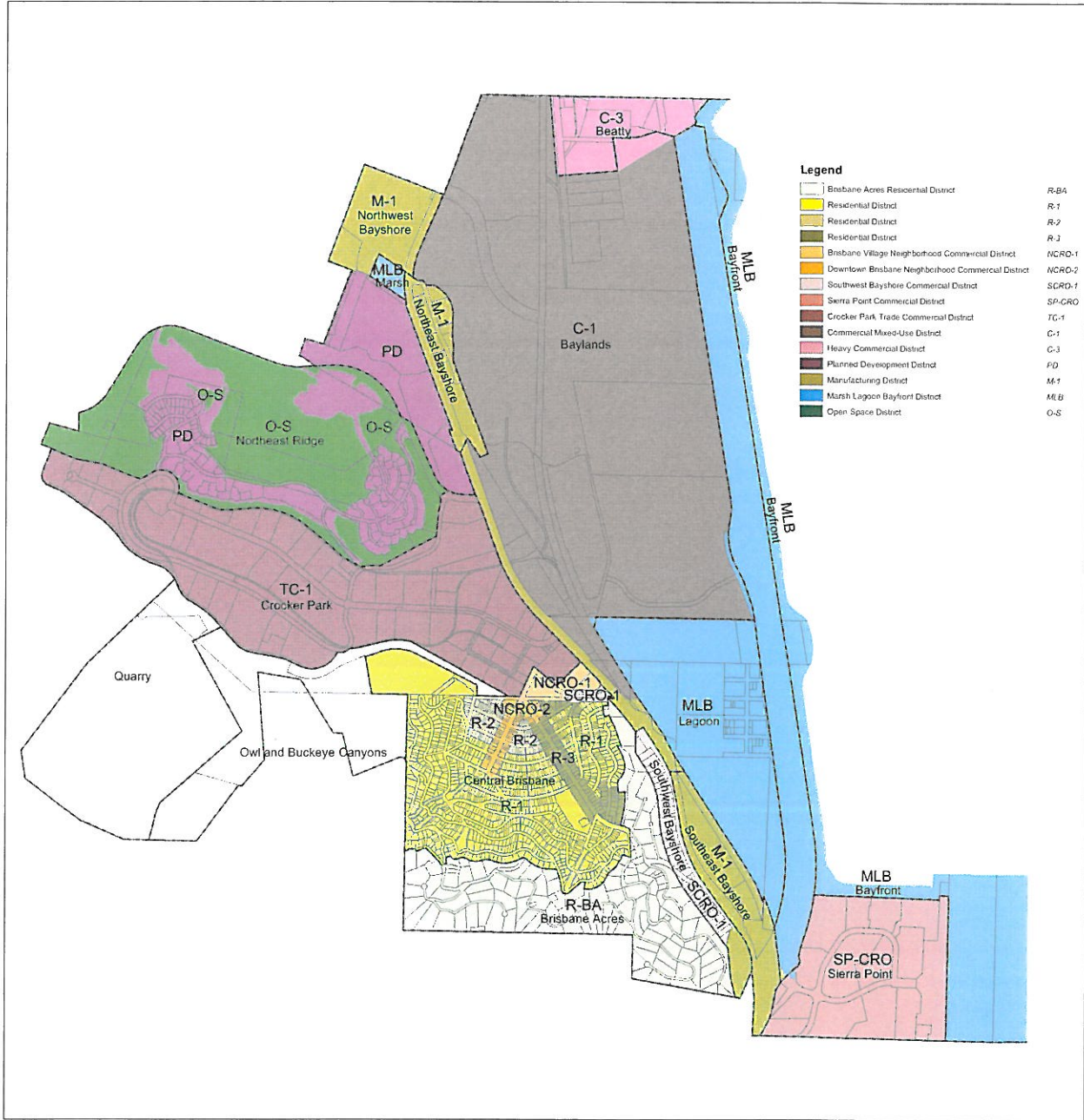


# Zoning Map City of Brisbane



LSA



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MILES

Revised May 16 1988  
Revised May 29 1992  
Revised April 1996  
Revised February 2000  
Revised February 2002  
Revised July 2003



**REDLINED**  
**DRAFT ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY OF BRISBANE AMENDING SECTIONS 17.06.040, 17.08.040, 17.10.040, 17.12.040, 17.14.050, 17.16.040, 17.18.040, 17.19.040, AND 17.20.030 OF THE MUNICIPAL CODE MODIFYING THE LANDSCAPING PROVISIONS**

\_\_\_\_\_ |  
**The City Council of the City of Brisbane hereby ordains as follows:**

**SECTION 1:** Section 17.06.040 of Chapter 17.06, R-1 Residential District, is amended to read as follows:

**§17.06.040 Development regulations.** The following development regulations shall apply to any lot in the R-1 district:

- A. Lot Area.
  - 1. The minimum area of any lot shall be five thousand (5,000) square feet.
  - 2. A single-family dwelling may be constructed on a lot of record with an area of less than five thousand (5,000) square feet, subject to the provisions of this chapter and the limitations set forth in Section 17.32.100.
- B. Density of Development. Not more than one dwelling unit shall be located on each lot in the R-1 district, except for a secondary dwelling unit authorized by a use permit granted pursuant to Chapter 17.43 of this title.
- C. Lot Dimensions. The minimum dimensions of any lot shall be as follows:

Width	Depth
50 feet	100 feet

- D. Setbacks. The minimum required setbacks for any lot shall be as follows:
  - 1. Front setback: Fifteen (15) feet, with the following exceptions:
    - a. Where the lot has a slope of fifteen percent (15%) or greater, the minimum front setback may be reduced to ten (10) feet.
    - b. Where fifty percent (50%) or more of the lots of record in a block have been improved with single-family dwellings, the minimum front setback may be the average distance of the front outside wall of the single-family structures from the front lot line, if less than fifteen (15) feet.
  - 2. Side setback: Five (5) feet, with the exception that a lot having a width of less than fifty (50) feet may have a side setback reduced to ten percent (10%) of the lot width, but in no event less than three (3) feet or the minimum setback required by the Uniform Building Code, whichever is greater.
  - 3. Rear setback: Ten (10) feet.
- E. Lot Coverage. The maximum coverage by all structures on any lot shall be forty percent (40%).
- F. Floor Area Ratio. The maximum floor area ratio for all buildings on a lot shall be 0.72. Where the size of the lot is three thousand seven hundred (3,700) square feet or less, one covered parking space designed to accommodate a full-size automobile shall be

excluded from the calculation of floor area ratio; provided, however, such exclusion shall not exceed a total area of two hundred (200) square feet.

G. Height of Structures.

1. Except as otherwise provided in subsection (G)(2) of this section, the maximum height of any structure shall be as follows:
  - a. Twenty-eight (28) feet, for lots having a slope of less than twenty percent (20%); or
  - b. Thirty (30) feet, for lots having a slope of twenty percent (20%) or more.
2. For a distance of fifteen (15) feet from the front lot line, the height of any structure shall not exceed twenty (20) feet as measured from finish grade; provided, however, garages may be constructed to a height of fifteen (15) feet above the elevation of the center of the adjacent street when permitted by Section 17.32.070 of this title and so long as the total height of the garage and any permitted living area underneath does not exceed thirty (30) feet from finish grade.

H. Articulation Requirements. Unless exempted, outside walls that are greater in size than twenty (20) feet in width and twenty (20) feet in height shall have a cumulative area of articulation as follows:

1. Front outside wall: Thirty percent (30%) articulation.
2. Side outside walls:
  - a. Interior side outside wall: No articulation requirement.
  - b. Exterior side outside wall: Where the structure is located on a lot having an average width of forty (40) feet or greater, the articulation requirement for the exterior side outside wall shall be twenty percent (20%). No articulation shall be required for the exterior side outside wall of structures located on lots having an average width of less than forty (40) feet.
3. Rear outside wall: Thirty percent (30%) articulation.
4. Exemptions: Single story two (2) car garages and accessory structures not exceeding a floor area of one hundred twenty (120) square feet shall be exempted from all articulation requirements.

I. Landscaping Requirements.

1. Front Setback. A minimum of fifteen percent (15%) of the front setback area shall be landscaped where the lot has a front lot line of thirty (30) feet or greater.
2. Downslope Lots. The rear of any newly constructed main structure on a downslope lot shall be screened with trees and shrubs in accordance with a landscape plan approved by the planning director.
3. [New and replacement, irrigated landscapes of 1,000 square feet, or more, shall be subject to the Water Conservation in Landscaping Ordinance. Refer to Chapter 15.70.](#)

J. Nonconforming Residential Structures and Uses. Nonconforming residential structures and nonconforming residential uses, as defined in Section 17.02.560, may be repaired, restored, reconstructed, enlarged or expanded in accordance with the provisions of Chapters 17.38 and 17.34 of this title.



**SECTION 2:** Section 17.08.040 of Chapter 17.08, R-2 Residential District, is amended to read as follows:

**§17.08.040 – Development regulations.** The following development regulations shall apply to any lot in the R-2 district:

- A. Lot area.
  - 1. The minimum area of any lot shall be five thousand (5,000) square feet, except as otherwise provided in Section 17.08.040(B).
  - 2. A single-family dwelling may be constructed on a lot of record with an area of less than five thousand (5,000) square feet, subject to the provisions of this chapter and the limitations set forth in Section 17.32.100.
- B. Density of Development. The minimum lot area for each dwelling unit on the site shall be two thousand five hundred (2,500) square feet; provided, however, a lot having an area of four thousand nine hundred fifty (4,950) square feet or greater shall be considered conforming for a development density of two (2) units.
- C. Lot Dimensions. The minimum dimensions of any lot shall be as follows:

Width	Depth
50 feet	100 feet

- D. Setbacks. The minimum required setbacks for any lot shall be as follows:
  - 1. Front setback: fifteen (15) feet, with the following exceptions:
    - a. Where the lot has a slope of fifteen percent (15%) or greater, the minimum front setback may be reduced to ten (10) feet.
    - b. Where fifty percent (50%) or more of the lots of record in a block have been improved with single-family dwellings, duplexes or multiple-family dwellings, or any combination thereof, the minimum front setback for single-family dwellings may be the average distance of the front outside wall of the residential structures from the front lot line, if less than fifteen (15) feet.
  - 2. Side Setbacks: Side setbacks shall be five (5) feet, with the exception that a lot having a width of less than fifty (50) feet may have a side setback reduced to ten percent (10%) of the lot width, but in no event less than three (3) feet or the minimum setback required by the Uniform Building Code, whichever is greater.
  - 3. Rear setback: Ten (10) feet.
- E. Lot Coverage. The maximum coverage by all structures on any lot shall be fifty percent (50%).
- F. Floor Area Ratio. The maximum floor area ratio for all buildings on a lot shall be 0.72, subject to the following exclusions:
  - 1. In the case of single-family dwellings, where the size of the lot is three thousand seven hundred (3,700) square feet or less, one covered parking space designed to accommodate a full-size automobile shall be excluded from the calculation of floor area ratio; provided, however, such exclusion shall not exceed a total area of two hundred (200) square feet.
  - 2. In the case of duplexes and multiple-family dwellings, the area of all covered parking spaces required to be provided for the site shall be excluded from the calculation of floor area ratio; provided, however, such exclusion shall not exceed a total area of four hundred (400) square feet per unit.
- G. Height of Structures.

1. Except as otherwise provided in subsection (G)(2) of this section, the maximum height of any structure shall be as follows:
  - a. Twenty-eight (28) feet, for lots having a slope of less than twenty percent (20%); or
  - b. Thirty (30) feet, for lots having a slope of twenty percent (20%) or more.
2. For a distance of fifteen (15) feet from the front lot line, the height of any structure shall not exceed twenty (20) feet as measured from finish grade; provided, however, garages may be constructed to a height of fifteen (15) feet above the elevation of the center of the adjacent street when permitted by Section 17.32.070 of this title and so long as the total height of the garage and any permitted living area underneath does not exceed thirty (30) feet from finish grade.

H. Articulation Requirements. Unless exempted, outside walls that are greater in size than twenty (20) feet in width and twenty (20) feet in height shall have a cumulative area of articulation as follows:

1. Front outside wall: Thirty percent (30%) articulation.
2. Side outside walls:
  - a. Interior side outside wall: No articulation requirement.
  - b. Exterior side outside wall: Where the structure is located on a lot having an average width of forty (40) feet or greater, the articulation requirement for the exterior side outside wall shall be twenty percent (20%). No articulation shall be required for the exterior side outside wall of structures located on lots having an average width of less than forty (40) feet.
3. Rear outside wall: Thirty percent (30%) articulation.
4. Exemptions: Single story two car garages and accessory structures not exceeding a floor area of one hundred twenty (120) square feet shall be exempted from all articulation requirements.

I. Landscaping Requirements.

1. Front Setback. A minimum of fifteen percent (15%) of the front setback area shall be landscaped where the lot has a front lot line of thirty (30) feet or greater.
2. Downslope Lots. The rear of any newly constructed main structure on a downslope lot shall be screened with trees and shrubs in accordance with a landscape plan approved by the planning director.
3. Sites with Three (3) or More Units. Not less than ten percent (10%) of the lot area shall be improved with irrigated landscaping where three (3) or more dwelling units are located on the same site.
4. New and replacement, irrigated landscapes of 1,000 square feet, or more, shall be subject to the Water Conservation in Landscaping Ordinance. Refer to Chapter 15.70.

J. Nonconforming Residential Structures and Uses. Nonconforming residential structures and nonconforming residential uses, as defined in Section 17.02.560, may be repaired, restored, reconstructed, enlarged or expanded in accordance with the provisions of Chapters 17.38 and 17.34 of this title.

**SECTION 3:** Section 17.10.040 of Chapter 17.10, R-3 Residential District, is amended to read as follows:

**§17.10.040 – Development regulations.** The following development regulations shall apply to any lot in the R-3 district:

A. Lot Area.

1. The minimum area of any lot shall be five thousand (5,000) square feet, except as otherwise provided in subsection B of this section.
2. A single-family dwelling may be constructed on a lot of record with an area of less than five thousand (5,000) square feet, subject to the provisions of this chapter and the limitations set forth in Section 17.32.100.

B. Density of Development. The minimum lot area for each dwelling unit on the site shall be one thousand (1,500) square feet; provided, however, a lot having an area of four thousand nine hundred fifty (4,950) square feet or greater shall be considered conforming for a development density of three (3) units.

C. Lot Dimensions. The minimum dimensions of any lot shall be as follows:

Width	Depth
50 feet	100 feet

D. Setbacks. The minimum required setbacks for any lot shall be as follows:

1. Front setback: Fifteen (15) feet, with the following exceptions:
  - a. Where the lot has a slope of fifteen percent (15%) or greater, the minimum front setback may be reduced to ten (10) feet.
  - b. Where fifty percent (50%) or more of the lots of record in a block have been improved with single-family dwellings, duplexes or multiple-family dwellings, or any combination thereof, the minimum front setback for single-family dwellings may be the average distance of the front outside wall of the residential structures from the front lot line, if less than fifteen (15) feet.
2. Side setbacks: Side setbacks shall be five (5) feet, with the exception that a lot having a width of less than fifty (50) feet may have a side setback reduced to ten percent (10%) of the lot width, but in no event less than three (3) feet or the minimum setback required by the Uniform Building Code, whichever is greater.
3. Rear setback: Ten (10) feet.

E. Lot Coverage. The maximum coverage by all structures on any lot shall be sixty percent (60%).

F. Floor Area Ratio. The maximum floor area ratio for all buildings on a lot shall be 0.72, subject to the following exclusions:

1. In the case of single-family dwellings, where the size of the lot is three thousand seven hundred (3,700) square feet or less, one covered parking space designed to accommodate a full-size automobile shall be excluded from the calculation of floor area ratio; provided, however, such exclusion shall not exceed a total area of two hundred (200) square feet.
2. In the case of duplexes and multiple-family dwellings, the area of all covered parking spaces required to be provided for the site, shall be excluded from the calculation of floor area ratio; provided, however, such exclusion shall not exceed a total area of four hundred (400) square feet per unit.

G. Height of Structures.

1. Except as otherwise provided in subsection (G)(2) of this section, the maximum height of any structure shall be as follows:
  - a. Twenty-eight (28) feet, for lots having a slope of less than twenty percent (20%); or



- b. Thirty (30) feet, for lots having a slope of twenty percent (20%) or more.
  - 2. For a distance of fifteen (15) feet from the front lot line, the height of any structure shall not exceed twenty (20) feet as measured from finish grade; provided, however, garages may be constructed to a height of fifteen (15) feet above the elevation of the center of the adjacent street when permitted by Section 17.32.070 of this title and so long as the total height of the garage and any permitted living area underneath does not exceed thirty (30) feet from finish grade.
- H. Articulation Requirements. Unless exempted, outside walls that are greater in size than twenty (20) feet in width and twenty (20) feet in height shall have a cumulative area of articulation as follows:
  - 1. Front outside wall: Thirty percent (30%) articulation.
  - 2. Side outside walls:
    - a. Interior side outside wall: No articulation requirement.
    - b. Exterior side outside wall: Where the structure is located on a lot having an average width of forty (40) feet or greater, the articulation requirement for the exterior side outside wall shall be twenty percent (20%). No articulation shall be required for the exterior side outside wall of structures located on lots having an average width of less than forty (40) feet.
  - 3. Rear outside wall: Thirty percent (30%) articulation.
  - 4. Exemptions: Single story two (2) car garages and accessory structures not exceeding a floor area of one hundred twenty (120) square feet shall be exempted from all articulation requirements.
- I. Landscaping Requirements.
  - 1. Front Setback. A minimum of fifteen percent (15%) of the front setback area shall be landscaped where the lot has a front lot line of thirty (30) feet or greater.
  - 2. Downslope Lots. The rear of any newly constructed main structure on a downslope lot shall be screened with trees and shrubs in accordance with a landscape plan approved by the planning director.
  - 3. Sites with Three (3) or More Units. Not less than ten percent (10%) of the lot area shall be improved with ~~irrigated~~ landscaping where three (3) or more dwelling units are located on the same site.
  - 4. New and replacement, irrigated landscapes of 1,000 square feet, or more, shall be subject to the Water Conservation in Landscaping Ordinance. Refer to Chapter 15.70.
- J. Nonconforming Residential Structures and Uses. Nonconforming residential structures and nonconforming residential uses, as defined in Section 17.02.560, may be repaired, restored, reconstructed, enlarged or expanded in accordance with the provisions of Chapters 17.38 and 17.34 of this title.

**SECTION 4:** Section 17.12.040 of Chapter 17.12, R-BA Residential District, is amended to read as follows:

**§17.12.040 – Development regulations.** The following development regulations shall apply to any lot in the R-BA district:

A. Lot Area.

- 1. The minimum area of any lot shall be twenty thousand (20,000) square feet, except as otherwise provided in Section 17.12.050 of this chapter.

2. A single-family dwelling may be constructed on a lot of record with an area of less than twenty thousand (20,000) square feet, subject to the provisions of this chapter and the limitations set forth in Section 17.32.100.

B. Density of Development. Not more than one dwelling unit shall be located on each lot in the R-BA district, except for a secondary dwelling unit authorized by a use permit granted pursuant to Chapter 17.43 of this title, or one or more additional dwelling units in connection with a density transfer authorized by a use permit granted pursuant to Section 17.12.050 of this chapter.

C. Lot Dimensions. The minimum dimensions of any lot shall be as follows:

Width	Depth
110 feet	140 feet

D. Setbacks. The minimum required setbacks for any lot shall be as follows:

1. Front setback: Twenty (20) feet, with the exception that where the lot has a slope of fifteen percent (15%) or greater, the minimum front setback may be reduced to ten (10) feet.

2. Side setback: Fifteen (15) feet, with the exception that a lot having a width of less than one hundred ten (110) feet may have a side setback reduced to ten percent (10%) of the lot width, but in no event less than ten (10) feet or the minimum setback required by the Uniform Building Code, whichever is greater.

3. Rear setback: Twenty (20) feet.

E. Lot Coverage. The maximum coverage by all structures on any lot shall be twenty-five percent (25%).

F. Floor Area Ratio. The maximum floor area ratio of all buildings on a lot shall be 0.72; provided, however, that in no event shall the floor area of all buildings on a lot exceed five thousand five hundred (5,500) square feet. In the case of single-family dwellings, where the size of the lot is three thousand seven hundred (3,700) square feet or less, one covered parking space designed to accommodate a full-size automobile shall be excluded from the calculation of floor area ratio and the five thousand five hundred (5,500) maximum square footage specified herein; provided, however, such exclusion shall not exceed a total area of two hundred (200) square feet.

G. Height of Structures.

1. Except as otherwise provided in subsection (G)(2) of this section, the maximum height of any structure shall be thirty-five (35) feet.

2. For a distance of twenty (20) feet from the front lot line, the height of any structure shall not exceed twenty (20) feet as measured from finish grade; provided, however, garages may be constructed to a height of fifteen (15) feet above the elevation of the center of the adjacent street when permitted by Section 17.32.070 of this title and so long as the total height of the garage and any permitted living area underneath does not exceed thirty-five (35) feet from finish grade.

H. Wildland Interface. The development shall incorporate such measures as the fire chief may deem necessary to protect against the spread of fire between the site and the adjacent wildland.

I. HCP Compliance. All development within the R-BA district shall comply with the requirements of the San Bruno Mountain Area Habitat Conservation Plan.



J. Articulation Requirements. Unless exempted, outside walls that are greater in size than twenty (20) feet in width and twenty (20) feet in height shall have a cumulative area of articulation as follows:

1. Front outside wall: Thirty percent (30%) articulation.
2. Side outside walls:
  - a. Interior side outside wall: No articulation requirement.
  - b. Exterior side outside wall: Where the structure is located on a lot having an average width of forty (40) feet or greater, the articulation requirement for the exterior side outside wall shall be twenty percent (20%). No articulation shall be required for the exterior side outside wall of structures located on lots having an average width of less than forty (40) feet.
3. Rear outside wall: Thirty percent (30%) articulation.
4. Exemptions: Single story two car garages and accessory structures not exceeding a floor area of one hundred twenty (120) square feet shall be exempted from all articulation requirements.

K. Landscaping Requirements—:

1. Landscape Plan. All development proposals shall include a landscape plan to be approved by the planning director. The plan shall show all proposed landscaping and the location of all protected trees and rare plants. The landscape plan shall be consistent with all of the following objectives:

- 1a. Preservation of protected trees and rare plants to the greatest extent possible;
- 2b. Use of plants that are compatible with the natural flora and are not invasive to the HCP area;
- ~~3.c.~~ Use of water conserving plants ~~and irrigation systems~~;
- 4.d. Use of plants that will effectively screen structures and blend with the natural landscape; and
- ~~5.e.~~ Use of landscaping that is fire resistant.

2. Irrigated Landscapes. New and replacement, irrigated landscapes of 1,000 square feet, or more, shall be subject to the Water Conservation in Landscaping Ordinance. Refer to Chapter 15.70.

L. Ridgeline. Structures shall be located below ridgelines in a manner that will preserve public views of the San Bruno Mountain State and County Park.

M. Watercourses, Wetlands and Canyons. Development of the site shall be setback from all watercourses, wetlands and canyons consistent with the sensitivity of the resource.

N. Trails. The development shall incorporate public access trails to the extent feasible given the environmental sensitivities of the site.

O. Nonconforming Residential Structures and Uses. Nonconforming residential structures and nonconforming residential uses, as defined in Section 17.02.560, may be repaired, restored, reconstructed, enlarged or expanded in accordance with the provisions of Chapters 17.38 and 17.34 of this title.

**SECTION 5:** Section 17.14.050 of Chapter 17.14, NCRO Neighborhood Commercial District, is amended to read as follows:

**§17.14.050 – Development regulations for the NCRO-1 district.** Development regulations for the NCRO-1 district are as follows:

- A. Lot Area. The minimum area of any lot in the NCRO-1 district shall be twenty thousand (20,000) square feet.
- B. Lot Dimensions. The minimum dimensions of any lot in the NCRO-1 district shall be as follows:

Frontage	Width and Depth
100 feet	No requirement

- C. Setbacks. There shall be no minimum required front, side or rear setback for any lot in the NCRO-1 district, except that a twenty (20) foot setback shall be required from any property line that is contiguous to a public right-of-way.
- D. Lot Coverage. The maximum coverage by all structures on any lot in the NCRO-1 district shall be sixty percent (60%).
- E. Height of Structures. The maximum height of any structure in the NCRO-1 district shall be thirty-five (35) feet.
- F. Landscaping requirements:
  - 1. Not less than ten percent (10%) of the lot area shall be in irrigated landscape improved with landscaping.
  - 2. Landscaping required under this section, including replacement landscaping, shall be according to detailed plans approved by the planning director. The landscape plans shall be consistent with the following objectives:
    - a. Use of plants that are not invasive;
    - c. Use of water conserving plants; and
    - d. Use of plants and other landscape features that are appropriate to the context.
  - 3. New and replacement, irrigated landscapes of 1,000 square feet, or more, shall be subject to the Water Conservation in Landscaping Ordinance. Refer to Chapter 15.70

**SECTION 6:** Section 17.16.040 of Chapter 17.16, SCRO-1 Southwest Bayshore Commercial District, is amended to read as follows:

**§17.16.040 – Development regulations.** Development regulations in the Southwest Bayshore district are as follows:

- A. Lot Area. The minimum area of any lot shall be seven thousand five hundred (7,500) feet.
- B. Density of Development. The minimum lot area for each dwelling unit on a site shall be as follows:
  - 1. Single-family dwellings: seven thousand five hundred (7,500) square feet;
  - 2. Duplex dwellings: three thousand seven hundred fifty (3,750) square feet;
  - 3. Multiple-family dwellings: one thousand five hundred (1,500) square feet;
  - 4. Mixed use or live/work development: dwelling unit density shall be determined by the use permit.
- C. Lot Dimensions. The minimum dimensions of any lot shall be as follows:



Width	Depth
50 feet	No requirement

- D. Setbacks. The minimum required setbacks for any lot shall be as follows:
1. Front setback: five (5) feet.
  2. Side setback: None, except a ten (10) foot setback shall be required when the site is adjacent to any residential use.
  3. Rear setback: ten (10) feet.
- E. Lot Coverage. The maximum coverage by all structures on any lot shall be seventy percent (70%).
- F. Height of Structures. The maximum height of any structure shall be thirty-five (35) feet.
- G. Landscaping Requirements.
1. Not less than ten percent (10%) of the lot area shall be ~~in irrigated lawn, shrubs, trees, or other~~ improved with landscaping.
  2. Plant materials shall be drought resistant and non-invasive as required by the planning director. Where landscaping is located adjacent to unimproved hillside areas, a fire break shall be provided as approved by the city's fire chief.
  3. Landscaping required under this section, including replacement landscaping, shall be ~~provided with adequate water conserving irrigation systems and be installed according to detailed plans approved by the planning director; non-irrigated alternatives may be permitted, subject to approval of the planning director.~~ The landscape plans shall be consistent with the following objectives:
    - a. Use of plants that are not invasive;
    - c. Use of water conserving plants; and
    - d. Use of plants and other landscape features that are appropriate to the context.
  4. New and replacement, irrigated landscapes of 1,000 square feet, or more, shall be subject to the Water Conservation in Landscaping Ordinance. Refer to Chapter 15.70.
- H. Screening Requirements.
1. Outside storage of pallets or containers used for transportation and delivery of items related to the uses conducted on the site shall not be located in any required setback from a street and shall be screened from off-site view to the extent it is reasonable to do so.
  2. The off-site visibility of exterior equipment such as heating and ventilation units, above-ground storage tanks, compactors and compressors, shall be mitigated through such measures as may be reasonable under the circumstances, including, but not limited to, the installation of screening, fencing, painting, or landscaping, or any combination of the foregoing.
  3. The screening requirements set forth in subsections 1 and 2 of this section are not intended to be exclusive and the approving authority may require, as a condition of the use permit, such other and additional screening measures as it deems necessary or appropriate to mitigate any potential adverse visual and audible impacts created by the intended use.

**SECTION 7:** Section 17.18.040 of Chapter 17.18, SP-CRO Sierra Point Commercial District, is amended to read as follows:



**§17.18.040 – Development regulations.** Development regulations for the SP-CRO district are as follows:

- A. Lot area. The minimum area of any lot in the SP-CRO district shall be one acre.
- B. Lot dimensions. The minimum dimensions of any lot in the SP-CRO district shall be as follows:

Width	Depth
100 feet	No requirement

C. Setbacks. The minimum required setback for any lot in the SP-CRO district shall be as follows, except as otherwise established in the combined site and architectural guidelines for Sierra Point:

- 1. Front setback: twenty-five (25) feet;
- 2. Side setbacks:
  - a. Interior side yards: fifteen (15) feet.
  - b. Exterior side yards: twenty (20) feet.
- 3. Rear setbacks:
  - a. Interior lots: twenty (20) feet.
  - b. Corner lots: fifteen (15) feet.

D. Location of structures. The location of structures relative to the mean high tide line shall comply with the requirements set forth in the combined site and architectural design guidelines for Sierra Point.

E. Coverage. The maximum coverage by all structures on any lot shall be forty percent (40%).

F. Height. The height of structures shall comply with the combined site and architectural design guidelines for Sierra Point.

G. Landscaping requirements.

- 1. A minimum of twenty-five percent (25%) of the total lot area shall be landscaped. Additional landscaping requirements are set forth in the combined site and architectural design guidelines for Sierra Point.
- 2. [New and replacement, irrigated landscapes of 1,000 square feet, or more, shall be subject to the Water Conservation in Landscaping Ordinance. Refer to Chapter 15.70.](#)

**SECTION 8:** Section 17.19.040 of Chapter 17.19, TC-1 Crocker Park Trade Commercial District, is amended to read as follows:

**§17.19.040 – Development regulations.** Development regulations in the Crocker Park district are as follows:

- A. Minimum building site required: ten thousand (10,000) square feet;
- B. Minimum lot dimensions: one hundred (100) feet width;
- C. Required minimum yards:
  - 1. Front yard: twenty-five (25) feet,
  - 2. Side yards: ten (10) feet,
  - 3. Rear yard: ten (10) feet;
- D. Maximum coverage by all structures: sixty percent (60%);
- E. Maximum allowable height for all structures: fifty (50) feet, and floor area ratio (FAR) shall not exceed 2.0;
- F. Landscaping requirements:

1. Not less than fifteen percent (15%) of the gross lot area shall be ~~in irrigated lawns, shrubs, or trees,~~improved with landscaping;
2. Landscaping required under this section, including replacement landscaping, shall be ~~provided with adequate water conserving irrigation systems and shall be installed according to detailed plans.~~ Nonirrigated alternatives may be permitted subject to approval of the planning director;. The landscape plans shall be consistent with the following objectives:
  - a. Use of plants that are not invasive;
  - c. Use of water conserving plants; and
  - d. Use of plants and other landscape features that are appropriate to the context.
3. New and replacement, irrigated landscapes of 1,000 square feet, or more, shall be subject to the Water Conservation in Landscaping Ordinance. Refer to Chapter 15.70;

G. Screening requirements:

1. Outside storage of pallets or containers used for the transportation and delivery of items related to the interior use shall not be located in any required setback from a street and shall be screened from off-site view to the extent it is reasonably possible to do so,
2. The off-site visibility of exterior equipment such as heating and ventilation units, above-ground storage tanks, compactors and compressors, shall be mitigated through such measures as may be reasonable under the circumstances, including, but not limited to, the installation of screening, fencing, painting or landscaping, or any combination of the foregoing;

H. In the case of conditional uses, additional regulations may be required.

**SECTION 9:** Section 17.20.030 of Chapter 17.20, M-1 Manufacturing District, is amended to read as follows:

**§17.20.030 – Development regulations.** Development regulations in the M-1 district are as follows:

- A. Minimum building site required, ten thousand (10,000) square feet;
- B. Minimum lot dimensions; one hundred (100) feet width;
- C. Required minimum yards:
  1. Front yard, twenty-five (25) feet;
  2. Side yards, ten (10) feet;
  3. Rear yard, ten (10) feet;
- D. Maximum coverage by all structures, sixty percent (60%);
- E. Maximum allowable height for all structures, fifty (50) feet, provided gross floor area ratio to land may not exceed two (2) to one (1);
- F. Landscaping requirements:
  1. Not less than fifteen percent (15%) of the gross lot area shall be ~~in irrigated lawns, shrubs, or trees,~~improved with landscaping;
  2. Landscaping required under this section, including replacement landscaping, shall be according to detailed plans approved by the planning director. The landscape plans shall be consistent with the following objectives:
    - a. Use of plants that are not invasive;
    - c. Use of water conserving plants; and
    - d. Use of plants and other landscape features that are appropriate to the context.

3. New and replacement, irrigated landscapes of 1,000 square feet, or more, shall be subject to the Water Conservation in Landscaping Ordinance. Refer to Chapter 15.70;

G. In the case of conditional uses, additional regulations may be required.

**SECTION 10:** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Brisbane hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases may be held invalid or unconstitutional.

**SECTION 11:** This Ordinance shall be in full force and effect thirty days after its passage and adoption.

\* \* \*

The above and foregoing Ordinance was regularly introduced and after the waiting time required by law, was thereafter passed and adopted at a regular meeting of the City Council of the City of Brisbane held on the \_\_\_\_\_ day of \_\_\_\_\_, 2010, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney