

16.13.050 Open Space Requirements in R-2, R-3, and R-4 Zones

A. Applicability

Every lot and building site in the R-2, R-3, and R-4 zones must provide common usable open space and private usable open space in accordance with the provisions of this Section. The Planning Director, through the design review process or other permit review procedure, may approve only those plans that conform to the requirements of this Section.

B. Common Usable Open Space

1. A minimum of 125 square feet of common usable open space must be provided for each bedroom in a unit or for each studio apartment situated on the lot and building site.
2. The required common usable open space must be arranged to provide at least 50 percent of the space in at least one area. The minimum dimensions of such space must be 25 feet by 25 feet. The remaining required common usable open space may be distributed throughout the building site and need not be in one such area; provided, however, no area containing less than 50 square feet will be considered common usable open space.
3. All required common usable open space must be improved in a manner appropriate to its intended purposes, and all landscaping must comply with the requirements of Section 16.13.060 below. Natural features of the site reasonably worthy of preservation, as determined by the Planning Director through the design review or other permit review procedure, may be retained in their natural state and need not be improved, but must be maintained. Natural areas may be improved with such items as irrigation lines and additional plant materials to assist in assuring the lasting retention of the natural feature being preserved.
4. A minimum of 50 percent of the required common usable open space must be located on those portions of the lot or building site where the slope is no greater than 10 percent.

C. Private Usable Open Space

1. A minimum of 100 square feet of private usable open space must be provided for each ground floor dwelling unit. All private usable open space must be enclosed by an opaque fence or wall not more than 6 feet nor less than 4 feet in height.
2. Dimensions of private usable open space must be a minimum of 8 feet.

3. Not more than 50 percent of the private usable open space may be covered by an overhang, balcony, or patio roof not less than 7 feet in height.

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