

## **Chapter 3 : Land Development Regulations**

This component of the Mahoney Ranch South Specific Plan identifies regulatory standards governing development in the Mahoney Ranch South Planning Area. Just as Section 2.0 established the area's pattern of land use, circulation, community design and infrastructure, this section develops standards by which those plans must be implemented. As with the previous section, development regulations are divided into land use, circulation, community design and infrastructure components.

### **3.1 Land Use Standards**

Eight (8) zone districts are established by this plan:

- Low Density Single-Family Residential (PD/R-1-7000);
- Low Density Single-Family Residential (PD/R-1-6000);
- Low Medium Density Single-Family Residential (PD/R-1-4500);
- Medium Density Residential (PD/R-2);
- High Density Residential (PD/R-3);
- Convenience Center (PD/CC);
- Public Facilities (PF); and
- Conservation Open Space (COS).

All zone districts are located within a Planned Development (PD) overlay zone. Figure 2-4 shows the boundaries of these zone districts within the Planning Area.

The official City Code of the City of Santa Maria shall guide all development within the Mahoney Ranch South Specific Plan project area. Specific exception from individual sections of the City Code are presented in this Specific Plan document, otherwise, all relevant standards presented in the City Code shall apply to this project.

Please note that Figures 3-1 through 3-6 are intended for illustrative purposes only. They are not to be binding, as they are merely depicting the required setbacks for each zone district as outlined within this Specific Plan. Future planned development permit submittals will be reviewed and approved individually and detailed plans will be provided at that time.

#### **3.1.1 Low Density Single-family Residential (R-1-7000) Zone Standards:**

This section describes the development standards of the Low Density Single-Family Residential (R-1-7000) zone. Although the R-1-7000 zone is similar to the R-1 district as established in the City's Zoning Ordinance, there are significant differences between the two, especially with regard to building setbacks and lot size. Figure 3-1 illustrates how these standards might be applied to a conceptual development project.

##### **a. Minimum Parcel Size:**

- (1) Each interior lot shall have a minimum area of not less than seven thousand (7,000) square feet and a minimum width of not less than seventy (70) feet. Each corner lot shall have a minimum area of not less than seven thousand five hundred (7,500) square feet and a minimum width of not less than seventy five (75) feet. Minimum lot sizes and widths for schools and churches shall be subject to the approval of the Planning Commission.
- (2) The City Council, through a subdivision map may create lots smaller than specified

in subsection (1) of this section, provided the overall density of the project is consistent with the Specific Plan.

- b. Setbacks:** All yard measurements are made from the lot lines. Yard measurements on lot lines abutting street rights-of-way assume a lot line based on the ultimate standard design right-of-way.

(1) Front Yards:

Front yards shall be no less than twenty four (24) feet deep, except as follows:

- (a) Garages shall be setback a minimum of thirty (30) feet from the front property line and eighteen (18) feet from the back of sidewalk to avoid vehicles overhanging the sidewalk.
- (b) Projections such as buttresses, eaves, pot shelves, latticework, foundation columns, facades, front porches, balconies, bay windows and patios, or other similar architectural or ornamental features, are allowed providing that they will not be less than twenty two (22) feet from the front property line. Front porches cannot exceed the width of the front elevation.

(2) Side Yards:

- (a) On interior lots, each side yard shall be a minimum of five (5) feet.
- (b) On a corner lot, the setback shall be nineteen (19) feet from the side property line adjoining the street; the other side yard shall be no less than five (5) feet. Front entry garages, however shall be set back no less than twenty (20) feet, except garages with roll-up doors that may be set back a minimum of eighteen (18) feet from the front property line.
- (c) Projections such as fireplaces, buttresses, eaves, latticework, foundation columns, and facades, or other similar architectural or ornamental features are allowed, providing they are not more than three (3) feet into the required setback. A fireplace in combination with a media/storage niche may project a maximum depth of three (3) feet and length of fourteen (14) feet. A minimum three (3) feet of clear level area extending from the foundation of a residential unit must be maintained for side yard access.

(3) Rear Yards:

- (a) For a single-story structure, the setback shall be fifteen (15) feet except that the setback may be reduced to ten (10) feet provided no more than twenty (20) feet of the rear width of the structure is projecting into the required fifteen (15) foot setback.
- (b) The required rear yard setback for buildings with two (2) or more stories is fifteen (15) feet provided no more than fifteen (15) feet of the rear width of the structure is projecting into the required fifteen (15) foot setback.
- (c) Rear yard setbacks for single- and two-story structures may be reduced to ten (10) feet when the rear yard adjoins a flood control facility or property in the OS (Open Space) Zoning District.
- (d) Projections such as fireplaces, buttresses, eaves, latticework, foundation columns, and facades, or other similar architectural or ornamental features are allowed, providing they are not more than three (3) feet into the required setback. A fireplace in combination with a media/storage niche may project a maximum depth of three (3) feet and length of fourteen (14) feet.

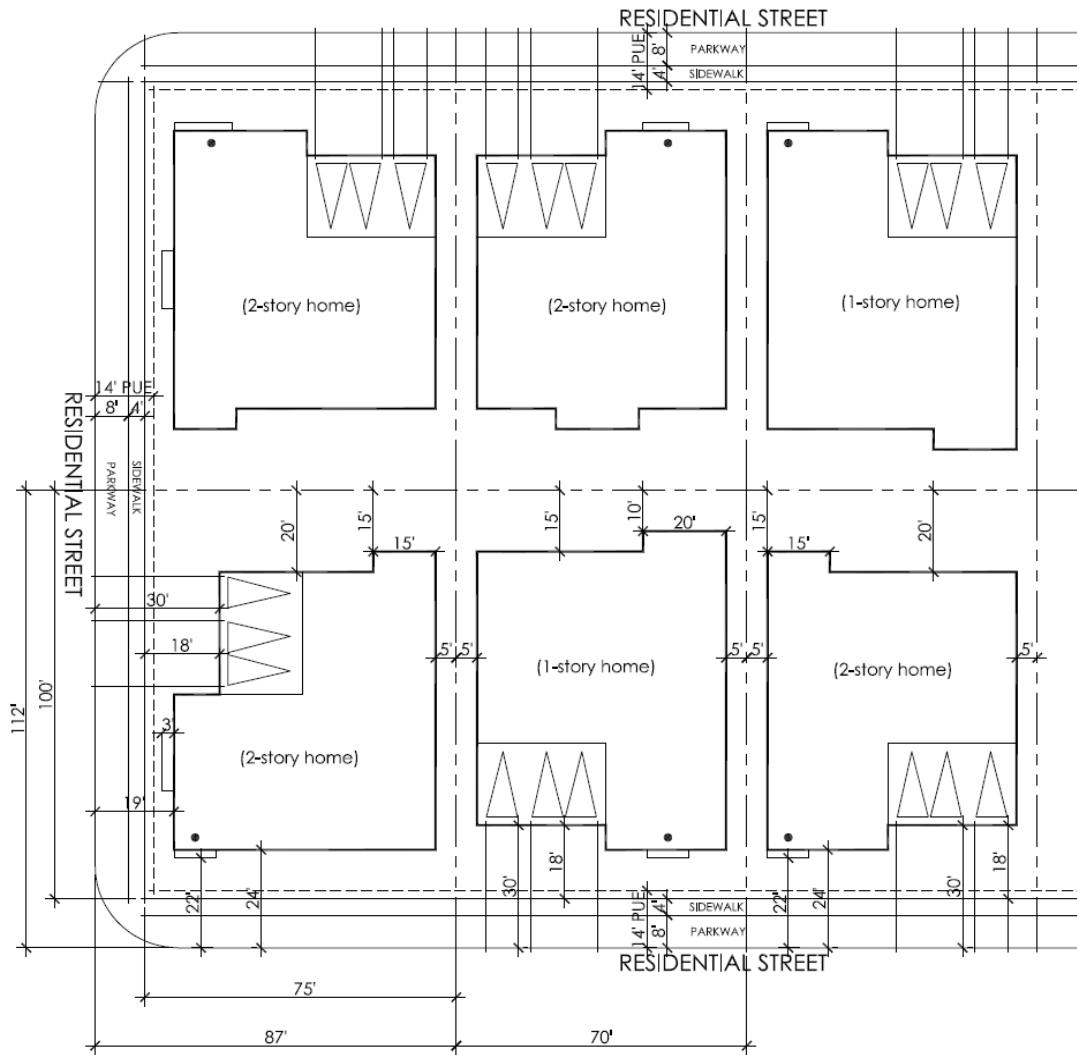


Figure 3-1  
 R-1-7000

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**MAHONEY RANCH**  
 City of Santa Maria, California



KTGY No. 2006-0998

JANUARY 22, 2007

### **3.1.2 Low Density Single-family Residential (R-1-6000) Zone Standards**

The standards of the Low Density Single-Family Residential (R-1-6000) district are similar to those of the R-1 zone as established in the City's Zoning Ordinance. This section establishes the standards of the R-1-6000 zone, and Figure 3-2 shows how these might be applied to a conceptual project.

**a. Minimum Parcel Size:**

- (1) Each interior lot shall have a minimum area of not less than six thousand (6,000) square feet and a minimum width of not less than sixty (60) feet. Each corner lot shall have a minimum area of not less than six thousand five hundred (6,500) square feet and a minimum width of not less than sixty five (65) feet. Minimum lot sizes and widths for schools and churches shall be subject to the approval of the Planning Commission.
- (2) The City Council through a subdivision map may create lots smaller than specified in subsection (1) of this section, provided the overall density of the project is consistent with the specific plan.

**b. Setbacks:** All yard measurements are made from the lot lines. Yard measurements on lot lines abutting street rights-of-way assume a lot line based on the ultimate standard design right-of-way.

(1) **Front Yards:**

Front yards shall be no less than twenty four (24) feet deep, except as follows:

- (a) Garages shall be setback a minimum of thirty (30) feet from the front property line and eighteen (18) feet from the back of sidewalk to avoid vehicles overhanging the sidewalk.
- (b) Projections such as buttresses, eaves, pot shelves, latticework, foundation columns, facades, front porches, balconies, bay windows and patios, or other similar architectural or ornamental features, are allowed providing that they will not be less than twenty two (22) feet from the front property line. Front porches cannot exceed the width of the front elevation.

(2) **Side Yards:**

- (a) On interior lots, each side yard shall be a minimum of five (5) feet.
- (b) On a corner lot, the setback shall be nineteen (19) feet from the side property line adjoining the street; the other side yard shall be no less than five (5) feet. Front entry garages, however shall be set back no less than twenty (20) feet, except garages with roll-up doors that may be set back a minimum of eighteen (18) feet from the front property line.
- (c) Projections such as fireplaces, buttresses, eaves, latticework, foundation columns, and facades, or other similar architectural or ornamental features are allowed, providing they are not more than three (3) feet into the required setback. A fireplace in combination with a media/storage niche may project a maximum depth of three (3) feet and length of fourteen (14) feet. A minimum three (3) feet of clear level area extending from the foundation of a residential unit must be maintained for side yard access.

(3) Rear Yards:

- (a) For a single-story structure, the setback shall be fifteen (15) feet except that the setback may be reduced to ten (10) feet provided no more than twenty (20) feet of the rear width of the structure is projecting into the required fifteen (15) foot setback.
- (b) The required rear yard setback for buildings with two (2) or more stories is fifteen (15) feet provided no more than fifteen (15) feet of the rear width of the structure is projecting into the required fifteen (15) foot setback.
- (c) Rear yard setbacks for single- and two-story structures may be reduced to ten (10) feet when the rear yard adjoins a flood control facility or property in the OS (Open Space) Zoning District.
- (d) Projections such as fireplaces, buttresses, eaves, latticework, foundation columns, and facades, or other similar architectural or ornamental features are allowed, providing they are not more than three (3) feet into the required setback. A fireplace in combination with a media/storage niche may project a maximum depth of three (3) feet and length of fourteen (14) feet.

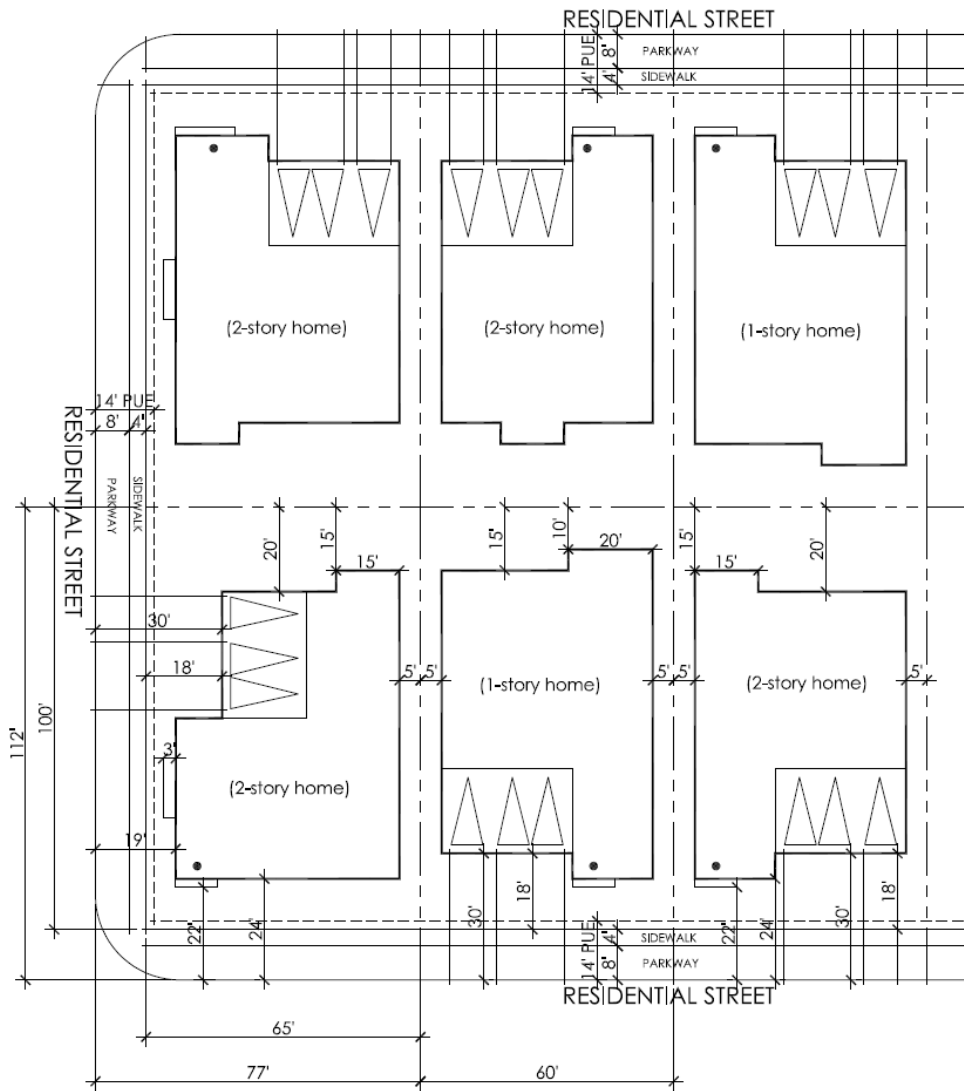


Figure 3-2  
 R-1-6000

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**3.1.3 Low Medium Density Single-family Residential (R-1-4500) Zone Standards**

This section describes the development standards of the Low Medium Density Single-Family Residential (R-1-4500) zone.

**a. Minimum Parcel Size:**

- (1) Each interior lot shall have a minimum area of not less than four thousand, five hundred (4,500) square feet and a minimum width of not less than forty five (45) feet, except that lots at the end of a cul-de-sac may be forty (40) feet wide. Each corner lot shall have a minimum area of not less than five thousand (5,000) square feet and a minimum width of not less than fifty (50) feet. Minimum lot sizes and widths for schools and churches shall be subject to the approval of the Planning Commission.
- (2) The City Council, through a subdivision map, may create lots smaller than specified above, provided the overall density of the project is consistent with the general plan.

- b. Setbacks:** All yard measurements are made from the lot property lines. Yard measurements on lot lines abutting street rights-of-way assume a lot line based on the ultimate standard design right-of-way as set forth in this Specific Plan.

**\*\*No buildings shall be located closer than twenty (20) feet to any property line of each lot which directly abuts the Tanglewood Neighborhood.**

- (1) Front Yard (Determined by front entry location):
  - (a) Front yards shall be no less than five (5) feet, except as follows:
    - (i) Covered porches may be located up to the property line.
    - (ii) Buttresses, eaves, pot shelves, latticework, foundation columns, facades, balconies, bay windows, patios, or other similar architectural or ornamental features are allowed providing that they will not be less than three (3) feet from the front property line.
- (2) Side Yards and Rear Yards:
  - (a) Side yard setbacks shall be no less than five (5) feet.
  - (b) Lots with two (2) frontages facing a private street shall be considered corner lots and must be setback a minimum of five (5) feet from the back of curb.
  - (c) Projections such as fireplaces, buttresses, eaves, latticework, foundation columns, and facades, or other similar architectural or ornamental features are allowed, providing they are not more than three (3) feet into the required setback. A fireplace in combination with a media/storage niche may project a maximum depth of three (3) feet and length of fourteen (14) feet. A minimum three (3) feet of clear level area extending from the foundation of a residential unit must be maintained for side yard access.
- (3) Alley Yards (Determined by garage location):
  - (a) Alley yard setbacks shall be a minimum of five (5) feet from the edge of required alley pavement, except as follows:
    - (i) Garages shall be setback not less than twenty five (25) feet from the edge

of any adjacent structure.

(4) Setback criteria may be modified subject to Planning Commission approval.

c. Height:

Height of structures on lots next to the Tanglewood Neighborhood shall not exceed one (1) story.



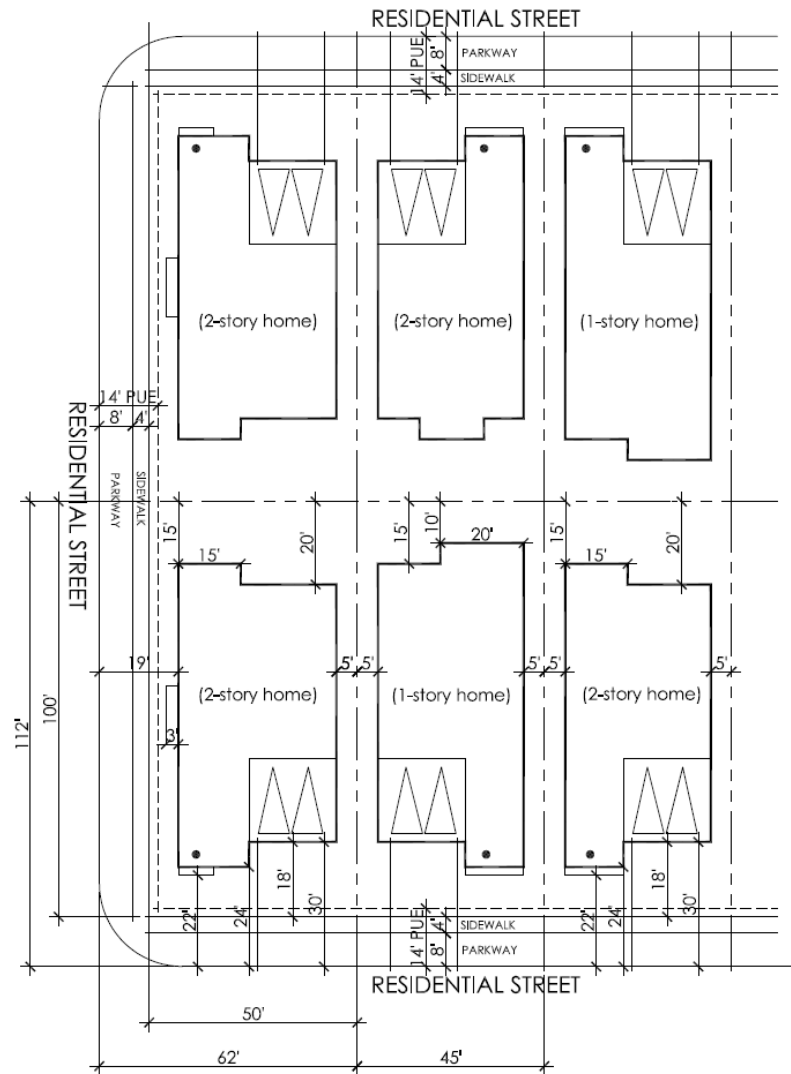


Figure 3-3  
 R-1-4500

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**3.1.4 Medium-Density Residential (R-2) Zone Standards**

This section describes the development standards of the Medium Density Residential (R-2) Zone. Figure 3-3 and 3-4 illustrates how these standards might be applied to a conceptual development project. Areas designated as R-2 have a maximum allowable density of twelve (12) units per acre.

- a. **Minimum Lot Size:** No minimum lot size. The total number of units shall not exceed the density specified.
  
- b. **Density and Open Area:**
  - (1) When the parcel of land proposed for development is less than one (1) acre in size, the maximum density shall not be less than three thousand (3,000) square feet of net land area per dwelling unit. Net area is determined by subtracting existing street, alley, or other public right-of-way dedications from the original parcel. When the property is larger than one (1) acre, the maximum density is twelve (12) units per gross acre.
  - (2) Each ground floor dwelling area shall have private or semi-private outdoor space, of not less than one hundred seventy five (175) square feet.
  
- c. **Setbacks:** There are no standard setback requirements in this district. Setbacks shall be proposed and approved on Development Plans in order to protect and preserve property values of the site and adjacent properties, ensure compatibility of different uses, avoid nuisances, and advance the general welfare within the R-2 District. In addition, siting of structures shall be based on the following factors: privacy, light and air, solar exposure, building configuration, and aesthetics.
  
- d. **Building Coverage:** Not more than thirty (30) percent of the net area of the property shall be covered by buildings containing dwelling units, and in no case shall the total building coverage exceed fifty (50) percent of the net area of the property.

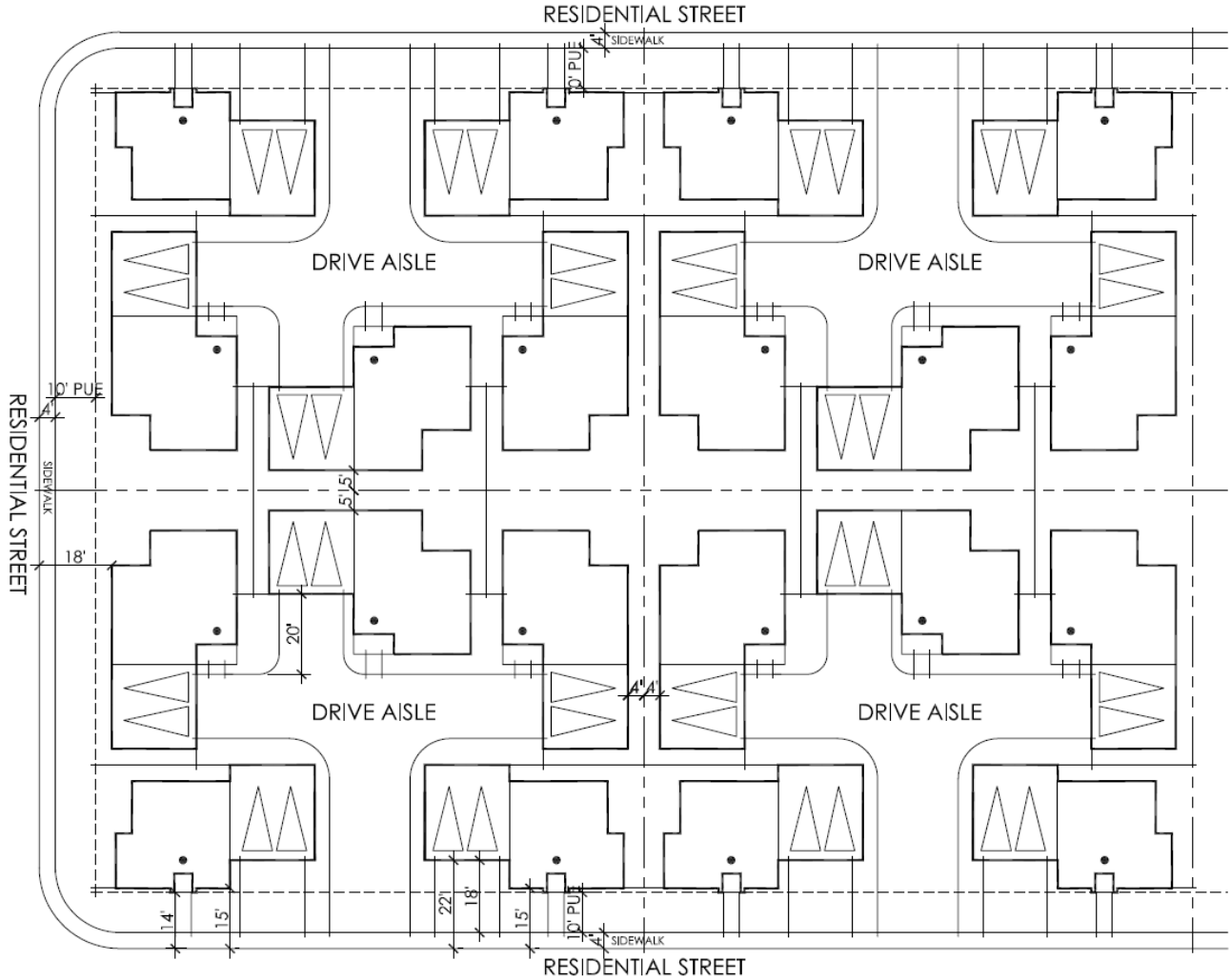


Figure 3-4  
 R-2-Cluster A

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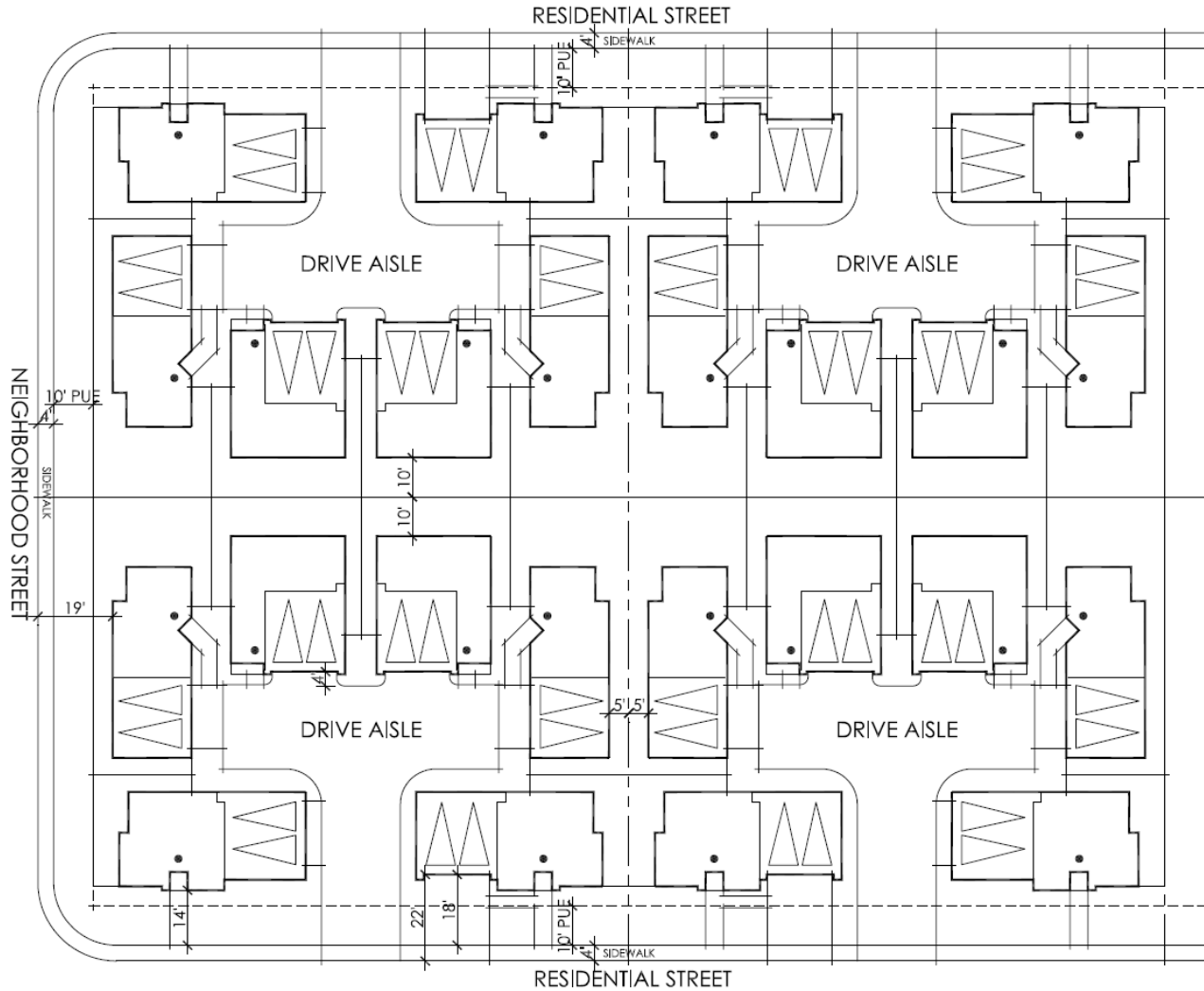


Figure 3-5  
 R-2-Cluster B

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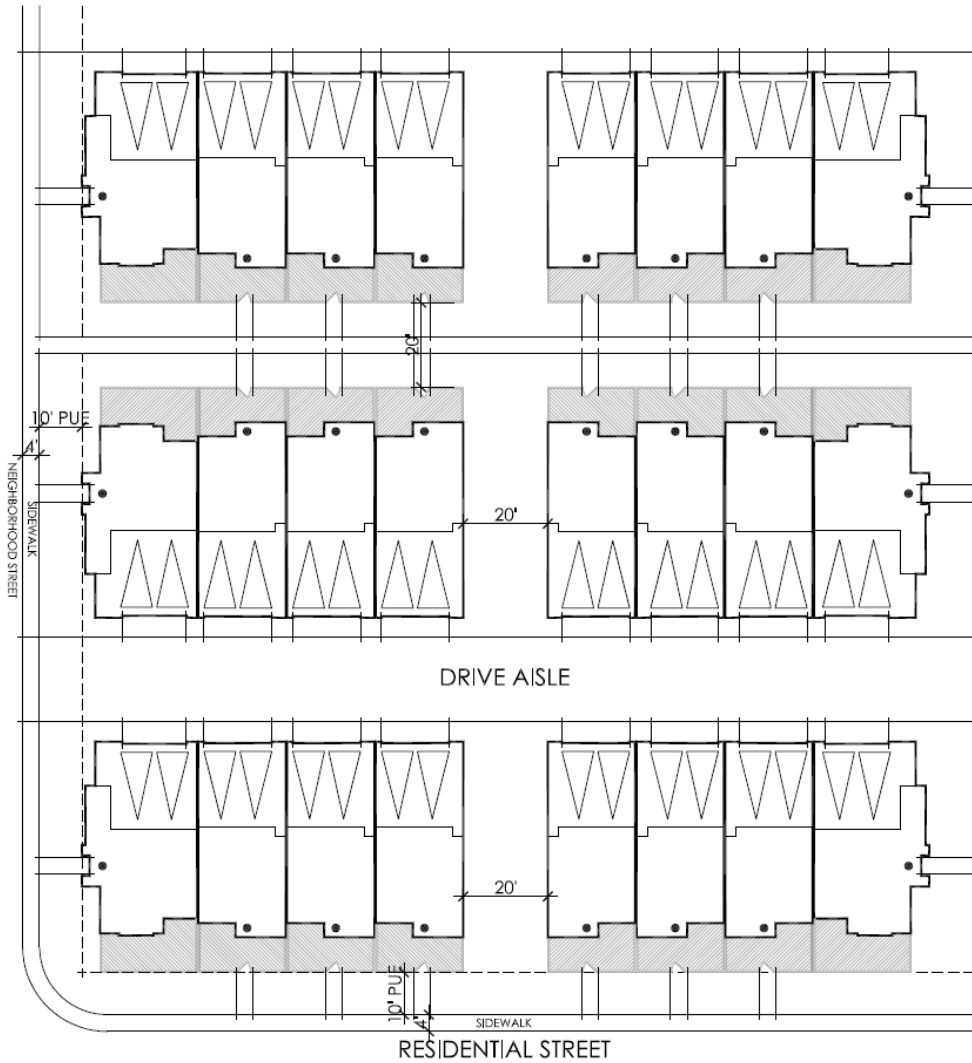
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**3.1.5 High Density Residential (R-3) Zone Standards**

This section describes the development standards of the High Density Residential (R-3) Zone. Figure 3-5 illustrates how these standards might be applied to a conceptual development project. Planning Areas specified as high density R-3 zones allow up to 22 units per acre.

- a. **Minimum Lot Size:** No minimum lot size. The total number of units shall not exceed the density specified.
  
- b. **Density and Open Area:**
  - (1) When the parcel of land proposed for development is less than one (1) acre in size, the maximum density shall not be less than two thousand (2,000) square feet of net land area per dwelling unit. Net area is determined by subtracting existing street, alley, or other public right-of-way dedications from the original parcel. When the property is larger than one (1) acre, the maximum density is twenty two (22) units per gross acre.
  - (2) A landscaped area of not less than two hundred fifty (250) square feet, exclusive of required yards, shall be provided on the same building site for each dwelling unit.
  
- c. **Setbacks:** There are no standard setback requirements in this district. Setbacks shall be proposed and approved on Development Plans in order to protect and preserve property values of the site and adjacent properties, ensure compatibility of different uses, avoid nuisances, and advance the general welfare within the R-2 District. In addition, siting of structures shall be based on the following factors: privacy, light and air, solar exposure, building configuration, and aesthetics.



**Figure 3-6**  
**R-3 Townhomes**

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JANUARY 22, 2007



### **3.1.6 Convenience Center (CC) Zone Standards**

This section describes the development standards of the Neighborhood Commercial (CC) district as they apply to development under this specific plan.

- a. Minimum Parcel Size:** The single CC designation in the Planning Area measures approximately five (5) acres. The area must be developed as part of a master plan. Any subdivision of the area is limited to pads that may be sold to tenants, provided that such pads conform to the master plan for the center.
  
- b. Maximum Building Height:** Maximum allowable building height is thirty five (35) feet. However, a Conditional Use Permit is required for any building or structure in excess of one (1) story or eighteen (18) feet in height when adjacent to a residential zoning district unless the building or structure is located more than one hundred (100) feet from the residential district boundary. Properties separated by streets and alleys are considered to be adjacent.
  
- c. Setbacks:**
  - (1) Minimum front yard is ten (10) feet.
  - (2) Minimum side yard is five (5) feet; or ten (10) feet on the side of a corner lot adjoining the street or when lot abuts a residential lot or parcel of land.
  - (3) Minimum rear yard is fifteen (15) feet.
  - (4) At least forty (40) linear feet of building frontage must be located within twenty (20) feet of a street frontage. This provision is intended to discourage large expanses of parking along street frontages and instead promote pedestrian access to commercial establishments.

### **3.1.7 Public Facilities (PF) Zone Standards**

- a. **Lot Coverage:** No development shall cover in excess of fifty percent (50%) of the total area of the property (exclusive of public streets).
- b. **Maximum Building Height:** No building or structure shall exceed a height of three (3) stories or thirty-five (35) feet as measured from finished grade on the site, unless so authorized by the Planning Commission, upon the approval of a Planned Development Permit and making the finding that unique circumstances apply to the particular property or development proposed which justify an exception and which if allowed will nevertheless be compatible with adjoining properties.
- c. **Setbacks:**
  - (a) Front yard: No building or structure shall be located closer than fifteen (15) feet to the right-of-way line of any public street.
  - (b) Required side yard is ten (10) feet.
  - (c) Required rear yard is ten (10) feet.

### **3.1.8 Conservation Open Space (COS) Zone Standards**

The following standards apply to development within the Conservation Open Space (COS) zone. Note that it is the intent of this plan to use the COS zone as a means of permanently maintaining natural open space for protection and preservation of endangered and threatened species and wetland habitat.

- a. **Purpose.** The COS district is designed and intended to provide open space for the preservation of natural resources, and to preserve natural scenic areas for future population.
- b. **Permitted Uses:** The following uses shall be permitted in the COS district:
  - (1) Areas required for the preservation of plants and animal life, including habitat for wildlife species; and
  - (2) Uses specifically allowed within the Habitat Conservation Plan (HCP) for these areas.
- c. **Conditional Uses:** Any conditional uses of the property must be in conformance with the Habitat Conservation Plan (HCP) and approved by the United States Fish and Wildlife Service.

## **3.2 Community Design Guidelines**

### **3.2.1 Public Improvements**

#### **a. Streets and Sidewalks:**

- (1) Integrate surface materials into the overall design concept for residential portions of the Mahoney Ranch South area. Coordinate their selection with the choice of lighting, street furniture, signs and the buildings.



(2)Clearly identify points of conflict between vehicles and people, such as crosswalks and alleys with striping in accordance with the City's "Standard Plans and Specifications". Clearly marked pedestrian crossings, bulb-outs and proper signage will enhance pedestrian safety, and encourage non-motorized transport within the Specific Plan area.

(3)A safe, even, slip-resistant surface shall be used for all materials used for sidewalks and other pedestrian areas per standards set forth in the City's "Standard Plans and Specifications."

(4)Sidewalks at all intersections shall have flared curb ramps with safe width and slope, per standards set forth in the City's "Standard Plans and Specifications."

(5)Ramps shall have textured, non-slip surfaces.

(6)Bus turnouts shall incorporate design elements.

**b. Street Lighting:**

(1)Include lighting elements for street vehicular travel and pedestrians along street frontages and pedestrian walkways.

(2)Accommodate lighting mounting poles in accordance with City standards.

(3)Space lighting fixtures, per City standards based on road classification.

(4)Establish street lighting illumination levels in accordance with City standards as they pertain to each road designation.

(5)Utilize light sources that are compatible with the pedestrian environment for the Planning Area. Light source types should be economical and energy efficient, while still enhancing the safety of pedestrian and multi-purpose trails

(6)Install vandal-resistant lighting along Multipurpose Trails or in open space areas within the Planning Area.

**c. Landscaping:**

(1)Require street trees on public right-of-ways, as per City Standards along interior streets and project frontage.

(2)Landscape all setback, parkway, and non-work areas, along project frontage and interior street system, except as otherwise permitted.

(3)Landscape areas shall use drought-tolerant trees, shrubs, and ground cover. See Appendix B for a list of drought tolerant plants.

(4)Install permanent automatic irrigation for all landscaped areas in accordance with Chapter 44 of Title 12, Landscape Standards. Use drip irrigation systems in shrub areas where feasible.

(5) Replace turf areas with drought tolerant ground cover where feasible.

(6) Provide picnic tables, barbecues, trash receptacles, and public restrooms for parks in accordance with City standards.

(7) Install buffer edges wherever two or more land uses conflict. For example, buffer edges should be installed between residential and agricultural, commercial, or industrial uses.

(8) Use a combination of berming, landscaping and masonry walls for land use buffer edges not more than eight feet in height. Masonry walls shall be of ornamental design when visible from a public street or adjacent to properties.

(9) Require that all detailed landscaping plans for the Planning Area and roadways be prepared by a qualified landscape architect and reviewed by appropriate decision-making agencies of the City of Santa Maria.

(10) Require that conceptual landscaping plans be submitted with the application for any development permits.

(11) Require that a licensed landscape contractor, under the direction of the landscape architect and the City of Santa Maria, install open space landscaping.

### **3.3.2 Private Improvements**

#### **a. Exterior Design Requirements (Neighborhood Commercial):**

The exterior design requirements as set forth below are intended to create a unified effect that help establish the Planning Area as an entrance to the City of Santa Maria. The design requirements are not intended to impose any specific architectural style, but rather are intended to foster functional and aesthetically pleasing urban design.

#### **Commercial:**

- A. Building materials and finishes should be of high quality such as stucco, siding, wood, decorative block, stone, brick and other compatible accent materials.
- B. The architectural style should be compatible with the nearby residential architecture.
- C. Roofing materials should be of high quality such as clay or concrete tiles, dimensional composition shingles, or seamless metal.
- D. Building and roof colors should be earth tones.
- E. All roof mounted equipment visible from public view shall be screened by parapet walls or architecturally integrated screens.
- F. All ground and wall mounted mechanical equipment shall be screened from public view.
- G. All lighting should be directed downward and shielded from adjacent uses.
- H. Provide a landscape buffer along the property line of the school site with a six (6) foot high decorative masonry wall.
- I. Screen loading and storage areas from adjacent uses.

(1) Limit exterior surface materials of those building elevations facing a street to stucco, slump stone, split face block or wood. This does not exclude the use of veneer materials over metal or the use of ornamental metal work such as sculptured or accent features that compliment the building design.

(2)Limit exterior color scheme to earth colors. Earth colors are those colors that range from yellow through muted shades of buff, brown and green to red. The intent of this provision is to provide a diverse range of colors compatible with the natural setting of the community.

(3)Paint gutters, vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling service doors and similar appurtenances consistent with the color scheme of the building.

(4)Screen all roof mounted mechanical equipment or duct work which projects vertically more than one and one-half feet above the roof or roof parapet by an enclosure which is detailed consistently with the building design.

(5)Screen all mechanical equipment mounted on the wall surface of a building.

**b. Landscape Design:**

(1)Require installation of street trees in all residential developments as per City Standards.

(2)Street trees shall be selected from among a City-approved list of trees (Appendix B).

(3)Landscape all unpaved area with trees, shrubs, and ground cover. The use of drought tolerant plant materials is required. See Appendix B for drought tolerant plant list.

(4)Prohibit turf areas in excess of twenty (20) percent of the total designated landscaping area.

(5)Require all front yard landscaping to be in accordance with Chapter 44 of Title 12, Landscape Standards.

(6)Screen areas utilized for parking, storage, or loading when located in the front yard from view of access streets, freeways, or adjacent properties. This may be accomplished by employing one or all of the following techniques:

(a)A lineal mass of shrubs - This method requires use of shrubs that will achieve a height of 4 to 6 feet within three years. Minimum size of five (5) gallons required.

(b)Lineal or group masses of major scale trees - This method requires use of trees that will ultimately provide foliage that is visible above the roof line from within the total site.

(c)Lineal or group masses of smaller scale trees - This method requires uses of trees that will ultimately provide foliage or shade patterns on either horizontal or vertical planes.

(d)Earth mounding and landscaping with ground cover and lineal masses of shrubs.

(7)Landscape side and rear yards to complement building and site design while providing relief and buffering of noise, heat and glare. Landscaping in these areas shall consist of the following:

(a)All unpaved areas shall be landscaped with trees, shrubs, or ground cover.

(b)For each side and rear exterior elevation where trees can be provided, the quantity suggested is be equal to one (1) tree for each thirty (30) feet of exterior wall length. Minimum size of plant material shall be fifteen (15) gallon.

**c. Parking Lot Design:**

(1)Landscape all areas not specifically used for vehicle parking or access with trees, shrubs and ground cover. Trees, at least equal in number to one per six parking stalls or fraction thereof, shall be provided in all parking areas. Minimum container size shall be fifteen gallon.

(2)Use a combination of berming and shrub groups to help screen parking areas from adjacent streets.

(3)Provide all landscaped areas with permanent automatic sprinkler systems and hose bibs. Use of drip irrigation in shrub areas is encouraged.

(4)Provide parking at the side or rear of the proposed structures when practicable.

(5)Require parking configuration per City standards contained in Chapter 32 of the Zoning ordinance.

**d. Lighting:**

(1)Show parking lot lighting fixtures on the site plan. Their design shall be compatible with architecture to be used in the proposed development.

(2)Construct walkway light fixtures in scale with the overall design concept of the project.

**e. Signs:**

(1)Construct signs in accordance with Chapter 34 of the City's Zoning Ordinance.

**f. Loading and Refuse Collection Areas:**

(1)Design loading areas when required by Chapter 33 of the Zoning Ordinance or proposed by a developer so as not to be visible from adjacent streets.

(2)Construct refuse collection areas per City standards (block enclosures B-398.01 -.03.

(3)Screen all outdoor refuse collections areas from access streets and adjacent properties by a complete opaque screen.

(4)Prohibit refuse collection areas within the front yard setback area or front building setback area.