

OPEN SPACE REQUIREMENTS

Usable open space is required for all multiple-family developments including townhouses, condominiums, apartments and duplexes.

WHAT IS USABLE OPEN SPACE?

Usable open space is any open space within a multiple-family residential development which can be used for outdoor living, recreation, pedestrian access, or landscaping. Driveways, parking areas, and required front yards (the area within 15-20 feet of the front property line) do not qualify as usable open space.

Properties in the Downtown as defined by the Downtown Precise Plan do not have open space requirements.

GENERAL CRITERIA FOR USABLE OPEN SPACE (properties outside of Downtown)

- ▶ Shall be at least 300 square feet of usable open space per studio or one bedroom dwelling unit, plus 100 square feet of usable open space for each additional bedroom.
- ▶ Shall be located on the same lot as the dwelling unit for which it is required.
- ▶ Shall be level and improved, that is, have suitable landscaping and hardscaping.
- ▶ Shall include no obstructions other than structures and amenities such as swimming pools, fountains, benches, playground apparatus, and landscaping.
- ▶ Amenities and structures shall only cover up to a maximum of 50% of the total required usable open space area.
- ▶ Other structures that do not relate to enhancing the enjoyment of outdoor open space (carports and storage sheds, for example) are not qualified as usable open space.
- ▶ Shall be open on at least one side and have a clear vertical height of at least seven (7) feet, with at least 50% of the total required usable open space open to the sky.

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- ▶ Where possible, pervious areas set aside as usable open space may also serve as areas for infiltration of stormwater runoff, subject to review and approval by the Engineering Division.

There are two kinds of usable open space: **Common** open space and **Private** open space. Common open space is accessible to all residents of multiple-family developments, while private open space is for the exclusive use of the resident(s) of an individual dwelling unit.

A multiple-family residential development may have all common open space, all private, or, as is often the case, a combination of public and private open space. Private open space may be substituted for common usable open space at the ratio of 3 square feet of private open space for 2 square feet of common open space.

Common Open Space Standards

- ▶ Shall be directly accessible to all units within a multiple-family residential project.
- ▶ Shall be at least 300 square feet in size, with no dimension less than 15 feet.
- ▶ May include amenities such as swimming pools, cabanas, tennis courts, roof top gardens, etc.

Private Open Space Standards

- ▶ Shall have an area of at least 150 square feet with no dimension less than 10 feet if located at ground level, or at least 50 square feet with no dimension less than 6 feet if located above ground level.
- ▶ May include balconies, decks, porches, patios, or yards.

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