

OVERLAY DISTRICT REGULATIONS

20.24.030 Overlay District Regulations

D. Planned Residential/Commercial Overlay District (:PRC). The following additional standards shall apply to development of those properties that are designated by the General Plan as "Planned Residential/Commercial," located within the San Pablo Commercial (SPC) District:

1. Development of sites within this overlay district shall be subject to procedures and requirements of subsection 20.100.060, Planned Unit Development.

2. Setback and daylight plane regulations stated in paragraph 20.24.070.B.1 shall apply to structures fronting on Adams Street.

3. Specific standards applicable to development of property frontage on Adams Street, in the San Pablo Commercial (SPC) District:

a. Orientation. No nonresidential use shall face toward, or have either a public entrance or a delivery entrance from Adams Street.

b. Access. Access drives from Adams Street shall be limited to serving residential uses only. Any driveway connecting to a nonresidential use shall be controlled to prevent access between the nonresidential use and Adams Street, except for emergency purposes.

c. Setback, building. The minimum setback for a building shall be fifteen (15) feet from Adams Street, with an additional setback for any portion of a structure extending above twenty-eight (28) feet in height. (See subsection 20.24.070.B.1).

d. Setback, parking. Open parking lots shall be set back a minimum of ten (10) feet from a property line along Adams Street, unless the Planning and Zoning Commission, through a use permit procedure, determines that the intent of the setback can be achieved with a lesser setback mitigated by more intense landscaping than would otherwise be required.

e. Landscaping, setbacks. Required setbacks from the street shall be landscaped with turf or low ground-cover to establish a residential character for the frontage.

f. Landscaping, parking. Open parking areas shall be landscaped as required by subsections 20.24.110.F.2 and 3.

g. Screening, parking areas. Open parking areas abutting Adams Street shall be screened as required by subsection 20.24.110.F.1.b.

h. Screening, structures with internal parking. Where openings in walls that face Adams Street allow a view of internal parking areas, such openings shall be screened by vegetation or other materials for purposes of obscuring views of the interior from neighboring properties, and reducing glare from interior lighting.

i. Screening, storage. Open areas for storage of goods or refuse shall be screened from view from the street as required by subsections 20.24.110.D and E.

j. Screening and landscaping, loading areas. Loading areas shall be screened and landscaped as required by subsection 20.24.110.G.

k. Signage. No signs shall be permitted to be visible from Adams Street, except for directional signs and other signs that are allowed without permits by Section 20.32.

l. Street trees. Street trees shall be required, of species, size and spacing to meet City street tree standards.