

River Club Code Table 12/5/2023

<u>Change / Condition</u>	<u>Amendments</u>	<u>Where located in the code</u>	<u>Notes</u>
<p>Amend regulations to limit the height of the area of the East Subdistrict, identified in the image referred to "Exhibit A" of the applicant's rebuttal presentation on June 26, 2023, hearing to a maximum of 35'.</p>	<p>1. The maximum height (excluded appurtenances) in the East Sub-District south of the line depicted on the Master Plan shall be thirty-five feet (35').</p>	<p>Table 8-8A-2B-2, ftnt 1</p>	
<p>Amend regulations to clarify there shall be no bicycle or pedestrian (and, as recommended by ACHD, no vehicle) access to North Fair Oaks Place and a physical barrier between the East Subdistrict and North Fair Oaks Place shall consist of fencing, landscaping, and/or watercourse or</p>	<p>To connect the ends of the streets together, to other streets, to the public-right of way, and/or to other developments, where practicable, except there shall be no bicycle connectivity to North Fair Oaks Place.</p> <p>2. There shall be no pedestrian connectivity or access to North Fair Oaks Place and a physical barrier between the East Subdistrict and North Fair Oaks Place shall be installed.</p>	<p>8-8A-3E-7.B.1.c and 8-8A-3E-7A.1.8</p>	

some combination thereof.			
Add a new chapter to Garden City Code 8-8 Specific Area Plan Ordinances.	Done		Done. Renumbered as Title 8, Chapter 8A. Future specific plans can be Title 8, Chapter 8B, 8C and so on.
Amend proposed code to be consistent with a new article of Garden City Code 8-8 Specific Area Plan Ordinances rather than the current proposal of including the proposed SAP in a new title 11.	Done		Done. Renumbered as Title 8, Chapter 8A. Future specific plans can be Title 8, Chapter 8B, 8C and so on.
Add Garden City Code Sustainability and Nonconforming regulations by reference.	Upon adoption by the council, this title 11 shall constitute the official zoning and subdivision ordinances the Residences at River Club SAP District. Unless otherwise noted herein, this title 8, Chapter 8 shall, include by reference: (1) Garden City code, title 8, chapter 4, article H (Flood Hazard) as may be amended from time to time; and (2) title 8, chapter 5 (Land Division Regulations); title 8 chapter 6 (Administration); title 8, chapter 4,	8-8A-1A-1	

	<p>article G (Sustainable Development Provisions); title 8, Chapter 1, article B (Nonconforming Properties, Structures, and Uses); and title 8, chapter 7, article B (Description of Application Requirements) in effect on the date the rezone application for the River Club SAP District (Garden City File No. SAPFY2023-0001) was certified complete by the city (_____, 2022) (the “Adoption Date”).</p>		
<p>Add Language: Accesses onto public roads shall comply with the requirements of the Transportation Authority.</p>	<p>1. All developments shall have approved access to a public street, in conformance with the provisions of the applicable transportation authority.</p>	8-8A-3E-3.B.1.	
<p>Add Language: Specific Area Plan: The Residences at River Club District Ordinance shall supersede if in conflict with The Residences at River Club District Master Plan.</p>	<p>1. In case of conflict between the River Club SAP District code and the Residences at River District Master Plan, the code shall prevail.</p>	8-8A-1A-5.C.2.	
<p>Add Language: A variety of housing for the project shall be provided at a rate of at least 5% from each of two or more of the</p>	<p>A. In each sub-district, a variety of housing shall be provided at a rate of at least 5% from each of two or more of the categories of universal design, studio, or one-bedroom units.</p>	8-8A-2B-1.G.	

categories of universal design, studio, or one-bedroom units.			
Pressurized Irrigation: utilize term "shall" rather than "may;" delete word "proposed."	<ol style="list-style-type: none"> 1. Pressurized irrigation shall be provided in conformance with subsection 8-5A-5H of the River Club SAP District code. 2. Irrigation ditches, laterals, canals, and drains shall be left open and used as a water amenity or linear open space unless it can be demonstrated to the design review consultant(s) and the planning official by the process set forth in section 8-6B-3 of the River Club SAP District code that: 	8-8A-3A-9.B	
Amend Language: Remove word "potentially" and define "active adult" or change term to multi-family in regulations in the district's language.	Active Adult Community defined in definitions as "Any residential community that qualifies as age-restricted under the Housing for Older Persons Act (HOPA) or its successor act. Parking schedule reflects 1 parking space per unit in an Active Adult Community	Table 8-8A-3D-2 8-8A-1A-1	
Add Language: Design must meet "design character" as identified in the adopted master plan.	The provisions apply to all new development and the substantial alteration of existing development in the River Club SAP District. In addition to the standards set forth in this code, design must meet the design character as identified in the master plan.	8-8A-3A-2	

<p>Office: language to require centrally and unique is needed.</p>	<p>C. Additional Standards For Developments With Twenty Units Or More: Developments with twenty (20) dwelling units or more shall provide the following:</p> <p>A centrally-located and uniquely-designed property management office.</p>	<p>8-8A-2C-8</p>	
<p>Single family attached: Connection to sidewalk rather than drive-aisle needs clarified.</p>	<p>The front entry of a residential structure shall be clearly defined and identifiable as demonstrated by the following:</p> <p>a. Shall have a direct and permanent pathway that connects to the sidewalk or pedestrian pathway; and</p>	<p>8-8A-3B-3</p>	
<p>Add language: Detached sidewalks are required to allow for landscaping and street tree buffers. Detailed criteria can be added to identify when a different solution is appropriate.</p>	<p>All sidewalks shall be designed and constructed to the following standards:</p> <p>A. Sidewalks shall be required along public streets.</p> <p>B. All sidewalks shall be a minimum of five feet (5') on public streets, except that the sidewalk on State Street shall be a minimum of ten feet (10') wide. The pathway width on a private right-of-way may be reduced to four feet (4').</p> <p>C. Sidewalks shall be designed to flare around mailboxes, utility boxes and other impediments to pedestrian circulation to maintain a minimum of four feet (4') of travel width.</p> <p>D. Detached sidewalks are required to allow for landscaping and street tree buffers.</p>	<p>8-8A-3E-6. SIDEWALK STANDARDS :</p>	

Amend language: Add criteria for roof signs or maintain as prohibited.			Roof signs allowed. Approval criteria default to Master Sign Program.
Amend language: Maintain Electronic Message Boards as prohibited or with a master sign plan approval.			Allowed but require master sign plan approval.
Add language to require the integration of signage with the architecture.	<p>A. The regulations contained in this article are intended to regulate the use, placement, physical dimensions, and number of signs within the River Club SAP District. More specifically, the regulations are intended to:</p> <ol style="list-style-type: none"> 1. Ensure that signs contribute to the River Club SAP District’s visual character by helping create and support an attractive, flexible mixed use community atmosphere that fosters a healthy and enduring community environment within the River Club SAP District; and 2. Promote quality design that is in accordance with the intended character of the River Club SAP District and ensure that signage is integrated into the architecture of the River Club SAP District; and 	8-8A-3F-1-A	

Amend language for perimeter screening: remove the allowance for vinyl fencing and add wrought iron as an alternative.	<p>D. Perimeter Landscape And Screening Standards:</p> <ol style="list-style-type: none"> 1. Edge treatments along streets and other public spaces shall visually screen parked vehicles, but not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security. 2. Solid masonry, wrought iron, or wood fencing a minimum of six feet (6') in height with landscaped screening shall be provided between parking lots and residential uses or undeveloped residential areas. 	8-8A-3G-6.D	
Amend language in tree mitigation to require mitigation for trees equal to or less than 4" in diameter.	<ol style="list-style-type: none"> 5. Mitigation shall be required for all existing trees four inch (4") caliper or greater that are removed or damaged from the site. 	8-8A-3G-7.B.5	
Amend language that will allow for private open space to provide for an aggregate of private open space within the project.	Private open space may be aggregated and added to common open space.	8-8A-3H-5	
Amend language for open space to state that common open	<ol style="list-style-type: none"> 2. Common open space areas shall not be adjacent to collector or arterial streets unless separated from the street by a constructed barrier at least two feet (2') in 	8-8A-3H-5-B	

<p>space areas shall not be adjacent to a collector or arterial street unless separated from the street by a constructed barrier of at least two feet (2') in height and an additional landscape buffer that incorporates shrubs and trees.</p>	<p>height and an additional landscape buffer that incorporates shrubs, trees and boulders.</p>		
<p>Amend language for open space to remove the word "interior."</p>	<p>done.</p>	<p>8-8A-3H-5</p>	<p>"interior" is deleted.</p>
<p>Amend language for pedestrian walkways to clarify when it is appropriate for pedestrian pathway (concrete or paved) to be considered open space, while precluding sidewalks from the open space calculations that are adjacent to public streets</p>	<p>An area substantially open to the sky and suitable for outdoor recreation or enjoyment. The term "open space" may include, but is not limited to, parks, playgrounds, water areas, landscaped areas, courtyards, decks, balconies, patios, rooftop gardens or terraces, enclosed yards, pedestrian walkways, sports courts, swimming pools, and picnic areas and all other exterior recreational areas. The term shall not include impervious surface area such as parking and driveways, and sidewalks located along public roads.</p>	<p>Updated definition of "Open Space"</p>	

<p>or primary private streets.</p>			
<p>Amend language for parking to provide a definition for active adult if it will be utilized as standard.</p>	<p>Any residential community that qualifies as age-restricted under the Housing for Older Persons Act (HOPA) or its successor act.</p>	<p>In definitions</p>	
<p>Adopt parking by reference, or incorporate the city's adopted parking, except for the proposed residential and bicycle parking standards:</p>	<p>A. Residential Use: The minimum number of required off-street vehicle parking spaces for residential use shall be in accord with Table 8-8A-3D-2 of this subsection.</p> <p>B. Nonresidential Use: The minimum number of required off-street vehicle parking spaces for nonresidential use shall be as set forth in Garden City Code sec. 8-4D-5.B., Non-Residential Uses.</p>	<p>8-8A-3D-5</p>	
<p>Amend language for bicycle connectivity standards to require connectivity to the boundary of public right-of-way except there shall be no connection to North Fair Oaks Place as provided further in condition 9.c above.</p>	<p>B. Bicycle Accessibility:</p> <ol style="list-style-type: none"> 1. All new residential and nonresidential and mixed use development shall provide for bicycle accessibility in the following situations: <ol style="list-style-type: none"> a. A bicycle route is identified in the city and/or the applicable transportation authority's bicycle master plans; b. Where cul-de-sacs or dead end streets are planned; c. To connect the ends of the streets together, to other 	<p>8-8A-3E-7.B</p>	

	streets, to the public-right of way, and/or to other developments, where practicable, except there shall be no bicycle connectivity to North Fair Oaks Place.		
Amend language setback language to clarify that the setbacks are reduced from parking areas only.	Parking facilities, which includes surface parking, as subject to 3' minimum building separation.	See table 8-8A-2B-2	
Add language that the setbacks for any type of encroachments including but not limited to walls, bushes, artwork, etc. must be at least 18" from any sidewalk or multi-use path to not create shy space into the usable area of the sidewalk/path.	<ol style="list-style-type: none"> 1. Any allowed encroachments, including but not limited to walls, bushes, and artwork, must not encroach closer than eighteen inches (18") from any sidewalk or pedestrian pathway. 	8-8A-2B-3.E.3	
Amend language to identify that the multi-use path on State Street shall be 10' in width.	E. All sidewalks shall be a minimum of five feet (5') on public rights-of-way, except that the sidewalk on State Street shall be a minimum of ten feet (10') wide. The minimum sidewalk width on a private right-of-way may be reduced to four feet (4').	8-8A-3E-6	
Amend language			Discuss with staff.

<p>within code that refers to bicycle routes and lanes to be consistent with the Institute for Traffic Engineers (ITE) definitions.</p>			<p>Definitions currently match Garden City Code.</p>
<p>Provide a clearer Image of the conceptual Master Plan area for codification.</p>			<p>See attached.</p>
<p>Add Language: The design of structures and amenities must be compatible with "Design Objectives" and "Design Character" as identified in the master plan.</p>	<p>i. APPLICABILITY :</p> <p>The provisions apply to all new development and the substantial alteration of existing development in the River Club SAP District. In addition to the standards set forth in this code, design must meet the design character as identified in the master plan.</p>	<p>8-8A-3A-2</p>	
<p>Adjust the requirement that parking cannot be within 40' of a corner to be state that parking cannot be within 25' from where two travel ways adjoin.</p>	<p>a. Parking lots shall not be located within twenty-five feet (25') of the intersection of two travel ways.</p>	<p>8-8A-3D-3-A-4.</p>	

Updated definitions.

- Building Separation – the distance between two structures on one parcel of property
- Dwelling unit, single-family attached, townhouse - A structure containing two (2) or more dwelling units attached by a party wall or walls, where each dwelling is located on separate property.
- Dwelling unit, multi-family - A structure or parcel containing two (2) or more principal dwelling units where more than one dwelling unit is located on a property. The term "multi-family dwelling unit" includes apartments and condominiums with varying arrangements of entrances and party walls.
- Dwelling unit, single family detached - A structure consisting of one (1) dwelling unit on a property.
- Pathway – Any constructed trail which has been designated for the use of pedestrian, bicyclists, and other wheeled activities propelled solely by human power and which is not a sidewalk.
- Right-of-way - A strip of land reserved or dedicated for use a public or private way. In addition to the roadway, it may incorporate curbs, lawn strips, sidewalks, lighting and drainage facilities, and landscaped areas.
- Right-of-way, private Any right-of-way which is not a public right-of-way.
- Right-of-way, public A right-of-way open to the public and under the jurisdiction of the applicable public agency, where the agency has no obligation to construct or maintain, but may expend funds for the maintenance of, said public right-of-way or post traffic signs for vehicular traffic on said public right-of-way.
- Sidewalk - That portion of the public right-of-way which is adjacent to curb lines or the lateral lines of a public street and is intended for the use of pedestrians in the public places of the River Club SAP District.