

**FILE NO. PDC17-049**  
**15980 CARLTON AVENUE DRAFT DEVELOPMENT STANDARDS**

*\*In any cases where the graphic plans and text may differ, this text takes precedence.\**

## **ALLOWED USES**

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- Up to 6 single-family detached residential units
- Permitted, Special, and Conditional uses of the R-M Multiple Residence Zoning District of Title 20 of the San José Municipal Code, and as may be as amended in the future. Special and Conditional uses as identified in the R-M Multiple Residence District shall be subject to approval of a Planned Development Permit or Amendment by the Planning Director.

## **DEVELOPMENT STANDARDS**

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### BUILDING HEIGHT

The maximum height of any buildings shall be 45 feet. The maximum height of a chimney, weather vane or other similar architectural embellishment mounted on a building and having a horizontal cross section of no more than twenty square feet may be increased to forty feet, provided that it does not exceed the height of the building on which it is mounted by more than five feet, as contained in Title 20 Section 20.30.300 (Maximum Height—Exception for Chimneys or Architectural Embellishments) of the San Jose Municipal Code as may be amended.

### SETBACKS

All building setbacks are from the back of the public right-of-way (where private property meets public right-of-way).

#### Perimeter Setbacks

- Front setback:
  - Porch: 11 feet
  - Building: 15 feet
- Side setbacks: 5 feet
- Rear setback: 25 feet
- Minor architectural projections such as but not limited to awnings, balconies, eaves, and bay windows may project into any setback by up to 2 feet for a length not to exceed 75% of the frontage subject to approval by the Director of Planning. Such projections may be considered with a Permit Adjustment/Amendment if not shown on the Planned Development Permit Plans.

#### Building Separation

- Minimum 7 feet 6 inches between exterior building wall faces.

## OFF STREET PARKING REQUIREMENTS

### Vehicular Parking Requirements:

- Multi-Family Residential:
  - 2 covered parking spaces per residential unit
  - 0.5 guest parking spaces per unit
- Parking exceptions and an alternative parking arrangement as specified in Chapter 20.90 of the San Jose Municipal Code (Title 20—Zoning Ordinance), as may be amended, may be considered with a Permit Amendment.

### Bicycle Parking Requirements:

- Per Chapter 20.90 of the San Jose Municipal Code (Title 20—Zoning Ordinance), as may be amended.

## ARCHITECTURAL & SITE DESIGN

- Projects shall be consistent with the Residential Design Guidelines, as may be amended.
- Multiple materials and façade variations shall be utilized to increase visual interest. Private open space shall be provided at 400 square feet per unit. The minimum width of all private open space areas shall be 15 feet, however a minor reduction in that width may be considered by the Director of Planning at the Planned Development Permit stage if the overall size of open space area is increased beyond the overall minimum area requirements.

## PERFORMANCE STANDARDS

- In accordance with Chapter 20.30 of the City of San José Municipal Code (Title 20 - Zoning Ordinance), as may be amended.

## ENVIRONMENTAL MITIGATION

Implement the mitigation measures identified in the adopted Mitigation Negative Declaration for 15980 Carlton Avenue (File No. PDC17-049) and Mitigation Monitoring and Reporting Program, as may be amended.