

Ordinance 2019-08

DCA19-00001

EXHIBIT “B”

Additions are underlined red text and deletions are ~~red and strikethrough~~

- 1) The following are modifications to Section 16.16.130 Additional development standards for the multiple-family residence (R3) designation of the Hesperia Municipal Code:

B. Development Standards. All property in the R3 designation shall be developed according to the following standards:

2. Minimum Living Area. The minimum living area for residential units shall be as follows:

Minimum Floor Area Requirements for Multiple-family Units					
	Studio	1 BDR	2 BDR/1 bathroom*	3 BDR	4 BDR+
Market rate units:	550 <u>675</u>	650 <u>875</u>	850 <u>1075</u>	1,150 <u>1275</u>	1,300 <u>1475</u>

*Units with two bathrooms shall be nine hundred fifty (950) square feet.

3. If the development contains multiple buildings, the minimum distance between buildings shall be as follows:

Distance Between Single-Story Buildings		Distance Between Multiple-Story Building and Any Other Building	
No Openings ¹	With Openings	No Direct Line of Sight	Direct Line of Sight
6' <u>10'</u>	8' <u>10'</u> ²	10' ²	15'

Notes:

- The sides of buildings that face each other shall not include openings. Openings in this case shall mean windows and doors.
 - Windows, doors, as well as patios/balconies or similar features shall be oriented so as not to have a direct line-of-sight into adjacent units.
- No minimum distance shall be required for accessory structures, such as carports.

ATTACHMENT 3

- 2) The following deletion of Section 16.20.040 General Regulations; Apartment building separations of the Hesperia Municipal Code:

~~16.20.040 – Apartment building separations.~~

~~On any lot containing residential buildings with a total of two or more dwelling units in separate buildings, spaces with the minimum dimensions prescribed in the following cases shall be provided between opposite exterior walls of the same or separate buildings on the lot. The walls shall be considered opposite one another if a line drawn in a horizontal plane perpendicularly from any portion of a wall intersects the other wall.~~

~~A. Buildings side-to-side: 10 feet~~

~~B. Buildings rear-to-rear or front-to-side: 15 feet~~

~~C. Buildings front-to-rear: 20 feet~~

~~D. Buildings front-to-front or interior court space: 25 feet~~

~~E. Interior court space with parking access: 30 feet~~

~~F. Minimum space in all other cases: 20 feet~~

~~(Ord. 250 (part), 1997; SBCC § 87.0701(b))~~