



## MEMORANDUM

**TO: PLANNING COMMISSION**

**FROM: Corey Simon, Senior Planner**

**DATE: June 23, 2009**

**RE: Study Session on possible code amendments to update the minimum requirements for common and private open space for all multi-family projects and single-family projects requiring Planned Development approval.**

### BACKGROUND and INTRODUCTION:

The City's last compressive zoning code update was in 1975. Since that time most of the City's zoning code revisions have been concerned with relatively narrow issues (e.g. recreational vehicle parking restrictions). Over the years, the more broad body of regulations has become increasingly out-of-date and while not necessarily obsolete, some of these regulations and processes hamper the City's ability to efficiently address the review of development applications. Given the built-out nature of Martinez, the problem has become most evident in requests to approve in-fill residential developments, where economic and marketing realities have often led developers to seek higher densities than exist in the surrounding area and is allowed by the current zoning.

Last October, the Planning Commission held a study session to address two issues in need of review:

- The process by which Planned Developments (requiring wholesale exceptions to a zoning district's development standards) are reviewed; and
- The Zoning Ordinance's lack of meaningful standards for outdoor recreational open space (such as private yards, patios and balconies, as well as common playgrounds and turf areas) and how standards can be made a requirement of a Planned Development.

Based on anticipated new applications, the issue of open space standards appears to be the more pressing of the two.

## **DISCUSSION**

The following discussion topics are framed in the form of broad questions, to assist with focusing in on the standards needed to be developed. Following the questions, and suggested recommendations and options where appropriate, are tables outlining the regulations and/or guidelines of four other cities (Modesto, San Jose, Fairfield and West Hollywood) that have recently updated their standards and have addressed development of a scale relevant to Martinez. A copy of the City's current regulations is also attached.

### **Question 1: What type of open space should minimum standards be set for?**

When the topic of minimum open space standards was raised in the past, the City was concurrently processing applications regarding the preservation of natural open space areas (e.g. Frietas property at Vine Hill Way and the former Phillips property at Lindley Drive), so staff then proposed the term *outdoor recreation spaces* to distinguish fully improved private and common open spaces found within developments from these natural open spaces. In reviewing the standards from other cities, the term *open space* was universally used, so for the purposes of this report the term *open space* will be used, acknowledging that within the context of this discussion, the term is the equivalent to the term *outdoor recreation spaces*. Staff proposes to include both private (passive) open space (back yards, patios, decks and or balconies) and common (active) open space (tot lots and playfields) under the general heading of open space. An important distinction from the City's current regulations is used for this discussion--the omission of all non-recreational spaces (e.g. utility space, pedestrian access or landscaping) from the calculations.

### **Question 2: What are the shortfalls of the City's current regulations?**

- Small-lot single family projects are not regulated. The City's current open space requirements only apply to multi-family residential structures in the three zoning districts where such are permitted (R-1.5, R-2.5 and R-3.5). When these regulations were adopted in 1975, it was probably assumed that adequate private open space was automatically provided within the minimum required rear yard of the individual homes, which were typically built on 6,000 sq. ft. lots. But the City's recent deliberations in 2006 over Trumark's Paseos project on Howe Road (approved, but not built) showed that the concept of a single-family home had changed over time, where through the Planned Development process developers were seeking approval for fully detached homes on lots of only approximately 2,000 sq. ft. While such lots allowed homes to have nominal yards, such are typically too small to function as individual back yards that provide adequate private open spaces (just outside the City limits, O'Brien Homes ongoing Belmont Terrace project on Pacheco Boulevard is a good current representation of this type of small-lot single family development; the Glacier Classics neighborhood from the early 2000's at Glacier Drive and Center Avenue is an older but more spacious example).

The general consensus at the conclusion of the Paseos hearing process was that for

such small-lot projects there should be standards for private open space within each individual lot (such as usable yards and/or front porches), as well as common open space (such as play equipment, picnic areas, etc.) for the entire development.

- Current standards for multi-family projects are not effective. While the current standards technically apply to all multi-family projects, the definition of usable open space makes them ineffective in the intended goal of establishing minimum requirements for open spaces areas for recreation and relaxation. The current definition of usable open space includes areas devoted to utility space, pedestrian access and landscaping.

### **Question 3: What categories should minimum requirements be set for?**

One of the first questions to consider in establishing open space standards would be establishing a sliding scale for which minimum requirements are set. Of the four cities used as examples, as well as the City's current standards, some common themes and staff observations are:

- The minimum requirement of overall open space per unit tends to be less as the project density increases.
- The requirement for private open space tends to be greater for projects that are closer to conventional single family homes, such as Courtyard (Belmont Terrace) and Paseo (Trumark) than multi-family (apartment-style) projects.
- For those cities that categorize their standards by zoning district (Martinez and Fairfield) requirements are reduced in the districts that allow higher density, regardless of the individual project's density.
- Cities that organize their standards by housing type, such as San Jose's, with terms like "Rowhouses," "Garden Housing," and "Cluster Housing," may have a difficult time applying its requirements as housing markets continue to evolve, and future housing configurations do not fit today's categories.

#### Recommendations:

- Requirements should not be based on zoning district, but rather on type of project. Through the Planned Development process, multi-family projects can be built in any zoning district, and limiting standards to the R-1.5/2.5/3.5 districts would exempt such projects. Furthermore, some projects will underutilize a high density district, such as the Paseos project where small-lot single family homes were approved within the R-1.5 district, which would have historically been developed with high density apartments.
- Categories of projects should be simple and objective. Only three are recommended:
  - 1) Single-family detached subdivisions, with minimum net lot sizes of between 3,000 and 5,000 sq. ft.
  - 2) Single-family detached subdivisions, with minimum net lot sizes of less than 3,000 sq. ft.

- 3) All multi-family developments, including but not limited to: attached single-family houses, townhomes, rowhouses, duets, condominiums and apartments. Typically, most public agencies do not apply open space requirements to duplexes.

To simplify the following discussions, staff has organized the topics using the above three categories.

**Question 4: What should minimum private open space requirements be?**

Standards for minimum private open space are usually very straight forward, in that for each unit within the accepted category (e.g. a zoning district, or the three types of project categories recommended by Staff) a minimum area is required. The following are some possible standards and recommendations:

- 1) Single family homes on 3,000-5,000 sq. ft. lots: Given that traditional yards are possible in homes in such projects, minimum standards could range from 400 sq. ft. (San Jose) to 500 sq. ft. per unit (Modesto). A minimum dimension of 15' is also common.
  - A recommended minimum of 500 sq. ft. would result in a minimum rear yard of approximately 25' x 20' per unit.
- 2) Single family homes with lots of less than 3,000 sq. ft.: Traditional yards may or may not be possible in homes within such projects; for example, yards within the Trumark Paseos projects were basically side yard service areas, ranging in width from 3' to 7'. As an alternative, such projects could be required to provide homes with front patios or porches. While these types of private open spaces are not traditionally behind tall fences as they might be in a rear yard, such private areas can be partially screened and physically separated from public and/or common areas, providing a useful private open space area.
  - For these types of very small lot projects, standards for private open space are yet to be common. A possible minimum standard could be to require each unit to have either a front porch or patio, or very small fenced yard, ranging in size from 80 sq. ft. to 150 sq. ft., with a minimum dimension ranging from 7' to 10'.
- 3) Multi-family units: Requirements for ground level patios and upper level decks and/or balconies are common, with minimum standards ranging from 100 sq. ft. (West Hollywood) to 120 sq. ft. per unit (Fairfield). Minimum dimensions of 6', 7' and 10' are also common. In Martinez, since there had been almost no multi-family construction in recent decades until the construction of townhomes at 1111 Haven Street and Vila Del Sol at Berrellesa Street at Marina Vista, the issue has largely been moot. As Planned Developments, the two projects above were approved without private open space, and there was no opposition to these proposals. But the relative small size of the two projects (12 and eight units, respectively) and their proximity to Downtown may have made the lack of such spaces seen reasonable.

But the provision of such spaces may be seen as having value to future projects built at higher densities and/or further from Downtown and existing parks and public open spaces.

- A typical standard mandates a minimum 6' x 10' sized deck for each unit. Such a standard could be waived for projects under a certain size (e.g. less than five units) or waived for projects within a certain geographical area with a relatively higher level of public amenities (such as within the Downtown Specific Plan Area).

**Question 5: What should minimum common open space requirements be?**

Standards for minimum common open space areas tend to be less straight forward and more varied than for private open space. The ways minimum requirements can be organized are: a percentage of total site area (Fairfield), a minimum sized area per ranges of project size, in number of total units within a project (West Hollywood) or as an aggregation of a requirement of area per unit (Modesto and San Jose). Some combination of the *minimum size of common open space per project size* approach (West Hollywood) and the aggregation of *minimum area per each unit* approach (Modesto and San Jose) appears to have the most utility for ease of implementation.

Other variables more related to standards for minimum common open space than for private are the minimum thresholds for both the size of projects for which common open space is required, and what size of space is considered large enough to have any value. West Hollywood has very low thresholds, requiring common open space for projects with three units or more, and requiring as a minimum a relatively small space of only 200 sq. ft. (an area of approximately 14' x 14'). In comparison, San Jose has relatively large thresholds, requiring common open space for small lot projects with 21 units or more at a rate of 150 sq. ft./unit, thus requiring a relatively large minimum space of 3,150 sq ft. Modesto's small lot standards have similar thresholds, requiring common open space for small lot projects with 15 units or more at a rate of 300 sq. ft./unit, thus also requiring a relatively large minimum space of 4,500 sq. ft. Based on the three categories recommended by staff, the following offers some possible standards:

1) Single family homes on 3,000-5,000 sq. ft. lots: Given that homes in such projects can provide traditional yards that are closer in size to those found in conventional subdivisions the need for common open space may not be great, as the individual private yard areas can at least accommodate some of the amenities associated with the traditional back yard of a single-family home. A relatively large minimum number of units to trigger common open space requirements may be appropriate, as only those larger amenities, which would not fit in a back yard, may be desired:

- A minimum threshold, requiring common open space only for projects with 25 units or more, at a rate of 200 sq. ft./unit, is recommended. Such a standard would result in a relatively large minimum space of 5,000 sq. ft. A requirement that the 5,000 sq. ft. area be contained with a rectangle, with a minimum dimension of 50' is also recommended. Such a sized area could accommodate a

play area or small pool/spa.

2) Single family homes with lots of less than 3,000 sq. ft.: Given that traditional yards may or may not be possible in homes within such projects, the need for common open space is greater than with more traditional single-family home projects discussed above. Given that the requirements for private open space areas are generally less than the above category, the requirement that greater common open space be provided should be considered. It is also important to note that since homes in this category may not include private yards, there will be a greater need for common open space to accommodate such amenities:

- A minimum threshold, requiring common open space for projects with 13 units or more, at a rate of 250 sq. ft./unit, is recommended. Such a standard would result in a minimum space of 3,250 sq ft. A requirement that this area be contained within a rectangle with a minimum dimension of 45' is also recommended. An area of such size can accommodate a picnic area or small play area. Had the City been able to impose this proposed standard on the 70-unit Trumark Paseos project, approximately .4 acres would have been required, almost double the amount ultimately approved.

3) Multi-family units: During the discussions regarding projects such as the townhomes at 1111 Haven Street and Vila Del Sol at Berrellesa Street at Marina Vista, the possible inclusion of common open space was not pursued, as it was felt small common open spaces would not add a valuable amenity for the residents of these projects. But as previously discussed, such spaces may be seen as having value within future projects built at higher densities and/or further from Downtown and existing parks and public open spaces. In addressing the question of how small is too small, established recreation planning standards rarely recognize spaces less than 500 sq. ft. (an area of 22.36' x 22.36') as having any possible value; others place the minimum as high as 2,500 sq. ft. (an area of 50' x 50'). Minimum requirements based on area per unit requirements of between 50 to 150 sq. ft. are common:

- A minimum threshold, requiring common open space for projects with nine units or more, at a rate of 150 sq. ft./unit, is recommended. Such a standard would result in a minimum space of 1,350 sq ft. A requirement that this area be contained within a rectangle with a minimum dimension of 30' is also recommended. An area of such size can accommodate a small picnic area or tot's play area.

#### **Question 6: Can private and common open space requirements be combined?**

While some cities, such as San Jose, allow a type of mix and match of private and common open space areas to arrive at a total open space per unit requirement, such standards may make it harder to administer any new standards once adopted, as well as possibly foster, rather than hinder, using small left over spaces as amenities. Furthermore, both the Planned Development and variance processes will always

provide needed flexibility for special situations. The Planned Development allows applicants with relatively large projects the ability to provide evidence that alternate standards would be effective in providing the desired open space.

### **Question 7: Regulations as opposed to Guidelines?**

As a final question, it should be noted that while the Cities of West Hollywood and Fairfield have enacted standards as regulations adopted by ordinance, San Jose and Modesto have adopted guidelines, adopted by resolution. Guidelines are typically more effective in implementing more qualitative (e.g. not numerical) policies, such as design review, where a great amount of flexibility is desirable. Quantifiable requirements, such as the proposed open space requirements, intrinsically lend themselves to implementation through ordinance. Staff recommends the adoption of standards, because as stated above, both the Planned Development and variance processes will always provide needed flexibility for special situations.

### **RECOMMENDATION AND ACTION**

Review recommendations, accept public comment, and provide input and direction to staff.

### **ATTACHMENTS**

Martinez's existing open space regulations

Tabular summation of the following Cities' open space requirements:

- San Jose
- Fairfield
- Modesto
- West Hollywood

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**CITY OF MARTINEZ- EXISTING OPEN SPACE REGULATIONS**

**22.04.560 Usable Open Space.**

*"Usable open space" means outdoor area on ground, roof, balcony, deck or porch which is designed and accessible for outdoor living, recreation, utility space, pedestrian access or landscaping. Such areas:*

- A. Shall not include off-street parking space or driveways;*
- B. Shall not include the required front yard nor the street side yard of any corner lot, except that any portion of such yard which is located beyond the first 16 feet may be included if it meets all other qualifications of usable open space;*
- C. Shall have a minimum dimension of 12 feet in any direction and a minimum of area of 200 square feet, provided:*
  - 1. Balconies may be included if they have a minimum dimension of 7 feet and a minimum area of 80 square feet, and*
  - 2. Roof, deck and/or porch areas may be included if they have a minimum dimension of 10 feet and a minimum area of 120 square feet and are designed to be accessible to and usable by the occupants of the building(s). (Ord. 822 C.S. § 2 (part), 1975: prior code § 10,102.4(55).)*

**22.12.250 Usable Open Space.**

*The minimum usable open space per dwelling unit for multifamily residential structures in residential districts shall comply with the provisions in Table I.*

**TABLE I**

<b>District</b>	<b>Minimum Usable Open Space Per Dwelling Unit</b>
<i>R-1.5</i>	<i>400 square feet</i>
<i>R-2.5</i>	<i>450 square feet</i>
<i>R-3.5</i>	<i>500 square feet</i>

(Ord. 822 C.S. § 2 (part), 1975: prior code § 10,103.14.)



**CITY OF SAN JOSE, Open Space Guidelines, SMALL LOT & MULTI-FAMILY**

<b>CITY OF SAN JOSE, Open Space Guidelines, SMALL LOT &amp; MULTI-FAMILY</b>		<b>TOTAL</b>
<b>(ORGANIZED BY HOUSING TYPE)</b>	<b>Private</b>	<b>Common</b>
<p><b>Flats &amp; Stacked Units</b> (multifamily on ground)</p> <ul style="list-style-type: none"> <li>• units attached on one or more sides, and vertically stacked</li> <li>• vehicular typically in common lots</li> <li>• front door is typically from walk up court</li> <li>• 16-29 du/acre (from 2,500 sq. ft. down to 1,500 sq. ft. site area/unit)</li> </ul>	<p align="center"><u>60 sq ft.</u></p> <p>(minimum dimension 6'; typical space would be 8' x 8' or 6' x 10')</p>	<p><u>60-120 sq. ft./per unit</u> (projects of 7 units or less)</p> <p><u>260 sq. ft./per unit</u> (projects of 8 units or more)</p>
<p><b>Urban &amp; Mixed Use</b> (multifamily on podium)</p> <ul style="list-style-type: none"> <li>• units attached on one or more sides, vertically stacked, and on top of podium with parking or non-residential uses below</li> <li>• front door is typically from walk up court, or interior hallway</li> <li>• 20-35 du/acre (from 2,000 sq. ft. down to 1,250 sq. ft. site area/unit)</li> </ul>	<p align="center"><u>100 sq. ft./per unit</u></p>	<p><u>160 sq. ft./per unit</u></p>

**CITY OF FAIRFIELD, Open Space Regulations, SMALL LOT & MULTI-FAMILY**

<b>(ORGANIZED BY ZONING DISTRICT &amp; HOUSING TYPE)</b>	<b>Private</b>	<b>Common</b>	<b>TOTAL</b>
<p><b>RLM District - Small Lots</b></p> <ul style="list-style-type: none"> <li>• units are either un-attached or units attached on one or more sides, but never stacked</li> <li>• 4 1/2--8 du/acre (from 9,500 sq. ft. down to 5,000 sq. ft. site area/unit)</li> <li>• Individual lot sizes less than 2,500 sq. ft. down to no minimum for attached units</li> </ul>	<p><u>450 sq. ft.</u></p> <p>(minimum dimension 13'; typical space would be 15' x 30' or 13' x 35')</p>	<p><u>5% of net project area*</u></p> <p>*only required for projects with more than 20 units</p>	<p><u>450 sq. ft./per unit</u> (projects of 20 unit or less)</p> <p><u>450 sq. ft./per unit + common area (variable)</u> (projects of 21 units or more)</p>
<p><b>RM District - Small Lots</b></p> <ul style="list-style-type: none"> <li>• units are either un-attached or units attached on one or more sides, but never stacked</li> <li>• 8-15 du/acre (from 5,000 sq. ft. down to 3,000 sq. ft. site area/unit)</li> <li>• Individual lot sizes less than 2,500 sq. ft. down to no minimum for attached units</li> </ul>			

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CITY OF FAIRFIELD, Open Space Regulations, SMALL LOT & MULTI-FAMILY			
(ORGANIZED BY ZONING DISTRICT & HOUSING TYPE)	Private	Common	TOTAL
<b>RLM District - Multi-family</b> <ul style="list-style-type: none"> <li>units attached on one or more sides, and vertically stacked</li> <li>up to 8 du/acre (down to 5,000 sq. ft. site area/unit)</li> </ul>	<u>60 sq. ft. - upper level</u>  <u>120 sq. ft. - ground level</u> (minimum depth of patio is 10' typical ground level space would be 10' x 12')	<u>50% of net project area*</u>  "not less than 50% of the required common open space in shall be useable having a minimum dimension of 20' x 35' and be improved for passive or active open space"  [de-facto minimum of <u>25% net project area with 700 sq. ft. minimum</u> ]*  *only required for projects with more than 4 units - thus a 5 unit project would require a 700 sq. ft. area	<u>60-120 sq. ft./per unit (projects of 4 units or less)</u>  <u>60-120 sq. ft. + common area (variable) (projects of 5 units or more)</u>
<b>RM District - Multi-family</b> <ul style="list-style-type: none"> <li>units attached on one or more sides, and vertically stacked</li> <li>8-15 du/acre (from 5,000 sq. ft. down to 3,000 sq. ft. site area/unit)</li> </ul>	<u>48 sq ft. - upper level</u>  <u>80 sq. ft. - ground level</u> (minimum depth of patio is 10' typical ground level space would be 8' x 10')	<u>45% of net project area*</u>  "not less than 50% of the required common open space in shall be useable having a minimum dimension of 20' x 35' and be improved for passive or active open space"  [de-facto min. of <u>22½% net project area with 700 sq. ft. minimum</u> ]*  *only required for projects with more than 4 units - thus a 5 unit project would require a 700 sq. ft. area	<u>48-80 sq. ft./per unit (projects of 4 units or less)</u>  <u>48-80 sq. ft. + common area (variable) (projects of 5 units or more)</u>

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**CITY OF FAIRFIELD, Open Space Regulations, SMALL LOT & MULTI-FAMILY**

**Private**

**Common**

**TOTAL**

(ORGANIZED BY ZONING DISTRICT & HOUSING TYPE)

**RH District - Multi-family**

- units attached on one or more sides, and vertically stacked
- 15-22 du/acre (from 3,000 sq. ft. down to 2,000 sq. ft. site area/unit)

**Private**

40% of net project area\*

"not less than 50% of the required common open space in shall be useable having a minimum dimension of 20' x 35' and be improved for passive or active open space"

**Common**

48-80 sq. ft./per unit (projects of 4 units or less)

48-80 sq. ft. + common area (variable) (projects of 5 units or more)

48 sq ft. - upper level

80 sq. ft. - ground level

(minimum depth of patio is 10')

typical ground level space would be 8' x 10')

[de-facto min. of 20% net project area with 700 sq. ft. minimum]\*

\*only required for projects with more than 4 units - thus a 5 unit project would require a 700 sq. ft. area

48-80 sq. ft. + common area (variable) (projects of 5 units or more)

**RVH District - Multi-family**

- units attached on one or more sides, and vertically stacked
- 22-32 du/acre (from 2,000 sq. ft. down to 1,250 sq. ft. site area/unit)

**Private**

35% of "net project area"

"not less than 50% of the required common open space in shall be useable having a minimum dimension of 20' x 35' and be improved for passive or active open space"

**Common**

48-80 sq. ft. + common area (variable) (projects of 5 units or more)

[de-facto min. of 17½% net project area with 700 sq. ft. minimum]\*

\*only required for projects with more than 4 units - thus a 5 unit project would require a 700 sq. ft. area

CITY OF FAIRFIELD, Open Space Regulations, SMALL LOT & MULTI-FAMILY			
(ORGANIZED BY ZONING DISTRICT & HOUSING TYPE)	Private	Common	TOTAL
<p><b>R-M/H/VH Districts - in-fill Multi-family</b></p> <ul style="list-style-type: none"> <li>units attached on one or more sides, and vertically stacked</li> <li>special relaxed standards for lots of <u>3 acre or less</u> adjacent to existing multi-family complexes</li> </ul>	<p><u>48 sq ft. - upper level</u></p> <p><u>80 sq. ft. - ground level</u></p> <p>(minimum depth of patio is 10'</p> <p>typical ground level space would be 8' x 10')</p>	<p>25% of net project area*</p> <p>"not less than 50% of the required <u>common open space</u> in shall be <u>useable</u> having a minimum dimension of 20' x 35' and be improved for passive or active open space"</p> <p>[de-facto min. of <u>12½% net project area with 700 sq. ft. minimum</u>]*</p> <p>*only required for projects with more than 10 units - thus a 11 unit project would require a 700 sq. ft. area</p>	<p><u>48-80 sq. ft./per unit</u> (projects of 10 units or less)</p> <p><u>48-80 sq. ft. + common area (variable)</u> (projects of 11 units or more)</p>

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CITY OF MODESTO, Open Space Guidelines, SMALL LOT			
	Private	Common	TOTAL
<p>(ORGANIZED BY LOT SIZE)</p> <p><b>Projects with lot sizes of 3,000 - 5,000 sq. ft.</b> (small lot single family)</p> <ul style="list-style-type: none"> <li>• units are un-attached on all sides</li> <li>• vehicular access from parking court or alley</li> <li>• front door may be from street or vehicular court</li> <li>• 7-12 du/acre (from 6,000 sq. ft. down to 3,500 sq. ft. site area/unit)</li> <li>• Individual lot sizes less than 5,000 sq. ft. down to 3,000 sq. ft.</li> </ul>	<p><u>500 sq. ft.</u></p> <p>(minimum dimension 15'; typical space would be 20' x 20' or 15' x 27')</p>	<p><u>250 sq. ft./per unit</u></p> <p>(3,750 sq. ft. minimum)*</p> <p>*only required for projects with more than 14 units - thus a 15 unit project would require a 3,150 sq. ft. area.</p> <ul style="list-style-type: none"> <li>• "The Common &lt;open space&gt; requirement may be reduced if the project is immediately adjacent to a public park."</li> </ul>	<p><u>500 sq. ft./per unit</u> (projects of 14 unit or less)</p> <p><u>750 sq. ft./per unit</u> (projects of 15 units or more)</p>
<p><b>Projects with lot sizes of less than 3,000 sq. ft.</b> (smaller lot single family)</p> <ul style="list-style-type: none"> <li>• units are un-attached on all sides</li> <li>• vehicular access from parking court or alley</li> <li>• front door may be from vehicular court or from paseo pathway</li> <li>• 8-16 du/acre (from 5,000 sq. ft. down to 3,000 sq. ft. site area/unit)</li> <li>• Individual lot sizes less than 3,000 sq. ft. down to 2,000 sq. ft.</li> </ul>	<p><u>300 sq. ft.</u></p> <p>(minimum dimension 15'; typical space would be 17½' x 17½' or 15' x 20')</p>	<p><u>300 sq. ft./per unit</u></p> <p>(4,500 sq. ft. minimum)*</p> <p>*only required for projects with more than 14 units - thus a 15 unit project would require a 4,500 sq. ft. area.</p> <ul style="list-style-type: none"> <li>• "The Common &lt;open space&gt; requirement may be reduced if the project is immediately adjacent to a public park."</li> </ul>	<p><u>300 sq. ft./per unit</u> (projects of 14 unit or less)</p> <p><u>600 sq. ft./per unit</u> (projects of 15 units or more)</p>

CITY OF WEST HOLLYWOOD, Open Space Regulations, MULTI-FAMILY		
(ORGANIZED BY PROJECT SIZE)	Private	Common
		TOTAL
3 - 4 units		<p><u>200 sq. ft.</u> (minimum dimension 15'; typical space would be 15' x 13½')</p>
5 - 10 units		<p><u>500 sq. ft.</u> (minimum dimension 15'; typical space would be 15' x 33½' or 20' x 25')</p>
11 - 30 units	<p><u>100 sq. ft.</u> (minimum dimension 7'; typical space would be 7' x 15' or 10' x 30')</p>	<p><u>1,000 sq. ft.</u> (minimum dimension 15'; typical space would be 20' x 50' or 30' x 33½')</p>
31 or more units		<p><u>2,000 sq. ft.</u> (minimum dimension 15'; typical space would be 30' x 67' or 45' x 45')</p>
		<p><u>150 sq. ft. – 167 sq. ft.</u> per unit</p>
		<p><u>150 sq. ft. – 200 sq. ft.</u> per unit</p>
		<p><u>134 sq. ft. – 191 sq. ft.</u> per unit</p>
		<p><u>164 sq. ft./per unit</u> (projects of 31 units)</p> <p><u>134 sq. ft./per unit</u> (projects of 60 units)</p> <p><u>120 sq. ft./per unit</u> (projects of 100 units)</p>

GP