

ORDINANCE NO. 137

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF YUCCA VALLEY, CALIFORNIA, AMENDING TITLE 8, DIVISION 4, CHAPTER 3, SECTION 84.0330 (MULTIPLE RESIDENTIAL) OF THE SAN BERNARDINO COUNTY CODE AS ADOPTED AND AMENDED BY THE TOWN OF YUCCA VALLEY RELATING TO PERMITTED LAND USES IN THE MULTIPLE RESIDENTIAL DISTRICT (DCA-04-02).

The Town Council of the Town of Yucca Valley does ordain as follows:

SECTION 1. Development Code Amended.

1.1 Section 84.0330 of Title 8, Division 4, Chapter 3 of the Development Code of the San Bernardino County Code as adopted and amended by the Town of Yucca Valley is hereby further amended to read as follows:

“Sections: 84.0330 Multiple Residential District (RM).

The Multiple Residential (RM) District shall be located as specified by the Town of Yucca Valley General Plan.

- (a) **GENERAL PROVISIONS:** The specific purposes of the Multiple Residential District regulations are to:
- (1) Provide appropriately located areas for multiple family dwellings that are consistent with the General Plan and the standards of public health and safety established by the Yucca Valley Municipal Code;
 - (2) Provide adequate light, air, privacy, and open space for each dwelling unit and protect residents from the harmful effects of excessive noise, population density, traffic congestion and other adverse environmental impacts;
 - (3) Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment; and
 - (4) Insure the provisions of public services and facilities needed to accommodate planned population densities.
- (b) **USE CLASSIFICATIONS:** In the following schedule, the letter “P” designate use classifications permitted in the RM District, the letters “PD” designate use classification allowed on approval of a Planned Development, the letters “LSP” designate use classification allowed on approval of a Livestock Permit, the letters “SUP” designate use classification allowed on approval of a Special Use Permit, the letters “CUP” designate use classification allowed on approval of a Conditional Use Permit, the letters “SPR” designate use classification allowed on approval of a Site Plan Review.

RM (Multiple Residential) Use Classification		P Permitted SUP Special Use Permit CUP Conditional Use Permit PD Planned Residential Development LSP Livestock Permit SPR Site Plan Review
Use	Zoning District	Additional Use Regulations
	RM (9-14 du/ac)	
Family Day Care Homes: Large Small	CUP P	Refer to Additional Uses Section of Development Code
Home Occupations	HOP	Refer to HOP Section of Development Code
Institutional Uses	CUP	Refer to Additional Uses Section of Development Code
2 – 3 Dwelling Units	P	(1)(2)
4 or more Dwelling Units	SPR	--
Planned Residential Dev.	PD	
Single Family Dwelling	P	Refer to Single Family Residential Design Standards
Mobilehome Park	CUP	Not to exceed the underlying land use density on minimum parcel size of ten (10) acres
Accessory Animal Keeping	P	Refer to Accessory Animal Ord.
Row, field, tree, and nursery crop cultivation	P	Min. parcel size of 10,000 s.f. or greater Any structure associated with activity is limited to 1,000 s.f.

- (1) A project with less than the minimum lot size may be allowed if additional vacant parcels can not be utilized to achieve the minimum lot size subject to SPR approval.
- (2) A project on a parcel whereby surrounding development prohibits additional lots from being utilized is allowed without the requirement of a SPR.

(c) **SITE DEVELOPMENT STANDARDS:** The following schedule prescribes

development regulations for the Multiple Residential District:

Multiple Residential (RM) Site Development Standards	
Minimum Lot Size (square feet)	18,000
Max. Housing Density (du/ac)	see map prefix
Minimum Lot Dimension (width/Depth in ft.)	100/150
Yards (setbacks):	(1), (2), (3)
Front	25
Side (ft. per story)	10
Arterial Street Side	35
Local Street Side	25
Rear (ft. per story)	10
Maximum Structure Height:	35
Maximum Lot Coverage	60%
Minimum District Size (Acres)	10

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- (1) The setbacks delineated in this table shall be the standard unless a different setback is delineated on said Final Map, Parcel Map, or Composite Development Plan.
 - (2) Reduced setbacks may be allowed pursuant to Section 87.0510 unless otherwise stated in this Section.
 - (3) A Final or parcel map may establish front yard setbacks no less than twenty-two (22) feet provided the average setback of all parcels is at least twenty-five (25).

(d) **SITE PLANNING AND DESIGN.** Multi-family residential developments shall be sited to respond to and respect property views, site features, existing topography, dwelling unit privacy and any adjacent existing development. The following multi-family site planning standards shall be used to create a safe, neighborhood environment in the project area.

(1) **Integrate Structures into Natural Landforms**

- (A) Site grading shall recognize existing natural landforms and drainage patterns by providing an appropriate transition of architectural elements to grade. For example, in larger developments using the natural features as amenities by leaving natural drainage swales or rock outcroppings undisturbed and

orienting buildings and open spaces around them.

(e) **HOUSING STANDARDS**

(1) **Development Standards.** All multi-family housing projects shall comply with applicable site development standards of this Code. In addition, the following standards shall apply to multi-family projects:

(A) **Minimum Lot Size.** The minimum lot size required for a multi-family housing project shall be two (2) acres. Developers, however, are encouraged to utilize two or more existing lots in a development project and integrate access, parking and other design features.

(B) **Separation Between Buildings.** The minimum required separation between buildings containing three (3) or more dwelling units shall be twenty-five (25) feet. The minimum separation for accessory and other buildings shall be fifteen (15) feet.

(C) **Minimum Dwelling Unit Size.** The minimum dwelling unit size, exclusive of any balcony or private open space shall be as follows:

- (1) Studio apartment - 500 square feet;
- (2) One bedroom apartment - 650 square feet;
- (3) Two bedroom apartment – 750 square feet;
- (4) Three bedroom apartment and larger - 1,000 square feet.

(D) **Required Open Space:** In addition to any other open space requirements of this Code, all multi-family projects shall provide the following amounts of open space:

(1) **Private open space.** The following private open space shall be provided. Private open space shall be accessible from the dwelling unit served and not from other units.

(a) **Duplex (2 units) & Triplex (3 units).** Each dwelling unit shall be provided with a useable private open space area in the form of a courtyard, patio, or garden, or combination thereof, with a minimum area of four hundred fifty (450) square-feet and a minimum dimension of fifteen (15) feet.

(b) **Other multi-family dwelling units (4 or more units).** Ground floor units shall be provided with a private (walled) patio, balcony or courtyard with minimum area of one hundred fifty (150) square-feet. Units located above ground floor units shall be provided with at least one seventy-five (75) square-feet in area.

(c) **Private open space waived.** Private open space may be waived if an additional two hundred (200) square-feet of minimum dwelling unit size is provided in addition to the minimum dwelling unit size as specified in the Code.

- (2) **Common Useable Open Space.** All multi-family developments, with the exception of duplexes and triplexes, shall provide not less than thirty (30) percent of the net site area as common useable open space.
- (3) **Common Useable Open Space Standards.** Common useable open space shall meet the following requirements:
 - (a) Useable open space areas shall not include rights-of-way, vehicle parking areas, areas adjacent to or between structures less than fifteen (15) feet apart, required front setbacks, private open space areas, or areas with slopes exceeding fifteen (15) percent;
 - (b) Such areas shall be planted with turf or ground cover, or other landscaping material that will control dust;
 - (c) Such areas shall be screened from streets and adjacent sites;
 - (d) Common useable open space areas shall not be obstructed except by improvements that enhance the usability, such as swimming pools, fountains, sunshades, and plantings.

(E) **Required Amenities.** The following amenities are required:

- (1) A minimum two hundred (200) square-feet per unit of common open space shall be devoted to recreational amenities. The quantity shall be as described in the Table below.
- (2) All multi-family housing developments shall provide recreational amenities within the site which may include: swimming pool and spa, clubhouse; tot lot with play equipment; picnic shelter/barbecue area with seating; court game facilities such as tennis, basketball or racquetball; softball or baseball fields or day care centers.
- (3) The type of amenities shall be reviewed and approved with the Site Plan Review process for the project. Additional amenity(s) may be required if the Planning Commission determines that the proposed amenity(s) are not of a quality that is in keeping with the number of dwelling units/scope of the project.

The number of amenities provided per project shall be provided in accordance with the following Table:

Number of Dwelling Units	Number of Amenities Required
0-3	Private outdoor space 450 sq. ft.
4-10	1
11-50	2
51-100	3
101-200	4

- (F) **Landscaped Setback Required.** A minimum landscape setback area of fifteen (15) feet as measured from the property line shall be provided along each street frontage of the project.
- (G) **Permitted Installations within the required Building Setback Lines.** Unless specifically regulated by another section of this Code or the Town Municipal Code, permitted installations within the required building setback lines may include landscaping, garden walls, parking lots, recreational facilities (side and rear only), entry statements (decorative block/stucco, boulders, signage), sidewalks and driveways, underground utilities, lighting and similar fixtures.
- (H) **Pedestrian Circulation.** An interior walkway system with a minimum width of four (4) feet shall be incorporated into the project for the purposes of providing direct access to and from all individual dwelling units, trash storage areas, parking areas, recreational areas and other outdoor common areas.
- (I) **Parking.** The number of required parking spaces shall be in conformance with the *Parking Code*.
- (J) **Laundry Facilities.**
- (1) Common laundry facilities of sufficient number and accessibility consistent with the Uniform Building Code shall be provided; or
 - (2) Each dwelling unit shall be plumbed and wired for a washing machine and dryer.
- (K) **Lighting**
- (1) The following areas shall be lighted during the hours of darkness in a manner consistent with the *Outdoor Lighting Ordinance*:
 - Private streets and drive aisles;
 - Parking areas;
 - Walkways or pedestrian paths;
 - Individual dwelling entries;
 - Addresses;
 - Recreational facilities;
 - Active outdoor play areas, and
 - Project entryways.
- (L) **Trash Enclosures.** Trash enclosures shall be provided in accordance with *Title 9, Chapter 9.60 Trash Enclosure Collection and Loading of Recycling Materials in Development Projects of the Yucca Valley Municipal Code*. One (1) trash enclosure per ten (10) units shall be located at convenient distances from the buildings they serve and sited to minimize visual and odor impacts

to abutting properties.

- (M) **Buffer Areas.** There shall be a minimum fifteen (15) foot wide planted buffer between new multi-family residential development and existing single family developments or single family land use districts.

(f) **MULTI-FAMILY DESIGN GUIDELINES**

- (1) **Purpose:** The Town Council finds that the general quality of multifamily development throughout the Town necessitates the implementation of better development standards than currently exists. The lack of architectural articulation, landscaping, proper parking accommodations, suitable amenity packages and other design features adversely affects the quality of life for multi-family development residents and adversely affects property values in these areas. Multi-family housing design standards are necessary to improve and maintain the quality of multi-family housing for the safety and benefit of residents and for the preservation of property values in the vicinity of multi-family neighborhoods.

Further, and in general, multi-family and cluster housing, because of their higher densities, tend to generate large parking areas and a decrease in private open space. If not properly designed, parking facilities can dominate the site and relegate open spaces to left over areas not related to the structure and not useful to the residents. Multi-family developments surrounded by high walls and parking lots or rows of carports along public streets are examples of undesirable design features. These design standards are intended to mitigate these undesirable design features and promote a pleasant residential environment within the context of higher density development within the Town.

- (2) **Objectives.** The following are objectives of the Design Standards:
 - (A) Introduce a clear and consistent set of standards designed to assist the development community in comprehending the Town's intent in regulating design quality and insuring that long term interests of the community are met;
 - (B) Create an environmentally based set of standards intended to realistically reflect natural constraints and development opportunities;
 - (C) To enhance and preserve neighborhoods and property values by providing good quality design;
 - (D) Improve site planning and appearance through the application of modern and creative solutions to commonly repeated design problems found throughout the Town;
- (3) **Site Planning and Design.** Multi-family residential developments shall be sited to respond to and respect property views, site features, existing topography, dwelling unit privacy and any adjacent existing development. The following multi-family site planning standards shall be used to create a safe, neighborhood environment in the

project area.

(A) **Integrate Structures into Natural Landforms**

- (1) Site grading shall recognize existing natural landforms and drainage patterns by providing an appropriate transition of architectural elements to grade. For example, in larger developments use the natural features as amenities by leaving natural drainage swales or rock outcroppings undisturbed and orienting buildings and open spaces around them.
- (2) Building pads and vehicle circulation shall generally follow contour lines rather than cross them. When a building must cross contour lines, step building pads down the slope rather than mass grading the site.
- (3) The grading plan shall direct and provide for an adequate flow of surface run-off to catch basins while contouring the land to blend with existing conditions at the boundaries of the site.

(B) **Neighborhood Compatibility.** New multi-family residential development shall relate to adjacent single family residential districts in the following ways:

- (1) By stepping down the scale, height, and density of buildings at the edges of the development when surrounding neighborhoods are of lower density or smaller scale. Step the building down at the ends or sides nearest the single family unit to a height approximately equal to that of the adjacent single family residence (or of typical single family residences in the vicinity if adjacent to an undeveloped single family zoning district).
- (2) By incorporating architectural elements and materials that are similar to those used in the neighborhood.
- (3) By including a front yard that is similar to a single family residence.
- (4) By locating parking areas within the project interior or at the side or back when necessary to achieve the "residential front yard" appearance.

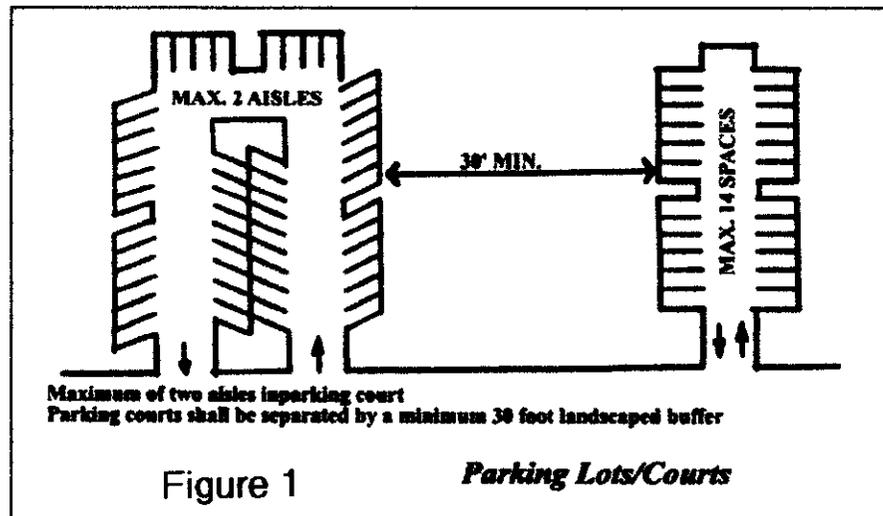
(4) **Entry Drives.** The principal vehicular access into a multi-family development shall be through an entry drive rather than a parking drive. Entry drives provide access to parking areas free from parking and backing out movements, parking drives lead through parking stall areas and can be interrupted by vehicles pulling into or out of parking spaces. Colored, textured paving (i.e., interlocking pavers) treatment at the entry drives is encouraged.

(A) **Entry Statements**

- (1) **Entry Statement Standards.** Projects with ten or more units shall include vehicular and pedestrian entry statements that shall be consistent with the following:

- (a) Provide one visually dominant entry to the development that conveys a sense of arrival;
 - (b) Entry statements shall provide an open view into the development with landscaping and project directories;
 - (c) Design the entry to provide a transition from the outside to an internal visual focus, such as landscaping, a water feature, sculpture or a building;
 - (d) Special attention shall be given to hardscape and landscape treatments at the entry to enhance the overall image of the development. An entry statement shall consist of at least two of the following items:
 - Hardscape structure (trellis, decorative, low garden wall with berming, guardhouse, decorative gate);
 - Specimen landscaping (large, distinctive vegetation, i.e., relocated Joshua trees) or mature trees;
 - Large boulder groupings;
 - Water saving and easy maintenance fountains;
 - Textured or stamped concrete;
 - Monument signage with accompanying landscape and berming; or
 - Other comparable installations.
- (6) **Clustering of Units**
- (A) **Consistent Application in Site Plan.** The clustering of multi-family units shall be a consistent site planning element. Structures composed of a series of simple yet varied planes assure compatibility and variety in overall building form.
 - (B) **Perimeter Arrangement.** Buildings shall be clustered to achieve a pleasing streetscape and visual variety at the perimeters of the development through variation in building siting, massing, orientation and landscaping.
 - (C) **Connections Between Building Clusters.** In multi-building developments, pedestrian paths shall be provided to connect buildings in the development with one another, on-site amenities and adjacent streets.
- (7) **On-Site Parking.** In multi-family developments, there are generally three ways to accommodate parking: Parking drives, parking lots/courts and garages within the residential structures. Projects with either long, monotonous parking drives or large, undivided parking lots are undesirable. The following standards shall be followed in the design of parking areas for multi-family developments.
- (A) **Parking Lot Layout**
 - (1) In general, parking areas shall be visible from the residential units that utilize them.
 - (2) Locate required resident parking spaces convenient to the units they serve.

- (3) The location of parking and drives shall minimize the points of conflict between pedestrian and vehicular traffic.
- (B) **Parking Area Landscaping**
- (1) At least one (1) landscape or shade tree shall be provided for every seven (7) spaces of open parking areas.
 - (2) Provide landscaped planters in parking areas to break up expanses of pavement.
 - (3) Parking drives, when located on the periphery of a project, tend to isolate the project from its surroundings. Perimeter parking drives are not desirable and shall be minimized. Where a parking area separates a group of dwellings from the street, pedestrian or bicycle paths consisting of contrasting paving material shall provide access from groups of dwellings to the street.
- (C) **Parking Lots/Courts (Figure 1)**
- (1) Parking courts shall not contain more than two (2) adjacent double-loaded parking aisles.
 - (2) The length of parking courts shall not exceed a length greater than one half (1/2) the length of the lot where they are located.
 - (3) Parking courts shall be separated by structures or by a landscape buffer of at least thirty (30) feet.



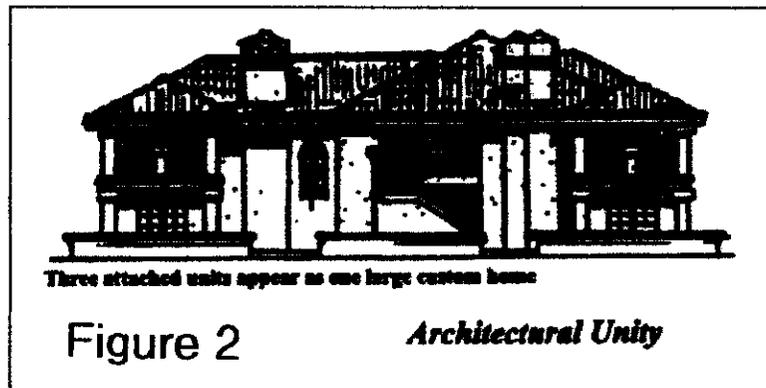
- (D) **Garages/Carports**
- (1) Incorporating carports into exterior project walls adjacent to streets is strongly discouraged.
 - (2) Provide a visual buffer between the fronts of carports and residential units by use of planting screens and/or architectural features.
 - (3) Provide landscaping on exposed sides of carport or garage structures.

- (E) **Parking within the Front Yard Building Setback.** Parking may be located within the required front yard if it is completely screened from the street by either a landscaped hedge or a decorative, architectural screen wall, integrated into the architecture of the building by use of similar materials or accent treatments.
 - (8) **Connections between Buildings.** In multi-family developments with three (3) or more buildings, pedestrian paths to facilitate circulation between buildings shall be provided.
 - (9) **Access to Amenities.** Provide a pedestrian path to facilitate access between residential units and parking areas, recreational facilities, mailboxes, common open space, and to connect the development to the Town-wide trails system where a project is adjacent to the system.
 - (10) **Arrangement of Open Space.** Required common open space shall be conveniently located for the majority of residents and private open spaces shall be located near the units they serve.
 - (11) **Visibility.** Multi-family developments shall have secure open space areas and children's play areas that are visible from the units.
 - (12) **Location of Amenities.** Recreational amenities shall be located adjacent to designated open space areas wherever possible.
 - (13) **Landscaped Areas**
 - (A) **Landscaping Considerations.** Landscaping is used to frame, soften and embellish the quality of the environment, to buffer units from noise or undesirable views, to break up large expanses of parking, and to separate frontage roads within the development from public streets. To accomplish these design objectives, a landscape needs vertical elements. Trees and tall shrubs are needed in addition to groundcover and can also be used to provide shading and climatic cooling of nearby residential units.
 - (B) **Landscape for Screening and Privacy.** Landscaping shall be used to maximize the privacy of adjacent single family residences. A minimum of twenty (20) percent of the trees used for screening purposes shall be twenty-four (24) inch box size when installed.
- (g) **MULTI-FAMILY ARCHITECTURAL DESIGN STANDARDS**
- (1) **Dwelling Unit Architecture**
 - (A) **General** New multi-family residential development shall relate to adjacent single family residential districts in the following ways:

- By stepping down the scale, height and density of buildings at the edges of the development when surrounding neighborhoods are of lower density or smaller scale. Step the building down at the ends or sides nearest the single family unit to a height approximately equal to that of the adjacent single family residence, or of typical single family residences in the vicinity if adjacent to an undeveloped single family zoning district.
- By incorporating architectural elements and materials that are similar to those used in the neighborhood.

(B) **Architectural Style.** While there is no particular architectural style required for multifamily residential structures, the focus shall be on the development of a high quality residential environment that provides variety and visual interest while still creating an overall unified image. Desert appropriate architectural styles shall be used to blend the development into the natural desert environment to the greatest extent possible. Desert appropriate styles will respond to desert conditions such as sun, wind, heat and cold. In selecting an architectural style, compatibility with surrounding character, including compatible building style, form, size, color, materials and roofline, shall be considered.

(C) **Architectural Unity and Variation.** Within multi-family developments containing several buildings, a common architectural theme among the buildings must be evident so that a unified image is presented. Within the unified image, each building should contain some identifying feature(s) that sets it apart from other buildings in the development so that an occupant can readily identify his/her building (Figure 2).



- (1) **Unified Development Image.** An overall unified image in a development with several buildings can be achieved through the use of common elements and/or materials. Multifamily buildings in such a context shall incorporate the following design principals:
- (a) Building form, roofline and primary materials shall represent

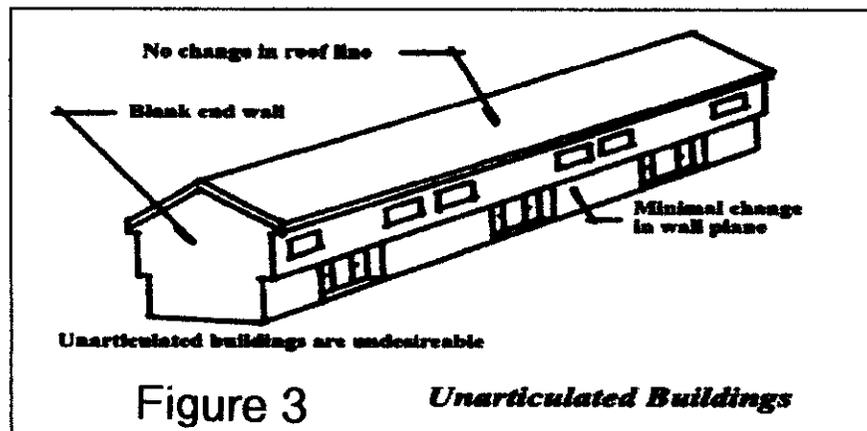
- a common theme throughout the development;
- (b) A similar architectural character shall be provided on all sides of a building. Repeat details on all sides of a building, make them appear functional and real;
- (c) Forms, colors, architectural details and landscape materials shall be consistent throughout the development. Variations for the purpose of establishing individuality among buildings within a group shall be consistent with an overall palette of materials and colors;
- (d) Building entries shall be integrated into the building architecture. Upper decks, balconies, stair towers, utility closets and mechanical screening shall be integrated into the building architecture rather than add-on elements to a finished facade or roof;
- (e) Interior and exterior storage areas shall be integrated into the building design to make them compatible with the building architecture.

(D) **Massing and Scale**

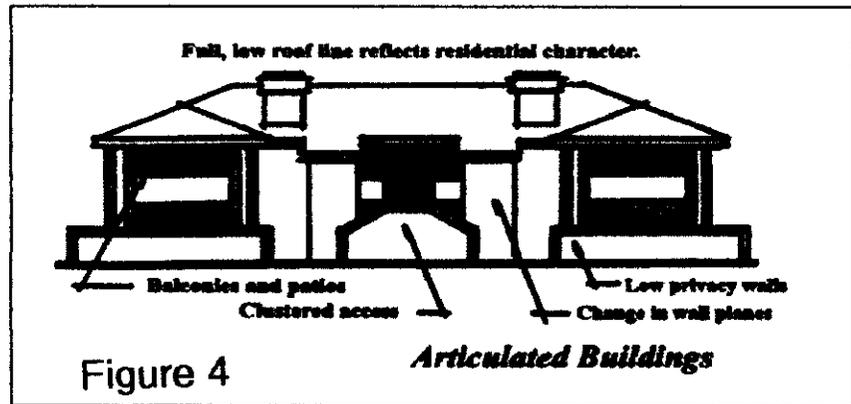
- (1) **Compatibility with Adjacent Single Family Residential Development.** Because multifamily developments are frequently taller than one story, their bulk can be imposing to surrounding uses, especially single family residential uses. The scale of multi-family developments shall be considered within the context of their surroundings. This Section is not intended to limit two-story buildings but to provide transitions in rooflines and articulation of buildings and rooflines. The scale of multi-family structures shall relate to adjacent single family residential structures in a manner consistent with this Code.

(E) **Mitigating Mass and Scale of Unarticulated Building Planes**

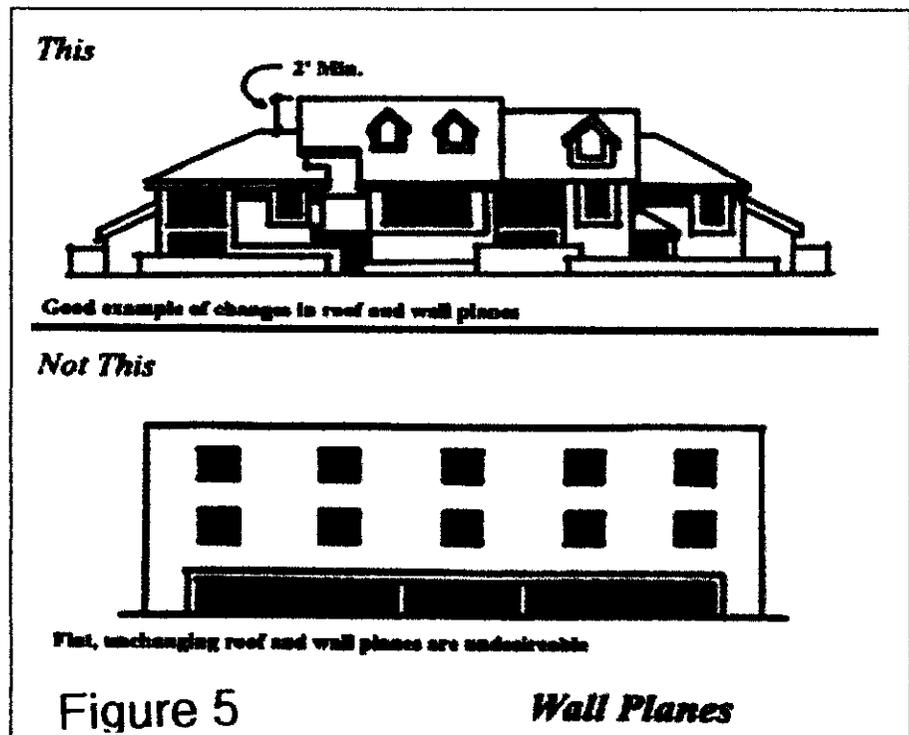
- (1) Blank end walls are not allowed. Instead, end walls shall be given some form of articulation or architectural treatment. (Figure 3)



- (2) Balconies, porches, patios and chimneys shall be integrated into multi-family structures to break up large wall masses, and to offset floor setbacks. (Figure 4)



- (3) Long barracks-like multi-family structures shall be avoided through the use of separations, changes in roof plane, horizontal offsets, and the inclusion of elements such as balconies, varied floor elevations, awnings, porches and patios. (Figure 5)



- (F) **Support Facilities, Compatibility with Primary Structures.** Support facilities such as laundry facilities, recreation buildings, sales/lease offices or temporary sales offices within multi-family developments shall be consistent in architectural design, form, colors and materials with the residential structures.
- (G) **Detached Garages.** Detached garages shall be designed as an integral part of the architecture of projects and shall be similar in style, form, scale, color, detailing and materials to the primary structure.
- (H) **Dwelling Unit Access and Entries**
 - (1) **Use in Providing Facade Articulation.** Entry areas shall be utilized to articulate building faces through recesses, covered porches, or other architectural treatments in such a manner as to increase the sense of arrival.
 - (2) **Provide Shelter.** Entries shall provide shelter from natural elements such as sun, rain and wind.
 - (3) **Shared Entries.** Access points to residential units shall be clustered in groups of four (4) or less. The use of long, monotonous balconies and corridors resulting in a "motel" type of appearance is discouraged.
 - (4) **Visibility.** Whenever possible, entrances to individual residential units shall be plainly visible from the parking areas that serve them.
 - (5) **Maximize Privacy.** Entries to individual units shall be spaced as far apart as possible to maximize privacy.
- (I) **Roofs.** The pitch and form of roofs are a visible community feature. A range of roof forms and roof pitches can add an appealing visual impact to the community streetscape.
 - (1) **Roof Overhangs.** Broad roof overhangs when compatible with the basic architectural theme of the structure are recommended to produce interest and to respond to climatic conditions, especially when used in combination with courtyards, porch enclosures, balconies and recesses.
 - (2) **Roof Materials.** The roofing material shall be constructed of nonreflective fire retardant materials and exhibit muted earth tones.
- (J) **Exterior Stairs, Integrate with Building Architecture**

- (1) In new buildings, simple, clean, bold projections of stairways integrated into the building architecture are encouraged to complement the architectural massing and form of the multi-family structure.
 - (2) Stairways integrated into the building architecture are encouraged in order to provide protection from natural elements such as sun and wind.
 - (3) Where modifications to existing multi-family residential structures include the addition of stairways, thin looking, open metal, pre-fabricated metal stairways shall be avoided. Instead, materials similar to the exterior of the building shall be used to architecturally link the stairway to the building.
- (K) **Walls and Fences.** Fencing requirements shall remain flexible, but installations shall take advantage of the natural features of the site like topography and vegetation.
- (1) **Privacy Screening.** Closed privacy fencing should be limited to the immediate area around the private open space areas or outbuildings. If wood fencing is proposed, the fencing shall be designed to withstand the frequent high desert winds. Chain link is not permitted.
 - (2) **Private Courtyards.** Private open space courtyards utilizing decorative walls providing shelter from wind are strongly encouraged.
 - (3) **Materials Within Front and Street Side Yards.** All walls and fences within the front yard or street side yard setback area shall be constructed of decorative materials such as split face or slump stone block, river rock or other similar materials that complement the materials used on the building or as approved by the Planning Commission.
 - (4) **Property Line Fencing.** Property line walls and fences shall be constructed of decorative materials such as rail fencing or split face block or slumpstone, or incorporate decorative enhancements such as caps or pilasters. Property line fencing with unadorned solid wood or cinder block is prohibited.
 - (5) **Articulation.** Where any solid wall or fence exceeds forty (40) feet in length, the wall or fence shall be visibly articulated by pilasters or changes in the wall plane such as insets for plantings. Such articulation shall occur at a minimum of forty (40) foot intervals. All

walls shall incorporate decorative caps.

(2) **Building Color**

- (A) Colors should be muted and lighter in value. Primary, bright, and fluorescent colors shall be avoided.
- (B) Prior to the painting of any multi-family building, the color scheme shall be approved by the Planning Division. Colors that are tan, light brown, or any muted or soft earth tones can be approved at staff level.

(3) **Glossary**

- **Articulated:** Changes in building surfaces through the use of alternating planes, windows, arches, moldings, cornices, rooflines, and other architectural elements having joints or segments which add additional depth or height to a structure.
- **Eaves:** The projecting overhang at the lower edge of a roof.
- **Facade:** The main face or front of the building.
- **Molding:** An ornamental strip used to decorate a surface, especially an upper wall.
- **Trellis:** An open framework or lattice used for training vines and climbing plants.

(f) **MULTI-FAMILY INFILL IN SINGLE FAMILY NEIGHBORHOODS.** New multi-family developments shall be integrated into an existing single family neighborhood so that they are compatible with adjacent structures and fit within the context of the existing neighborhood. Below are additional standards for these developments.

- (1) **Architectural Compatibility.** New multi-family developments in existing single family neighborhoods shall incorporate the architectural characteristics and maintain the scale of existing single family structures on the site and on adjacent property; for example, building height, window and door detailing, facade decoration, materials, color, roof style, roof pitch, porches, etc.
- (2) **Front Setbacks.** Front setbacks for new multi-family developments in existing single family neighborhoods shall be equal to or greater than the average front setbacks for the two adjacent properties. If one or both of the adjacent properties are vacant, then the average front setback shall be calculated on the next adjacent occupied properties.
- (3) **Site Design.** The site design of new multi-family developments in existing single family neighborhoods shall reflect the development patterns and scale of development of the surrounding neighborhood and any existing on-site single family structures, in terms of vehicular and pedestrian circulation, access, parking and landscaping. Any substandard conditions existing on the site shall be brought up to

standard with the new development.”

1.2 Section 88.0201 of Title 8, Division 8, Chapter 2 of the Development Code of the San Bernardino County Code as adopted by the Town of Yucca Valley is hereby repealed.

SECTION 2. NOTICE OF ADOPTION. Within fifteen (15) days after the adoption hereof, the Town Clerk shall certify to the adoption of this Ordinance and cause it to be published once in a newspaper of general circulation printed and published in the County and circulated in the Town pursuant to Section 36933 of the Government Code.

SECTION 3. EFFECTIVE DATE. This Ordinance shall become effective thirty (30) days from and after the date of its adoption.

APPROVED AND ADOPTED by the Town Council and signed by the Mayor and attested by the Town Clerk this 20th day of March, 2003.


MAYOR

ATTEST:


Town Clerk

APPROVED AS TO FORM:


Town Attorney

APPROVED AS TO CONTENT:


Town Manager

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

TOWN OF YUCCA VALLEY

I, Janet M. Anderson, Town Clerk of the Town of Yucca Valley, California hereby certify that the foregoing Ordinance No. 137 as duly and regularly introduced at a meeting of the Town Council on the 6th day of March, 2003, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the Town Council on the 20th day of March, 2003, by the following vote, to wit:

Ayes: Council Members Cook, Leone, Mayes, Neeb and Mayor Earnest

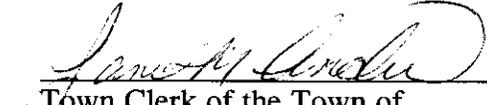
Noes: None

Absent: None

Abstain: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Town of Yucca Valley, California, this 24th day of March, 2003.

(SEAL)



Town Clerk of the Town of
Yucca Valley