

EXHIBIT A TO ORDINANCE 771 N.S.

Section 21.16E.030 Planned development overlay district applicability.

A. The planned development overlay district (Chapter 21.16A) may be used as an overlay district to the R-1 district for the purposes of modifying the R-1 development standards contained within this chapter in order to create a subdivision with uniform lot areas and/or dimensions or to cluster lots in order to provide common open space.

B. The number of single family lots that may be created on a property via a subdivision or parcel map in the R-1,PD zoning district may be determined via application of density factors to the net developable acreage of a property via the two-step process outlined in this subsection.

1. Step 1: Determine net developable acreage of a property. The area eligible for calculation of density shall consist of the acreage of a parcel, minus the following:

a. Any dedication necessary to provide for the full rights-of-way of arterial and/or collector streets, as designated by the Circulation Element of the General Plan, adjacent to and/or within a proposed subdivision, parcel map or lot line adjustment, in accordance with adopted standards for city streets;

b. Any areas of the site with natural slopes of thirty-five percent or greater;

c. Any areas of the site within the outer driplines of a compact grouping of ten or more oak trees (“mature” as defined in Chapter 10.01 of this code), where driplines between trees in the grouping are separated by ten feet or less;

d. Any areas of the site within the floodway of the Salinas River.

2. Step 2: Determine maximum density.

a. Determine average slope of net developable area. General plan policy provides that densities be decreased as the underlying slope increases. Prior to applying the maximum densities allowed under a property’s land-use category to the net developable acreage, the average slope of the net developable acreage shall be calculated using the following formula:

$$\text{Average slope} = \frac{I \times L \times 0.0023}{A}$$

Where:

I = Contour interval in feet. Contour intervals shall not exceed five feet.

L = Combined length of contour lines measured within the net developable area.

0.0023 = A constant that converts square feet into acres and expresses slope in percent.

A = Acreage of net developable area.

b. Determine maximum density for average slope. The maximum density (single family lots per acre) of a property proposed for development shall be determined by multiplying the property’s net developable acreage by the maximum number of dwelling units (single family lots) per net developable acre listed in the table below for the average slope of the net developable area.

Average Slope of Net Developable Area (%)	Maximum number of dwelling units (single family lots) per net developable acre					
	R-1,PD	R-1,B-1,PD	R-1,B-2,PD	R-1,B-3,PD	R-1,B-4,PD	R-1,B-5,PD
0-4.99	4.2	4.0	3.3	1.7	0.9	0.45
5-9.99	3.3	3.3	3.3	1.7	0.9	0.45
10-14.99	2.7	2.7	2.7	1.7	0.9	0.45
15-24.99	2.1	2.1	2.1	1.7	0.9	0.45
25-34.99	1.7	1.7	1.7	1.7	0.9	0.45

Exceptions:

(1) On properties where the Land Use Element of the General Plan establishes maximum densities at 1, 2 or 3 units per acre (i.e., RSF-1, RSF-2 and RSF-3 land use categories), maximum densities shall not exceed that established by the General Plan.

(2) On properties that have been assigned zoning that includes a density factor appended to the base zoning district (e.g., R-1,PD2, which allows up to 2 single family lots per acre), maximum densities shall not exceed the appended density factor.