



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**WHEREAS**, the Land Use Element includes Policy LU-1.5 to “*Encourage the assemblage of small lots to create more cohesive development sites*” which supports both the proposed Compact Lots Subdivision Ordinance herein.

**WHEREAS**, the Land Use Element Policy LU-1.3 states, “*Ensure that the zoning map, Zoning Code, Specific Plan, and other applicable development-related ordinances are brought into conformance with the Land Use Element as practical following adopted or amendment*” as it pertains to updating various other sections of the Zoning Code contained herein.

**WHEREAS**, The City of Colton has previously certified a Program EIR for its General Plan Update, SCN No. 2012031037, and, pursuant to State CEQA Guideline Section 15168 (e), the City Council finds that the amendments approved via this Resolution are within the scope of the program approved by the General Plan Update, and that the Certified Program EIR adequately describes the various amendments to Title 18 to ensure consistency with the adopted Land Use Element, Mobility Element, and Housing Element. The proposed zoning text amendments are consistent in implementing general plan policies. Hence, no further CEQA review is necessary; and

**WHEREAS**, all other legal prerequisites to the adoption of this Ordinance have occurred.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COLTON DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council hereby adopts the recitals and findings set forth above and in the agenda report prepared in connection with this Ordinance.

**SECTION 2.** General Plan Consistency. Based on the entire record before the City Council and all written and oral evidence presented, including the staff report and the findings made in this Ordinance, the City Council hereby finds and determines that the proposed Zone Text Amendment is consistent with the goals and policies of the City of Colton General Plan and is reasonably related to the public welfare of the citizens of the City and surround regions. Specifically, the Land Use Element includes Goal LU-21 pertaining to Pellissier Ranch/La Loma Hills hillside areas, which is addressed by the proposed Hillside Standards Ordinance. Policy LU-1.5 to “*Encourage the assemblage of small lots to create more cohesive development sites*” which supports both the proposed Compact Lots Subdivision Ordinance herein. In addition, Land Use Element Policy LU-1.3 states, “*Ensure that the zoning map, Zoning Code, Specific Plan, and other applicable development-related ordinances are brought into conformance with the Land Use Element as practical following adopted or amendment*” as it pertains to updating various other sections of the Zoning Code as contained herein.

**SECTION 3.** Chapter 18.04 of Title 18 of the Colton Municipal Code pertaining to Definitions, is hereby amended modifying and adding as follows (New Text is shown in **Underline and bold** and deleted text is shown in ~~strikethrough~~):

1 **18.04.155.1 Day Care Center - Child**

2 **"Day care center - child" means a child day care facility other than a family day care**  
3 **home, including infant centers, preschools, extended day care facilities and school-age**  
4 **child care centers. (see California Health and Safety Code Section 1596.76).**

5 **18.04.155.2 Day Care Center - Adult**

6 **"Day care center - adult" means a facility that provides supervision and non-medical**  
7 **care for more than 6 adults, including elderly persons, on a less than 24-hour basis.**

8 **18.04.166 - Development.**

9 "Development" means the division of land into two or more ~~p~~Parcels, the construction,  
10 reconstruction, conversion, ~~s~~Structural ~~a~~Alteration, relocation or enlargement of any  
11 ~~s~~Structure; any mining, excavation, landfill or land disturbance; and any ~~Use or extension~~  
12 **expansion** of the ~~Use~~ of land.

13 **18.04.256 - Improvement.**

14 "Improvement" means ~~any item which becomes Part of, placed upon or is affixed to real~~  
15 ~~estate.~~ **any construction, building, grading, paving or landscaping that materially adds**  
16 **to the value of a facility, substantially extends its useful life, adapts it to new uses or**  
17 **enhances its physical attributes. It also refers to the construction of streets and related**  
18 **appurtenances as noted in Title 12.**

19 **18.04.324 – Miniwarehouse.**

20 "Miniwarehouse" means a fully ~~e~~Enclosed ~~b~~Building or ~~s~~Structure designed to provide leased  
21 storage facilities in the form of the individual space. Such facilities ~~s~~Shall not be ~~u~~Used for  
22 other commercial or industrial ~~u~~Uses. **An industrial warehouse, industrial**  
23 **office/warehouse, and commercial office space are not considered a mini-warehouse.**

24 **18.04.439.1 Truck and Trailer Storage**

25 **"Truck and Trailer Storage" means the outside storage of any truck and/or towable**  
26 **(trailer) designed primarily for transportation of goods.**

27 **18.04.439.42 - Twenty-Four-Hour Retail or Restaurant Operations.**

28 "Twenty-Four-Hour Retail or Restaurant Operations" means any retail outlet or restaurant,  
including fast food and drive-thru restaurant, which operates continuously for one or more  
twenty-four-hour period during a single week.

**SECTION 4.** Section 18.06.060 E. Residential Districts Table 1.0 of Chapter 18.06  
of Title 18 of the Colton Municipal Code pertaining to Uses Permitted in each Zone, is hereby  
amended (New Text is shown in **Underline and bold** and deleted text is shown in  
~~strikethrough.~~):

1 **18.06.060 - Uses Permitted in each Zone.**

<b>E. Residential Districts Table 1.0</b>	<b>RV-L</b>	<b>RR-1</b>	<b>RR-2</b>	<b>RR-3/R-4</b>
<b><u>Day Care Center Child or Adult</u></b>	<b><u>C</u></b>	<b><u>C</u></b>	<b><u>C</u></b>	<b><u>N</u></b>
<b><u>Dwelling – Compact Lots Subdivision, pursuant to Section 18.48.180 of Title 18.</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>C</u></b>	<b><u>P</u></b>
Dwelling – Second Unit	P	P	<b><u>P-N</u></b>	N

7 **SECTION 5.** Section 18.06.060 F. Commercial Districts Table 2.0 of Chapter 18.06 of Title  
 8 18 of the Colton Municipal Code pertaining to Uses Permitted in each Zone, is hereby  
 9 amended (New Text is shown in **Underline and bold**):

<b><u>F. Commercial Districts Table 2.0</u></b>	<b><u>C-1</u></b>	<b><u>C-2</u></b>	<b><u>MU-D</u></b>	<b><u>MU-N</u></b>
<b><u>Day Care Center Child or Adult</u></b>	<b><u>C</u></b>	<b><u>C</u></b>	<b><u>C</u></b>	<b><u>C</u></b>
<b><u>Dwelling - Compact Lots Subdivison, pursuant to Section 18.48.180 of Title 18.</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>P</u></b>	<b><u>P</u></b>
<b><u>Dwelling – Single Family</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>P</u></b>	<b><u>P</u></b>
<b><u>Dwelling – Second Units</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>P</u></b>	<b><u>P</u></b>

16 **SECTION 6.** Section 18.06.060 G. Industrial Districts Table 3.0 of Chapter 18.06 of  
 17 Title 18 of the Colton Municipal Code pertaining to Uses Permitted in each Zone, is hereby  
 18 amended (New Text is shown in **Underline and bold**):

<b><u>G. Industrial Districts Table 3.0</u></b>	<b><u>I-P</u></b>	<b><u>M-1</u></b>	<b><u>M-2</u></b>
<b><u>Day Care Center Child or Adult</u></b>	<b><u>C</u></b>	<b><u>N</u></b>	<b><u>N</u></b>
<b><u>Miniwarehouse</u></b>	<b><u>C</u></b>	<b><u>C</u></b>	<b><u>P</u></b>
<b><u>Truck and Trailer Storage</u></b>	<b><u>N</u></b>	<b><u>N</u></b>	<b><u>C</u></b>

24 **SECTION 7.** Section 18.10.150 Hillside Setbacks of Chapter 18.10 of Title 18 of the  
 25 Colton Municipal Code pertaining to hillside setbacks, is hereby deleted (Deleted text is  
 26 shown in ~~strikethrough~~):

1 ~~18.10.150. Hillside Setbacks.~~

2 ~~In hillside areas where a Main Building is adjacent to a Slope of five or more feet in height~~  
3 ~~and where the Slope or Grade is in excess of one foot of vertical rise for every four feet of~~  
4 ~~horizontal distance (4:1 Slope), the distance from a side of the Main Building to the toe or top~~  
5 ~~of Slope Shall be at least five feet, and the distance from the front or rear of the Main~~  
6 ~~Building to the toe or top of Slope Shall be at least fifteen feet. These distances Shall be~~  
7 ~~increased by one foot for every additional one foot of Slope above five feet.~~

8 **SECTION 8.** Section 18.12.050-1 R-1 Property Development Standards of Chapter  
9 18.12 of Title 18 of the Colton Municipal Code pertaining to rear yard setback, is hereby  
10 amended (New Text is shown in **Underline and bold** and deleted text is shown in  
11 ~~strikethrough.~~):

12 **18.12.050-1 Property Development Standards**

Building Placement	Table 1
G. Minimum Rear Yard Setback	<del>25</del> <b><u>20</u></b> feet <sup>1,2</sup>

13  
14 **SECTION 9.** Section 18.14.050-1 R-2 Property Development Standards of Chapter  
15 18.14 of Title 18 of the Colton Municipal Code pertaining to rear yard setback, is hereby  
16 amended (New Text is shown in **Underline and bold** and deleted text is shown in  
17 ~~strikethrough.~~):

18 **18.14.050-1 Property Development Standards**

Building Placement	Table 1
G. Minimum Rear Yard Setback	<del>25</del> <b><u>20</u></b> feet <sup>1,2</sup>

19  
20 **SECTION 10.** Section 18.14.050-1 R-3 Property Development Standards of Chapter  
21 18.16 of Title 18 of the Colton Municipal Code pertaining to rear yard setback, is hereby  
22 amended (New Text is shown in **Underline and bold** and deleted text is shown in  
23 ~~strikethrough.~~):

24 Chapter 18.14.050-1 R-3 Property Development Standards of Title 18 of the Colton  
25 Municipal Code is hereby amended to read as follows:

1 **18.14.16.050-1 Property Development Standards**

2

Building Placement	Table 1
G. Minimum Rear Yard Setback	<b>25</b> 20 feet <sup>1,2</sup>

3

4

5 **SECTION 11.** Section 18.24.120 A. 4. Parking Requirements of Chapter 18.24  
6 (Industrial Park) of Title 18 of the Colton Municipal Code is hereby amended to read as  
7 follows:

8 **18.24.120 - Parking requirements.**

9 A. Specific Requirements.

10 4. For warehouse and storage Buildings, one space ~~shall be provided~~  
11 ~~for every one thousand square feet of gross Floor Area~~ **per 1,000 square feet of gross**  
12 **floor area up to 10,000 square feet; one space per 2,000 square feet of gross floor area**  
13 **over 10,000 square feet. New developments will require the appropriate size of each**  
14 **space be reviewed during architectural and site plan review process. In addition,**  
15 **office space within the warehouse and storage building shall be calculated separately.**

16 **SECTION 12.** Section 18.26.120 A. 4. Parking Requirements of Chapter 18.26  
17 (Light Industrial) of Title 18 of the Colton Municipal Code is hereby amended to read as  
18 follows:

19 **18.26.120 - Parking requirements.**

20 A. Specific Requirements.

21 4. For warehouse and storage Buildings, one space ~~shall be provided~~  
22 ~~for every one thousand square feet of gross Floor Area~~ **per 1,000 square feet of gross**  
23 **floor area up to 10,000 square feet; one space per 2,000 square feet of gross floor area**  
24 **over 10,000 square feet. New developments will require the appropriate size of each**  
25 **space be reviewed during architectural and site plan review process. In addition,**  
26 **office space within the warehouse and storage building shall be calculated separately.**

27 **SECTION 13.** Section 18.28.120 A. 4. Parking Requirements of Chapter 18.28  
28 (Heavy Industrial), Title 18 of the Colton Municipal Code is hereby amended to read as  
follows:

**18.28.120 - Parking requirements.**

A. Specific Requirements.

4. For warehouse and storage Buildings, one space ~~shall be provided~~  
~~for every one thousand square feet of gross Floor Area~~ **per 1,000 square feet of gross**  
**floor area up to 10,000 square feet; one space per 2,000 square feet of gross floor area**  
**over 10,000 square feet. New developments will require the appropriate size of each**  
**space be reviewed during architectural and site plan review process. In addition,**  
**office space within the warehouse and storage building shall be calculated separately.**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**SECTION 14.** Chapter 18.41 Hillside Standards of Title 18 of the Colton Municipal Code pertaining to hillside residential development, is hereby added (New Text is shown in **Underline and bold**):

**Chapter 18.41 Hillside Standards**

**18.041.010 Purpose.**

**18.041.020 Applicability.**

**18.041.025 Permit and Application Requirements.**

**18.041.030 Development Standards.**

**18.041.010 Purpose.**

**The standards of this Division are intended to:**

**A. Preserve the City’s scenic resources by encouraging retention and/or protection of the City’s natural topographic features and vegetation such as hillside ridgelines, steep slopes, and other hillside that have aesthetic value to the City of Colton and contribute to the community’s sense of identity;**

**B. Acknowledge that as the slope of a development site increases so does the potential for environmental degradation including slope failure, increased erosion, sedimentation and stormwater run-off; and**

**C. Encourage grading practices that are appropriate in hillside areas such as implementation of land form grading; and**

**D. Encourage structures on hillside parcels to be designed with scale, massing, architectural design and detailing appropriate to maintain hillsides in a natural, open character ensuring that buildings and structures blend with the natural environment through their shape, materials, and colors.**

**18.041.020 Applicability.**

**A. Sloping sites. The standards in this Division apply to subdivisions, uses, structures, and to all other development on sites with an average of slope of 20 percent or greater.**

**B. Determination of average slope. Average slope shall be determined by applying the following formula.**

Average Slope  
Formula:  $S = \frac{100 (I \times L)}{A}$

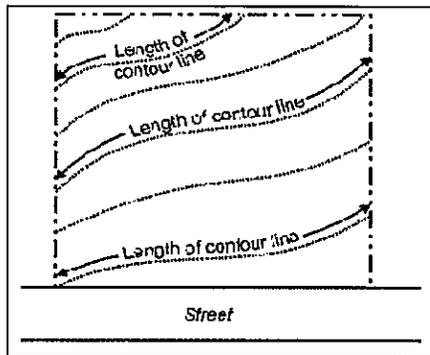
1 **Where:**

2 **S = Average natural slope in percent.**

3 **I = Contour interval in feet, at not more than 10 foot intervals, resulting in at least five**  
4 **contour lines being shown on the contour map.**

5 **L = The sum of the length of all the contour lines across the parcel in scale feet. See**  
6 **Figure 1 below.**

7 **A = The gross area of the building site in square feet.**



13

14

15 **Figure 1. Measurement of Contour Line Length to**  
16 **Determine “L” in Slope Formula**

17

18

19

20

21

22

23

24

25

26

27

28

Average Slope Formula:  $S = \frac{100 (I \times L)}{A}$

18.041.025 Permit and Application Requirements.

1. **Development that is subject to this Section shall require an Architectural and Site Plan Approval by the Planning Commission subject to this Title. The application shall include:**

A. **Basic application contents. All information and materials required by Section 18.53.030 (Application Preparation and Filing), and all additional materials required by the application contents handout provided by the Development Services Department for hillside development; and**

B. **Geotechnical report. A preliminary geotechnical report that identifies and proposes mitigation measures for any soils or geological problems that may affect site stability or structural integrity. Depending upon the site characteristics and project design, a final geotechnical report may also be required as part of a subsequent Building Permit application.**

C. **Constraints analysis. For properties that have sensitive environmental resources including endangered plants and animals drainage feature, or a wildlife corridor designated by the City, a qualified professional approved by the Director shall prepare a site constraints analysis. The report shall include proposed mitigation measures to effectively protect important identified biological features.**

18.041.030 Development Standards.

**1. Hillside developments shall comply with the following standards.**

HILLSIDE BUILDING PLACEMENT TABLE 4	
Property Setback	Setback Distance
Front	10 ft.
Side (1)	10 ft., maximum 10 ft.
Corner Side	10 ft., maximum 15 ft.
Ridgeline (+2)	50 vertical feet from ridgeline. Also see 36.340.050.C, and Figure 3-31.

**Notes:**

(1) Side setbacks may be reduced to five feet minimum with justification of hardship related to hillside protection or other hillside feature protection, subject to Planning Commission review and approval through Architectural and Site Plan Review.

(+2) New structures or additions are prohibited within 50 vertical feet of a ridgeline unless this restriction precludes development of the property. An exception may be granted if the review authority finds the following:

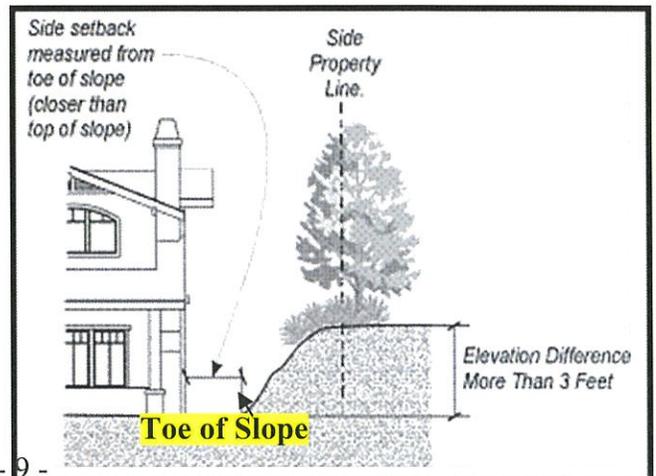
- a. There are no site development alternatives including clustering that avoid ridgeline development;
- b. The density has been reduced to the minimum standards consistent with the General Plan density range;
- c. No new subdivision of parcels is created that will result in ridgeline development; and
- d. The proposed development will not have significant adverse visual impacts due to modifications in structural design including height, bulk, size, foundation, siting, and landscaping that avoid or minimize the visual impacts of the development.

**A. Setbacks between structures and toes/tops of slopes. On adjacent lots having a difference in vertical elevation of three feet or more, the required side yard shall be measured from the nearest toe or top of slope to the structure, whichever is closer. See Figure 2.**

**Figure 2. Side Setback Measurement**

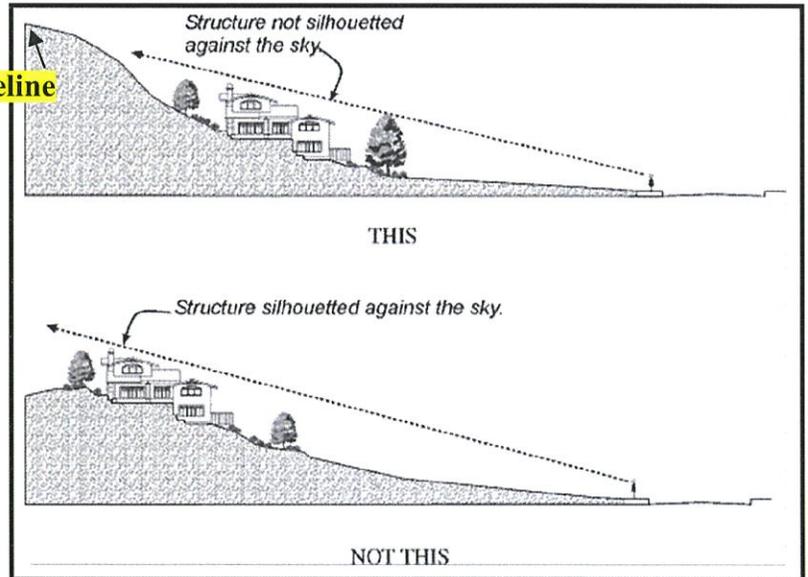
**B. Height limitations.**  
The maximum height for structures with a roof pitch of 3:12 or greater shall be 28 feet. If a roof pitch is less than 3:12, the maximum height shall be 24 feet.

**1. Siting restrictions/Protection of Ridgelines.** Structures shall not be placed so that they appear silhouetted against the sky when viewed from a



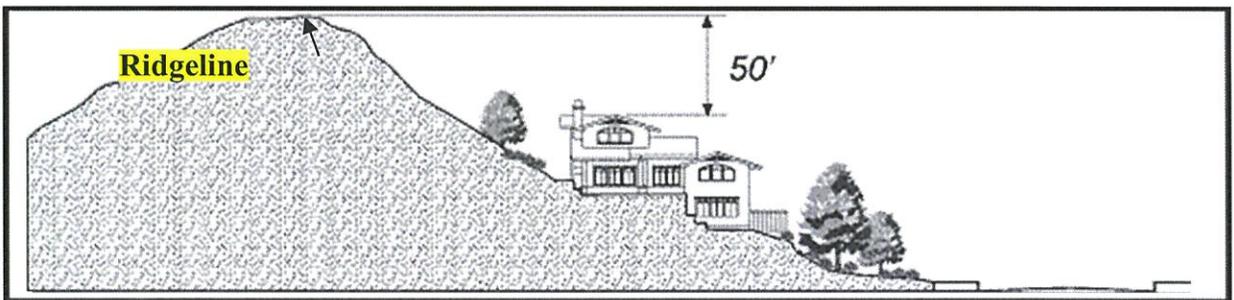
1 public street, except where the review authority determines that the only feasible  
2 building site cannot comply with this standard. See Figure 3 below.

3  
4 **Figure 3 – Silhouetted Structures**



13 2. Placement below ridgeline. Except as provided by  
14 Subsection C.3, structures shall be located so that a  
15 vertical separation of at least 50 feet is provided between  
16 the top of the structure and the top of the ridge or knoll to  
17 maintain the natural appearance of the ridge.

18 Grading should also be avoided within 50 vertical feet of the top of a ridge or knoll.  
19 Placement of structures should also take advantage of existing vegetation for screening,  
20 and should include the installation of additional native plant materials to augment  
21 existing vegetation, where appropriate. See Figure 4 below.



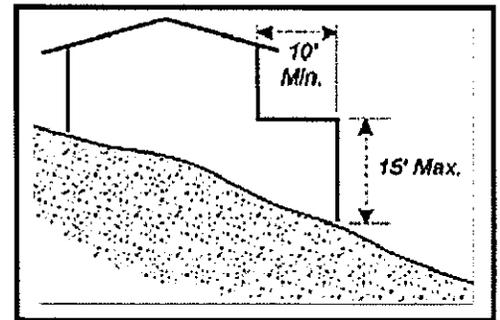
29 **Figure 4 – Placement below ridgeline**

30 3. Height limit above ridgeline. Where the review authority determines that a parcel  
31 contains no feasible building site other than where a structure will extend above the  
32 ridgeline, proposed structures shall not exceed a height of 16 feet above the highest point  
33 on the ridgeline or hilltop within 100 feet of the proposed structure.

34 4. Height of lowest floor level. The vertical distance between the lowest point where the  
35 foundation meets grade and the lowest floor line of the structure shall not exceed six  
36 feet.

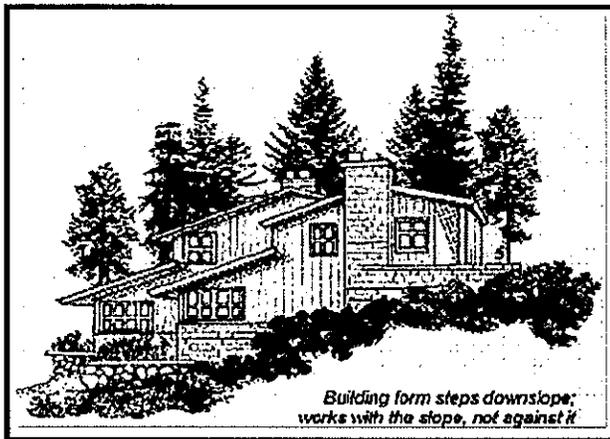
37 5. Downhill building walls. No single building wall on the downhill side of a house shall  
38 exceed 15 feet in height above grade. Additional building height on a downhill side may

1 be allowed in 15-foot increments, where each increment is stepped-back from the lower  
2 wall a minimum of 10 feet (see Figure 5 below).



3  
4  
5  
6 **Figure 5 – Downhill Building Walls**

7  
8 C. Decks. No portion of the walking surface of a deck with visible underpinnings shall  
9 exceed a height of six feet above grade. Decks should be integrated into the architecture  
10 of the house, not appearing as an “add-on” to the primary building mass.



11 Building Support structures.  
12 Support structures (for example,  
13 columns, pilings, etc.) below the  
14 lowest floor on the downhill side of  
15 a house, should be enclosed unless  
16 visible structural members are an  
17 integral feature of the  
18 architectural design. Support  
19 structure wall surfaces shall not  
20 exceed six feet in height.

21 Note: This diagram is intended to provide  
22 an example of building form, and is not  
23 intended to show a preferred architectural

24 style.

25 **Figure 8. Design Sensitive to Terrain**

26  
27 D. Driveways. The ramp to any garage or carport shall not have a grade steeper than  
28 five percent within 20 feet of the garage or carport entry. The finished grade of  
29 driveways shall not exceed an average of 15 percent.

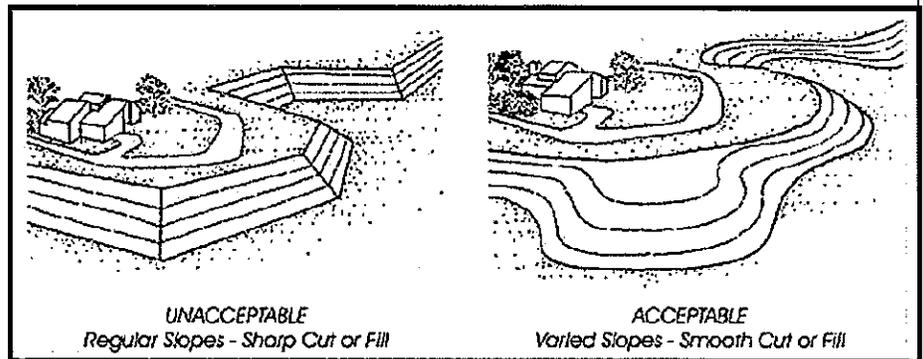
30 E. Natural state. A minimum of 25 percent of the lot area plus the percentage figure of  
31 the average slope must be remediated to its natural state in terms of slope and  
32 vegetation, except where fire modification measures are required.

33 F. Grading. Grading plans shall be prepared in compliance with the Municipal Code,  
34 and the General Plan, which prohibits grading on slopes over 30 percent. Grading shall  
35 utilize landform grading techniques provided in Section 18.10.090 H... See Figure 6  
36 (Appropriate Grading) on next page.

37 Grading in hillside areas should be the minimum necessary to be consistent with the  
38 other standards contained within the City’s Municipal Code and General Plan Policies.  
39 Grading should be limited to that which is necessary for the primary use of each lot.  
40 Excessive grading outside of the building footprint and driveway area is discouraged. If

1 necessary, all land form grading practices should be followed by the engineer of record  
2 as reviewed and approved by the City Public Works Department.

3  
4 **Figure 6 –**  
5 **Appropriate**  
6 **Grading**



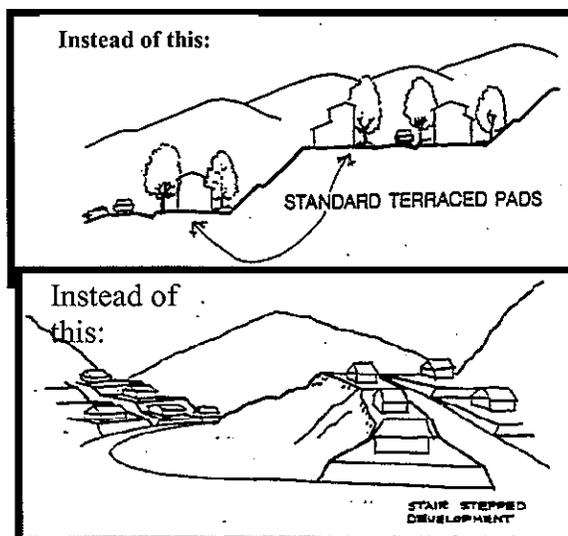
10 **G. Grading and Drainage Standards**

11 **1. Grading Plans:** Grading plans will be designed and prepared by a registered civil  
12 **engineer in accordance with compliance with all Colton Municipal Code requirements,**  
13 **other applicable codes, instituting best engineering/planning practices and restrictions**  
14 **determined by detailed studies of the geological, hydrological and soils conditions of the**  
15 **site.**

16 **2. Geotechnical Studies:** In order to address the many potential unknown geological  
17 **constraints of a hillside, areas such as potential unstable and steep slopes, possibly**  
18 **poorly compacted and partially compacted soils in low lying areas, and faults,**  
19 **geotechnical investigation, by an engineering geologist and a soils engineer – registered**  
20 **by the State of California, shall be conducted as part of the Architectural and Site Plan**  
21 **Review conducted by the Planning Division and approved by the Planning Commission.**

22 **3. Natural Features:** Significant natural landmarks and other outstanding hillside  
23 **features shall be maintained in the natural state as determined by the City's**  
24 **Development Services Director.**

25 **4. Landform Grading:** All natural slopes greater than five (5) feet in height that require  
26 **grading, landform grading (contour grading) shall be used to simulate the appearance of**  
27 **the natural terrain. (See Figure 7 and 8 below)**



1  
2 **Figure 7 - Landform Grading**

3 **5. Remedial Grading: Notwithstanding the limitations of this subsection, the**  
4 **Development Services Director may permit remedial grading pursuant to an**  
5 **Administrative Architectural and Site Plan Review. For the purposes of this Section,**  
6 **remedial grading is defined as grading necessary to mitigate an environmental hazard as**  
7 **recommended by a geotechnical report approved by City engineering staff. No such**  
8 **remedial grading will be allowed when it could be avoided by changing the position or**  
9 **location of the proposed development. Remedial grading that would result in substantial**  
10 **landform alteration shall not be permitted where project alternatives, including but not**  
11 **limited to, deepened foundations, caissons, soldier piles could be utilized to provide**  
12 **equivalent geologic stability. Remedial grading shall not be used to materially increase**  
13 **the buildable area of a project site.**

14 **6. Slope Repairs: When the gradient of the natural slope exceeds 20 percent, 5-foot**  
15 **horizontal and 1-foot vertical (5:1), slope benches and terraces must be used when fill is**  
16 **used to repair even a small portion of a slope.**

17 **7. Grading on Slopes Greater than 25 Percent Grade: Grading on naturally occurring**  
18 **slopes of 25 percent grade or more that are greater than 25 feet in height shall not occur**  
19 **unless grading is for access and/or remedial purposes, and specifically approval by the**  
20 **City of Colton Architectural and Site Plan Review after geotechnical studies have been**  
21 **conducted by a soils engineer and an engineering geologist registered by the State of**  
22 **California. A detailed plan for slope stabilization shall be submitted and approved prior**  
23 **to the issuance of any grading permits.**

24 **8. Maximum Slope Angle for Manufactured Slopes: No manufactured slope shall have a**  
25 **slope angle steeper than 2-foot horizontal to 1-foot vertical (2:1). Shallower slope angles**  
26 **may be required if detailed soils and geological investigations indicate that they are**  
27 **necessary.**

28 **9. Preserving Existing Significant Riparian Habitats: Major natural drainage channels**  
29 **containing significant perennial vegetation that may constitute wildlife habitat should**  
30 **remain in their natural state.**

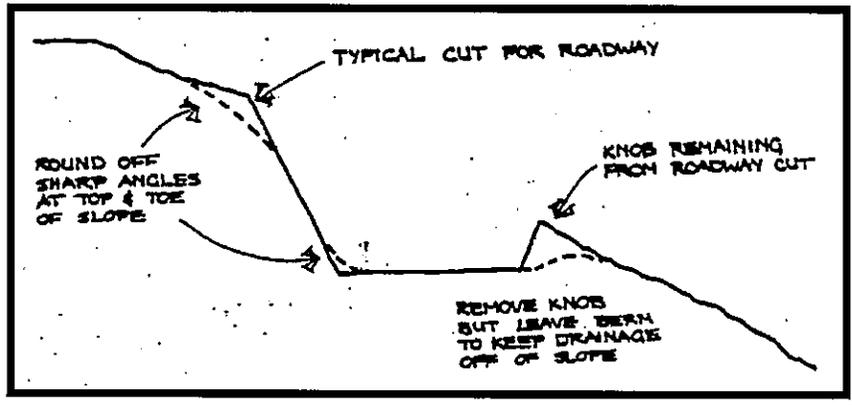
31 **10. Maintenance: All drainage, open space/landscaped buffer areas, detention ponds**  
32 **and sediment basins must be continuously maintained on a monthly basis either by**  
33 **homeowners association or property owner or existing maintenance assessment district.**

34 **11. Street layout. Any new streets should follow the natural contours of the terrain to**  
35 **minimize the need for grading. Street width are subject to design review and should be**  
36 **narrow in width preserving hillside and providing adequate safe access subject Design**  
37 **Review process. Cul-de-sacs are prohibited and loop roads are encouraged where**  
38 **necessary to fit the natural topography, all subject to the approval of the City Engineer,**  
39 **Development Services Director and Fire Chief.**

40 **12. Grading for Roadways: Where placement of roads are near ridges or on slopes is**  
41 **proposed, acceptable roadway placements shall include a split roadway section to**  
42 **accommodate grade, knob removal to accommodate views from the road, and the**  
43 **rounding of cut slopes to enhance appearance. (See Figure 10 on next page);**

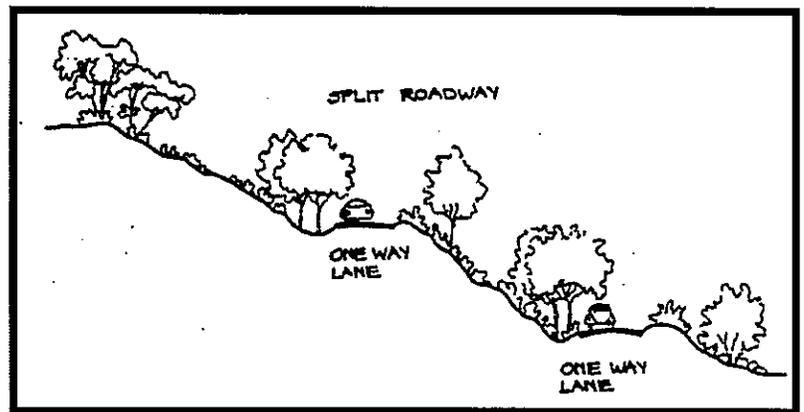
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**Figure 10 – Grading for Roadways on Hillside**

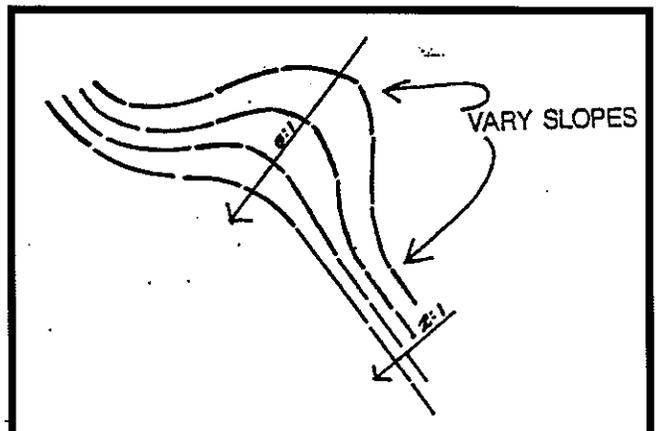
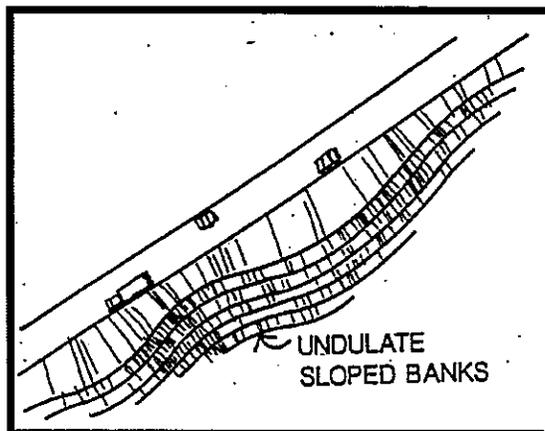


Cut and Knob Removal

Split Roadway is Preferred



**13. When the established alignment of a road does not conform to the natural contours of slopes, excessively long stretches of manufactured straight embankments shall not be permitted. Instead use undulated slope embankments as shown in the Figure 11 below:**



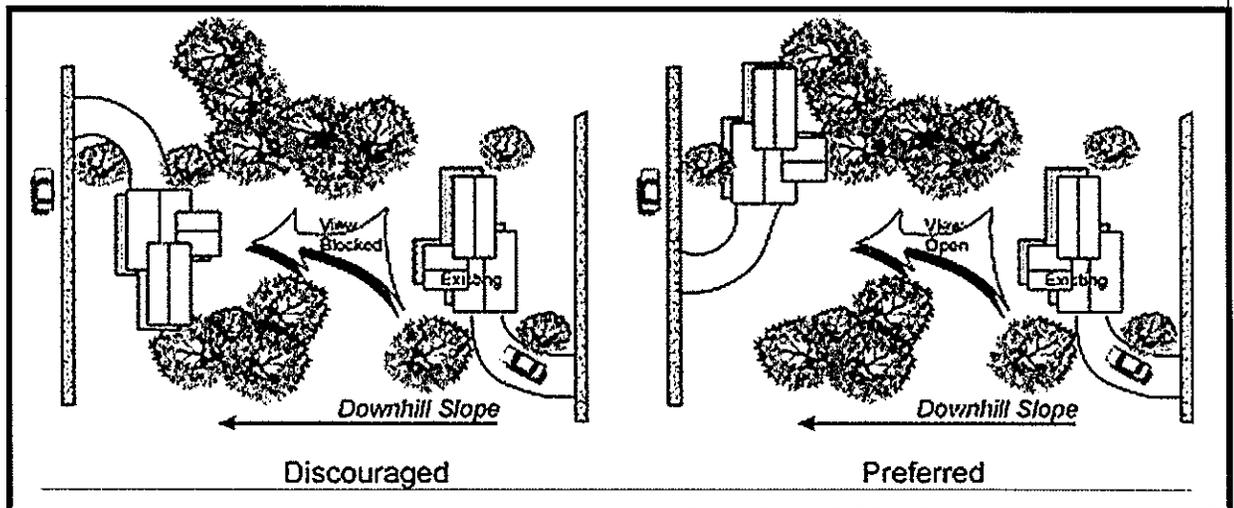
1  
2 **Figure 11 – Undulated Slope Embankments**

3 **14. View protection. New construction should not block views from other properties.**

4 **a. Where feasible, new structures and tall landscaping should not be placed**  
5 **directly in the view of the primary living areas on a neighboring parcel.**

6 **b. New structures should be placed on the lower areas of a hillside site.**

7 **c. Mechanical equipment may be placed on rooftops or below a deck only if the**  
8 **equipment is not visible from off the site, except for unobtrusive solar collectors that are**  
9 **compatible with the roof line and architecturally integrated with the structure. (See**  
10 **Figure 12 below)**

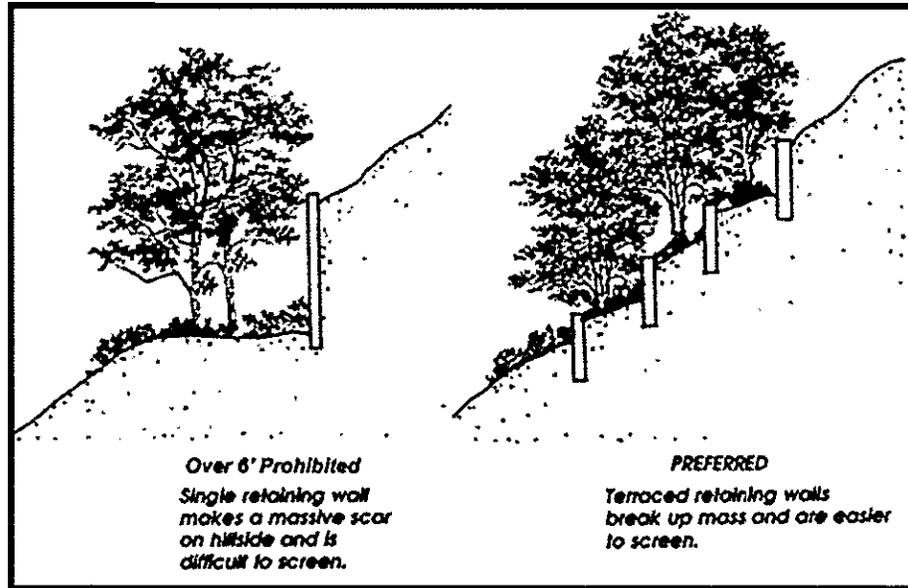


20 **Figure 12 View Protection**

21 **15. Retaining walls. Large retaining walls in a uniform plane shall be avoided.**  
22 **Retaining walls shall be divided into terraces with variations in plane and include**  
23 **landscaping to break up the length of walls and to screen them from view. No retaining**  
24 **wall shall be higher than six feet, and should incorporate a three foot recessed offset**  
25 **feature every 30 feet, or other methods of articulation. Retaining walls more than three**  
26 **feet high that are visible from off the site should be screened with landscaping. See**  
27 **Figure 13 on next page.**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**Figure**



**13.**

**Retaining Wall Design**

**SECTION 15.** Section 18.48.150 A., B. 1 &.9. and C.3. Second Dwelling Unit Standards of Chapter 18.48 of Title 18 of the Colton Municipal Code pertaining to general clean-up and adding R-2 (Medium Density Residential), M-U/N (Mixed-Use/Neighborhood) and M-U/D (Mixed-Use/Downtown), is hereby modified and amended (New Text is shown in **Underline and bold**):

**18.48.150 – Second Dwelling Unit.**

Second dwelling units shall be subject to the following provisions and state law:

A. Intent and Purpose

The intent of this chapter is to provide the creation of accessory second units in the City's Very Low Density Residential (V-L), and Low Density Residential (R-1), **Medium Density Residential (R-2), Mixed-Use/Neighborhood (M-U/N) and Mixed-Use Downtown (M-U/D)** zones, in accordance with Government Code Section 65852.2. This chapter prescribes standards for such second units to minimize impacts on the public health, safety, and general welfare from the establishment of the second units.

B. Development Standards

1. The permissibility and maximum dimensions of a second dwelling unit are indicated in Table 18.48.150-1 (Development Standards for Second Dwelling Units) below:

1 **TABLE 18.48.150-1 DEVELOPMENT STANDARDS FOR SECOND DWELLING**  
 2 **UNIT**

3 Lot Size	4 Permitted Zone	5 Maximum Attached	6 Minimum Attached and Detached Size	7 Maximum Detached Size	8 Maximum Height
9 Less than 10,000 sf	10 V-L, <del>R-1</del> , <b><u>R-2, M-U/D,</u></b> 11 <b><u>and M-U/N</u></b>	12 30% <sup>1</sup>	13 300 <b><u>square feet</u></b>	14 <b><u>800 square feet</u></b>	15 16 feet <sup>2</sup>
16 10,000 sf to 19,999 sf	17 V-L, <del>R-1</del>	18 30% <sup>1</sup>	19 300 <b><u>square feet</u></b>	20 1,000 <b><u>square feet</u></b>	21 16 feet <sup>2</sup>
22 20,000 sf and over	23 V-L, <del>R-1</del>	24 30% <sup>1</sup>	25 300 <b><u>square feet</u></b>	26 1,200 <b><u>square feet</u></b>	27 16 feet <sup>2</sup>

8 1 The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area and must be within the maximum size permitted in the Table 18.48.150-1 above.

9 2. Height of an attached and detached second dwelling unit shall not exceed the height of the primary dwelling unit.

10 **9. Properties with Single Family Dwellings within R-2, M-U/N and M-U/D with lots less than 10,000 square feet are permitted to be developed with a second unit and shall include in covenant under Section 18.48.150 C. no further development of residential units with the construction of a second dwelling unit as permitted under Section 18.48.150 of Title 18 of the Zoning Code.**

14 C. Administrative Approval.

15 ~~3. \_\_\_\_\_ The applicant for the Administrative Approval shall be the owner occupant of the subject property.~~

16 4. ~~3.~~ A covenant, approved by the city attorney, shall be recorded with the county recorder's office; copies of said covenant shall be filed with the Development Services Department. Said covenant shall indicate all pertinent restrictions and limitations on a second unit as included in this section, shall run with the land, and shall be binding upon any future owners, heirs, or assigns.

20 **SECTION 15.** Section 18.48.180 Single Family Compact Lots Subdivision of Chapter 18.48 (Special Provisions) of Title 18 of the Colton Municipal Code pertaining to compact lots, is hereby added (New Text is shown in **Underline and bold**):

22 **Section 18.48.180 Single Family Compact Lots Subdivision**

23 A. **Intent and Purpose**

- 24 1. **Provide a subdivision option for infill neighborhoods to create a high quality indoor and outdoor living environment for all residents.**
- 25 2. **Provide fee-simple home ownership opportunities for a greater number of people, at a wide range of income levels.**
- 26 3. **Design and configure housing to be compatible with existing neighborhoods context, especially sensitive areas such as downtown, and historical districts.**

1 **B. Architectural and Site Plan Review**

2 **All proposed compact lot subdivision projects site plan and tentative subdivision maps**  
3 **are permitted through an Architectural and Site Plan Review with approval by the**  
4 **Planning Commission.**

5 **C. Permitted Zones**

6 **Compact lots project is permitted in the R-2, R-3/R4, M-U/D and M-U/N zones.**

7 **D. Development Standards**

<b><u>Development Standard</u></b>	<b><u>Requirement</u></b>
<b><u>Minimum project lot size</u></b>	<b><u>0.5 Acres or 22,000 square foot lot</u></b>
<b><u>Density Permitted</u></b>	<b><u>Underlying Zone</u></b>
<b><u>Minimum Compact lot size</u></b>	<b><u>1950 square feet</u></b>
<b><u>Minimum lot width</u></b>	<b><u>30 feet</u></b>
<b><u>Minimum lot depth</u></b>	<b><u>60 feet</u></b>
<b><u>Private or public rear alley/driveway access</u></b>	<b><u>Required – 20 feet (rear access only – front loaded parking from the street is not permitted)</u></b>
<b><u>Maximum Block Width</u></b>	<b><u>300 feet</u></b>
<b><u>Parking</u></b>	<b><u>2 car-enclosed garage (20’x20’ clear interior dimension) / Carport may be considered upon Architectural and Site Plan Review.</u></b>
<b><u>Front Setback</u></b>	<b><u>14 feet<sup>1 3</sup></u></b>
<b><u>Side Setback</u></b>	<b><u>5 feet<sup>2</sup></u></b>
<b><u>Street Side Setback</u></b>	<b><u>8 feet</u></b>
<b><u>Rear Setback</u></b>	<b><u>3 feet</u></b>
<b><u>Maximum Lot Coverage</u></b>	<b><u>75%</u></b>
<b><u>Maximum Building Height</u></b>	<b><u>Underlying Zone</u></b>

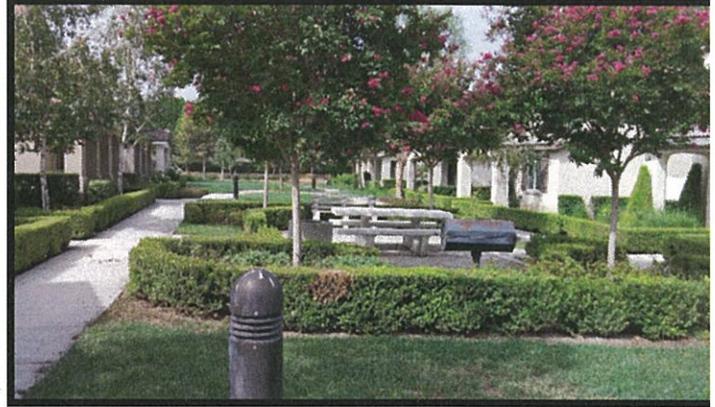
- 22 1. **Covered Porch may encroach into the required setback by 4 feet.**  
23 2. **Side setbacks may be reduced to 0 feet (on one side) provided setbacks between**  
24 **properties total to 8 feet or 6 feet between side by side lots with minimum 8 feet on opposite sides.**  
25 3. **Front yard setback may be reduced to 10 feet when fronting a minimum 20-foot**  
26 **landscaped buffer/greenbelt.**

27 **E. Guest Parking Spaces**

28 **Lots with no street frontage require one open guest space for every two dwelling units.**  
**Minimum dimension of 10 feet in width and 18 feet in depth.**  
**Open Space/Green Belts**  
**Design**

1 Each project will have its design challenges related to the site configuration and  
 2 surrounding infill environment. The subdivision design will be reviewed on a case by  
 3 case bases for inclusion of green belts and active & passive open space designs. The  
 4 different types of green belts and open space may include but are not limited to three or  
 5 more of the following design open  
 6 space/green belt types:

7  
 8 Green Belt Front Door Access Ways  
 9 &  
 10 Small Parks and enhanced sidewalks  
 11



17 **F. Architecture Styles of Compact Homes**

18 1. The City of Colton’s heritage is rich with a variety of early American  
 19 architecture styles. While it is the City of Colton’s objective is to “Encourage  
 20 the assemblage of Compact lots to create more cohesive development sites”  
 21 (General Plan Land Use Policy LU-1.5), new homes should reflect an  
 22 architectural style that is presently part of the City’s historical resources  
 23 inventory (this is not an exhaustive list, but meant to be a guideline to follow):

- |                    |                     |                            |                   |                |
|--------------------|---------------------|----------------------------|-------------------|----------------|
| <u>Bungalow</u>    | <u>Beaux Arts</u>   | <u>Craftsman</u>           | <u>Colonial</u>   | <u>Revival</u> |
| <u>Prairie box</u> | <u>Neoclassical</u> | <u>New England Saltbox</u> | <u>Queen Anne</u> |                |

24 Spanish Colonial Spanish Revival Tudor

25 2. Interior Lot or Project Perimeter Fencing: Preferred materials include  
 26 decorative concrete block wall or vinyl fencing. If wood is going to be used as  
 27 fence material or on the exterior of buildings, the Home Owners Association  
 28 (HOA) shall include a maintenance program to address regular maintenance  
schedule on all fences or exterior wood materials used for the development  
project. Wood fencing is not permitted material for project perimeter  
fencing.

1  
2 G. Compact Lot Infill Subdivision Design Options

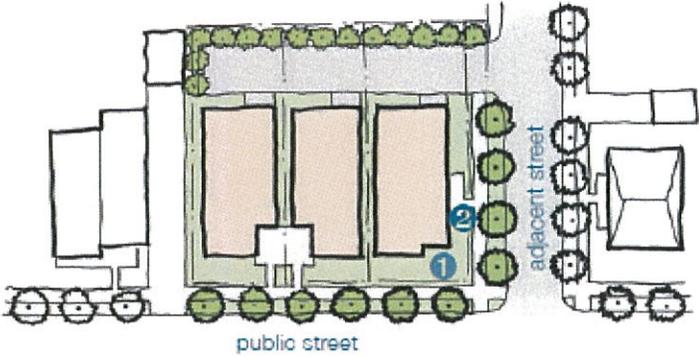
3 1. Builders and designers should consider all possible subdivision configurations  
4 that take advantage of the site topography in providing sufficient open  
5 space/green belts, and consider how characteristics of the street and adjacent  
6 structures affect the overall form and orientation of the proposed development.  
7 When designing your compact lot subdivision, the following design criteria  
8 should be considered:

- 9 a) Configure or design homes to front public streets, primary entryway,  
10 circulation walkways, and open spaces, rather than driveways.
- 11 b) For homes not adjacent to the public street, provide pedestrian  
12 circulation in the form of private walkways or clearly delineated paths of travel  
13 from the sidewalk to their entryway.
- 14 c) Maximize green space while minimizing the total amount of driveway  
15 space.
- 16 d) Take advantage of existing topography and natural features to maintain  
17 appropriate grade levels consistent with surrounding structures.
- 18 e) Homes fronting a public street should have the primary entrance and  
19 main windows facing the street.
- 20 f) Pedestrian environment along the edge of the development should feature  
21 pleasant landscaping and trees.
- 22 g) Enhanced paving should mark the pedestrian and vehicular entries of  
23 complexes to provide a sense of arrival.
- 24 h) Design floor plan layouts in relation to lot shape, width, and depth to  
25 maximize usable outdoor spaces including space to store trash collection  
26 containers.
- 27 i) Provide space for entry, front landing, and transitional landscaping (lush,  
28 drought resistant landscaping) between the public sidewalk and private  
entryway.
- j) Provide direct paths of travel for pedestrian destinations within the  
development.
- k) Vary building placement to increase variation in facades and more  
articulated building edges.
- l) While the homes are designed to be placed to provide adequate access to  
the garages for cars and with adequate side yards, the interior spaces are  
arranged so that windows and balconies do not directly face each other. This  
creates a better sense of privacy for homes that are closely spaced.

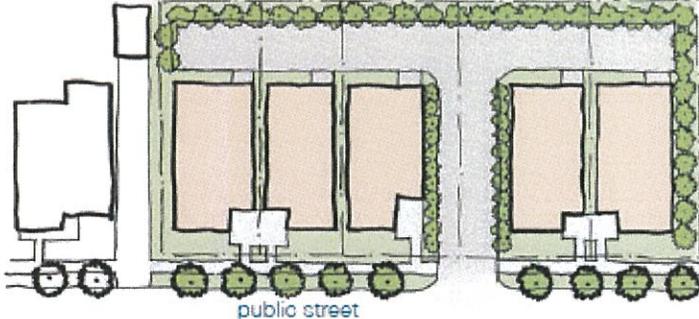
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

2. Compact Lot Infill Subdivision Design Options

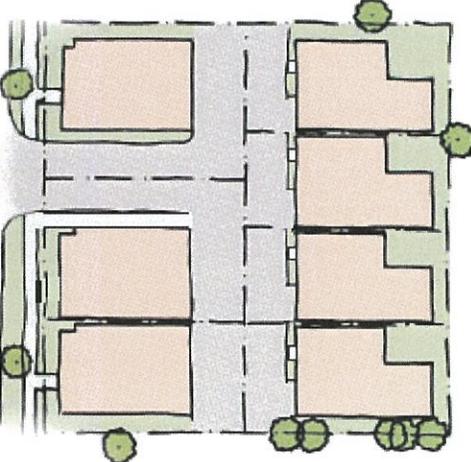
Where rear driveways are used



Where rear T-driveways are used



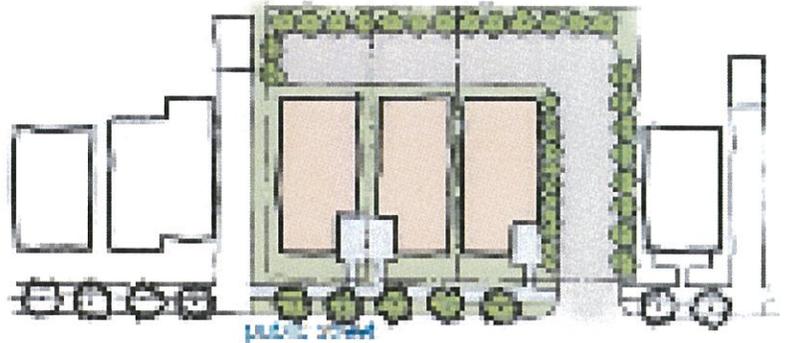
Where alternative T-driveway are used to separate rear units from the street and sidewalk



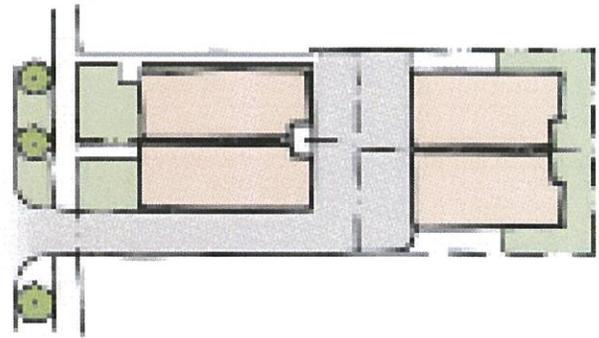
3. Compact Lot Infill Subdivision Design Options (Continued)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Where L- driveways are used



Where alternative L-driveways are used



Where side access driveways are used



**H. Maintenance of Compact Lots Subdivision**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

1. A Homeowners Association with a Maintenance Agreement as part of the Covenants, Conditions and Restrictions (CC&Rs) shall be required, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become members of the association and shall be subject to a proportionate share of the maintenance.
  
2. Each property owner shall be responsible for the upkeep and maintenance of two car parking garage in compact lot subdivision. Garages must be usable and available for the parking of vehicles at all times and such language must be included in recorded Covenant and Agreement(s) related to maintenance and reciprocal private easements pertaining to said projects.
  
3. Recorded Covenant and Agreement(s) will be required for all reciprocal private easements.

**SECTION 16.** If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decisions shall not affect the validity of the remaining provisions of this Ordinance.

**SECTION 17.** The City of Colton has previously certified a Program EIR for its General Plan Update, SCN No. 2012031037, and, pursuant to State CEQA Guideline Section 15168 (e), the City Council finds that the amendments approved via this Resolution are within the scope of the program approved by the General Plan Update, and that the Certified Program EIR adequately describes the various amendments to Title 18 to ensure consistency with the adopted Land Use Element, Mobility Element, and Housing Element. The proposed zoning text amendments are consistent in implementing general plan policies. Hence, no further CEQA review is necessary.

**SECTION 18.** This Ordinance shall become effective thirty (30) days after its adoption in accordance with the provisions of California law.

////  
 ////  
 ////  
 ////  
 ////

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**SECTION 19.** Certification/Publication. The City Clerk shall certify to the passage of this Ordinance and cause the same or a summary thereof to be published within fifteen (15) days after adoption in a newspaper of general circulation published and circulated in the City of Colton.

**PASSED, APPROVED AND ADOPTED** on this 3rd day of March, 2015.



Richard A. De La Rosa  
Mayor

ATTEST:



Carolina R. Padilla, City Clerk

1 STATE OF CALIFORNIA )  
2 COUNTY OF SAN BERNARDINO ) ss  
3 CITY OF COLTON )

4 CERTIFICATION

5 I, **CAROLINA R. PADILLA**, City Clerk of the City of Colton, California, do hereby  
6 certify under penalty of perjury that the foregoing is a full, true and correct copy of  
7 **ORDINANCE NO. O-03-15**, and was duly passed, approved, and adopted by the City  
8 Council of the City of Colton at its Regular Meeting held on the **3<sup>rd</sup> day of March,**  
9 **2015**, by the following vote to wit:

10  
11 AYES: COUNCILMEMBER Toro, Jorin, Navarro, Gonzalez,  
12 Bennett, Suchil and Mayor  
DeLaRosa

13 NOES: COUNCILMEMBER None

14 ABSTAIN: COUNCILMEMBER None

15 ABSENT: COUNCILMEMBER None

16  
17 **IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official  
18 seal of the City of Colton, California, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

19  
20  
21  
22 \_\_\_\_\_  
CAROLINA R. PADILLA  
23 City Clerk  
City of Colton, California

24  
25 (SEAL)  
26  
27  
28