



**Wednesday, May 5, 2021
Planning Commission**

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the Council Chambers, City Hall, at 40 South Main Street, Spanish Fork, Utah, commencing at 6:00 p.m. on May 5, 2021.

Planning Commissioners

**Kevin Oyler
John Mendenhall
Todd Mitchell
Shauna Warnick
Joseph Earnest
Jesse Cardon**

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the Council Chambers, City Hall, at 40 South Main Street, Spanish Fork, Utah. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. Minutes

A. April 7, 2021

2. Zone Change (Public Hearing) and Preliminary Plat

A. ESCALA. The proposal involves changing the current Zone from R-R to R-3 in conjunction with the development of 10 lots and 106 townhome units in a Master Planned Development to be located at approximately 1300 South Del Monte Road.

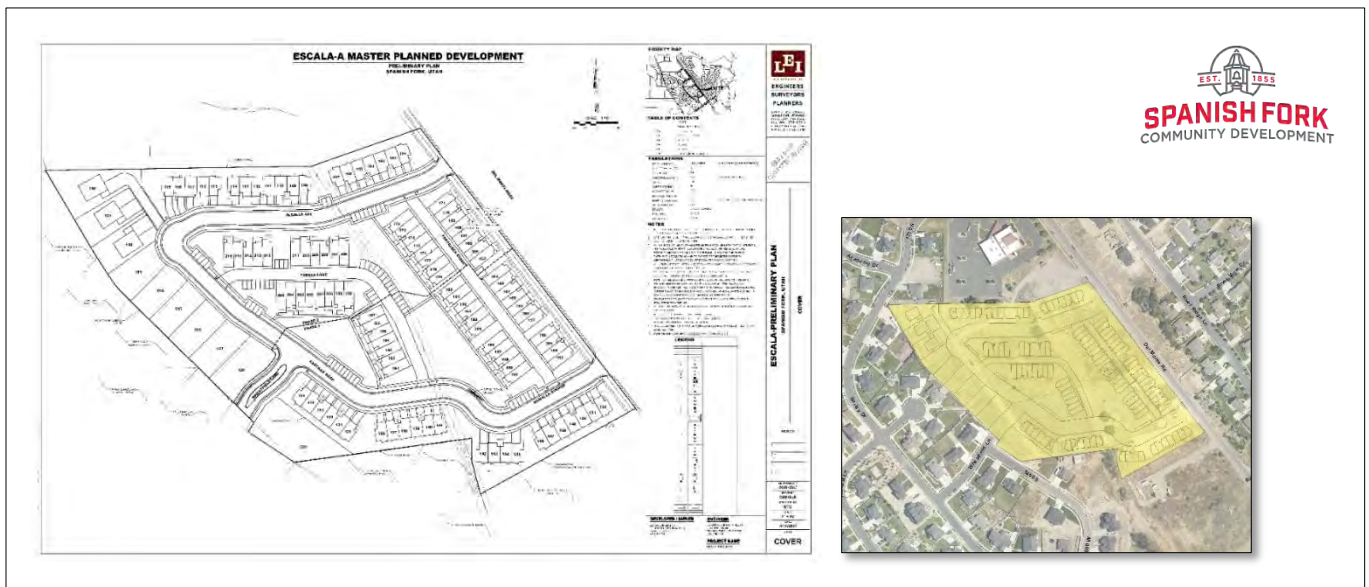
3. General Plan Amendment (Public Hearing)

A. TRANSPORTATION MASTER PLAN. The proposal involves various revisions to the Transportation Master Plan.

4. Title 15 Amendments (Public Hearing)

A. TITLE 15 AMENDMENTS.

5. Adjourn



Escala Zone Change and Preliminary Plat Approval Request

May 5, 2021, Planning Commission.

Located at 1300 South Del Monte Road, including 14.04 acres.

The subject property is zoned R-R.

The subject property has a General Plan Land Use Map Designation of Medium Density Residential. The Designation has a maximum of eight units per acre.

The applicant has requested a Zone Change to R-3 and Preliminary Plat approval of a Master Planned Development consisting of 10 lots and 106 townhome units.

Key Issues

1. Density.
2. Phasing.
3. Improvements.
4. Walls and Fencing.
5. Landscaping and Amenities.

Exhibits

1. Proposal.
2. Preliminary Plat.
3. Building Elevations.
4. Landscaping.

Recommendation

That the proposed Zone Change and Preliminary Plat be recommended for approval based on the following findings and subject to the following conditions:

Findings:

1. That the R-3 Zone is consistent with the Medium Density Residential Designation.
2. That the proposal helps to provide a range of housing types and price levels within the City.
3. That the proposal is consistent with the General Plan, provided that the density does not exceed 8 units per acre.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant updates the phasing plan to include some of the single-family lots and amenities in the first phase.
4. That the applicant redesigns the northwest corner to no longer have a shared driveway.
5. That the applicant removes units in order to not exceed 8 units per acre.
6. That the applicant updates the amenities package.

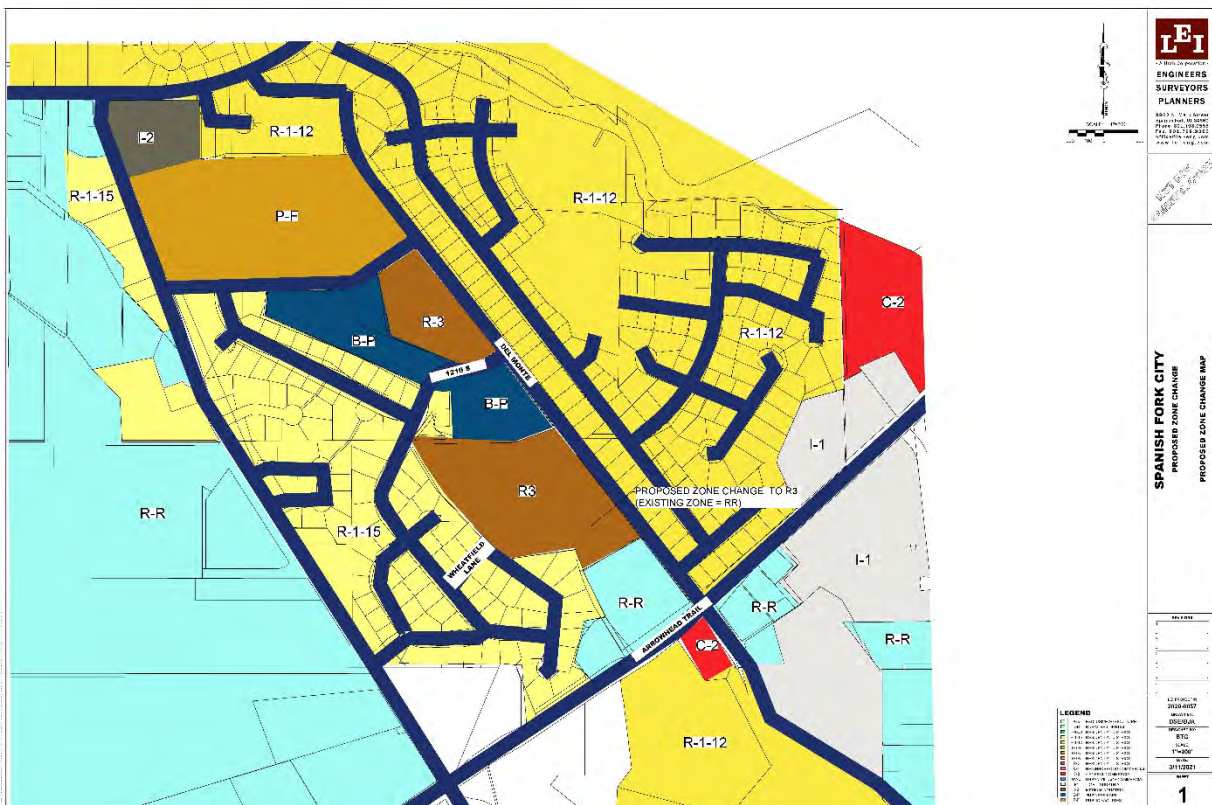


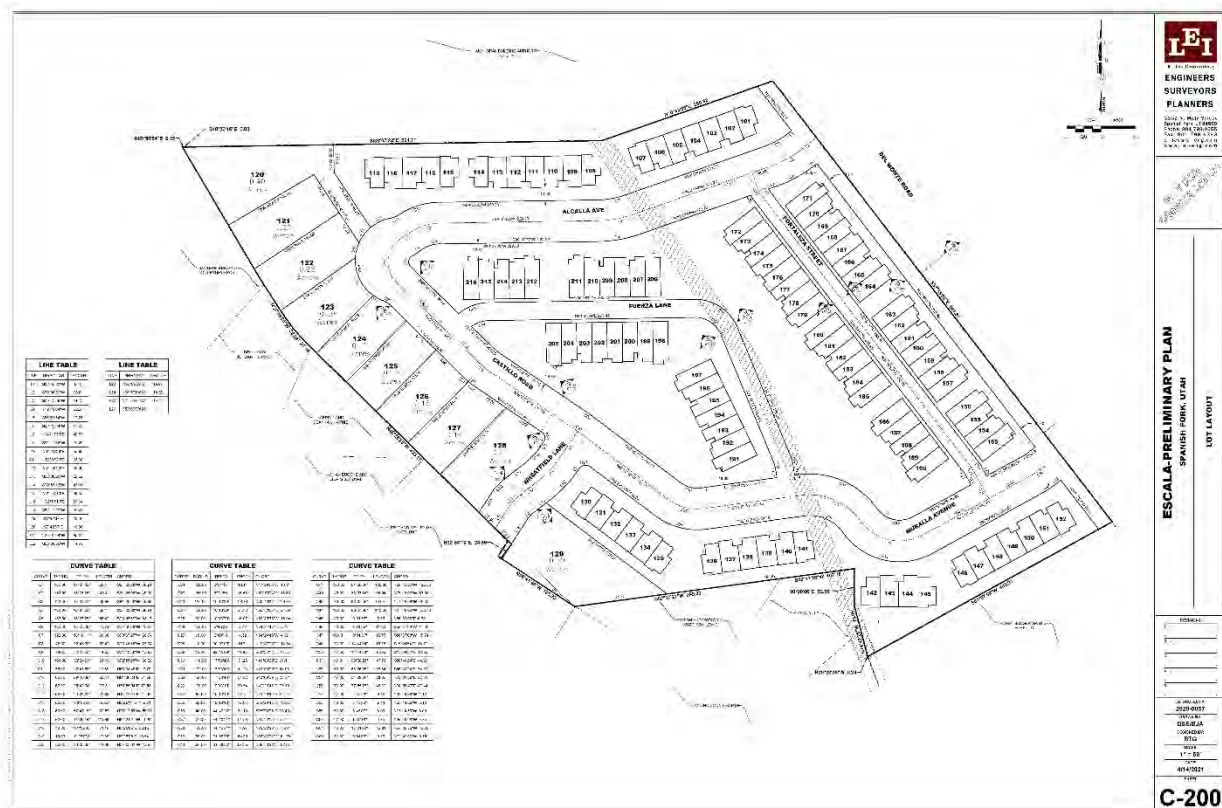
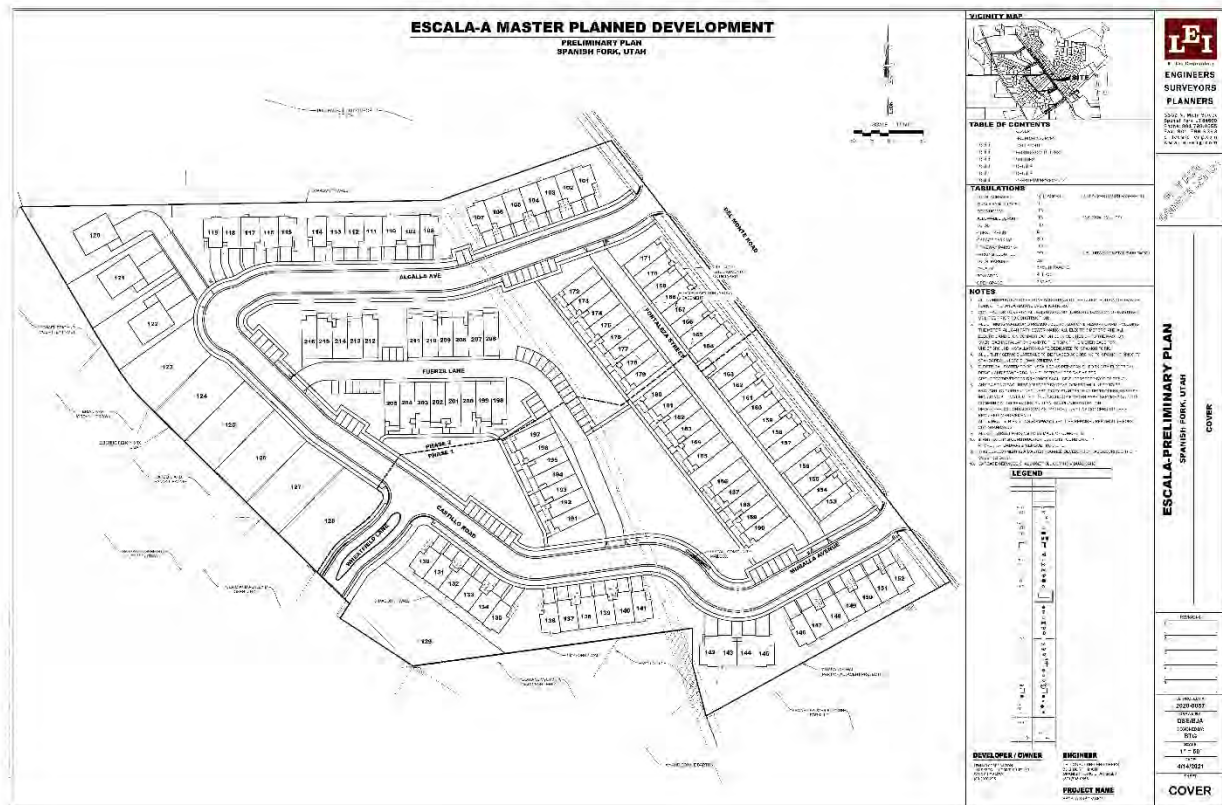
ENGINEERS
SURVEYORS
PLANNERS

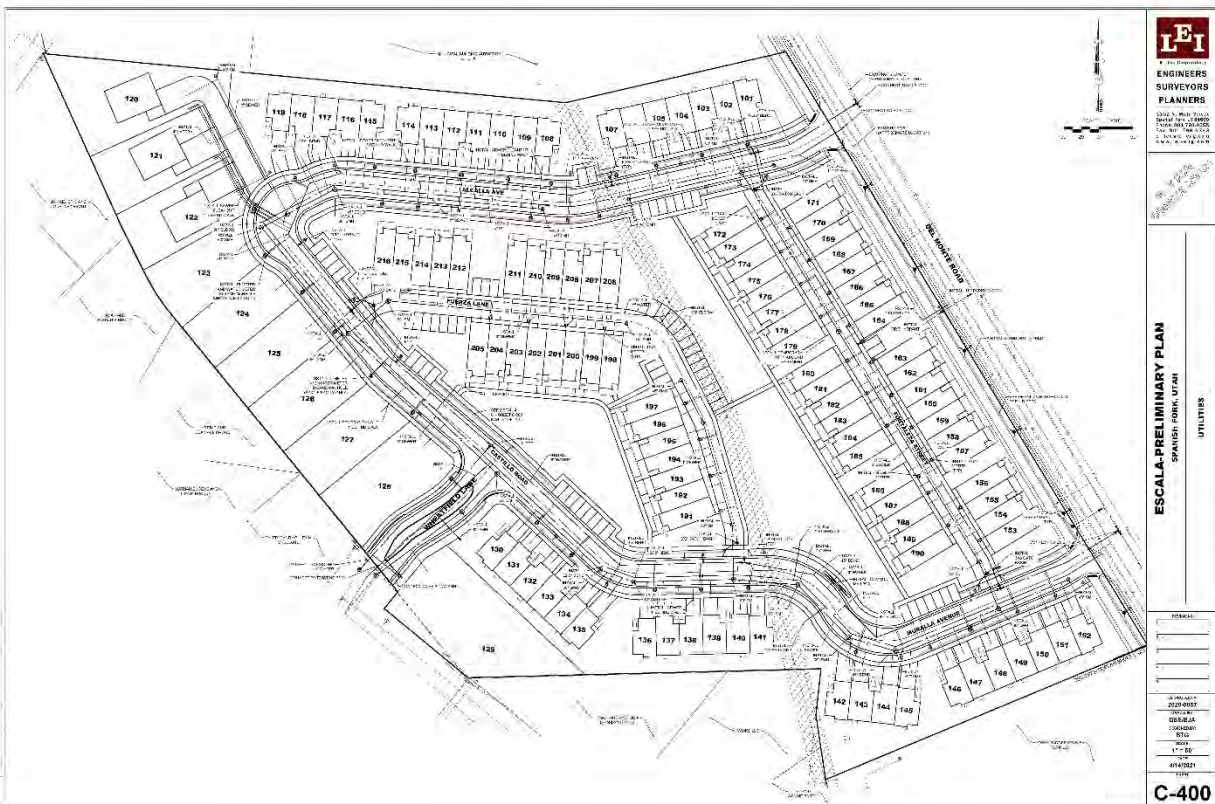
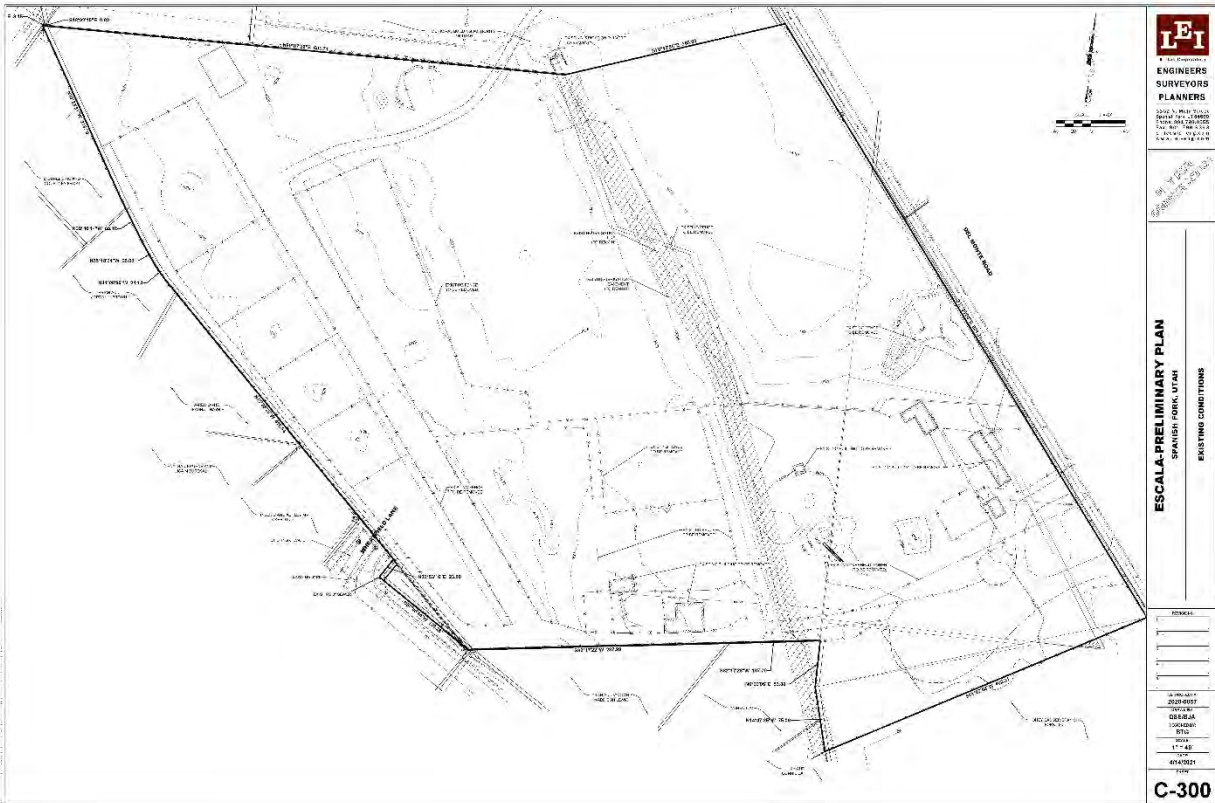
March 24, 2021

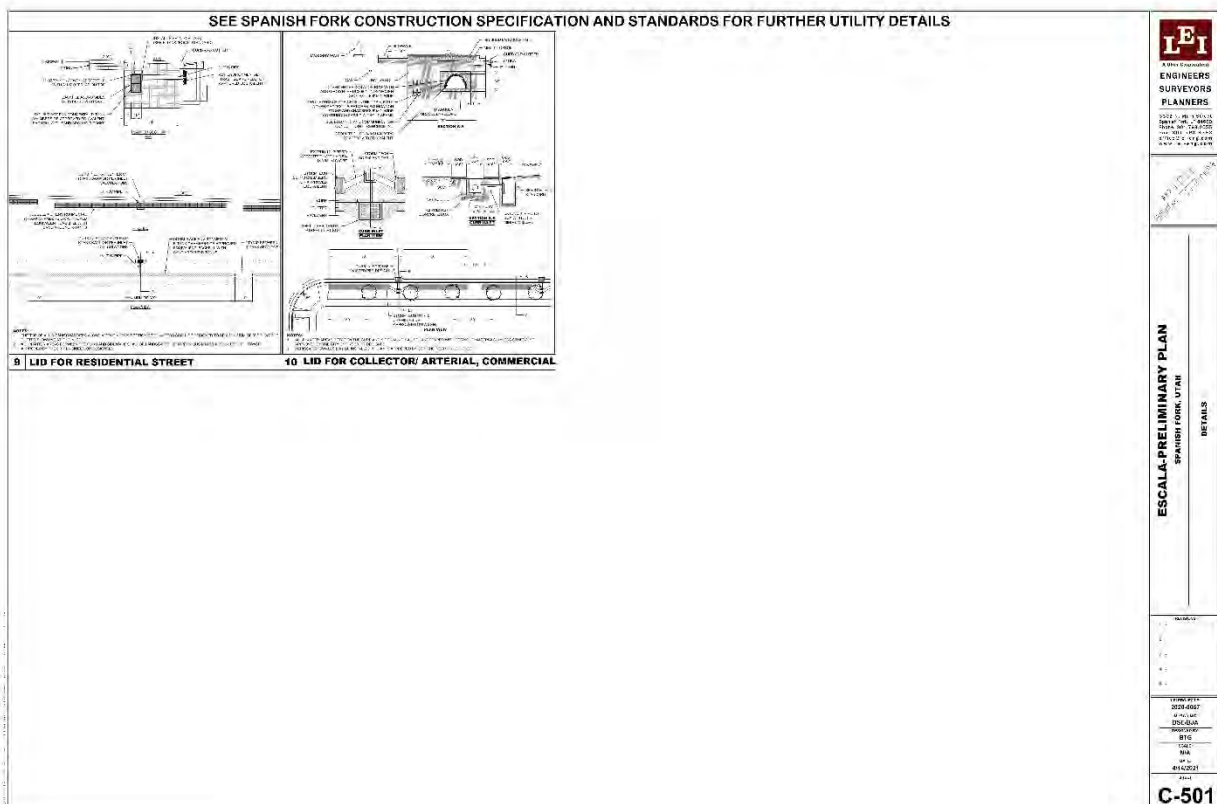
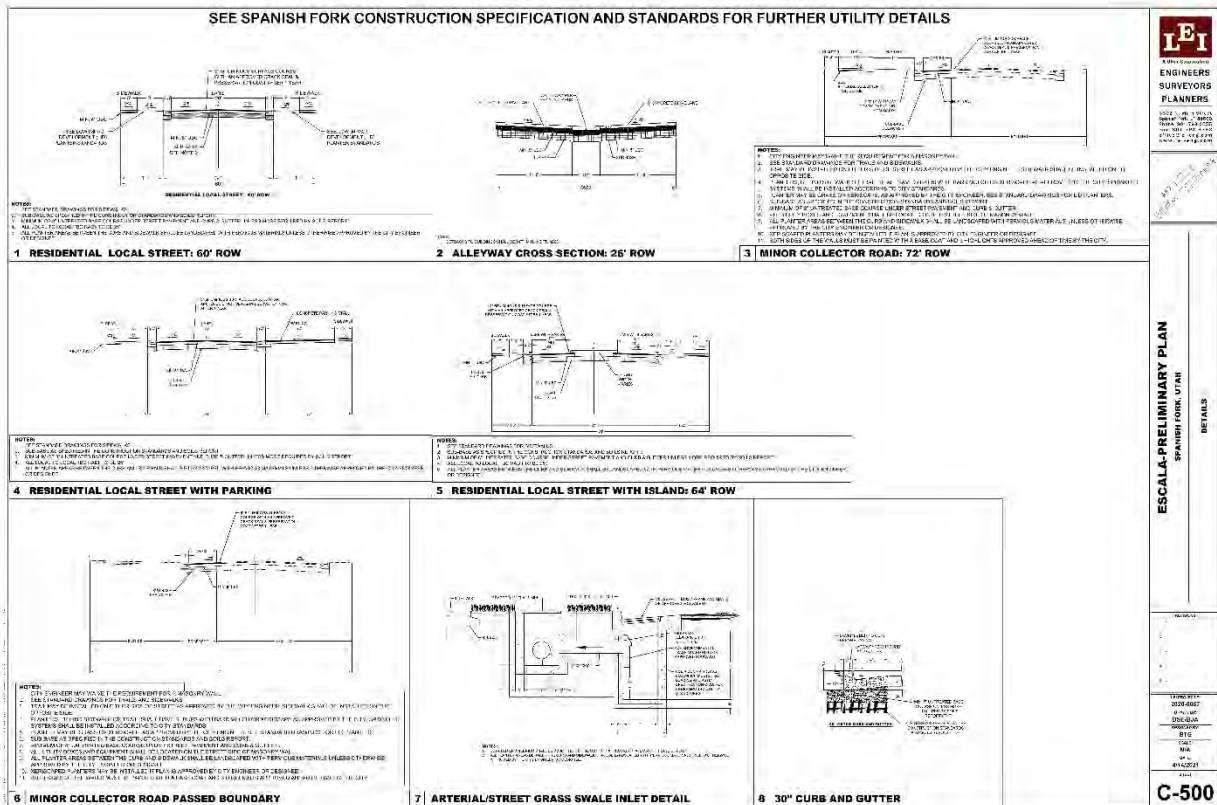
Zone Change Request

We are requesting a zone change to R-3. The general plan had this area as mixed use for some time. We have worked with the neighboring residents and the city to come to the project plan that was recently submitted. Although an R-3 zone allows up to 12 units per acre our intent is to develop the project as shown on the preliminary plan with 8.45 units / acre.













MAMMOTH

at Shamrock Village

Approx. 2,120 total sq. ft.

Single-Story

3 Bedrooms

2.5 Bathrooms

2-Bay Garage

LENNAR

1854 W. 1950 South
Woods Cross, UT 84087
801-960-2751 | Lennar.com/Utah



— Traditional —



— Craftsman —



— Contemporary —

MAMMOTH

at Shamrock Village

Approx. 2,120 total sq. ft.

Single-Story

3 Bedrooms

2.5 Bathrooms

2-Bay Garage



Plans and elevations are artist's renderings and may contain options which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Renderings are conceptual in nature and merely an artist's rendition. These renderings are solely for illustrative purposes and should never be relied upon. Bay size may vary from home to home and may not accommodate all vehicles. Copyright © 2019 Lennar Corporation. All rights reserved. Lennar and the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CalAtlantic Homes of Utah, Inc. License 11/19

SUN VALLEY

Evans Ranch

Finished Sq. Ft.: Approx. 2,698

Total Sq. Ft.: Approx. 4,143

Two-Story

5 Bedrooms

2.5 Bathrooms

Optional Loft in Bedroom 3

Unfinished Basement

2-Bay Garage

Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Sq. ft. is estimated; actual sq. ft. will differ. Bay size may vary from home to home and may not accommodate all vehicles. Please see your New Home Consultant and home purchase agreement for actual features designated as an Everything's Included feature. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2020 Lennar Corporation. All rights reserved. Lennar and the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. CalAtlantic Homes of Utah, Inc. 1/20



SECOND FLOOR



FIRST FLOOR

SUN VALLEY

Evans Ranch

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Total Sq. Ft.: Approx. 4,143

Two-Story

5 Bedrooms

2.5 Bathrooms

Optional Loft in Bedroom 3

Unfinished Basement

2-Bay Garage

7193 North Evans Ranch Drive
Eagle Mountain, UT 84005
801-960-2751 | Lennar.com/Utah



— Traditional —



— Farmhouse —



— Contemporary —

SILVERTON

Evans Ranch

Finished Sq. Ft.: Approx. 2,768

Total Sq. Ft.: Approx. 4,158

Two-Story

5 Bedrooms

2.75 Bathrooms

Laundry

Unfinished Basement

2-Bay Garage

7193 North Evans Ranch Drive
Eagle Mountain, UT 84005
801-960-2751 | Lennar.com/Utah



— Traditional —



— Farmhouse —



— Contemporary —

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SECOND FLOOR



FIRST FLOOR

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TIMBERLINE

Evans Ranch

Finished Sq. Ft.: Approx. 3,080

Total Sq. Ft.: Approx. 4,444

Two-Story

5 Bedrooms

3 Bathrooms

Optional Loft in Bedroom 2

Laundry

Patio

Unfinished Basement

3-Bay Garage

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SECOND FLOOR



FIRST FLOOR

SUPERHOME

Copperleaf

Finished Sq. Ft.: Approx. 3,747
Total Sq. Ft.: Approx. 5,527

6 Bedrooms

3.5 Bathrooms

Unfinished Basement

Next Gen® Suite

3-Bay Garage

LENNAR

11442 South Hollybrook Loop
 South Jordan, UT 84095
 801-960-2751 | Lennar.com/Utah



— Traditional —



— Farmhouse —



— Contemporary —

SUPERHOME

Copperleaf

Finished Sq. Ft.: Approx. 3,747

Total Sq. Ft.: Approx. 5,527

6 Bedrooms

3.5 Bathrooms

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Next Gen® Suite

3-Bay Garage

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FIRST FLOOR



SECOND FLOOR



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D-201	EXTERIOR ELEVATIONS
D-202	EXTERIOR ELEVATIONS
D-401	UNIT TYPE 1 FLOOR PLANS
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D-501	COLOR SCHEMES



LENNAR - "CANYON" - RIDGEVIEW

SOUTH: JORDAN, UT

RIDGEVIEW COVER
PAGE

D-001

15 MAY, 2019



LENNAR - "CANYON" - TOWNHOMES

EXTERIOR VIEWS

D-101

15 MAY, 2019



LENNAR - "CANYON" - TOWNHOMES

EXTERIOR VIEWS

D-102

15 MAY 2019



LENNAR - "CANYON" - TOWNHOMES

EXTERIOR VIEWS

D-103

15 MAY 2019



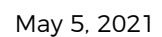
LENNAR - "CANYON" - TOWNHOMES

EXTERIOR ELEVATIONS -
D-201
15 MAY, 2019



LENNAR - "CANYON" - TOWNHOMES

EXTERIOR ELEVATIONS -
D-202
15 MAY, 2019



									
Front Door Manufacturer: Kwal Color: EIF CL321SD	Fiber Cement Trim Manufacturer: Hardie Color Plus Color: Arctic White	Hardie - Color 1 Manufacturer: Hardie Color Plus Color: Evening Blue	Hardie - Color 2 Manufacturer: Hardie Color Plus Color: Aged Pewter	Hardie - Color 1 Manufacturer: Hardie Color Plus Color: Cobblestone	Gar. Door Panel Manufacturer: Wayne Dalton Color: White	Gar. Door Frame Manufacturer: Wayne Dalton Color: White	Alum Fascia/Soffit Manufacturer: Mastic Color: 30 Degree White	Roofing Manufacturer: Certanteed Color: Moire Black	Stone Manufacturer: Dutch Quality Color: Elkwood Weather Ledge
COLOR SCHEME - 01									
									
Front Door Manufacturer: Kwal Color: EIF CL321SD	Fiber Cement Trim Manufacturer: Hardie Color Plus Color: Arctic White	Hardie - Color 1 Manufacturer: Hardie Color Plus Color: Countrylane Red	Hardie - Color 2 Manufacturer: Hardie Color Plus Color: Aged Pewter	Hardie - Color 1 Manufacturer: Hardie Color Plus Color: Cobblestone	Gar. Door Panel Manufacturer: Wayne Dalton Color: White	Gar. Door Frame Manufacturer: Wayne Dalton Color: White	Alum Fascia/Soffit Manufacturer: Mastic Color: 30 Degree White	Roofing Manufacturer: Certanteed Color: Moire Black	Stone Manufacturer: Dutch Quality Color: Elkwood Weather Ledge
COLOR SCHEME - 02									
									
Front Door Manufacturer: Kwal Color: EIF CL321SD	Fiber Cement Trim Manufacturer: Hardie Color Plus Color: Arctic White	Hardie - Color 1 Manufacturer: Hardie Color Plus Color: Heathward Moss	Hardie - Color 2 Manufacturer: Hardie Color Plus Color: Aged Pewter	Hardie - Color 1 Manufacturer: Hardie Color Plus Color: Cobblestone	Gar. Door Panel Manufacturer: Wayne Dalton Color: White	Gar. Door Frame Manufacturer: Wayne Dalton Color: White	Alum Fascia/Soffit Manufacturer: Mastic Color: 30 Degree White	Roofing Manufacturer: Certanteed Color: Moire Black	Stone Manufacturer: Dutch Quality Color: Elkwood Weather Ledge
COLOR SCHEME - 03									



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LENNAR - "CANYON" - TOWNHOMES

COLOR SCHEMES
COLOR SCHEMES

D-501
15 MAY, 2019





SHEET #	TABLE OF CONTENTS RIDGEVIEW
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LENNAR - "ZION" - RIDGEVIEW

SOUTH JORDAN, UTAH

RIDGEVIEW COVER
PAGE

D003

15 MAY, 2019



LENNAR - "ZION" - TOWNHOMES

PERSPECTIVE VIEW
FARMHOUSE WHITE

D103

21 MAY, 2019



LENNAR - "ZION" - TOWNHOMES

PERSPECTIVE VIEW
FARMHOUSE - CHATBLUE
D104
21 MAY, 2019



LENNAR - "ZION" - TOWNHOMES

PERSPECTIVE VIEW
FARMHOUSE - 2 WHITE
D105
21 MAY, 2019



LENNAR - "ZION" - TOWNHOMES

PERSPECTIVE VIEW
FARMHOUSE 2
GRABRUE
D106
21 MAY 2019



LENNAR - "ZION" - TOWNHOMES

PERSPECTIVE VIEW
FARMHOUSE 2
GRABRUE
D107a
15 MAY 2019



LENNAR - "ZION" - TOWNHOMES

PERSPECTIVE VIEW
FABRIC: DUSK AT TEAR
GRAY/BLUE
D108a
15 MAY, 2019



LENNAR - "ZION" - TOWNHOMES

PERSPECTIVE VIEW
FABRIC: DUSK AT TEAR
WHY BRICK
D113
24 MAY, 2019



LENNAR - "ZION" - TOWNHOMES

PERSPECTIVE VIEW
FACADHOUSE - 2 WHITE
WITH BRICK
D114
21 MAY, 2019



LENNAR - "ZION" - TOWNHOMES

FACADHOUSE VCTV
PERSPECTIVE VIEW WITH
BRICK
D115
15 MAY, 2019



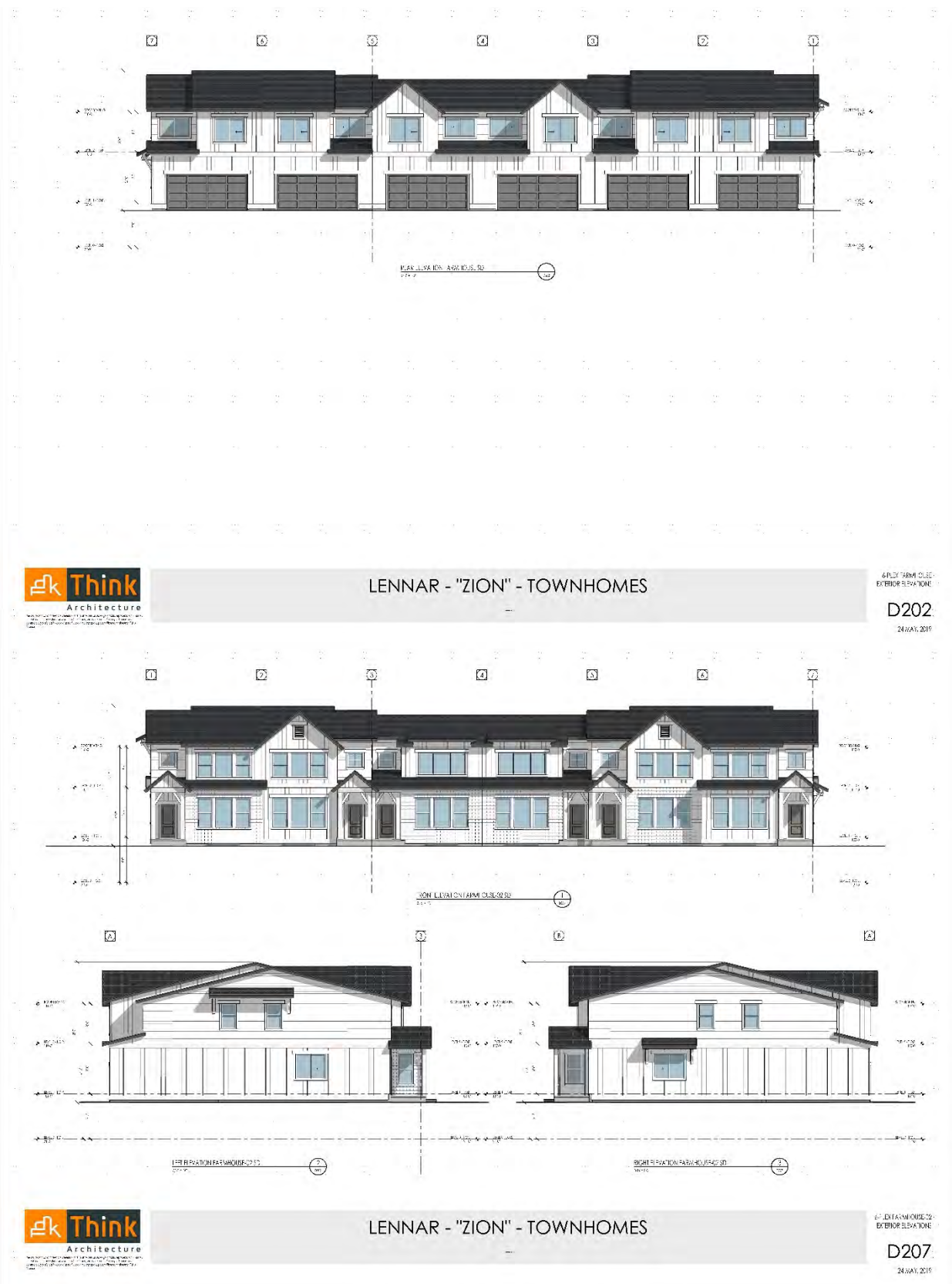
LENNAR - "ZION" - TOWNHOMES

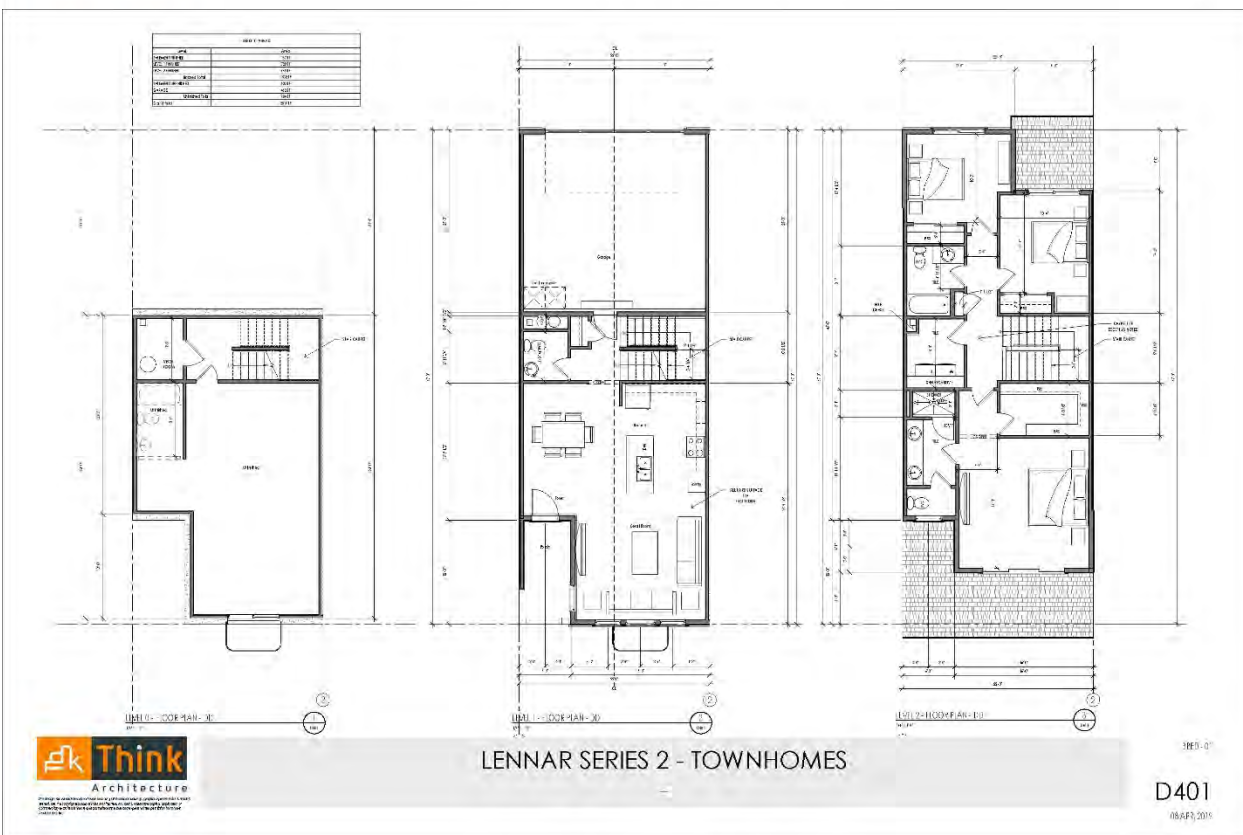
FABRICATED RIGHT
PERSPECTIVE VIEW (WITH
BRICK)
D116
15 MAY, 2019



LENNAR - "ZION" - TOWNHOMES

SPLIT FABRIC
EXTERIOR ELEVATIONS
D201
24 MAY, 2019







MATERIAL CHART - FARMHOUSE

COLOR SCHEME - 01 - Farmhouse

							
FRONT DOOR Material: Fiberglass Manufacturer: 180 Color: SW 4433 Dandelion Orange	GARAGE DOOR Material: Steel Manufacturer: 180 Color: 180 - Charcoal	WINDOWS Material: Vinyl Manufacturer: AMCO Huda Color: White or optional Cap Black Black	BOARD AND BATT FIBER CEMENT Material: Fiber Cement Manufacturer: 180 Color: SW 7001 "True White"	FIBER CEMENT LAP SIDING Material: Fiber Cement lap siding 4" Exposure Manufacturer: 180 Color: SW 7001 "True White"	ROOFING Material: Asphalt Shingle Manufacturer: GAF Timberline or Equal Color: Charcoal	FOUNDATION Material: Fiber Cement Manufacturer: 180 Color: Charcoal 137 (Sentry)	BRICKWORK Material: Thin Adhesed Brick Masonry Manufacturer: 180 Color: Painted white to match SW 7001 "True White"

COLOR SCHEME - 02 - Farmhouse

						
FRONT DOOR Material: Fiberglass Manufacturer: 180 Color: SW 4433 Dandelion Orange	GARAGE DOOR Material: Steel Manufacturer: 180 Color: 180 - Charcoal	WINDOWS Material: Vinyl Manufacturer: AMCO Huda Color: White or optional Cap Black Black	BOARD AND BATT FIBER CEMENT Material: Fiber Cement Manufacturer: 180 Color: SW 4128 "Tealige"	FIBER CEMENT LAP SIDING Material: Fiber Cement lap siding 4" Exposure Manufacturer: 180 Color: SW 4128 "Tealige"	ROOFING Material: Asphalt Shingle Manufacturer: GAF Timberline or Equal Color: Charcoal	FOUNDATION Material: Fiber Cement Manufacturer: 180 Color: White



LENNAR - "ZION" - TOWNHOMES

APR 23 11:24:00
- 04/26/2021

D501

15 MAY, 2021





Garrett & Company, Inc.
P.O. Box 57426
Murray, UT 84157

GARRETT & COMPANY

ESTIMATE

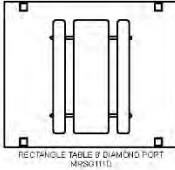
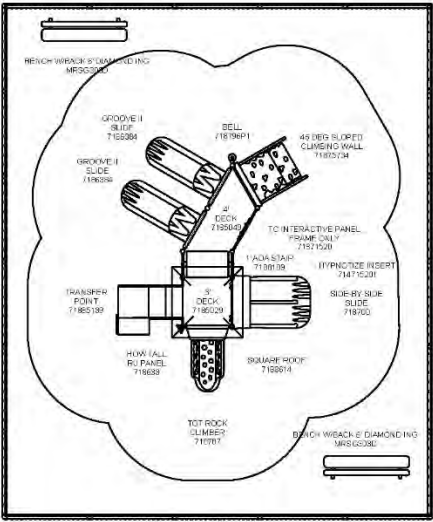
PROJECT	Lennar Homes	SHIP TO	William (BJ) Ryan	ESTIMATE	21074-1
BILL TO	Lennar Homes			OPTION	1
	111 E Sego Lily Drive Suite 150			DATE	3/5/2021
	Sandy, UT 84070			EXPIRES	5/4/2021
	BJ.Ryan@Lennar.com		BJ.Ryan@Lennar.com		

ITEM	DESCRIPTION	QTY	AMOUNT
Product	718S217J: Tots Choice Sale Structure	1.00	\$ 12,899.00
Product	6' Miracle Recycled Timbers	22.00	\$ 1,870.00
Service	Installation of Playground and Timbers	1.00	\$ 3,700.00
Product	45 CY Engineered Wood Fiber	45.00	\$ 1,461.00
Service	Installation of Engineered Wood Fiber	1.00	\$ 450.00
	Subtotal: \$20,138		\$ -
			\$ -
Product	Bow Wow Dog Park Kit	1.00	\$ 6,589.00
Service	Installation of Dog Park	1.00	\$ 1,650.00
			\$ -
Product	1212RHS: 12'X12' Rectangular Hip Shelter w/ 8' Eave	1.00	\$ 12,335.00
	Price Includes:		\$ -
	• Roof pitch is 4:12, designed for a standard 30 PSF live load & 90 MPH wind speed		
	• Powder coated steel frame		
	• 24 ga. multi-rib metal roofing		
	• Zinc plated fasteners		
	• Tubular steel frame utilizes hidden bolts & fasteners where possible		
Product	Sealed Engineered Drawings	1.00	\$ 650.00
			\$ -
Service	Installation of 12'X12' Shelter	1.00	\$ 6,000.00
			\$ -
	*Shelter in renderings is for show only. Please see drawings of actual shelter.		\$ -
			\$ -
Product	8' Portable Picnic Table	1.00	\$ 815.00
			\$ -

Offloading	Garrett & Company offers offloading services for an additional charge of \$1,000. This is an optional service; if you plan on offloading the equipment yourself, please make sure to have 3-4 helpers available to get the equipment off the truck(s).	SUBTOTAL	\$ 48,619.00
Freight	Freight costs are included in these prices	SALES TAX	\$ 2,654.88
		OFFLOAD	\$ -
		TOTAL	\$ 51,273.88





Lennar Sandy, UT		FOR KIDS AGES 2-12 YEARS	
 RECTANGLE TABLE & DIAMOND PORT MRS031110		 RECYCLED MIRACLE TIMBERS 44013R RECYCLED MIRACLE TIMBERS 44013R RECYCLED MIRACLE TIMBERS 44013R RECYCLED MIRACLE TIMBERS 44013R	
 IPEMA CERTIFIED ASTM F1487 To verify product certification, visit www.ipema.org		 Miracle	
GARRETT & COMPANY, INC. 850 Quaking Aspen Dr Murray, UT PHONE NO: (801) 265-8443 FAX NO: (801) 263-1254		R0032_44258464268 ☒ COMPLIES TO ASTM/CPSC	
GROUND SPACE: 144'0" x 108'0" PROTECTIVE AREA: 264'0" x 312'0" DRAWN BY: Angela LeBlanc		To promote safe and proper equipment use by children, Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each play system's main entry points to inform parents and supervisors of the age appropriateness of the play system and general rules for safe play. THE PLAY COMPONENTS IDENTIFIED IN THIS PLAN ARE IPEMA CERTIFIED. THE USE AND LAYOUT OF THESE COMPONENTS CONFORM TO THE REQUIREMENTS OF ASTM F1487. AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS	

THE BOW WOW

Recommended Minimum Park Size: 40' x 40'



Products Included: Tug Around, Tunnel Run, Hoop Jump, Canine Condo, Adjustable Jump, and a Pet Waste Station.

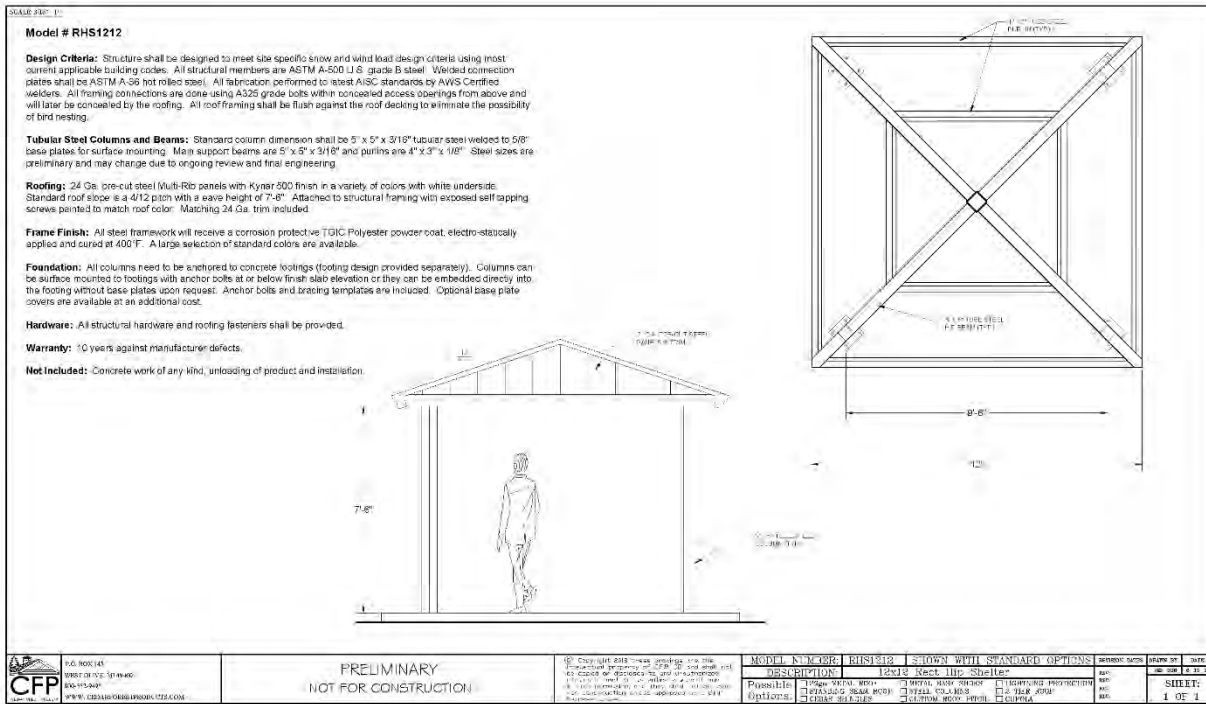
6 Pieces \$6,589.00



Field



Sky



TO: file

FROM: Dave Anderson, AICP

DATE: April 16, 2021

RE: Proposed Change to ADU Requirements

15.3.24.090 Supplementary Regulations

Accessory Buildings, Structures, or Satellite Earth Stations.

Swimming Pools

Yard/Garage Sales

Irregular Lots

Accessory (basement, mother-in-law) Apartments

Awnings, Carports or Covered Decks

Animals

Wind Turbines (WT)

Outdoor Storage Areas

Public Rights-of-Way

Temporary Uses

1. Accessory Structures:

1. All accessory structures must meet the following requirements:

- a. All accessory structures are required to obtain a building permit. Permits for structures that are less than 200 square feet or are otherwise exempt from the adopted Building Code, as set forth in §14.04.010, are free of charge.
- b. All detached accessory structures must be located behind the front wall plane of the principal structure.
- c. Where property abuts against Interstate 15 or U.S. Highway 6, accessory structures have no required set back from the Interstate 15 or Highway 6 right-of-ways.
- d. The combined square footage of all detached accessory structures shall not exceed 15% of the total lot area if the structure is entirely within the setbacks for the principal structure, or 10% of the total lot area if the structure is located elsewhere on the lot.
- e. If any accessory structure must be removed, relocated, or otherwise modified in any manner in order to access public utilities, the property owner shall bear the full expense of such removal, relocation or modification, together with all costs of restoration.

- f. Accessory structures located on a corner lot shall meet the same front, rear, and side setbacks as required for accessory structures on an interior lot. Accessory structures located behind the front plane of the house and within 20 feet a public right-of-way shall be architecturally compatible with the primary structure on the lot. The second clear vision area as addressed in §15.4.16.150 needs to be maintained at all times.
 - g. The minimum front setback for detached accessory structures shall conform to the minimum front setback for the existing principal structure and shall be set at least five (5) feet, measured from eave to eave, from all structures on the property.
 - h. Accessory structures that meet the setback requirement for the principal building may be allowed to meet the maximum height allowed in that zone.
 - i. The maximum height for detached accessory structures shall be 20 feet to the peak of the roof measured from the finish grade (measured 5-feet from the proposed structure). Any structures taller than 15 feet shall have a roof pitch of no less than 2/12.
 - j. Properties over one-half acre in size can increase the maximum height to 24 feet by having the rear and side setbacks the same as the building height.
 - k. The structure must be constructed so all water runoff from the accessory structure does not flow onto adjoining properties.
 - l. Accessory Structures that house Accessory Apartments shall be architecturally compatible with the Primary Structure on the lot and shall maintain setbacks of no less than five (5) feet from all property lines and other structures.
2. Structures that are 200 square feet and less in area and are less than five (5) feet from the property line must meet the following additional requirements:
 - a. Structures with a wall height of eight (8) feet or less and a maximum peak height of 12 feet may be constructed with no side or rear setback from property lines. In no case may any portion of a structure extend beyond the property line.
 3. Structures larger than 200 square feet in area must meet the following additional requirements:
 - a. Meet all adopted Building Code regulations as set forth in §14.04.010.
 - b. Must maintain a minimum setback of five (5) feet to the side or rear property line.
 - c. Be anchored to concrete footings as outlined in the adopted Building Code as set forth in §14.04.010.
 - d. Accessory structures over 200 square feet in size that are located between the front and back planes of the house must be architecturally compatible with the principal structure.

2. Accessory Apartments:

1. This sub-section is established to provide regulations for Accessory Apartments.
2. Requirements for Approval. A building permit may only be issued for Accessory Apartments provided that the following requirements are met:

- a. The property must be located in the R-3, R-1-6, R-1-8, R-1-9, R-1-12 or R-1-15, R-1-20, R-1-30, R-1-40, R-1-60, R-1-80 or R-R zones.
- b. The owner of the property must reside on the property. Exceptions shall be permitted if the property owner applies to have the occupancy requirement suspended, if the owner has resided on the property for at least one (1) year and if any of the following situations exist:
 - 1. The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this suspension).
 - 2. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.
- c. Only one apartment shall be created on a parcel. The Accessory Apartment may only be located within a single-family dwelling or in an Accessory Structure. Accessory Structures that house Accessory Apartments shall be constructed as permanent structures.
- d. Accessory Apartments are only permitted on lots 7,800 square feet or larger.
- e. In the R-3 and R-1-6 zones, the property must have a total of four (4) parking spaces which meet the criteria provided in section 15.4.16.120. In the R-1-8, R-1-9, R-1-12, R-1-15, R-1-20, R-1-30, R-1-40, R-1-60, R-1-80 or R-R zones properties must have a total of four (4) parking spaces which meet the criteria provided in section 15.4.16.120 unless those spaces are provided in tandem. If spaces are provided in a tandem arrangement in the R-1-8, R-1-9, R-1-12 R-1-15, R-1-20, R-1-30, R-1-40, R-1-60, R-1-80 or R-R zones, then an additional parking space that meets the criteria provided in section 15.4.16.120 must be provided for a total of five (5) spaces.
- f. The Accessory Apartment must be registered with the City Community Development Department. Any fees required for registration shall be defined in the City's Annual Budget.
- g. The Accessory Apartment shall meet all applicable building and fire codes **and shall not have more than 1,000 square feet of habitable space.**