

CHAPTER 43

MULTIFAMILY BUILDING REGULATION

43.01 Purpose and Intent. The purpose of this regulation is to establish minimum building standards for Multifamily Buildings (defined below) situated on property under the jurisdiction of the Protective Covenant. The intent of this regulation is to regulate appearance and intensity of use and to preserve community character.

43.02 Definitions.

43.0201 "Multifamily Building" means an apartment house, flat, house court or multiple dwelling, as such terms are defined in Article IV, Section 1 [Paragraphs 72, 80, 83 and 86 respectively] of the Protective Covenant. Notwithstanding the foregoing, for purposes of this regulation, the following are excluded from the definition of Multifamily Building: hotels and dormitories.

43.0202 "Common Interest Development" means any common interest development as defined in California Civil Code section 1351, or successor statute, and affecting real property subject to the Governing Documents, but excludes a planned development as defined in California Civil Code section 1351(k)(2) and as to which California Civil Code section 1351(k)(1) is not applicable.

43.0203 "Alter" and "Altered" means any structural change to a building which consequently requires the addition of one or more parking spaces pursuant to Code §44.03.

43.03 Development Restrictions. No Multifamily Building shall hereafter be approved, constructed, Altered or converted to or from a Common Interest Development, unless such Multifamily Building complies with the following standards:

43.0301 Minimum Size Requirements. The enclosed living space in each Unit of a Multifamily Building shall not be less than 1,750 square feet. Specifically excluded from the calculation of enclosed living space shall be garages, porches, patios and breezeways. For the purposes of this paragraph, a "Unit" means a complete, independent living facility for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation and having a kitchen.

43.0302 Landscape Plans. All landscape plans shall be reviewed by the Art Jury and approved by the Board of Directors pursuant to Chapter 42 of this Code.

43.0303 Parking Requirements. Parking shall be required for each Unit pursuant to Chapter 44 of this Code.

43.0304 Service and Maintenance Requirements.

43.0304.01 Storage of Vehicles. Recreational vehicles, campers, trailers, motorcycles and boats shall be parked only in enclosed garages.

43.0304.02 Building and Landscape Maintenance. Buildings, common areas and landscaping shall be adequately and properly maintained.

43.0304.03 Trash Storage and Removal. All trash containers shall be maintained and serviced from screened or enclosed service yards.

43.0304.04 Clotheslines. All clotheslines shall be screened from neighboring properties.

43.0305 Antennas. No antenna other than one master television antenna with underground wiring shall be allowed. Such antenna shall be for the purpose of providing service to all units and separate living spaces in each Multifamily Building or Common Interest Development. Prior to installation, all such antennas shall be approved by the Association.

43.0305.01 Exception: Satellite Antennas. Refer to Chapters 31 and 32 of the Regulatory Code.

43.04 Effective Date. The effective date of this chapter is October 6, 1994.

43.05 Amended Date. The original §43.0304 was rescinded and §§43.0302, 43.0303, 43.0304 and 43.0305 were amended on January 15, 1998. This chapter was amended and restated on April 17, 2008.