19.26.200. Residential single-story combining district (S).

(a) There is hereby created a combining district to be known as S combining district, which may be combined with the R-0, R-1 and R2 residential zoning districts. The residential single-story combining district is intended to modify the site development regulations of the R-0, R-1 and R-2 residential zoning districts, to preserve and maintain single-family neighborhoods of predominantly single-story character.
(b) The single-story combining district may be established at the discretion of the city council to overlay the R-0, R-1 or R-2 zoning districts in accord with Chapters 19.92 and 19.98. Where the combining district is in effect, the regulations established by this section shall apply instead of the comparable regulations set forth in this title.
(c) All single-story combining districts shall expire automatically seven years after their effective date. Upon expiration of a single-story combining district, property owners within the district may apply for another single-story combining district, following the same procedures as for an original application.
(d) In addition to the procedures for adopting a zone change set forth in Chapters 19.92 and 19.98, the following special provisions are required when applying for a single-story combining district:
(1) An application to establish a single-story combining district shall be initiated by owners of property within the proposed district. In order to apply, the applicants must demonstrate, by providing documentation, including a written list of signatures, that at least sixty-seven percent of the property owners in the proposed district support creation of the district and that they understand they are requesting a zoning map amendment. An application to repeal an existing single-story combining district must also be supported by sixty-seven percent of the property owners within the district.
(2) The proposed district must be clearly delineated in the application and must consist of at least twenty homes. In addition, at least seventy-five percent of the homes in the proposed district must be one-story. To the extent feasible, the proposed district shall follow a recognizable feature such as a street, stream, or tract boundary.
(e) Areas with a single-story combining district shall be designated on the zoning map by the symbol "S" following the underlying zoning district designation.
(f) For sites within the single-story combining district, the following development regulations shall apply in lieu of the otherwise applicable site development regulations:
(1) Height. The maximum height shall be seventeen feet, as defined in Section 19.12.030(10).
(2) Habitable Floor Limitations. There shall be a limit of one habitable floor. Habitable floors include lofts, mezzanines and similar areas but exclude basements.
(3) The maximum floor area ratio shall be forty-five percent. (Ord. 2731-03 § 1; Ord. 2650-00 § 2).