

effective 11-26-81  
OVERLAY ZONE 12

ORDINANCE NO. 1519

AN ORDINANCE PROVIDING FOR THE REZONING OF CERTAIN PROPERTIES WITHIN THE CITY OF WALNUT CREEK FROM R-15 (SINGLE FAMILY RESIDENTIAL) TO M-2.5 (MULTIPLE FAMILY RESIDENTIAL) AND ADDING OVERLAY ZONE 12 TO PROPERTIES REZONED AND ZONED M-2.5 (MULTIPLE FAMILY RESIDENTIAL) AND P-D-1503 (PLANNED DEVELOPMENT) AND AMENDING THE WALNUT CREEK MUNICIPAL CODE ACCORDINGLY (REZONING AMENDMENT 70-68-17 - WALDEN-OAK AREA)

The City Council of the City of Walnut Creek hereby ordains as follows:

**Section 1.** The real property shown on Exhibit A (only the property north of Walden) attached hereto and made a part hereof, is hereby rezoned from R-15 (Single Family Residential) as shown on Exhibit A to M-2.5 (Multiple Family Residential) as shown on Exhibit C, both attached hereto and made a part hereof, subject to all the provisions of the Walnut Creek Municipal Code, and the Municipal Code is hereby amended accordingly.

**Section 2.** The real property as shown on Exhibit C which is designated M-2.5 and P-D-1503 (Planned Development) is hereby further rezoned by adding an overlay zone and is subject to all the provisions of the Walnut Creek Municipal Code and subject to the following conditions:

1. The building bulk of any new development shall be limited by Floor Area Ratio (FAR), as defined below:

a. The maximum allowable FAR shall be determined by the gross site area, according to the following schedule:

Gross site area	max. FAR
less than .5 acre	.35
.5 acre or more but less than 1 acre	.40
1 acre or more but less than 2 acres	.45
2 acres or more	.50

b. Actual FAR shall be determined using net site area and shall be calculated by dividing the total rentable floor by the total net site area.

2. The building height shall be limited to a maximum of 25 feet within 25 feet of any area zoned for single family development.

3. The required side yards shall be determined by increasing the basic minimum side yard by 6 inches for each foot that a building exceeds 10 feet in height adjacent to such side yard.

4. All new development projects except for an individual single family detached unit are encouraged to apply for a planned development permit.

5. Design Review approval of all new development projects except for an individual single family detached unit and for planned developments are to be finally approved by the City Council.

6. Any project with current Design Review approval at the time this ordinance becomes effective shall be exempt from its provisions until said approval and any possible extension thereof expires, as provided for by Section 10-4.309 of the Walnut Creek Municipal Code.

**Section 3.** The Community Development Director is hereby directed to amend the zoning map of the Walnut Creek Municipal Code accordingly.

**Section 4.** This ordinance shall become effective thirty (30) days after the date of its final passage and adoption.

PASSED AND ADOPTED by the City Council of the City of Walnut Creek at an adjourned regular meeting thereof held on the 27th day of October, 1981, by the following called vote:

- AYES: Councilmembers:  
Armstrong, Murray, Kovar
- NOES: Councilmembers:  
Hazard
- ABSENT: Councilmembers:  
Hildebrand

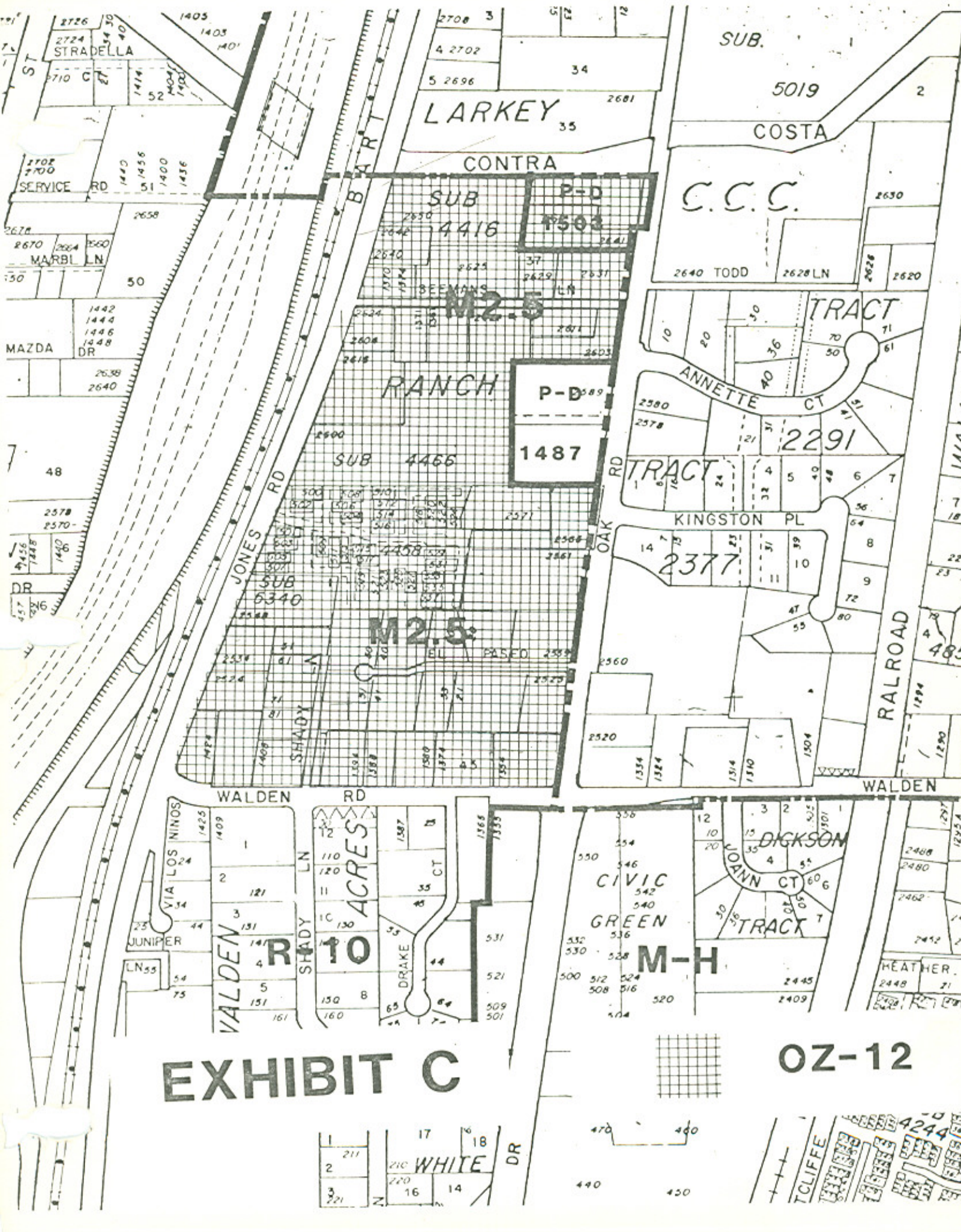
/s/ James L. Hazard  
Mayor of the  
City of Walnut Creek

ATTEST: /s/ Mary L. Lucas  
City Clerk of the  
City of Walnut Creek

I HEREBY CERTIFY that the foregoing ordinance was duly and regularly passed and adopted by the City Council of the City of Walnut Creek, County of Contra Costa, State of California, at an adjourned regular meeting of said Council held on the 27th day of October, 1981.

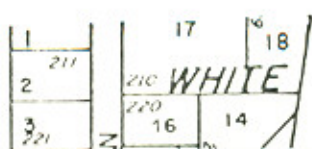
/s/ Mary L. Lucas  
City Clerk of the City  
of Walnut Creek

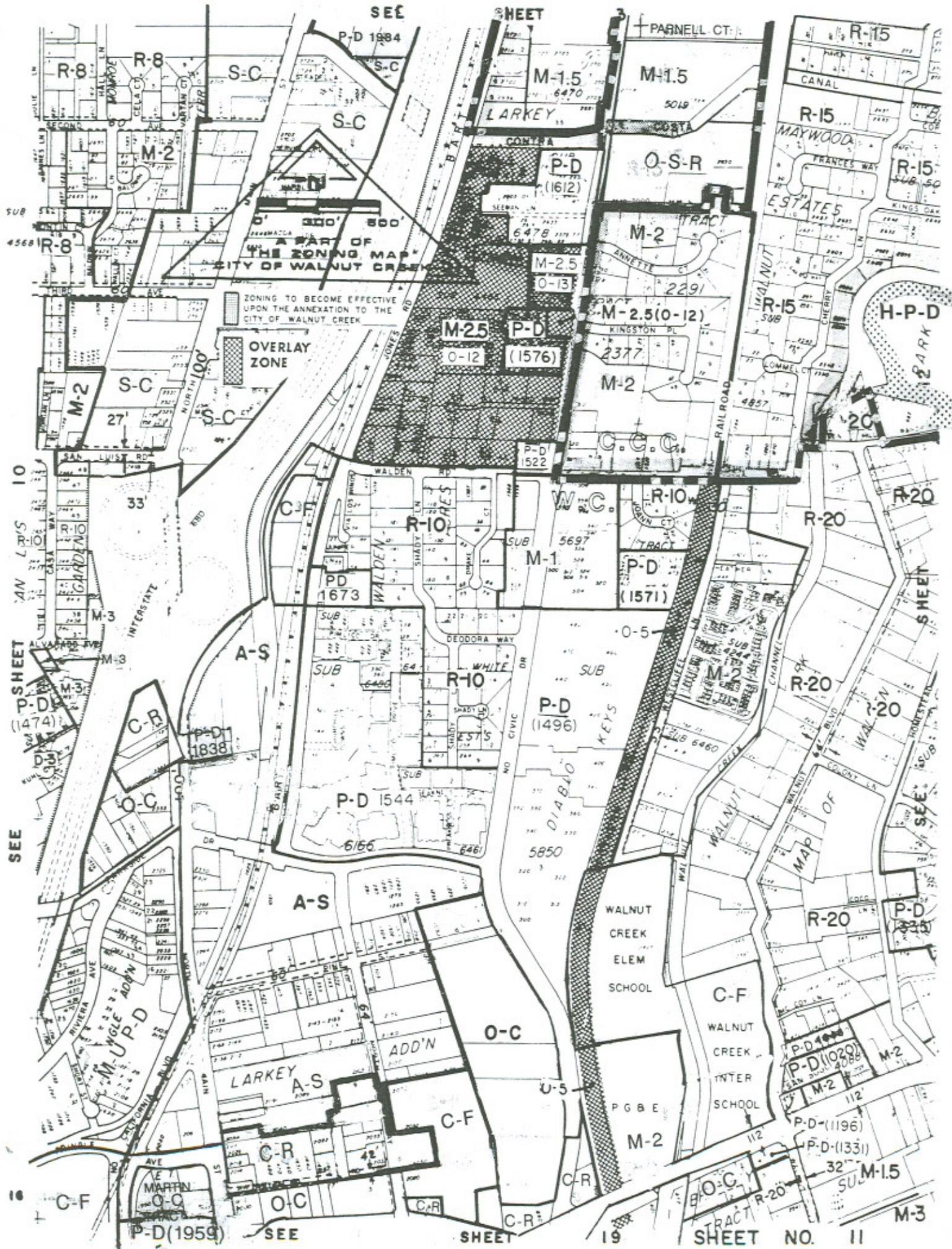




# EXHIBIT C

0Z-12





ZONING TO BECOME EFFECTIVE UPON THE ANNEXATION TO THE CITY OF WALNUT CREEK

OVERLAY ZONE

27'

33'

100'

INTERSTATE

WALNUT CREEK

WALNUT CREEK

WALNUT CREEK

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SEE SHEET

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19

SHEET NO. 11

M-3