



R-3, R-4 Multiple-Family Residential Zone District

§ 155.090 PURPOSE.

The following zone districts are referred to collectively in this section as the Multiple-Family Residential Zones.

- (A) The Multiple-Family/Medium Density Residential (R-3) Zone District provides a suitable environment for those wishing to live in attached and detached housing on small lots, apartments, or multiple dwelling units. The intent is to promote pedestrian- and street-oriented design, retain desirable neighborhood characteristics for medium density living, and stabilize and protect existing medium density areas. Detached and attached housing is permitted with a range of density (9.1 to 25 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality.
- (B) The Multiple-Family/High Density Residential (R-4) Zone District provides a suitable environment for those wishing to live in apartments or multiple dwelling units. The intent is to promote pedestrian- and street-oriented design, retain desirable residential characteristics for high density living, and stabilize and protect existing high-density areas. Multiple dwelling unit developments are permitted with a range of density (25.1 to 40 units per acre) with heights of two to four stories and high-quality design to ensure neighborhood quality.

(Ord. 1131, passed 9-5-23)

§ 155.091 USES.

Principally permitted uses and conditional uses are shown in Table 1 below. Where a “P” is indicated, the use is a principal permitted use in the zone. Where a “CUP” is indicated, the use is permitted in the zone only after a valid conditional use permit has first been issued. Where an “AUP” is indicated, the use requires an administrative use permit from the Director of Planning and Development. Where an “X” is indicated, the use is not allowed.

TABLE 1: MULTIPLE-FAMILY RESIDENTIAL ALLOWED USES AND PERMIT REQUIREMENTS			
P: Permitted Use		CUP: Conditional Use Permit	
X: Use Not Allowed		AUP: Administrative Use Permit	
Use	Land Use Regulation		Specific Use Regulations
	<i>R-3</i>	<i>R-4</i>	
Residential Uses			
Single-unit dwelling	X	X	
Multi-unit dwellings	P	P	
Two-unit dwellings, duplexes, and triplexes	P	P	
Accessory dwelling unit	P	P	Permitted only as an accessory use subject to the regulations in §155.644



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Accessory uses	P	P	See §155.092
Boarding house and single room occupancy (SRO)	CUP	CUP	
Employee housing, large	P	P	
Employee housing, small	P	P	Six or fewer occupants
Manufactured (mobile) homes	P	P	Requires permanent foundation
Mobile home park	P	P	
Supportive housing	P	P	Subject to only those restrictions and processing requirements that apply to other residential dwellings of the same type in this district
Transitional housing	P	P	Subject to only those restrictions and processing requirements that apply to other residential dwellings of the same type in this district
Care Services and Facilities			
Residential care, assisted living	CUP	CUP	
Community care facilities, large	CUP	CUP	
Emergency shelter, permanent	X	X	
Emergency shelter, temporary low barrier navigation centers	X	X	
Family day care home, large	AUP	AUP	Subject to approval by Director of Planning and Development See §155.625; Day Care; Large Family
Family day care home, small	P	P	
Recreation, Education, and Public Assembly Uses			
Clubs, lodges, and similar organizations except those operated for profit	CUP	CUP	See §155.622; Clubs, Lodges, and Similar Organization
Community garden	P	P	
Cultural institutions	CUP	CUP	May not include storage yards, warehouses, or similar facilities



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Recreation, public	P	P	
Recreation, private	CUP	CUP	
Quasi-public facilities	CUP	CUP	May not include storage yards, warehouses, or similar facilities
Public facilities	P	P	
Religious assembly facilities	CUP	CUP	
Schools, K through 12, private	CUP	CUP	
Schools, K through 12, public	P	P	
Business or professional schools	CUP	CUP	
Colleges and universities, public and private	CUP	CUP	
Retail, Commercial Service, and Office			
Office, business, and professional (non-medical and dental offices)	CUP	CUP	
Other Uses			
Temporary uses/activities	Subject to the approval of the Director of Planning and Development		See §155.643; Sales Promotional Uses; Temporary
Electrical distribution substations	CUP	CUP	May not include storage yards, warehouses, or similar facilities
Utility facilities			
Facilities with on-site staff	CUP	CUP	
Facilities with no on-site	CUP	CUP	
Wireless telecommunication facilities, satellite dish antenna	Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise regulated by this chapter		

(Ord. 1311, passed 9-5-23)

§ 155.092 ACCESSORY USES.

The following accessory uses are permitted in the Multiple-Family Residential Use Zones:

- (A) Garages, gardening sheds, lath houses, recreation rooms and similar uses customarily incidental to principal permitted uses.
- (B) The provisions of room and board for not more than two persons per dwelling unit, other than members of the household or household servants.
- (C) Private swimming pools.
- (D) Keeping of not more than one cat and one dog per dwelling unit and their litters up to the age of 10 weeks.
- (E) Home occupations in accordance with the provisions of §155.635.
- (F) Vegetable or flower gardens.
- (G) Yard sales in accordance with the following:
 - (1) A permit shall be required from the Department of Planning and Development to conduct a yard sale in the R-3 Zone. The said permit shall be posted conspicuously on the property during the course of the yard sales event.
 - (2) A resident shall be allowed a maximum of three yard sale events in any calendar year.
 - (3) Each yard sale shall not exceed three consecutive days;
 - (4) Each sale may begin no earlier than 8:00 a.m. and conclude no later than 6:00 p.m.;
 - (5) One sign, with an area not greater than six feet, may be posted on the private property where the yard sale occurs; the sign must be removed at the conclusion of the sale each day. No other signs are permitted, including signs on public property.
 - (6) The merchandise offered for sale shall be limited to the resident's personal goods. The offering of merchandise acquired for the purpose of resale is prohibited.
 - (7) Cottage food operations in accordance with the provisions of §155.635.1.
 - (8) Other uses not explicitly prohibited that, in the opinion of the Director of Planning and Development, are incidental and accessory to multiple-family residential use and meet the intent of the respective zone and this chapter.

(Ord. 1311, passed 9-5-23)

§ 155.093 DEVELOPMENT STANDARDS.

The property development standards that follow shall apply to all lots in the Multiple-Family Residential Zones. The property development standards in §§155.635 through 155.635 shall also apply:

TABLE 2: MULTIPLE-FAMILY RESIDENTIAL ZONES DEVELOPMENT STANDARDS				
Standards	Land Use Regulation			
	R-3	R-4	Comments	
Minimum lot area	7,500 square feet	20,000 square feet	Small-lot subdivisions in R-3 zones may use PD process to create smaller lots	
Minimum lot width	60 feet	None		
Minimum lot depth	125 feet	None		
Minimum dwelling size	500 square feet per unit	-	Excludes garages and porch areas	
Maximum lot coverage	60 percent	-		
Open space	200 square feet per unit	150 square feet per unit	See §155.101	
Storage	150 cubic feet per unit	150 cubic feet per unit		
Minimum setback			1. Additional five feet setback required for each additional ten feet of building height above height limitation 2. When used for driveway access to serve parking facilities, a side yard shall be not less than ten feet	
Front	15 feet	15 feet		
Rear	5 feet	5 feet		
Interior side	5 feet	5 feet		
Corner/street side	10 feet	10 feet		
Minimum setback for structures abutting a Single-Family Residential (R-1) zone				
Rear	20 feet	20 feet		
Interior side	15 feet	15 feet		
Maximum building height (base)	4 stories; 40 feet	4 stories; 55 feet		Increased height allowed with additional setbacks noted above

Maximum building height within 25 feet of a lot line abutting a residential zone (required step-down)	30 feet	30 feet	
Minimum distance between buildings containing dwelling units	20 feet	20 feet	The minimum distance between buildings set forth in this subchapter shall be increased by five feet for each ten feet, or fraction thereof, above the building height limitation of 40 feet
Maximum density	25 dwelling units per acre	40 dwelling units per acre	
	See also residential density bonus in §155.625.1		

(Ord. 1131, passed 9-5-23)

§ 155.094 SETBACKS.

- (A) *Setbacks*: Buildings shall be set back a minimum of 15 feet from the property line. A minimum of 50 percent of ground-floor building frontage shall be placed at or within five feet of the front setback.
- (B) *Landscaping*: All setbacks shall be landscaped with the exception of driveways and pedestrian paths.

(Ord. 1311, passed 9-5-23)

§ 155.095 STEPBACKS.

- (A) *Street setbacks*: On street-facing façades, portions of a building above the second story shall be stepped back a minimum of five feet, measured from the building façade.
- (B) *Interior/rear setbacks*: On façades abutting R1 zoning districts, the building shall be stepped back above the second story a minimum of five feet, measured from the building façade.

(Ord. 1311, passed 9-5-23)

§ 155.096 PERMITTED FENCES, HEDGES AND WALLS.

Fences, hedges and walls shall be permitted in accordance with the following provisions:

- (A) Fences, hedges and walls in the front yard area shall be limited to three and one-half feet in height.
 - (B) Fences, hedges and walls in street side yard areas shall be limited to three and one-half feet in height.
 - (C) In all other areas, the height shall be limited to seven feet.
 - (D) Fences and walls. Barbed wire, chain-link, and razor wire are prohibited.
- (Ord. 1311, passed 9-5-23)

§ 155.097 SCREENING OF MECHANICAL EQUIPMENT.

- (A) *Building walls*: Where mechanical equipment is permitted on a building wall that abuts a public street or civic space, it shall be screened from view from the right-of-way or civic space. Standpipes, meters, vaults, and similar equipment need not be screened but shall not be placed on a front elevation when other feasible alternatives exist; such equipment shall be placed on a side or rear elevation or on a secondary street of a corner lot, where feasible.
- (B) *Rooftops*: Rooftop mechanical units shall be set back or screened behind a parapet wall so that they are not visible from any public street, civic space or abutting property.
- (C) *Ground-mounted mechanical equipment*: Ground-mounted equipment, such as generators, air compressors, trash compactors, and similar equipment, shall be screened with fences or walls constructed of materials similar to those on adjacent buildings. Hedges, trellises, and similar plantings may also be used as screens where there is adequate air circulation and sunlight, and irrigation is provided. The city may require additional setbacks and noise dampening equipment for compatibility with adjacent uses.

(Ord. 1311, passed 9-5-23)

§ 155.098 REQUIRED OFF-STREET PARKING AND LOADING AND BICYCLE PARKING.

Off-street parking and loading facilities shall be provided in accordance with §§155.475 through 155.502 of this chapter.

(A) *Vehicle access*:

- (1) *Driveways*: A maximum of one two-way driveway shall be permitted on sites with less than 200 feet of primary street frontage. A maximum of two two-lane driveways shall be permitted on sites with 200 feet or more of primary street frontage.
 - (a) At least one driveway shall be located on a secondary street or alley, where available.
 - (b) Driveways and associated curb-cuts shall have a maximum width of 26 feet.
 - (c) The minimum distance between driveways on the same lot shall be 50 feet.

- (d) Controlled entrances to parking (e.g., gates) shall be located at least 20 feet from the property line to allow for a queueing vehicle.

(B) Surface Parking:

- (1) **Setbacks:** Parking shall be set back a minimum of 30 feet from the primary frontage, ten feet from any secondary frontage, and five feet from any adjacent residential zoning district.
 - (a) Parking shall be buffered by permitted non-parking uses or a landscaped setback adjacent to the property line, except for vehicle/pedestrian access.
 - (b) Landscaped setbacks shall include hedges or shrubs with a minimum height of three feet at the time of planting that form a continuous visual screen to block vehicle headlights.
- (2) **Landscaping:** A minimum of 5 percent of the parking area shall be landscaped and permeable, in addition to any landscaped setbacks. This area shall be distributed throughout the parking area.
- (3) **Trees:** A minimum of one shade tree (a 24-inch box tree) for every four vehicle parking spaces shall be planted and evenly distributed throughout the parking area.

(C) Structured Parking:

- (1) **Setbacks:** Structured parking (including underground) shall be set back a minimum of five feet from any adjacent residential zoning district.
 - (a) Above ground parking shall be buffered by permitted non-parking uses with a minimum depth of 35 feet adjacent to the street property line, except for vehicle/pedestrian access.
 - (b) Semi-subterranean parking shall not extend beyond the building façade and may not project higher than four feet above sidewalk elevation.
 - (c) Parking areas with controlled entrances, including access gates, shall be located at least 20 feet from the property line to allow for a queueing vehicle.

(D) Electric vehicle charging stations: Electric vehicle charging stations shall be provided consistent with the standards referenced within Cal. Green Code §4.106.4. In addition, the following standards shall apply:

- (1) Electric vehicle charging stations shall be provided in any area designed for the parking or loading of vehicles.
- (2) In new parking areas with 20 or more parking spaces, a minimum of one electric vehicle charging station shall be provided for every ten parking spaces.

(E) Bicycle parking: Bicycle parking shall be provided consistent with the standards referenced within Cal. Green Code §5.106.4.1. In addition, the following standards shall apply:

- (1) **Horizontal storage:** Each horizontal bicycle space shall be designed to maintain a minimum of two feet in width and six feet in length, with a minimum of seven feet of vertical clearance.

- (2) *Vertical storage*: Each vertical or wall-mounted bicycle space shall be designed to maintain a minimum of three feet six inches in length, with three feet between racks and a minimum of seven feet of vertical clearance.
- (3) *Aisles*: Access to bicycle parking spaces shall be at least five feet in width. Bicycle spaces shall be separated from auto parking spaces or drive aisles by a fence, wall, curb, or at least five feet of open area.

(Ord. 1311, passed 9-5-23)

§ 155.099 REQUIRED ACCESS.

In addition to §155.098(A) above, access to off-street parking facilities shall be provided in accordance with the provisions of §§155.488 through 155.490 of this chapter.

(Ord. 1131, passed 9-5-23)

§ 155.100 SIGNS.

No signs shall be permitted in the Multiple-Family Residential Zones except in accordance with the following provisions. The provisions of §§155.515 through 155.536 regarding signs shall also apply.

- (A) Signs or nameplates not exceeding one square foot in area and displaying only the name and address of the premises and the owner or lessee thereof shall be permitted.
- (B) Each apartment building or development may have one permanent sign not exceeding 20 square feet in area identifying the premises. Such sign shall not extend above the roof of the building.
- (C) Temporary subdivision tract signs and architect's or builder's signs shall be permitted in accordance with the provisions of §§155.515 through 155.536.
- (D) "For rent," "for sale," or "for lease" signs, each lot exceeding six square feet in area and not more than two such signs on any one lot or parcel, shall be permitted.
- (E) Signs which move or which have moving parts or flashing lights shall not be permitted in this zone.

(Ord. 1131, passed 9-5-23)

§ 155.101 LANDSCAPING AND OUTDOOR OPEN SPACE.

The following landscaping and outdoor open space provisions shall apply in the Multiple-Family Residential Zones. In addition, the landscaping provisions of §§155.545 through 155.559 shall also apply:

(A) *Site landscaping:*

- (1) At least 15 percent of the overall site shall be landscaped.

(B) *Minimum area:*

- (1) Minimum open space shall comply with the applicable design standards depending on type of open space. Areas used for parking, loading, or storage shall not be counted towards minimum open space.
- (2) Residential open space. Residential projects shall provide a minimum of 15 percent of the residential gross floor area as private open space and 5 percent of the residential gross floor area as common open space.

(C) *Private open space:*

- (1) *Access:* Private open space shall abut and have direct access to the associated tenant space.
- (2) *Dimensions:* Private open space shall have a minimum area of 40 square feet and a minimum dimension of five feet in each direction, with a vertical clearance of at least eight feet.
- (3) *Distribution:* Private open space shall be outdoors and may be located within a required setback.

(D) *Common open space:*

- (1) *Access:* Common open space shall be available to all tenants of the building at no cost.
- (2) *Types:* Common open space shall be provided by at least one of the following and designed to comply with the associated standards:
 - (a) *Backyard or courtyard on the ground floor:*
 - i. *Dimensions:* Common open space shall have a minimum area of 360 square feet and a minimum dimension of 15 feet in each direction.
 - ii. *Distribution:* Common open space shall be outdoors, and a minimum of 80 percent of common open space shall be open to the sky.
 - iii. *Landscaping:* A minimum of 15 percent of common open space shall be planted area with a minimum dimension of 30 inches in each direction, with a soil depth of at least 18 inches.
 - iv. *Trees:* A minimum of one 24-inch box tree per project or for every 500 square feet of common open space, whichever is greater, shall be planted within the common open space. At least 50 percent shall be shade trees.
 - v. *Hardscape:* A maximum of 50 percent of common open space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.

- vi. *Water features:* A maximum of 50 percent of common open space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.

(b) *Roof deck, terrace, or similar on upper floors;*

- i. *Dimensions:* Common open space shall have a minimum area of 400 square feet and a minimum dimension of 15 feet in each direction.
- ii. *Distribution:* Common open space shall be outdoors, and a minimum of 80 percent of common open space shall be open to the sky.
- iii. *Landscaping:* A minimum of 15 percent of common open space shall be planted area with a minimum dimension of 30 inches in each direction, with a soil depth of at least 18 inches.
- iv. *Hardscape:* A maximum of 50 percent of common open space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.
- v. *Water features:* A maximum of 5 percent of common open space shall be decorative water features, such as fountains or reflecting pools.

(c) *Multi-use driveway;*

- i. *Paving:* The entire surface of the driveway shall be comprised of permeable pavers.
- ii. *Landscaped buffer:* The driveway shall be lined by a minimum 18-inch-wide planted area, except at garage entries and pedestrian pathways. If the landscaped buffer is adjacent to a wall, it shall include shrubs or vines of at least 24 inches in height.

- (3) *Amount:* A maximum of 30 percent of common open space shall be indoors (i.e., lounges, fitness centers, and similar). Indoor common open space shall not include spaces primarily used for circulation.

(Ord. 1131, passed 9-5-23)

§ 155.102 ACCESSORY BUILDINGS.

The standards in this section apply to development and redevelopment of accessory structures on properties within the multiple-family residential zones, excluding accessory dwelling units.

- (A) Any accessory building located less than 70 feet from the front property line shall have the same minimum side yard as that required for the main building.
- (B) An accessory building shall have a maximum height of 16 feet.
- (C) An accessory building may be located on a side property line which does not border a street when said building complies with all of the following:
 - (1) Is 70 feet or more from the front property line.

- (2) Has no openings on those sides of the building adjoining a property line and is of one-hour fire-resistant construction on said sides.
 - (3) Has provision for all roof drainage to be taken care of on the subject lot.
 - (D) An accessory building which is 70 feet or more from the front property line, but which does not meet the requirements of division (C) of this section, may not be located closer than three feet from the side property line.
 - (E) An accessory building having direct vehicular access from an alley shall be located not less than 25 feet from the opposite side of the alley.
 - (F) An accessory building may be permitted on the rear property line when said building:
 - (1) Has no openings on the sides adjoining any property line and is of one-hour fire-resistant construction on said sides.
 - (2) Has provision for all roof drainage to be taken care of on the subject property.
 - (G) An accessory building which does not comply with the requirements of subdivision (F) of this section shall not be located closer than three feet from the rear property line.
 - (H) An accessory building having direct vehicular access from an alley shall be located not less than 25 feet from the opposite side of the alley.
 - (I) On a reverse corner lot, an accessory building shall not be located closer than five feet from any rear property line which is also the side property line for the property to its rear.
- (Ord. 1131, passed 9-5-23)
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§ 155.103 PERMITTED ENCROACHMENTS INTO REQUIRED YARDS.

Certain encroachments shall be permitted in required yard areas. The type of encroachments and the distance they may extend into yard areas are set forth in §§155.455(D) and 155.457(C).

(Ord. 1131, passed 9-5-23)

§ 155.104 FRONTAGES.

(A) *Ground Floor.*

- (1) *Entrances:* Residential units located adjacent to a street shall have a primary entrance facing the street. Entrances shall have a minimum three-foot by three-foot covered landing area at the same grade as the interior floor.
 - (a) Entrances shall incorporate at least three of the following:
 - i. Recession at least two feet from the building façade;
 - ii. Overhead projection of at least two feet in depth (e.g., porch roof);
 - iii. A sidelight window, adjacent window, or door with a window;
 - iv. At least one stair, up or down, from the pedestrian pathway;
 - v. Paving material, texture, or pattern differentiated from the pedestrian pathway.
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- v. Paving material, texture, or pattern differentiated from the pedestrian pathway.
- (b) *Elevation*: Buildings shall have a finished floor between two and four feet above the nearest public sidewalk elevation. On sloping sites, up to 25 percent of units may have finished floors up to six feet above the nearest sidewalk.
- (c) *Paths*: Pedestrian pathways to all primary entrances and common areas shall have a minimum width of three feet, including to lobbies, open space, parking, and refuse collection areas.
 - i. Where located parallel to a driveway, a change of material or pattern shall distinguish pedestrian pathways from vehicular travel lanes.
- (d) *Walls and fences*: Freestanding walls, fences, and raised planters taller than 30 inches shall be set back a minimum of 18 inches from the property line, separated by planted area.
- (e) *Stoops and patios*: The side of a patio or stoop (when parallel to a sidewalk) taller than 30 inches shall be set back a minimum of 18 inches from the property line, separated by planted area.

(B) *Façades*:

- (1) *Transparency*: Street-facing façades shall incorporate glazing for at least 20 percent of the overall façade, including at least 15 percent of the ground level.
- (2) *Windows*: Windows shall be recessed at least two inches from the face of the façade.
 - (a) Windows shall have a visible transmittance (VT) of 0.5 or higher. Mirrored, tinted or highly reflective glazing is prohibited.
 - (b) Vinyl windows are prohibited.
- (3) *Materials*: A minimum of two materials shall be used on any building façade, in addition to glazing, railings, and trim, and shall correspond to variations in building plane.
 - (a) A primary material shall cover at least 40 percent of any building façade, excluding windows.
- (4) *Color*: No more than four colors shall be applied to the building façade (one primary color and up to three trim colors), excluding art (e.g., a mural).
- (5) *Balconies*: Balconies shall project a maximum of four feet from the building façade and shall not be located within six feet of any interior property line.
 - (a) Side-loaded townhomes shall incorporate at least one front-facing balcony.
- (6) *Roof decks*: Roof decks located within 25 feet of a residential zoning district shall be set back a minimum of five feet from the building edge.
 - (a) The sum of all roof decks on a single building shall not exceed 60 percent of the roof area to allow for mechanical equipment including solar panels.
- (7) *Lighting*: All structures, entrances, parking areas, common open spaces, and pedestrian pathways shall be lit from dusk to dawn.

- (a) Lighting shall be located to illuminate only the intended area, and a minimum of 90 percent of lighting shall be directed downward.
 - (b) Lighting shall not extend beyond an interior property line, and light sources shall not be visible from adjacent properties.
- (8) *Screening*: Rooftop equipment, excluding solar photovoltaic, shall be screened from public view.
- (Ord. 1131, passed 9-5-23)

§ 155.105 ARCHITECTURAL DESIGN STANDARDS.

(A) *Modulation*:

- (1) *Building length*: Buildings shall be no longer than ten units or 200 feet in length, whichever is less, with a minimum separation of ten feet between buildings.
- (2) *Façade modulation*: Street-facing façades over two stories in height shall incorporate at least two of the following:
 - (a) A sloped roof with a pitch greater than three-twelfths;
 - (b) A flat roof with a minimum two-foot vertical height difference for a minimum of ten feet in length and depth;
 - (c) A top-level step back of at least two feet for a minimum of 25 percent of the length of the façade;
 - (d) A terrace at least five feet in depth and eight feet in width, open to the sky, at least every 50 feet;
 - (e) Balconies over 20 percent of the elevation;
 - (f) A change in material or texture (excluding windows, doors and railings).
- (3) *Façade break*: Façade planes adjacent to R1 Zoning Districts shall not exceed 50 feet in width without a façade break of at least five feet deep and ten feet wide.

(Ord. 1131, passed 9-5-23)

§ 155.106 STREETScape REQUIREMENTS.

- (A) *Sidewalks and other pedestrian improvements*: All sidewalk construction shall be designed and constructed to meet standard city specifications as approved by the city. On major street frontages, the Director of Planning and Development may condition development approvals on construction of wider sidewalks, pedestrian streetscape furniture, pedestrian-scale lighting, safety enhancements (e.g., bollards) and textured paving surfaces.
- (B) *Street trees*: Street trees are required on all streets. Street trees shall be selected, planted and maintained in accordance with city specifications for street trees. On major street frontages, if street trees are planted within tree wells, the Director of Planning and Development may condition development approvals on such wells having city-approved metal grates.