

**Section 1. Section 22.08.030 is hereby amended to read:**

~~"Cool pavement" means paving materials that reflect the sun and/or increase water evaporation to provide cooler ground surfaces than traditional paving materials.~~  
includes, but is not limited to, high albedo pavements and coatings, vegetative surfaces, porous or pervious pavements that allow water infiltration, and pavements shaded by trees and other sources of shade, as defined in Section 202 of the California Green Building Standards Code.

**Section 2. The following is hereby added to Section 22.08.080 as follows:**

HEAT ISLAND EFFECT. As defined in Section 202 of the California Green Building Standards Code, refer to measurable elevated temperatures in developed areas as compared to more rural surroundings. Temperatures in developed areas are affected by absorption of heat by hardscapes and radiation of heat into surrounding areas resulting in local climate changes. Heat islands are influenced by geographic location and by local weather patterns, with effects changing on a daily or seasonal basis. This term includes "urban heat island effect".

**Section 3. Section 22.20.105.A is hereby amended to read:**

A. Single-family residences shall be subject to the following development standards:

1. Roofing Materials.
  - a. Every single-family residence shall have a roof constructed with ~~wood-shake, tile, shingle, asphalt composition, crushed rock, or other similar roofing material in compliance with Title 26 (Building Code) of this code, except that r, and~~
  - b. Reflective, glossy, polished and/or roll-formed type metal-roofing is are prohibited. Metal, glass, or any other roofing materials may be permitted, provided that the materials have an average Light Reflectance Value of 35 percent or less; and
2. Siding Materials.
  - a. Every single-family residence shall have an exterior siding of brick, wood, stucco, metal, concrete or other similar material, ~~except that r, and~~
  - b. Reflective, glossy, or polished and/or roll-formed type metal-siding is prohibited. Metal, glass, or any other siding materials may be permitted, provided that the materials have an average Light Reflectance Value of 35 percent or less; and
3. Except as specifically provided herein, every single-family residence shall be not less than 20 feet in width. A single-family residence need only be a minimum of 18 feet wide when it is to be located on a lot or parcel of land less than 26 feet in width. In order to allow for flexibility and creativity of design, a single-family residence may be less than 20 feet wide, but not less than 12 feet, if the floor area, exclusive of appurtenant structures, is at least 900 square feet and the side or sides oriented toward a public street, highway or parkway have a dimension of

at least 20 feet. Additions to single-family residences are not restricted as to width; and

4. Every single-family residence shall have a floor area of not less than 800 square feet, exclusive of any appurtenant structures.

B. The standards listed in this section may be modified by the director pursuant to the procedures of Part 12 of Chapter 22.56 and the findings contained in Section 22.56.1755.

**Section 4. Section 22.52.1060 is hereby amended to read:**

- A. ~~Paving~~Surfacing. Where access to a parking space or spaces is from a highway, street, or alley which is paved with asphaltic or concrete surfacing, such parking areas, as well as the maneuvering areas and driveways used for access thereto, shall be paved with:
1. Concrete surfacing to a minimum thickness of three and one-half inches, with expansion joints as necessary; or
  2. Asphalt surfacing, rolled to a smooth, hard surface having a minimum thickness of one and one-half inches after compaction, and laid over a base of crushed rock, gravel or other similar material compacted to a minimum thickness of four inches. The requirement for said base may be modified if:
    - a. A qualified engineer, retained to furnish a job-site soil analysis, finds that said base is unnecessary to insure a firm and unyielding subgrade, equal, from the standpoint of the service, life and appearance of the asphaltic surfacing, to that provided if said base were required, and so states in writing, together with a copy of his findings and certification to such effect, or
    - b. Other available information provides similar evidence; or
  3. The Director of Public Works may approve alternative paving materials in order to achieve aesthetic and environmental objectives, such as improved appearance, increased water percolation, reduced erosion and runoff, increased aeration and water for tree roots, reduced glare and heat island effect, and increased area available for landscaping. The Director of Public Works may approve such alternative paving materials upon finding that, when installed according to manufacturer's specifications or engineer's analysis, the alternative paving materials will provide public aesthetic or environmental benefits and is equal to or better than asphalt or concrete paving in terms of public safety, performance, strength, quality, and durability.~~Other alternative material that will provide at least the equivalent in service, life and appearance of the materials and standards which would be employed for development pursuant to subsection A1 or A2 of this section;~~
  4. ~~The county engineer, at the request of the director, shall review and report on the adequacy of paving where modification of base is proposed under subsection A2, or where alternative materials are proposed under subsection A3. The county engineer may approve such modification or such alternative materials if, in his opinion, the evidence indicates compliance with subsection A2 or A3 as the case may be.~~