



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

SPECIAL MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

June 22, 2023

6:00 p.m.

Joseph Flores, Commissioner
Gabriel Jimenez, Commissioner
John Mora, Commissioner
David Ayala, Vice Chairperson
Francis Carbajal, Chairperson

You may attend the Planning Commission meeting telephonically or electronically using the following means:

Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link: <https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period. All written comments received by 12:00 p.m. the day of the Planning Commission meeting will be distributed to the Planning Commissioners and made a part of the official record of the meeting. Written comments will not be read the meeting, only the name of the person submitting the comment will be announced.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Department. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Ayala, Carbajal, Flores, Jimenez, and Mora

4. EX PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure regarding site visits or ex parte communications about public hearings.

5. PUBLIC COMMENT

This is the time when comments may be provided by members of the public on matters within the jurisdiction of the Planning Commission, on the agenda and not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Chairperson.

6. PRESENTATION

Objective Development Standards (ODS) Toolkit: A final presentation by the consulting firm AECOM on the completed ODS toolkit.

RECOMMENDATION

- That the Planning Commission receive the final project presentation from AECOM, provide feedback as desired and thereafter file the report.

7. STUDY SESSION

Targeted Zoning Ordinance Update: A presentation by the consulting firm MIG on revising specific sections of the City's Zoning Ordinance for consistency with State Law and the recently adopted General Plan, and on creating new high density and mixed-use land uses and development standards.

RECOMMENDATION

- That the Planning Commission receive the presentation from MIG, and provide feedback as deemed necessary, for incorporation into the final draft Target Zoning Ordinance Update anticipated to be presented to the Planning Commission at the next regularly scheduled meeting on Monday, July 10, 2023.

8. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

9. ADJOURNMENT

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Department. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

I, Teresa Cavallo, hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; city's website at www.santafesprings.com; City Hall, 11710 Telegraph Road; City Library, 11700 Telegraph Road, and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Teresa Cavallo
Planning Secretary

June 20, 2023

Date



PRESENTATION

Objective Development Standards (ODS) Toolkit: A final presentation by the consulting firm AECOM on the completed ODS toolkit.

RECOMMENDATION

- That the Planning Commission receive the final project presentation from AECOM, provide feedback as desired and thereafter file the report.

BACKGROUND

In March 2020, Southern California Association of Governments (SCAG) adopted its 6th cycle Regional Housing Needs Assessment (RHNA) allocation plan, which covers the planning period from October 2021 through October 2029. For the 6th cycle, SCAG received a need of 1,341,827 housing units, which was distributed to all 197 SCAG jurisdictions. Under said plan, Santa Fe Springs' allocation is 952 units distributed within various income categories (252 units of very-low income, 159 units of low income, 152 units of moderate income and 388 units of above-moderate income).

The need and the mandate to produce more housing has prompted cities, including Santa Fe Springs, to review residential development standards to make them simpler to understand and easier to implement, resulting in faster permitting timelines and potentially accelerating housing production. Cities are updating and adding to existing regulations to create development standards that can be "objectively" reviewed by staff.

Objective Development Standards (ODS) Bundle Project

The City of Santa Fe Springs is part of an Objective Development Standards (ODS) bundle project, which is being funded by the Southern California Association of Governments (SCAG) through the Regional Early Action Planning (REAP) grant program. Other cities selected for the ODS bundle project are: Montebello, Santa Monica, and South Pasadena.

The primary goal of the ODS bundle is to document, assess, and modernize the standards and processes related to the development of multi-unit and mixed use projects. By doing so, the project aims to enhance the understanding of objective development standards and expedite housing production. This initiative aligns with the City's current efforts to update its Zoning Ordinance to ensure internal consistency with the newly adopted 2040 General Plan, and the results of the ODS bundle project will be integrated into the implementation of Santa Fe Springs' recently adopted General Plan.

Project Deliverables

As part of the ODS bundle project, AECOM will provide the City with the following tools to assist the City's transition to Objective Development Standards:

1. An existing local policies and regulations review report;
2. A current project review report;
3. An updated multi-family development permit application;
4. An updated process flowchart;
5. A toolkit factsheet;
6. An online interactive fee estimator tool; and
7. Objective Development Standards toolkit for 4 multi-unit/mixed use zones.

About Objective Standards

Development standards set the rules for development, including the height of buildings, the number of units allowed per parcel, the distance between buildings and adjacent properties, the amount of open space needed on a site, parking specifications, architectural design criteria, and more. These standards play a crucial role in shaping urban development and are subject to periodic evaluation and revision.

Given the pressing need for additional housing, many cities are undertaking a comprehensive review of their residential development standards. The aim is to streamline the regulations to make them simpler to understand and easier to implement, which ultimately leads to quicker permitting processes. Cities are updating and adding to existing regulations to create development standards that can be "objectively" reviewed by staff, including:

- Creating easy-to-understand development and design regulations through measurable requirements, simple tables, and diagrams; and
- Requiring no personal or subjective judgment to determine if the standards have been met, allowing for a straightforward administrative process that reduces timelines, adds certainty, and achieves reasonable design goals.

Project Engagement Milestones

The Objective Development Standards Bundle Project officially began in March 2022. Shortly after the project's commencement, City staff, in collaboration with the SCAG consultant (AECOM), initiated a public engagement process. This process was aimed to effectively communicate the project's details to community members and stakeholders. As part of the outreach efforts, three events were organized to facilitate interaction and gather feedback from the public, including active participation from the City Council and Planning Commission.

Joint Study Session – City Council and Planning Commission

A joint study session was held on July 19, 2022, to inform both the City Council and the Planning Commission about the project and relevant State laws to collaborate on locally appropriate solutions to increase capacity potential and accelerate housing projects.

Public Workshops

Two community workshops were provided to educate and build an understanding of objective standards and provide the public with an opportunity to give feedback on draft materials. The first workshop was held on July 20, 2022 to gather initial comments from community members and stakeholders. A second workshop was recently provided on May 11, 2023, after draft standards for the 4 multi-unit/mixed use zones were completed.

STAFF RECOMMENDATION

The final presentation provided by AECOM will detail the completed Objective Development Standards toolkit based on feedback gathered throughout the project. As previously mentioned, the results of the ODS bundle project will be integrated into the implementation of Santa Fe Springs' recently adopted General Plan, and specifically the current efforts to update its Zoning Ordinance to ensure internal consistency with the newly adopted 2040 General Plan.

Staff, therefore, recommends that the Planning Commission receive the final project presentation from AECOM, provide feedback as desired, and thereafter file the report.



Wayne M. Morrell
Director of Planning

Attachments

1. Objective Development Standards Toolkit

Objective Development Standards Toolkit

Prepared for the City of Santa Fe Springs
June 2023



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I. Introduction

Background

California must plan for more than 2.5 million units of housing in the next eight-year planning cycle (2021-2029), including 952 homes in Santa Fe Springs. Because of this, the State has passed a series of laws to combat the ongoing housing crisis and better meet the housing needs of Californians, including Senate Bill 35 (Streamlining Approvals), Senate Bill 167 (Removing Barriers), Senate Bill 330 (Expediting Residential Development), among others. These new laws have prompted every city across California to review residential development and design standards in an effort to support faster permitting timelines while still achieving reasonable design goals. Cities must ensure they are complying with all aspects of State law and not hindering the development of housing.

Each municipality has development standards for new buildings that are housed in the Zoning Ordinance of the Municipal Code. These often include building height, density, setbacks, open space, and parking requirements. Cities often develop these standards with design guidelines and discretionary review processes to further guide architectural character and urban design; however, these add uncertainty and delays to housing project approvals, leading to fewer and more expensive housing projects. State law now requires that housing projects be reviewed against objective standards, and specifies that subjective standards and guidelines cannot be used to deny or decrease the density of new housing projects. To be considered objective, standards must be uniformly measurable/verifiable, knowable to all parties prior to application submittal, and require no subjective judgment in order to make a determination.

Project Grant Funding

The Southern California Association of Governments (SCAG) Regional Council approved the 2020 Sustainable Communities Program (SCP) Housing and Sustainable Development (HSD) Call for Applications in November 2020. The goal of the SCP is to implement the policies and programs of Connect SoCal, the 2020 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS). With the 2019-2020 Budget Act, \$250 million went to prioritize planning initiatives that would increase housing production in communities throughout the state. The California Department of Housing and Community Development (HCD) received \$125 million of this funding to establish the Regional Early Action Planning (REAP) grant program. REAP provides one-time grants to regional entities for planning activities that facilitate compliance in implementing the sixth cycle of the Regional Housing Needs Allocation (RHNA), and this includes efforts to accelerate housing production – such as the development of objective standards.

SCAG awarded a REAP grant to the City of Santa Fe Springs (“City”) to document, assess, and modernize its multi-unit and mixed-use objective standards and permitting. This project, which also serves the cities of Montebello, Santa Monica, and South Pasadena, will help support a greater understanding of the role of objective standards in increasing housing production in Los Angeles County and throughout California. SCAG commissioned AECOM, a design and planning consulting firm, to create a “toolkit” of objective development standards that will assist the four cities in more quickly adopting new standards into their respective zoning codes.

Objective Development Standard Toolkits

As part of Task 2.6, two common sets of standards were developed to be shared across each of the four cities served by the project – one for Mixed-Use projects and another for Multi-Family (Medium-Density) Residential projects. The standards that directly impact building massing have been tested on prototypical sites to demonstrate that the standards do not interfere with intended development density. For the most part, standards are designed to scale to different density and height limits, so the same or similar standards

can be used across zoning districts regardless of development intensity. This is an effort to simplify the code and ease the understanding and implementation of the standards.

This Custom Zone Toolkit was developed specifically for Santa Fe Springs. The common standards were used as a basis for the Custom Zone Toolkit, which includes more tailored standards for the City's new Mixed-Use TOD and existing R4 zoning districts. This document is intended to be reviewed by City staff, the public, and decision-making bodies for discussion and feedback. As a next step beyond the scope of this project, the City may adopt the new standards into the Zoning Code as appropriate; standards for Mixed-Use may apply to all mixed-use zones, for example.

As this is a toolkit of recommendations, standards selected by the City to propose for inclusion in the Zoning Code may need further refinement based on the City's unique requirements and approaches, including different measurement definitions and contextual considerations.

The standards are designed to:

- Translate existing applicable Zoning Code regulations and design guidelines into clear, objective standards in compliance with Senate Bill 35;
- Allow the maximum density permitted by zoning consistent with Senate Bill 330;
- Focus on zones that apply to the highest volume potential development type, locations of greatest concern, or standards that are most challenging locally; and
- Inform building form and site planning while adapting to market trends and shifting demand.

The toolkit is designed to:

- Be the basis for the development of standards for multi-unit/mixed use projects that support the level of design the City expects, confirming compliance through an administrative process;
- Make it easier for applicants, staff, and the public to understand the regulations;
- Create greater certainty in the review process and streamline project approvals;
- Encourage housing production so the City can meet its Regional Housing Needs Allocation (RHNA) goals; and
- Comply with state law that requires qualifying housing projects to be reviewed against objective standards¹.

Informing the Toolkit

The project included a high-level technical analysis of existing policy documents, development standards and regulations, design guidelines, permit procedures, recently approved projects and submitted applications currently under review to understand how the City currently processes applications and how long the process typically takes, as well as how standards are being interpreted and applied during the permitting and entitlement process. This analysis included a review of the General Plan Land Use and Housing elements and associated policies, the City's Zoning Code, and a handful of representative housing

¹ Senate Bill 9 also requires use of objective standards for related project reviews in single-family zones; separate from this SCAG project focused on multi-unit/mixed-use zones.

development projects. It resulted in initial findings and recommendations to inform the standards developed for the toolkit and other related actions for City consideration.

Public Engagement

Additionally, the City undertook an engagement process to provide information to community members about the objective development standards and streamlined permitting project, and gather input to inform the creation of the recommended standards in the toolkit. The following outreach events were held to engage the public, stakeholders, and decision-makers in ways that result in meaningful participation.

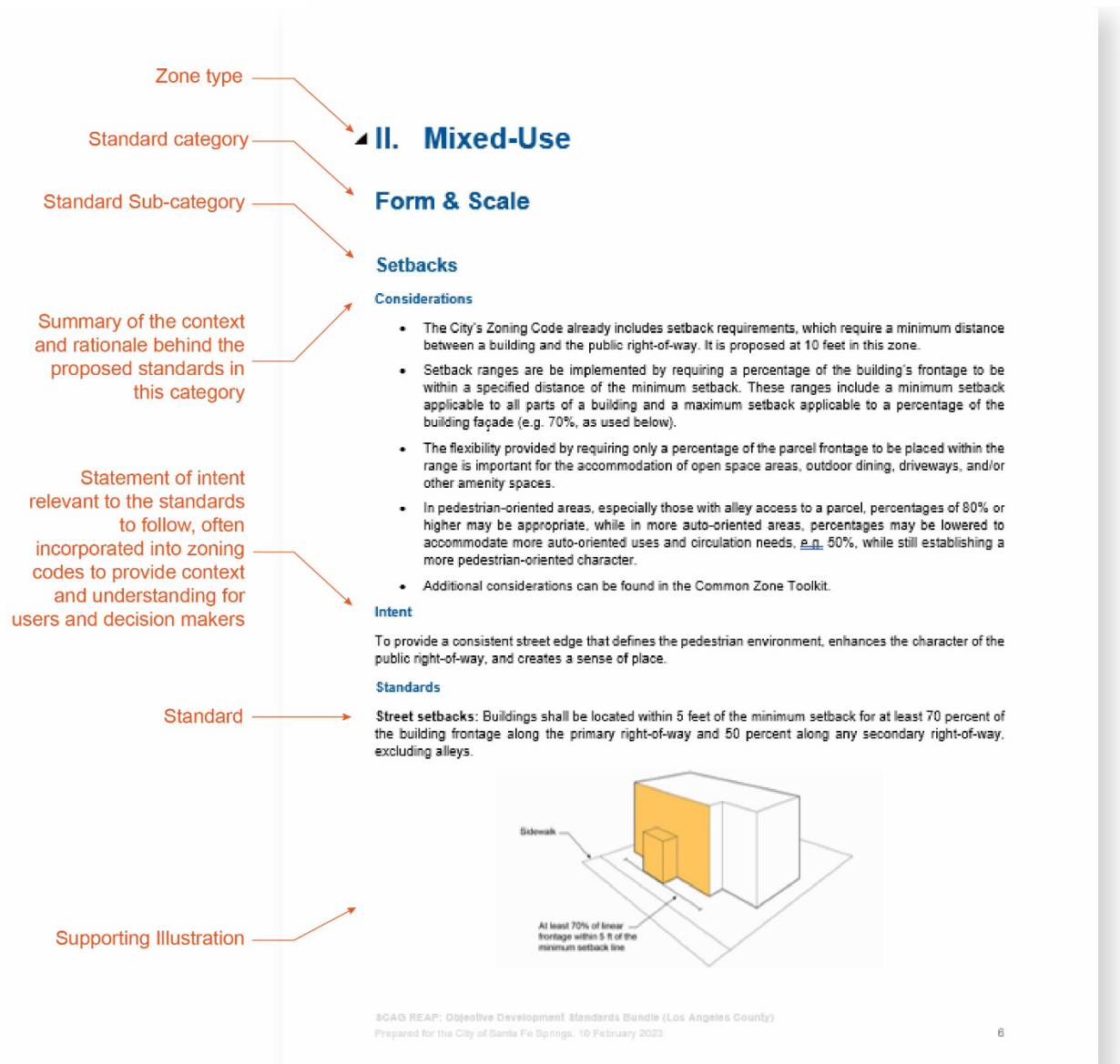
- **City Council/Planning Commission Study Session:** This event was held on July 19, 2022, to inform the City's decision-makers in a joint session about the project and relevant State laws to collaborate on locally appropriate solutions to increase capacity potential and accelerate housing production.
- **Public Workshops:** Two community workshops focused on building an understanding of objective standards and providing the public with an opportunity to give feedback on draft materials. The first workshop was held at City Hall on July 20, 2022. The second workshop **was held on May 11, 2023**. Both workshops were hybrid meetings with opportunities for in person and virtual participation. The first workshop was coordinated with the City's Targeted Zoning Ordinance Update project.
- **Final Project Presentation:** The final presentations to the Planning Commission and City Council will be held in the summer, providing background, analysis, and a summary of the proposed objective standards and other project deliverables.

How to Use the Toolkit

For each zoning district, standards in the toolkit are organized into four categories:

- Form, related to the overall building massing and scale;
- Frontage, related to how the building meets the street and façade design;
- Open Space, related to the provision of private and common outdoor/recreational space;
- Parking, related to the provision of auto and bike parking.

The guide below explains how the sections and sub-sections in this document are intended to be used:



II. Mixed Use

Form & Scale

Setbacks

Considerations

- The City's Zoning Code already includes setback requirements, which require a minimum distance between a building and the public right-of-way. It is proposed at 10 feet in this zone.
- Setback ranges use a slightly different approach, and are implemented by requiring a percentage of the building's frontage to be within a specified distance of the minimum setback. These ranges include a minimum setback applicable to all parts of a building and a maximum setback applicable to a percentage of the building façade (e.g. 70%, as used below).
- The flexibility provided by requiring only a percentage of the parcel frontage to be placed within the range is important for the accommodation of open space areas, outdoor dining, driveways, and/or other amenity spaces.
- In pedestrian-oriented areas, especially those with alley access to a parcel, percentages of 80% or higher may be appropriate, while in more auto-oriented areas, percentages may be lowered to accommodate more auto-oriented uses and circulation needs, e.g. 50%, while still establishing a more pedestrian-oriented character.
- Mixed Use and Multi Family buildings generally have two frontage or access variations:
 1. A shared building entrance, with units accessed via the circulation spaces internal to the building or site, from a common space like a lobby or corridor.
 2. Multiple individual residential unit entrances that provide access to units directly from the sidewalk or property line.

In a Multi-Family scenario, individual residential unit entrances are common in small to medium scale development, such as townhomes or three-story buildings. Larger developments might provide a combination of the two options, where ground floor units have access from the sidewalk and upper floor units have access through internal circulation. In a Mixed Use scenario, each store has an entrance and units above would typically be accessed via shared internal circulation.

Each frontage type has different opportunities for landscaping. The standard included below includes requirements to encourage as much landscaping as possible, taking into account feasibility based on entrance needs.

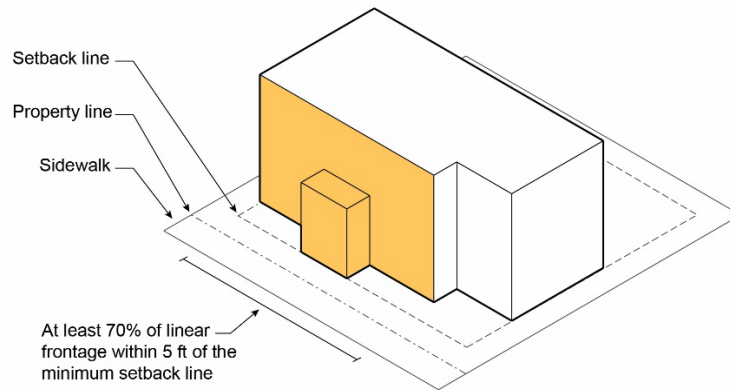
- Additional considerations related to setbacks are discussed in the Common Zone Toolkit.

Intent

To provide a consistent street edge that defines the pedestrian environment, enhances the character of the public right-of-way, and creates a sense of place.

Standards

Street setbacks: Buildings shall be located within 5 feet of the minimum setback for at least 70 percent of the building frontage along the primary right-of-way and 50 percent along any secondary right-of-way, excluding alleys.



Landscaping. A minimum percentage of the setback area, where a setback is required, shall be landscaped with trees, shrubs, and/or groundcover, either in the form of in-ground landscaping or planters, as follows:

Frontages with shared entrances to internal circulation	50%
Frontages with individual residential unit entrances	30%
With a stoop taller than 30 inches	10%
Frontages with commercial tenant entrances	30%
With outdoor dining	10%

Interior setbacks: Buildings shall be set back a minimum of 15 feet from adjacent Residential zoning districts.

Streetwall

Considerations

- Streetwall standards, in conjunction with setbacks, can help create pedestrian-oriented development by mandating a certain level of massing at the street. It can also be used to move massing away from adjacent properties.
- Streetwall standards are often used to reinforce an existing, historic built form, but can also be used to create a new pedestrian-oriented district or corridor with a more traditional urban character.

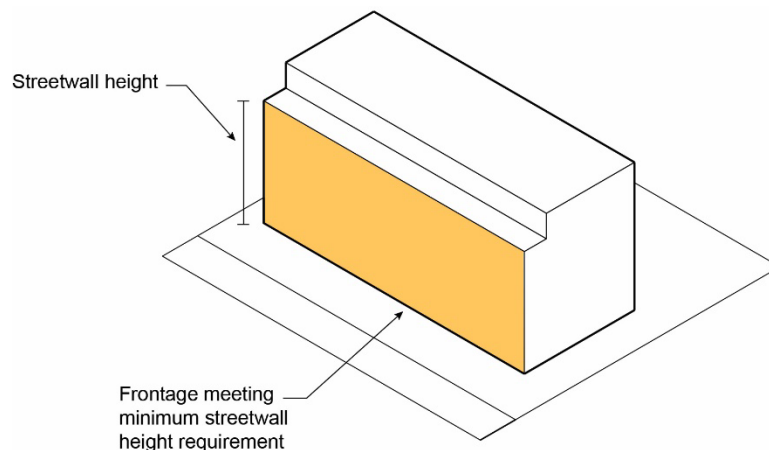
Intent

To encourage urban form that “frames” the street and creates a sense of enclosure for pedestrians.

Standards

Streetwall: Street-facing facades shall meet or exceed 25 feet (or 2 stories in height) for at least 75 percent of building frontage along public rights-of-way, unless the overall building height is lower than 2 stories.

Streetwall is defined as any street-facing façade, excluding appurtenances, within 5 feet of the minimum setback and is not required to be continuous.



Stepbacks

Considerations

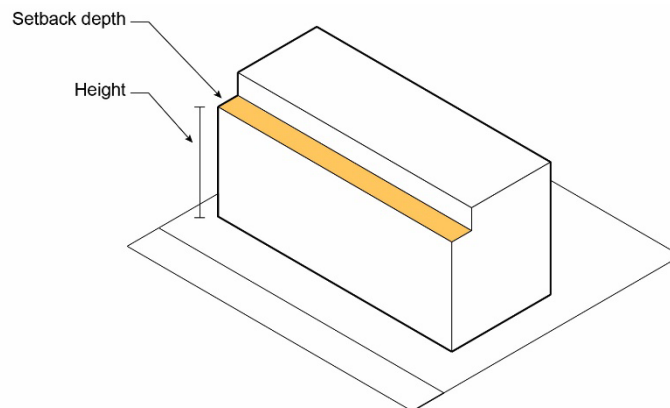
- The proposed height for this zone is 60 feet and 4 stories. As written, this standard is meant for Density Bonus projects that seek additional height in exchange for affordable housing.
- Portions of a building that are set back from the street frontage are generally more hidden from view and can give the appearance of a shorter building to those on the street.
- Interior stepbacks (also known as daylight/encroachment planes) are used to step down building massing to less intensive uses (e.g. where mixed-use meets single-family residential).

Intent

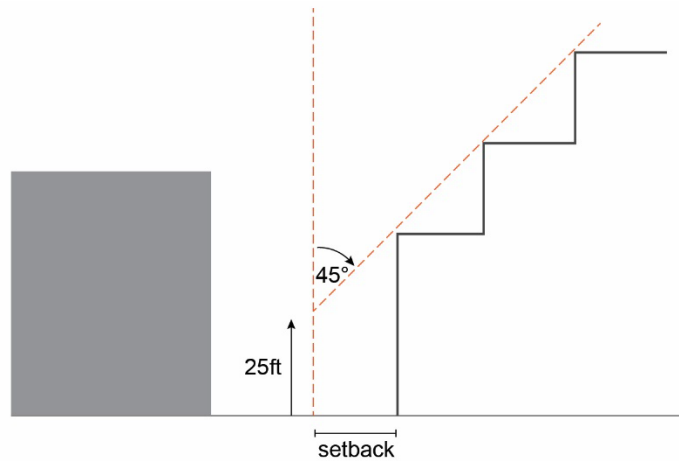
To encourage building heights and massing that are responsive to the surrounding context, including opportunities to reinforce the built character along streets as well as the need to transition to lower-density surroundings in the rear.

Standards

Street stepbacks: Street-facing facades greater than 4 stories shall be stepped back a minimum of ten feet from the minimum setback line. Uses allowed within the setback depth include balconies, terraces, shade structures, and similar open space features.



Interior/rear stepbacks: Adjacent to Residential zoning districts, buildings shall not be located within a plane sloping upward and inward at a 45-degree angle measured from the vertical, starting 25 feet above the existing grade along the property line. Uses allowed within the stepback include balconies, terraces, shade structures, and similar open space features.



Rooflines

Considerations

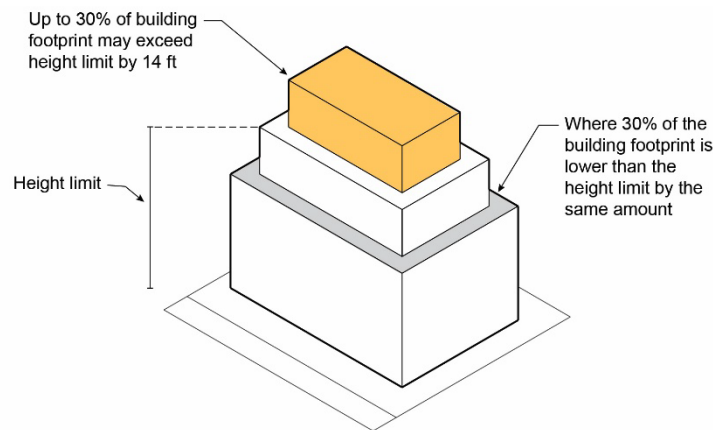
- Standards encouraging varied roof lines can help prevent monolithic buildings and add visual interest in new development.
- One approach can be to allow buildings to exceed height limits, but only for a percentage of the building footprint, so that the additional floor contributes to variations in the roof line and/or façade plane.
- If the additional height bonus (described above) is not desired, “height averaging” may be used, which allows the additional height only if other portions of the building are shorter in equal measure, so that the average height of building is at or even below the height limit. This could result in greater variation in building form and rooflines, but makes it somewhat less likely that a developer would choose this option.

Intent

To allow space for variation and incentivize differing building heights within the same project, contributing to a more distinctive and visually compelling skyline.

Standards

Roofline variation: Buildings may exceed the height limit by up to 14 feet for a maximum of 30 percent of a building’s footprint. This allowance is not applicable within interior/rear setbacks or stepbacks and may not be used in conjunction with a concession for building height through density bonus.



Modulation

Considerations

- Building modulation/articulation standards help to avoid monotonous and flat façades by requiring portions of a building façade to be stepped back from the street.
- The menu of standards options included below emphasize flexible approaches to modulation that are not specific to a particular architectural style and that allow for creativity in design.
- When modulation, length, and corner treatment standards are used together, it is important to understand how they relate to each other in specific areas with unique parcel sizes and development typologies so that unintended consequences are avoided.
- Dimension requirements may be modified to better fit the individual style or objectives of the city.

Intent

To prevent building façades that are monolithic in appearance and avoid flat or featureless design.

Standards

Façade modulation: Façades shall be modulated with at least three of the following elements:

- a) Balconies recessed at least 2 feet in depth;
- b) Vertical pilasters 3 inches in depth reflecting building structure or architectural style;
- c) Horizontal bands, trims, or reveals 3 inches in depth along multiple levels;
- d) A change in material or texture (excluding windows, doors and railings).

Façade length: Street-facing façades of 150 feet or longer shall include a minimum break of 10 percent of the façade length or 20 feet in width, at least 10 feet deep and open to the sky.

Corner treatments: Corner-facing facades of 75 feet or longer shall incorporate at least two of the following elements within 50 feet of the building corner along the primary frontage:

- a) A building entrance;
- b) A change in height of at least 4 feet for an area 10 feet by 10 feet minimum;
- c) A change in façade plane on upper stories of at least 2 feet in depth;
- d) A change of façade material or texture (excluding windows, doors and railings);
- e) A public open space or outdoor dining.

Frontages

Ground Floor

Considerations

- Standards in this section are designed for both non-residential (including commercial) space or residential common spaces along the ground floor, such as lobbies, lounges, or fitness centers. If individual residential unit entrances are allowed on the ground floor, see the Multi-Family Standards in Section III of this document.
- Ground floor heights less than 11-12 feet (measured floor to finished ceiling) can be harder to lease to retail tenants. Also, taller ground floor heights contribute to a “base-middle-top” architectural approach that is typically desirable.
- On corridors where both Mixed-Use and Multi-Family buildings are permitted, consider requiring residential ground floors to have the same minimum height as commercial ground floors, to create a more consistent character and improve internal amenity.
- Transparency requirements should be higher in pedestrian-oriented retail areas (70-80%) and may be lower (around 50%) in more auto-oriented areas where transparency may not be as feasible for many uses.
- Some cities have begun to require shade structures (e.g. awnings) along certain corridors to protect pedestrians from direct sun and heat, particularly in places where street trees are not providing sufficient shade. An example of a shading requirement is provided.

Intent

To promote an active, accessible, and comfortable pedestrian environment that enhances the public realm at a human scale, provides visual interest, and enables flexible uses over time.

Standards

Floor height: Ground floor commercial, non-residential, and residential common spaces shall have a minimum height of 12 feet, measured floor-to-finished ceiling. Ground floor residential units shall have a minimum height of 8 feet, measured floor-to-finished ceiling.

Elevation : Non residential and residential common spaces on the ground floor shall be located within 2 feet above or below sidewalk elevation. Primary entrances shall be located at sidewalk elevation.

Elevation : Residential units on the ground floor 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 6 feet above the nearest sidewalk.

Entrances. Street-facing façades shall provide a minimum of one entrance per 100 feet of frontage. These entrances shall open directly onto the sidewalk or another public open space, and be distinguished by at least one of the following:

- a) Awning/canopy;
- b) Porch/portico;
- c) Trellis; or

- d) Architectural element that creates well-defined entrance.

Recessed entrances. Primary building entrances shall be set back at least 30 inches from the façade. Secondary building entrances shall be setback at least 30 inches from the public right-of-way.

Transparency: Street-facing façades shall incorporate glazing for a certain percentage of the building frontage between 2 and 10 feet in height from sidewalk elevation. Windows shall provide views into display, lobby, sales, work, or similar active areas.

For non-residential and residential common space uses, at least 60 percent of the frontage shall be transparent.

For ground floor residential units, at least 15 percent of the frontage shall be transparent.

Blank walls: Windowless expanses of walls on the ground floor shall not exceed 20 feet in length. Blank walls over 10 feet in length shall be enhanced by one of the following:

- a) Pattern, motif, etching, or similar decoration;
- b) Landscaping that covers at least 50 percent of the wall area;
- c) Trellis or similar projection;
- d) Public art approved by review authority.

Primary and Secondary Frontages: Ground floor (“podium”) parking for all projects on parcels with primary or secondary frontages of:

- a) 100 feet or greater: shall be buffered by permitted non-parking uses with a minimum depth of 15 feet, except for vehicle/pedestrian access areas.
- b) less than 100 feet: all ground floor parking adjacent to a primary or secondary frontage and not buffered by non-parking uses shall be screened with a landscape buffer at least 5 feet in depth. Plant materials shall be spaced to provide consistent screening for length of parking façade and reach a height of 75% of the height of the parking façade, within two years of planting.

Shading: Shade structures shall allow a minimum vertical clearance of eight feet above sidewalk elevation. Shade structures shall not conflict with existing street trees.

Security devices: Any security devices (i.e. roll-up doors) shall be designed to be fully concealed and hidden from view during business hours.

Façades

Considerations

- Architectural elements can be difficult to standardize – especially when they must account for different architectural styles – and the standards here are meant to be flexible to allow architects creative license for various kinds of façade detailing.
- Transparency is important and helps provide eyes on the street, though there can be reasons to limit the amount required, such as privacy. Solar heat gain in the summer is another, though that can be partially mitigated by shading devices.
- Allowing balconies to project a certain amount from the building façade – but only counting them towards the Open Space requirements with a 5-foot minimum dimension (see following section) – means they will need to be inset, adding another level of plane variation to the building façade.
- Lighting is important for safety in large projects, but is also a common complaint among neighbors of new development. These standards are designed to reduce light trespass.
- General material standards are provided to prevent incongruent building façades with excessive changes in materials. The City may opt to include specific materials and/or colors standards based on the existing character of the street.

Intent

To address the incorporation of architectural elements and features for attractive articulation, creating well-designed and coherent building façades with sufficient detail, relief and/or variation.

Standards

Composition: Street-facing façades shall include at least three of the following:

- a) Pattern of modulation or fenestration;
- b) Datum lines along the length of the building (e.g. cornice) at least 4 inches in depth;
- c) Repeated projections (e.g. architectural detail, shading) at least 4 inches in depth;
- d) Balconies over 20 percent of the elevation;
- e) Screening (e.g. lattices, louvers).

Transparency: Street-facing façades shall incorporate glazing for at least 30 percent of the façade, including ground floor transparency.

Windows: Windows shall be recessed at least 2 inches from the face of the façade.

Windows shall have a visible transmittance (VT) of 0.6 or higher. Mirrored, tinted or highly reflective glazing is prohibited.

Vinyl windows are prohibited.

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 primary material shall cover at least 40 percent of any building façade, excluding windows.

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).

Balconies: Balconies shall not be located within 6 feet of any interior property line

Balcony projections: Balconies shall project a maximum of 4 feet from the building façade.

Roof decks: Roof decks located within 25 feet of a Residential zoning district shall be set back a minimum of 5 feet from the building edge.

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.

Lighting: All structures, entrances, parking areas, common open spaces, and pedestrian pathways shall be lit from dusk to dawn.

Lighting shall be located to illuminate only the intended area, and a minimum of 90% of all lighting shall be directed downward.

Lighting shall not extend beyond an interior property line, and light sources shall not be visible from adjacent properties.

Screening: Mechanical equipment, excluding solar panels, shall be screened from public view.

Fences and walls: Barbed wire, chain-link, and razor wire are prohibited.

Open Space

Considerations

- Minimum open space area recommendations are based on the size and type of project. In the example standards below, private open space is specific to a unit, while common open space is shared by multiple residents, but generally not open to the public.
- While many California cities require open space through a per unit requirement (e.g. 200 sf/unit) some cities have moved to a requirement based on a building's gross floor area (GFA) to more closely correlate the amount of open space to the size of the building and the expected number of residents. With per unit requirements, a studio and a 3-bedroom unit would be required to provide the same amount of open space, despite likely differences in the number of people living in the unit.
- Open space requirements directly influence the massing and design of a building: in general, greater private and/or common open space requirements tend to lead to more balconies, upper floor terraces, ground floor courtyards, amenity spaces over parking podiums, and other types of open space that influence a building's character, scale, and form.
- Cities may opt to emphasize common space over private, or vice versa. Though we recommend combining the two into one residential open space requirement to allow for more design flexibility, cities may still prioritize one over the other by including standards for a minimum or maximum percentage which may be counted towards either, depending on the focus of the city. Private open space typically means more balconies, while common can lead to more courtyards or roof decks.
- Some cities now require open space for large non-residential/commercial buildings – and, while unlikely in a housing-focused project, a standard based on GFA is included below.

Intent

To provide a variety of open spaces that contribute enhanced livability by providing residents access to light and air, and tie open space requirements to the size of buildings and number of residents.

Standards

Minimum Area

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.

- **Residential Open Space:** Projects with a residential component shall provide a minimum of 15 percent of the residential GFA as a combination of Common and Private Open Space.
- **Non-residential Open Space:** Projects with over 40,000 square feet of non-residential GFA shall provide a minimum of 5 percent of the non-residential GFA as Common Open Space.

Private Open Space

Access: Private Open Space shall abut and have direct access to the associated tenant space.

Amount: A minimum of 30 percent of the required Residential Open Space shall be Private Open Space.

Dimensions: Private Open Space shall have a minimum area of 40 square feet and a minimum dimension of 5 feet in each direction.

Distribution: All Private Open Space shall be outdoors and may be located within a required setback or stepback.

Common Open Space

Access: Common Open Space shall be available to all tenants of the building at no cost.

Amount: A minimum of 30 percent of the required Residential Open Space shall be Common Open Space.

Dimensions: Common Open Space shall have a minimum area of 500 square feet and a minimum dimension of 15 feet in each direction.

Distribution: A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.

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.

Landscaping: A minimum of 25 percent of Common Open Space shall be planted area.

Trees: A minimum of one 24-inch box tree per project or for every 500 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space, excluding rooftop decks.

Hardscape: A maximum of 25 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.

Water features: A maximum of 5 percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.

Parking

Considerations

- According to recent California State law, no parking is required for housing within a half-mile radius of high-quality public transit stops. Regardless, it is expected that many new projects will include at least some parking.
- Curb cuts can create conflict between vehicles and pedestrians, as well as vehicles and other vehicles. In general, driveways should be avoided on primary corridors and instead development should provide vehicular access from side streets or from alleys if present.

Intent

To reduce the visual impacts of parking and reduce the potential for conflicts between vehicles and pedestrians on the sidewalk.

Standards

Vehicle Access

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 minimum of one driveway shall be located on a secondary street or alley, where available.

Driveways and associated curb-cuts shall have a maximum width of 25 feet.

The minimum distance between driveways on the same lot shall be 50 feet.

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

Surface Parking

Setbacks: Parking shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and 5 feet from any adjacent Residential zoning district.

Parking shall be buffered by permitted non-parking uses or a landscaped setback adjacent to the property line, except for vehicle/pedestrian access.

Landscaped setbacks shall include hedges or shrubs with a minimum height of 3 feet at the time of planting that form a continuous visual screen to block vehicle headlights.

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.

Trees: A minimum of one shade tree (a 24-inch box tree) for every 4 vehicle parking spaces shall be planted and evenly distributed throughout the parking area.

Structured Parking

Setbacks: Structured parking shall be set back a minimum of 15 feet from any adjacent Residential zoning district.

Above ground parking shall be buffered by permitted non-parking uses with a minimum depth of 35 feet adjacent to the primary street property line, except for vehicle/pedestrian access.

Semi-subterranean parking shall not extend beyond the building façade and may not project higher than four feet above sidewalk elevation.

Bicycle Parking: Bicycle parking shall be provided consistent with the standards referenced CalGreen Code section 5.106.4.1. In addition, the following standards shall apply:

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.

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.

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.

III. Mixed-Use TOD

Form & Scale

Setbacks

Considerations

- The City's Zoning Code already includes setback requirements, which require a minimum distance between a building and the public right-of-way. It is proposed at 10 feet in this zone.
- Setback ranges use a slightly different approach, and are implemented by requiring a percentage of the building's frontage to be within a specified distance of the minimum setback. These ranges include a minimum setback applicable to all parts of a building and a maximum setback applicable to a percentage of the building façade (e.g. 70%, as used below).
- The flexibility provided by requiring only a percentage of the parcel frontage to be placed within the range is important for the accommodation of open space areas, outdoor dining, driveways, and/or other amenity spaces.
- In pedestrian-oriented areas, especially those with alley access to a parcel, percentages of 80% or higher may be appropriate, while in more auto-oriented areas, percentages may be lowered to

accommodate more auto-oriented uses and circulation needs, e.g. 50%, while still establishing a more pedestrian-oriented character.

- Mixed Use and Multi Family buildings generally have two frontage or access variations:
 1. A shared building entrance, with units accessed via the circulation spaces internal to the building or site, from a common space like a lobby or corridor
 2. Multiple individual residential unit entrances that provide access to units directly from the sidewalk or property line

In a Multi-Family scenario, individual residential unit entrances are common in small to medium scale development, such as townhomes or three-story buildings. Larger developments might provide a combination of the two options, where ground floor units have access from the sidewalk and upper floor units have access through internal circulation. In a Mixed Use scenario, each store has an entrance and units above would typically be accessed via shared internal circulation.

Each frontage type has different opportunities for landscaping. The standard included below includes requirements to encourage as much landscaping as possible, taking into account feasibility based on entrance needs.

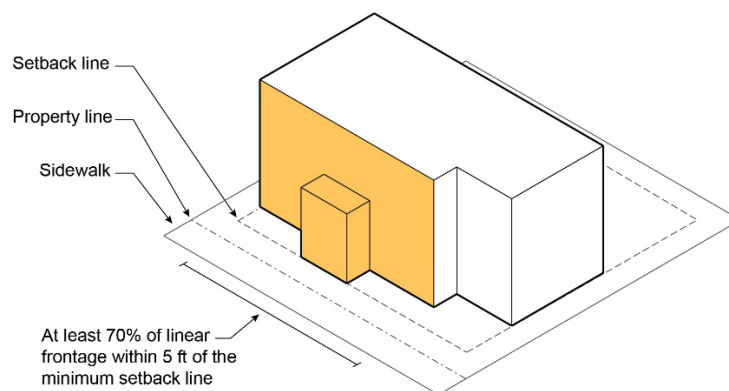
- Additional considerations related to setbacks are discussed in the Toolkit.

Intent

To provide a consistent street edge that defines the pedestrian environment, enhances the character of the public right-of-way, and creates a sense of place.

Standards

Street setbacks: Buildings shall be located within 5 feet of the minimum setback for at least 70 percent of the building frontage along the primary right-of-way and 50 percent along any secondary right-of-way, excluding alleys.



Landscaping. A minimum percentage of the setback area, where a setback is required, shall be landscaped with trees, shrubs, and/or groundcover, either in the form of in-ground landscaping or planters, as follows:

Frontages with shared entrances to internal circulation	50%
Frontages with individual residential unit entrances	30%
With a stoop taller than 30 inches	10%
Frontages with commercial tenant entrances	30%
With outdoor dining	10%

Interior setbacks: Buildings shall be set back a minimum of 15 feet from adjacent Residential zoning districts.

Streetwall

Considerations

- Streetwall standards, in conjunction with setbacks, can help create pedestrian-oriented development by mandating a certain level of massing at the street. It can also be used to move massing away from adjacent properties.
- Streetwall standards are often used to reinforce an existing, historic built form, but can also be used to create a new pedestrian-oriented district or corridor with a more traditional urban character.

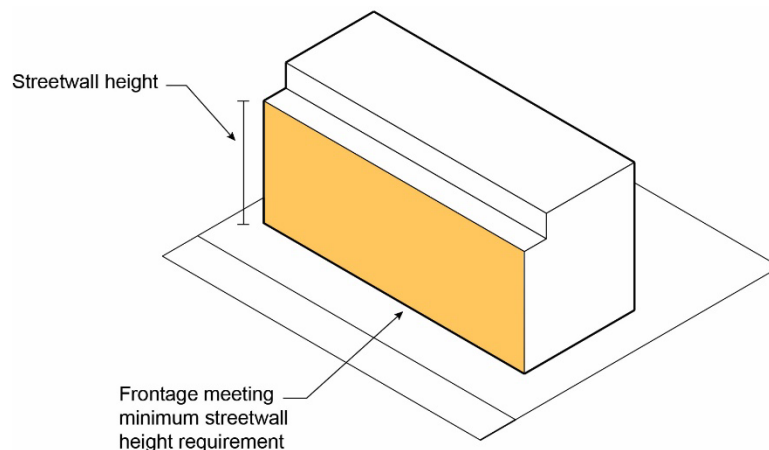
Intent

To encourage urban form that “frames” the street and creates a sense of enclosure for pedestrians.

Standards

Streetwall: Street-facing facades shall meet or exceed 25 feet (or 2 stories in height) for at least 75 percent of building frontage along public rights-of-way, unless the overall building height is lower than 2 stories.

Streetwall is defined as any street-facing façade, excluding appurtenances, within 5 feet of the minimum setback and is not required to be continuous.



Stepbacks

Considerations

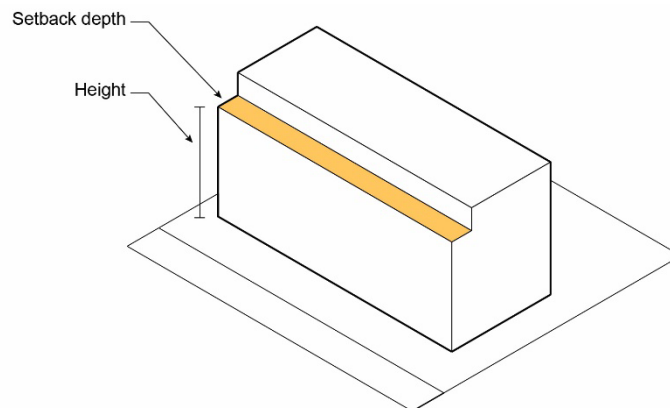
- The proposed height for this zone is 60 feet and 4 stories. As written, this standard is meant for Density Bonus projects that seek additional height in exchange for affordable housing.
- Portions of a building that are set back from the street frontage are generally more hidden from view and can give the appearance of a shorter building to those on the street.
- Interior stepbacks (also known as daylight/encroachment planes) are used to step down building massing to less intensive uses (e.g. where mixed-use meets single-family residential).

Intent

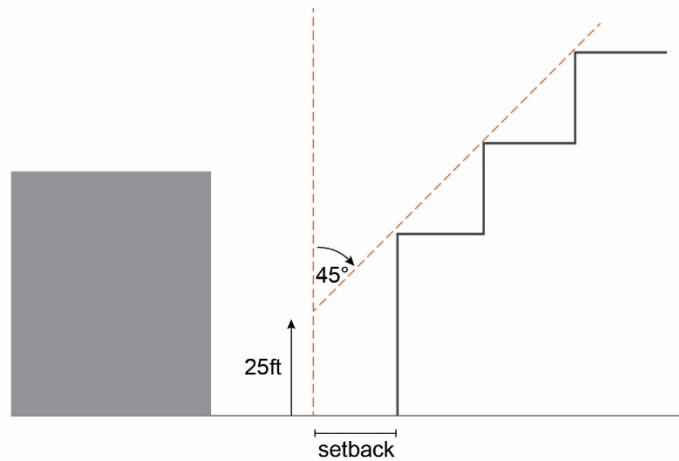
To encourage building heights and massing that are responsive to the surrounding context, including opportunities to reinforce the built character along streets as well as the need to transition to lower-density surroundings in the rear.

Standards

Street stepbacks: Street-facing facades greater than 4 stories shall be stepped back a minimum of ten feet from the minimum setback line. Uses allowed within the setback depth include balconies, terraces, shade structures, and similar open space features.



Interior/rear stepbacks: Adjacent to Residential zoning districts, buildings shall not be located within a plane sloping upward and inward at a 45-degree angle measured from the vertical, starting 25 feet above the existing grade along the property line. Uses allowed within the stepback include balconies, terraces, shade structures, and similar open space features.



Rooflines

Considerations

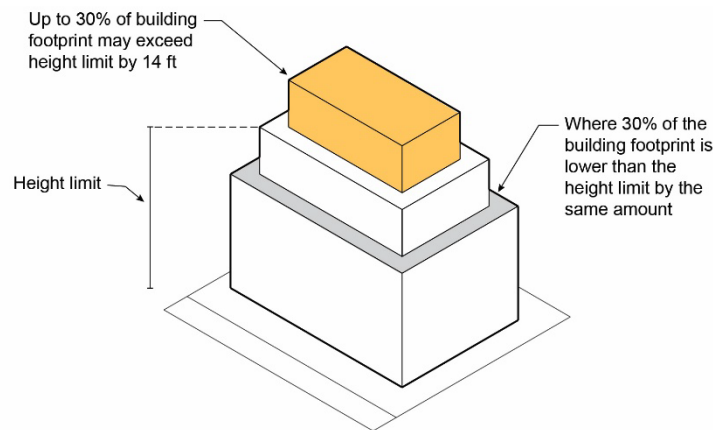
- Standards encouraging varied roof lines can help prevent monolithic buildings and add visual interest in new development.
- One approach can be to allow buildings to exceed height limits, but only for a percentage of the building footprint, so that the additional floor contributes to variations in the roof line and/or façade plane.
- If the additional height bonus (described above) is not desired, “height averaging” may be used, which allows the additional height only if other portions of the building are shorter in equal measure, so that the average height of building is at or even below the height limit. This could result in greater variation in building form and rooflines, but makes it somewhat less likely that a developer would choose this option.

Intent

To allow space for variation and incentivize differing building heights within the same project, contributing to a more distinctive and visually compelling skyline.

Standards

Roofline variation: Buildings may exceed the height limit by up to 14 feet for a maximum of 30 percent of a building’s footprint. This allowance is not applicable within interior/rear setbacks or stepbacks and may not be used in conjunction with a concession for building height through density bonus.



Modulation

Considerations

- Building modulation/articulation standards help to avoid monotonous and flat façades by requiring portions of a building façade to be stepped back from the street.
- The menu of standards options included below emphasize flexible approaches to modulation that are not specific to a particular architectural style and that allow for creativity in design.
- When modulation, length, and corner treatment standards are used together, it is important to understand how they relate to each other in specific areas with unique parcel sizes and development typologies so that unintended consequences are avoided.
- Dimension requirements may be modified to better fit the individual style or objectives of the city.

Intent

To prevent building façades that are monolithic in appearance and avoid flat or featureless design.

Standards

Façade modulation: Façades shall be modulated with at least three of the following elements:

- e) Balconies recessed at least 2 feet in depth;
- f) Vertical pilasters 3 inches in depth reflecting building structure or architectural style;
- g) Horizontal bands, trims, or reveals 3 inches in depth along multiple levels;
- h) A change in material or texture (excluding windows, doors and railings).

Façade length: Street-facing façades of 150 feet or longer shall include a minimum break of 10 percent of the façade length or 20 feet in width, at least 10 feet deep and open to the sky.

Corner treatments: Corner-facing facades of 75 feet or longer shall incorporate at least two of the following elements within 50 feet of the building corner along the primary frontage:

- f) A building entrance;
- g) A change in height of at least 4 feet for an area 10 feet by 10 feet minimum;
- h) A change in façade plane on upper stories of at least 2 feet in depth;
- i) A change of façade material or texture (excluding windows, doors and railings);
- j) A public open space or outdoor dining.

Frontages

Ground Floor

Considerations

- Standards in this section are designed for both non-residential (including commercial) space or residential common spaces along the ground floor, such as lobbies, lounges, or fitness centers. If individual residential unit entrances are allowed on the ground floor, see the Multi-Family Standards in Section III of this document.
- Ground floor heights less than 11-12 feet (measured floor to finished ceiling) can be harder to lease to retail tenants. Also, taller ground floor heights contribute to a “base-middle-top” architectural approach that is typically desirable.
- On corridors where both Mixed-Use and Multi-Family buildings are permitted, consider requiring residential ground floors to have the same minimum height as commercial ground floors, to create a more consistent character and improve internal amenity.
- Transparency requirements should be higher in pedestrian-oriented retail areas (70-80%) and may be lower (around 50%) in more auto-oriented areas where transparency may not be as feasible for many uses.
- Some cities have begun to require shade structures (e.g. awnings) along certain corridors to protect pedestrians from direct sun and heat, particularly in places where street trees are not providing sufficient shade. An example of a shading requirement is provided.

Intent

To promote an active, accessible, and comfortable pedestrian environment that enhances the public realm at a human scale, provides visual interest, and enables flexible uses over time.

Standards

Floor height: Ground floor commercial, non-residential, and residential common spaces shall have a minimum height of 12 feet, measured floor-to-finished ceiling. Ground floor residential units shall have a minimum height of 8 feet, measured floor-to-finished ceiling.

Elevation : Non residential and residential common spaces on the ground floor shall be located within 2 feet above or below sidewalk elevation. Primary entrances shall be located at sidewalk elevation.

Elevation : Residential units on the ground floor 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 6 feet above the nearest sidewalk.

Entrances. Street-facing façades shall provide a minimum of one entrance per 100 feet of frontage. These entrances shall open directly onto the sidewalk or another public open space, and be distinguished by at least one of the following:

- e) Awning/canopy;
- f) Porch/portico;
- g) Trellis; or

- h) Architectural element that creates well-defined entrance.

Recessed entrances. Primary building entrances shall be set back at least 30 inches from the façade. Secondary building entrances shall be setback at least 30 inches from the public right-of-way.

Transparency: Street-facing façades shall incorporate glazing for a certain percentage of the building frontage between 2 and 10 feet in height from sidewalk elevation. Windows shall provide views into display, lobby, sales, work, or similar active areas.

For non-residential and residential common space uses, at least 60 percent of the frontage shall be transparent.

For ground floor residential units, at least 15 percent of the frontage shall be transparent.

Blank walls: Windowless expanses of walls on the ground floor shall not exceed 20 feet in length. Blank walls over 10 feet in length shall be enhanced by one of the following:

- a) Pattern, motif, etching, or similar decoration;
- b) Landscaping that covers at least 50 percent of the wall area;
- c) Trellis or similar projection;
- d) Public art approved by review authority.

Primary and Secondary Frontages: Ground floor (“podium”) parking for all projects on parcels with primary or secondary frontages of:

- a) 100 feet or greater: shall be buffered by permitted non-parking uses with a minimum depth of 15 feet, except for vehicle/pedestrian access areas.
- b) less than 100 feet: all ground floor parking adjacent to a primary or secondary frontage and not buffered by non-parking uses shall be screened with a landscape buffer at least 5 feet in depth. Plant materials shall be spaced to provide consistent screening for length of parking façade and reach a height of 75% of the height of the parking façade, within two years of planting.

Shading: Shade structures shall allow a minimum vertical clearance of eight feet above sidewalk elevation. Shade structures shall not conflict with existing street trees.

Security devices: Any security devices (i.e. roll-up doors) shall be designed to be fully concealed and hidden from view during business hours.

Façades

Considerations

- Architectural elements can be difficult to standardize – especially when they must account for different architectural styles – and the standards here are meant to be flexible to allow architects creative license for various kinds of façade detailing.
- Transparency is important and helps provide eyes on the street, though there can be reasons to limit the amount required, such as privacy. Solar heat gain in the summer is another, though that can be partially mitigated by shading devices.
- Allowing balconies to project a certain amount from the building façade – but only counting them towards the Open Space requirements with a 5-foot minimum dimension (see following section) – means they will need to be inset, adding another level of plane variation to the building façade.
- Lighting is important for safety in large projects, but is also a common complaint among neighbors of new development. These standards are designed to reduce light trespass.
- General material standards are provided to prevent incongruent building façades with excessive changes in materials. The City may opt to include specific materials and/or colors standards based on the existing character of the street.

Intent

To address the incorporation of architectural elements and features for attractive articulation, creating well-designed and coherent building façades with sufficient detail, relief and/or variation.

Standards

Composition: Street-facing façades shall include at least three of the following:

- f) Pattern of modulation or fenestration;
- g) Datum lines along the length of the building (e.g. cornice) at least 4 inches in depth;
- h) Repeated projections (e.g. architectural detail, shading) at least 4 inches in depth;
- i) Balconies over 20 percent of the elevation;
- j) Screening (e.g. lattices, louvers).

Transparency: Street-facing façades shall incorporate glazing for at least 30 percent of the façade, including ground floor transparency.

Windows: Windows shall be recessed at least 2 inches from the face of the façade.

Windows shall have a visible transmittance (VT) of 0.6 or higher. Mirrored, tinted or highly reflective glazing is prohibited.

Vinyl windows are prohibited.

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 primary material shall cover at least 40 percent of any building façade, excluding windows.

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).

Balconies: Balconies shall not be located within 6 feet of any interior property line

Balcony projections: Balconies shall project a maximum of 4 feet from the building façade.

Roof decks: Roof decks located within 25 feet of a Residential zoning district shall be set back a minimum of 5 feet from the building edge.

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.

Lighting: All structures, entrances, parking areas, common open spaces, and pedestrian pathways shall be lit from dusk to dawn.

Lighting shall be located to illuminate only the intended area, and a minimum of 90% of all lighting shall be directed downward.

Lighting shall not extend beyond an interior property line, and light sources shall not be visible from adjacent properties.

Screening: Mechanical equipment, excluding solar panels, shall be screened from public view.

Fences and walls: Barbed wire, chain-link, and razor wire are prohibited.

Open Space

Considerations

- Minimum open space area recommendations are based on the size and type of project. In the example standards below, private open space is specific to a unit, while common open space is shared by multiple residents, but generally not open to the public.
- While many California cities require open space through a per unit requirement (e.g. 200 sf/unit) some cities have moved to a requirement based on a building's gross floor area (GFA) to more closely correlate the amount of open space to the size of the building and the expected number of residents. With per unit requirements, a studio and a 3-bedroom unit would be required to provide the same amount of open space, despite likely differences in the number of people living in the unit.
- Open space requirements directly influence the massing and design of a building: in general, greater private and/or common open space requirements tend to lead to more balconies, upper floor terraces, ground floor courtyards, amenity spaces over parking podiums, and other types of open space that influence a building's character, scale, and form.
- Cities may opt to emphasize common space over private, or vice versa. Though we recommend combining the two into one residential open space requirement to allow for more design flexibility, cities may still prioritize one over the other by including standards for a minimum or maximum percentage which may be counted towards either, depending on the focus of the city. Private open space typically means more balconies, while common can lead to more courtyards or roof decks.
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Intent

To provide a variety of open spaces that contribute enhanced livability by providing residents access to light and air, and tie open space requirements to the size of buildings and number of residents.

Standards

Minimum Area

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.

- **Residential Open Space:** Projects with a residential component shall provide a minimum of 15 percent of the residential GFA as a combination of Common and Private Open Space.
- **Non-residential Open Space:** Projects with over 40,000 square feet of non-residential GFA shall provide a minimum of 5 percent of the non-residential GFA as Common Open Space.

Private Open Space

Access: Private Open Space shall abut and have direct access to the associated tenant space.

Amount: A minimum of 30 percent of the required Residential Open Space shall be Private Open Space.

Dimensions: Private Open Space shall have a minimum area of 40 square feet and a minimum dimension of 5 feet in each direction.

Distribution: All Private Open Space shall be outdoors and may be located within a required setback or stepback.

Common Open Space

Access: Common Open Space shall be available to all tenants of the building at no cost.

Amount: A minimum of 30 percent of the required Residential Open Space shall be Common Open Space.

Dimensions: Common Open Space shall have a minimum area of 500 square feet and a minimum dimension of 15 feet in each direction.

Distribution: A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.

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.

Landscaping: A minimum of 25 percent of Common Open Space shall be planted area.

Trees: A minimum of one 24-inch box tree per project or for every 500 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space, excluding rooftop decks.

Hardscape: A maximum of 25 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.

Water features: A maximum of 5 percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.

Public Open Space

Access: Public Open Space shall be accessible to the general public at no cost. A maximum of 20 percent of the Public Open Space may be used as outdoor dining for a restaurant, subject to review authority approval.

Dimensions: Public Open Space shall have a minimum area of 400 square feet and a minimum dimension of 20 feet in each direction.

Distribution: Public Open Space shall be outdoors, and a minimum of 80 percent of PAOS shall be open to the sky.

Elevation: The first 3,000 square feet of Public Open shall be at sidewalk elevation.

Hours: Public Open Space shall be open to the general public from 8 am to 8 pm daily.

Signage: Public Open Space shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing opening hours.

Landscaping: A minimum of 25 percent of Public Open Space shall be planted area with a minimum dimension of 30 inches in length, width, and depth.

Trees: A minimum of one 24-inch box tree for every 500 square feet of Public Open Space shall be planted within the Common Open Space. At least 50 percent shall be shade trees.

Hardscape: A maximum of 25 percent Public 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.

Seating: A minimum of 1 seat per 250 square feet of Public Open Space shall be provided. Benches shall be calculated as 1 seat per 24 linear inches.

Water features: A maximum of 5 percent of Public Open Space shall be decorative water features, such as fountains or reflecting pools.

Parking

Considerations

- According to recent California State law, no parking is required for housing within a half-mile radius of high-quality public transit stops. Regardless, it is expected that many new projects will include at least some parking.
- Curb cuts can create conflict between vehicles and pedestrians, as well as vehicles and other vehicles. In general, driveways should be avoided on primary corridors and instead development should provide vehicular access from side streets or from alleys if present.

Intent

To reduce the visual impacts of parking and reduce the potential for conflicts between vehicles and pedestrians on the sidewalk.

Standards

Vehicle Access

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 minimum of one driveway shall be located on a secondary street or alley, where available.

Driveways and associated curb-cuts shall have a maximum width of 25 feet.

The minimum distance between driveways on the same lot shall be 50 feet.

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

Surface Parking

Setbacks: Parking shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and 5 feet from any adjacent Residential zoning district.

Parking shall be buffered by permitted non-parking uses or a landscaped setback adjacent to the property line, except for vehicle/pedestrian access.

Landscaped setbacks shall include hedges or shrubs with a minimum height of 3 feet at the time of planting that form a continuous visual screen to block vehicle headlights.

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.

Trees: A minimum of one shade tree (a 24-inch box tree) for every 4 vehicle parking spaces shall be planted and evenly distributed throughout the parking area.

Structured Parking

Setbacks: Structured parking shall be set back a minimum of 15 feet from any adjacent Residential zoning district.

Above ground parking shall be buffered by permitted non-parking uses with a minimum depth of 35 feet adjacent to the primary street property line, except for vehicle/pedestrian access.

Semi-subterranean parking shall not extend beyond the building façade and may not project higher than four feet above sidewalk elevation.

Bicycle Parking: Bicycle parking shall be provided consistent with the standards referenced CalGreen Code section 5.106.4.1. In addition, the following standards shall apply:

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.

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.

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.

IV. Multi Family Residential (R3) Standards

Form & Scale

Setbacks

Considerations

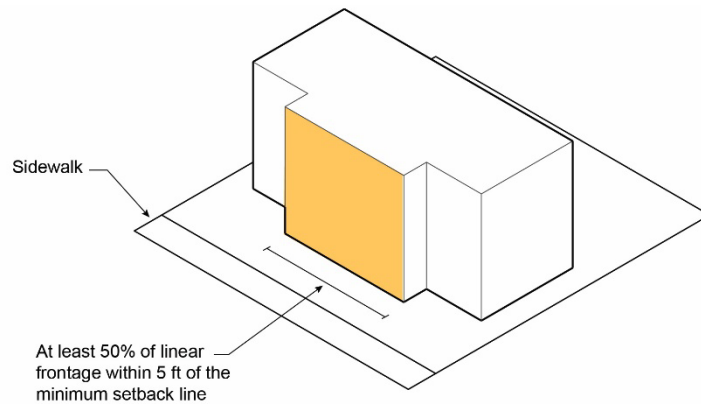
- Street setback standards help contribute to an area's urban form by establishing either a traditional, pedestrian character in which buildings are placed directly adjacent to the street; or alternatively, by establishing a more auto-oriented character where buildings are placed towards the rear of the parcel, typically with parking in front.
- Low to medium-density residential developments typically have larger setbacks than higher-intensity uses in order to give residents privacy and separation from the public realm. At least 5 to 10 feet is recommended.
- Buildings with consistent setbacks create a comfortable rhythm along the street and contribute to the walkability of the neighborhood.

Intent

To provide a consistent street edge that defines the pedestrian environment, enhances the character of the public right-of-way, and creates a sense of place.

Standards

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 5 feet of the front setback.



Landscaping: All setbacks shall be landscaped with the exception of driveways and pedestrian paths.

Stepbacks

Considerations

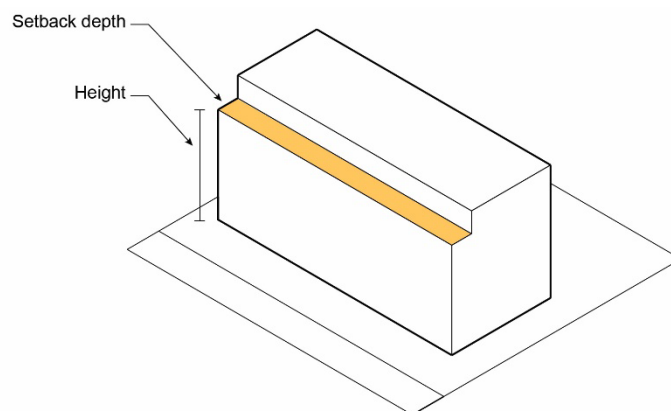
- Building height is limited to 25 feet in the R3 zone; new projects may apply for additional height through the state Density Bonus program, which is generally when stepbacks would be required.
- Street stepbacks are used where there may be sensitivity to massing along the street frontage and/or where new development is permitted to be significantly higher than existing development and height transitions are desired.
- Portions of a building that are set back from the street frontage are generally more hidden from view and can give the appearance of a shorter building to those on the street.
- Interior stepbacks are used to step down building massing to less intensive uses (e.g. where higher-density meets single-family residential).

Intent

To encourage building scales that are responsive to the surrounding context, including opportunities to reinforce the built character along streets and transition to lower-density surroundings.

Standards

Street Stepbacks: On street-facing façades, portions of a building above the second story shall be stepped back a minimum of 5 feet, measured from the building façade.



Interior Stepbacks: On façades abutting R1 zoning districts, the building shall be stepped back above the second story a minimum of 5 feet, measured from the building façade.

Modulation

Considerations

- Building modulation/articulation standards help to avoid monotonous and flat façades by requiring portions of a building façade to be stepped back from the street.
- The menu of standards options included below emphasize flexible approaches to modulation that are not specific to a particular architectural style and that allow for creativity in design.
- Dimension requirements may be modified to better fit the individual style or objectives of the city.

Intent

To design buildings with sensible forms and a unified architectural vision, creating visual patterns and rhythms in the façade while mitigating the monolithic appearance of larger buildings and avoiding flat or featureless design.

Standards

Building length: Buildings shall be no longer than 6 units or 150 feet in length, whichever is less, with a minimum separation of 10 feet between buildings.

Façade modulation. Street-facing façades over 2 stories in height shall incorporate two of the following:

- a) A sloped roof with a pitch greater than 3/12;
- b) A flat roof with a minimum 2-foot vertical height difference for a minimum of 10 feet in length and depth;
- c) A top-level stepback of at least 2 feet for a minimum of 25 percent of the length of the façade;
- d) A terrace at least 5 feet in depth and 8 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).

Façade break. Façade planes adjacent to R1 zoning districts shall not exceed 50 feet in width without a façade break of at least 5 feet deep and 10 feet wide.

Frontages

Ground Floor

Considerations

- Standards are designed for individual residential unit entries as townhome development is the most likely product at and below 25 dwelling units per acre. Activation of the street through high-quality design is especially important at lower densities since there are fewer people/businesses to make the street active.
- Entrances oriented toward the street and direct pathways help maintain connection to the public realm, while setbacks and an elevation change of at least a few steps can help physically separate them from passers-by.
- Walls, fences, and hardscape over 30 inches in height adjacent to the sidewalk can constrain the public realm, so it's recommended to set these elements back and provide a landscaped buffer.

Intent

To promote an active, accessible, and comfortable pedestrian environment that enhances the public realm at a human scale, promotes a sense of openness, and enables flexible uses over time.

Standards

Entrances: Residential units located adjacent to a street shall have a primary entrance facing the street. Entrances shall have a minimum 3-foot by 3-foot covered landing area at the same grade as the interior floor.

Entrances shall incorporate at least three of the following:

- a) Recessed at least 2 feet from the building façade;
- b) Overhead projection of at least 2 feet in depth (e.g. porch roof);
- c) A sidelight window, adjacent window, or door with a window;
- d) At least one stair, up or down, from the pedestrian pathway;
- e) Paving material, texture, or pattern differentiated from the pedestrian pathway.

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 6 feet above the nearest sidewalk.

Paths: Pedestrian pathways to all primary entrances and common areas shall have a minimum clearance of 3 feet in width, including to lobbies, open space, parking, and refuse collection areas.

Where located parallel to a driveway, a change of material or pattern shall distinguish pedestrian pathways from vehicular travel lanes.

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.

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.

Façades

Considerations

- Architectural elements can be difficult to standardize – especially when they must account for different architectural styles – and the standards here are meant to be flexible to allow architects creative license for various kinds of façade detailing.
- Transparency is important – though residential units require less than commercial uses. Solar heat gain in the summer can also be a reason to limit the transparency required, though that can be partially mitigated by appropriate shading.
- Allowing balconies to project a certain amount from the building façade – but only counting them towards the Open Space requirements with a larger dimension (see following section) – means they will need to be inset, adding another level of plane variation to the building façade.
- Lighting is important for safety in large projects, but is also a common complaint among neighbors of new development. These standards are designed to reduce or eliminate light trespass.
- General material standards are provided to prevent incongruent building façades with excessive changes in materials. The City may opt to include specific materials and/or colors standards based on the existing character of the street.
- In some townhome projects, particularly those on narrow lots, developers often build “side-loaded” townhomes in which the units are oriented parallel to the street, facing the driveway, so that the front of development appears to be the side of a unit. This typology has implications for the character of the neighborhood as the buildings don’t always appear to “address” the street. Objective standards can help to mitigate this effect.

Intent

To address the incorporation of architectural elements and features for attractive articulation, creating well-designed and coherent building façades with sufficient detail, relief and/or variation.

Standards

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.

Windows: Windows shall be recessed at least 2 inches from the face of the façade.

Windows shall have a visible transmittance (VT) of 0.5 or higher. Mirrored, tinted or highly reflective glazing is prohibited.

Vinyl windows are prohibited.

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 primary material shall cover at least 40 percent of any building façade, excluding windows.

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).

Balconies: Balconies shall project a maximum of 4 feet from the building façade and shall not be located within 6 feet of any interior property line.

Side-loaded townhomes shall incorporate at least one street-facing balcony.

Lighting: All structures, entrances, parking areas, common open spaces, and pedestrian pathways shall be lit from dusk to dawn.

Lighting shall be located to illuminate only the intended area, and a minimum of 90 percent of lighting shall be directed downward.

Lighting shall not extend beyond an interior property line, and light sources shall not be visible from adjacent properties.

Screening: Rooftop equipment, excluding solar photovoltaic, shall be screened from public view.

Fences and walls: Barbed wire, chain-link, and razor wire are prohibited.

Open Space

Considerations

- Minimum area recommendations are based on the size of the project.
- Some cities have moved from a per unit requirement to one based on gross floor area (Los Angeles) or per bedroom (Pasadena) in order to better correlate the amount of open space to the size of the building and the expected number of residents.
- Basing the residential open space requirement on gross floor area is the simplest calculation for staff, yet the amount of floor area can change throughout the design process, making it harder for developers who don't provide beyond the minimum.

Intent

To provide a variety of open spaces that contribute enhanced livability by providing residents access to light and air, and tie open space requirements to the size of buildings and number of residents.

Standards

Site Landscaping

At least 15 percent of the overall site shall be landscaped.

- Landscaping provided to meet other requirements related to surface parking, setbacks and common open space may contribute to achieving this total requirement.

Minimum Area

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.

- **Residential Open Space:** Projects with a residential component shall provide a minimum of 15 percent of the residential GFA as a combination of Common and Private Open Space.
- **Non-residential Open Space:** Projects with over 40,000 square feet of non-residential GFA shall provide a minimum of 5 percent of the non-residential GFA as Common Open Space.

Private Open Space

Access: Private Open Space shall abut and have direct access to the associated tenant space.

Amount: A minimum of 30 percent of the required Residential Open Space shall be Private Open Space.

Dimensions: Private Open Space shall have a minimum area of 40 square feet and a minimum dimension of 5 feet in each direction.

Distribution: All Private Open Space shall be outdoors and may be located within a required setback or stepback.

Common Open Space

Access: Common Open Space shall be available to all tenants of the building at no cost.

Amount: A minimum of 30 percent of the required Residential Open Space shall be Common Open Space.

Dimensions: Common Open Space shall have a minimum area of 500 square feet and a minimum dimension of 15 feet in each direction.

Distribution: A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.

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.

Landscaping: A minimum of 25 percent of Common Open Space shall be planted area.

Trees: A minimum of one 24-inch box tree per project or for every 500 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space, excluding rooftop decks.

Hardscape: A maximum of 25 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.

Water features: A maximum of 5 percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.

Parking

Considerations

- According to recent state law, no parking is required for housing within a half-mile radius of high-quality public transit stops. Regardless, it is expected that most new projects will include at least some parking.
- Curb cuts can create conflict between vehicles and pedestrians, as well as vehicles and other vehicles. In general, corridors should maintain building frontages while vehicular access is located on side streets.

Intent

To reduce the visual impacts of parking and the potential for conflicts between vehicles and pedestrians on the sidewalk.

Standards

Vehicle Access

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.

At least one driveway shall be located on a secondary street or alley, where available.

Driveways and associated curb-cuts shall have a maximum width of 26 feet.

The minimum distance between driveways on the same lot shall be 50 feet.

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

Surface Parking

Setbacks: Parking shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and 5 feet from any adjacent Residential zoning district.

Parking shall be buffered by permitted non-parking uses or a landscaped setback adjacent to the property line, except for vehicle/pedestrian access.

Landscaped setbacks shall include hedges or shrubs with a minimum height of 3 feet at the time of planting that form a continuous visual screen to block vehicle headlights.

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.

Trees: A minimum of one shade tree (a 24-inch box tree) for every 4 vehicle parking spaces shall be planted and evenly distributed throughout the parking area.

Structured Parking

Setbacks: Structured parking (including underground) shall be set back a minimum of 5 feet from any adjacent Residential zoning district.

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.

Semi-subterranean parking shall not extend beyond the building façade and may not project higher than four feet above sidewalk elevation.

V. Multi-Family Residential (R4) Standards

Form & Scale

Setbacks

Considerations

- Street setback standards help contribute to an area's urban form by establishing either a traditional, pedestrian character in which buildings are placed directly adjacent to the street; or alternatively, by establishing a more auto-oriented character where buildings are placed towards the rear of the parcel, typically with parking in front.
- Low to medium-density residential developments typically have larger setbacks than higher-intensity uses in order to give residents privacy and separation from the public realm. At least 5 to 10 feet is recommended.

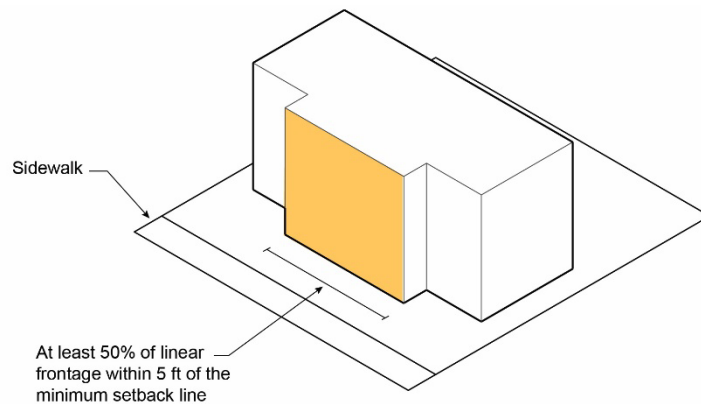
- Buildings with consistent setbacks create a comfortable rhythm along the street and contribute to the walkability of the neighborhood.

Intent

To provide a consistent street edge that defines the pedestrian environment, enhances the character of the public right-of-way, and creates a sense of place.

Standards

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 5 feet of the front setback.



Landscaping: All setbacks shall be landscaped with the exception of driveways and pedestrian paths.

Stepbacks

Considerations

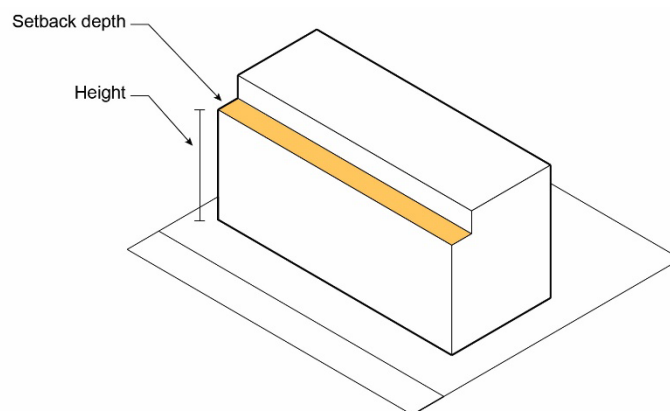
- Building height is limited to 25 feet in the R3 zone; new projects may apply for additional height through the state Density Bonus program, which is generally when stepbacks would be required.
- Street stepbacks are used where there may be sensitivity to massing along the street frontage and/or where new development is permitted to be significantly higher than existing development and height transitions are desired.
- Portions of a building that are set back from the street frontage are generally more hidden from view and can give the appearance of a shorter building to those on the street.
- Interior stepbacks are used to step down building massing to less intensive uses (e.g. where higher-density meets single-family residential).

Intent

To encourage building scales that are responsive to the surrounding context, including opportunities to reinforce the built character along streets and transition to lower-density surroundings.

Standards

Street Stepbacks: On street-facing façades, portions of a building above the second story shall be stepped back a minimum of 5 feet, measured from the building façade.



Interior Stepbacks: On façades abutting R1 zoning districts, the building shall be stepped back above the second story a minimum of 5 feet, measured from the building façade.

Modulation

Considerations

- Building modulation/articulation standards help to avoid monotonous and flat façades by requiring portions of a building façade to be stepped back from the street.
- The menu of standards options included below emphasize flexible approaches to modulation that are not specific to a particular architectural style and that allow for creativity in design.
- Dimension requirements may be modified to better fit the individual style or objectives of the city.

Intent

To design buildings with sensible forms and a unified architectural vision, creating visual patterns and rhythms in the façade while mitigating the monolithic appearance of larger buildings and avoiding flat or featureless design.

Standards

Building length: Buildings shall be no longer than 6 units or 150 feet in length, whichever is less, with a minimum separation of 10 feet between buildings.

Façade modulation. Street-facing façades over 2 stories in height shall incorporate two of the following:

- g) A sloped roof with a pitch greater than 3/12;
- h) A flat roof with a minimum 2-foot vertical height difference for a minimum of 10 feet in length and depth;
- i) A top-level stepback of at least 2 feet for a minimum of 25 percent of the length of the façade;
- j) A terrace at least 5 feet in depth and 8 feet in width, open to the sky, at least every 50 feet;
- k) Balconies over 20 percent of the elevation;
- l) A change in material or texture (excluding windows, doors and railings).

Façade break. Façade planes adjacent to R1 zoning districts shall not exceed 50 feet in width without a façade break of at least 5 feet deep and 10 feet wide.

Frontages

Ground Floor

Considerations

- Standards are designed for individual residential unit entries as townhome development is the most likely product at and below 25 dwelling units per acre. Activation of the street through high-quality design is especially important at lower densities since there are fewer people/businesses to make the street active.
- Entrances oriented toward the street and direct pathways help maintain connection to the public realm, while setbacks and an elevation change of at least a few steps can help physically separate them from passers-by.
- Walls, fences, and hardscape over 30 inches in height adjacent to the sidewalk can constrain the public realm, so it's recommended to set these elements back and provide a landscaped buffer.

Intent

To promote an active, accessible, and comfortable pedestrian environment that enhances the public realm at a human scale, promotes a sense of openness, and enables flexible uses over time.

Standards

Entrances: Residential units located adjacent to a street shall have a primary entrance facing the street. Entrances shall have a minimum 3-foot by 3-foot covered landing area at the same grade as the interior floor.

Entrances shall incorporate at least three of the following:

- f) Recessed at least 2 feet from the building façade;
- g) Overhead projection of at least 2 feet in depth (e.g. porch roof);
- h) A sidelight window, adjacent window, or door with a window;
- i) At least one stair, up or down, from the pedestrian pathway;
- j) Paving material, texture, or pattern differentiated from the pedestrian pathway.

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 6 feet above the nearest sidewalk.

Paths: Pedestrian pathways to all primary entrances and common areas shall have a minimum clearance of 3 feet in width, including to lobbies, open space, parking, and refuse collection areas.

Where located parallel to a driveway, a change of material or pattern shall distinguish pedestrian pathways from vehicular travel lanes.

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.

Primary and Secondary Frontages: Ground floor (“podium”) parking for all projects on parcels with primary or secondary frontages of:

- a) 100 feet or greater: shall be buffered by permitted non-parking uses with a minimum depth of 15 feet, except for vehicle/pedestrian access areas.
- b) less than 100 feet: all ground floor parking adjacent to a primary or secondary frontage and not buffered by non-parking uses shall be screened with a landscape buffer at least 5 feet in depth. Plant materials shall be spaced to provide consistent screening for length of parking façade and reach a height of 75% of the height of the parking façade, within two years of planting.

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.

Façades

Considerations

- Architectural elements can be difficult to standardize – especially when they must account for different architectural styles – and the standards here are meant to be flexible to allow architects creative license for various kinds of façade detailing.
- Transparency is important – though residential units require less than commercial uses. Solar heat gain in the summer can also be a reason to limit the transparency required, though that can be partially mitigated by appropriate shading.
- Allowing balconies to project a certain amount from the building façade – but only counting them towards the Open Space requirements with a larger dimension (see following section) – means they will need to be inset, adding another level of plane variation to the building façade.
- Lighting is important for safety in large projects, but is also a common complaint among neighbors of new development. These standards are designed to reduce or eliminate light trespass.
- General material standards are provided to prevent incongruent building façades with excessive changes in materials. The City may opt to include specific materials and/or colors standards based on the existing character of the street.
- In some townhome projects, particularly those on narrow lots, developers often build “side-loaded” townhomes in which the units are oriented parallel to the street, facing the driveway, so that the front of development appears to be the side of a unit. This typology has implications for the character of the neighborhood as the buildings don’t always appear to “address” the street. Objective standards can help to mitigate this effect.

Intent

To address the incorporation of architectural elements and features for attractive articulation, creating well-designed and coherent building façades with sufficient detail, relief and/or variation.

Standards

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.

Windows: Windows shall be recessed at least 2 inches from the face of the façade.

Windows shall have a visible transmittance (VT) of 0.5 or higher. Mirrored, tinted or highly reflective glazing is prohibited.

Vinyl windows are prohibited.

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 primary material shall cover at least 40 percent of any building façade, excluding windows.

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).

Balconies: Balconies shall project a maximum of 4 feet from the building façade and shall not be located within 6 feet of any interior property line.

Side-loaded townhomes shall incorporate at least one street-facing balcony.

Lighting: All structures, entrances, parking areas, common open spaces, and pedestrian pathways shall be lit from dusk to dawn.

Lighting shall be located to illuminate only the intended area, and a minimum of 90 percent of lighting shall be directed downward.

Lighting shall not extend beyond an interior property line, and light sources shall not be visible from adjacent properties.

Screening: Rooftop equipment, excluding solar photovoltaic, shall be screened from public view.

Fences and walls: Barbed wire, chain-link, and razor wire are prohibited.

Open Space

Considerations

- Minimum area recommendations are based on the size of the project.
- Some cities have moved from a per unit requirement to one based on gross floor area (Los Angeles) or per bedroom (Pasadena) in order to better correlate the amount of open space to the size of the building and the expected number of residents.
- Basing the residential open space requirement on gross floor area is the simplest calculation for staff, yet the amount of floor area can change throughout the design process, making it harder for developers who don't provide beyond the minimum.

Intent

To provide a variety of open spaces that contribute enhanced livability by providing residents access to light and air, and tie open space requirements to the size of buildings and number of residents.

Standards

Site Landscaping

At least 15 percent of the overall site shall be landscaped.

- Landscaping provided to meet other requirements related to surface parking, setbacks and common open space may contribute to achieving this total requirement.

Minimum Area

Minimum Open Space areas 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.

- **Residential Open Space:** Projects shall provide a minimum of 15 percent of the GFA as Private Open Space and 5 percent of the GFA as Common Open Space.

Private Open Space

Access: Private Open Space shall abut and have direct access to the associated tenant space.

Dimensions: Private Open Space shall have a minimum area of 40 square feet and a minimum dimension of 5 feet in each direction.

Distribution: Private Open Space shall be outdoors and may be located within a required setback or stepback.

Common Open Space

Access: Common Open Space shall be available to all tenants of the building at no cost.

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;

Dimensions: Common Open Space shall have a minimum area of 360 square feet and a minimum dimension of 15 feet in each direction.

Distribution: Common Open Space shall be outdoors, and a minimum of 80 percent of Common Open Space shall be open to the sky.

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.

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.

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.

Water features: A maximum of 10 percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.

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

Dimensions: Common Open Space shall have a minimum area of 400 square feet and a minimum dimension of 15 feet in each direction.

Distribution: Common Open Space shall be outdoors, and a minimum of 80 percent of Common Open Space shall be open to the sky.

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.

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.

Water features: A maximum of 10 percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.

- c) Multi-use driveway.

Paving. The entire surface of the driveway shall be comprised of permeable pavers.

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.

Parking

Considerations

- According to recent state law, no parking is required for housing within a half-mile radius of high-quality public transit stops. Regardless, it is expected that most new projects will include at least some parking.
- Curb cuts can create conflict between vehicles and pedestrians, as well as vehicles and other vehicles. In general, corridors should maintain building frontages while vehicular access is located on side streets.

Intent

To reduce the visual impacts of parking and the potential for conflicts between vehicles and pedestrians on the sidewalk.

Standards

Vehicle Access

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.

At least one driveway shall be located on a secondary street or alley, where available.

Driveways and associated curb-cuts shall have a maximum width of 26 feet.

The minimum distance between driveways on the same lot shall be 50 feet.

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

Surface Parking

Setbacks: Parking shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and 5 feet from any adjacent Residential zoning district.

Parking shall be buffered by permitted non-parking uses or a landscaped setback adjacent to the property line, except for vehicle/pedestrian access.

Landscaped setbacks shall include hedges or shrubs with a minimum height of 3 feet at the time of planting that form a continuous visual screen to block vehicle headlights.

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.

Trees: A minimum of one shade tree (a 24-inch box tree) for every 4 vehicle parking spaces shall be planted and evenly distributed throughout the parking area.

Structured Parking

Setbacks: Structured parking (including underground) shall be set back a minimum of 5 feet from any adjacent Residential zoning district.

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.

Semi-subterranean parking shall not extend beyond the building façade and may not project higher than four feet above sidewalk elevation.

Bicycle Parking: Bicycle parking shall be provided consistent with the standards referenced CalGreen Code section 5.106.4.1. In addition, the following standards shall apply:

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.

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.

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.



STUDY SESSION

Targeted Zoning Ordinance Update: A presentation by the consulting firm MIG on revising specific sections of the City's Zoning Ordinance for consistency with State Law and the recently adopted General Plan, and on creating new high density and mixed-use land uses and development standards.

RECOMMENDATION

- That the Planning Commission receive the presentation from MIG, and provide feedback as deemed necessary, for incorporation into the final draft Target Zoning Ordinance Update anticipated to be presented to the Planning Commission at the next regularly scheduled meeting on Monday, July 10, 2023.

BACKGROUND

The Santa Fe Springs General Plan establishes a long-range vision for how the community will grow and a legal foundation for all land use decisions in the community. The General Plan is the City's "constitution," or blueprint, because it establishes goals and policies to guide growth, land development, traffic, circulation, housing, conservation, fiscal sustainability, economic development, environmental justice, and other important topics over the next 20 years.

The City of Santa Fe Springs' General Plan was last comprehensively updated in 1993-1994 and was only amended a handful of times. On September 26, 2019, the City of Santa Fe Springs City Council authorized the Director of Planning to release a competitive Request for Proposal (RFP) for the preparation of the 2040 Comprehensive General Plan Update, Targeted Zoning Ordinance Update, and the necessary environmental documents. On February 13, 2020, the Santa Fe Springs City Council awarded said contract to MIG, Inc. As such, the comprehensive update to the City's roughly 30-year-old General Plan began in the spring of 2020. On February 8, 2022, almost two years later, the comprehensive update was completed and the City Council adopted the 2040 General Plan, including the Environmental Impact Report and Statement of Overriding Considerations.

Since last February, staff has been working together with MIG to finalize the City's 6th cycle, 2021-2029 Housing Element and secure certification from the California Department of Housing and Community Development (HCD). Like several other California cities, Santa Fe Springs has received several findings letters from HCD outlining the necessary changes to bring the City's Housing Element into conformance with State Law. With each resubmission, we are making progress towards achieving certification of our Housing Element.

In late May, the Planning Department completed all required revisions and submitted the third draft to HCD. To minimize the need for additional comments, we requested an informal review of our third draft. We were informed that our designated reviewer has six elements to review before he may schedule a call and provide us with deliberative notes. Consequently, we do not have a specific timeframe, but we remain optimistic that our latest draft adequately addresses all remain comments from HCD.

Targeted Zoning Ordinance Update

In addition to our continuous efforts to obtain certification of the City's 6th cycle, 2021-2029 Housing Element, the General Plan team has been diligently working on the Targeted Zoning Ordinance Update. This update aims to ensure consistency with State Law as well as coherence with and alignment between the City's two primary planning documents: The General Plan and Zoning Code. The zoning ordinance update utilizes supplementary land use controls to effectively implement the overall character and vision outlined within the 2040 General Plan.

The Targeted Zoning Ordinance Update encompasses the following key components:

- Development of standards for the three new Mixed-Use Zone Districts (MU, MU-TOD, and MU-DT);
- Establishment of standards for the new Multiple-Family/High Density Residential Zone District (R-4);
- Modification of existing standards for the Multiple-Family/Medium Density Residential Zone District (R-3), allowing for a maximum of 25 dwelling units per acre;
- Replacement of the existing Nonconforming Uses section with a new section addressing Nonconforming Situations;
- Incorporation of Objective Development Standards into the newly established zones;
- Assessment and revision of multiple-family parking standards and policies to accurately reflect the parking needs of different types of affordable housing, transit-oriented projects, and downtown developments.
- Update of the Zoning Map to ensure consistency with the General Plan; and
- Ensuring compliance with AB 2162 (Supportive Housing Streamlining Act) and AB 101 (Low-Barrier Navigation Centers).

Project Engagement Efforts

The Targeted Zoning Ordinance Update project has implemented a comparable approach to community involvement as the one used during the recent Comprehensive General Plan Update. Similar to the engagement efforts for the General Plan, the

objective was to ensure effective communication of the project's details and to gather input from community members and stakeholders. As outlined below, the engagement process included four Zoning Advisory Group (ZAG) meetings, two joint study sessions involving the City Council and Planning Commission, a Community Meeting involving affected property owners, and a meeting with the Santa Fe Springs Chamber of Commerce (Chamber) and Industrial Business Group.

Zoning Advisory Group (ZAG)

A Zoning Advisory Group (ZAG) was formed to support the Targeted Zoning Ordinance Update project and was comprised of individuals representing various community interests, including residents, property owners, and other stakeholders. A total of four ZAG meetings were conducted as follows:

- *Meeting #1: June 29, 2022*
 - ZAG members were given a general overview of the Targeted Zoning Ordinance Update project. They received information about the three new mixed-use zone districts and a brief overview of the forthcoming decisions concerning development standards and allowable uses for such zones. ZAG members also received a brief overview of the revision process for addressing nonconforming situations and the concurrent efforts of the Objective Development Standards project.
- *Meeting #2: July 27, 2022*
 - ZAG members were presented with a more in-depth presentation on nonconforming situations. The presentation covered the city's existing standards, the General Plan policy guiding the proposed changes, and the entirely new approach that will replace the current nonconforming section.
- *Meeting #3: August 31, 2022*
 - ZAG members were presented with a more in-depth presentation on the three new mixed-use zone districts. They were provided with information on the location of these districts within the city and received a walkthrough of the draft regulations associated with them.
- *Meeting #4: February 1, 2023*
 - ZAG members received an update on the progress of the Targeted Zoning Ordinance Update project. They were informed about the latest key changes made to the nonconforming situations and were given a walkthrough of corresponding draft regulations. Additionally, ZAG members received a more comprehensive presentation on the multiple-family zone districts, along with a walkthrough of the draft

regulations. Lastly, the group was updated on the City's compliance with State Law regarding the Housing Element.

Joint Study Sessions - City Council and Planning Commission

Two joint study sessions were held before the City Council and Planning Commission.

The first study session, which took place on August 2, 2022, had the primary objective of providing a comprehensive overview of the project to the City Council and Planning Commission. It also aimed to emphasize the significance of maintaining internal consistency between the General Plan and Zoning Code. During this session, attendees were also provided with preliminary draft land uses and development standards for the new mixed-used zone districts (MU, MU-TOD, and MU-DT), along with a general framework of the nonconforming situations sections.

The second study session, held on February 21, 2023, provided an update on the Targeted Zoning Ordinance Update project to the City Council and Planning Commission. This update included the revised drafts for the mixed-use zones and the nonconforming situations sections. Additionally, the session introduced preliminary draft land uses and development standards for the multiple-family zone districts (R-3 and R-4). While staff acknowledged receiving comments from the Industrial Business Group and a Zoning Advisory Group (ZAG) member, there was no discussion regarding the non-conforming situations sections during this second study session.

Community Meeting - Affected Property Owners

On August 24, 2022, the City extended an invitation to all property owners impacted by the proposed zoning code changes to attend a public meeting. The main objective of the meeting was to enhance their understanding of the City's Zoning Ordinance, with a specific emphasis on the proposed mixed-used standards and nonconforming provisions. Attendees were given the opportunity to delve into the specifics of the proposed changes and actively engage by asking questions and seeking clarification.

Meeting with Chamber and Industrial Business Group

On September 2, 2022, the City extended an invitation to the Chamber and Industrial Business Group to participate in a public meeting. The purpose was to engage in a comprehensive discussion concerning the proposed modifications to the Zoning Ordinance. The focal point of the discussion revolved around the initial draft sections addressing nonconforming situations sections, which had garnered notable interest from the Chamber and Industrial Business Group.

STAFF RECOMMENDATION

Staff is planning to present the final materials and proposed Ordinance, including all changes related to the Targeted Zoning Ordinance Update project, to the Planning Commission for your consideration and recommendation to the City Council on July 10, 2023.

The purpose of this Study Session is to provide the Planning Commission with an overview of the recent draft materials in advance of the July 10th Planning Commission meeting. It also serves as an opportunity to gather input on any additional consideration or inclusions that should be made in the final document. Staff therefore recommends that the Planning Commission receive the presentation from MIG and provide feedback as desired, which can be incorporated into the final draft Target Zoning Ordinance Update.



Wayne M. Morrell
Director of Planning

Attachments:

1. Public Review Draft – Definitions
2. Public Review Draft – Parking
3. Public Review Draft – Multiple-Family Residential Zones
4. Public Review Draft – Mixed Use Zones

PUBLIC REVIEW DRAFT (JUNE 2023)
DEFINITIONS

Notes:

New Text Code

Existing Code to Remain (italics)

Existing Code to Remain (italics) with revisions (underlined)

~~Removed from Existing Code (strikethrough)~~

§ 155.003 DEFINITIONS

DWELLING, SINGLE UNIT (ALSO “DWELLING, SINGLE FAMILY”). A dwelling unit designed for occupancy by one household which is not attached to or located on a lot with commercial uses or other dwelling units, other than an accessory dwelling unit. This definition also includes individual manufactured housing units installed on a foundation system pursuant to Cal. Health and Safety Code § 18551.

~~DWELLING, SINGLE-FAMILY. A building consisting of one dwelling unit which is occupied or intended to be occupied as the permanent home or residence of one family.~~

MULTI-UNIT DWELLING. Two or more dwelling units attached or detached on a site or lot, which does not include an accessory dwelling unit. Types of multiple unit dwellings include a duplex, triplex, fourplex, townhouses, common interest subdivisions, apartments, senior housing developments, and multistory apartment buildings. Multiple-unit dwellings may also be combined with nonresidential uses as part of a mixed-use development.

~~DWELLING, MULTIPLE. A building divided into two or more dwelling units, each of which is occupied or intended to be occupied as the permanent home or residence of one family, and each family living independently of the other.~~

TWO-UNIT DWELLING. Two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit on a legally subdivided lot in accordance with the requirements of Government Code section 65852.21.

BOARDING HOUSE. A boarding house is a residence or dwelling, other than a motel or hotel, wherein two or more rooms, with or without individual or group cooking facilities, are rented to three or more individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent or rental manager is in the residence. Meals may also be included. This use type includes convents, monasteries, and student dormitories, but does not include fraternities, sororities, or single-room occupancy uses. Notwithstanding this definition, no single-unit dwelling operated as a group home pursuant to the Community Care Facilities Act, which is otherwise exempt from local Zoning Regulations, shall be considered a boarding house.

~~BOARDINGHOUSE. A residence or portion thereof, which is used to accommodate, for compensation, boarders or roomers. Rest homes or homes for the aged shall not be included in this definition.~~

SINGLE ROOM OCCUPANCY (SRO): A rooming unit or efficiency living unit located in a building containing six or more such dwellings that are offered for occupancy by residential tenants for at least 30 consecutive days. Kitchen and bathroom facilities may be wholly or partially included in each living space or may be fully shared.

EMPLOYEE HOUSING, LARGE. Pursuant to Cal. Health and Safety Code § 17008, employee housing, large means any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for seven or more persons employed by the same business.

EMPLOYEE HOUSING, SMALL. Pursuant to Cal. Health and Safety Code § 17008, employee housing, small mean any portion of any housing accommodation, or property upon which a housing accommodation is located, maintained in connection with any work or place where work is being performed, whether or not rent is involved, where such housing provides accommodations for six or fewer persons employed by the same business.

LIVE/WORK UNIT. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit or multiple-unit, and may include only commercial activities and pursuits that are compatible with the character of a residential environment. May be designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: (1) complete kitchen space and sanitary facilities in compliance with the City building code and (2) working space reserved for and regularly used by one or more occupants of the unit.

SUPPORTIVE HOUSING. Housing with no limit on length of stay, that is occupied by the target population and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. **TARGET POPULATION** mean persons, including persons with disabilities, and families who are homeless, as that term is defined by 42 U.S.C. § 11302, or who are homeless youth, as that term is defined by Cal. Government Code § 11139.3(2)(e). (See Cal. Health and Safety Code § 50675.14(b).)

TRANSITIONAL HOUSING. Transitional housing and transitional housing development means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (See Cal. Health and Safety Code § 50675.2(h).)

COMMUNITY CARE FACILITY, LARGE. Any state licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for seven or more adults, children, or adults and children, as defined in Cal. Health and Safety Code § 1502.

COMMUNITY CARE FACILITY, SMALL. Any state licensed facility, place, or structure that is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster agency services for six or fewer adults, children, or adults and children, as defined in Cal. Health and Safety Code § 1502.

EMERGENCY SHELTER, PERMANENT. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (See Cal. Health and Safety Code § 50801.)

EMERGENCY SHELTER, TEMPORARY LOW BARRIER NAVIGATION CENTER. A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

- (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- (2) Pets.
- (3) The storage of possessions.
- (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

FAMILY DAY CARE HOME, LARGE. A home that provides family day care for 7 to 14 children, inclusive, including children under the age of 10 years who reside at the home, as set forth in California Code, Health and Safety Code - HSC § 1597.465 and as defined in regulations.

~~DAY CARE, LARGE FAMILY. A home that provides care for a maximum of 12 children including children under the age of 10 years that reside at the home, and no more than four of the children in the home can be infants, as defined in the California Health and Safety Code and the California Code of Regulations.~~

FAMILY DAY CARE HOME, SMALL. A home that provides family day care for eight or fewer children, including children under the age of 10 years who reside at the home, as set forth in California Code, Health and Safety Code - HSC § 1597.44 and as defined in regulations.

~~DAY CARE, SMALL FAMILY. A home that provides day care for up to six children (no more than three of which are infants), or in lieu of the foregoing, a maximum of four infants, including children under the age of 10 years who reside at the home, as defined in the California Health and Safety Code and the California Code of Regulations.~~

HOSPITALS AND CLINIC/URGENT CARE. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see "Animal Care, Sales, and Services").

CLINIC/URGENT CARE. A facility other than a hospital, providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis, including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities such as blood banks and plasma centers, and emergency medical services offered exclusively on an outpatient basis such as urgent care centers. Typically operates beyond standard medical office hours and may provide emergency treatment. May include educational aspects such as medical instruction and/or training as well as house a lab, radiology, pharmacy, rehabilitation, and other similar services as accessory uses. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale, see "Office, Medical and Dental Office."

HOSPITAL. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

~~HOSPITAL. Any building or portion thereof used for the accommodation and medical care of sick, injured, or infirm persons, and licensed by state law to provide such facilities and services.~~

COMMERCIAL RECREATION. Facilities providing commercial entertainment, where the activities are primarily by and for participants; spectators are incidental and present on a non-recurring basis. Examples include facilities such as amusement and theme parks, water parks, swimming pools; driving ranges, golf courses, miniature golf courses, riding stables; and indoor facilities such as handball, badminton, racquetball, dance hall and tennis club facilities; ice or roller skating rinks; trampoline and bounce house establishments; bowling alleys; pool and billiards lounges; and electronic game and amusement centers. This classification may include snack bars and other incidental food and beverage services to patrons. Bars or restaurants with alcohol sales shall be treated as a separate use and shall be regulated accordingly, even when operated in conjunction with the entertainment and recreation use.

COMMUNITY GARDENS. A site used for growing plants for food, fiber, herbs, flowers, and others which is shared and maintained by community residents, either as an accessory or principal use of property.

CULTURAL INSTITUTIONS. A nonprofit institution displaying or preserving objects of interest in one or more of the arts or sciences. This use includes libraries, museums, and art galleries. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

ENTERTAINMENT VENUE, INDOOR. An establishment offering predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, civic and private auditoriums, live performance theaters, meeting halls and banquet rooms, and dance halls

GYMNASIUM AND FITNESS CENTERS, LARGE. A full-service fitness center, gymnasium, or health and athletic club which is over 2,500 square feet in size and may include any of the following: sauna, spa, or hot tub facilities; weight rooms; indoor tennis, handball, or racquetball courts; rock climbing wall, boxing ring, cheerleading, aerobic classes and other indoor sports activities; locker rooms, and showers.

GYMNASIUM AND FITNESS CENTERS, SMALL. An indoor facility of 2,500 square feet or less in size where passive or active exercises and related activities are performed using minimal muscle-building equipment or apparatus for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Examples of uses include Pilates, personal training, dance, yoga, and martial arts studios.

***PARK.** A public recreation facility unless another specific meaning is designated by the context in which the term is used.*

RELIGIOUS ASSEMBLY FACILITIES. Any facility specifically designed and used to accommodate the gathering of persons for the purposes of fellowship, worship, or similar conduct of religious practices and activities. This definition includes functionally related internal facilities (i.e., kitchens, multi-purpose rooms, storage, etc.) and residences for clergy. Other establishments maintained by religious organizations, including full-time educational institutions, hospitals, and other related operations, are classified according to their respective activities.

SCHOOLS, K - 12 – PRIVATE. A private academic educational institution, including boarding schools; elementary, middle/junior, and high schools; military academies; and businesses providing instruction in arts and languages. This definition does not include “Technical Trade, Business or Professional Schools” or non-tuition part-time instruction at religious assembly facilities.

***SCHOOLS, K - 12 – PUBLIC.** A public institution of learning which offers instruction in the several branches of learning and study required to be taught by the California Education Code.*

TECHNICAL TRADE, BUSINESS OR PROFESSIONAL SCHOOLS. Public or private post-secondary schools (other than a community college or four-year college) providing occupational or job skills training for specific occupations, including business and computer schools, management training, and technical training schools. Excludes personal instructional services such as music lessons and tutoring, and schools providing instruction in the use of heavy equipment, such as truck driving schools.

Related definition:

TRUCK DRIVING SCHOOL. Any facility for students, faculty, and staff where students are provided classroom instruction and training on how to operate, load, maneuver, couple or maintain any truck, truck tractor, truck trailer or multiple axle vehicle.

COLLEGE (ALSO "UNIVERSITY"). An institution which offers courses of study leading to an associate, bachelors and/or advanced degrees or trades certification. Such institutions are certified by the State of California Board of Higher Education or by a recognized accrediting agency.

BREWERY, WINERY, OR DISTILLERY. An establishment which produces ales, beers, meads, hard ciders, wine, liquor and/or similar beverages on-site. Breweries may also serve beverages on-site, and sell beverages for off-site consumption in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF).

CIGAR LOUNGE OR BAR. Establishment for the retail sale and onsite consumption of cigars and similar products.

COCKTAIL LOUNGES AND BARS. Any establishment that sells or serves alcoholic beverages for consumption on the premises and is holding or applying for a public premise license from the State Department of Alcoholic Beverages and in which persons under 21 years of age are restricted from the premises. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee. Does not include adult entertainment businesses.

RESTAURANT. Establishments where food and beverages may be consumed on the premises, taken out, or delivered.

AUTOMATED TELLER MACHINES (ATMS). An unstaffed computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals, and fund transfers. These machines may be located at or within banks, or in other locations.

BUSINESS SUPPORT SERVICES. Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, model building, taxi, or delivery services with two or fewer fleet vehicles on site.

CHECK CASHING BUSINESS (ALSO "PAYDAY LOAN BUSINESS"). Establishments that, for compensation, engage in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification also includes the business of deferred deposits, whereby the check casher refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement as provided in Civil Code 1789.33. Check Cashing Businesses do not include State or Federally chartered banks, savings associations, credit unions, or industrial loan companies. They also do not include retail sellers engaged

primarily in the business of selling consumer goods, such as consumables to retail buyers that cash checks or issue money orders incidental to their main purpose or business.

FINANCIAL INSTITUTIONS. Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but does not include “Check Cashing Shops and/or Payday Loans” or any facility exchanging valuables for payment. For administration, headquarters, or other offices of banks and credit unions without retail banking services/on-site circulation of money see offices, business and professional.

***HOTEL OR MOTEL.** Facilities with guest rooms or suites, including private restroom facilities, no more than two guest beds per room, and provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days).*

MOBILE HOME. A trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and 40 feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach, or factory-built housing.

MOBILE HOME PARKS. A parcel of land under one or more ownerships that has been planned and improved for the placement of two or more mobile homes, as the term “mobile home” is defined in Civil Code Section 798.3 or successor provision of the State Mobile home Residency Law, for nontransient use.

***TRAILER PARK.** Any area or tract of land intended, maintained or designed for the purpose of supplying a location or accommodation for two or more automobile trailers for human habitation, including all buildings used or intended for use as part of the equipment of such facility whether or not a charge is made for such use. Included in this definition are "trailer camp," "trailer court," "mobile home park" and similar terms.*

OFFICE, BUSINESS AND PROFESSIONAL (NON-MEDICAL AND DENTAL OFFICE). Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices, and tax preparation offices, but excluding check cashing businesses and banks and savings and loan associations (see “Financial Institutions and Related Services”).

OFFICE, MEDICAL AND DENTAL. Office use providing consultation, diagnosis, therapeutic, preventive, or corrective treatment services by doctors, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, medical and dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see “Hospitals and Clinics”). Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services.

PERSONAL SERVICES, GENERAL. Recurrent services of a personal nature. This classification includes barber shops and beauty salons, nail salons seamstresses, tailors, full-service day spas (including those offering massage services provided all persons engaged in the practice of massage are certified pursuant to the Cal. Business and Professions Code Section 4612), dry-cleaning pick-up stores with limited on-site cleaning equipment, shoe repair shops, self-service laundries, locksmiths, video rental stores, photocopying, photo finishing services, and travel agencies mainly intended for the consumer. Does not include establishments defined as “personal services – restricted.”

PERSONAL SERVICES, RESTRICTED. Personal services with characteristics that have the potential to adversely impact surrounding areas, and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include fortune-telling, palm reading, and psychic services; palm and card readers; tanning salons; tattoo and body modification services, and massage parlors.

RETAIL ESTABLISHMENT. A business selling goods, wares or merchandise directly to the ultimate consumer.

RETAIL SALES – GENERAL. The retail sale or rental of merchandise not specifically listed under another use definition. This classification includes grocery (including department stores, clothing stores, furniture stores, pet supply stores, hardware stores, and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs. Does not include pawn shop, secondhand stores or other establishments defined as “retail sales – restricted.”

RETAIL SALES – RESTRICTED. The retail sale of adult books, videos and merchandise, gun and ammunition stores, pawn shops, consignment stores, secondhand stores, swap meets, and business offering payment for valuable goods such as jewelry and gold.

PEDESTRIAN-FRIENDLY STREET. The street frontage that is designed for pedestrians, includes wide sidewalks, buildings frontages oriented to the street, windows and entryways oriented to the street, landscaping along sidewalks, and other pedestrian amenities and design elements.

STOREFRONT STREET. The outside part of a store which faces the street, including the door and windows.

ANIMAL GROOMING. The commercial provision of bathing and trimming services for dogs, cats, and other household animals permitted by the Municipal Code. Overnight boarding is not included with this use (see “Kennels”).

ANIMAL HOSPITAL. Any facility providing medical or surgical treatment, clipping, bathing and other services, including incidental boarding, to dogs, cats and other small animals.

KENNEL. A place where four or more dogs or cats, aged four months or more, are kept, boarded or trained, whether by the owners of the dogs and cats or by persons providing facilities and care, with or without compensation.

VETERINARY CLINIC. Any facility providing medical or surgical treatment, clipping, bathing and similar services to dogs, cats and other small animals, but excluding boarding or the keeping of animals on the premises other than those requiring emergency treatment or those recovering from anaesthetic.

AUTOMOBILE SALES AND RENTAL. A retail establishment selling and/or renting automobiles, trucks and vans, motorcycles, and bicycles (bicycle sales are also included under “Retail Sales - General”). May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships.

AUTOMOBILE WASHING/DETAILING. Washing, waxing, detailing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities.

AUTOMOBILE SERVICE, MAJOR. Major repair of automobiles, motorcycles, recreational vehicles, or trucks including light-duty trucks (i.e., gross vehicle weights of less than 10,000 pounds) and heavy-duty trucks (i.e., gross vehicle weights of more than 10,000 pounds). Examples of uses include full-service motor vehicle repair garages; body and fender shops; brake shops; machine shops, painting shops; towing services, and transmission shops.

AUTOMOBILE SERVICE, MINOR. Minor repair of automobiles, motorcycles, recreational vehicles, or light trucks, vans or similar size vehicles (i.e., vehicles that have gross vehicle weights less than 10,000 pounds) including installation of electronic equipment (e.g., alarms, audio equipment, etc.); servicing of cooling and air conditioning, electrical, fuel and exhaust systems; brake adjustments, relining and repairs; oil and air filter replacement; wheel alignment and balancing; tire sales, service, and installation shops; shock absorber replacement; chassis lubrication; smog checks; engine tune-ups; and installation of window film, and similar accessory equipment.

DRIVE-THROUGH OR DRIVE-UP ESTABLISHMENTS. An establishment that sells products or provides services to occupants in vehicles, including automated teller machines, drive-in or drive-up windows and drive-through services. Examples include fast food restaurants, banks, and pharmacies. Does not include “click and collect” facilities in which an online order is picked up in a stationary retail business without use of a drive-in service (see “Retail Sales – General”). Does not include drive-in theaters or “Vehicle Services - Washing.”

SERVICE/FUELING STATION, AUTOMOBILE. An establishment engaged in the retail sale of vehicle fuels or the retail sale of these fuels in combination with activities, such as providing minor vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or ancillary retail and grocery sales. Does not include body and fender work or “heavy” repair of trucks or other motor vehicles (see “Vehicle Service, Major”).

~~SERVICE STATIONS, AUTOMOBILE. Any building or premises used primarily for the retail sale of gasoline and lubricants, but which may also provide for the incidental servicing of motor vehicles including grease racks, tire repairs, battery charging, hand washing of automobiles, sale of merchandise and supplies related to the servicing of motor vehicles, and minor replacements, but excluding body and fender work, engine overhauling and similar activities. When the dispensing of fuels is incidental to the conduct of a public garage the premises shall be classified as a public garage. AUTOMOBILE SERVICE STATION does not include automobile or trailer sales lots, new or used.~~

LABORATORY – MEDICAL, ANALYTICAL, RESEARCH, TESTING. A facility for testing, analysis, and/or research. Examples of this use include medical labs, soils and materials testing labs, and forensic labs. This type of facility is distinguished from industrial research and development (see “Research and Development”) in its orientation more toward testing and analysis than product development or prototyping; an industrial research and development facility may typically include this type of lab. The “medical lab” subset of this land use type is oriented more toward specimen analysis and processing than direct blood drawing and specimen collection from patients (see “Hospitals” and “Clinics”) but may also include incidental specimen collection.

~~LABORATORY. A building or part of a building devoted to the testing and analysis of any product, animal or person, but where no manufacturing is conducted on the premises except for experimental or testing purposes.~~

MANUFACTURING – LIGHT. A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, and treatment packaging, taking place

primarily within enclosed buildings and producing minimal impacts on nearby properties. Includes accessory wholesale and/or direct retail sale to consumers of only those goods produced on-site. Includes accessory office uses associated with the on-site use. Examples of light industrial uses include, but are not limited to the manufacture of electronic instruments, equipment, and appliances; brewery and alcohol production, pharmaceutical manufacturing; and production apparel manufacturing.

RESEARCH AND DEVELOPMENT. A facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials testing laboratories (see “Laboratory – Medical, Analytical, Research, Testing”), or blood drawing and specimen collection from patients (see “Hospitals and Clinics, Clinic”), or testing of computer software (see “Office”). Includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities.

TRANSIT STATION. Passenger stations for vehicular and rail mass transit systems. Includes buses, taxis, and railway.

UTILITY FACILITIES. A structure or improvement built or installed above ground for the purpose of providing utility services, communications services, and materials transfer to more than one lot. Generating plants; electric substations; solid waste collection, including transfer stations and materials recovery facilities; solid waste treatment and disposal; water or wastewater treatment plants; and similar facilities of public agencies or public utilities, including corporation and maintenance yards. Utility facilities with on-site staff include those that have office and/or working space for employees, and/or that require employees to be located on site for general operation of the facility. Utility facilities with no on-site staff do not include working space for employees, and where on-site staff are required intermittently only for maintenance and/or infrequent monitoring.

PUBLIC REVIEW DRAFT (JUNE 2023)
REQUIRED PARKING AND LOADING AREAS

§ 155.481 REQUIRED PARKING.

Minimum number of required parking spaces. Except as necessary to comply with requirements to provide electric vehicle supply equipment installed in parking spaces or parking spaces that are accessible to persons with disabilities, the following minimum parking standards apply.

- (A) For sites located within one-half mile of a major transit stop as defined in Section 21064.3. of the Public Resources Code, no parking is required, except:
- (1) Event centers shall provide parking for employees and other workers.
 - (2) Development projects where any portion is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging (except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code) shall provide parking in accordance with the minimum parking requirements of subsection B.
 - (3) Development projects for which, within 30 days of the receipt of a completed application, the City finds that based on a preponderance of the evidence in the record that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact on any of the following:
 - (a) The City's ability to meet its share of the regional housing need in accordance with Section 65584 for low- and very low-income households.
 - (b) The City's ability to meet any special housing needs for the elderly or persons with disabilities identified in the analysis required pursuant to paragraph (7) of subdivision (a) of Section 65583.
 - (c) Existing residential or commercial parking within one-half mile of the housing development project.
 - (4) Subsection (3) above shall not apply for the following projects:
 - (a) Housing development projects that dedicate a minimum of 20 percent of the total number of housing units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities.
 - (b) Housing development projects that contain fewer than 20 housing units.
 - (c) Housing development projects subject to parking reductions based on the provisions of any other applicable State law.
- (B) For sites located more than one-half mile from a major transit stop the following number of parking spaces shall be the minimum provided for each new use:
- (1) Residential, Care Services and Facilities, and Mixed Uses

Use	Required Number of Parking Spaces
RESIDENTIAL USES	
Accessory Dwelling Unit (ADU)	1 uncovered standard space per unit. These spaces may be provided as tandem parking on a driveway. No spaces required if ADU is located within one-half mile walking distance of public transit or when there is a car share vehicle located within one block of the ADU. When a garage or carport is converted to an accessory dwelling unit, parking spaces for the primary residence shall not be required to be replaced.
Junior Accessory Dwelling Unit (JADU)	No spaces required.
Single Unit Dwelling	2 enclosed garage spaces per unit accessed by a minimum 12-foot wide 20-foot-long driveway.
Multi-Unit Dwellings	2 spaces per unit. A minimum of one space per unit shall be enclosed or covered. A minimum of 1 guest space per 4 units to be provided as easily accessible and distinguishable guest parking in addition to the required parking for each unit. A maximum of 30% of tandem parking spaces, excluding guest spaces, are allowed, and shall be limited to a maximum of two cars in depth, in a private garage or private parking area. The tandem two cars in depth shall be assigned to one dwelling unit.
Senior Housing	1 covered space per unit, plus an additional 1 space per 4 units for guest parking
Boarding House and Single Room Occupancy (SRO)	1 space per rentable room.
Manufactured (Mobile) Home or Mobile Home Park	2 spaces per unit, (1 of which shall be covered, where at least 2 sides of the carport shall be at a minimum 50% open and unobstructed), plus a minimum of 1 guest spaces per 4 units to be provided as easily accessible and distinguishable guest parking in addition to the required parking for each unit. These spaces may be provided as tandem parking on a driveway.
CARE SERVICES AND FACILITIES	
Special Needs Housing: Supportive Housing, Transitional Housing, and Employee Housing	Special Needs Housing located in a single-unit dwelling or multi-unit dwelling shall be subject to the parking standards for such housing type. For special needs housing configured as group quarters and not within a single unit or multi-unit dwellings (i.e., where bed(s) are provided in individual rooms but kitchen and/or bathroom facilities are shared), 1 space per bed, plus 1 parking space per onsite staff person (during the shift with maximum staffing levels). Parking spaces may be covered or uncovered.
Emergency Shelter, Permanent and Temporary Low Barrier Navigation Centers	1 parking space per 10 beds, plus 1 space per onsite staff person (during the shift with maximum staffing levels).
Residential Care, Assisted Living	1 space per onsite staff person (during the shift with maximum staffing levels), plus one guest parking space per 10 beds.

Use	Required Number of Parking Spaces
Hotel/Motel Conversion to Permanent Housing	1 parking space for each living or sleeping unit plus 1 space per onsite staff person (during the shift with maximum staffing levels).
MIXED USE	
Mixed Use and Live/Work Unit	If two or more uses occupy the same building, lot or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately.

(A) Agricultural uses.

- (1) Dwellings. Two parking spaces in a garage or carport for each dwelling unit.
- (2) Farms, ranches and other agricultural uses. One for each two employees other than seasonal or migrant employees.
- (3) Roadside stands accessory to an agricultural use. Four for each roadside stand.

~~(B) Residential uses.~~

~~—(1) Dwelling, single family. Two parking spaces in a garage or carport for each dwelling unit.~~

~~—(a) In the event that a property owner with a one or two bedroom dwelling unit transforms their attached one car garage to create one additional bedroom, the two required parking spaces may be provided as either uncovered side by side or tandem parking on an existing driveway.~~

~~—(2) Dwelling, multiple family and group. Two parking spaces in a garage or carport for each dwelling unit.~~

~~—(3) Rest home. One parking space for each two residents in accordance with the resident capacity of the home; if employee residence facilities are provided on the premises, an additional one parking space shall be provided for each two employees. A minimum of three parking spaces shall be provided regardless of the number of residents or employees.~~

~~—(4) Rooming house, fraternity house and sorority house. Two parking spaces, in a garage or carport, for each three guest rooms. In dormitories each 100 square feet shall be considered equivalent to a guest room.~~

~~—(5) Trailer parks. One parking space on each trailer site and in addition thereto one parking space for each two trailer sites for guest parking. Said guest parking shall be conveniently located within the trailer park.~~

(2) Commercial uses.

(a) Automobile sales or rental, boat sales or rental, trailer sales or rental, machinery sales or rental, retail nurseries and other open uses not in a building or structure. One parking space for each 1,000 square feet of area devoted to open display of sales or one space for each two employees, whichever is greater; provided however, that where such area exceeds 10,000 square feet, only one parking space need be provided for each 5,000 square feet of such area in excess of the first 10,000 square feet contained in such area.

(b) Banks. One parking space for each 200 square feet of floor area.

(c) Bowling alleys. Five parking spaces for each alley. Additional parking spaces for balance of building calculated according to use.

(d) Cafes, restaurants, cafeterias, drive- ins, bars, cocktail lounges, nightclubs and other similar places dispensing food or refreshments. One parking space for each 35 square feet of floor area in the public portion of the building, plus one parking space for each two employees on the largest shift. In no event shall less than 10 parking spaces be provided regardless of square feet of floor area or number of employees.

(e) Dance halls and skating rinks. One parking space for each 35 square feet of floor area used for seating, plus one parking space for each 75 square feet of floor area used for dancing or skating, plus one parking space for each two employees on the largest shift.

(f) Furniture sales and repair, major household appliance sales and repair. One parking space for each 400 square feet of floor area or one parking space for each two employees, whichever is greater.

(g) Hotels and motels. One parking space for each living or sleeping unit plus one parking space for each two employees on the largest shift.

(h) Medical and dental clinics and offices. Five parking spaces for each doctor or dentist plus one for each employee on the largest shift, or one for each 200 square feet of floor area, whichever is greater.

(i) Mortuary and funeral homes. One for each 35 square feet of floor area used simultaneously for assembly purposes plus one for each vehicle used in connection with the use.

(j) Professional, business or administrative offices (excluding medical and dental). One parking space for each 300 square feet of floor area in office space or one parking space for each two employees, whichever is greater.

(k) Plumbing, heating and electrical shops. One parking space for each 400 square feet of floor area or one for each two employees, whichever is greater. Also one for each vehicle used in connection with the use.

(l) Retail establishments otherwise not enumerated in this section such as drugstores, department stores, repair shops, animal hospitals, business schools, dance studios. One parking space for each 250 square feet of building floor area, except area devoted exclusively to warehousing or storage, or one parking space for each two employees, whichever is greater.

(m) Theaters, auditoriums, stadiums, sports arenas, gymnasiums. One parking space for each three fixed seats and/or one parking space for every 35 square feet of seating area where there are no fixed seats. Also one parking space for each 250 square feet of floor area not used for seating. In no event shall less than 10 parking spaces be provided for such use regardless of the number of fixed seats, seating area or floor area.

(n) Take-out restaurants which provide take-out service exclusively. One parking space for each 200 square feet of floor space.

(3) Industrial uses.

(a) Industrial uses, including incidental office uses.

(i) 0 - 20,000: one parking space per 500 square feet.

(ii) 20,001 - 100,000: one parking space per 750 square feet.

(iii) 100,001 - 200,000: one parking space per 1,000 square feet.

(iv) 200,001 and above: one parking space per 2,000 square feet.

(v) Truck parking shall be required as per § 155.487(F).

(b) Notwithstanding the above, multi-tenant industrial units or buildings shall provide one space for each 500 square feet of gross floor area for the first 40,000 square feet of gross building area. Additionally, incidental office area exceeding 15% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.

(4) Other uses.

(a) Churches, temples and other places of religious worship. One parking space for each 35 square feet of floor area used for assembly purposes in the auditorium.

(b) Clubs, lodges, fraternal organizations, social halls, assembly halls. One parking space for each 35 square feet of floor area used simultaneously for assembly purposes. In no event shall less than 10 parking spaces be provided regardless of the amount of floor area used simultaneously for assembly purposes.

(c) Colleges and universities. One parking space for each classroom and lecture hall and one parking space for each three students the school is designed to accommodate.

(d) Business, technical professional, special or trade schools. One parking space for each classroom and lecture hall and one parking space for each one and one-half students the school is designed to accommodate.

(e) Day care for children, special home; day nursery, children; and nursery school, pre-school children. Parking and loading areas shall be provided in accordance with the provisions of § 155.619; except that in no event shall less than three parking spaces be provided.

(f) Golf courses. Ten parking spaces for each hole and one for each 35 square feet of building floor area used for public assembly and one parking space for each 250 square feet of building floor area used for other commercial uses.

(g) Governmental buildings designed for a public use not otherwise enumerated in this division, such as public libraries. One parking space for each 250 square feet of floor area plus one for each two employees on the largest shift.

(h) Government buildings not frequently visited by the public, such as fire stations. One parking space for each 400 square feet of floor space plus one for each two employees on the largest shift.

(i) Hospitals and sanitariums. One and three-quarters parking spaces for each patient bed.

(j) Mini-warehouse. One space for every 10,000 square feet of storage area; plus one covered space for on-site caretaker's unit. Additionally, incidental office area exceeding 10% of the gross building area shall require one parking space for each 300 square feet of floor area and one parking space shall be provided for each vehicle used in connection with the use.

~~—(k) Nursing home. One parking space for each three patient beds.~~

(l) Public utility facilities including electrical substations, telephone exchanges, maintenance and storage facilities. One parking space for each 500 square feet of office space or work area within a structure or one parking space for each two employees on the largest shift, whichever is greater. Also, one parking space for each vehicle used in connection with the use. No requirements for facilities which are normally unattended by employees except for occasional maintenance.

(m) Schools, elementary and junior high schools having an accredited general curriculum. One and one-half parking spaces for each classroom and lecture hall.

(n) Schools, high schools having an accredited general curriculum. One and one-half parking spaces for each classroom and lecture hall and one parking space for each 10 students the school is designed to accommodate. Additional parking spaces for stadiums shall be provided based on one parking space for each 10 fixed seats.

PUBLIC REVIEW DRAFT (JUNE2023)
PART 4. MULTIPLE-FAMILY RESIDENTIAL ZONE DISTRICTS (R-3, R-4)

§ 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 residential 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 is 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.

§ 155.091 USES.

Principally permitted uses and conditional uses are shown in Table 1. 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.

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
	R-3	R-4	
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 accessory use Subject to the regulations in § 155.644
Accessory Uses	P	P	See § 155.110

Use	Land Use Regulation		Specific Use Regulations
	R-3	R-4	
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	
Community Care Facilities, Small	P	P	Six or fewer occupants
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 Section 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 Organizations
Community Gardens	P	P	
Cultural Institutions	CUP	CUP	May not include storage yards, warehouses, or similar facilities
Recreation, Public	P	P	

Use	Land Use Regulation		Specific Use Regulations
	R-3	R-4	
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-12 – Private	CUP	CUP	
Schools, K-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 Section 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 Staff	CUP	CUP	
Wireless Telecommunication Facilities, Satellite Dish Antenna	Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise regulated by this Chapter		

§ 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 employees.
- (C) Private swimming pools.
- (D) Keeping of not more than one adult dog and one adult cat 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 Police Services Department to conduct a yard sale in the multiple-family residential zones. 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 square 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.
- (H) Cottage food operations in accordance with the provisions of § 155.635.1.
- (I) 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.

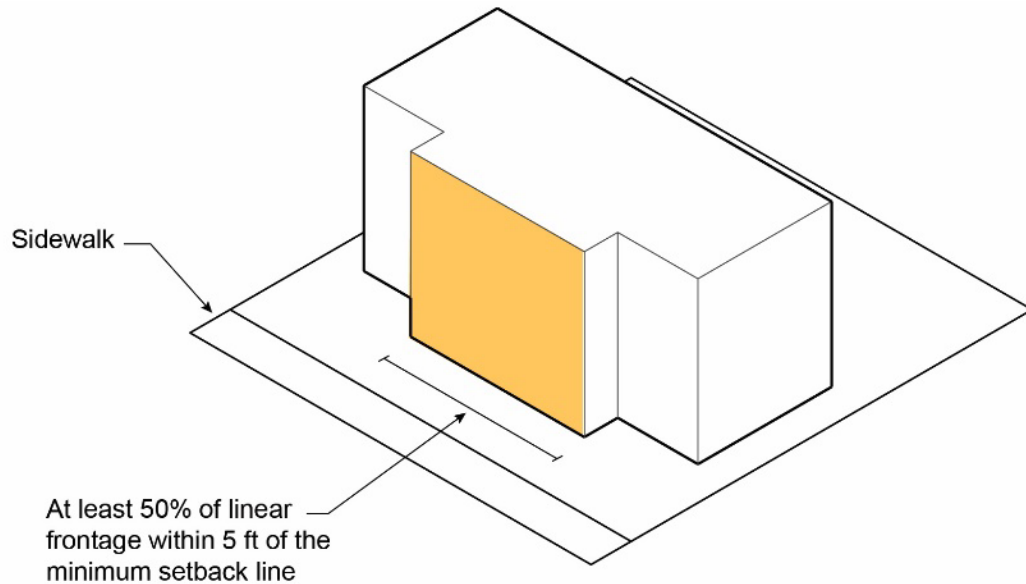
§ 155.093 DEVELOPMENT STANDARDS.

The property development standards that follow shall apply to all lots in the multiple-family residential zones. The property development standards in §§ 155.445 through 155.463 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 sf	20,000 sf	Small-lot subdivisions in R-3 zones may use PD process to create smaller lots
Minimum lot width	60 ft	None	
Minimum lot depth	125 ft	None	
Minimum dwelling size	500 sf per unit	--	Excludes garages and porch areas.
Maximum lot coverage	60%	--	
Open Space	200 sf/unit	150 sf/unit	See § 155.101
Storage	150 cu ft/unit	150 cu ft/unit	
Minimum setback ¹ - Front - Rear - Interior Side² - Corner/Street Side	15 ft 5 ft 5 ft 10 ft	15 ft 5 ft 5 ft 10 ft	1. Additional 5 ft setback required for each additional 10 ft of building height above height limitation 2. When used for driveway access to serve parking facilities, a side yard shall be not less than 10 feet.
Minimum setbacks for structures abutting a Single-Family Residential (R-1) zone - Rear - Interior Side²	20 ft 15 ft	20 ft 15 ft	
Maximum building height (base)	4 stories; 40 ft	4 stories; 55 ft	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 ft	30 ft	
Minimum distance between buildings containing dwelling units	20 ft	20 ft	The minimum distance between buildings set forth in this subchapter shall be increased by five feet for each 10 feet, or fraction thereof, above the building height limitation of 40 feet.
Maximum density	25 du/ac	40 du/ac	
	See also residential density bonus in §155.625.1		

§ 155.094 SETBACKS

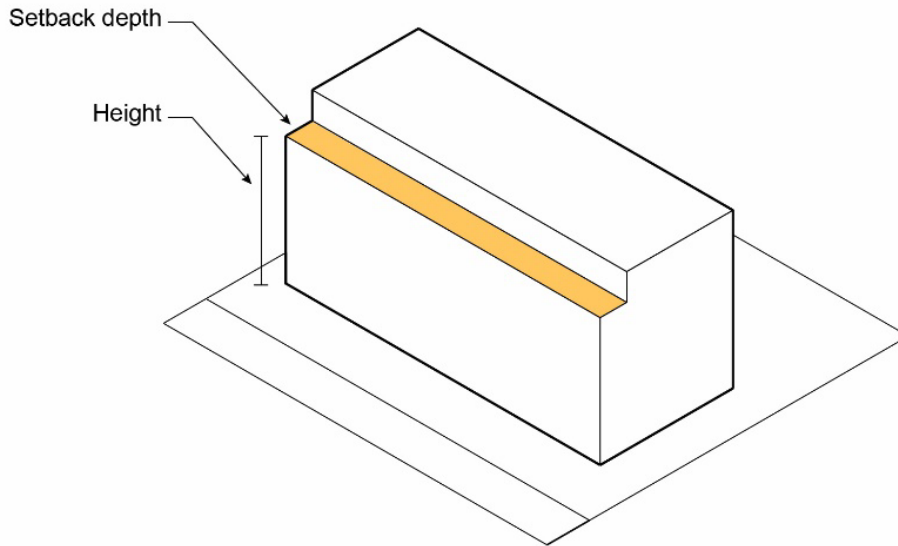
- (A) Setbacks: Buildings shall be set back a minimum of 15 feet from the property line. A minimum of 50 percent of ground-floor building frontage shall be placed at or within 5 feet of the front setback.



- (B) Landscaping. Landscaping: All setbacks shall be landscaped with the exception of driveways and pedestrian paths

§ 155.095 STEPBACKS

- (A) Street stepbacks: On street-facing façades, portions of a building above the second story shall be stepped back a minimum of 5 feet, measured from the building façade.



- (B) Interior/rear stepbacks: On façades abutting R1 zoning districts, the building shall be stepped back above the second story a minimum of 5 feet, measured from the building façade.

§ 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.

§ 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 5 feet from roof parapet and screened 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.

§ 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 25 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, 10 feet from any secondary frontage, and 5 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 3 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 for every 4 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 5 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) Bicycle parking. The minimum amount of bicycle parking shall be provided based on primary use as follows:

Table 3: Bicycle Parking Standards		
Use	Short-term Bicycle Parking Spaces	Long-term Bicycle Parking Spaces
Residential	10% of long-term; 2 minimum	1 space per four units; 2 minimum
Office/Industrial	1 space per 8,000 sq ft, 2 minimum	1 space per 8,000 sq ft, 2 minimum

Other non-residential	1 space per 4,000 sq ft, 2 minimum	1 space per 4,000 sq ft, 2 minimum
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- a. Short-term parking: Short-term bicycle parking shall be located within 50 feet of and visible from a primary entrance.
 - i. Short-term bicycle parking may be located within the public right-of-way subject to approval from the Director of Planning and Development and the Director of Public Works, provided that an unobstructed sidewalk clearance of at least 5 feet is maintained for pedestrians at all times.
 - ii. Each required bicycle parking space shall have a parking rack securely fastened to the ground. Parking racks shall support each bicycle at a minimum of two points, including at least one point on the frame, and shall allow the frame and at least one wheel to be locked with a U-shaped lock.
- b. Long-term parking: Long-term bicycle parking shall be located on the ground floor or one level below, within 75 feet of an accessible building entrance, and without requiring the use of stairs.
 - i. Long-term bicycle parking shall be provided in covered, lockable enclosures with permanently anchored racks for bicycles, lockable bicycle rooms with permanently anchored racks, or lockable, permanently anchored bicycle lockers.
 - ii. A minimum of 1 electrical outlet shall be available in each long-term bicycle parking area for the use of electric bicycle charging.
- c. 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.
- d. 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.
- e. 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.

§ 155.099 REQUIRED ACCESS.

Access to off-street parking facilities shall be provided in accordance with the provisions of §§ 155.488 through 155.490 of this Chapter.

§ 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.

§ 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 5 feet in each direction, with a vertical clearance of at least 8 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 10 percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.
- (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.

§ 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 having 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 subdivision (2) of this division, 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 (5)(a) of this division 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.

§ 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).

§ 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 3-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 2 feet from the building façade;
 - ii. Overhead projection of at least 2 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.
- (2) 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 6 feet above the nearest sidewalk.
- (3) Paths: Pedestrian pathways to all primary entrances and common areas shall have a minimum clearance of 3 feet in width, including to lobbies, open space, parking, and refuse collection areas.
 - (a) Where located parallel to a driveway, a change of material or pattern shall distinguish pedestrian pathways from vehicular travel lanes.
- (4) 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.
- (5) 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 2 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.
- (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 4 feet from the building façade and shall not be located within 6 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 5 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.

§ 155.105 ARCHITECTURAL DESIGN STANDARDS

(A) Modulation

1. Building length: Buildings shall be no longer than 10 units or 200 feet in length, whichever is less, with a minimum separation of 10 feet between buildings.
2. Façade modulation. Street-facing façades over 2 stories in height shall incorporate two of the following:
 - (a) A sloped roof with a pitch greater than 3/12;
 - (b) A flat roof with a minimum 2-foot vertical height difference for a minimum of 10 feet in length and depth;
 - (c) A top-level step back of at least 2 feet for a minimum of 25 percent of the length of the façade;
 - (d) A terrace at least 5 feet in depth and 8 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 5 feet deep and 10 feet wide.

§ 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.

PUBLIC REVIEW DRAFT (JUNE 2023)
PART 6.A. MIXED USE ZONE DISTRICTS (MU-DT, MU AND MU-TOD)

§ 155.175.1 PURPOSE.

The following zone districts are referred to collectively in this Chapter as the “mixed use zones.”

- (A) The Mixed Use Downtown (MU-DT) zone district implements the City’s goal to establish a new downtown – one which is envisioned as a mixed-use district surrounding Heritage Park, with a newly created main street setting and vertical/horizontal mixed-use development featuring ground-floor commercial uses and residences above. The district provides opportunities for multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, entertainment, hospitality, lodging restaurants, entertainment venues and public gathering spaces for community events within highly walkable areas with broad pedestrian-friendly sidewalks, trees, landscaping, signage, and art.
- (B) The Mixed Use (MU) zone district provides opportunities to create mixed use corridors, such as Telegraph Road. The zone encourages mixed-use development along key frontages, with landscaped street edges designed to protect pedestrians and buildings from automobile and truck traffic. A mix of uses are permitted including multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, and small-scale entertainment.
- (C) The Mixed Use Transit-Oriented Development (MU-TOD) zone district is intended for use around the planned Metro L Line station at Washington and Norwalk Boulevards) and the existing Metrolink Norwalk/Santa Fe Springs Station. Transit-oriented communities consist of residential and commercial activity. The standards are intended to help ensure that the physical environment around each station considers the pedestrian scale, with easy walking connections to the station platforms. A mix of uses are permitted including multi-family residential (up to 60 units per acre), retail and service commercial, office, dining, and entertainment.

§ 155.175.2 USES.

Permitted uses and conditional uses are shown in Table 1. 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.

Table 1: Mixed Use Allowed Uses and Permit Requirements				
P: Permitted Use X: Use Not Allowed		CUP: Conditional Use Permit AUP: Administrative Use Permit		
Uses	Land Use Regulation			Specific Use Regulations
	MU-DT	MU	MU- TOD	
RESIDENTIAL USES				
Single Unit Dwelling	X	X	X	
Multi-Unit Dwellings	P	P	P	
Accessory Dwelling Unit	P	P	P	Subject to the regulations in § 155.644
Boarding House and Single Room Occupancy (SRO)	CUP	CUP	CUP	
Employee Housing, Large	P	P	P	

Uses	Land Use Regulation			Specific Use Regulations
	MU-DT	MU	MU- TOD	
Employee Housing, Small	P	P	P	
Live/Work Unit	P	P	P	
Supportive Housing	P	P	P	
Transitional Housing	P	P	P	
CARE SERVICES AND FACILITIES				
Community Care Facilities, Large	CUP	CUP	CUP	
Community Care Facilities, Small	P	P	P	
Emergency Shelter, Permanent	X	P	X	Emergency shelter facilities are subject to § 155.629.1
Emergency Shelter, Temporary Low Barrier Navigation Centers	P	P	P	
Family Day Care Home, Large	AUP	AUP	AUP	Subject to Approval by Director of Planning and Development See Section 155.625; Day Care; Large Family Allowed in stand-alone residential uses only.
Family Day Care Home, Small	P	P	P	Allowed in stand-alone residential uses only.
Hospitals and Clinic/Urgent Care: Clinic/Urgent Care	P / CUP	P / CUP	P / CUP	CUP required for: blood/plasma donation centers; new clinic/urgent care establishments with more than 10,000 SF of floor area; and hospitals.
Hospital	X	CUP	X	
RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES				
Commercial Recreation Facilities (Indoor facilities only)	CUP	CUP	CUP	Amusement arcades are subject to § 155.614; Bingo parlors and game rooms are subject to § 155.617; Clubs, lodges and similar organizations are subject to § 155.622.
Community Gardens	P	P	P	
Cultural Institutions	P	P	P	
Entertainment Venue (Indoor facilities only)	P / CUP	P / CUP	P / CUP	CUP is required for new establishments with more than 10,000 SF of floor area or establishments with Live Entertainment (Incidental or Standalone). Adult uses are subject to §155.602.
Gymnasium and Fitness Centers (Large)	P / CUP	P / CUP	P / CUP	CUP required for new establishments with more than 10,000 SF of floor area.
Gymnasium and Fitness Centers (Small)	P	P	P	

Uses	Land Use Regulation			Specific Use Regulations
	MU-DT	MU	MU- TOD	
Parks and Public Plazas	P	P	P	
Religious Assembly Facilities	P	P	P	
Schools, K-12 – Private	CUP	CUP	CUP	
Schools, K-12 – Public	P	P	P	
Technical Trade, Business or Professional Schools	CUP	CUP	CUP	
Colleges and Universities – Public and Private	CUP	CUP	CUP	
EATING ESTABLISHMENTS				
Breweries, Wineries, or Distilleries,	CUP	CUP	CUP	Subject to § 155.628 Sale or service of alcoholic beverages.
Cigar Lounges and Bars	P / CUP	P / CUP	P / CUP	Lounges serving alcoholic beverages are subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628
Cocktail Lounges and Bars	CUP	CUP	CUP	Subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628
Restaurants				
Where the Outdoor Dining area is more than 50% of the overall seating area	CUP	CUP	CUP	
Serving Alcoholic Beverages	CUP	CUP	CUP	Restaurants serving alcoholic beverages are subject to § 155.628 Sale or service of alcoholic beverages.
With Drive-in or Drive-through Facilities	CUP	CUP	CUP	
All Other Restaurants	P	P	P	
RETAIL, COMMERCIAL SERVICE, AND OFFICE				
Automated Teller Machines (ATMs) – Drive-through	CUP	CUP	CUP	
Automated Teller Machines (ATMs) – Standalone	P	P	P	
Business Support Services	P	P	P	
Check Cashing Business and/or Pawn Shop	X	CUP	X	
Financial Institutions and Related Services	P	P	P	

Uses	Land Use Regulation			Specific Use Regulations
	MU-DT	MU	MU- TOD	
Hotel and/or Motel	CUP	CUP	CUP	
Office, Business, and Professional (non-medical and dental offices)	P	P	P	
Office, Medical or Dental	P/ CUP	P	P/CUP	CUP required for medical or dental office developments with more than 10,000 SF of floor area
Personal Services, General	P	P	P	
Personal Services, Restricted	CUP	CUP	CUP	
Retail, General	P/CUP	P/CUP	P/CUP	CUP required for new retail establishments with more than 20,000 SF of floor area or more than 2,000 SF of outdoor sales
Retail, Restricted	CUP	CUP	CUP	
Veterinary Clinic and/or Animal Grooming (Indoor Only)	P	P	P	Outdoor kennels or dog runs are not permitted.
AUTOMOBILE-ORIENTED USES				
Automobile Sales and Rental	X	X	X	
Automobile Washing/Detailing	X	X	X	
Automobile Service, Major	X	X	X	
Automobile Service, Minor	X	X	X	
Drive-in/Drive-through Establishments	X	CUP	X	
Service/Fueling Station, Automobile	X	X	X	
LIGHT INDUSTRIAL				
Laboratory – Medical, Analytical, Research, Testing (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
Manufacturing – Light (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
Research and Development (Existing uses only)	CUP	CUP	X	Expansion of existing uses is subject to CUP; new uses are prohibited
OTHER USES				
Transit Stations	CUP	CUP	P	
Utility Facilities				

Uses	Land Use Regulation			Specific Use Regulations
	MU-DT	MU	MU- TOD	
Facilities with On-site Staff	CUP	CUP	CUP	
Facilities with No On-site Staff	P	P	P	
Wireless Telecommunication Facilities, Satellite Dish Antenna	Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise regulated by this Section			

§ 155.175.3 ACCESSORY USES.

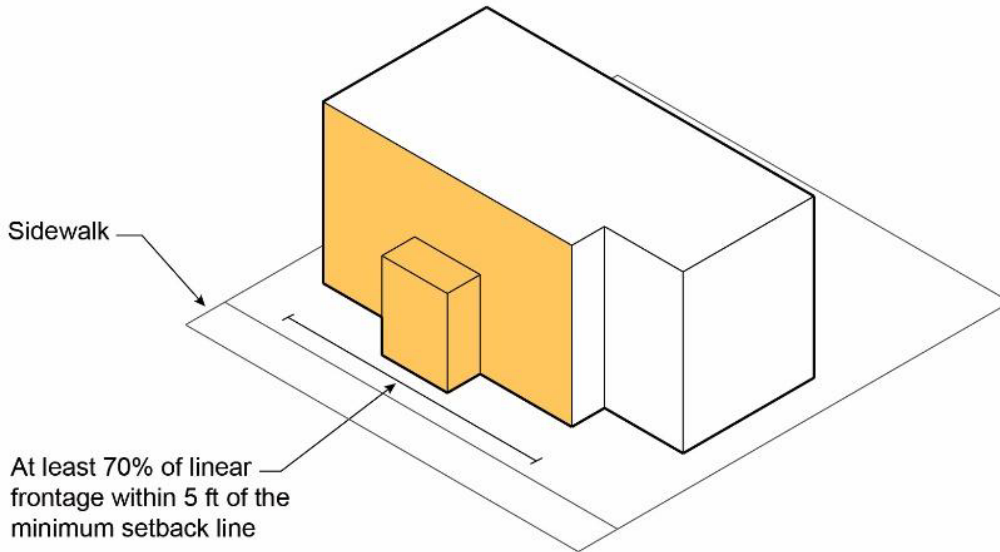
The following accessory uses are permitted in the mixed use zones: those accessory uses and structures customarily appurtenant to a permitted use, such as incidental storage facilities.

§ 155.175.4 DEVELOPMENT STANDARDS.

Table 2: Mixed Use Zones Development Standards			
Standards	Land Use Regulation		
	MU-DT	MU	MU- TOD
Minimum lot area	20,000 sf	20,000 sf	20,000 sf
Minimum lot width	None	None	None
Minimum lot depth	None	None	None
Maximum FAR	3.0	3.0	4.0
Minimum landscape area	10 SF per linear foot of frontage plus 5% of the total parking areas		
Open Space (residential only)	200 sf/unit	200 sf/unit	150 sf/unit
Storage (residential only)	150 cu ft/unit	150 cu ft/unit	150 cu ft/unit
Minimum setback	10 ft. See also § 155.175.5		
Maximum building height (base)	6 stories; 80 ft	4 stories; 60 ft	6 stories; 80 ft
Maximum building height within 25 feet of a lot line abutting a residential zone (required step-down)	See § 155.175.7 Stepbacks		
Maximum density	40 du/ac	40 du/ac	60 du/ac
	See also residential density bonus in §155.625.1		

§ 155.175.5 SETBACKS

- (A) Street setbacks: Buildings shall be located within 5 feet of the minimum setback for at least 70 percent of the building frontage along the primary right-of-way and 50 percent along any secondary right-of-way, excluding alleys.



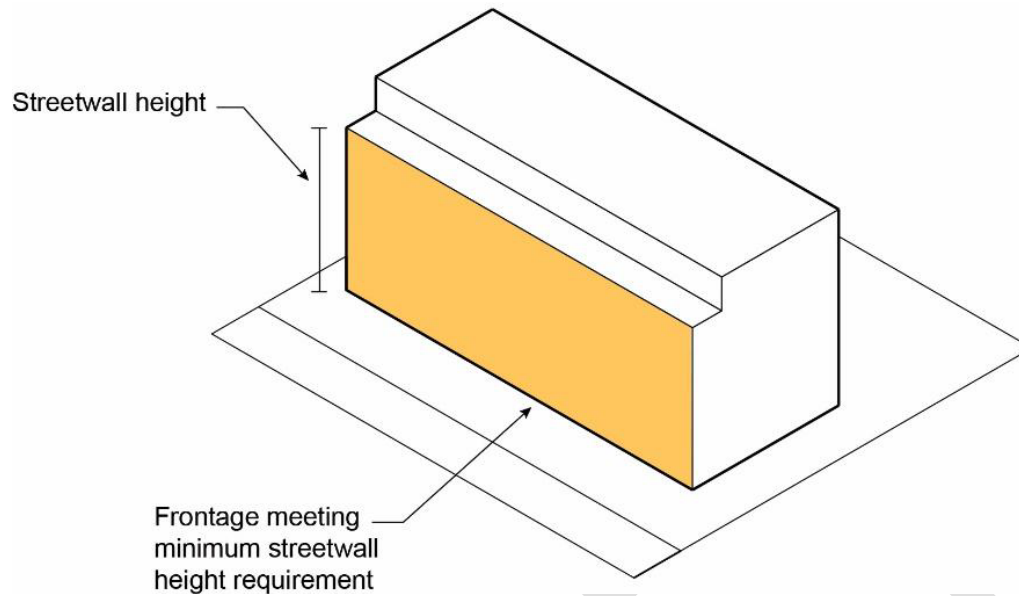
- (B) Landscaping. A minimum percentage of the setback area shall be landscaped with trees, shrubs, and/or groundcover, either in the form of in-ground landscaping or planters, as follows:

Table 3: Setback Landscaping Requirement	Percentage
Frontages with shared entrances to internal circulation	50%
Frontages with individual residential unit entrances	30%
With a stoop taller than 30 inches	10%
Frontages with commercial tenant entrances	30%
With outdoor dining	10%

- (C) Interior setbacks: Buildings shall be set back a minimum of 15 feet from adjacent residential zoning districts.

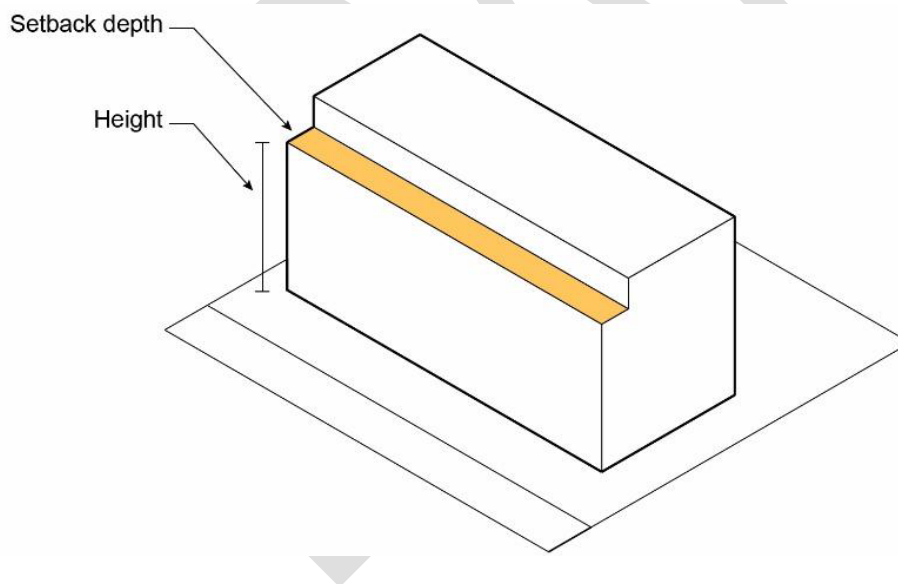
§ 155.175.6 STREETWALL

- (A) Streetwall: Street-facing facades shall meet or exceed 25 feet (or 2 stories in height) for at least 75 percent of building frontage along public rights-of-way, unless the overall building height is lower than 2 stories.
- (1) Streetwall is defined as any street-facing façade, excluding appurtenances, within 5 feet of the minimum setback and is not required to be continuous.

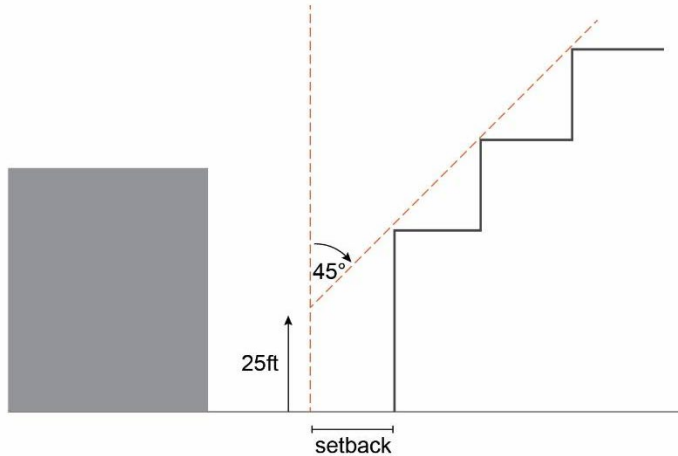


§ 155.175.7 STEPBACKS

- (A) Street stepbacks: Street-facing facades greater than 4 stories shall be stepped back a minimum of ten feet from the minimum setback line. Uses allowed within the stepback depth include balconies, terraces, shade structures, and similar open space features.



- (B) Interior/rear stepbacks: Adjacent to Residential zoning districts, buildings shall not be located within a plane sloping upward and inward at a 45-degree angle measured from the vertical, starting 25 feet above the existing grade along the property line. Uses allowed within the stepback include balconies, terraces, shade structures, and similar open space features.



§ 155.175.8 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.

§ 155.175.9 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 setback 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 limited to side or rear yards and 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.

§ 155.175.10 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 except as specified below.

- (A) Off-site parking. To allow flexibility in the location of required parking and to encourage efficient utilization of land, required parking may be located up to 600 feet from the development (as measured along the most direct walking path). Such parking shall be designated and signage shall be installed indicating that it has been assigned to the remote development. Confirmation of the parking assignment shall be required prior to occupancy of the development.

- (B) Shared parking. Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature; weekday uses versus weekend uses) or that one of the sites has an excess supply of parking. The application shall include a parking study demonstrating that this standard has been met. The right of joint use must be evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. Shared parking requests shall be subject to review and approval through the Conditional Use Permit process.
- (C) Electric Vehicle Charging Stations.
- (1) Where Allowed. Electric vehicle charging stations may be provided in any area designed for the parking or loading of vehicles.
 - (2) Where Required. In new parking areas with 20 or more parking spaces, a minimum of one electric vehicle charging station shall be provided for every 10 parking spaces.
- (D) Bicycle parking. The minimum amount of bicycle parking shall be provided based on primary use as follows:

Table 4: Bicycle Parking Standards		
Use	Short-term Bicycle Parking Spaces	Long-term Bicycle Parking Spaces
Residential	10% of long-term; 2 minimum	1 space per four units; 2 minimum
Office/Industrial	1 space per 8,000 sq ft, 2 minimum	1 space per 8,000 sq ft, 2 minimum
Other non-residential	1 space per 4,000 sq ft, 2 minimum	1 space per 4,000 sq ft, 2 minimum

- (1) Short-term parking: Short-term bicycle parking shall be located within 50 feet of and visible from a primary entrance.
 - (a) Short-term bicycle parking may be located within the public right-of-way subject to approval from the Director of Planning and Development and the Director of Public Works, provided that an unobstructed sidewalk clearance of at least 5 feet is maintained for pedestrians at all times.
 - (b) Each required bicycle parking space shall have a parking rack securely fastened to the ground. Parking racks shall support each bicycle at a minimum of two points, including at least one point on the frame, and shall allow the frame and at least one wheel to be locked with a U-shaped lock.
- (2) Long-term parking: Long-term bicycle parking shall be located on the ground floor or one level below, within 75 feet of an accessible building entrance, and without requiring the use of stairs.
 - (a) Long-term bicycle parking shall be provided in covered, lockable enclosures with permanently anchored racks for bicycles, lockable bicycle rooms with permanently anchored racks, or lockable, permanently anchored bicycle lockers.
 - (b) A minimum of 1 electrical outlet shall be available in each long-term bicycle parking area for the use of electric bicycle charging.
- (3) 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.

- (4) 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.
- (5) 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.

(E) 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) A minimum of 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 25 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.

(F) Surface Parking

- (1) Setbacks: Parking shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and 5 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 3 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 for every 4 vehicle parking spaces shall be planted and evenly distributed throughout the parking area.

(G) Structured Parking

- (1) Setbacks: Structured parking shall be set back a minimum of 15 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 primary 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.

§ 155.175.11 REQUIRED ACCESS.

Access to off-street parking facilities shall be provided in accordance with the provisions of §§ 155.488 through 155.490 of this chapter.

§ 155.175.12 SIGNS.

Signs in the mixed use zones are subject to the sign standards of the C-4 zone in § 155.169. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply.

§ 155.175.13 LANDSCAPING AND OUTDOOR OPEN SPACE

The following landscaping and outdoor open space provisions shall apply in the mixed use zones. In addition, the landscaping provisions of §§ 155.545 through 155.559 shall also apply:

- (A) Minimum landscaped area. Where a mixed use adjoins a dedicated street, a minimum area equivalent to 25 square feet for each foot of frontage on said street shall be landscaped and maintained. Landscape areas in required setbacks (see § 155.175.5) or in common outdoor open space (see § 155.175.13.D.3) may be applied towards meeting the minimum amount of required landscaped area.
- (B) Curbs. Concrete curbs shall be installed along the borders of all on-site landscaped areas where said landscaped areas interface with driveways, off-street parking and loading areas and other similar facilities.
- (C) Open Space
 - (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.
 - (a) Residential Open Space: Projects with a residential component shall provide a minimum of 15 percent of the residential GFA as a combination of Common and Private Open Space.
 - (b) Non-residential: Projects with over 40,000 square feet of non-residential GFA shall provide a minimum of 5 percent of the non-residential GFA as Common Open Space.
 - (2) Private Open Space
 - (a) Access: Private Open Space shall abut and have direct access to the associated tenant space.
 - (b) Amount: A minimum of 30 percent of the required Residential Open Space shall be Private Open Space.
 - (c) Dimensions: Private Open Space shall have a minimum area of 40 square feet and a minimum dimension of 5 feet in each direction.
 - (d) Distribution: All Private Open Space shall be outdoors and may be located within a required setback or stepback.
- (D) Common Open Space
 - (1) Access: Common Open Space shall be available to all tenants of the building at no cost.
 - (2) Amount: A minimum of 30 percent of the required Residential Open Space shall be Common Open Space.
 - (3) Dimensions: Common Open Space shall have a minimum area of 500 square feet and a minimum dimension of 15 feet in each direction.
 - (a) Distribution: A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.
 - (4) 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.
 - (5) Landscaping: A minimum of 25 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.
 - (6) Trees: A minimum of one 24-inch box tree per project or for every 500 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space, excluding rooftop decks.

- (7) Hardscape: A maximum of 25 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.
- (8) Water features: A maximum of 5 percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.

§ 155.175.14 FRONTAGES.

(A) Ground Floor

- (1) Floor Height: Ground floor commercial, non-residential, and residential common spaces shall have a minimum height of 15 feet, measured from finished floor to finished ceiling. Ground floor residential units shall have a minimum height of 10 feet, measured from finished floor to finished ceiling.
- (2) Elevation:
 - (a) The ground floor for commercial elevation shall be located within 2 feet above or below sidewalk elevation. Primary entrances shall be located at sidewalk elevation.
 - (b) The ground floor for residential elevation shall be located within 2 feet to 4 feet above elevation. Primary entrances shall be located at sidewalk elevation.
- (3) Entrances: Street-facing façades shall provide a minimum of one entrance per 100 feet of frontage that opens directly onto the sidewalk or another public open space.
 - (a) Entrances shall be set back at least 30 inches from the public right-of-way.
 - (b) Primary entrances shall be distinguished by at least one of the following
 - 1. Awning/canopy;
 - 2. Overhang/recessed entry;
 - 3. Porch/portico;
 - 4. Trellis.
- (4) Transparency: Street-facing façades shall incorporate glazing for a certain percentage of the building frontage between 2 and 8 feet in height from sidewalk elevation. Windows shall provide views into display, lobby, sales, work, or similar active areas.
 - (a) For non-residential and residential common space uses, at least 60 percent of the frontage shall be transparent.
 - (b) For ground floor residential units, at least 15 percent of the frontage shall be transparent.
- (5) Blank walls: Windowless expanses of walls on the ground floor shall not exceed 20 feet in length. Blank walls over 10 feet in length shall be enhanced by one of the following:
 - (a) Pattern, motif, etching, or similar decoration;
 - (b) Landscaping that covers at least 50 percent of the wall area;
 - (c) Trellis or similar projection;
 - (d) Public art approved by review authority.
- (6) Shading: Shade structures shall allow a minimum vertical clearance of eight feet above sidewalk elevation. Shade structures shall not conflict with existing street trees.
- (7) Security devices: Any security devices (i.e. roll-up doors) shall be designed to be fully concealed and hidden from view during business hours.

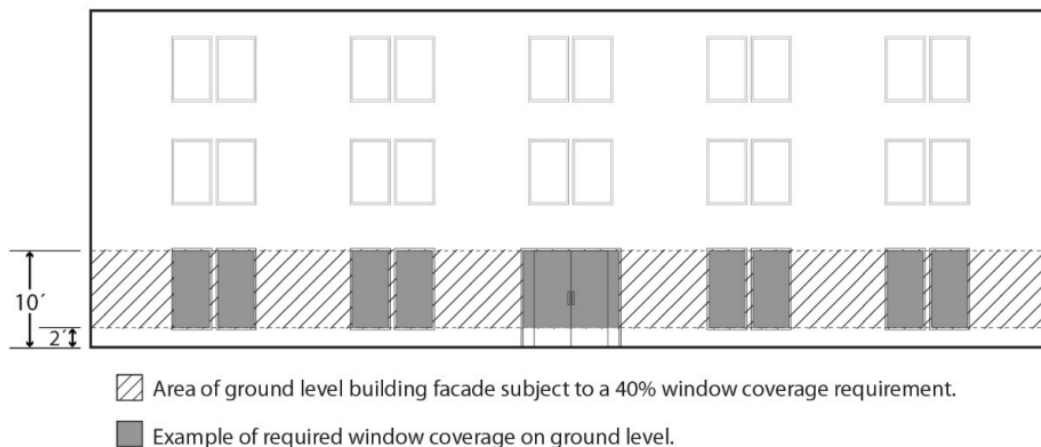
(B) Façades

- (1) Composition: Street-facing façades shall include at least three of the following:
 - (a) Pattern of modulation or fenestration;
 - (b) Datum lines along the length of the building (e.g. cornice) at least 4 inches in depth;
 - (c) Repeated projections (e.g. architectural detail, shading) at least 4 inches in depth;
 - (d) Balconies over 20 percent of the elevation;
 - (e) Screening (e.g. lattices, louvers).
- (2) Transparency: Street-facing façades shall incorporate glazing for at least 30 percent of the façade, including ground floor transparency.
- (3) Windows: Windows shall be recessed at least 2 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.
- (4) 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.
 - (b) 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) 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).
- (6) Balconies: Balconies shall project a maximum of 4 feet from the building façade and shall not be located within 6 feet of any interior property line.
 - (a) Side-loaded townhomes shall incorporate at least one front-facing balcony.
- (7) Roof decks: Roof decks located within 25 feet of a Residential zoning district shall be set back a minimum of 5 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.
- (8) 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.
- (9) Screening: Rooftop equipment, excluding solar photovoltaic, shall be screened from public view.

(C) Window Requirements Window area or "glazing" requirements ensure that building facades will be composed of windows that provide views of activity, people, and merchandise, creating an interesting pedestrian experience.

- (D) Minimum window area required for nonresidential buildings.
- (1) Building facades facing a pedestrian-friendly street must have windows, display areas, or glass doorways for at least 40 percent of the area of the ground level wall area.
 - (2) Building facades facing a storefront street must have windows, display areas, or glass doorways for at least 60 percent of the area of the ground level wall area
 - (3) The ground level wall area is the wall area above 2 feet and below 10 feet, as measured from the finished grade (see Figure 1).
 - (4) The window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and non-reflective, with a minimum visible light transmittance of 0.65 and maximum visible light reflectance of 0.20.

Figure 1: Ground Level Wall Area Measured for Window Standards



- (E) Minimum window area required for residential buildings. Building facades that face a storefront or pedestrian-friendly street must have windows or glass doorways for at least 15 percent of the area of the entire façade (all floors). Ground floor dwelling units within 50 feet of a Storefront street are subject to the window requirements in § 155.XXX.

§ 155.175.15 RESIDENTIAL USES ON STOREFRONT STREETS.

The intent of these use restrictions is to support the desired character of storefront streets, while providing flexibility for residential development.

- (A) Ground floor residential dwelling units are prohibited within 50 feet of a lot line that abuts a storefront street, unless the residential dwelling units are either part of a mixed use development and located behind a commercial use or the ground level dwelling units meet the standards in § 155.175.15.B, below.
- (B) The ground floor wall area of street-facing facades of dwelling units that are 50 feet or closer to a lot line that abuts a storefront street must be designed and constructed in compliance with the following standards.
 - (1) The distance from the finished floor to the bottom of the ceiling structure above must be at least 12 feet. The bottom of the structure above includes supporting beams. The area meeting this standard must be at least 25 feet deep, measured from the street-facing façade.
 - (2) Each unit must include a front entrance that is oriented to the storefront street.
 - (3) If dwelling units are setback from the storefront street, the setback area must be landscaped and/or hard-surfaced for use by pedestrians.

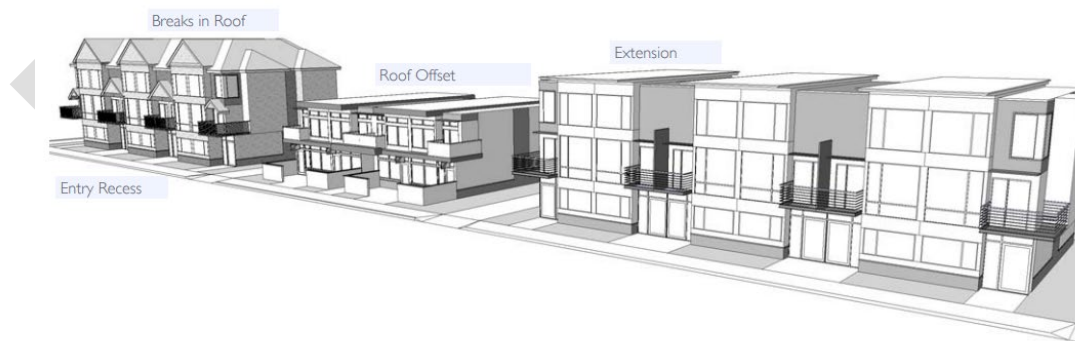
- (4) Windows must cover at least 25 percent of the ground level wall area of the portion of the building with residential dwelling units on the ground-floor.
- (C) Lobbies and shared building entries and common open space (e.g., fitness centers or community rooms) are permitted within 50 feet of a lot line that abuts a storefront street.

§ 155.175.16 ARCHITECTURAL DESIGN STANDARDS.

The facade articulation standards in subsection 155.175.16.A provide a clear and objective approach to ensure that residential building facades have variation and depth in the plane of the building in order to create a more interesting and welcoming environment to pedestrians. The additional discretionary standards in subsection 155.175.16.B apply to nonresidential buildings. The screening standard in subsection 155.175.9 ensures that mechanical equipment is screened or otherwise minimized so that it does not detract from the pedestrian environment.

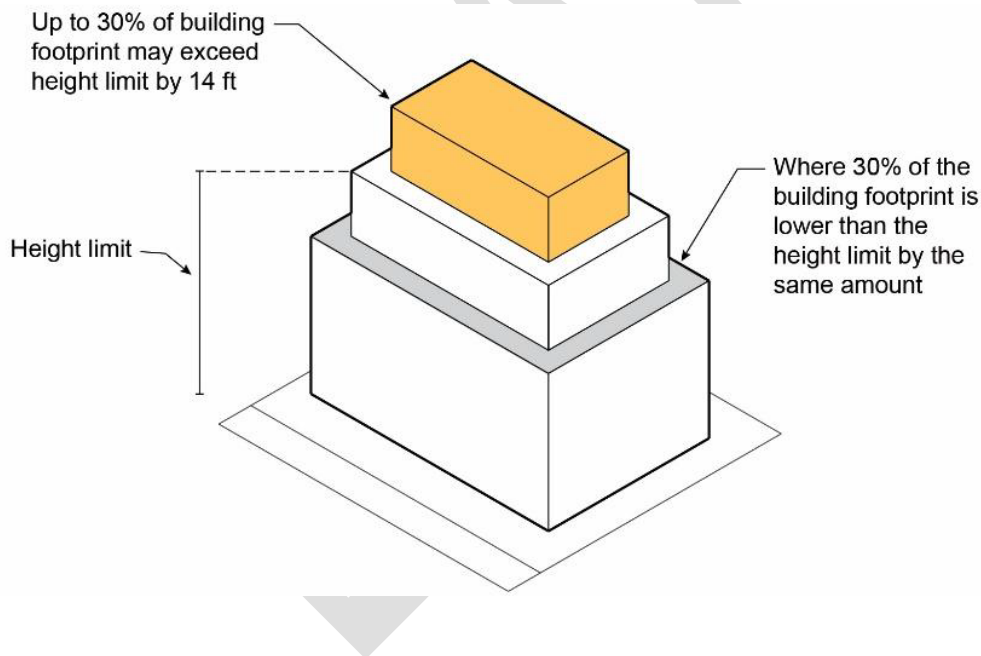
- (A) The facades of residential buildings or the residential component of mixed use buildings which are visible from a storefront street or a pedestrian-friendly street shall meet the following standards. The design shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 20 feet, and each floor shall contain at least two elements from the following options:
 - (1) Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of four feet;
 - (2) Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of two feet and runs horizontally for a minimum length of four feet; or
 - (3) Offsets or breaks in roof elevation of two feet or greater in height.

Figure 2: Residential Building Articulation



- (B) The facades of nonresidential buildings or the nonresidential component of mixed use buildings which are visible from a storefront street or a pedestrian-friendly street shall meet the following requirements:
 - (1) All buildings must be constructed of durable, maintenance-free materials;
 - (2) Various building materials and colors shall be used to create visual interest.
 - (3) Architectural treatments shall include variations of mass, height, materials, colors, and textures to maintain a visually appealing appearance;
 - (4) Various types of building cladding shall be used to produce different texture, shade, and shadow effects;

- (5) All buildings should feature a dominant (main) color on all elevations. Light colors in the white, cream and tan ranges are preferred;
 - (6) Buildings may use up to three contrasting colors that complement the building's dominant color. Use of more than three contrasting colors is subject to approval by the Director of Planning and Development. Contrasting materials, textures, and colors shall be used to add emphasis to building entrances and to articulate long expanses of building walls;
 - (7) Long, unarticulated facades are prohibited and walls shall not run for more than 25 feet in one continuous plane without significant enhancements. Enhancement features include: entry augmentations, horizontal offsets, change in roofline, unique corner treatment, reveal lines, building offsets, facade pop-outs, off-set bricks, window frames, glass treatments and changes in materials (tile or masonry materials), colors, texture and finishing. Public art, murals (which does not include signage and advertisements and which has been approved by the Heritage Arts Advisory Committee), and rich landscaping are also an acceptable option to enhance building facades. Windows and doors are key elements of any structure's form and shall relate to the scale of the elevation on which they appear. Recessed openings help to provide depth and contrast on elevation planes.
- (C) Roofline variation: Buildings may exceed the height limit by up to 14 feet for a maximum of 30 percent of a building's footprint. This allowance is not applicable within interior/rear setbacks or stepbacks and may not be used in conjunction with a concession for building height through density bonus.



(D) Modulation

- (1) Façade modulation: Façades shall be modulated with at least three of the following elements:
 - (a) Balconies recessed at least 2 feet in depth;
 - (b) Vertical pilasters 3 inches in depth reflecting building structure or architectural style;
 - (c) Horizontal bands, trims, or reveals 3 inches in depth along multiple levels;
 - (d) A change in material or texture (excluding windows, doors and railings).

- (2) Façade length: Street-facing façades of 150 feet or longer shall include a minimum break of 10 percent of the façade length or 20 feet in width, at least 10 feet deep and open to the sky.
- (3) Corner treatments: Corner-facing facades of 75 feet or longer shall incorporate at least two of the following elements within 50 feet of the building corner along the primary frontage:
 - (a) A building entrance;
 - (b) A change in height of at least 4 feet for an area 10 feet by 10 feet minimum;
 - (c) A change in façade plane on upper stories of at least 2 feet in depth;
 - (d) A change of façade material or texture (excluding windows, doors and railings);
 - (e) A public open space or outdoor dining.

§155.175.17 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 storefront and pedestrian-friendly 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 storefront and pedestrian-friendly streets. Street trees shall be selected, planted and maintained in accordance with city specifications for street trees. On storefront and pedestrian-friendly 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.