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~~Chapter 15.10~~ ~~BUILDING TYPES~~

~~Sections:~~

~~15.10.010.— Intent and purpose.~~

~~15.10.020.— Building types general provisions.~~

~~15.10.030.— Building types general standards.~~

~~15.10.040.— House building type.~~

~~15.10.050.— Rowhouse building type.~~

~~15.10.060.— Duplex/triplex/quadplex building type.~~

~~15.10.070.— Bungalow court building type.~~

~~15.10.080.— Shopkeeper building type.~~

~~15.10.090.— Tuck-under building type.~~

~~15.10.100.— Carriage house building type.~~

~~15.10.010.— Intent and Purpose.~~

~~—A.— Within the City's Zoning Ordinance, certain Zoning Classifications include a regulatory framework based upon a combination of Building Types, Frontage Types, and in some instances Architectural Styles, to ensure that proposed development is consistent with the City's goals for preservation of neighborhood character, compatibility with existing development context, and integration of compatible uses.~~

~~—B.— The purpose of this chapter is to establish the range of Building Types that correspond to the appropriate Zoning Classifications and to establish general standards applicable to all Building Types.~~

~~—C.— This chapter also identifies the standards unique to each Building Type.~~

~~(Ord. 3229 (part), 2016).~~

~~15.10.020.— Building Types General Provisions.~~

~~—A.— A site shall be designed utilizing one or more of the Building Types in Table 15.10.020.A when identified as eligible by a Zoning Classification.~~

~~—B.— Building Types denote the building form, not building function or use.~~

~~—C.— Development by Building Type shall comply with the following:~~

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- ~~a. The attributes of use, density, and lot size identified in Table 15.10.020.A,~~
- ~~b. The General Standards for all Building Types in 15.10.030,~~
- ~~c. The unique standards for the applicable Building Type(s) beginning in 15.10.040.~~

<i>Table 15.10.020.A.</i> <i>Building Types and Attributes</i>					
<i>Building Type</i>	<i>Attributes</i>				
	Multi-Family¹	Mixed-Use²	Density Range³	Lot Width⁴	Lot Depth⁴
House	No	Yes	5–7	40'–60'	100' min.
Rowhouse	Yes	No	7–18	75'–150'	100'–200'
Duplex/Triplex/Quadplex	Yes	Yes	10–15	50'–125'	100' min.
Bungalow Court	Yes	No	10–15	100'–180'	130' min.
Shopkeeper	No	Yes	12–15	75'–125'	100'–200'
Tuck-Under	Yes	No	12–18	95'–250'	75' min.
Carriage House ⁵	No	Yes	N/A	N/A	N/A

~~1. Identifies if this building type corresponds to development for multi-family residential use.~~

~~2. Identifies if this building type corresponds to development for mixed-use within the building. The degree of mixed use (and types of uses to be mixed) depends on the particular Zoning Classification. A building designated "No" may be used as a component of a mixed-use site development that uses multiple single-use buildings on a property (horizontal mixed use).~~

~~3. Identifies the density range that corresponds to each building type. Density is calculated in dwelling units per gross acre du/ac). The range provides a guideline by Building Type but it is not a standard. Notwithstanding, the density range may not exceed the density for the property as identified in Table 14 of The Fullerton Plan.~~

~~4. Lot dimensions are for site design purposes only as related to selecting the corresponding Building Type(s) and may or may not relate to the size of the underlying parcel(s). Lot width is measured along the front property line of the lot. Lot depth is the greatest distance measured perpendicular to the front property line of the lot. These dimensions provide a guideline by Building Type but are not a standard.~~

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~~5. The carriage house is a secondary Building Type for use in combination with another Building Type. When used for a residential use, the carriage house will count as a unit for purposes of calculating density.~~

~~{Ord. 3229 (part), 2016}.~~

~~15.10.030.— Building Types General Standards.~~

~~—A.— Applicability. All Building Types are subject to the following development standards.~~

~~—B.— Building Orientation and Frontage Standards.~~

~~—i.— Buildings shall be located in accordance with setback and orientation standards as established by the Zoning Classification.~~

~~—ii.— Building frontages shall comply with the standards for Frontage Types contained in Chapter 15.12 and identified as eligible for the Zoning Classification.~~

~~—iii.— For Building Types with ground floor dwelling units, these units shall be designed so that social areas, such as the living room, family room, dining room, rather than sleeping and bathing rooms are oriented toward the building frontage to the degree possible.~~

~~—iv.— On rear elevations, pedestrian entries on the same wall as a garage door shall be either set back or recessed so as not to be flush with the garage doors.~~

~~—C.— Residential Adjacency Standards.~~

~~—i.— Buildings adjacent to R-1 and R-2 Zoning Classifications (whether or not separated by an alley) shall maintain a building footprint scaled to the abutting residential neighborhood.~~

~~—ii.— The height of buildings adjacent to R-1 and R-2 Zoning Classifications (whether or not separated by an alley) shall be required to be compatible with the allowable height of the abutting residential neighborhood.~~

~~—D.— Access Standards.~~

~~—i.— Sites shall be designed to accommodate separate on-site vehicular and pedestrian circulation systems that provide access throughout the site, connect to the public right-of-way, and avoid conflicts between the modes.~~

~~—ii.— Internal streets, drive aisles, walkways and pedestrian paseos shall be designed in compliance with standards herein and in Chapter 15.16.~~

~~—iii.— Vehicular site access shall be designed to minimize impacts to public streets and sidewalks. Additionally, vehicular site access shall be appropriate for the Building Type and Zoning Classification.~~

~~—iv.— In order of priority and subject to approval by the Community Development Director and the City's Traffic Engineer, access shall be provided from (a) an alley, rear street, or~~

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~~perimeter drive aisle, (b) a side street, (c) an existing or relocated access point on a front street, and (d) a new access point on a front street.~~

~~—v. Vehicular access may utilize on-site internal streets and/or internal drive aisles to connect a parking area to the public street. Internal streets and internal drive aisles shall be designed according to applicable standards.~~

~~—vi. Clear zones are required to provide adequate line of sight for drivers, bicyclists, and pedestrians at (a) the intersection of a driveway with a street (public or internal), or alley; (b) the intersection of two streets (public or internal); and (c) the intersection of a street (public or internal) and an alley. The clear zone shall consist of an isosceles right triangle with 15-foot sides beginning with a measurement point at the property line. Site and building features, including the ground floor, utilities, mechanical equipment, walls and fences, landscaping, and signage taller than 3 feet are prohibited in the clear zone. Awning and upper floors may extend over the clear zone so long as a vertical clearance of 15 feet is maintained.~~

~~—E. Service Standards.~~

~~—i. Utility meters and connections, air conditioning condensers, ducting/venting, panels, roof ladders, and similar equipment shall be screened from view from the street (public and internal) and shall not be located within any required open space or setback area. Screening techniques range from the use of landscaping to placement in concealed rooms or closets for equipment on the ground. Roofs shall be of a form or height to provide screening for roof-mounted equipment. Alternatively, roof screening that is consistent with the architecture of the building may be used. Roof access should be provided from the interior of the building.~~

~~—ii. No trash enclosure shall be located in any required open space or setback area, within direct view of the street (public and internal) or in traffic or pedestrian aisles.~~

~~—iii. Roof and balcony drains shall be designed as an integral part of the structure and be architecturally appropriate.~~

~~—iv. The outdoor storage of materials, products, supplies, and containers shall be prohibited.~~

~~—F. Building Size and Massing Standards.~~

~~—i. Buildings shall be designed with a varied massing approach using discrete building elements and components. Surface detailing shall not substitute for distinctive massing.~~

~~—ii. Building facades greater than 2 stories shall include one or more of the following:~~

~~—a. Variation in roof element or form, including but not limited to varying the number of stories along the street frontage, and/or~~

~~—b. Changes in material or building articulation, such as horizontal bands, reveals, trim, awnings, eaves, overhangs, upper level setbacks or other ornamentation.~~

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~~—iii. Individual buildings shall be massed such that individual building planes or architectural masses do not exceed 150 feet in length. Sites shall utilize walkways, internal streets, paseos, and/or common open space to separate individual buildings and create suitably scaled buildings rather than a singular mass. Internal walkways shall be a minimum width of 8 feet with an additional 2 feet of landscaping on either side. Paseo proportions shall not be less than 1:1 ratio between the width of the paseo and height of the building. Internal streets shall be consistent with the standards in Chapter 15.16 and common open space shall be based on requirements for the specific building type.~~

~~—iv. Stories and floor heights shall be in accordance with Table 15.10.030.B.~~

Table 15.10.030.B. Stories and Floor Heights				
Building Type	Stories		Floor Height	
	Min.	Max.	Ground Floor (ft)	Upper Floor (ft)
House	1	2	10	9
Rowhouse	2	3	10	9
Duplex/Triplex/Quadplex	1	2	10	9
Bungalow Court	1	2	10	9
Shopkeeper	2	3	15 – 20	9
Tuck-Under	2	3	10	9
Carriage House ¹	1	1	10	N/A
¹ The carriage house Building Type may be located on the ground or above a garage. When located above the garage, the floor height shall be 9 feet.				

~~—G. Building Design and Materials Standards:~~

~~—i. Buildings shall be composed of a cohesive design that is reflected and detailed on all elevations. While additional details may occur on the ground floor facing the street, similar and complementary massing, materials, and details shall be incorporated into side and rear facades.~~

~~—ii. Building materials shall convey a sense of permanence and complement a building's architectural style. Materials shall be durable, authentic and applied with consistency. Material changes at outside corners shall be avoided, as shall any application appearing as glued on. Facade elements constructed of foam or foam molding are prohibited.~~

~~—• Brick, natural stone, precast concrete, and factory-finished metal panels (heavy gauge only) are preferred.~~

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~~—• Alternatives to stucco are preferred. When stucco is used, seams shall be incorporated to create visual interest and the aggregate mix of the stucco shall be no less than 20/30 with a sand float finish or smooth steel-trowel finish.~~

~~—• The finish, texture, and color of materials, including windows, shall be compatible with the overall architectural theme.~~

~~—• Windows shall be of high quality and afford shadow line and depth. This may be achieved through inset windows with an integral frame or recessing the window into the exterior wall. Windows installed flush with the exterior building material are prohibited.~~

~~(Ord. 3229 (part), 2016).~~

~~15.10.040. House Building Type.~~

~~—The house building type is comprised of a detached dwelling unit. As permitted by the applicable Zoning Classification, the building may also contain or be exclusively comprised of non-residential space(s). The building is architecturally presented as a single-family house.~~

~~—a) Building Size, Massing and Access Standards~~

~~—• Building shall be composed of 1 or 2-story volumes in compliance with the standards for the applicable Zoning Classification.~~

~~—• Primary pedestrian access shall be taken from a street-fronting entry door.~~

~~—• Carriage units, where allowed, may take access from an exterior stairway.~~

~~—b) Parking Standards~~

~~—• Parking shall be accessed from the rear of the building.~~

~~—• Parking may be accessed from the front of a building when the building frontage is the predominant feature on the site, parking is located a minimum of 20 feet behind the front of the house, and where front access is predominant in the surrounding neighborhood.~~

~~—• Required resident parking shall be in a garage, which may be attached to or detached from the dwelling.~~

~~—• Garage doors may be 1-car or 2-car in width and shall be separated by planters at least 2 feet wide.~~

~~—• Required guest spaces, carriage unit, and parking for non-residential uses may be covered or open.~~

~~—c) Open Space Standards~~

~~—• Private. Private open space is required for each residential unit. The private open space shall be no less than 15 percent of the area of the lot, located in the rear yard or side of each~~

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~~unit, of a regular geometry, with a minimum dimension of 15 feet in each direction and open to the sky.~~



Illustrative Photo 1



Illustrative Photo 2

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Illustrative Photo 3

~~—Illustrative photos 1, 2 and 3 depict the House building type with garages that do not constitute the primary elevation component and that are recessed or side entry.~~

~~{Ord. 3229 (part), 2016}.~~

~~15.10.050.—Rowhouse Building Type.~~

~~—The rowhouse building type is comprised of attached or detached dwelling units with a private rear yard. The dwelling units are placed side by side.~~

~~—a) Building Size, Massing and Access Standards~~

~~—• Building shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable Zoning Classification.~~

~~—• Each unit shall have direct access to its entry door from the ground floor, regardless of the location~~

~~—of the unit. Primary pedestrian access shall be taken from a street-fronting entry door. Access to upper floor units may be provided by exterior stairs.~~

~~—• The minimum dwelling unit frontage shall be 21 feet in width.~~

~~—b) Parking Standards~~

~~—• Parking shall be accessed from the side or rear of the building.~~

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- ~~—• Required resident parking shall be in a garage, which may be attached to or detached from the dwelling.~~
- ~~—• A garage may contain parking for more than one unit, up to parking for four cars.~~
- ~~—• Garage doors may be 1-car or 2-car in width and shall be separated by planters at least 2 feet wide.~~
- ~~—• Required guest spaces may be covered or open.~~
- ~~—c) Open Space Standards~~
 - ~~—• Private. Private open space is required for each residential unit. The private open space shall be no less than 15 percent of the area of the lot or portion of the lot allocated for the unit, located in the rear yard of each unit, of a regular geometry, with a minimum dimension of 15 feet in each direction and open to the sky.~~



Illustrative Photo 1

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Illustrative Photo 2



Illustrative Photo 3

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~~—Illustrative photos 1, 2 and 3 depict the Rowhouse building type in a variety of architectural styles with a combination of the stoop and/or porch frontage type. (Ord. 3229 (part), 2016).~~

15.10.060.—Duplex/Triplex/Quadplex Building Type.

~~—The duplex, triplex, and quadplex building type is comprised of attached dwelling units. As permitted by the applicable Zoning Classification, the building may also contain non-residential spaces. The building is architecturally presented as a large single-family house.~~

~~—a) Building Size, Massing and Access Standards~~

~~—• Building shall be composed of 1 or 2-story volumes in compliance with the standards for the applicable Zoning Classification.~~

~~—• Each unit shall have direct access to its entry door from the ground floor, regardless of the location of the unit. Primary pedestrian access shall be taken from a street-fronting entry door. Access to upper floor units may be provided by exterior stairs.~~

~~—b) Parking Standards~~

~~—• Parking may be accessed from the front of a building when the building is the predominant feature on the site, parking is located a minimum of 20 feet behind the front of the house, and front access is predominant in the surrounding neighborhood.~~

~~—• Alternatively, parking shall be accessed from the side or rear of the building.~~

~~—• Required resident parking shall be in a garage, which may be attached to or detached from the dwelling.~~

~~—• A garage facing an alley or internal driveway may contain parking for more than one unit, up to parking for four cars.~~

~~—• A garage facing a street or parking court may contain parking for up to two cars.~~

~~—• Garage doors may be 1-car or 2-car in width and shall be separated by planters at least 2 feet wide.~~

~~—• Required guest spaces/parking for non-residential uses may be covered or open.~~

~~—c) Open Space Standards~~

~~—• Common. One primary common open space of regular geometry is required. This area shall be equal to 15 percent of the lot, shall be open to the sky and may be located on the ground or on a podium. The minimum dimension for the common open space shall be 15 feet in each direction.~~

~~—• Private. Private open space is required for each residential unit. The private open space may be provided in a balcony or patio with a minimum width of 6 feet. All or some of the~~

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~~required open space may be satisfied by the substitution for additional common open space.~~



Illustrative Photo 1



Illustrative Photo 2

~~—Illustrative photos 1 and 2 depict the Duplex and Quadplex building type.~~

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~~{Ord. 3229 (part), 2016}.~~

~~15.10.070.—Bungalow Court Building Type.~~

~~—The bungalow court building type is a configuration of detached dwelling units. The dwelling units are arranged around a common, shared courtyard that is wholly open to the street.~~

~~—a)—Building Size, Massing, and Access Standards~~

~~—• Buildings shall be composed of 1 or 2-story volumes in compliance with the standards for the applicable Zoning Classification.~~

~~—• In a 2-story building, a 1-story dwelling unit may be stacked over a 1-story dwelling unit. Pedestrian access to the ground floor unit shall be taken from a courtyard fronting door. Upper floor pedestrian access may be taken from an exterior stairway that opens to the courtyard.~~

~~—b)—Parking Standards~~

~~—• Parking shall be accessed from the rear of the building.~~

~~—• Required resident parking shall be in a garage or carport, which shall be detached from the dwelling and located along the non-street facing perimeter of the site.~~

~~—• A garage may contain parking for more than one unit, up to parking for four cars.~~

~~—• Garage doors may be 1-car or 2-car in width and shall be separated by planters at least 2 feet wide.~~

~~—• Required guest spaces may be covered or open.~~

~~—c)—Open Space Standards~~

~~—• Common. The common open space shall be designed as a central courtyard or partial, multiple, separated or interconnected courtyards. The common open space shall be at least 15 percent of the lot and must be open to the sky. Courtyard proportions shall not be less than 1:1 between the width of the courtyard and height of the building for at least 2/3 of the court's perimeter.~~

~~—• Private. Private open space for each unit is allowed, but not required. Private open space may not be counted toward the common open space courtyard. Where private open space is provided it may be within a balcony or private patio with a minimum width of 6 feet.~~

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Illustrative Photo 1

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Illustrative Photo 2

~~—Illustrative photo 1 depicts attached units fronting on a common courtyard.~~

~~—Illustrative photo 2 depicts a Bungalow Court with stacked dwellings.~~

~~{Ord. 3229 (part), 2016}.~~

~~15.10.080.—Shopkeeper Building Type.~~

~~—The shopkeeper building type is comprised of attached or detached dwelling units above ground floor commercial or office uses as permitted by the applicable Zoning Classification. The ground floor space is separate and distinct from the residential unit on the upper floor(s) and each shall have separate and independent access, i.e. the commercial space can be operated completely independently from the residential component. The shop operator may, but is not required to, occupy the unit above and vice versa. The units are placed side by side.~~

~~—a) Building Size, Massing and Access Standards~~

~~—• Building shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable Zoning Classification.~~

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~~—• Pedestrian access to the ground floor commercial component of the unit shall be taken from a street-fronting door. Access to the upper floor residential unit may be provided by exterior stairs.~~

~~—• Buildings on corner lots shall be designed with two front facades.~~

~~—• The minimum unit frontage shall be 21 feet.~~

~~—b) Parking Standards~~

~~—• Parking shall be accessed from the side or rear of the building.~~

~~—• Required resident parking shall be in a garage, which may be attached to or detached from the dwelling.~~

~~—• A garage facing an alley or internal driveway may contain parking for more than one unit, up to parking for four cars.~~

~~—• A garage facing a street or parking court may contain parking for up to two cars.~~

~~—• Garage doors may be 1-car or 2-car in width and shall be separated by planters at least 2 feet wide.~~

~~—• Required guest spaces/parking for non-residential uses may be covered or open.~~

~~—• A secondary pedestrian entry for the non-residential spaces from the parking area is encouraged for each unit.~~

~~—c) Open Space Standards~~

~~—• Common. One primary common open space of regular geometry is required. This area shall be equal to 15 percent of the lot and shall be open to the sky. The minimum width for the common open space shall be 30 feet in each direction. Due to the commercial nature of this building type, the common open space may be provided as a public plaza, courtyard or other publicly accessible space.~~

~~—• Private. Private open space for each unit is allowed, but not required. Private open space may not be counted toward the required common open space. Where private open space is provided it may be within a balcony or private patio with a minimum width of 6 feet.~~

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Illustrative photo 1 — Shopkeeper building type showing separate and independent commercial and residential entries.

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Illustrative photo 2 — Shopkeeper building type.

~~(Ord. 3229 (part), 2016).~~

~~15.10.090. — Tuck-Under Building Type.~~

~~—The tuck-under building type is comprised of attached or detached dwelling units with no private rear yard. The dwelling units are either placed side by side or arranged around a parking court.~~

~~—a) Building Size, Massing and Access Standards~~

~~—• Building shall be composed of 2 or 3-story volumes in compliance with the standards for the applicable Zoning Classification.~~

~~—• Each unit shall have direct access to its entry door from the ground floor, regardless of the location of the unit. Primary pedestrian access shall be taken from a street fronting or~~

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~~common open space facing entry door. Access to upper floor units may be provided by exterior stairs.~~

~~—• The minimum dwelling unit frontage shall be 21 feet in width.~~

~~—b) Parking Standards~~

~~—• Parking shall be accessed from the side or rear of the building.~~

~~—• Required resident parking shall be in a garage that is attached to the dwelling and is tucked under the rear of the house.~~

~~—• Garage doors may be 1-car or 2-car in width and shall be separated by planters at least 2 feet wide.~~

~~—• Required guest spaces may be covered or open.~~

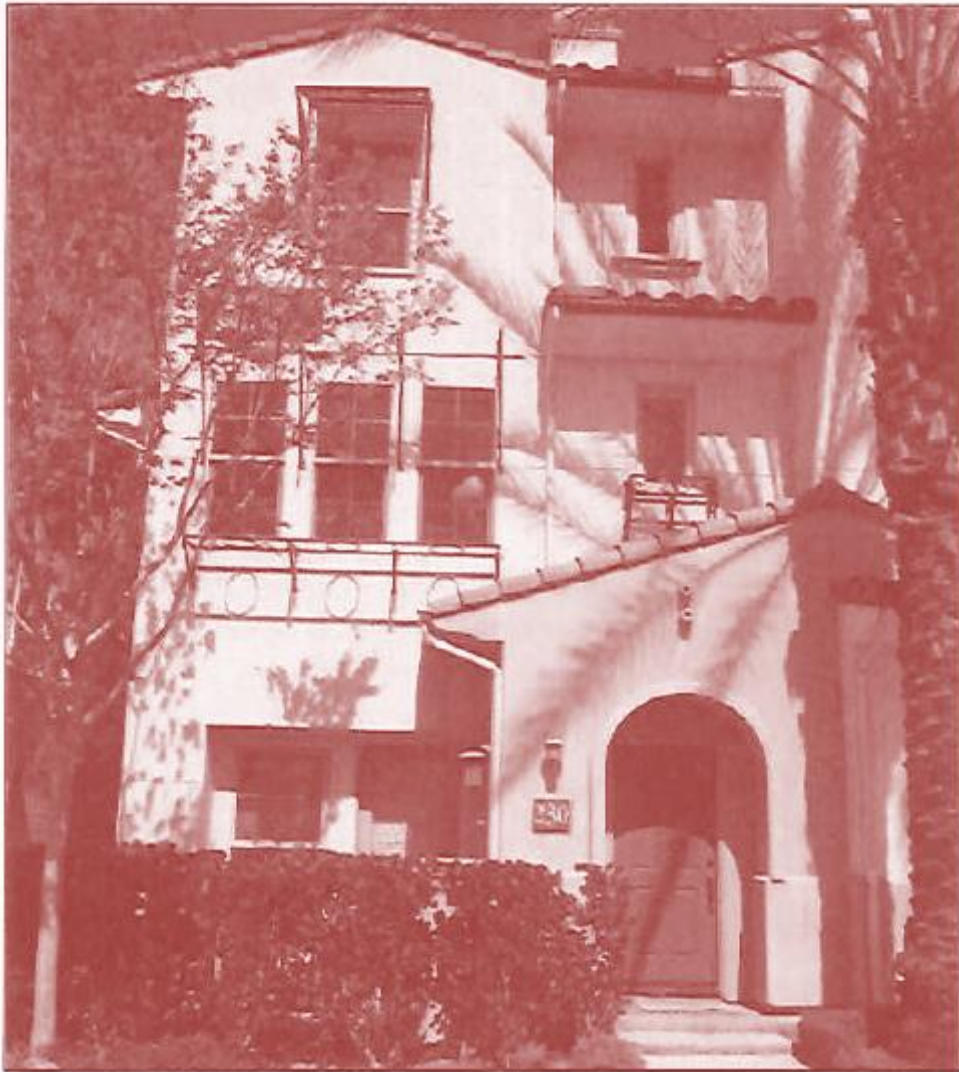
~~—• A back pedestrian entry from the alley/parking court and beside each garage is encouraged for each unit.~~

~~—c) Open Space~~

~~—• Common. Common open space is required. The total area shall be equal to 15 percent of the lot and shall be open to the sky. The common open space may be provided in common courtyards, paseos or an area generally accessible to all residents. Open space proportions shall not be less than 1:1 between the width of the open space and the height of the adjacent or surrounding buildings.~~

~~—• Private. Private open space for each unit is allowed, but not required. Private open space may not be counted toward the required common open space. Where private open space is provided it may be within a balcony or private patio with a minimum width of 6 feet.~~

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Illustrative photo 1 — Primary entry for tuck-under building type.

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Illustrative photo 2 — Alley loaded garages for tuck-under building type.

~~{Ord. 3229 (part), 2016}.~~

~~15.10.100.—Carriage House Building Type.~~

~~—The carriage house is a secondary Building Type for use in combination with another Building Type.~~

~~—a) Building Size, Massing and Access Standards~~

~~—• Building shall be composed of a 1-story volume in compliance with the standards for the applicable Zoning Classification.~~

~~—• Building may be located on the ground or above a garage and may be attached or detached from the primary building.~~

~~—• Carriage units may take access from an exterior stairway.~~

~~—b) Parking Standards~~

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- ~~—• Parking access shall be provided pursuant to the standards for the primary building type.~~
- ~~—• Required parking must be in either an adjacent garage or open space on the same lot as the primary building.~~



Illustrative Photo 1

~~Illustrative photo 1—Second-story carriage unit with uncovered parking.~~

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Illustrative Photo 2

~~Illustrative photo 2— Second-story carriage unit over garage.
(Ord. 3229 (part), 2016).~~

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~~Chapter 15.12~~ ~~FRONTAGE TYPES~~

~~Sections:~~

~~15.12.010.— Intent and purpose.~~

~~15.12.020.— Frontage types general provisions.~~

~~15.12.030.— Porch frontage type.~~

~~15.12.040.— Stoop frontage type.~~

~~15.12.050.— Shopfront frontage type.~~

~~15.12.010.— Intent and Purpose.~~

~~—A.— Within the City's Zoning Ordinance, certain Zoning Classifications include a regulatory framework based upon a combination of Building Types, Frontage Types, and in some instances Architectural Styles, to ensure that proposed development is consistent with the City's goals for preservation of neighborhood character, compatibility with existing development context, and integration of compatible uses.~~

~~—B.— The purpose of this chapter is to establish the range of Frontage Types that correspond to the appropriate Zoning Classifications and to establish general standards applicable to all Frontage Types.~~

~~—C.— This chapter also identifies the standards unique to each Frontage Type.~~

~~{Ord. 3229 (part), 2016}.~~

~~15.12.020.— Frontage Types General Provisions.~~

~~—A.— A frontage acts as a transition between the private realm of a building and the adjoining public or semi-public realm.~~

~~—B.— Subject to the requirements of the applicable Zoning Classification, a proposed Building Type shall be designed with one or more of the Frontage Types identified in this section.~~

~~—C.— The unique standards beginning in Section 15.12.030 are applicable to the ground floor of a building.~~

~~—D.— The building frontage shall face a street (public or internal) unless otherwise specified by the Zoning Classification. For certain street types, the building frontage is permitted with the side elevation instead facing the street. In this "turn to side" configuration, the building frontage shall turn to face a common open space area or pedestrian paseo.~~

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~~{Ord. 3229 (part), 2016}.~~

~~15.12.030.—Porch Frontage Type.~~

~~—Porch is a Frontage Type where an entry door and corresponding landing area (entrance) and usable open space are provided on the front elevation of a building on the ground floor.~~

~~—a) Configuration Standards~~

~~—• All or a portion of the entrance and steps may encroach into the setback area established by the Zoning Classification. The entrance may be elevated or level with the surrounding grade.~~

~~—• The entrance shall be at least 50% and not exceed 80% of the width of the front elevation of the corresponding dwelling unit. These percentages do not preclude a wrap around porch on a corner lot. The porch shall be a minimum of 6 feet clear in depth and a minimum of 12 feet wide clear for a centered entry; or a minimum of 10 feet clear for asymmetrical entry.~~

~~—• A porch or shed roof may cover the entrance.~~

~~—• The surrounding setback area may be elevated. In no case, however, can the elevation of the surrounding setback area be higher than the elevation of the 1st floor.~~

~~—• Non-retaining fences or walls defining the porch/yard or setback area shall not exceed 36 inches from the highest adjacent finished grade.~~

~~—• A landscaping area with a minimum width of 2 feet shall be provided between any fence or wall and the sidewalk or similar hardscape area.~~

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Illustrative Photo 1

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Illustrative Photo 2

~~—Illustrative photo 1 depicts the Porch frontage type on a House.~~

~~—Illustrative photo 2 depicts the Porch frontage type on a detached Rowhouse.~~

~~(Ord. 3229 (part), 2016).~~

~~15.12.040.—Stoop Frontage Type.~~

~~—Stoop is a Frontage Type where an entry door and corresponding landing area (entrance) are provided on the front elevation of a building on the ground floor. The entrance is elevated above the adjoining ground level and connected to it by stairs. The landing area may be designed such that it creates a usable, but not required, space beyond that needed for entry.~~

~~—a) Configuration Standards~~

~~—• All or a portion of the entrance and steps may encroach into the setback area established by the Zoning Classification.~~

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- ~~—• The entrance and steps shall not exceed 40% of the width of the front elevation of the corresponding dwelling unit. Usable space created by the landing area in excess of 40% shall not cause the frontage to become a porch.~~
- ~~—• A porch or shed roof may cover the entrance.~~
- ~~—• The surrounding setback area may be elevated. In no case, however, can the elevation of the surrounding setback area be higher than the elevation of the 1st floor.~~
- ~~—• Non-retaining fences or walls defining the stoop or in the setback area shall not exceed 36 inches from the highest adjacent finished grade.~~
- ~~—• A landscaping area with a minimum width of 2 feet shall be provided between any fence or wall and the sidewalk or similar hardscape area.~~



Illustrative Photo 1

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Illustrative Photo 2

~~—Illustrative photo 1 depicts the Stoop frontage type.~~

~~—Illustrative photo 2 depicts the stoop frontage type combined with a terrace.~~

~~{Ord. 3229 (part), 2016}.~~

~~15.12.050.—Shopfront Frontage Type.~~

~~—Shopfront is a Frontage Type where a storefront, including entrance(s) is provided on the front elevation of a building on the ground floor. The storefront is generally level with the adjoining ground level.~~

~~—a) Configuration Standards~~

~~—• The storefront shall comply with the setback area established by the Zoning Classification however, portions may be recessed up to 10 feet to accommodate an entrance or provide for variation in design.~~

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- ~~—• The storefront shall be at least 65% of the width of the front elevation of the corresponding building.~~
- ~~—• The storefront shall provide a vertical opening a minimum of 12 feet, as measured from the ground. Glass shall be clear and not have opaque or reflective finish, however, the storefront system may be divided by one or more dimensional muntins.~~
- ~~—• Unless the storefront glass terminates directly at grade, a physical transition in the form of a bulkhead between 18 inches and 36 inches tall shall be provided between the glass of the storefront and the adjacent sidewalk or similar hardscape area. Aluminum storefront or spandrel panel may not substitute for a bulkhead.~~
- ~~—• Awnings and signs shall be located at least 8 feet above the adjacent sidewalk or similar hardscape area and may project to a maximum encroachment of 3 feet, subject to any required approvals from the Public Works Department.~~
- ~~—• Awnings shall only cover storefronts and entrance openings so as to not cover the entire facade.~~
- ~~—• Security gates on storefronts are prohibited unless approved by the Director of Community Development.~~



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Illustrative Photo 2

~~—Illustrative photos 1 and 2 depict the shopfront frontage type.
(Ord. 3229 (part), 2016).~~

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~~15.17.070. Site development standards for Multiple-family and Mobile Home zone classifications.~~

~~—The following development standards apply to the R-G, R-3R, R-3, R-3P, R-4, R-5 and R-MH zones.~~

~~—A. Minimum lot size, minimum lot area per unit, and maximum lot coverage:~~

~~—1. The minimum lot size, the minimum lot area per unit, and the maximum lot coverage for the R-G, R-3R, R-3, R-3P, R-4, R-5 and R-MH zones shall be in accordance with Table 15.17.070.A.~~

~~—2. The minimum lot area per dwelling unit for property with an R-3 or R-3P zone shall be in accordance with Table 15.17.070.B.~~

~~—3. Density bonus:~~

~~—a. The permitted lot area per dwelling unit shall be 1,600 square feet per unit, regardless of bedroom mix, when at least 80 percent required parking is fully below natural grade.~~

~~—b. The permitted lot area per dwelling unit shall be 1,600 square feet per unit, regardless of bedroom mix, when two pre-existing, legal lots are consolidated into one lot of 20,000 square feet or greater having access from a public alley.~~

-

Table 15.17.070.A						
Area Requirements for Multiple-family Residential Zones						
	R-G	R-3R	R-3/ R-3P	R-4	R-5	R-MH
Minimum lot area	7,200	8,800	10,000	20,000	30,000	5 acres
Minimum lot area per dwelling unit	3,600	2,200	See 15.17.070.A.2	1,150	N/A	4,000
Maximum lot coverage	60%	60%	60%	60%	60%	70%

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Table 15.17.070.B Minimum Lot Area per Unit for R-3 and R-3P Zones	
Type of Development	Lot Area Required per Dwelling Unit
Bachelor unit	1,600 square feet
1 Bedroom unit	1,700 square feet
2 Bedroom unit	1,800 square feet
3+ Bedroom unit	1,900 square feet
When subterranean parking is used (See Subsection 15.17.070.A.3a)	1,600 square feet
When lots are consolidated (See Subsection 15.17.070.A.3b)	1,600 square feet

~~B. Building setbacks:~~

~~1. Building setbacks shall be as prescribed in Table 15.17.070.C.~~

~~2. One-story buildings may encroach into the required street setback, provided that the average setback for all buildings facing said street shall equal 15 feet or more and no building is less than 10 feet from the property line.~~

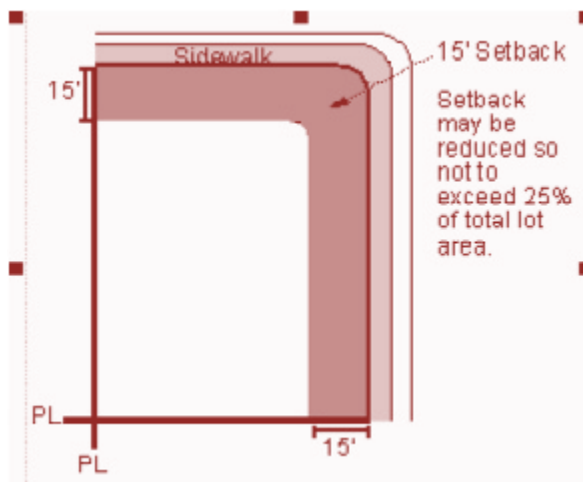
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Table 15.17.070.C Building Setbacks for the Multi-family Residential Zones		
Minimum setback from a property line...	R-G, R-3R, R-3, R-3P, R-4 and R-5 Zones	R-MH Zone
...along a street:		
Front yard	15	15
Side yard	15	15
Rear (through lot)	15	15
Garage door – swing out	25	25
Garage door – roll up	20	20
along an alley:		

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	15.17.070.B.5	
Garage door	5	5
...along another property line (i.e. an interior lot line):		
Side yard	See 15.17.070.B.5	10
Rear yard	See 15.17.070.B.5	0
Window separation requirements on the same property:		
On the same property	See 15.17.070.B.4	N/A
Note: All measurements are in feet.		

~~3. When the combined area of the required setbacks from public streets exceed 25 percent of the total lot area, said setbacks may be reduced so as not to exceed 25 percent of the total lot area, subject to the approval of the Director of Development Services (see Figure 6).~~



~~Figure 6~~

~~4. Windows of residential units on the same property may face each other, but they shall be separated by a minimum distance based on the type of room in where the window is located (living room/family room; bedroom/kitchen; stained glass/opaque/translucent/clerestory windows; or no windows) and the number of stories for the buildings. Table 15.17.070.D shows the window-to-window separation requirements for units in buildings on the same property.~~

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Table 15.17.070.D Window-to-Window Separation Requirements for Units on the Same Property for Multiple-family Residential Zones Under Normal Design Circumstances				
Window Types	Living/ Family Room	Bedroom/ Kitchen	Stained Glass, Translucent and Clerestory*	None
One Story Building				
Living/Family Room	18	16	13.5	12
Bedroom/Kitchen	16	12.5	11	9
Stained Glass, Translucent and Clerestory*	13.5	11	9	7

Living/Family Room	18	16	13.5	12
Bedroom/Kitchen	16	12.5	11	9
Stained Glass, Translucent and Clerestory*	13.5	11	9	7
None	12	9	7	6
Two Story Building				
Living/Family Room	30	26	22.5	20
Bedroom/Kitchen	26	22.5	19	15
Stained Glass, Translucent and Clerestory*	22.5	19	15	12
None	20	15	12	11

Three Story Building				
Living/Family Room	38	33	28.5	25
Bedroom/Kitchen	33	31.5	24	19
Stained Glass, Translucent and Clerestory*	28.5	24	19	15
None	25	19	15	14
Four Story Building				
Living/Family Room	43.5	38	32.5	29
Bedroom/Kitchen	38	32.5	27	22
Stained Glass, Translucent and Clerestory*	32.5	27	22	17.5

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None	29	22	17.5	16.5
Five Story Building				
Living/Family Room	47	41	35	31.5
Bedroom/Kitchen	41	35	29.5	23.5
Stained Glass, Translucent and Clerestory*	35	29.5	23.5	19
None	31.5	23.5	19	17.5
*Other than primary or secondary windows. Notes: All measurements are in feet. The tiering of building separation is permitted according to the separation requirements of each story.				

~~— 5. Windows in multiple-family residential units that face either a side or rear property line or an alley are subject to specific setbacks based on the building's height and the type of room where the window is located. Table 15.17.070.E shows the building setback requirement from a side or rear property line. The required setback from a public alley is 50% of the value shown in Table 15.17.170.E.~~

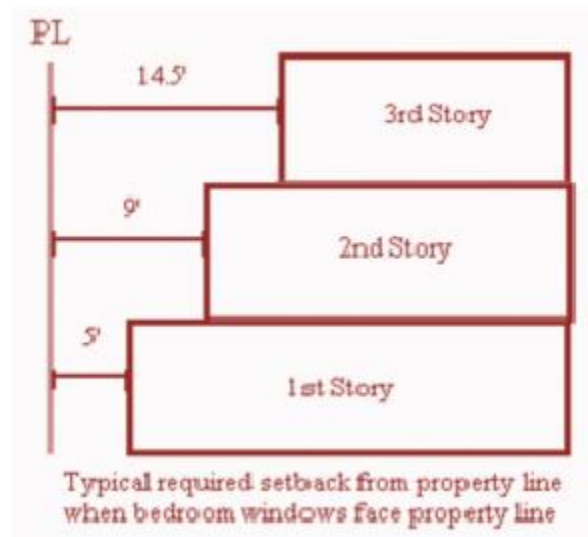
~~— a. Notwithstanding this subsection, blank walls up to one story in height may be constructed on the property line.~~

~~— b. Notwithstanding the above setback requirements, a reduction of interior setbacks may be requested up to a maximum of five feet if the street setback is increased on a one-for-one basis, as long as an interior setback of seven feet is maintained.~~

~~— c. When a building has subterranean parking or a basement that elevates the first story at least three feet above natural grade, said subterranean parking or basement shall be considered one-half of a story for purposes of computing the required setback as shown in Table 15.17.070.E.~~

~~— d. The tiering of building setbacks according to the setback requirements of each story is permitted (see Figure 7).~~

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~~Figure 7~~

Table 15.17.070.E Window-to-Property Line Setback Requirements for Multiple-family Residential Zones Under Normal Design Circumstances					
	Number of stories				
Window type	1	2	3	4	5
Living/Family Room	7	12	19	29	41
Bedroom/Kitchen	5	9	14.5	21.5	30.5
Stained Glass, Translucent and Clerestory	3.5	7.5	9.5	14.5	20.5
None	0	4.5	7	11	15.5
Notes: All measurements are in feet. The tiering of stories is permitted according to the setback					

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Living and Dining Room	7	12	15	20	25
Bedroom/Kitchen	5	9	14.5	21.5	30.5
Stained Glass, Translucent and Clerestory	3.5	7.5	9.5	14.5	20.5
None	0	4.5	7	11	15.5
Notes: All measurements are in feet. The tiering of stories is permitted according to the setback requirement of each story. The required setback from a public alley is 50% of the value shown in the table. The Director of Development Services shall determine the setback requirement for a building over five stories.					

~~C. Maximum height requirements:~~

~~1. The height limitations for the R-G, R-3R, R-3, R-3P, R-4 R-5 and R-MH zones are shown in Table 15.17.070.F. In the case of a setback based on distance to a property with an R-1 zone, the building setback is measured from the closest point along the property line with the R-1 zone.~~

Table 15.17.070.F Maximum Height Requirements for Multiple-family Residential Zones			
Parameter	Reference Subsection	R-G, R-3R, R-3, R-3P, R-4, R-5 Zones	R-MH Zone
Maximum height limit within 50 feet of property with an R-1 zone classification	See 15.17.070.C.3	One-story (20 feet)	35 feet
Maximum height limit between 50 feet and 100 feet of property with an R-1 zone classification	See 15.17.070.C.3	Two-story (30 feet)	35 feet
Greater than 100 feet from a property with an R-1 zone classification		Unlimited	35 feet

~~2. If the multiple-family structures are down slope from an adjacent property that is zoned R-1 or R-1P and a grade differential of more than ten feet exists between the building pad elevations, the height limitations of the multiple-family structures are two stories within 50 feet of the R-1 or R-1P zoned property and three stories within 50 to 100 feet of the R-1 or R-1P zoned property. If a grade differential of more than 20 feet exists, a three-story multiple-family building is allowed within 50 feet of R-1 and R-1P zoned property.~~

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~~—3. In the multiple-family residential zones R-3, R-3P, R-3R, R-4 and R-5, where subterranean parking is used, and such parking area is a basement as defined in Chapter 15.04, then the story above said basement shall be considered the first story of the structure.~~

~~—D. Usable open space requirements:~~

~~—1. In multiple-family developments in the R-G, R-3R, R-3P, R-3, R-4 and R-MH zones, each dwelling unit shall be provided at least one area of private usable open space in the form of fenced or screened patios, decks, or balconies with minimum dimensions of at least six feet and a minimum area of at least 100 square feet. All such private open space areas may be counted on a one-for-one basis up to a total of one-third of the required open space.~~

~~—2. In multiple-family developments in the R-5 zone, each dwelling unit shall be provided at least one area of private usable open space in the form of fenced or screened patios, decks, or balconies with a minimum dimensions of at least six feet and a minimum area of at least 67 square feet. All such private open space areas may be counted on a one-for-one basis up to a total of one-third of the required open space.~~

~~—3. First story patios, decks, or balconies that are elevated above natural grade by existence of subterranean parking or basement, shall not have dirt back-filled or deposited under the patios, decks, or balconies and retained within five feet of a property line. Patio decks or balconies elevated above natural grade shall be at least five feet from any property line.~~

~~—4. Private usable open space shall not include any portion of off-street parking space, driveways, turnaround areas, required street setback area, or any accessory building or rooftops, except those portions thereof used for outdoor living or recreational purposes.~~

~~—5. In R-5 zones only, and only in those R-5 developments containing no dwelling unit of over one bedroom, up to 25 percent of any landscaped or recreational area developed and maintained above grade on top of buildings or site structures may be counted as open space rather than as covered space in computing total site coverage, provided that the area so counted shall not total more than 50 percent of the required site open space.~~

~~—6. In addition to private individual private open space areas as required by this subsection, multiple-family development shall also include common open space, as defined in Subsection 15.17.040.C, based on the number of units and bedroom mix in accordance with Table 15.17.070.G.~~

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Table 15.17.070.G Open Space Requirements per Unit for Multiple-family Residential Zones						
	R-G	R-3R	R-3/ R-3P	R-4	R-5	R-MH
No Bedrooms	600 sq. ft.	600 sq. ft.	400 sq. ft.	300 sq. ft.	200sq. ft.	750 sq. ft.
1 Bedroom	600 sq. ft.	600 sq. ft.	400 sq. ft.	300 sq. ft.	200 sq. ft.	750 sq. ft.
2 Bedrooms	800 sq. ft.	800 sq. ft.	600 sq. ft.	450 sq. ft.	300 sq. ft.	750 sq. ft.
3 Bedrooms	1,000 sq. ft.	1,000 sq. ft.	800 sq. ft.	600 sq. ft.	400 sq. ft.	750 sq. ft.
Additional bedrooms	200 sq. ft. each	200 sq. ft. each	200 sq. ft. each	150 sq. ft. each	100 sq. ft. each	N/A

~~—E.— Parking requirements:~~

~~— 1. Parking requirements for multiple-family dwellings in the R-G, R-3R, R-3, R-3P, R-4 and R-5 zone classifications shall be in accordance with Table 15.17.070.H.~~

-

Table 15.17.070.H Parking Requirements per Unit for Multiple-family Residential Zones		
	R-G, R-3R, R-3, R-3P and R-4 Zones	R-5 Zone
No Bedrooms	1 1/4 garage or carport ¹ spaces plus 1/2 space open guest parking	1 ¾ spaces, open or covered, per dwelling unit
1 Bedroom	1 1/2 garage or carport ¹ spaces plus 1/2 space open guest parking	2 spaces, open or covered, per dwelling unit
2 Bedrooms	1 3/4 garage or carport ¹ spaces plus 3/4 space open guest parking	2 ½ spaces, open or covered, per dwelling unit
3 or More Bedrooms	2 garage or carport ¹ spaces plus 1 space open guest parking	3 spaces, open or covered, per dwelling unit

~~1 In accordance with Section 15.17.080.B.2.b~~

~~— 2. Parking requirement reductions:~~

~~— a. In R-5 zones only and only in those R-5 developments containing dwelling units of not more than one bedroom each, the required parking may be reduced upon the approval of a Conditional Use Permit to a minimum of not less than one space per two dwelling units.~~

~~— b. In the R-3, R-4 and R-5 zones, a reduction to one space per four dwelling units may be granted to federally and state subsidized retirement complex with the approval of a~~

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~~Conditional Use Permit. In reviewing the Conditional Use Permit, the factors to be considered shall include, but not be limited to, the projected population of the proposed development, the design of the building or development in relation to the ability to provide additional parking if needed, the possibility of contractual limitations on the ownership of vehicles, and the site's proximity to shopping facilities, schools, recreation, and cultural opportunities.~~

~~—F. Fences and walls:~~

~~—1. Fences and walls shall be regulated as outlined in Section 15.17.050.G.~~

~~—2. A fence or wall over three feet in height and located within the required building setback area from a public street shall be subject to the approval of the Director of Development Services.~~

~~—G. Landscaping:~~

~~—1. All street and alley setbacks shall be landscaped except for pedestrian and vehicular access ways, parking areas, or other non-irrigated areas designed for non-development (e.g. existing native vegetation).~~

~~—2. All open parking areas (e.g. non-structured, non-garage) shall be landscaped such that:~~

~~—a. Planters with a total landscaped area equaling a minimum of 25 square feet per parking space, or 8% of the square footage of the open parking area, whichever is greater, shall be provided and distributed throughout the open parking area; and~~

~~—b. Trees with a total shaded area (e.g. the area under the tree canopy or dripline 15 years after installation) equaling a minimum of 50% of the square footage of the open parking area shall be provided and distributed throughout the open parking area.~~

~~—3. Landscaping and irrigation shall be provided for landscaped areas pursuant to Chapter 15.50 for the following:~~

~~—a. Installation of new landscaped areas; or~~

~~—b. Rehabilitation of existing landscaped areas where affected landscaped area is equal to or greater than 2,500 square feet.~~

~~—c. Installation of a new landscape area or areas less than 2,500 sq. ft. in aggregate may opt to comply instead with the prescriptive measures contained in Chapter 15.50 Appendix A.~~

~~—d. New or rehabilitated projects using treated or untreated graywater or rainwater captured on-site, any lot or parcels within the project that has less than 2,500 square feet of landscape area and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with the treated or untreated graywater or through stored rainwater captured on-site is subject only to Appendix A Section (5).~~

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~~—4. The governing documents of a common interest development (e.g. community apartment projects, condominium projects, planned developments, and stock cooperatives per Civil Code Section 1351) shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group or restricting compliance with a local water-efficient landscape ordinance or water conservation measure.~~

~~—H. Development standards for the Mobile Home (R-MH) zone:~~

~~—1. Any mobile home park shall have frontage on and vehicular access to a street having a minimum right-of-way width of 80 feet. No vehicular access way shall be permitted except on such street and only one vehicular access way shall be permitted per street frontage.~~

~~—2. A decorative wall shall normally be constructed and maintained around the perimeter of mobile home parks except that along any public street it shall be set at the rear of the required setback. Under most circumstances said wall shall be six feet in height, however, the requirement for fencing and the type and height of such fencing may be varied in conformance with special topographical conditions, existing fences, or specific design goals of the developer, subject to the approval of the Director of Development Services.~~

~~—3. All required setbacks and all incidental open space within the mobile home park shall be landscaped and maintained in accordance with an approved landscaping plan.~~

~~—4. Fire prevention and security features shall be provided in all mobile home parks as required by the Fire Chief.~~

~~(Ord. 3254 § 3, 2018; Ord. 3226 (part), 2016; Ord. 3134 (part), 2009; Ord. 2982, 2001)~~

15.17.070. Site Development Standards for Multiple-Family Residential and Mobile Home Zone Classifications.

The following development standards apply to the R-G, R-3R, R-3, R-3P, R-4, R-5, and R-MH zones. For mixed-use development projects, refer to Chapter 15.18 (Mixed-Use Development). Where conflicts between provisions exist, the more restrictive standard shall apply.

Building Standards

Lot Standards

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- a. Lot standards for Multiple-Family Residential Zones shall be as prescribed in Table 15.17.070.A.
- b. Exception: The permitted lot area per dwelling unit shall be 1,600 square feet per unit when at least 80 percent required parking is fully below natural grade or when two pre-existing, legal lots are consolidated into one lot of 20,000 square feet or greater, having access from a public alley.

	<u>R-G</u>	<u>R-3R</u>	<u>R-3/ R-3P</u>	<u>R-4</u>	<u>R-5</u>	<u>R-MH</u>
<u>Minimum lot area</u>	<u>7,200 SF</u>	<u>8,800 SF</u>	<u>10,000 SF</u>	<u>20,000 SF</u>	<u>30,000 SF</u>	<u>5 acres</u>
<u>Minimum lot area per dwelling unit</u>	<u>3,600 SF</u>	<u>2,200 SF</u>	<u>1,600 SF</u>	<u>1,150 SF</u>	<u>N/A</u>	<u>4,000 SF</u>
<u>Maximum lot coverage</u>	<u>60%</u>	<u>60%</u>	<u>60%</u>	<u>60%</u>	<u>60%</u>	<u>70%</u>

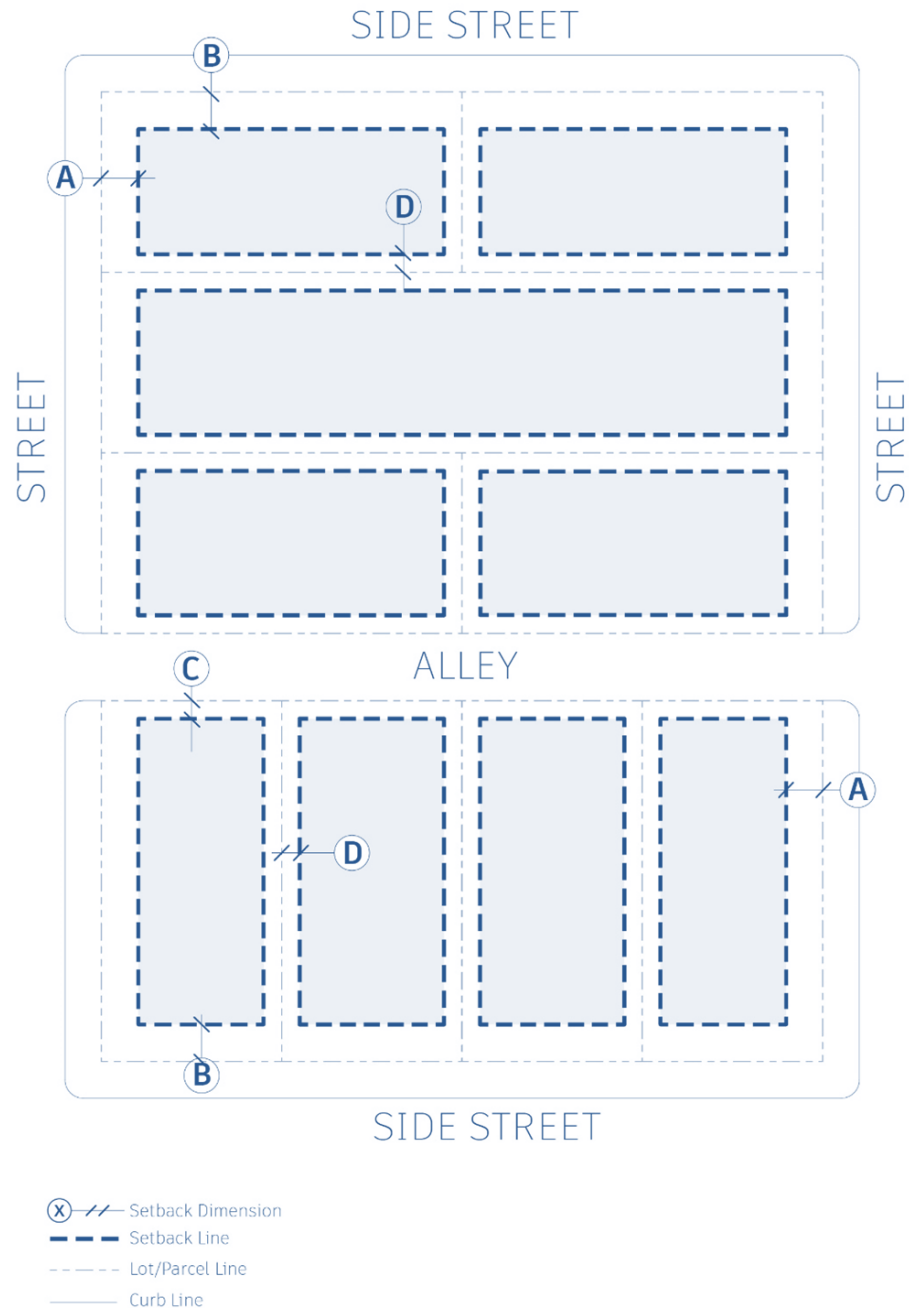
Setbacks Standards

- a. Building setback standards for Multiple-Family Residential Zones shall be as prescribed in Table 15.17.070.B and as illustrated in Figure 1.
- b. Exception: When the combined area of the required setbacks from public streets exceeds 25 percent of the total lot area, said setbacks may be reduced so as not to exceed 25 percent of the total lot area, subject to the approval of the Director of Development Services.
- c. The following elements are allowed to encroach into the setback:
 - i. Walls and fences per § 15.17.070.B.3
 - ii. Landscaping per § 15.17.070.B.4.

<u>Table 15.17.070.B</u> <u>Minimum Building Setbacks for Multiple-Family Residential Zones</u>			
	<u>R-G, R-3R, R-3, R-3P, R-4, R-5</u>	<u>R-MH</u>	
<u>Along Street (A)</u>	<u>15 feet</u>	<u>15 feet</u>	
<u>Along Side Street (B)</u>	<u>15 feet</u>	<u>15 feet</u>	
<u>Along Alley (C)</u>	<u>5 feet (1)</u>	<u>5 feet</u>	
<u>Along Interior Lot Line (D)</u>	<u>5 feet (1)</u>	<u>10 feet</u>	

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- (1) Setback standard is applicable to the ground floor (i.e., at finished grade). See § 15.17.070.A.3 (Step-Back Standards) for upper-story step-backs.



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Figure 1. Building Setbacks

Step-Back Standards

- a. Building step-back standards for Multiple-Family Residential Zones shall be as prescribed in Table 15.17.070.C and illustrated in Figure 2.
- b. Building step-backs shall be measured from the setback line.
- c. Building step-backs shall occur for a minimum of 70 percent of the total façade length.
- d. The following elements are allowed within the step-back:
 - i. Open space per § 15.17.070.B.
 - ii. Walls and fences per § 15.17.070.B.3.
 - iii. Landscaping per § 15.17.070.B.4.

<u>Table 15.17.070.C</u> <u>Minimum Building Step-Backs for Multiple-Family Residential Zones</u>	
	<u>R-G, R-3R, R-3, R-3P, R-4, and R-5</u>
	<u>2nd story and above</u>
<u>Street (front and side)</u>	<u>0 feet</u>
<u>Along Alley or Interior Lot Line</u>	<u>5 feet</u>

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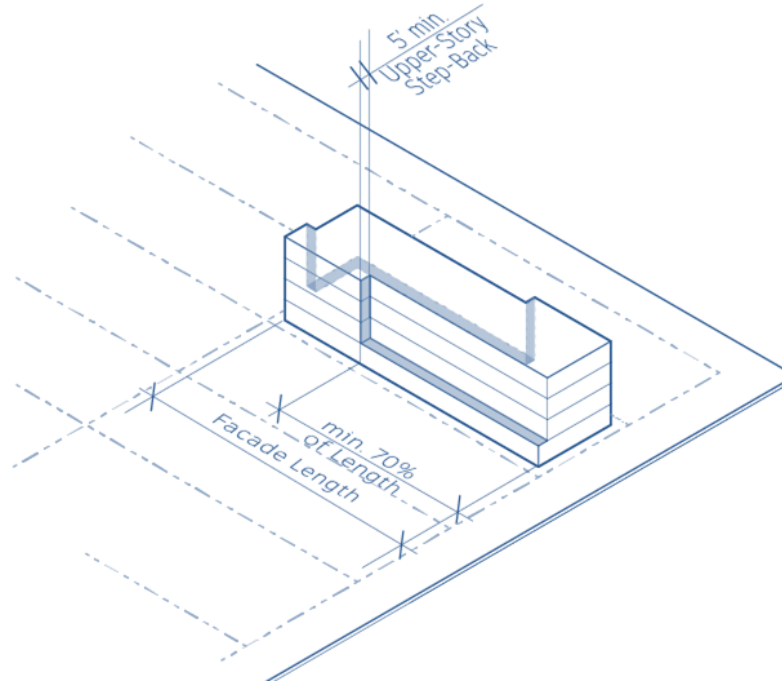


Figure 2. Building Step-Backs

Height Standards

- Building height standards for Multiple-Family Zones shall be as prescribed in Table 15.17.070.D.
- In the multiple-family residential zones R-3, R- 3P, R-3R, R-4, and R-5 where subterranean parking is used, and such parking area is a basement as defined in §15.04 (Definitions), then the story above said basement shall be considered the first story of the structure.

<u>Table 15.17.070.D</u> <u>Maximum Height Requirements for Multiple-Family Residential Zones</u>			
	<u>R-G, R-3R, R-3, R-3P, R-4, and R-5</u>		<u>R-MH</u>
<u>Maximum height limit for development on those portions of parcels within 100 feet of a property line with an R-1 and R-1P zone classification</u>	<u>30 feet.</u> <u>If a multiple-family structure is located down-slope from an adjacent R-1 and R-1P zoned property, the following maximum height limits shall apply as illustrated in Figure 3.</u> <u>- For a grade differential of less than 20 feet, a 30 feet maximum height limit applies.</u>		<u>35 feet</u>

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	- <u>For a grade differential of more than 20 feet, a 40 feet maximum height limit applies.</u>		
	<u>R-G, R-3R, R-3, R-3P, R-4, and R-5</u>		
<u>Maximum height limit for development on those portions of parcels greater than 100 feet from a property line with an R-1 and R-1P zone classification</u>	<u>Unlimited</u>		<u>35 feet</u>

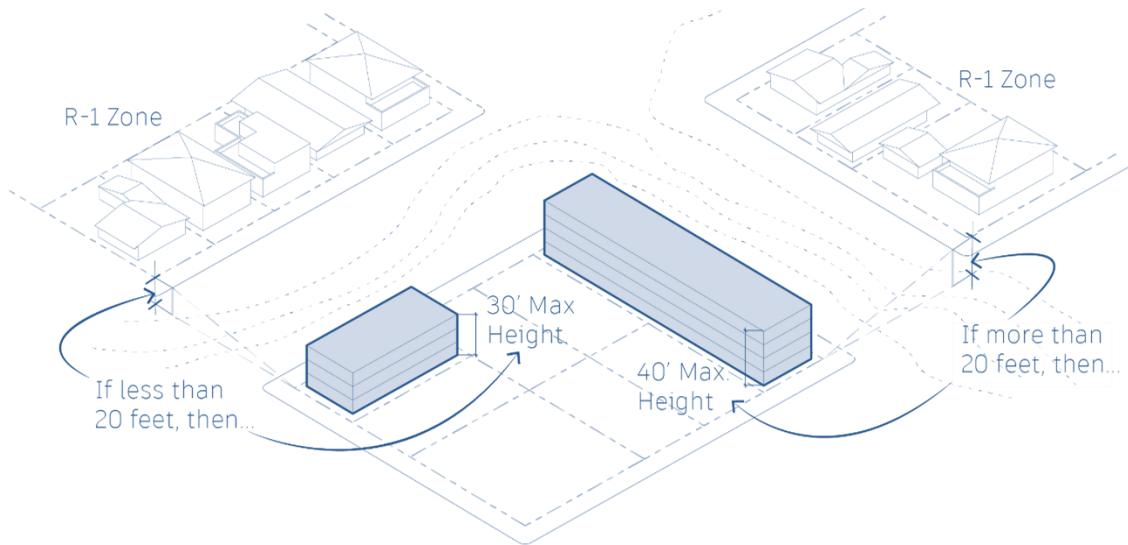


Figure 3. Maximum Building Height for Parcels within 100 feet of R-1 and R-1P Zones.

Façade Modulation and Articulation Standards

- Façade break. A building façade with frontage along a street shall not span a continuous horizontal length greater than 150 feet unless it includes at least one break or interruption in the façade with a minimum length of 20 feet and minimum depth of 5 feet, as illustrated in Figure 4.

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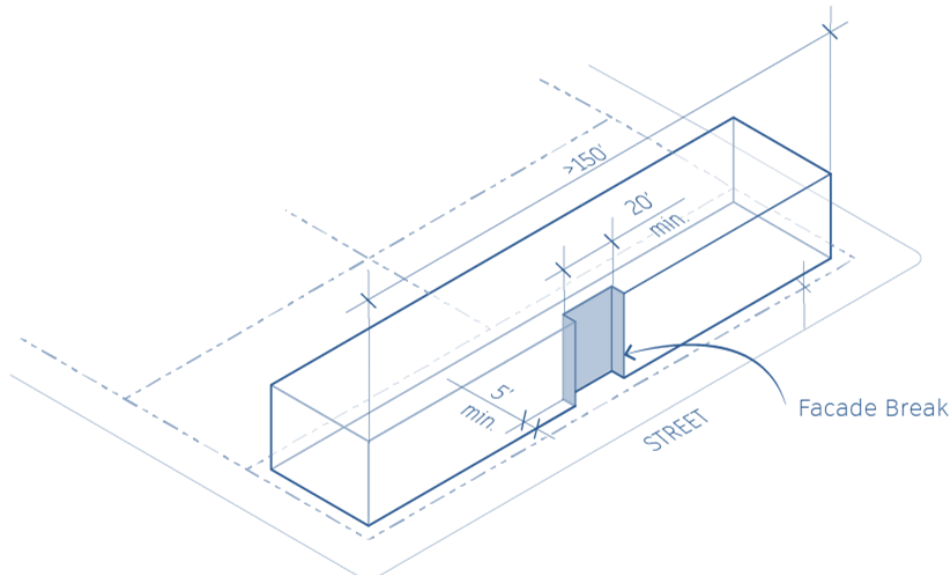


Figure 4. Façade Break

- b. Façade modulation and articulation. A building façade with frontage along a street shall not span a continuous horizontal length greater than 50 feet unless it articulates at least 25 percent of the total façade area utilizing at least one of the following techniques and as illustrated in Figure 5:
- i. Building step-backs, recesses/reliefs, and/or projections of at least 2 feet in depth,
 - ii. Use of balconies, decks, porches, patios, and/or terraces, and/or
 - iii. Use of awnings, trellises, canopies, lattices, louvers, sunshades, and/or other similar shading devices.

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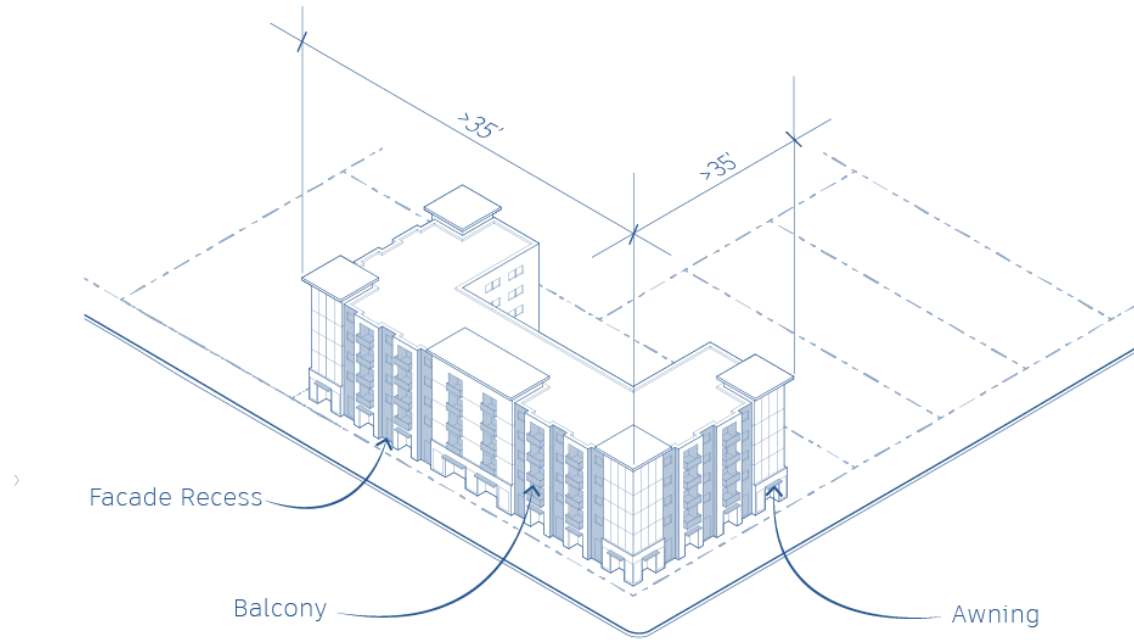


Figure 5. Façade Modulation and Articulation

- c. Blank facades. All building façades at each level shall not span a continuous horizontal length greater than 20 feet unless it includes a façade opening, such as window or door, as shown in Figure 6.

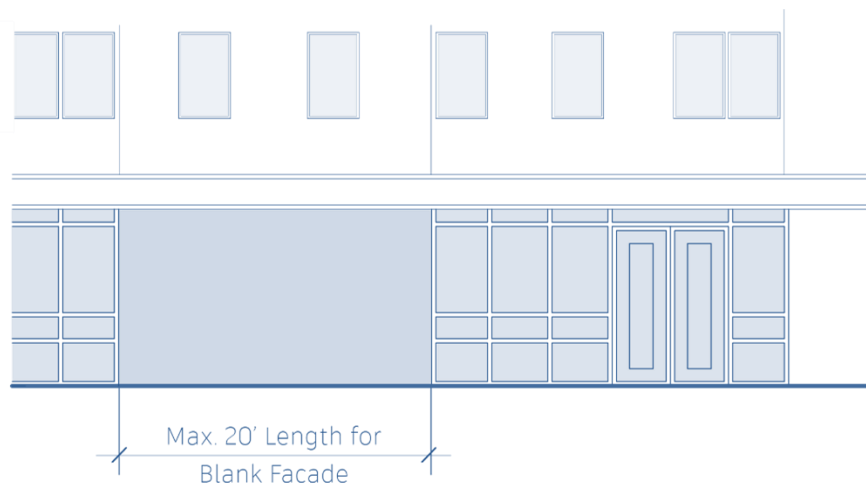


Figure 6. Blank Facades

Ground Floor Standards

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- a. Building entries. Each building façade with frontage along a street shall provide a minimum of one ground floor building entry with a pedestrian connection, such as a sidewalk or walkway, to the street. All street-facing building entries shall be recessed a minimum of 30 inches from the façade.
- b. Ground floor dwelling units. Each individual ground floor dwelling unit with frontage along a street shall provide its own ground floor entry with a pedestrian connection, such as a sidewalk or walkway, to the street, as illustrated in Figure 7.

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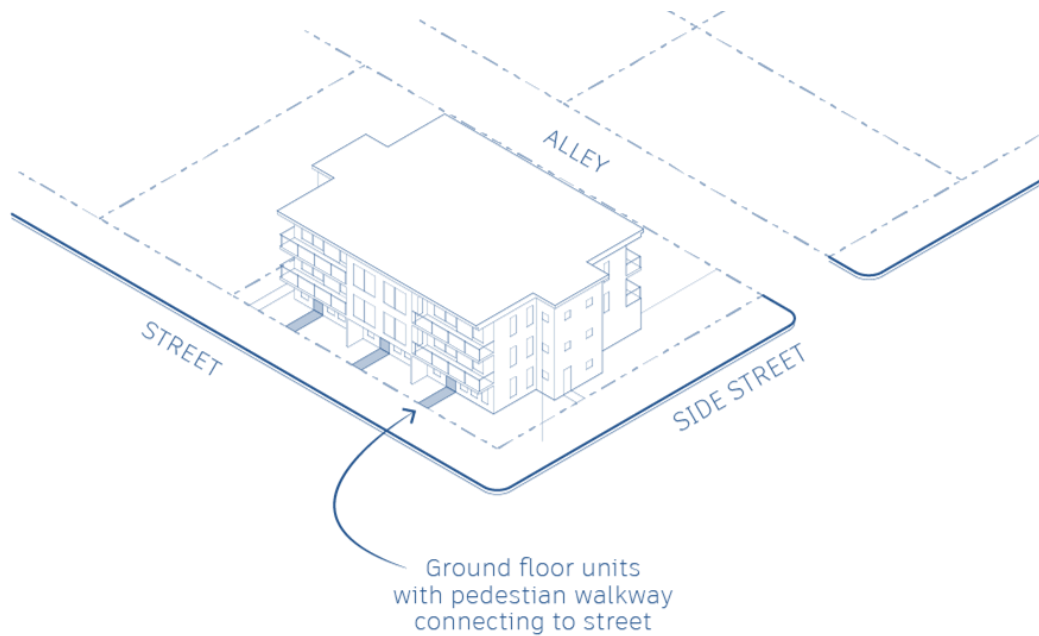
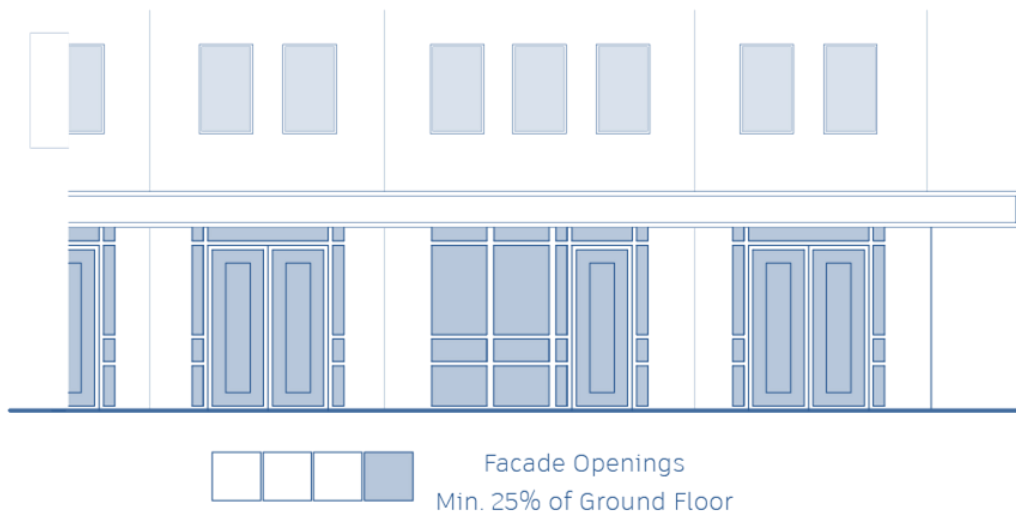


Figure 7. Entries for Ground Floor Dwelling Units

- c. Façade Openings. Each ground floor façade shall dedicate at least 25 percent of the façade area to façade openings, such as windows or doors, as illustrated in Figure 8. The use of tinted, mirrored, or reflective glass is prohibited.



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Figure 8. Ground Floor Façade Openings

Open Space Standards

Private Open Space Standards

- a. Private open space standards for Multiple-Family Zones shall be as prescribed in Table 15.17.070.E.
- b. Each residential unit shall provide at least one private open space that is usable in the form of a balcony, deck, porch, patio, or terrace that measures at least 6 feet in at least one direction.
- c. All such private open space areas may be counted on a one-for-one basis up to a total of one-third of the required open space.
- d. Private open spaces shall not include any portion of off-street parking space, driveways, turnaround areas, required street setback area, or any accessory building or rooftops, except those portions thereof used for outdoor living or recreational purposes. Private open spaces shall also not be included within any common open space and any private open space occurring next to any common area shall be separated by a fence or wall architecturally designed to match the building.
- e. In R-5 zones only, and only in those R-5 projects containing no dwelling unit of over one bedroom, up to 25 percent of any landscaped or recreational area developed and maintained above grade on top of buildings or site structures may be counted as open space rather than as covered space in computing total site coverage, provided that the area so counted shall not total more than 50 percent of the required site open space.

<u>Table 15.17.070.E</u> <u>Private Open Space Requirements per Unit for Multiple-Family Residential Zones</u>		
	<u>R-G, R-3R, R-3, R-3P, R-4, and RM-H</u>	
<u>Minimum area of usable private open space required per dwelling unit</u>	<u>100 square feet</u>	

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Common Open Space

- a. Multiple-family residential projects shall provide common open space as “usable open space” as defined in 15.17.040.C (General Site Development Standards – Usable Open Space).
- b. Common open space standards for Multiple-Family Residential Zones shall be prescribed in Table 15.17.070.F based on the number of units and bedroom mix.
- c. Common open space shall be landscaped per 15.17.070.B.4 (Landscaping).

<u>Table 15.17.070.F</u> <u>Common Open Space Requirements per Unit for Multiple-family Residential Zones</u>					
<u>Number of Bedrooms per Dwelling Unit</u>	<u>R-G, R-3R</u>	<u>R-3/ R-3P</u>	<u>R-4</u>	<u>R-5</u>	<u>R-MH</u>
<u>Studio</u>	<u>600 SF</u>	<u>400 SF</u>	<u>300 SF</u>	<u>200 SF</u>	<u>750 SF</u>
<u>1</u>	<u>600 SF</u>	<u>400 SF</u>	<u>300 SF</u>	<u>200 SF</u>	<u>750 SF</u>
<u>2</u>	<u>800 SF</u>	<u>600 SF</u>	<u>450 SF</u>	<u>300 SF</u>	<u>750 SF</u>
<u>3</u>	<u>1,000 SF</u>	<u>800 SF</u>	<u>600 SF</u>	<u>400 SF</u>	<u>750 SF</u>
<u>Additional bedrooms</u>	<u>200 SF each</u>	<u>200 SF each</u>	<u>150 SF each</u>	<u>100 SF each</u>	<u>N/A</u>

Fences and Walls

- a. Applicability. Fences and walls for multiple-family residential projects shall be regulated as outlined in § 15.17.050.G (Fences and Walls).

Landscaping

- a. Applicability. Landscaping for multiple-family residential projects shall be regulated as outlined in Chapter 15.50 (Landscaping and Irrigation Requirements) for the following:
 - i. Installation of new landscaped areas; or
 - ii. Rehabilitation of existing landscaped areas where affected landscaped area is equal to or greater than 2,500 square feet.
 - iii. Installation of new landscape areas less than 2,500 square feet in aggregate may opt to comply instead with the prescriptive measures contained in Chapter 15.50 Appendix A.

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- iv. New or rehabilitated projects using treated or untreated graywater or rainwater captured on site, any lot or parcels within the project that has less than 2,500 square feet of landscape area and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with the treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix A Section (5).
- b. Setbacks. All street and alley setbacks shall be landscaped except for pedestrian and vehicular access ways, or other non-irrigated areas designed for non-development (e.g., existing native vegetation).
- c. Parking Areas. All open parking areas shall be landscaped and shall provide the following:
 - i. Planters with a total landscaped area of a minimum of 25 square feet per parking space or 8 percent of the total area of the open parking area, whichever is greater. Planters should be distributed throughout the open parking area.
 - ii. Trees with a total shaded area (e.g., the area under the tree canopy or dripline 15 years after installation) of a minimum of 50 percent of the total area of the open parking area. Trees should be distributed throughout the open parking area.
- d. Common Open Spaces. All common open space areas shall be landscaped and shall provide the following.
 - i. Landscaping. A minimum of 25 percent of outdoor common open space shall be a planted area with a minimum dimension of 30 inches in any direction.
 - ii. Trees. A minimum of one 24-inch box tree for every 500 square feet of outdoor common open space shall be planted within the common open space. For projects with 2 or more trees, a minimum of 50 percent of all trees planted shall be shade trees.
 - iii. For projects greater than 5 acres in size. Pedestrian accessways and publicly accessible usable open space shall be provided per 15.17.070.D.3.

Parking Standards

Off-Street Parking Standards

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- a. Off-Street parking for Multiple-Family Residential Zones shall be regulated as outlined in § 15.17.080 (Parking Standards) and this section.
- b. Off-Street parking standards for Multiple-Family Residential Zones shall be prescribed in Table 15.17.070.G.

<u>Table 15.17.070.G</u> <u>Off-Street Parking Requirements per Unit for Multiple-family Residential Zones</u>			
	<u>R-G, R-3R, R-3, R-3P and R-4</u>	<u>R-5</u>	
<u>Studio</u>	<u>1.25 spaces plus 0.25 guest spaces</u>	<u>1 space plus 0.25 guest spaces</u>	
<u>1 Bedroom</u>	<u>1.5 spaces plus 0.25 guest spaces</u>	<u>1 space plus 0.25 guest spaces</u>	
<u>2 Bedrooms</u>	<u>1.75 spaces plus 0.25 guest spaces</u>	<u>1.5 spaces plus 0.25 guest spaces</u>	
<u>3 or More Bedrooms</u>	<u>2 spaces plus 0.25 guest spaces</u>	<u>2 spaces plus 0.1 guest spaces</u>	

- c. Exception: In R-5 projects for studio dwelling units, the required off-street vehicular parking may be reduced to 1 space per 2 dwelling units with a Conditional Use Permit.
- d. Exception: In the R-3, R-4 and R-5 zones, the required off-street vehicular parking may be reduced to 1 space per 4 dwelling unit for federally and state subsidized retirement complex with a Conditional Use Permit. In reviewing the Conditional Use Permit, the factors to be considered shall include, but not be limited to, the projected population of the proposed development, the design of the building or development in relation to the ability to provide additional parking if needed, the possibility of contractual limitations on the ownership of vehicles, and the site's proximity to shopping facilities, schools, recreation, and cultural opportunities.

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- e. Exception: For projects within ½ mile of public transit per California Government Code Section 65863.2, off-street parking minimum requirements shall be waived.

Vehicular Access and Layout Standards

- a. At-grade (surface) parking is prohibited within any street setback. Entry/exit openings, driveways, curb cuts, and access lanes for vehicular access, fire access, utilities access, or pedestrian access are exempt from this requirement.
- b. Above-grade structured parking facing a street shall be screened by landscaping or buildings so that it is not visible from the street. Entry/exit openings, driveways, curb cuts, and access lanes for vehicular access, fire access, utilities access, or pedestrian access are exempt from this requirement.
- c. Below-grade structured parking is exempt from street setback requirements.

Site Standards

Access and Circulation Standards

- a. In order of priority and subject to approval by the Community Development Director and the City's Traffic Engineer, vehicular access shall be provided from (a) an alley, rear street, or perimeter drive aisle, (b) a side street, (c) an existing or relocated access point on a front street, and (d) a new access point on a front street.

Trash, Storage, and Mechanical Equipment

- a. Utility meters and connections, air conditioning condensers, ducting/venting, panels, roof ladders, and similar equipment shall be screened from view from the street (public and internal) and shall not be located within any required open space or setback area. Screening techniques range from the use of landscaping to placement in concealed rooms or closets for equipment on the ground. Roofs shall be of a form or height to provide screening for roof-mounted equipment. Alternatively, roof screening that is consistent with the architecture of the building may be used.
- b. No trash enclosure shall be located in any required open space or setback area, within direct view of a street. For projects utilizing exterior trash enclosures, the following requirements shall be met:

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- i. Enclosure shall be constructed of masonry with walls a minimum of six (6) feet in height and finished to match the main building.
 - ii. Enclosure shall be finished with a solid roof designed to architecturally match the main building.
 - iii. Enclosure shall be finished with solid metal doors.
 - iv. Enclosure shall be provided with hose bib and floor drain connected to the sanitary sewer to facilitate regular cleaning.
- c. The outdoor storage of materials, products, supplies, and containers shall be prohibited.

Standards for Projects Greater than 5 Acres in Size

- a. Projects on sites with an area of 5 acres or more shall provide the following:
 - i. Pedestrian walkways shall connect all buildings in a project to each other, to on-site parking areas, to on-site publicly accessible open spaces, to other on-site amenities, and to the public sidewalk along each abutting public right of way. Pedestrian walkways shall be continuous. Where an interruption occurs, such as at a driveway, drive aisle, or street, the pedestrian walkway shall maintain a direct connection via a marked crosswalk or similar feature.
 - ii. A publicly accessible usable open space shall be provided, in addition to any required common open space, per the following:
 - a. Open space shall provide a minimum area equivalent to 5 percent of the total floor area of the project.
 - b. Open space shall be a usable outdoor space and may include, but is not limited to, parks, plazas, courtyards, paseos, arcades, or other similar open spaces that allow for public leisure, recreation, and/or gathering.
 - c. Open space shall provide access to a public right-of-way and be usable, open, and accessible to all residents, tenants, patrons, and the public in a project at a minimum between 8am and 8pm.

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- d. Open space shall provide at least one contiguous area with a minimum area of 400 square feet and a minimum length and width of 20 feet.
- e. Open space shall be landscaped for a minimum of 25 percent of the total area.
- f. Open space shall be hardscaped for a minimum of 25 percent of the total area.
- g. Open space shall provide a minimum of 1 seat for every 200 square feet of the total area, where seating may be permanent or movable and may be in the form of a chair, bench, ledge, low wall, or other similar usable seating arrangement.
- h. Required common open spaces shall not count towards required publicly accessible open spaces.

Additional Standards for the Mobile Home (R-MH) Zone

- 1. Any mobile home park shall have frontage on and vehicular access to a street having a minimum right-of-way width of 80 feet. No vehicular access way shall be permitted except on such street and only one vehicular access way shall be permitted per street frontage.
- 2. A decorative wall shall normally be constructed and maintained around the perimeter of mobile home parks except that along any public street it shall be set at the rear of the required setback. Under most circumstances said wall shall be 6 feet in height. However, the requirement for fencing and the type and height of such fencing may be varied in conformance with special topographical conditions, existing fences, or specific design goals of the developer, subject to the approval of the Director of Development Services.
- 3. All required setbacks and all incidental open space within the mobile home park shall be landscaped and maintained in accordance with an approved landscaping plan.
- 4. Fire prevention and security features shall be provided in all mobile home parks as required by the Fire Chief.