

March 2025

LIVABLE EMPLOYMENT AREA

Special Planning Area

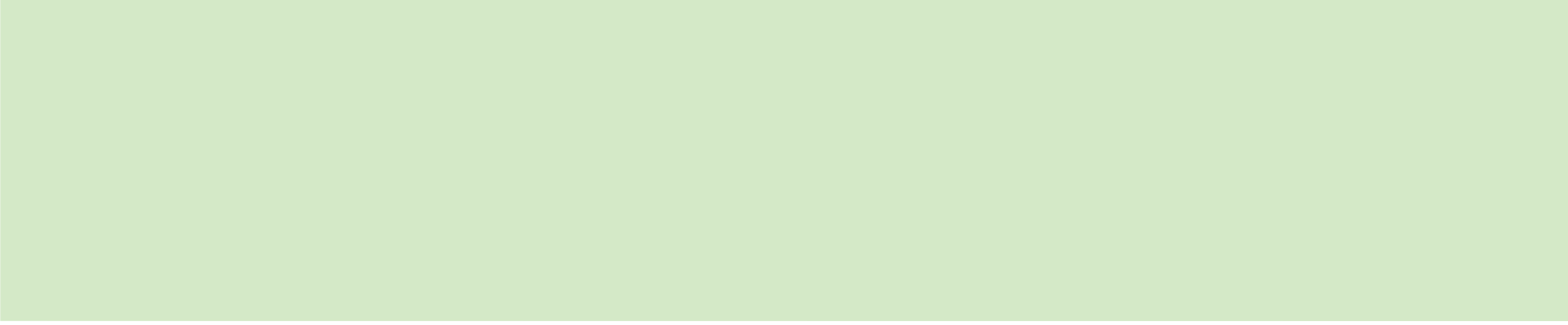
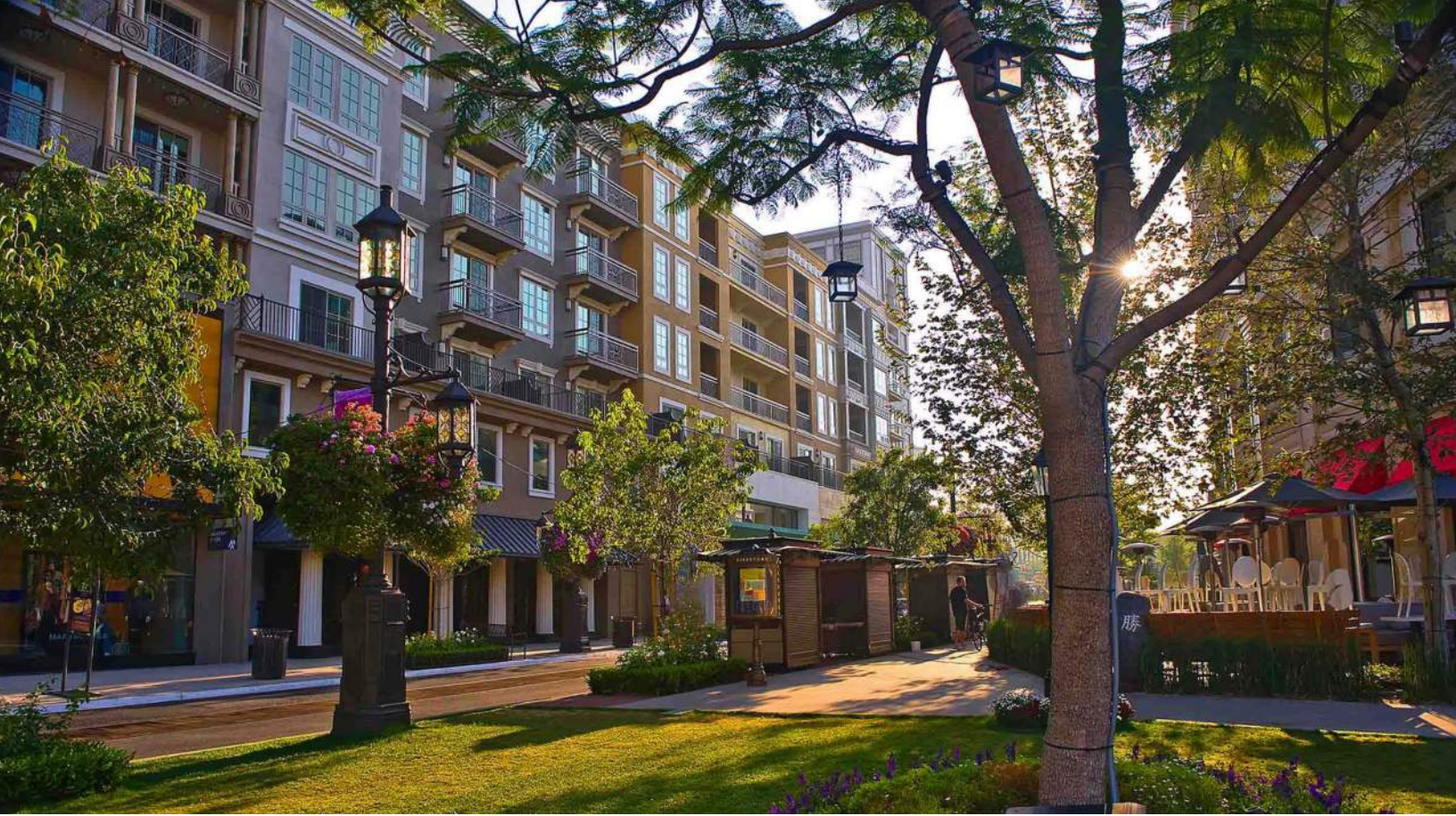


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CHAPTER 1 PURPOSE AND APPLICABILITY OF THIS SPECIAL PLANNING AREA

1.1 Purpose of this Special Planning Area

This document carries out the policies of the Elk Grove General Plan by classifying and regulating the uses of land and structures within the Livable Employment Area Special Planning Area (the SPA), consistent with the General Plan. See Figure 1-1.

1.2 Applicability of this Special Planning Area

The SPA applies to all land uses, subdivisions, and development within the Livable Employment Area, as follows:

- A. New land uses or structures, changes to land uses or structures. It shall be unlawful, and a violation of this SPA for any person to establish, construct, reconstruct, alter, or replace any use of land or structure, except in compliance with the requirements of Section 3.2 (General Requirements

for Development and New Land Uses). No Building Permit, Grading Permit, Improvement Plan, or other approvals for projects within this SPA shall be issued by the City unless the proposed construction complies with all applicable provisions of this SPA.

- B. Subdivisions. Any subdivision of land proposed within this SPA after the effective date of this SPA shall be consistent with the relevant minimum zone requirements of Chapter 4 (Transect Zone Standards), the City's Subdivision Ordinance, and all other applicable requirements of this SPA.
- C. Continuation of an existing land use and structures. The provisions of EGMC Chapter 23.84 (Nonconforming Uses, Buildings, and Structures) shall apply relative to existing land uses and structures within this SPA as of the effective date of this SPA or any amendments thereto.
- D. Conflicting requirements.
 1. SPA and Municipal Code provisions. If conflicts occur between requirements of this SPA and the Elk Grove Municipal Code, or other regulations of the City, the regulations in this SPA shall apply. Where this SPA is silent about a regulation or standard that is addressed in the citywide code, the citywide regulations shall apply.

2. Development agreements or specific plans. If conflicts occur between the requirements of this SPA and Standards adopted as part of any development agreement or applicable specific plan, the requirements of the development agreement or specific plan shall apply, to the extent permitted by applicable law.
 - a. A development agreement vests on approval, but it shall not change otherwise applicable SPA requirements.
 - b. In the event of a conflict between the provisions of an adopted specific plan and this SPA, this SPA should be amended to be consistent with the specific plan.
3. Private agreements. This SPA applies to all land uses and development in the SPA regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than a private agreement or restriction (for example, CC&Rs), without affecting the applicability of any agreement or restriction. The City shall have no obligation to enforce any private covenant or agreement. If the City is a party to a covenant or agreement, the City may have the right, but

not necessarily the obligation, to enforce such covenant, agreement, or a portion thereof.

1.3 Organization of this Special Planning Area

This SPA is set up as a modified form-based code. This code places greater emphasis on the character and function of development than provided in traditional zoning in order to create a more complete and vibrant community. It does this through standards for pedestrian spaces, requirements for building orientation, and design standards for new buildings. Specifically, development requirements, while regulated by the Regulating Plan and Transect Zones, are organized based upon the type of building being developed (e.g., Townhouse, Flex Building, Urban Block). This allows specific standards to be applied to each building form, rather than applying generalized, universal standards to all development in the Transect Zone. These standards are in addition to typical land use requirements for specific use types (e.g., conditional use permits).

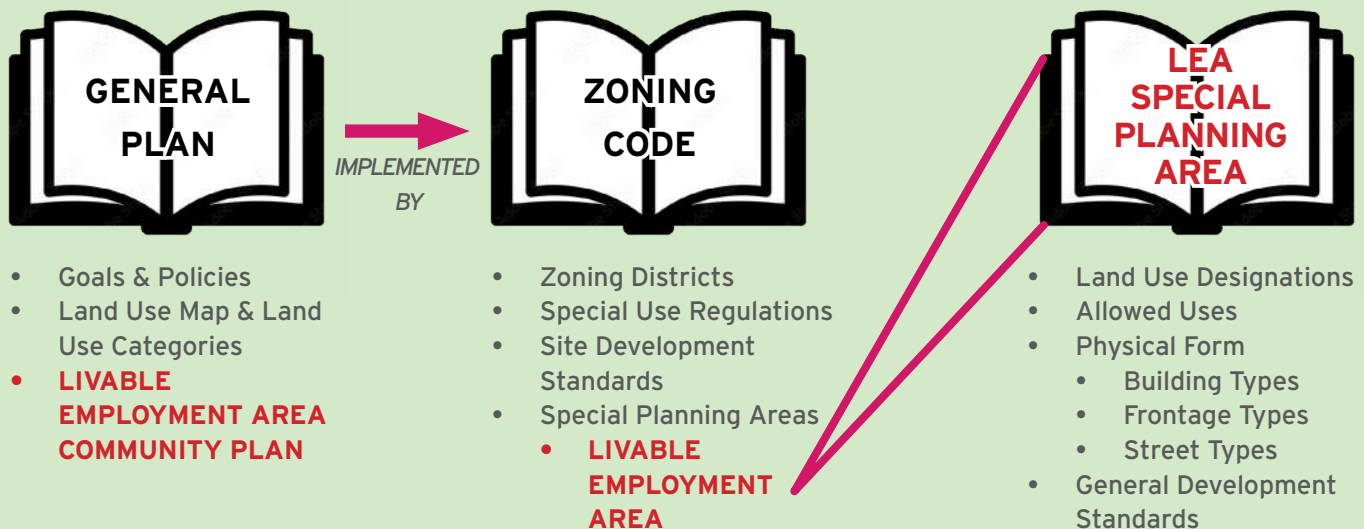


Figure 1-1 Document Function and Use

CHAPTER 2 REGULATING PLAN

2.1 Purpose

This chapter establishes the Regulating Plan and maps the Transect Zones applied to property within the SPA and adopts the Regulating Plan as the Zoning Map.

2.2 Regulating Plan and Transect Zones

Land within this SPA is organized and regulated as illustrated in the Regulating Plan. The Regulating Plan illustrates the location and distribution of the Transect Zones, which are described below. The City's Zoning Map designates this plan area as the "Liveable Employment Area Special Planning Area," which directs the reader to this document. The Regulating Plan then directs readers to the specific sections or regulations contained in this SPA for a particular site.

- A. Transect Zones established. The Transect is a geographical cross-section of a region used to identify the level and intensity of urban development that ranges from natural to rural to urban. See Figure 2-1.
 1. The creation of Transect Zones recognizes the built environment as a continuum of development intensity. In Transect-based zoning this range of urban character is the basis for organizing the components of the built environment: building, lot, land use, street, and all other physical elements of the built environment.
 2. The SPA shall be divided into Transect Zones that implement the Elk Grove General Plan. The Transect Zones as written in the Elk Grove General Plan and shown in Table 2-1 are hereby established and shall be shown in the Regulating Plan.

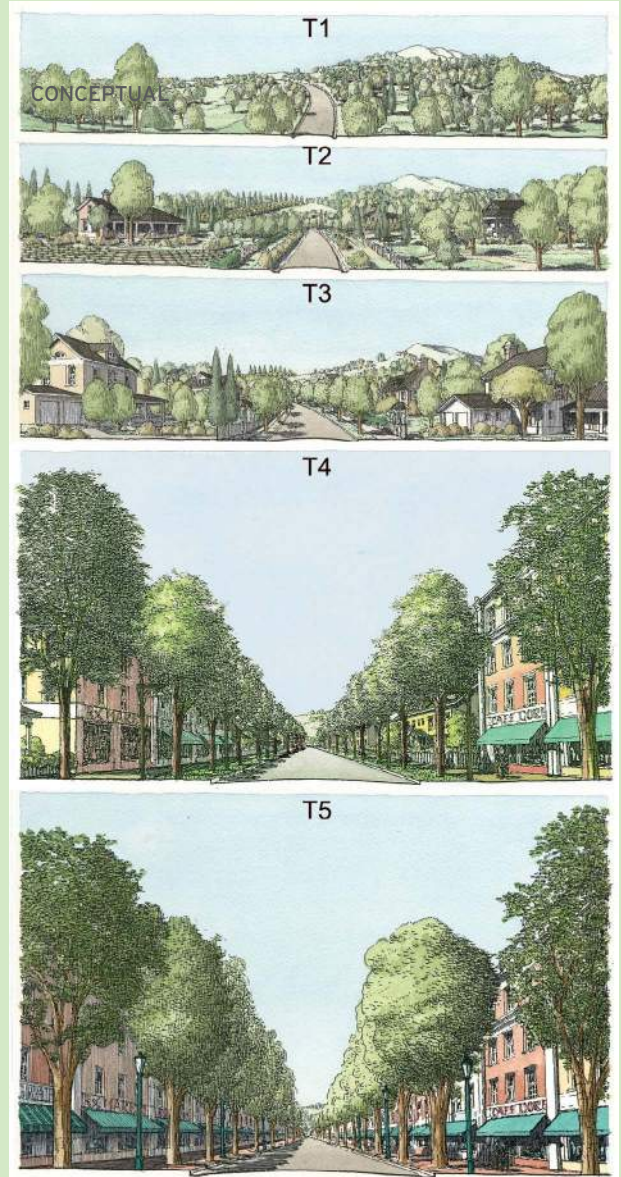
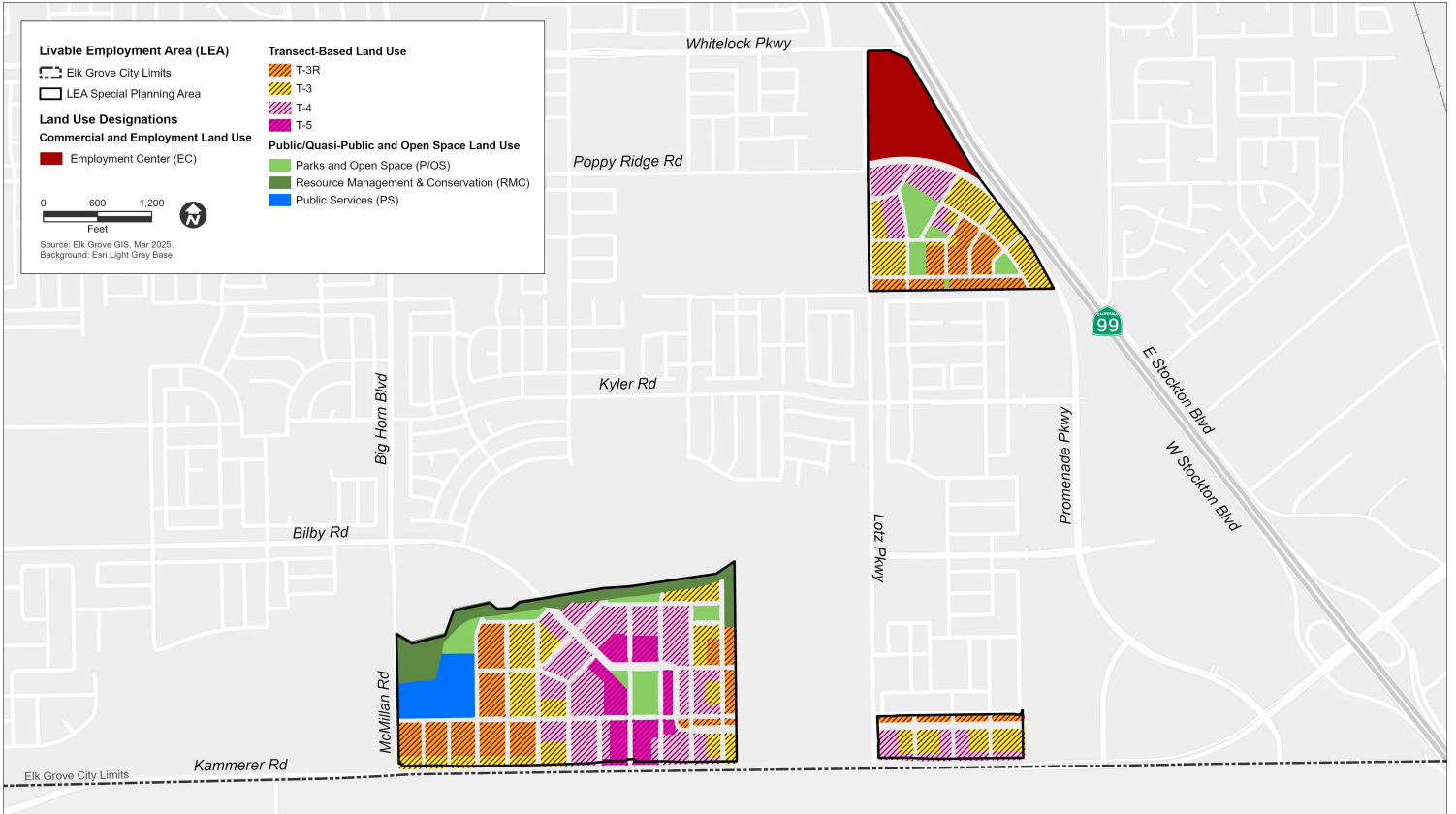


Image Source: Duany Plater-Zyberk & Company

Figure 2-1 The Transect

The built environment as defined as a continuum of development intensity.

Figure 2-2 Regulating Plan



- B. Interpretation of Transect Zone boundaries. If there is uncertainty about the location of any zone boundary shown on the official Regulating Plan, the location of the boundary shall be determined by the Community Development Director (“Director”) as follows:
1. Where a zone boundary approximately follows a lot line, alley, or street line, the lot line, street or alley centerline shall be construed as the district boundary, as applicable;
 2. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley will be included within the zone of the adjoining property on either side of the vacated or abandoned street or alley.
- C. Transect elements. Building Types, Frontage Types, and Street Types are among the primary elements that define the character of each Transect Zone.
1. Building Types. The character of a place is substantially defined by the position of private buildings on its site, the configuration of the building, and also its function. The building’s position and configuration together determine type which supports the intended uses and defines its degree of urbanity.
 2. Frontage Types. A frontage is the privately-held area between the facade of a building and the lot line. The variables of frontage are the dimensional depth of the front yard and various architectural elements that define the transition from the public realm of the street and the private realm of the building.
 3. Street Types. Streets are the principal structuring devices of urbanism that provide mobility for pedestrians and various forms of transportation. Streets fundamentally determine the urban structure of the city and the types of buildings that can be accommodated.

- D. Special Districts in the SPA
1. The Regulating Plan also maps areas within the SPA as Business and Professional Office (BP); Resource Management and Conservation (RMC); and Parks and Open Space (POS) Special Districts.
 2. All special district areas mapped shall follow regulations found in the Citywide Zoning Code (EGMC Title 23) or other applicable zoning document (e.g., SPA) as applicable.

Regulating Zones	
Transect Zones	
T3-R	General Neighborhood Residential
T3	Neighborhood Center Low
T4	Neighborhood Center Medium
T5	Neighborhood Center High
Special Districts	
BP	Business and Professional Office
RMC	Resource Management and Conservation
POS	Parks and Open Space

Table 2-1 Zoning Designations



CHAPTER 3 DEVELOPMENT AND LAND USE APPROVAL REQUIREMENTS

3.1 Purpose

This chapter describes the City's requirements for the approval of proposed development and new land uses.

3.2 General Requirements for Development and New Land Uses

Each land use and/or structure within the SPA shall be established, constructed, reconstructed altered, moved or replaced in compliance with the following requirements:

- A. Permitted and Conditionally Permitted Uses. Section 3.3 and Table 3-1 below describes the allowed land uses and permit requirements for land uses allowed or conditionally allowed in this SPA.
- B. Planning permit and approval requirements. Any planning permit or other approval required by EGMC Chapter 23.16 (Permit Requirements) shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless exempted pursuant to the provisions of EGMC Chapter 23.16.
- C. Development Standards, conditions of approval. Each land use and structure shall comply with the development standards of this SPA, applicable Standards and requirements in EGMC Title 23, Division V (Special Use Regulations), and any applicable conditions imposed by a granted planning permit.
- D. Legal parcel. The site of a proposed development or new land use shall be a parcel that was legally created in compliance with the Subdivision Map Act and EGMC Title 22 (Land Development) or other applicable law or regulation.

3.3 Permitted Land Uses and Planning Permit Requirements

A. Permitted land uses. The uses of land allowed by this SPA in each Regulating Zone are listed in Table 3-1, together with the type of planning permit required for each use. Each listed land use is defined in EGMC Chapter 23.26 (Use Classification System).

1. Establishment of a permitted use.
 - a. Any one or more land uses identified as being permitted within a specific Regulating Zone may be established on any parcel within that zone, subject to the permit requirements of Subsection B of this section, and compliance with all applicable requirements of this SPA.
 - b. Each individual land use proposed for a single property shall comply with the applicable permit requirements for that use.
2. Use not listed. A land use that is not listed in Table 3-1 within a particular Regulating Zone is not allowed within that zone, except as otherwise provided in Subsection A.3 of this section.
3. Similar and compatible use may be allowed. The Director may determine that a proposed use not listed in this article is allowable when it is determined to be similar to another use listed in this SPA. The procedures for determining similar use are provided in EGMC Section 23.12.045.

B. Permit requirements. Table 3-1 provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this SPA, subject to first obtaining a Zoning clearance/plan check (EGMC Section 23.16.020). These are shown as "P" uses in the table;
2. Allowed subject to the approval of a Minor Conditional Use Permit (EGMC Section 23.16.070, Conditional use permit and minor conditional use permit), and shown as "M" uses in the table;

3. Allowed subject to the approval of a Conditional Use Permit (EGMC Section 23.16.070, Conditional use permit and minor conditional use permit), and shown as "C" uses in the table;
4. Not allowed in particular Regulating Zones, and shown as "--" in the table.

Note: A land use authorized through the approval of a Zoning Clearance or Use Permit may also require a Building Permit, and/or other permit or entitlement required by the Municipal Code.

Land Use	Regulating Zone						
	Transect Zone				Special District		
	T3-R	T3	T4	T5	BP	RMC	POS
Residential Uses							
Caretaker Housing	-	-	-	-	-	-	-
Dwelling, Accessory Unit	P	P	P	P	-	-	-
Dwelling, Multiple Residential Unit	P	P	P	P	-	-	-
Dwelling, Single Residential Unit	P	P	P	P	-	-	-
Dwelling, Two (2) Residential Unit	P	P	P	P	-	-	-
Employee Housing, Large	-	-	-	-	-	-	-
Employee Housing, Small	-	-	-	-	-	-	-
Guest House	P	P	P	P	-	-	-
Home Occupations	P	P	P	P	-	-	-
Live-Work Facility	P	P	P	P	-	-	-
Long-Term Rentals	P	P	P	P	-	-	-
Mobile Home Park	-	-	-	-	-	-	-
Navigation Housing	P	P	P	P	-	-	-
Organizational Houses	-	-	-	-	-	-	-
Short-Term Rentals	P (M) ¹	P (M) ¹	P (M) ¹	P (M) ¹	-	-	-
Single Room Occupancy (SRO) Facilities	-	-	-	-	-	-	-
Supportive Housing	P	P	P	P	-	-	-
Transitional Housing	P	P	P	P	-	-	-
Human Services Uses							
Adult Day Health Care Center	P	P	P	P	C	-	-
Child Care Facility, Child Care Center	P	P	P	P	C	-	-
Child Care Facility, Family Day Care Home	P	P	P	P	C	-	-
Commercial Marijuana Activity	-	-	-	-	-	-	-
Community Assistance Organization	-	-	-	-	-	-	-
Community Care Facility, Large	-	-	C	C	C	-	-
Community Care Facility, Small	P	P	P	P	C	-	-
Emergency Shelter	P	P	P	P	-	-	-
Indoor Marijuana Cultivation	P ²	P ²	P ²	P ²	-	-	-
Medical Marijuana Cultivation	-	-	-	-	-	-	-
Medical Marijuana Dispensary	-	-	-	-	-	-	-
Medical Services, Extended Care	-	-	-	-	P	-	-
Medical Services, General (Clinics, Offices, and Labs)	-	-	C	P	P	-	-
Medical Services, Hospitals	-	-	C	P	P	-	-
Pediatric Day Health and Respite Care Facility, Large	-	-	-	-	C	-	-
Pediatric Day Health and Respite Care Facility, Small	P	P	P	P	C	-	-

Key			
P	Permitted	M	Minor Conditional Use Permit
C	Conditional Use Permit	-	Not Permitted

Table 3-1 Permitted Land Uses

Land Use	Regulating Zone						
	Transect Zone				Special District		
	T3-R	T3	T4	T5	BP	RMC	POS
Residential Care Facility for the Chronically Ill, Large	-	-	C	C	C	-	-
Residential Care Facility for the Chronically Ill, Small	P	P	P	P	C	-	-
Residential Care Facility for the Elderly, Large	-	-	C	C	C	-	-
Residential Care Facility for the Elderly, Small	P	P	P	P	C	-	-
Agriculture, Animal Keeping, and Resource Uses							
Animal Keeping - Fowl	-	-	-	-	-	-	-
Animal Keeping - Household Pets	P ³	P ³	P ³	P ³	-	-	-
Animal Shelter	-	-	-	-	-	-	-
Beekeeping	-	-	-	-	-	P	-
Crop Production, Indoor Facility	-	-	-	-	-	-	-
Crop Production, Outdoor Facility	-	-	-	-	-	-	-
Crop Production, Urban, <1 acre	P	P	P	P	P	P	P
Crop Production, Urban, > or equal to 1 acre	M	M	M	M	M	M	M
Kennels, Commercial	-	-	-	-	-	-	-
Kennels, Hobby	-	-	-	-	-	-	-
Veterinary Facility	C	C	C	C	C	-	-
Recreation, Open Space, Education, and Public Assembly Uses							
Assembly Uses	C	C	C	C	C	-	-
Community Garden	P	P	P	P	M	M	M
Fitness and Sports Facilities	-	C	P	P	C	-	M
Indoor Amusement/Entertainment Facility	-	-	P	P	C	-	-
Libraries and Museums	-	-	P	P	P	-	-
Mortuaries and Funeral Homes	C	C	C	C	-	-	-
Outdoor Commercial Recreation	-	-	-	-	-	C	C
Outdoor Event Center	-	-	-	-	C	C	C
Parks and Public Plazas	P	P	P	P	P	P	P
Private Residential Open Space	P	P	P	P	-	-	-
Resource Protection and Restoration	-	-	-	-	-	P	P
Resource - Related Recreation	P	P	P	P	-	P	P
Schools - Academic - Charter	C	C	C	C	C	-	-
Schools - Academic - Private	C	C	C	C	C	-	-
Schools - Academic - Public	P	P	P	P	P	-	-
Schools - Colleges and Universities - Private	C	C	C	C	C	-	-
Schools - Colleges and Universities - Public	C	C	C	C	C	-	-
Schools - Equipment/Machine/Vehicle Training	-	-	-	-	M	-	-
Schools - Specialized Education and Training/Studios	-	-	M	M	M	-	-

Key			
P	Permitted	M	Minor Conditional Use Permit
C	Conditional Use Permit	-	Not Permitted

Table 3-1 Permitted Land Uses (cont.)

Land Use	Regulating Zone						
	Transect Zone				Special District		
	T3-R	T3	T4	T5	BP	RMC	POS
Theaters and Auditoriums	-	-	P	P	C	-	P
Utility, Transportation, and Communication Uses							
Broadcasting and Recording Studios	-	-	P	P	P	-	-
Bus and Transit Shelters	P	P	P	P	P	P	P
Energy Production Facility	-	-	-	-	-	-	M
Heliport	-	-	-	-	C	-	
Park and Ride Facility	-	-	-	-	P	-	M
Parking Facility	-	C	P	P	P	-	P
Public Safety Facility	-	-	P	P	P	-	P
Transit Facilities	-	-	-	-	-	-	-
Transit Stations and Terminals	-	-	P	P	P	P	P
Utility Facility and Infrastructure	P	P	P	P	P	P	P
Wireless Communication Facility	C	C	C	C	C	C	C
Wireless Communication Facility, Small Cell	M ⁴	M ⁴	M ⁴	M ⁴	M ⁴	M ⁴	M ⁴
Retail, Service, and Office Uses							
Adult-Oriented Business	-	-	-	-	-	-	-
Agricultural Tourism	-	-	-	-	-	-	-
Alcoholic Beverage Sales	C	C	P	P	M	-	-
Ambulance Service	-	-	-	-	-	-	-
Animal Sales and Grooming	-	-	P ⁵	P ⁵	-	-	-
Art, Antique, Collectable	M	M	P	P	-	-	-
Artisan Shops	M	M	P	P	-	-	-
Banks and Financial Services	-	-	P	P	P	-	-
Bars and Nightclubs	C	C	P	P	-	-	-
Bed and Breakfast Inns	C	C	P	P	M	-	-
Business Support Services	-	-	M	M	P	-	-
Convenience Stores	M	M	P	P	C	-	-
Drive-In and Drive-Through Sales and Service	-	-	-	-	-	-	-
Equipment Sales and Rental	-	-	-	-	-	-	-
Garden Center/Plant Nursery	-	-	-	-	-	-	-
Grocery Store	C	C	P	P	-	-	-
Hotels and Motels	C	C	P	P	P	-	-
Liquor Stores	C	C	M	M	-	-	-
Maintenance and Repair Service	-	-	-	-	-	-	-
Microbrewery/Tasting Facility	-	C	C	C	C	-	C
Neighborhood Market	M	M	P	P	C	-	-

Key			
P	Permitted	M	Minor Conditional Use Permit
C	Conditional Use Permit	-	Not Permitted

Table 3-1 Permitted Land Uses (cont.)

Land Use	Regulating Zone						
	Transect Zone				Special District		
	T3-R	T3	T4	T5	BP	RMC	POS
Offices, Accessory	P	P	P	P	P	-	P
Offices, Building Trade Contractors		-	-	-	-	-	-
Offices, Business and Professional	C	C	P	P	P	-	-
Pawn Shop	-	-	C	C	-	-	-
Personal Services	M	M	P	P	C	-	-
Personal Services, Restricted	-	-	M	M	-	-	-
Restaurant/Brewpub	C	C	P	P	M	-	C
Retail, Accessory	M	M	P	P	P	-	P
Retail, General, Large Format	-	-	C	C	-	-	-
Retail, General, Medium Format	-	-	P	P	-	-	-
Retail, General, Small Format	M	M	P	P	-	-	C
Smoke Shops	-	-	C	C	-	-	-
Smoking Lounge	-	-	C	C	-	-	-
Thrift Store	-	-	C	C	-	-	-
Automobile and Vehicle Uses							
Auto and Vehicle Rental	-	-	-	-	-	-	-
Auto and Vehicle Sales	-	-	-	-	-	-	-
Car Washing and Detailing	-	-	-	-	-	-	-
Industrial, Manufacturing, and Processing Uses							
Manufacturing, Minor	-	-	C	C	-	-	-
Manufacturing, Small Scale	C	C	C	C	C	-	-
Printing and Publishing	-	-	-	-	M	-	-
Recycling Facility - Collection, Small	-	-	-	-	-	-	-
Research and Development	-	-	C	C	P	-	-
Storage, Personal Storage Facility	-	-	-	-	-	-	-
Wineries, Distilleries, and Brewery	-	-	C	C	C	-	-
Notes							
<ol style="list-style-type: none"> Short-term rentals are permitted only with a short-term rental license issued and maintained in accordance with EGMC Chapter 4.38. Should a short-term rental have its license revoked, no short-term rental activity may resume at the property until a minor conditional use permit (MUP) is obtained in accordance with EGMC Section 23.16.070. A MUP application may be filed with the City no earlier than one (1) year from the date of revocation of a short-term rental license in accordance with EGMC Chapter 4.38. Permitted inside the private residence of an authorized live-work facility, subject to EGMC Chapter 23.83. Animal keeping is limited to household pets. Keeping of any combination of five (5) or more dogs, cats, pot-bellied pigs, or pygmy goats over the age of four (4) months on or in a lot, premises, dwelling, building, structure, boat, or living accommodation is considered a kennel for this title. See EMGC Section 8.02.050 for restrictions on the number of animals allowed. <ol style="list-style-type: none"> Notwithstanding any other provision of this title, any small cell wireless facility located at or within any school shall require an MUP, unless the school is in a zoning district requiring a CUP, in which case a CUP shall be required. Small cell wireless communications facilities consistent with an agreement between the applicant and the City pursuant to EGMC Section 23.94.035 shall be a permitted use. All related activities must be entirely enclosed within a structure. 							
Key							
P	Permitted	M	Minor Conditional Use Permit	C	Conditional Use Permit	" - "	Not Permitted

Table 3-1 Permitted Land Uses (cont.)



CHAPTER 4 TRANSECT ZONE STANDARDS

4.1 Purpose

This chapter provides basic standards for site layout and building form for development within each Transect Zone. Standards vary between Transect Zones dependent upon the Transect Zone's intended form of development. Development Standards that govern Building Types and Frontage Types apply concurrently with these Transect Zone standards and are described in the following chapters.

4.2 Explanation of Standards

A description of each Transect Zone provides the intent and character for each zone. Adherence to the Transect Zone standards ensures development conforms to the zone's stated intent and character.

A. Urban Form

Development intensity in each Transect Zone is governed by separate commercial and residential density standards. Minimum frontage occupancy standards further define the character and intensity of each zone.

B. Permitted Building Types

A variety of Building Types are permitted within each Transect Zone. Maximum building heights are regulated by Transect Zone and are provided herein. Building Type standards are further described in the following chapters.

C. Building Placement

A building shall be placed within its lot dependent upon the Transect Zone in which it is located. Where a lot is encumbered by a Public Utility Easement (PUE) or Landscape Easement (LSE) along an existing or planned public roadway, the setback shall be measured from the easement, not the lot line.

D. Encroachments

Building features and architectural projections may encroach upon a setback as described herein. Encroachments shall not encumber any PUE. Developers shall coordinate with SMUD regarding siting requirements for utility infrastructure (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors).

E. Covered Parking Placement

Covered parking (garages and carports) shall be located as provided herein and in a manner that least detracts from the pedestrian nature of the public realm. Covered parking setbacks apply to ground floor placement. Below ground and above ground parking placement are not restricted as long as they follow other applicable standards.

F. Measurement of Density (du/ac)

The density of each Transect Zone shall be measured based on "net" density. This measurement excludes public streets and rights of way, but includes internal, private streets.

4.3 T3-R

General Neighborhood Residential Transect Zone

The General Neighborhood Residential Transect Zone is generally characterized by small-lot development, such as single unit residential, small multi-unit residential, and similar small structures with a more residential appearance. Buildings are not taller than three (3) stories and are surface parked on the side or rear of the lot.



A. Urban Form (see Fig 4-3)		
Maximum Commercial Density		1.0 FAR
Residential Density	Minimum	10 du/ac
	Maximum	20 du/ac
Minimum Frontage Occupancy		50%
B. Permitted Building Types (see Fig 4-3)		
Building Type	Maximum Height	See Section
Detached Building	3 Stories	5.1
Townhouse	3 Stories	5.2
Multi-Unit Dwelling	3 Stories	5.5
Flex Building	2 Stories	5.13
C. Building Placement (see Fig 4-3)		
Setback*	Minimum	Maximum
Primary Building		
a. Primary street	8 ft	15 ft
b. Side street	4 ft	10 ft
c. Side yard	3 ft	-
d. Rear yard	8 ft	-
Accessory Building		
a. Primary street	10 ft	-
b. Side street	6 ft	-
c. Side yard	4 ft	-
d. Rear yard	4 ft	-
*Setbacks shall be measured from the lot line, unless a lot is encumbered by a PUE or LSE. Where present, the setback shall be measured from the PUE or LSE.		

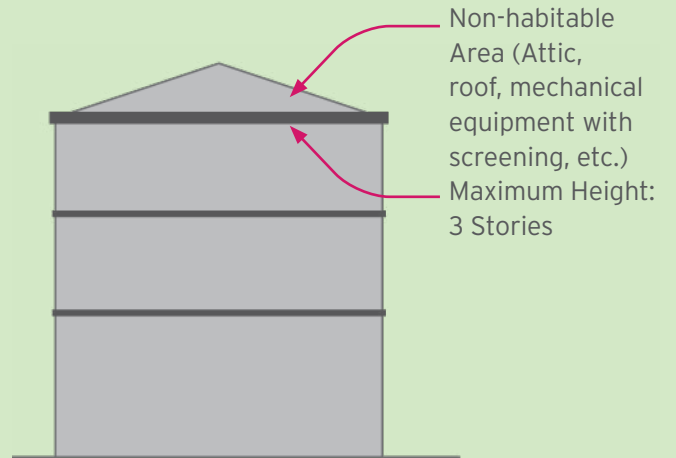
Figure 4-3 T3-R Conceptual Diagrams

D. Encroachments into Setback (see Fig 4-3)				
Encroachment Type**	Maximum into Setback			
	a.	b.	c.	d.
Primary Building				
Porch	5 ft	2 ft	1 ft	3 ft
Stoop	8 ft	2 ft	1 ft	2 ft
Balcony	4 ft	2 ft	-	4 ft
Bay Window	3 ft	2 ft	-	2 ft
Oriel Window	4 ft	2 ft	3 ft	4 ft
Unenclosed Stair	4 ft	2 ft	-	4 ft
Eave	3 ft	3 ft	3 ft	3 ft
Chimney	2 ft	2 ft	-	2 ft
Accessory Building				
Stoop	8 ft	3 ft	-	3 ft
Balcony	3 ft	3 ft	-	2 ft
Bay Window	-	2 ft	-	-
Oriel Window	3 ft	2 ft	2 ft	2 ft
Eave	2 ft	2 ft	2 ft	2 ft
Chimney	2 ft	2 ft	-	2 ft

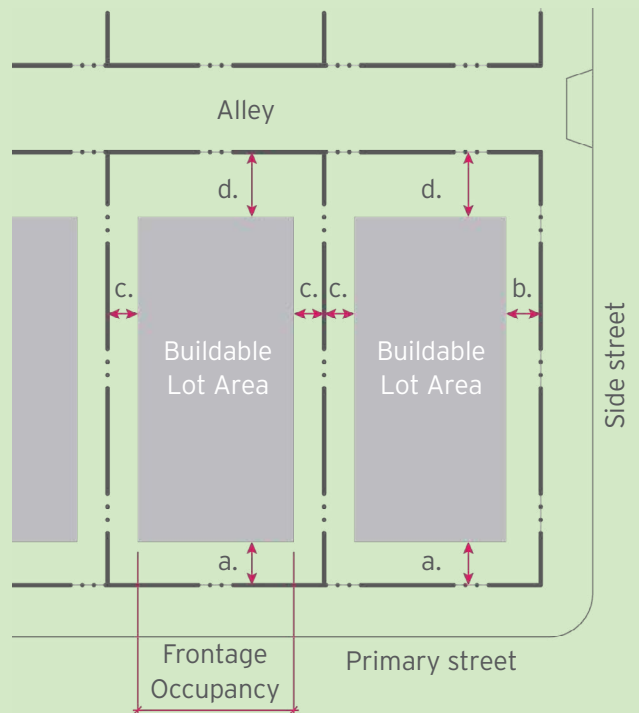
**Encroachments shall not encumber any PUE.

E. Covered Parking Placement (see Fig 4-3)		
Garage or Carport	Minimum Setback*	
a. Primary street	20 ft	
b. Side street	3 ft	
c. Side yard	3 ft	
d. Rear yard	with Alley	4 ft
	without alley	4 ft

*Setbacks shall be measured from the lot line, unless a lot is encumbered by a PUE or LSE. Where present, the setback shall be measured from the PUE or LSE.



Permitted Height in Zone Conceptual Diagram



Site Planning Conceptual Diagram

4.4 T3

Neighborhood Center Low

Transect Zone

Neighborhood Center Low provides a slightly more intensive density/intensity as T3-R (with higher minimum density and higher allowed FAR) and provides a more diverse mix of building types throughout. Buildings are not taller than three (3) stories, and are surface parked on the side or rear of the lot. Development is more often alley or side-street loaded.



A. Urban Form (see Fig 4-4)		
Maximum Commercial Density		2.0 FAR
Residential Density	Minimum	14 du/ac
	Maximum	30 du/ac
Minimum Frontage Occupancy		65%
B. Permitted Building Types (see Fig 4-4)		
Building Type	Maximum Height	See Section
Detached Building	3 Stories	5.1
Townhouse	3 Stories	5.2
Rowhouse	3 Stories	5.3
Multi-Unit Dwelling	3 Stories	5.5
Multi-Level Courtyard	3 Stories	5.6
Walkup Dwelling	3 Stories	5.7
Rosewalk	2 Stories	5.8
Flex Building	3 Stories	5.13
C. Building Placement (see Fig 4-4)		
Setback*	Minimum	Maximum
Primary Building		
a. Primary street	6 ft	15 ft
b. Side street	4 ft	8 ft
c. Side yard	-	-
d. Rear yard	8 ft	-
Accessory Building		
a. Primary street	15 ft	-
b. Side street	4 ft	-
c. Side yard	4 ft	-
d. Rear yard	4 ft	-
*Setbacks shall be measured from the lot line, unless a lot is encumbered by a PUE or LSE. Where present, the setback shall be measured from the PUE or LSE.		

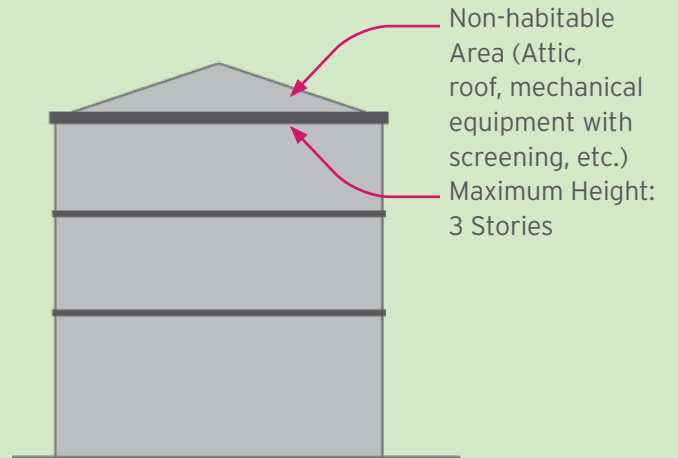
Figure 4-4 T3 Conceptual Diagrams

D. Encroachments into Setback (see Fig 4-4)				
Encroachment Type**	Maximum into Setback			
	a.	b.	c.	d.
Primary Building				
Porch	5 ft	2 ft	1 ft	3 ft
Stoop	8 ft	2 ft	1 ft	2 ft
Balcony	4 ft	2 ft	-	4 ft
Bay Window	3 ft	2 ft	-	2 ft
Oriel Window	4 ft	2 ft	3 ft	4 ft
Unenclosed Stair	4 ft	2 ft	-	4 ft
Eave	3 ft	3 ft	3 ft	3 ft
Chimney	2 ft	2 ft	-	2 ft
Accessory Building				
Stoop	8 ft	3 ft	-	3 ft
Balcony	3 ft	3 ft	-	2 ft
Bay Window	-	2 ft	-	-
Oriel Window	3 ft	2 ft	2 ft	2 ft
Eave	2 ft	2 ft	2 ft	2 ft
Chimney	2 ft	2 ft	-	2 ft

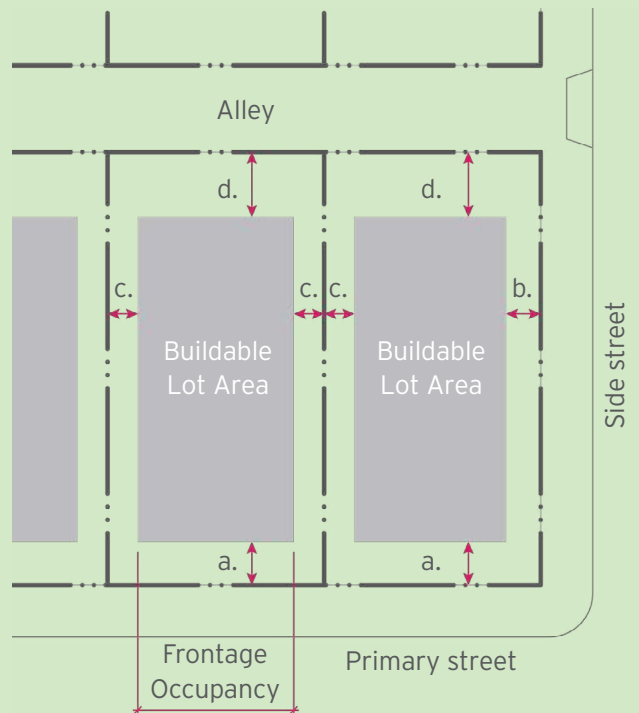
**Encroachments may not encumber any PUE.

E. Covered Parking Placement (see Fig 4-4)		
Garage or Carport	Minimum Setback*	
a. Primary street	20 ft	
b. Side street	3 ft	
c. Side yard	0 ft	
d. Rear yard	with Alley	0 ft
	without Alley	3 ft

*Setbacks shall be measured from the lot line, unless a lot is encumbered by a PUE or LSE. Where present, the setback shall be measured from the PUE or LSE.



Permitted Height in Zone Conceptual Diagram



Site Planning Conceptual Diagram

4.5 T4

Neighborhood Center Medium Transect Zone

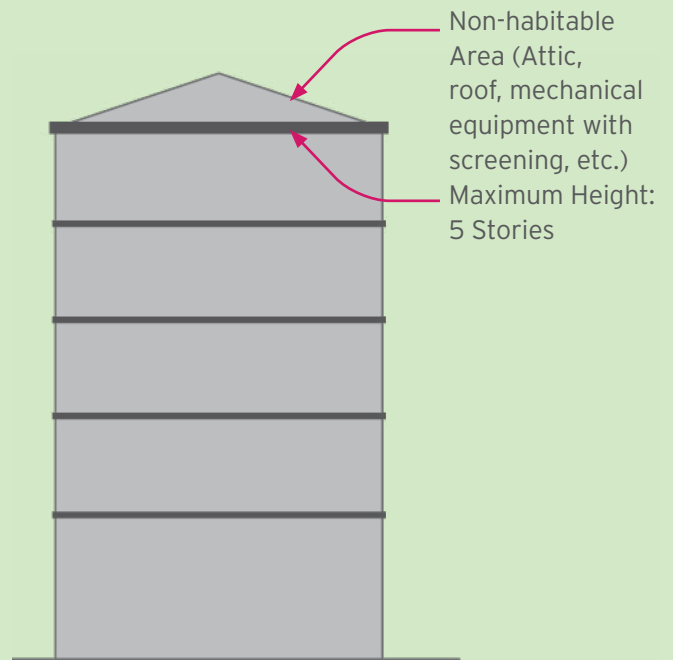
Neighborhood Center Medium Transect Zone includes a diverse mix of building types at higher intensities than T3. Permitted medium and larger sized building types provide for flexibility of use and character. Buildings are not taller than five (5) stories, and may have a mix of garage and/or surface parking in the rear of the lot or middle of the block, screened from view.



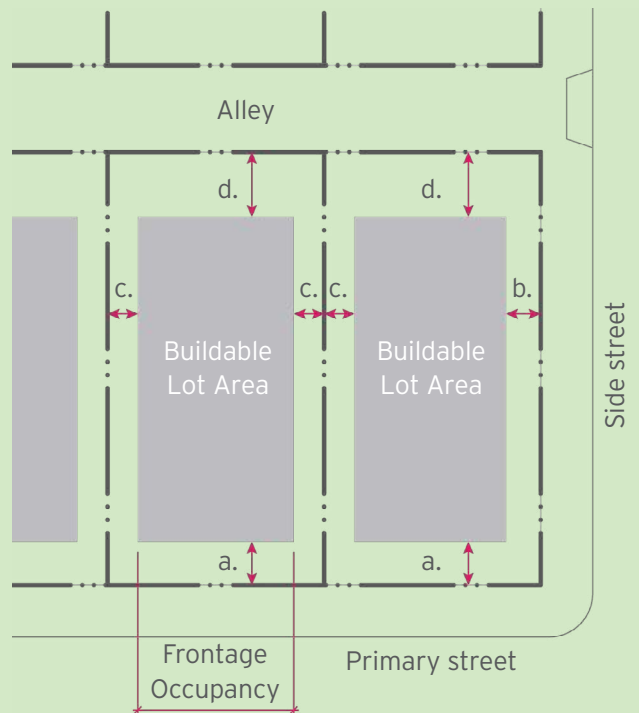
A. Urban Form (see Fig 4-5)		
Maximum Commercial Density		5.0 FAR
Residential Density	Minimum	20 du/ac
	Maximum	40 du/ac
Minimum Frontage Occupancy		75%
B. Permitted Building Types (see Fig 4-5)		
Building Type	Maximum Height	See Section
Townhouse	4 Stories	5.2
Rowhouse	4 Stories	5.3
Flex Loft	5 Stories	5.4
Multi-Unit Dwelling	3 Stories	5.5
Multi-Level Courtyard	5 Stories	5.6
Walkup Dwelling	4 Stories	5.7
Rosewalk	3 Stories	5.8
Carriage House	3 Stories	5.9
Urban Block	5 Stories	5.10
Large Format - Type I	50 ft	5.11
Flex Building	5 Stories	5.13
C. Building Placement (see Fig 4-5)		
Setback*	Minimum	Maximum
Primary Building		
a. Primary street	5 ft	8 ft
b. Side street	3 ft	6 ft
c. Side yard	-	-
d. Rear yard	3 ft	-
Accessory Building		
a. Primary street	20 ft	-
b. Side street	3 ft	-
c. Side yard	-	-
d. Rear yard	3 ft	-
*Setbacks shall be measured from the lot line, unless a lot is encumbered by a PUE or LSE. Where present, the setback shall be measured from the PUE or LSE.		

Figure 4-5 T4 Conceptual Diagrams

D. Encroachments into Setback (see Fig 4-5)				
Encroachment Type**	Maximum into Setback			
	a.	b.	c.	d.
Primary Building				
Stoop	4 ft	2 ft	2 ft	2 ft
Balcony	4 ft	2 ft	-	4 ft
Bay Window	3 ft	2 ft	-	2 ft
Oriel Window	4 ft	2 ft	2 ft	4 ft
Unenclosed Stair	4 ft	2 ft	-	4 ft
Eave	3 ft	2 ft	3 ft	3 ft
Chimney	2 ft	2 ft	-	2 ft
Accessory Building				
Stoop	4 ft	3 ft	-	3 ft
Balcony	3 ft	3 ft	-	2 ft
Bay Window	-	2 ft	-	-
Oriel Window	3 ft	2 ft	2 ft	2 ft
Eave	2 ft	2 ft	2 ft	2 ft
Chimney	2 ft	2 ft	-	2 ft
**Encroachments shall not encumber any PUE.				
E. Covered Parking Placement (see Fig 4-5)				
Garage or Carport	Minimum Setback*			
a. Primary street	20 ft			
b. Side street	3 ft			
c. Side yard	-			
d. Rear yard	with Alley	-		
	without Alley	3 ft		
*Setbacks shall be measured from the lot line, unless a lot is encumbered by a PUE or LSE. Where present, the setback shall be measured from the PUE or LSE.				



Permitted Height in Zone Conceptual Diagram



Site Planning Conceptual Diagram

4.6 T5

Neighborhood Center High

Transect Zone

Neighborhood Center High includes a diverse mix of building types at higher intensities than T4. Many individual buildings may have a mix of uses. Buildings are not taller than seven (7) stories, and will have garages screened from view or below ground.



A. Urban Form (see Fig 4-6)		
Maximum Commercial Density		7.0 FAR
Residential Density	Minimum	30 du/ac
	Maximum	100 du/ac
Minimum Frontage Occupancy		90%
B. Permitted Building Types (see Fig 4-6)		
Building Type	Maximum Height	See Section
Rowhouse	4 Stories	5.3
Flex Loft	5 Stories	5.4
Multi-Level Courtyard	7 Stories	5.6
Walkup Dwelling	4 Stories	5.7
Urban Block	7 Stories	5.10
Large Format - Type I	50 ft	5.11
Flex Building	7 Stories	5.13
C. Building Placement (see Fig 4-6)		
Setback*	Minimum	Maximum
Primary Building		
a. Primary street	0 ft	5 ft
b. Side street	0 ft	5 ft
c. Side yard	0 ft	5 ft
d. Rear yard	0 ft	-
Accessory Building		
a. Primary street	20 ft	-
b. Side street	4 ft	-
c. Side yard	4 ft	-
d. Rear yard	4 ft	-
*Setbacks shall be measured from the lot line, unless a lot is encumbered by a PUE or LSE. Where present, the setback shall be measured from the PUE or LSE.		

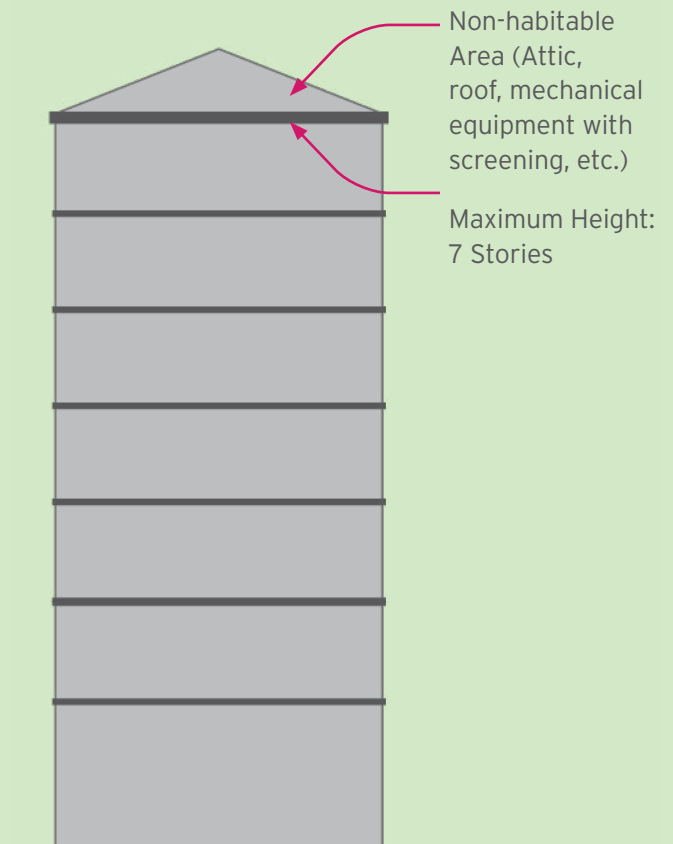
D. Encroachments into Setback (see Fig 4-6)				
Encroachment Type**	Maximum into Setback			
	a.	b.	c.	d.
Primary Building				
Stoop	3 ft	2 ft	2 ft	-
Balcony	4 ft	2 ft	-	-
Bay Window	-	2 ft	-	-
Oriel Window	2 ft	2 ft	2 ft	-
Unenclosed Stair	-	2 ft	-	-
Eave	3 ft	3 ft	3 ft	-
Chimney	-	2 ft	-	-
Accessory Building				
Stoop	4 ft	3 ft	-	3 ft
Balcony	3 ft	3 ft	-	2 ft
Bay Window	3 ft	2 ft	-	-
Oriel Window	3 ft	2 ft	3 ft	2 ft
Eave	2 ft	2 ft	2 ft	2 ft
Chimney	2 ft	2 ft	-	2 ft

**Encroachments shall not encumber any PUE.

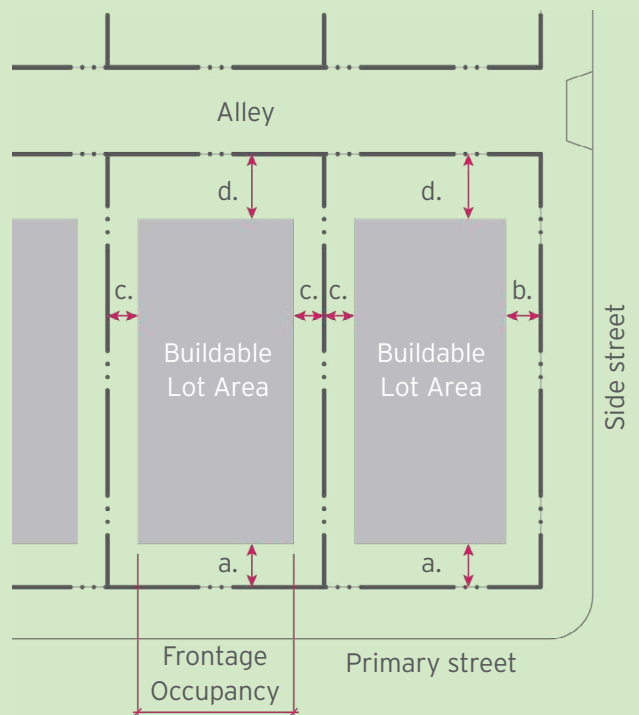
E. Covered Parking Placement (see Fig 4-6)		
Garage or Carport	Minimum Setback*	
a. Primary street	20 ft	
b. Side street	3 ft	
c. Side yard	5 ft	
d. Rear yard	with Alley	0 ft
	without Alley	3 ft

*Setbacks shall be measured from the lot line, unless a lot is encumbered by a PUE or LSE. Where present, the setback shall be measured from the PUE or LSE.

Figure 4-6 T5 Conceptual Diagrams



Permitted Height in Zone Conceptual Diagram



Site Planning Conceptual Diagram

4.7 BP

Business and Professional Office Special District Zone

Business and Professional Office Special District is characterized by lower intensity nonresidential development. Buildings are not taller than four (4) stories, and will have surface parking lots, garages screened from view or below ground.



A. Urban Form (see Fig 4-7)		
Maximum Commercial Density		2.0 FAR
Residential Density	Minimum	-
	Maximum	-
Minimum Frontage Occupancy		N/A
B. Permitted Building Types (see Fig 4-7)		
Building Type	Maximum Height	See Section
Urban Block	4 Stories	5.10
Large Format - Type I	65 ft	5.11
Large Format - Type II	65 ft	5.12
Flex Building	4 Stories	5.13
C. Building Placement (see Fig 4-7)		
Setback*	Minimum	Maximum
Primary Building		
a. Primary street	10 ft	-
b. Side street	8 ft	-
c. Side yard	8 ft	-
d. Rear yard	3 ft	-
Accessory Building		
a. Primary street	20 ft	-
b. Side street	8 ft	-
c. Side yard	8 ft	-
d. Rear yard	3 ft	-
*Setbacks shall be measured from the lot line, unless a lot is encumbered by a PUE or LSE. Where present, the setback shall be measured from the PUE or LSE.		

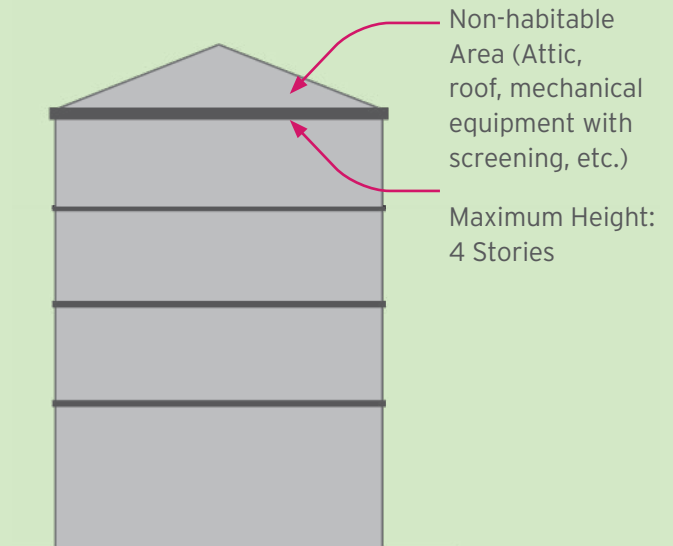
Figure 4-7 BP SD Conceptual Diagrams

D. Encroachments into Setback (see Fig 4-7)				
Encroachment Type**	Maximum into Setback			
	a.	b.	c.	d.
Primary Building				
Stoop	4 ft	4 ft	2 ft	-
Balcony	4 ft	2 ft	-	-
Bay Window	4 ft	2 ft	-	-
Oriel Window	2 ft	2 ft	2 ft	-
Unenclosed Stair	4 ft	2 ft	-	-
Eave	3 ft	3 ft	3 ft	-
Chimney	-	2 ft	-	-
Accessory Building				
Stoop	4 ft	3 ft	-	3 ft
Balcony	3 ft	3 ft	-	2 ft
Bay Window	3 ft	2 ft	-	-
Oriel Window	3 ft	2 ft	3 ft	2 ft
Eave	2 ft	2 ft	2 ft	2 ft
Chimney	2 ft	2 ft	-	2 ft

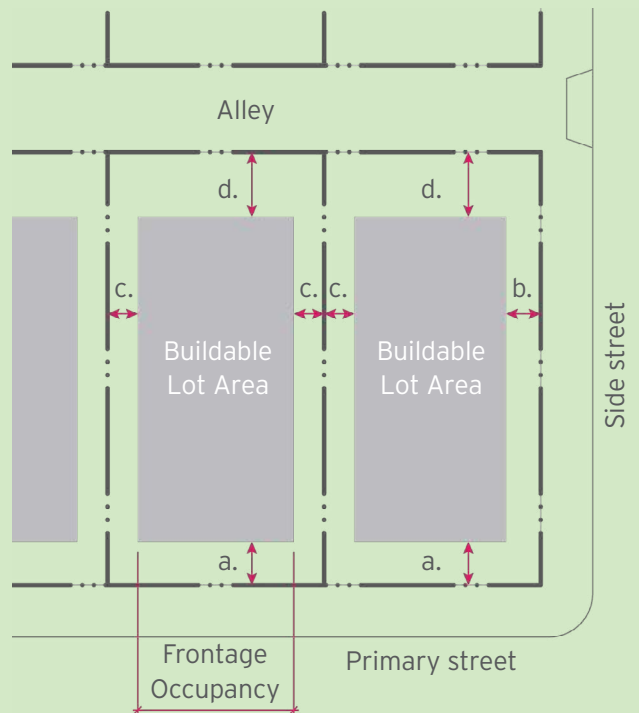
**Encroachments may not encumber any PUE.

E. Covered Parking Placement (see Fig 4-7)		
Garage or Carport	Minimum Setback*	
a. Primary street	10 ft	
b. Side street	8 ft	
c. Side yard	5 ft	
d. Rear yard	with Alley	0 ft
	without Alley	3 ft

*Setbacks shall be measured from the lot line, unless a lot is encumbered by a PUE or LSE. Where present, the setback shall be measured from the PUE or LSE.



Permitted Height in Zone Conceptual Diagram



Site Planning Conceptual Diagram



CHAPTER 5 BUILDING TYPE STANDARDS

To provide for a variety of uses and household types, this SPA provides for a diversity of Building Types, from townhouses to large format buildings. Development must adhere to the type-specific standards which include lot width, pedestrian access, parking, outdoor space, landscape, Frontage Types, building massing, and in some cases, maximum width.

The Building Types for each area will be chosen at the time of development. The Building Types provided in this SPA define the Standards that are applicable to the development. While there is flexibility within the choice of Building Types for each Transect Zone, only certain Building Types may be appropriate for a particular Transect Zone given adjacent uses and other requirements. See Table 5-1.

Explanation of Standards

The Building Type standards cover the following:

A. Intent Statement

This statement describes the development intent and typical characteristics for the respective Building Type.

B. Lot Size

All buildings shall be designed per the applicable lot width and depth standards with one primary building per lot. Exceptions may be provided through the Design Review Permit process for commercial and mixed use developments where multiple buildings are on one lot as part of an integrated development.

C. Building Massing

Some Building Types require horizontal or vertical plane breaks or both (see also Figure 5-1). Plane breaks are required at street-facing façades and along drive aisles.

Furthermore, a maximum allowed footprint per story is presented for certain Building Types. The maximum allowable footprint per story limits the percentage of occupiable space per building story in relationship to the building's ground-floor footprint (see Figure 5-2). For example, a four-story building that limits the maximum allowable footprint of the fourth story to X percent may satisfy this requirement by providing Stepbacks, decks, patios, building articulation, or similar massing strategies that assure that the fourth story occupies no more than X percent of the building. Balconies shall count toward the maximum allowable footprint unless they are open to the sky or at least 18 ft in height.

These Standards intend to articulate new development and avoid monotonous, block-like building designs in favor of more varied building designs with reduced bulk at the upper stories.

A building's maximum allowable height is determined by the Transect Zone in which it is to be located (see Chapter 4).

D. Access.

This standard regulates the location and orientation of building and lot entries.

E. Parking and Service.

Building Type parking standards provide parking design regulations that are specific to each Building Type. See Chapter 8 (Parking and Loading) for minimum parking requirements.

F. Outdoor Space

Each building type requires a specific amount of outdoor space to be designated on site. Such outdoor space may either be private (only accessible to the occupants/tenants) or open to the general public. Outdoor space shall be located at grade, atop a podium or at the rooftop unless the location is restricted by the selected Building Type. Driveways, drive aisles, and parking areas do not count toward this requirement. Regardless of location, the design of outdoor space shall maximize solar access. Setbacks less than three

feet in depth shall not count towards fulfilling the required amount.

Required outdoor space can be shared between adjacent Building Types, as long as the cumulative minimum requirements for each are satisfied (see Figure 5-3).

G. Frontage

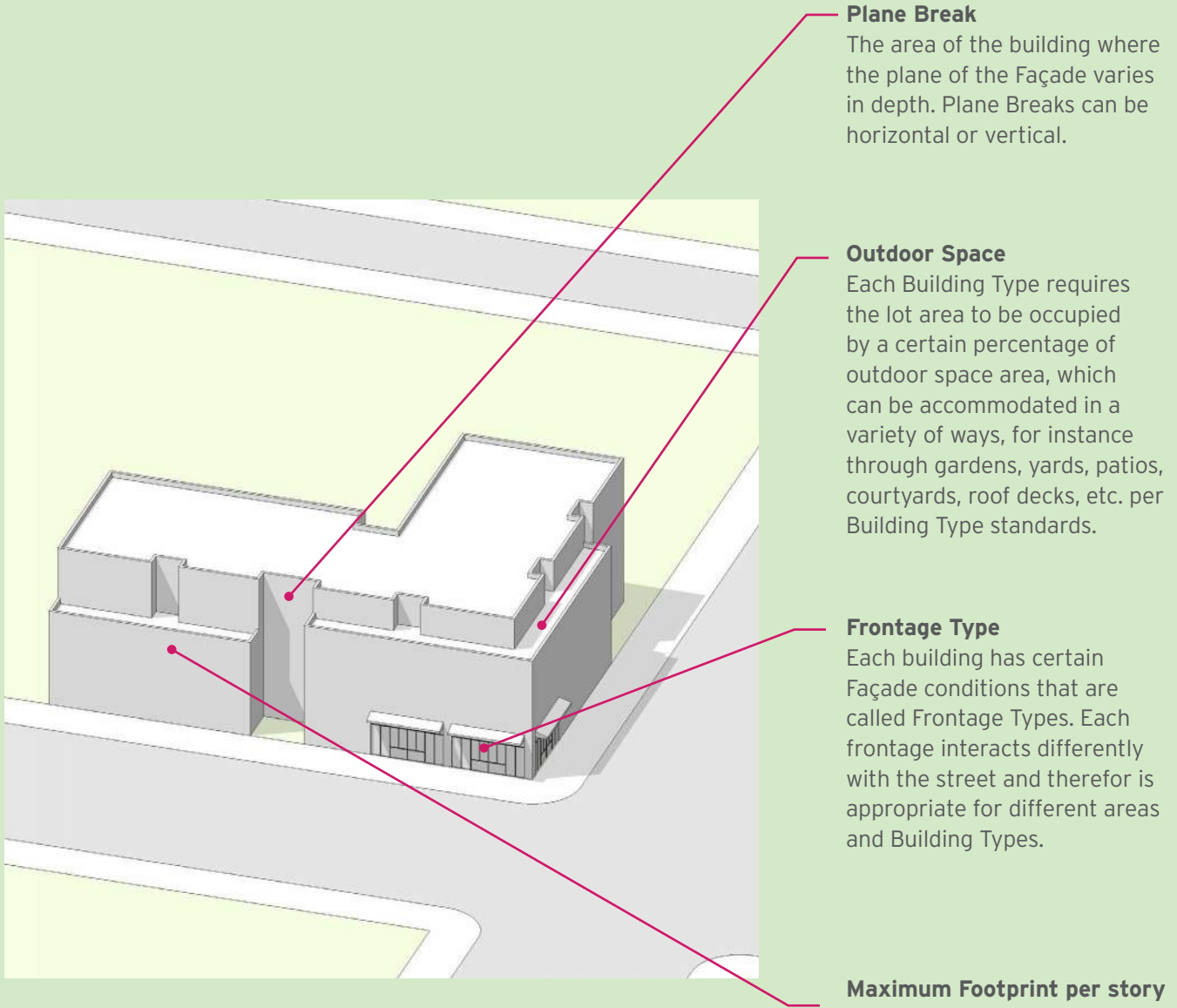
This standard lists which Frontage Types are permitted for each Building Type.

Façade width standards regulate the maximum width of a building façade. If the frontage length exceeds the maximum façade width, the façade must be broken by providing any two of the following techniques:

- Provide a horizontal plane break with one Façade set behind the other by at least two feet.
- Provide a material change with at least two inches of differentiated depth.
- Provide a change in the overall type, size, spacing, or proportion of windows or fenestration system or change in sill heights and header conditions. This option is applicable only to vertically proportioned windows.
- Provide a change in façade compositional strategy including roof heights and roof types. For example, a symmetrical façade may be placed next to a façade with a repetitive bay system that is not symmetrical.

H. Additional Standards

Additional standards address attributes specific to each Building Type.



Plane Break

The area of the building where the plane of the Façade varies in depth. Plane Breaks can be horizontal or vertical.

Outdoor Space

Each Building Type requires the lot area to be occupied by a certain percentage of outdoor space area, which can be accommodated in a variety of ways, for instance through gardens, yards, patios, courtyards, roof decks, etc. per Building Type standards.

Frontage Type

Each building has certain Façade conditions that are called Frontage Types. Each frontage interacts differently with the street and therefore is appropriate for different areas and Building Types.

Maximum Footprint per story

The floor area of upper Stories shall be less than the area of the building footprint at grade as indicated by the maximum allowed footprint per story charts on each Building Type page.

Figure 5-1 Building Type Elements

Building Type	Regulating Zone						
	T3-R	T3	T4	T5	BP	RMC	POS
Detached Building	✓	✓	✓	✓			
Townhouse	✓	✓	✓	✓			
Rowhouse		✓	✓	✓			
Flex Loft				✓			
Multi-Unit Dwelling	✓	✓	✓	✓			
Multi-Level Courtyard Building		✓	✓	✓			
Walkup Dwelling		✓	✓	✓			
Rosewalk	✓		✓	✓			
Carriage House		✓	✓	✓			
Urban Block			✓	✓	✓		
Large Format - Type I					✓		
Large Format - Type II					✓		
Flex Building	✓	✓	✓	✓	✓		

Key

✓ Permitted

Table 5-1 Permitted Building Types per Transect Zone

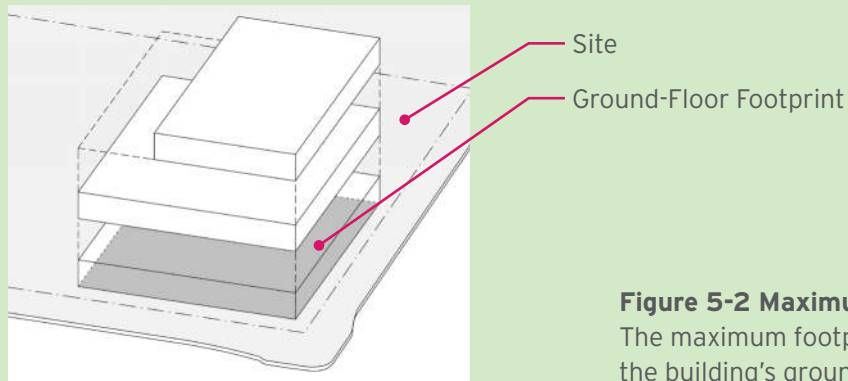


Figure 5-2 Maximum Footprint per story Diagram
The maximum footprint per story is computed based on the building's ground floor footprint, not the overall site area.

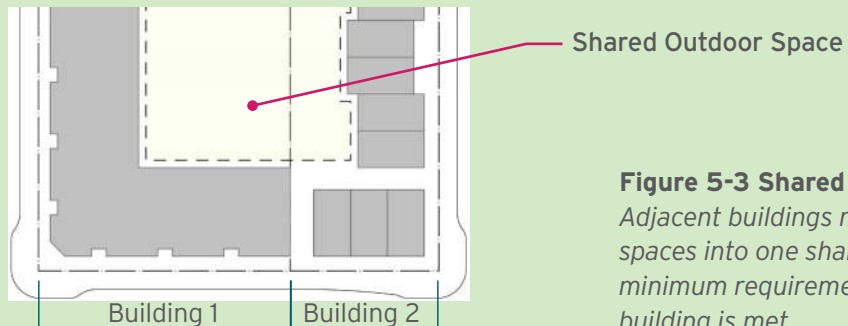
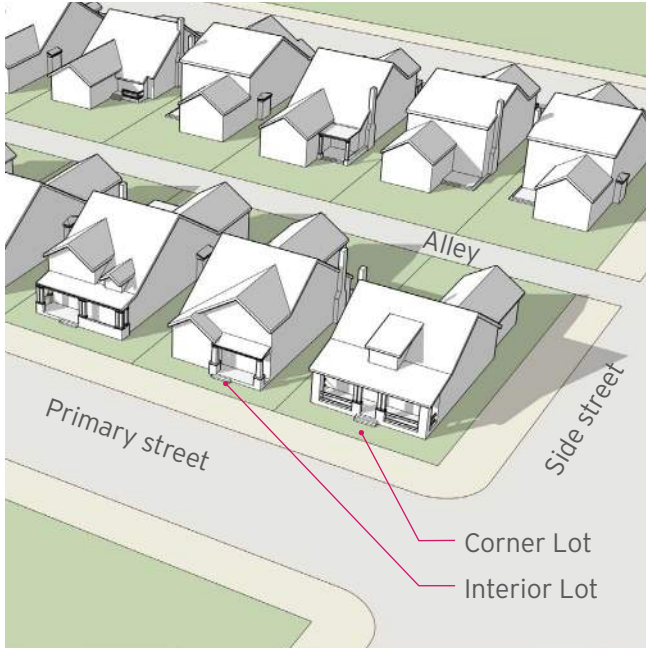


Figure 5-3 Shared Outdoor Space Diagram
Adjacent buildings may combine the required outdoor spaces into one shared space provided the cumulative minimum requirements for each building is met.



5.1 Detached Building

A. Intent Statement

A freestanding structure occupied by one primary use, such as a residence, but may also be occupied by other nonresidential uses.

B. Lot Size

1. Lot Width: 35 ft min.
2. Lot Depth: 65 ft min.

C. Building Massing

1. Side street building façades longer than 50 ft in length shall provide at least one plane break of at least two feet.
2. A second story may occupy the full ground floor footprint area.
3. Attic space not exceeding 75% of the ground floor area may be occupied and not count as a story.

D. Access

1. The primary entrance to the building shall be accessed directly from and face the primary street, or shall be accessed directly from and face a pedestrian path. Where a pedestrian path is utilized, it shall connect to a street or open space, not an alley or driveway; it shall not pass through or cross an alley or driveway.
2. Building fronts shall not face building backs.
3. Where an alley is present, parking and services shall be accessed through the alley except that lots that are 60 ft or wider may provide parking from the street.
4. Where an alley is not present, parking and services shall be accessed by a 10 ft wide, maximum, driveway.
5. On a corner lot without access to an alley, parking and services shall be accessed from the side street, by a 16 ft wide, maximum, driveway.

E. Parking and Service

1. Required parking shall be accommodated on the surface, in a carport, or in a garage.
2. Garages may be attached or detached from the primary building.
3. Tandem spaces are permitted.
4. Where an alley is present:
 - a. garages shall be accessed from the alley.
 - b. services, utilities and trash container areas shall be located on the alley
5. Where an alley is not present:
 - a. garages shall accommodate no more than two cars and shall have separate, one-car doors.
 - b. trash container areas shall be screened from view of the street with a hedge or fence and shall have a paved pathway leading to the point of collection.

F. Outdoor Space

1. At least 15% of the lot area shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, and decks.
3. Landscaping of outdoor spaces shall be planted with native or adapted landscaping.
4. A minimum of 15% of the total lot area shall be permeable.

G. Frontage

1. Permitted Frontage Types

Permitted Frontage Type		See Section
Yard & Porch	✓	6.1
Stoop	✓	6.2
Fence & Hedge	✓	6.3
Front-loaded Garage	✓	6.4
Residential Terrace	✓	6.5
Shopfront	✗	-
Commercial Terrace	✗	-
Industrial Shop	✗	-
✓ = Permitted; ✗ = Not Permitted		

2. The ground level shall be designed so that the primary entrance, rather than secondary/ service and utility room entrances, are oriented toward the primary street.

H. Additional Standards

None.



Detached Building Illustrative Photo



5.2 Townhouse

A. Intent Statement

A townhouse is a vertically disposed building usually with a garage on the ground floor that is accessed from an alley or drive aisle. A townhouse is freestanding and does not share common foundations with adjacent structures.

B. Lot Size

1. Lot Width: 20 ft min to 35 ft max.
2. Lot Depth: 45 ft min.
3. Distance between buildings: 4 ft min.

C. Building Massing

1. The upper stories may occupy the full ground floor footprint area.
2. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 60% of the ground-floor footprint area.

D. Access

1. The primary entrance to the building shall be accessed directly from and face the primary street, or shall be accessed directly from and face a pedestrian path. Where a pedestrian path is utilized, it shall connect to a street or open space, not an alley or driveway; it shall not pass through or cross an alley or driveway.
2. In order to accommodate grade, front entrances may be raised up to six feet above the grade of the adjacent sidewalk.
3. Primary pedestrian access is not permitted from an alley.
4. Building fronts shall not face building backs.
5. Parking and services shall be accessed through the alley.
6. On a corner lot without access to an alley, parking and services shall be accessed from the Side street, by a 16 ft wide, maximum, driveway.

E. Parking and Service

1. Required parking shall be accommodated on the surface, in a carport, or garage.
2. Garages may be attached or detached from the primary building.
3. Garages shall be accessed from the alley.
4. Services, utilities and trash container areas shall be located on the alley.

F. Outdoor Space

1. At least 10% of the lot area shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, and decks.
3. The front setback along the pedestrian path shall be at least 15 ft from the center-line of the sidewalk resulting in a building face-to-face width of at least 30 ft.

4. Required outdoor space can be shared between adjacent Building Types, as long as the cumulative minimum requirements for each type are satisfied (see Figure 5-4).
5. Landscaped outdoor space shall be planted with native or adapted landscape.

G. Frontage

1. Permitted Frontage Types

Permitted Frontage Type		See Section
Yard & Porch	✓	6.1
Stoop	✓	6.2
Fence & Hedge	✓	6.3
Front-loaded Garage	✗	-
Residential Terrace	✓	6.5
Shopfront	✓	6.6
Commercial Terrace	✗	-
Industrial Shop	✗	-
✓ = Permitted; ✗ = Not Permitted		

2. The ground level shall be designed so that the primary entrance, rather than secondary/ service and utility room entrances, are oriented toward the primary street.
3. Garages shall not front the street.

H. Additional Standards

None.



Townhouse Illustrative Photo



5.3 Rowhouse

A. Intent Statement

A structure that consists of at least two primary residences with common foundations, side by side along the building frontage. The structure has individual garages for each unit, accessed from an alley, or shall have a shared structure with dedicated spaces.

B. Lot Size

1. Lot Width: 16 ft min to 30 ft max.
2. Lot Depth: 50 ft min.

C. Building Massing

1. The upper stories may occupy the full ground floor footprint area.
2. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 60% of the ground floor footprint area.
3. Façade strings shall have at least one encroachment per 100 linear feet, such as a porch or balcony, or a plane break. The

combined length of plane breaks shall occupy at least 10% of the façade length.

4. Building faces abutting side streets shall provide at least one horizontal plane break of at least three feet, and one vertical plane break of at least two feet.

D. Access

1. The primary entrance to the building shall be accessed directly from and face the primary street, or shall be accessed directly from and face a pedestrian path. Where a pedestrian path is utilized, it shall connect to a street or open space, not an alley or driveway; it shall not pass through or cross an alley or driveway.
2. In order to accommodate grade, front entrances may be no higher than six feet above grade of the adjacent sidewalk
3. Parking and services shall be accessed through the alley.
4. On a corner lot without access to an alley, parking and services shall be accessed from the Side street, by a 16 ft wide, maximum, driveway.

E. Parking and Service

1. Required parking shall be accommodated on the surface, in a carport, or garage.
2. Tandem spaces are permitted.
3. Garages may be attached or detached from the primary dwelling.
4. Garages shall be accessed from the alley.
5. Services, utilities and trash container areas shall be located on the alley.

F. Outdoor Space

1. At least 10% of the lot area shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, and decks.
3. Landscaped outdoor space shall be planted with native or adapted landscape.

G. Frontage

1. Permitted Frontage Types

Permitted Frontage Type		See Section
Yard & Porch	✓	6.1
Stoop	✓	6.2
Fence & Hedge	✓	6.3
Front-loaded Garage	✗	-
Residential Terrace	✓	6.5
Shopfront	✓	6.6
Commercial Terrace	✗	-
Industrial Shop	✗	-
✓ = Permitted; ✗ = Not Permitted		

2. The ground level shall be designed so that the primary entrance, rather than secondary/ service and utility room entrances, are oriented toward the primary street.
3. Garages shall not front the street.

H. Additional Standards

None.



Rowhouse Illustrative Photo



5.4 Flex Loft

A. Intent Statement

An integrated residence and work space, occupied by a single unit. Often two or more such units shall be arranged side by side along the Primary street or structurally modified to accommodate joint residential and work occupancy.

B. Lot Size

N/A

C. Building Massing

1. The minimum ground-floor height shall be 12-14 feet.
2. The upper stories may occupy the full ground floor footprint area.
3. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 50% of the ground floor footprint area.
4. The maximum number of attached Flex Loft units allowed is 10 units per façade string.

5. Façade strings shall have at least one encroachment per 100 linear feet, such as a porch or balcony, or a plane break. The combined length of plane breaks shall occupy at least 10% of the façade length.
6. Building faces abutting side streets shall provide at least one horizontal plane break of at least three feet, and one vertical plane break of at least two feet.

D. Access

1. The primary entrance to the building shall be accessed directly from and face the street except that primary residential entries may be accessed through the workspace, through a pedestrian path between units, or from the rear.
2. Entrances to ground floor work spaces shall be at grade.
3. Parking and services shall be accessed through the alley.

E. Parking and Service

1. Required parking shall be accommodated at grade on the lot, in a common surface lot, in a carport, in a garage on the lot, or in a common garage.
2. Tandem spaces are permitted.
3. Parking and services shall be located to the rear of the property or internal to the block.
4. Garages and surface lots shall face the alley and be screened from view from the side street by a garden wall, fence or hedge.
5. Services, aboveground equipment, and trash container areas shall be located on the alley, or to the rear of the building accessed by a driveway.

F. Outdoor Space

1. At least 10% of the lot area shall be provided as outdoor space.
2. Permitted outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated Terraces, porches, patios, verandas, balconies, yards, and decks.

G. Frontage

1. Permitted Frontage Types

Permitted Frontage Type		See Section
Yard & Porch	X	-
Stoop	✓	6.2
Fence & Hedge	X	-
Front-loaded Garage	X	-
Residential Terrace	X	-
Shopfront	✓	6.6
Commercial Terrace	✓	6.7
Industrial Shop	✓	6.8
✓ = Permitted; X = Not Permitted		

2. Ground-floor street frontage.

- a. Retail, service, restaurant, office, and/or cottage industry are required on ground-floor primary building frontage, with residential on upper levels or behind the frontage use.
- b. The work space directly adjacent to the sidewalk/street shall contain an active use and not be used exclusively for storage or warehousing.
- c. The work space on the ground floor shall be oriented toward the street to allow pedestrian exposure and direct access to the work space.
- d. The work space on the ground floor shall have a minimum of 50 percent transparency, measured along the length of the work space located on the primary building frontage, either on a per unit/tenant space or entire building frontage, whichever is greater. Transparency refers to an open view into the building, such as a window.

H. Additional Standards

See Chapter 10 Signs for applicable retail signage standards.



Flex Loft Illustrative Photo



5.5 Multi-Unit Dwelling

A. Intent Statement

A structure that consists of at least two primary dwelling units within the scale of a detached single-family dwelling. A multi-family dwelling can accommodate up to six units and is also appropriate within primarily single-family dwelling areas.

B. Lot Size

1. Lot Width: 35 ft min.
2. Lot Depth: 75 ft min.

C. Building Massing

1. The upper stories may occupy the full ground floor footprint area.
2. Attic space may be occupied and not count as a story. Occupiable Attic space shall not exceed 50% of the ground floor footprint area.
3. Building faces abutting side streets or yards shall provide at least one horizontal Plane Break of at least three feet, and one vertical Plane Break of at least two feet.

D. Access

1. At least two dwelling units shall locate their primary entrances to be accessed directly from the primary street. The primary entrances to any remaining units shall be accessed from a shared courtyard, pedestrian path or side street.
2. If a pedestrian path is present, it shall connect to a street or Open Space, not an alley or driveway.
3. Primary pedestrian access is not permitted from an alley.
4. Where an alley is present, parking and services shall be accessed through the alley except that lots that are 60 ft or wider may provide parking access from the street.
5. Where an alley is not present, parking and services shall be accessed by a 10 ft wide, maximum, driveway.
6. On a corner lot without access to an alley, parking and services shall be accessed from the side street, by a 16 ft wide, maximum, driveway.

E. Parking and Service

1. Parking shall be accommodated at grade on the lot, in a common surface lot, in a carport, in a garage on the lot, or in a common garage.
2. Where an alley is present, garages and surface lots shall face the alley and be screened from view from the side street by a garden wall, fence or hedge.
3. Where an alley is present, services, utilities and trash container areas shall be located through the alley.

F. Outdoor Space

1. At least 10% of the lot area shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, and decks.
3. Landscaped outdoor space shall be planted with native or adapted landscape.

G. Frontage

1. Permitted Frontage Types

Permitted Frontage Type		See Section
Yard & Porch	✓	6.1
Stoop	✓	6.2
Fence & Hedge	✗	-
Front-loaded Garage	✗	-
Residential Terrace	✓	6.5
Shopfront	✗	-
Commercial Terrace	✗	-
Industrial Shop	✗	-
✓ = Permitted; ✗ = Not Permitted		

2. A dwelling's ground level shall be designed so that living rooms, family rooms, kitchens, and other common, communal spaces rather than sleeping and service rooms, are oriented toward the fronting street.

H. Additional Standards

None.



Multi-Unit Dwelling Illustrative Photo



5.6 Multi-Level Courtyard Building

A. Intent Statement

A structure that consists of multiple dwelling units composed over parking stalls at or below grade within a massing and scale compatible to single-unit dwellings.

B. Lot Size

1. Lot Width: 50 ft min.
2. Lot Depth: 75 ft min.

C. Building Massing

1. Upper stories may occupy the full ground floor footprint area.
2. Attic space may be occupied and not count as a story. Occupiable Attic space shall not exceed 50% of the ground floor footprint area.
3. Building faces abutting side streets or yards shall provide at least one horizontal plane break of at least three feet, and one vertical Plane Break of at least two feet.

D. Access

1. The primary entrance to the building shall be accessed directly from and face the primary street.
2. Access to individual units may be accessed from a common corridor, courtyard, or lobby.
3. Primary pedestrian access is not permitted from an alley.

E. Parking and Service

1. Parking shall be accommodated at grade or in a below grade garage.
2. Where an alley is present, parking and services shall be accessed through the alley except that lots that are 60 ft or wider may provide parking access from the street.
3. Where an alley is not present, parking and services shall be accessed by a 10 ft wide, maximum, driveway.
4. On a corner lot without access to an alley, parking and services shall be accessed from the side street, by a 16 ft wide, maximum, driveway.

F. Outdoor Space

1. At least 10% of the lot area shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, and decks.
3. Landscaped outdoor space shall be planted with native or adapted landscape.

G. Frontage

1. Permitted Frontage Types

Permitted Frontage Type		See Section
Yard & Porch	✓	6.1
Stoop	✓	6.2
Fence & Hedge	✗	-
Front-loaded Garage	✗	-
Residential Terrace	✓	6.5
Shopfront	✗	-
Commercial Terrace	✗	-
Industrial Shop	✗	-
✓ = Permitted; ✗ = Not Permitted		

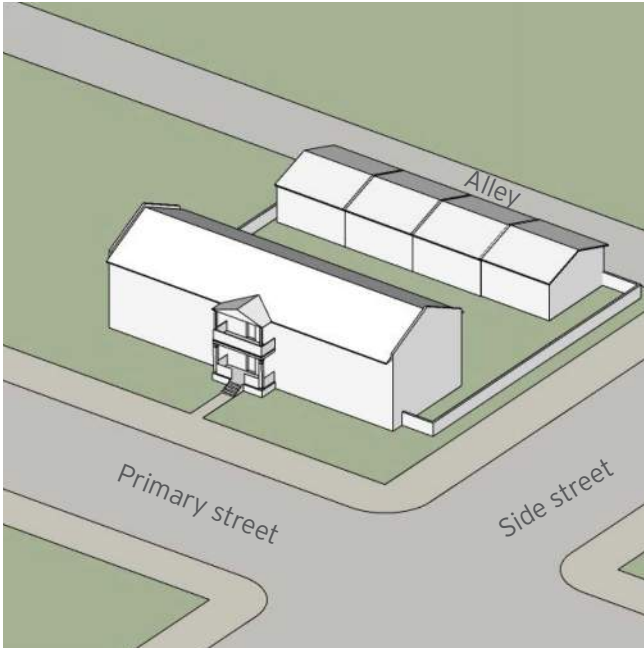
2. A dwelling's ground level shall be designed so that living rooms, family rooms, kitchens, and other common, communal spaces rather than sleeping and service rooms, are oriented toward the fronting street.

H. Additional Standards

None.



Multi-Level Courtyard Illustrative Photo



5.7 Walkup Dwelling

A. Intent Statement

A structure that consists of four to 12 dwelling units accessed from one common staircase accommodating up to four units per floor.

B. Lot Size

1. Lot Width: 50 ft min.
2. Lot Depth: 100 ft min.

C. Building Massing

1. Upper stories may occupy the full ground floor footprint area.
2. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 50% of the ground floor footprint area.
3. Building faces abutting side streets or yards shall provide at least one horizontal plane break of at least three feet, and one vertical plane break of at least two feet.
4. Where the building is repeated, it shall front the primary street or the perimeter of a block.

5. Repeated buildings shall be provided with different materials, colors and/or architectural styles, so as to not appear as a project.
6. No more than three Walkup Dwellings shall be joined end-to-end. In such cases, no more than two adjoining structures shall repeat the same facade.
7. Notwithstanding above, a fourth Walkup Dwelling containing no more than three units per floor may be added to the string if it turns the corner.

D. Access

1. All units shall be accessed from a common stair lobby. However, ground floor units may also be accessed from the primary street.
2. Primary pedestrian access to the common stair lobby shall be provided from the street. A second access may be provided from the rear.
3. Primary pedestrian access is not permitted from an alley.
4. Where an alley is present, parking and services shall be accessed through the alley except that lots that are 60 ft or wider may provide parking access from the street.
5. Where an alley is not present, parking and services may be accessed by a 12 ft wide, maximum, driveway or adjoining lot.
6. On a corner lot without access to an alley, parking and services shall be accessed from the side street, by a 16 ft wide, maximum, driveway.

E. Parking and Service

1. Parking shall be accommodated as tuck-under in the rear of the building, at grade in the rear of the lot, in a common surface lot in the middle of the block, or against an alley.
2. Where an alley is present, surface lots that face the alley shall be screened from view from the side street by a garden wall, fence or hedge.
3. Where an alley is present, services, utilities and trash container areas shall be located adjacent to the alley.

F. Outdoor Space

1. At least 15% of the lot area shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are porches, patios, verandas, balconies, yards, and decks.
3. Landscaped outdoor space shall be planted with native or adapted landscape.

G. Frontage

1. Permitted Frontage Types

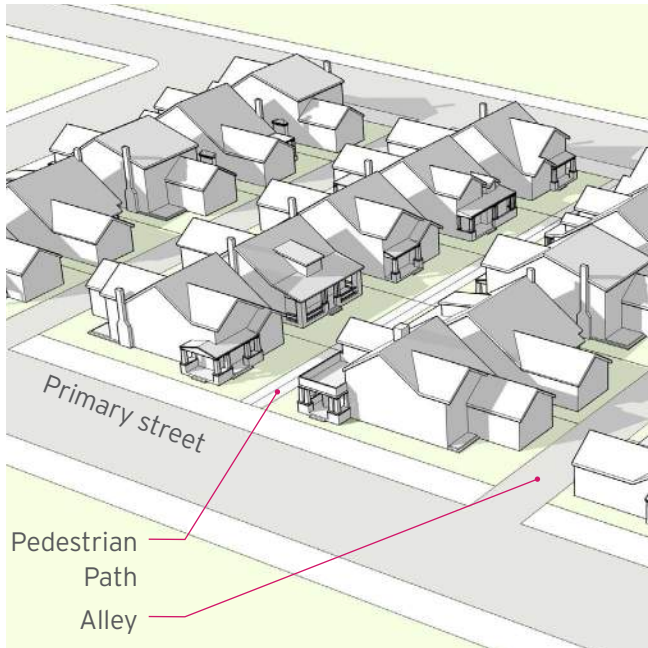
Permitted Frontage Type		See Section
Yard & Porch	✓	6.1
Stoop	✓	6.2
Fence & Hedge	✗	-
Front-loaded Garage	✗	-
Residential Terrace	✓	6.5
Shopfront	✗	-
Commercial Terrace	✗	-
Industrial Shop	✗	-
✓ = Permitted; ✗ = Not Permitted		

H. Additional Standards

None.



Walkup Dwelling Illustrative Photo



5.8 Rosewalk

A. Intent Statement

Four or more detached dwellings arranged on either side of a pedestrian path accommodated in an easement from which the primary entrances are accessed.

B. Lot Size

1. Lot Width: 27 ft min. to 50 ft maximum
2. Lot Depth: Not regulated

C. Building Massing

1. Maximum building dimension along primary street frontage or common green: 40 feet
2. Side street building façades longer than 50 ft in length shall provide at least one plane break of at least two feet.
3. Upper stories may occupy the full ground-floor footprint area.
4. Attic space not exceeding 75% of the ground-floor area may be occupied and not count as a story.

D. Access

1. The primary entrance to the dwelling shall be accessed directly from and face the street or the pedestrian path.
2. Primary pedestrian access is not permitted from an alley.
3. The pedestrian path shall connect to a street or Open Space, not an alley or driveway.
4. Parking and services shall be accessed through an alley.

E. Parking and Service

1. Parking shall be accommodated at grade on the lot, in a carport, or in a garage.
2. Garages may be attached or detached from the primary dwelling and they shall face the alley.
3. Services, utilities and trash container areas shall be located on the alley.

F. Outdoor Space

1. At least 20% of the lot area shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated terraces, porches, patios, verandas, balconies, yards, decks, and pedestrian paths.
3. Landscaped outdoor space shall be planted with native or adapted landscape.
4. Required outdoor space can be shared between adjacent Building Types, as long as the cumulative minimum requirements for each type are satisfied.
5. The front setback along the pedestrian path shall be at least 15 ft from the center-line of the sidewalk resulting in a building face-to-face dimension of at least 30 ft.
6. Unenclosed porches and patios may encroach into the front setback by up to 7 ft.
7. Enclosed porches or bay windows may encroach into the front setback by up to 3 ft.

G. Frontage

1. Permitted Frontage Types

Permitted Frontage Type		See Section
Yard & Porch	✓	6.1
Stoop	✓	6.2
Fence & Hedge	✗	-
Front-loaded Garage	✗	-
Residential Terrace	✓	6.5
Shopfront	✗	-
Commercial Terrace	✗	-
Industrial Shop	✗	-
✓ = Permitted; ✗ = Not Permitted		

2. A dwelling's ground level shall be designed so that living rooms, family rooms, kitchens, and other common, communal spaces rather than sleeping and service rooms, are oriented toward the fronting street and/or pedestrian path.

H. Additional Standards

1. The pedestrian path shall be a minimum of five ft in width.
2. Fences, walls or hedges are allowed along the pedestrian path, provided they are setback from the walkway by at least two feet and are no taller than four feet.
3. Distance between dwellings (side-to-side): 5 ft minimum.



Rosewalk Illustrative Photo



5.9 Carriage House

A. Intent Statement

A structure composed of residential units above at least partially-enclosed ground-floor parking spaces. The parking is accessed from an alley or surface parking lot, while the residential units are accessed from the street or pedestrian path. The residential space need not be directly connected to the parking. Especially suitable as liner buildings, Carriage Houses can be used to screen surface parking lots from the primary street.

B. Lot Size

N/A

C. Building Massing

1. A second story may occupy the full ground floor footprint area.
2. Building Depth: Between 20 and 36 feet.
3. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 50% of the ground floor footprint area.

4. Façade strings shall have at least one encroachment per 100 linear feet, such as a porch, balcony, or plane break. The combined length of plane breaks shall occupy at least 10% of the façade length.
5. Building faces abutting side streets or yards shall provide at least one horizontal plane break of at least three feet, and one vertical plane break of at least two feet.

D. Access

1. The primary entrance to the building shall be accessed directly from and face the street or pedestrian path.
2. A secondary entrance may be provided from the rear parking spaces.
3. Parking and services shall be accessed through the alley or surface parking lot.

E. Parking and Service

1. Parking spaces shall face the alley or surface parking lot and be screened from view from the side street by a garden wall, fence or hedge.
2. Parking spaces shall not face fronts of Carriage Houses.
3. Parking spaces do not have to correspond with the residential unit above.
4. Parking spaces do not need to be fully enclosed.
5. Services, utilities, and trash container areas shall be located on the alley or in the surface parking lot.

F. Outdoor Space

Where optional outdoor space is provided it shall be landscaped with native or adapted landscaping or Hardscaped. Permeable paving is encouraged.

G. Frontage

1. Permitted Frontage Types

Permitted Frontage Type		See Section
Yard & Porch	✓	6.1
Stoop	✓	6.2
Fence & Hedge	✗	-
Front-loaded Garage	✗	-
Residential Terrace	✓	6.5
Shopfront	✓	6.6
Commercial Terrace	✓	6.7
Industrial Shop	✓	6.8
✓ = Permitted; ✗ = Not Permitted		

2. A Carriage House's ground floor shall be designed so that living rooms, family rooms, kitchens, and other common, communal spaces faces the street.

H. Additional Standards

None.



Carriage House Illustrative Photo



5.10 Urban Block

A. Intent Statement

A highly-flexible building designed for occupancy by a variety and/or combination of uses such as retail, service, office and residential uses.

B. Lot Size

N/A

C. Building Massing

1. The first three stories may occupy the full allowed ground floor footprint area. The fourth floor and above shall only occupy a maximum of 75% of the ground-floor footprint area, with exterior walls stepped back (see example images).
2. Façades greater than 175 ft in length must have at least one plane break of at least 20 ft in length and 10 ft in depth. Additionally, there should be a plane break every 200 ft.

D. Access

1. Primary access to ground-floor spaces shall occur at a maximum interval of 60 ft.
2. Ground-floor businesses fronting streets or open spaces shall provide the primary entrance facing the street or open space. As a primary entrance, it shall be open and accessible during regular business hours.
3. Primary entrances to upper floor establishments shall be accessed through one or more of the following:
 - a. an interior courtyard.
 - b. a lobby that is accessed directly from the street or a surface parking lot in the rear of the building
 - c. Stoops entered from the street.

E. Parking and Service

1. Parking may be accommodated in an underground garage, surface lot behind the building, tuck-under, or a combination thereof.
2. Parking lots and garages shall be located at the rear of the building and screened from adjacent streets with walls, fences, or hedges.
3. Where an alley is present:
 - a. parking shall be accessed through the alley.
 - b. services, aboveground equipment, and trash container areas shall be located on the alley.
4. Where an alley is not present, parking entrances to garages and/or driveways shall be located as close to the side or rear of the lot.

F. Outdoor Space

1. At least 5% of the ground-floor footprint area of the Urban Block building shall be provided as outdoor space.
2. Outdoor space types that count toward the satisfaction of the required amount of outdoor space are elevated Terraces, porches, patios, verandas, balconies, and decks.

G. Frontage

1. Permitted Frontage Types

Permitted Frontage Type		See Section
Yard & Porch	X	-
Stoop	✓	6.2
Fence & Hedge	X	-
Front-loaded Garage	X	-
Residential Terrace	X	-
Shopfront	✓	6.6
Commercial Terrace	✓	6.7
Industrial Shop	✓	6.8
✓ = Permitted; X = Not Permitted		

2. When an Urban Block's ground level is nonresidential, it shall be designed so that the ground floor areas are made up primarily of retail, office or work space, visible in part, to the public through ground-floor windows.
3. The ground floor shall have a minimum of 65 percent transparency, measured along the length of the primary building frontage. Transparency refers to an open view into the building, such as a window.

H. Additional Standards

None.



Urban Block Illustrative Photo



5.11 Large Format - Type I

A. Intent Statement

The Large Format Type I building accommodates the need for large-footprint anchor retailers or cinemas while providing active uses at secondary frontages. Ground-floor storefronts or other liner uses avoid exposing blank walls on street fronts.

B. Lot Size

N/A

C. Building Massing

1. The maximum anchor floor plate is 60,000 sf. The City may grant an exception through Design Review approval for assembly uses, entertainment uses, and other tenant types that align with the City's economic development objectives.
2. Façade width: No limit, except that a maximum of 150 ft of the anchor use may be exposed to a building frontage line. Anchor buildings that are longer than 150 ft must be lined with other uses for the portion of the frontage exceeding 150 ft.

D. Access

1. Primary access to each ground-floor anchor shall be directly from the street and shall occur at a maximum interval of 200 ft. Liner buildings shall be accessible directly from the street and shall occur at a maximum interval of 60 ft. All retail spaces should be accessed from a ground-floor, single-tenant entry along a street, courtyard, or alley.
2. Primary retail entrances shall remain accessible and unlocked during regular business hours.
3. In addition to the building's required primary entrances, there may be ancillary entrances to the building from parking garages and areas.

E. Parking and Service

1. Parking may be accommodated in an underground garage, rooftop garage, surface lot behind the building, or a combination thereof.
2. Parking lots and garages shall be located at the rear of the building and screened from adjacent streets with walls, fences, or hedges.
3. Where an alley is present:
 - a. parking shall be accessed through the alley.
 - b. services, aboveground equipment, and trash container areas shall be located on the alley.
4. Where an alley is not present, parking entrances to garages and/or driveway shall be located as close to the side or rear of the lot.

F. Outdoor Space

Where optional outdoor space is provided it shall be landscaped with native or adapted landscaping or Hardscaped. Permeable paving is encouraged.

G. Frontage

1. Permitted Frontage Types

Permitted Frontage Type		See Section
Yard & Porch	X	-
Stoop	X	-
Fence & Hedge	X	-
Front-loaded Garage	X	-
Residential Terrace	X	-
Shopfront	✓	6.6
Commercial Terrace	✓	6.7
Industrial Shop	✓	6.8
✓ = Permitted; X = Not Permitted		

2. A Large Format - Type I Building Type shall be designed so that the ground floor areas, are made up primarily of retail, office or work space, visible, in part to the public, through ground floor windows.
3. The ground floor shall have a minimum of 65 percent transparency, measured along the length of the primary building frontage. Transparency refers to an open view into the building, such as a window.

H. Additional Standards

None.



Large Format Illustrative Photo



Large Format Illustrative Photo



5.12 Large Format - Type II

A. Intent Statement

The Large Format Type II building accommodates the need for large-footprint anchor retailers or cinemas at the interior of the lot while providing active uses along primary streets in the form of Urban Block or other liner buildings. Ground-floor shopfronts or other liner uses shall be utilized to avoid exposing blank walls on street fronts.

B. Lot Size

N/A

C. Building Massing

1. The maximum anchor floor plate is 80,000 sf. The City may grant an exception for assembly uses, entertainment uses, and other tenant types that align with the City's economic development objectives.
2. Façade Width: No limit

D. Access

1. Primary access to each ground-floor anchor is typically from the parking. Liner buildings shall be either attached to the anchor, or detached and align the primary street. These shall be accessible directly from the street and the parking and shall occur at a maximum interval of 60 ft. All retail spaces along streets should be accessed from a ground-floor, single-tenant entry along a street, courtyard, or alley.
2. Retail entrances along street frontages shall remain accessible and unlocked during regular business hours.
3. In addition to the building's required primary entrances, there may be ancillary entrances to the building from parking areas and garages.

E. Parking and Service

1. Parking may be accommodated in a surface lot, or roofdeck or any combination thereof.
2. Parking lots may front the large format building provided that at least 70% of the perimeter of the parking is screened by Liner buildings which are accessible from the perimeter streets.
3. Where an alley is present services, above ground equipment, and trash container areas shall be located on the alley.

F. Outdoor Space

Where optional outdoor space is provided it shall be landscaped with native or adapted landscaping or Hardscaped. Permeable paving is encouraged.

G. Frontage

1. Permitted Frontage Types

Permitted Frontage Type		See Section
Yard & Porch	X	-
Stoop	X	-
Fence & Hedge	X	-
Front-loaded Garage	X	-
Residential Terrace	X	-
Shopfront	✓	6.6
Commercial Terrace	✓	6.7
Industrial Shop	✓	6.8
✓ = Permitted; X = Not Permitted		

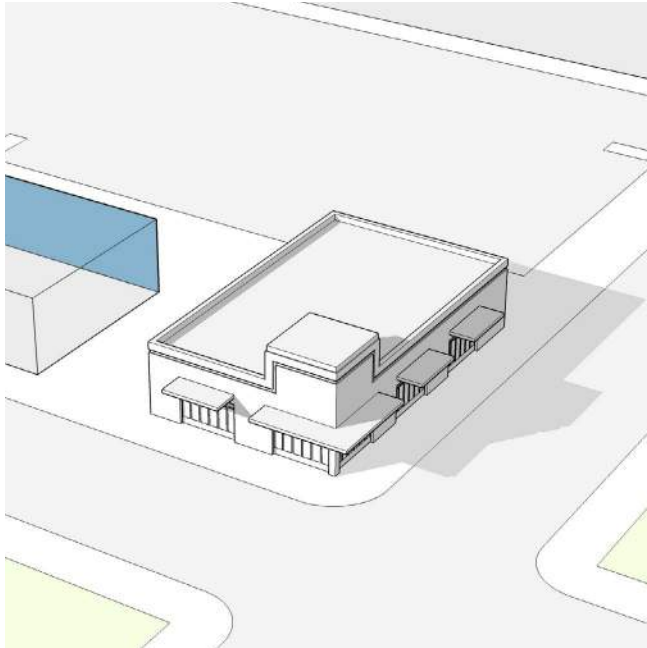
2. A Large Format - Type II Building Type as well as its associated Liner buildings shall be designed so that the ground floor areas are made up primarily of retail, office, or work space visible in part, to the public through ground-floor windows.

H. Additional Standards

None.



Large Format Illustrative Photo



5.13 Flex Building

A. Intent Statement

A small square foot freestanding building designed for commercial use. Flex Buildings are especially suitable as liner buildings that screen surface parking from the primary street.

B. Lot Size

N/A

C. Building Massing

A second story may occupy the full ground floor footprint area.

D. Access

1. Primary access to ground-floor spaces shall be directly from the street.
2. Access is also permitted from adjacent surface parking, but not in lieu of street frontage access.
3. Building and retail entrances fronting primary and side streets shall remain accessible and unlocked during regular business hours.

E. Parking and Service

1. Parking may be accommodated in a surface lot behind the building, tuck-under, or a combination thereof.
2. Where an alley is present:
 - a. parking shall be accessed through the alley.
 - b. services, aboveground equipment, and trash container areas shall be located on the alley.

F. Outdoor Space

Where optional outdoor space is provided it shall be landscaped with native or adapted landscaping or hardscaped. Permeable paving is encouraged.

G. Frontage

1. Permitted Frontage Types

Permitted Frontage Type		See Section
Yard & Porch	✗	-
Stoop	✗	-
Fence & Hedge	✗	-
Front-loaded Garage	✗	-
Residential Terrace	✗	-
Shopfront	✓	6.6
Commercial Terrace	✗	-
Industrial Shop	✓	6.8
✓ = Permitted; ✗ = Not Permitted		

H. Additional Standards

None.



Flex Building Illustrative Photo



CHAPTER 6 FRONTAGE TYPE STANDARDS

A building's frontage is the interface between the public realm and private development. This SPA recognizes that the successful design of this interface significantly contributes to the realization of an active and engaging urban environment.

Buildings within the SPA have ground-floor frontages that are human-scaled, provide visual interest, and access to ground-floor uses. This chapter provides a palette of prototypical Frontage Types that are permitted. Multiple Frontage Types may be applied to a single building to respond to varying use conditions along a frontage. Standards include dimensional criteria, criteria for openings.

Explanation of Standards

The Frontage Type Standards cover the following:

A. Intent Statement

This statement describes the building-to-street relationship that each Frontage Type is meant to achieve.

B. Entries

These standards address entries at the blockfronts, not those that are internal to the site.

C. Dimensions

Specific dimensions of features like massing, entry height, openings, and setbacks are delineated here.

D. Paving and Landscaping

This standard addresses the area between the property line and building face.

E. Furnishing Zone

This standard addresses furnishing within front setbacks.

F. Additional Standards and Guidelines

These Standards and Guidelines provide additional direction in shaping the appropriate building-to-street relationship. They address glazing at the ground floor, frontages, and entries.

6.1 Yard & Porch

A. Intent Statement

Yards provide a physical transition from the sidewalk/public realm to the building/private realm. Porches are highly encouraged for community building by facilitating neighbor-to-neighbor interaction and visibility, and activate street frontages with residents that provide “eyes on the street.”

B. Entries

1. Single-family dwellings should have primary entries accessible directly from the sidewalk/public realm.
2. When porches are incorporated, they shall be placed on the primary façade and entrance of a dwelling.

C. Dimensions

1. Porch Width: 8 ft min.
2. Porch Depth: 6 ft min.

D. Paving and Landscaping

1. Yards shall be landscaped with native or adapted landscaping.
2. Walks shall be paved with hardscape including pavers, decomposed granite or other durable material.

E. Furnishing Zone

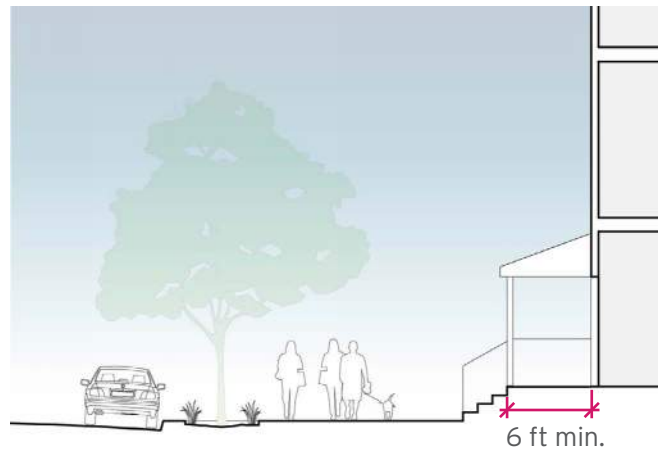
N/A

F. Additional Standards and Guidelines

Porches may encroach into front yard setbacks, but shall not encumber a PUE. See Section 4.2.C Building Placement.



Yard & Porch Illustrative Photo



Yard & Porch Conceptual Diagram

6.2 Stoop

A. Intent Statement

Stoops are elevated entry stairs, placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks and may be covered.

B. Entries

Stoops shall be placed on the primary façade and entrance of a dwelling.

C. Dimensions

1. Stoop Width (including steps): 4 ft min.
2. Stoop Depth (including steps): 4 ft min.

D. Paving and Landscaping

1. Yards shall be landscaped with native or adapted landscaping.
2. Walks shall be paved with hardscape including pavers, decomposed granite or other durable material.

E. Furnishing Zone

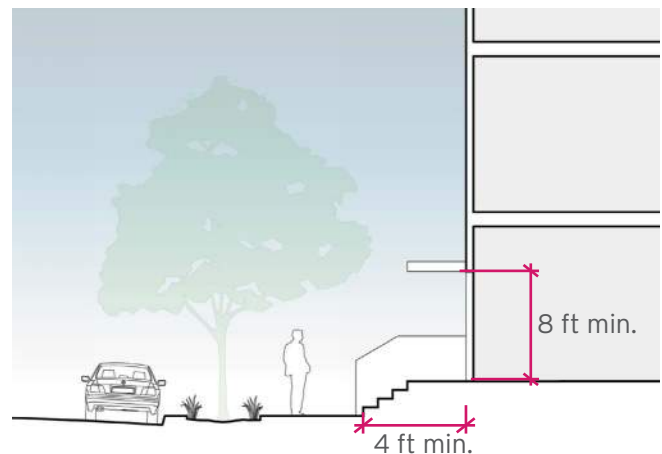
N/A

F. Additional Standards and Guidelines

1. Stoops may encroach into front yard setbacks, but shall not encumber a PUE. See Section 4.2.C Building Placement.
2. Awnings, canopies, and shed roofs may cover stoops and shall be located at least 8 feet above the landing.



Stoop Illustrative Photo



Stoop Conceptual Diagram

6.3 Fence & Hedge

A. Intent Statement

Fence & Hedge frontages provide a green buffer for residential ground-floor uses at heavily-trafficked streets. The Fence & Hedge frontages provide privacy.

B. Entries

Entries shall be recessed behind Fence & Hedge. There shall be a break for pedestrian access at least every 200 ft.

C. Dimensions

1. Fence & Hedge maximum height: 4-6 feet measured from the sidewalk grade
2. Planting strip between sidewalk and hedge: 18 inches

D. Paving and Landscaping

1. Yards shall be landscaped with native or adapted landscaping.
2. Walks shall be paved with hardscape including pavers, decomposed granite or other durable material.

E. Furnishing Zone

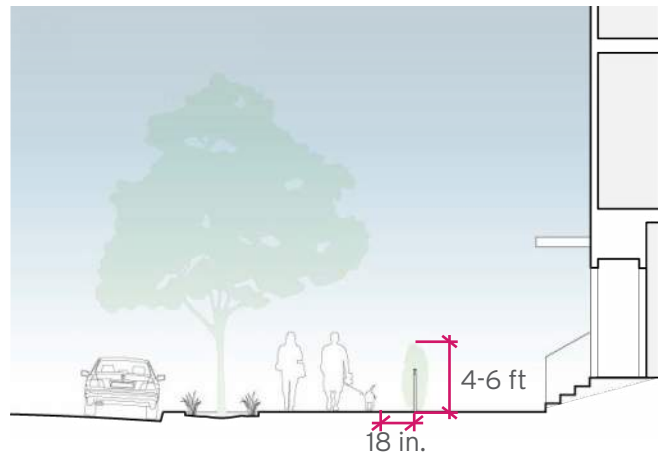
N/A

F. Additional Standards and Guidelines

1. Hedge shall be designed, planted, and maintained such that after 5-10 years of regular growth, the hedge is thick enough to obscure the fence.
2. Fence tops shall not be visible above hedge upon maturation of landscaping.



Fence and Hedge Illustrative Photo



Fence and Hedge Conceptual Diagram

6.4 Front-loaded Garage

A. Intent Statement

Front-loaded garages for single-family dwellings are only appropriate for lots without alley access. The garage is setback from the primary face of the building so that the street frontage is human-scaled and occupied by habitable uses that provide “eyes on the street.”

B. Entries

1. Front-loaded garage facades must have distinct pedestrian and automobile entries.
2. Front-loaded garages must be used in conjunction with either a Yard & Porch or Stoop Frontage Type for pedestrian access.

C. Dimensions

The garage must be setback from the primary face of the building a minimum of 20 ft.

D. Paving and Landscaping

1. Yards shall be landscaped with native or adapted landscaping.
2. Walks shall be paved with hardscape including pavers, decomposed granite or other durable material.

E. Furnishing Zone

N/A

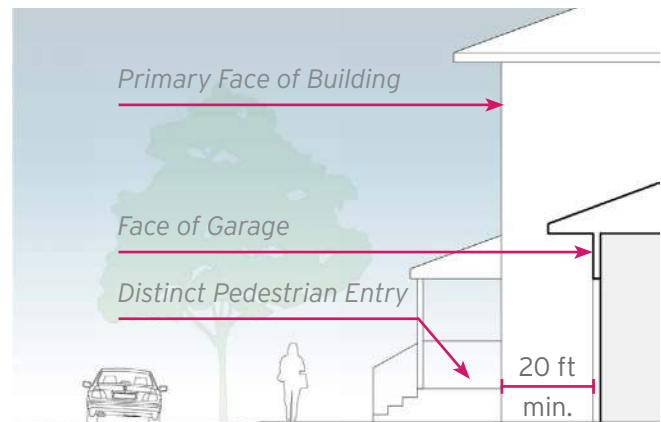
F. Additional Standards

1. Yard & Porch and Stoop frontages may encroach into front yard setbacks, but shall not encumber a PUE. See Section 4.2.C Building Placement.
2. See Section 8.9 (Driveways and Site Access) for driveway width standards.



Front-Loaded Garage Conceptual Rendering

Rendering of house showing the garage Setback at least 20 feet from the Primary Face of the Building.



Front-Loaded Garage Conceptual Diagram

6.5 Residential Terrace

A. Intent Statement

An elevated terrace separates and sets back the facade from the sidewalk and street. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are also useful to accommodate grade changes in the topography.

B. Entries

Terraces shall be accessed from the building or directly from the adjacent sidewalk.

C. Dimensions

1. Terraces shall be raised up to three feet above the adjacent sidewalk.
2. The overall height of the perimeter wall or fence shall not exceed six feet above the sidewalk level.
3. Terraces shall be at least seven feet deep.

D. Paving and Landscaping

1. Yards shall be landscaped with native or adapted landscaping.
2. Walks shall be paved with hardscape including pavers, decomposed granite or other durable material.

E. Furnishing Zone

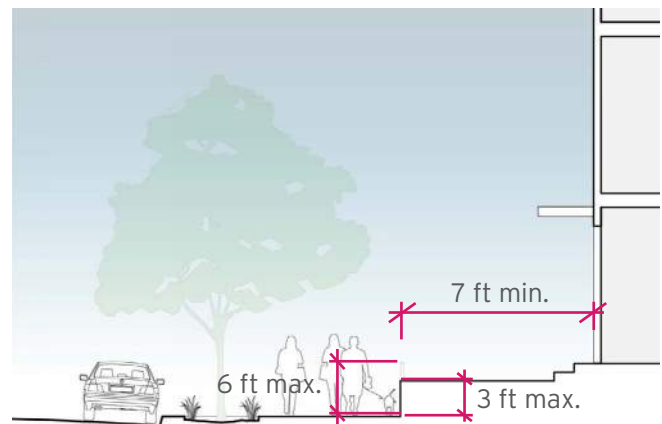
N/A

F. Additional Standards and Guidelines

N/A



Residential Terrace Illustrative Photo



Residential Terrace Conceptual Diagram

6.6 Shopfront

A. Intent Statement

Shopfronts provide direct access to ground-floor spaces that are located adjacent to the sidewalk. Shopfronts are typically associated with retail uses but may accommodate other uses. Where permitted, shopfront frontages may provide outdoor seating areas and outdoor displays.

B. Entries

Entries shall be set at the adjacent sidewalk or within an alcove that is adjacent to a sidewalk.

C. Dimensions

1. Shopfronts shall be between 12 to 25 ft high, measured from the finished floor to the bottom of the ceiling of the shopfront space.
2. Shopfront spaces shall be set no more than 12 inches above the adjacent sidewalk at the primary entrance.

D. Paving and Landscaping

Shopfront setbacks shall be hardscaped with a paving palette complementary with the overall streetscape.

E. Furnishing Zone

1. Where permitted, outdoor seating may be provided in front setbacks.

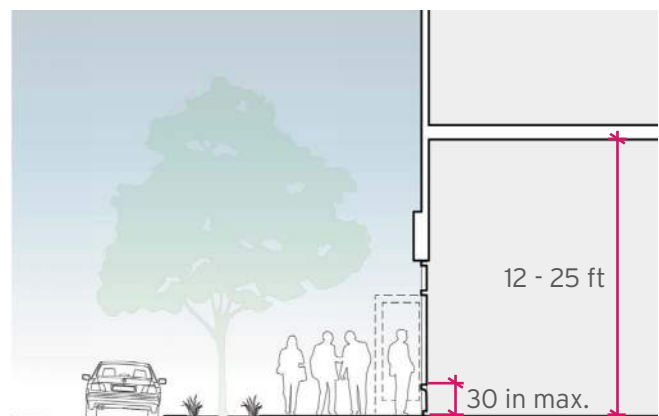
2. Product displays (e.g. flowers, food, merchandise displays) are encouraged near shopfront entries.

F. Additional Standards and Guidelines

1. At least 60% of the shopfront façade area at the ground floor shall be glazed. Glazing shall be transparent and clear; opaque, highly reflective, and dark tinting are not permitted. The sill height of a shopfront window shall be no more than 30 inches high measured from the adjacent finished sidewalk. See Figure X.
2. Product displays and window coverings shall not obscure more than 40% of the glazing area so as to provide clear visibility into the shopfront space from the adjacent sidewalk.
3. Unoccupied shopfronts shall be temporarily covered from the inside with white or light color paper, fabric or film, which may contain a graphic image or otherwise permitted sign.
4. The maximum length of blank walls facing the street is limited to 15 horizontal feet for any one stretch.
5. Awnings, signs, etc. shall be located at least 8 feet above the ground-floor level.



Shopfront Illustrative Photo



Shopfront Conceptual Diagram

6.7 Commercial Terrace

A. Intent Statement

The Commercial Terrace has a building entry and outdoor space at a different grade than the adjoining street and public sidewalk. This outdoor space may be used for dining and seating, or limited outdoor goods display. This type is differentiated from the Shopfront which is at grade with the street/sidewalk.

B. Entries

Terraces shall be accessed from the building or directly from the adjacent sidewalk.

C. Dimensions

1. Terraces shall be raised up to three feet above the adjacent sidewalk.
2. Terraces shall be at least seven feet deep.
3. Terraces shall be recessed from the frontage line up to eight feet.
4. The terrace frontage shall be designed to be subdivided into 30-foot bays for commercial leasing flexibility and functionality.

D. Paving and Landscaping

N/A

E. Furnishing Zone

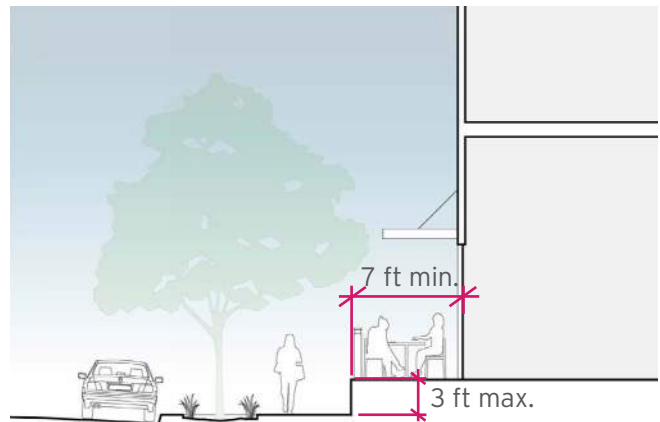
1. Terraces shall be clearly delineated with permeable fencing, low walls or landscaping.
2. Product displays shall not abut the fence, wall or landscaping adjacent to the sidewalk.
3. Product displays shall not exceed 40% of the terrace floor area.

F. Additional Standards and Guidelines

1. Terraces must be setback sufficiently from the curb to accommodate the pedestrian right-of-way and street trees.
2. Awnings, signs, etc. shall be located at least eight feet above the terrace floor area.



Commercial Terrace Illustrative Photo



Commercial Terrace Conceptual Diagram

6.8 Industrial Shop

A. Intent Statement

Industrial Shop frontages are intended for urban or industrial settings where large street-facing openings are needed or desired. Examples include, but are not limited to, roll up doors and sliding glass walls (e.g. nanawall), which may be featured in restaurants/breweries/coffee shops and some retail spaces. Industrial Shops may be elevated from the sidewalk.

B. Entries

Industrial Shops shall be accessed from the building or directly from the adjacent sidewalk.

C. Dimensions

1. Industrial Shops shall be raised up to three feet above the adjacent sidewalk.
2. Industrial Shops shall have a minimum of seven feet deep of usable building area behind the opening.
3. Industrial Shops shall be recessed from the frontage line up to eight feet.

D. Paving and Landscaping

Industrial Shops on grade with the sidewalk shall be hardscaped with a paving palette complementary with the overall streetscape.

E. Furnishing Zone

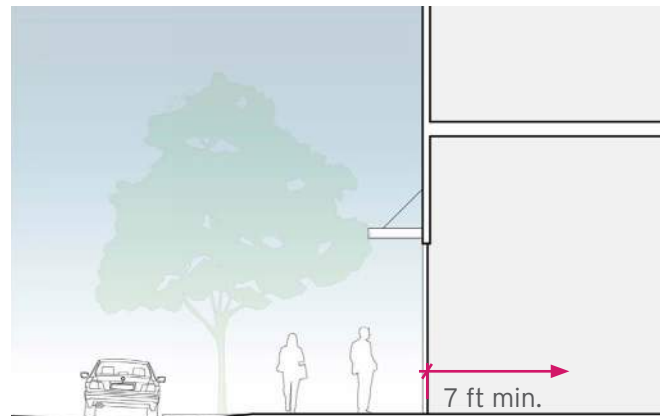
N/A

F. Additional Standards and Guidelines

1. The Industrial Shop must be setback sufficiently from the curb to accommodate the pedestrian right-of-way and street trees.
2. Awnings, signs, etc. shall be located at least eight feet above the ground-floor level.



Industrial Shop Illustrative Photo



Industrial Shop Conceptual Diagram



CHAPTER 7 STREET TYPE STANDARDS

The requirements of this chapter are intended to ensure that streets within the LEA are developed in a manner that create a vibrant, mixed-use, pedestrian-environment; to promote a healthy and safe community; and to implement the policies of the Elk Grove General Plan and the LEA Community Plan.

- A. Supersession. The provisions of this chapter supersede the provisions of the City of Elk Grove Improvement Standards to the extent there are conflicts between this SPA and the Improvement Standards. In the event the Improvement Standards are updated subsequent to adoption of this SPA relative to minimum required pedestrian or bicycle facilities, the Community Development Director shall determine the applicable standard to apply.
- B. Conformity to the Regulating Plan. Street locations shall conform to the Regulating Plan, and ultimate alignments shall be determined through approval of site-specific tentative and final subdivision maps.
- C. General Standards.
 1. New streets (and the blocks they form) proposed as part of a development project shall follow all required regulating standards.
 2. These standards shall apply to both public and private streets.
 3. Cul-de-sacs and dead-end streets shall not be permitted except that the City may approve a cul-de-sac when there is a physical barrier - such as a rail line, public utility, limited access highway, or steep undevelopable slope - that prevents the construction of a through street, and that there is no reasonable way to provide vehicular access to a connecting street as determined by the Community Development Director.
 4. The arrangement of new streets shall provide for their continuation between adjacent properties.
 5. Generally, turf lawns are prohibited within all parkways and medians. Parkway shall be flush with the sidewalk.

D. Technical Standards

1. Vertical and Horizontal curves and street geometry shall comply with the City Improvement Standards or as otherwise determined by the Public Works Director except as noted below.
2. Minimum centerline radius of horizontal curves shall be as provided in the Improvement Standards, or as otherwise determined by the Public Works Director.
3. Minimum curb return radius shall be 25 ft for local road-to-local road intersections and 30 ft for collector intersections.
4. Minimum length of tangent between reverse curves shall be 100 ft for local roads and 200 ft for collector roads.

E. Intersection Standards

1. Vehicular intersection density shall average no less than 150 intersections per square mile.
2. Street intersections shall be spaced 150 ft minimum from centerlines.
3. Streets shall be at approximately right angles within 70 feet of the center of an intersection and grades shall be limited to 3%.
4. Wherever two streets intersect at an angle of less than 75°, special pavement, channelization, right-of-way and/or sight easement restrictions may be required by the City Engineer.
5. Intersections with a street of more than three travel lanes (including turn lanes), shall provide high-visibility continental crosswalk markings and advanced stop bars located at least eight feet in advance of the crosswalk. See Figure 7-0.

6. Wherever a pedestrian must cross more than three travel lanes (including turn lanes), intersections shall employ at least two of the following safety techniques:
 - a. Curb extensions;
 - b. Pedestrian safety islands;
 - c. Leading pedestrian intervals;
 - d. Right-turn-on-red restrictions;
 - e. Raised crosswalks/speed tables;
 - f. Raised intersections.



Curb Extension Illustrative Photo

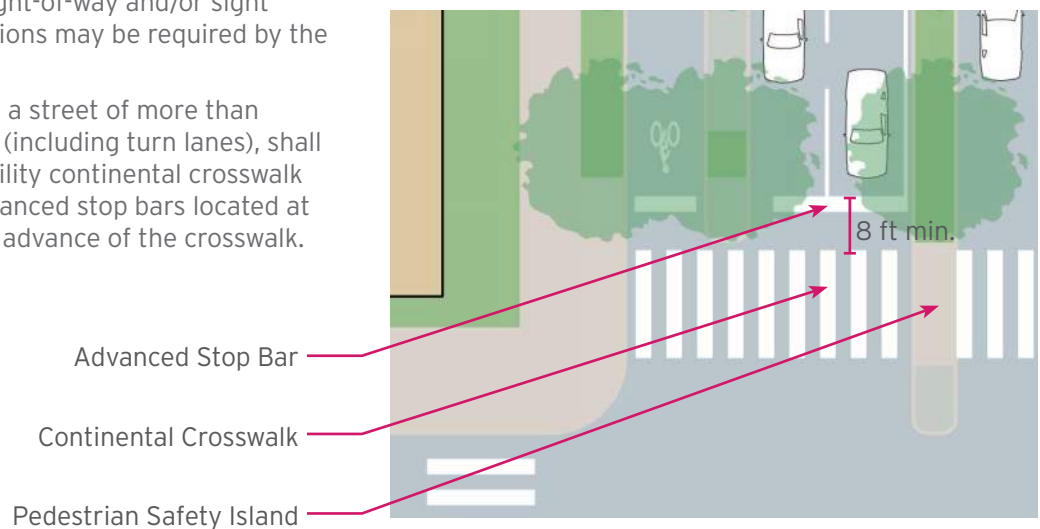


Figure 7-0 Safe Intersection Diagram

7.1 Arterial Street with Transit

A. Intent Statement

The Arterial Street with Transit is a multi-modal street that provides dedicated space for pedestrians, bicycles, high-quality transit and passenger vehicles within an active mixed-use environment.

B. Dimensions

1. Overall ROW: 100 ft
2. The setback dimension is determined by Transect zone (see Chapter 4).
3. The transit median will be wider at station locations pursuant to SacRT design standards.

C. Pedestrian Zone

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10 Sidewalk Use and Connectivity).
2. Pedestrian road crossings shall employ curb extensions and protected median refuges to shorten the length of crosswalks.

D. Parkway Zones.

1. Roadway Parkway Zone. Parkway zone adjacent to right-of-way without on-street parking and located between the roadway and sidewalk.
 - a. Street trees and native or adapted landscaping shall be planted within the parkway in continuous planters.
 - b. Street furniture and pedestrian/bicycle amenities, such as benches and bicycle racks, shall be provided where appropriate (see Chapter 10 Sidewalk Use and Connectivity).
2. Bikeway Parkway Zone. Parkway zone adjacent to right-of-way without on-street parking and located between the roadway and bicycle facility.
 - a. Street trees, native or adapted low-story landscaping, and LID features shall be planted within the parkway in continuous planters and/or a combination of tree grates and pavement.
 - b. Street furniture such as benches and bicycle racks are discouraged within the bikeway parkway zone, but may be allowed on a case-by-case basis subject to approval by the Community Development Director.

3. Buffer Parkway Zone. Parkway zone located between a bicycle facility and the sidewalk.

- a. Street trees shall be planted to buffer the bicycle facility from the sidewalk within the parkway in pits with tree grates.
- b. Tree grates shall be 5 ft by 5 ft with breakout rings unless approved in narrow buffer zones.
- c. Parkway shall be paved to provide pedestrian and bicycle amenities, such as benches and bicycle racks (see Chapter 10 Sidewalk Use and Connectivity).
- d. Low-story landscaping is not allowed unless in movable pots.

E. Setback Areas

1. Nonresidential ground floors.
 - a. Setbacks shall be paved and at the grade of the sidewalk.
 - b. Street furniture, product displays, and outdoor dining are permitted.
 - c. Landscaping shall be limited to plantings in movable planters.
2. Residential ground floors.
 - a. Setbacks shall be landscaped and may be raised a maximum of three feet above the adjacent sidewalk.
 - b. Setbacks shall be landscaped with native or adapted landscaping.
 - c. Walks shall be paved with hardscape including pavers, decomposed granite, or other durable material.

F. Bicycle Facilities

1. A raised two-way cycle track shall be provided on one side of the street.
2. Cycle tracks shall be paved with a different color and/or material to differentiate it from the sidewalk.

G. Additional Standards and Guidelines

Outdoor dining is permitted within the setback adjacent to the operating ground-floor use and within the parkway/furnishing zones. Outdoor dining areas may encroach into the sidewalk provided that a minimum five foot clear pedestrian path remains accessible. Outside of business hours, furniture shall be stored indoors or stacked and secured within the setback area.

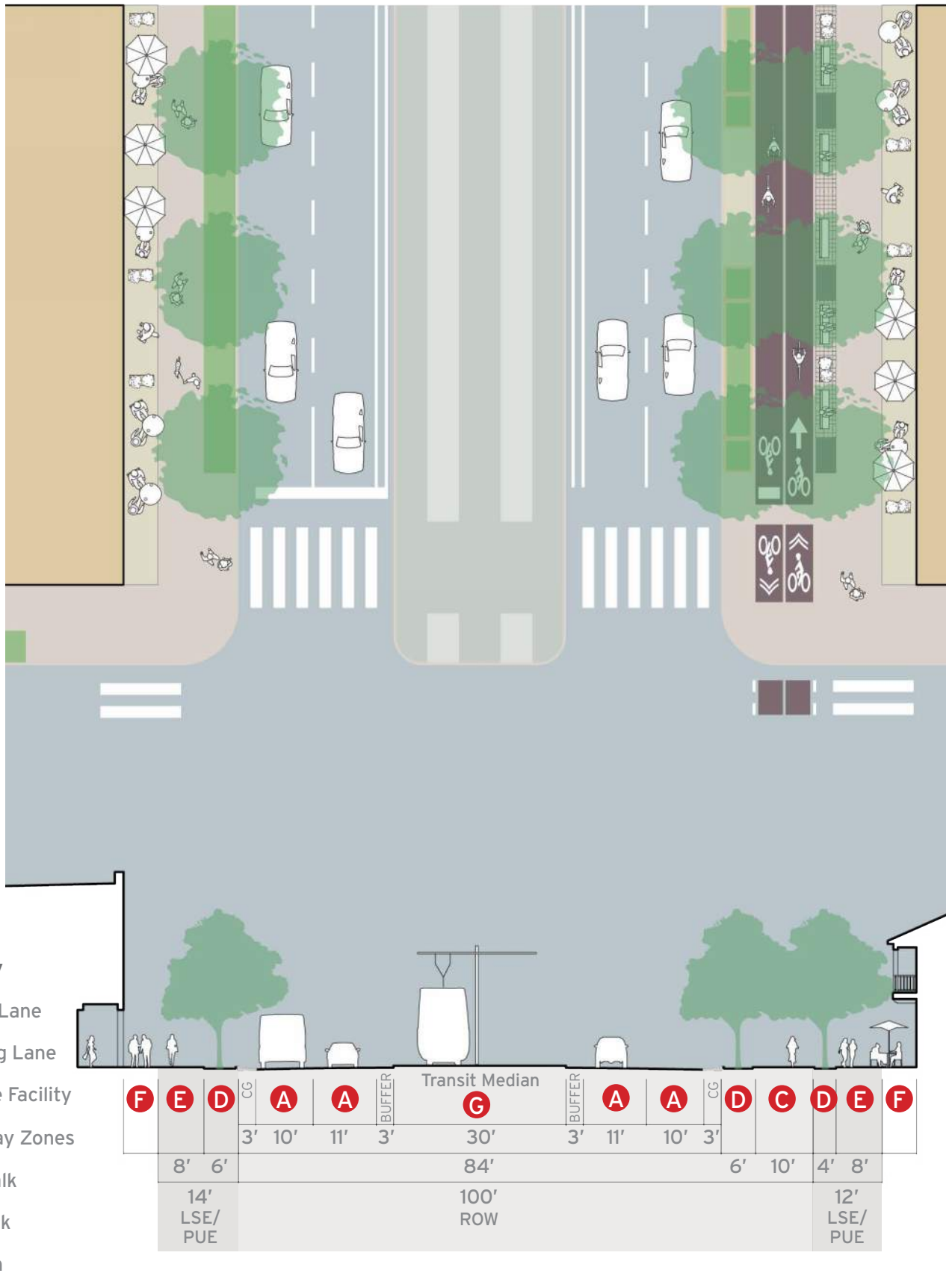


Figure 7-1 Arterial Street with Transit

7.2 Standard Arterial Street

A. Intent Statement

The Standard Arterial Street is a multi-modal street that provides dedicated space for pedestrians, bicycles, and vehicles.

B. Dimensions

1. Overall ROW: 86 ft
2. The setback dimension is determined by Transect zone (see Chapter 4).

C. Pedestrian Zone

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10 Sidewalk Use and Connectivity).
2. Pedestrian road crossings shall employ curb extensions and protected median refuges to shorten the length of crosswalks.

D. Parkway/Furnishing Zone

1. Bikeway Parkway Zone. Parkway zone adjacent to right-of-way without on-street parking and located between the roadway and bicycle facility.
 - a. Street trees, native or adapted low-story landscaping, and LID features shall be planted within the parkway in continuous planters and/or a combination of tree grates and pavement.
 - b. Street furniture such as benches and bicycle racks are discouraged within the bikeway parkway zone, but may be allowed on a case-by-case basis subject to approval by the Community Development Director.
2. Buffer Parkway Zone. Parkway zone located between a bicycle facility and the sidewalk.
 - a. Street trees shall be planted to buffer the bicycle facility from the sidewalk within the parkway in pits with tree grates.
 - b. Tree grates shall be 5 ft by 5 ft with breakout rings unless approved in narrow buffer zones.
 - c. Parkways shall be paved to provide pedestrian and bicycle amenities, such as benches and bicycle racks (see Chapter 10 Sidewalk Use and Connectivity).
 - d. Low-story landscaping is not allowed unless in movable pots.

E. Setback Areas

1. Nonresidential ground floors.
 - a. Setbacks shall be at the grade of the sidewalk and may be paved or landscaped with native or adapted landscaping.
 - b. Street furniture, product displays, and outdoor dining are permitted.
2. Residential ground floors.
 - a. Setbacks shall be landscaped and may be raised a maximum of three feet above the adjacent sidewalk.
 - b. Setbacks shall be landscaped with native or adapted landscaping.
 - c. Walks shall be paved with hardscape including pavers, decomposed granite, or other durable material.

F. Bicycle Facilities

1. A one-way cycle track shall be provided on both sides of the street.
2. Cycle tracks shall be paved with a different color and/or material to differentiate it from the sidewalk.

G. Additional Standards and Guidelines

Outdoor dining is permitted within the setback adjacent to the operating ground-floor use. Outdoor dining areas may encroach into the sidewalk provided that a minimum five foot clear pedestrian path remains accessible. Outside of business hours, furniture shall be stored indoors or stacked and secured within the setback area.

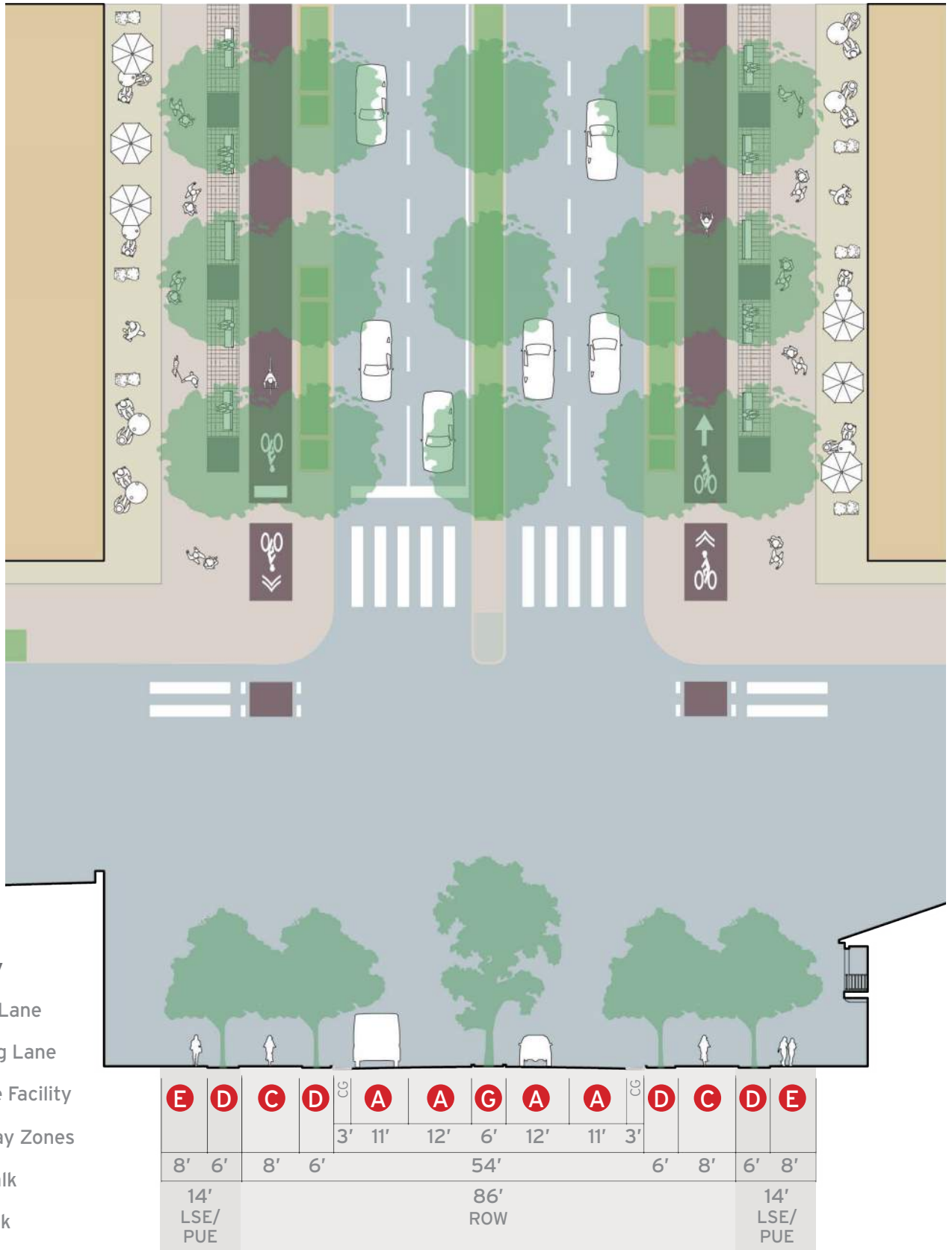


Figure 7-2 Standard Arterial Street

7.3 Commercial Street with Cycle Track

A. Intent Statement

The Commercial Street with Cycle Track is a multi-modal street that provides dedicated space for pedestrians, bicycles, and on-street parking on one side of the street within an active Main Street environment.

B. Dimensions

1. Overall ROW: 49 ft
2. The setback dimension is determined by Transect zone (see Chapter 4).

C. Pedestrian Zone

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10 Sidewalk Use and Connectivity).
2. Pedestrian road crossings shall employ curb extensions and protected median refuges to shorten the length of crosswalks.

D. Parkway/Furnishing Zone

1. Parking Parkway Zone. Parkway zone adjacent to right-of-way with on-street parking located between the roadway and the sidewalk.
 - a. Street trees shall be planted in pits with 5 ft by 5 ft tree grates with breakout rings.
 - b. Parkways shall be paved to provide pedestrian and bicycle amenities, such as benches and bicycle racks (see Chapter 10 Sidewalk Use and Connectivity).
 - c. Other low-story landscaping is not allowed.
2. Bikeway Parkway Zone. Parkway zone adjacent to right-of-way without on-street parking and located between the roadway and bicycle facility.
 - a. Street trees, native or adapted low-story landscaping, and LID features shall be planted within the parkway in continuous planters and/or a combination of tree grates and pavement.
 - b. Street furniture such as benches and bicycle racks are discouraged within the bikeway parkway zone, but may be allowed on a case-by-case basis subject to approval by the Community Development Director.

3. Buffer Parkway Zone. Parkway zone located between a bicycle facility and the sidewalk.

- a. Street trees shall be planted to buffer the bicycle facility from the sidewalk within the parkway in pits with tree grates.
- b. Tree grates shall be 5 ft by 5 ft with breakout rings unless approved in narrow buffer zones.
- c. Parkways shall be paved to provide pedestrian and bicycle amenities, such as benches and bicycle racks (see Chapter 10 Sidewalk Use and Connectivity).
- d. Low-story landscaping is not allowed unless in movable pots.

E. Setback Areas

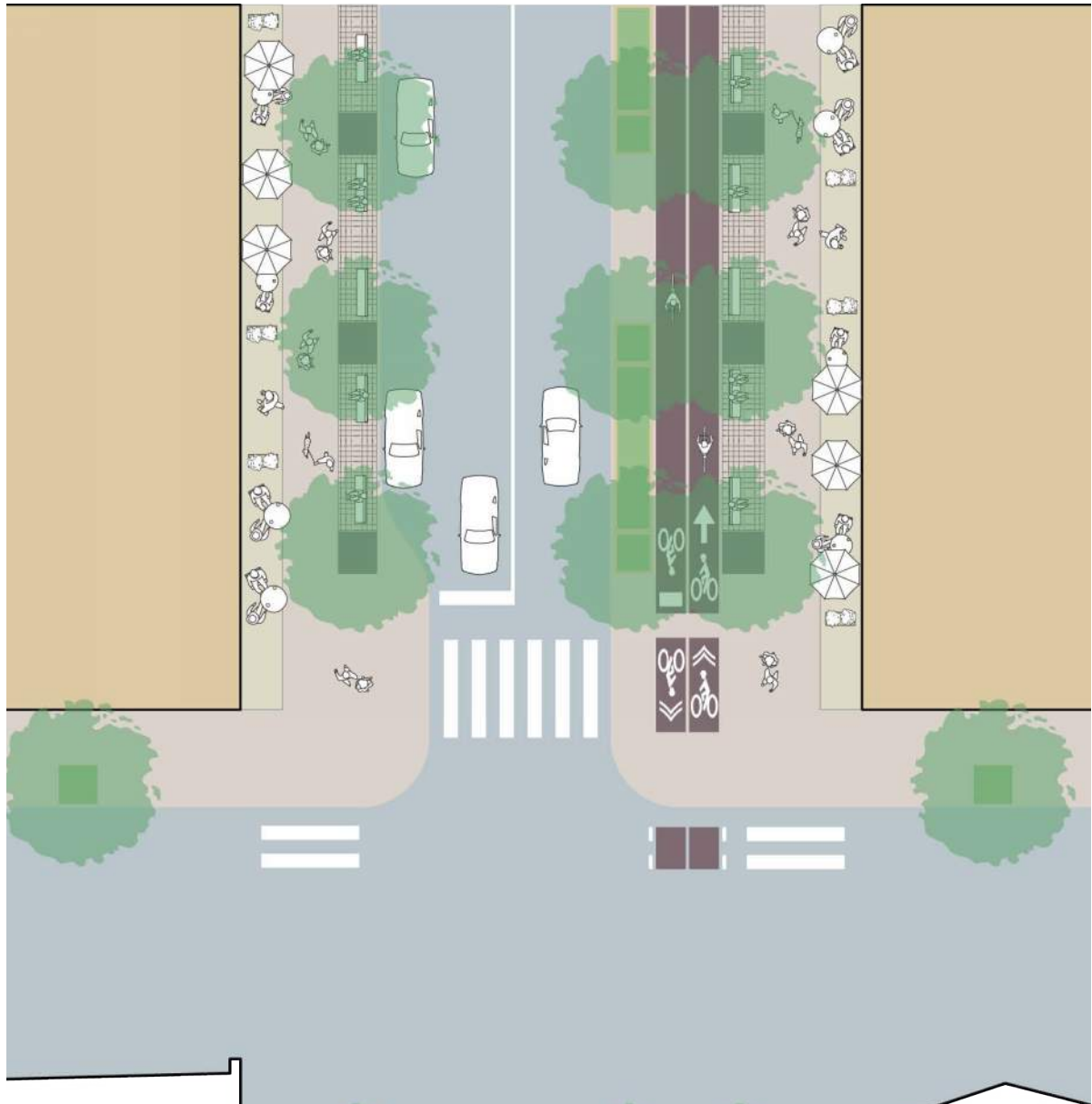
1. Nonresidential ground floors.
 - a. Setbacks shall be paved and at the grade of the sidewalk.
 - b. Street furniture, product displays, and outdoor dining are permitted.
 - c. Landscaping shall be limited to plantings in movable planters.
2. Residential ground floors.
 - a. Setbacks shall be landscaped and may be raised a maximum of three feet above the adjacent sidewalk.
 - b. Setbacks shall be landscaped with native or adapted landscaping.
 - c. Walks shall be paved with hardscape including pavers, decomposed granite, or other durable material.

F. Bicycle Facilities

1. A protected two-way cycle track shall be provided on one side of the street.
2. Cycle tracks shall be paved with a different color and/or material to differentiate it from the sidewalk and parking lane buffer.

G. Additional Standards and Guidelines

Outdoor dining is permitted within the setback adjacent to the operating ground-floor use. Outdoor dining areas may encroach into the sidewalk provided that a minimum five foot clear pedestrian path remains accessible. Outside of business hours, furniture shall be stored indoors or stacked and secured within the setback area.



Key

- A** Travel Lane
- B** Parking Lane
- C** Bicycle Facility
- D** Parkway Zones
- E** Sidewalk
- F** Setback
- G** Median

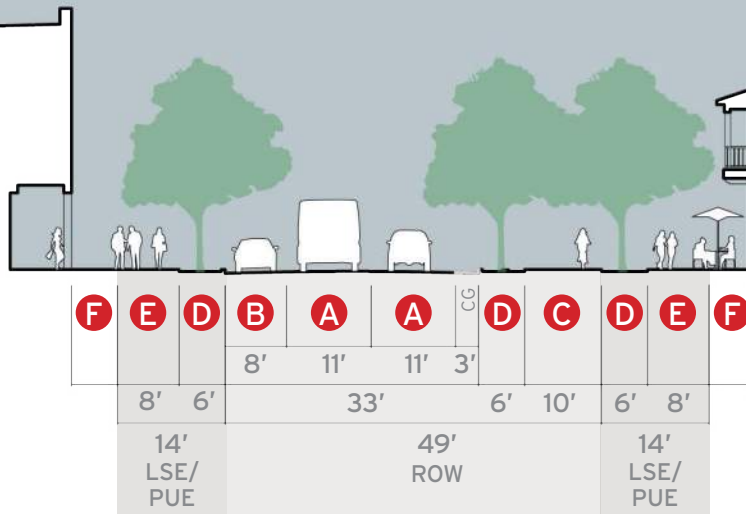


Figure 7-3 Commercial Street with Cycle Track

7.4 Standard Commercial Street

A. Intent Statement

The Standard Commercial Street is a multi-modal street that provides dedicated space for pedestrians, bicycles, and on-street parking on both sides of the street within an active Main Street environment.

B. Dimensions

1. Overall ROW: 50 ft
2. The setback dimension is determined by Transect zone (see Chapter 4).

C. Pedestrian Zone

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10 Sidewalk Use and Connectivity).
2. Pedestrian road crossings shall employ curb extensions and protected median refuges to shorten the length of crosswalks.

D. Parkway/Furnishing Zone

1. Bikeway Parkway Zone. Parkway zone adjacent to right-of-way with on-street parking and located between the roadway and bicycle facility.
 - a. Street trees, native or adapted low-story landscaping, and LID features shall be planted within the parkway in continuous planters and/or a combination of tree grates and pavement.
 - b. Street furniture such as benches and bicycle racks are discouraged within the bikeway parkway zone, but may be allowed on a case-by-case basis subject to approval by the Community Development Director.

E. Setback Areas

1. Nonresidential ground floors.
 - a. Setbacks shall be paved and at the grade of the sidewalk.
 - b. Street furniture, product displays, and outdoor dining are permitted.
 - c. Landscaping shall be limited to plantings in movable planters.
2. Residential ground floors.
 - a. Setbacks shall be landscaped and may be raised a maximum of three feet above the adjacent sidewalk.

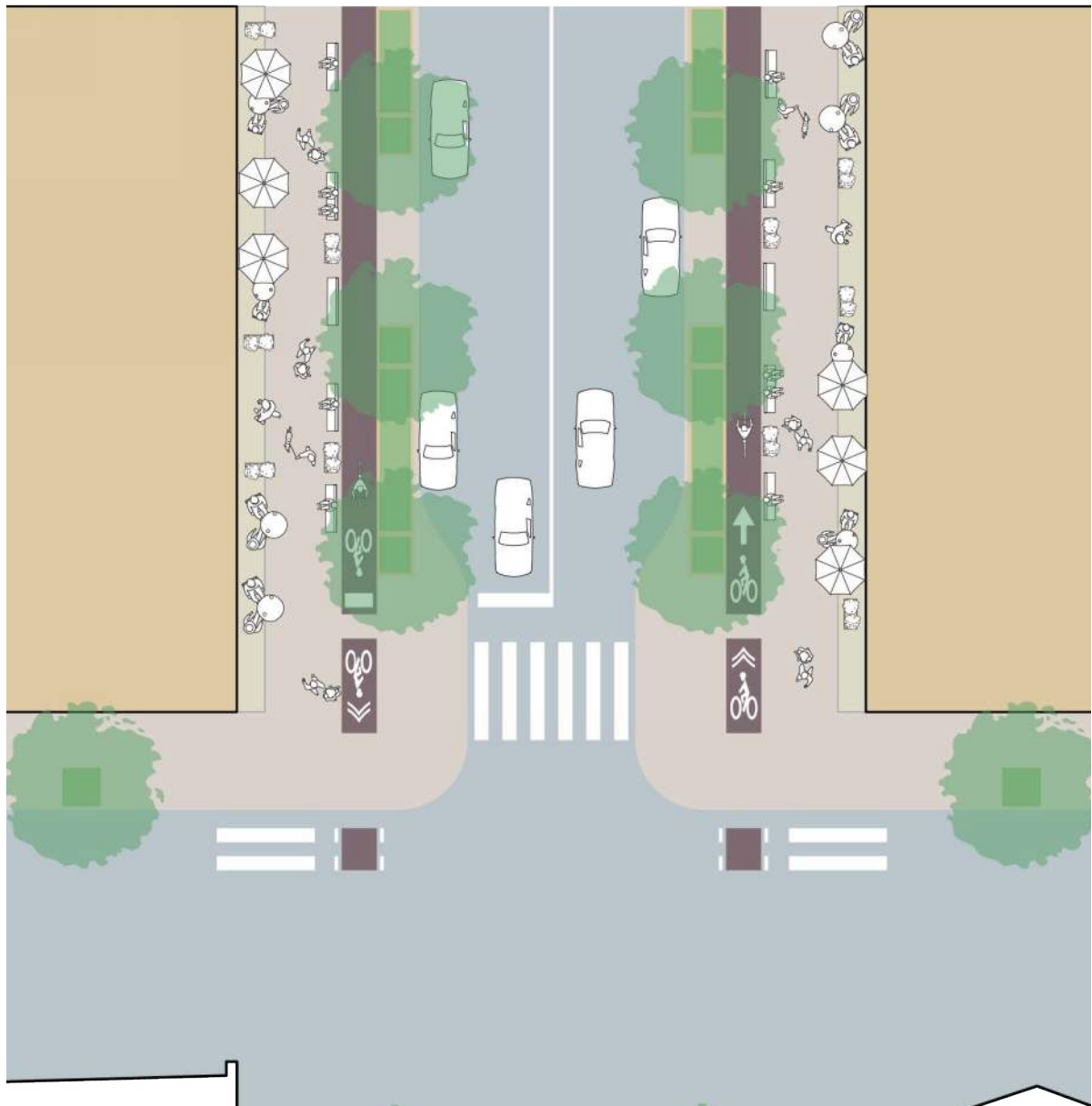
- b. Setbacks shall be landscaped with native or adapted landscaping.
- c. Walks shall be paved with hardscape including pavers, decomposed granite, or other durable material.

F. Bicycle Facilities

1. A one-way cycle track shall be provided on both sides of the street. A chamfer shall be installed to provide a transition between the cycle track and the sidewalk.
2. Cycle tracks shall be paved with a different color and/or material to differentiate it from the sidewalk.

G. Additional Standards and Guidelines

Outdoor dining is permitted within the setback adjacent to the operating ground-floor use. Outdoor dining areas may encroach into the sidewalk provided that a minimum five foot clear pedestrian path remains accessible. Outside of business hours, furniture shall be stored indoors or stacked and secured within the setback area.



Key

- A** Travel Lane
- B** Parking Lane
- C** Bicycle Facility
- D** Parkway Zones
- E** Sidewalk
- F** Setback
- G** Median

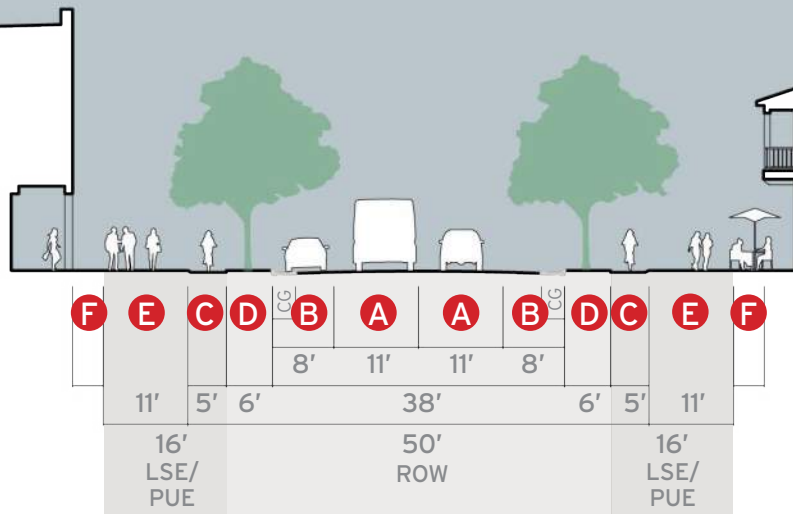


Figure 7-4 Standard Commercial Street

7.5 Standard Residential Street

A. Intent Statement

The Standard Residential Street is a local street that provides wide sidewalks and on-street parking on both sides of the street.

B. Dimensions

1. Overall ROW: 40 ft
2. The setback dimension is determined by Transect zone (see Chapter 4).

C. Pedestrian Zone

1. The sidewalk shall be paved with poured, scored concrete (see Chapter 10 Sidewalk Use and Connectivity).
2. Pedestrian road crossings shall employ curb extensions to shorten the length of crosswalks.

D. Parkway/Furnishing Zone

1. Residential Parkway Zone. Parkway zone on residential streets.
 - a. Street trees, native or adapted low-story landscaping, and LID features shall be planted within the parkway in continuous planters.
 - b. Landscaping shall account for pedestrian movement from the roadway to the sidewalk.

E. Setback Areas

1. Nonresidential ground floors.
 - a. Setbacks shall be at the grade of the sidewalk and may be paved or landscaped with native or adapted landscaping.
 - b. Street furniture, product displays, and outdoor dining are permitted.
2. Residential ground floors.
 - a. Setbacks shall be landscaped and may be raised a maximum of three feet above the adjacent sidewalk.
 - b. Setbacks shall be landscaped with native or adapted landscaping.
 - c. Walks shall be paved with hardscape including pavers, decomposed granite, or other durable material.

F. Bicycle Facilities

Bicycles shall be accommodated within the travel lane.

G. Additional Standards and Guidelines

Outdoor dining is permitted within the setback adjacent to the operating ground-floor use. Outdoor dining areas may encroach into the sidewalk provided that a minimum five foot clear pedestrian path remains accessible. Outside of business hours, furniture shall be stored indoors or stacked and secured within the setback area.

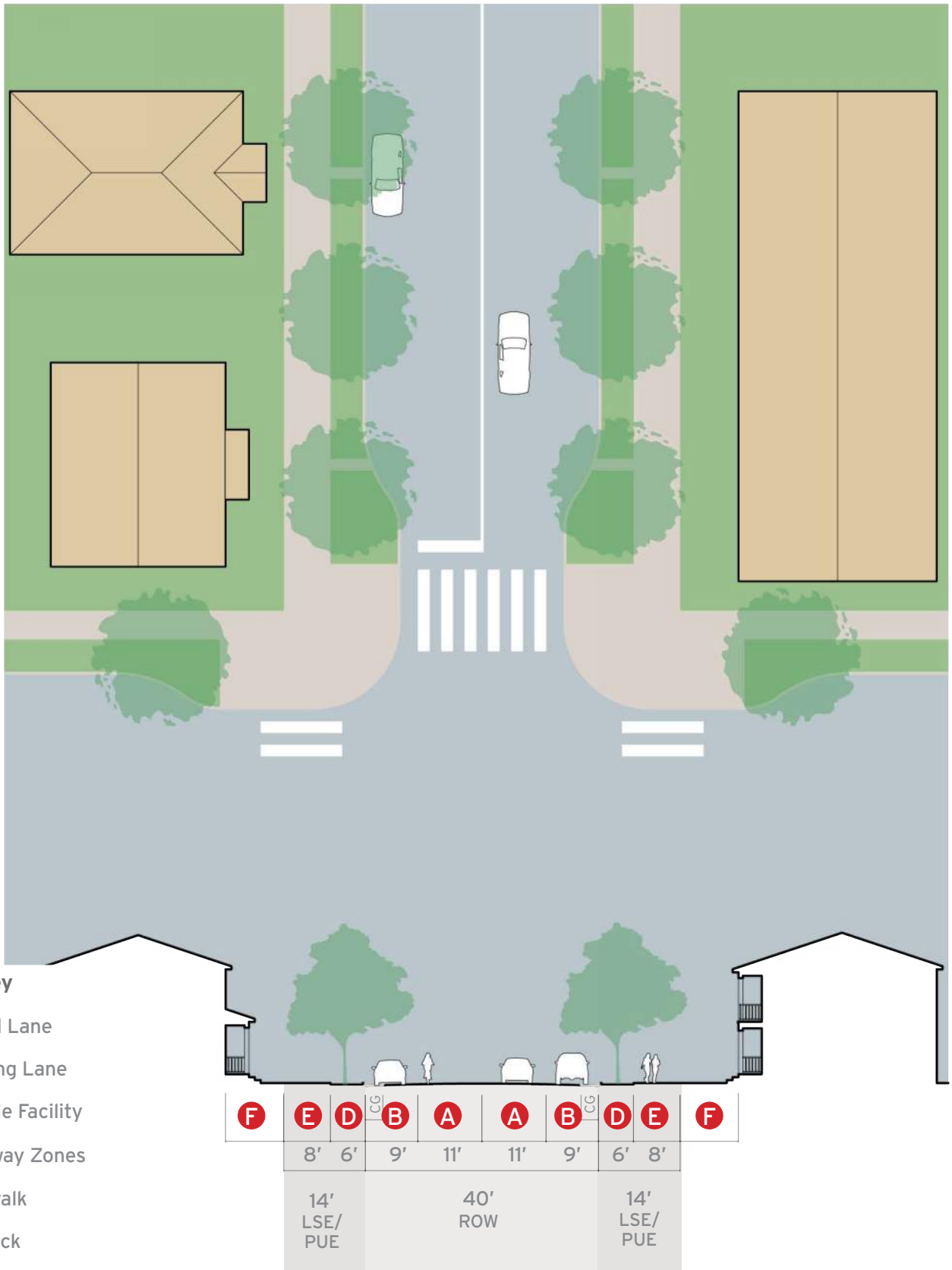


Figure 7-5 Standard Residential Street

7.6 Standard Alley

A. Intent Statement

The Standard Alley provides access to the interior of blocks to remove service, utility and parking facilities from the pedestrian-oriented streetscape.

B. Dimensions

1. Overall ROW: 20 ft
2. The setback dimension is determined by Transect zone (see Chapter 4).

C. Pedestrian Zone

N/A

D. Parkway/Furnishing Zone

N/A

E. Setback Areas

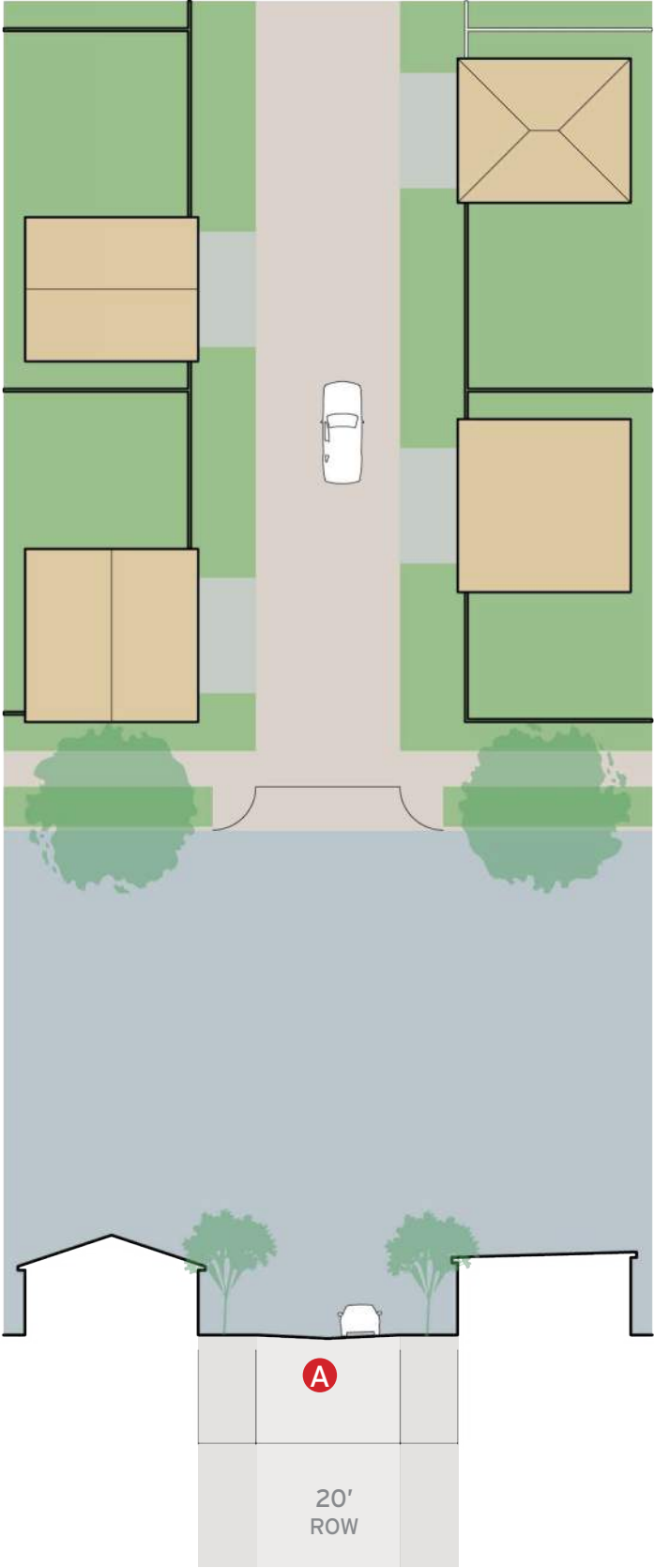
N/A

F. Bicycle Facilities

N/A

G. Additional Standards and Guidelines

1. Driveway aprons shall be paved with poured concrete. Other areas between the apron may be landscaped, or paved with permeable paving materials
2. Alleys shall either be at the grade of the sidewalk or a raised crosswalk/speed table shall be provided for pedestrians to safely cross the alley driveway and slow down vehicles entering the interior of the block.



Key

- A** Travel Lane
- B** Parking Lane
- C** Bicycle Facility
- D** Parkway/
Furnishing Zone
- E** Sidewalk
- F** Setback
- G** Median

Figure 7-6 Standard Alley



CHAPTER 8 PARKING AND LOADING

8.1 Purpose

The requirements of this chapter are intended to ensure that suitable off-street parking and loading facilities are properly designed, attractive, and located to be unobtrusive while meeting the needs of the specific Building Types when provided.

8.2 Applicability

- A. Off-street parking required for Building Types. Certain Building Types require off-street parking, while others do not. Where no parking requirement is established by the Building Type, there is no minimum parking requirement. There are no minimum parking requirements for accessory dwelling units.
- B. Off-street parking loading required. Certain Building Types require loading facilities in compliance with this chapter and the Building Code.

8.3 General Parking Regulations

- A. Cargo/shipping containers. No cargo/shipping container (e.g., metal “Seatrain” or other similar cargo container) shall be stored within a designated parking space, loading area or residential driveway, except when operated as a retail stand or when otherwise allowed pursuant to EGMC Chapter 23.92, Temporary Uses.

8.4 Number of Parking Spaces Required

Each Building Type shall be provided the number of off-street parking spaces required by this section.

- A. Parking requirements by Building Type. Each Building Type shall provide the number of off-street parking spaces required by Table 8-1.
- B. Excessive parking.
 - 1. The City discourages a land use being provided more off-street parking spaces than required by this chapter in order to avoid the inefficient use of land, unnecessary pavement, and excessive stormwater runoff from paved surfaces.

2. Except as otherwise provided, the total provision of nonresidential parking spaces shall not exceed the maximum allowed in Table 8-1.
 3. Additional nonresidential parking spaces may be provided, to a maximum of 20 percent over the otherwise allowed maximum, provided that, at a minimum, the additional spaces are located underground, above ground, or otherwise in a garage.
- C. Special Parking Permit. Reductions from the minimum parking required by this Chapter may be allowed through approval of a Special Parking Permit, pursuant to EGMC Section 23.16.037.
- D. Accessible parking requirements. Accessible parking shall be provided pursuant to the requirements of the Building Code.

Building Type	Parking Spaces Required		
	Residential	Nonresidential	
	minimum	minimum	maximum ¹
Detached Building	2	-	-
Townhouse	1	-	-
Rowhouse	1	-	-
Flex Loft	2	-	-
Multi-Unit Dwelling	1/DU	-	-
Multi-Level Courtyard Building	1/DU	-	-
Rosewalk	2/DU	-	-
Carriage House	1/DU	-	-
Urban Block ²	1/DU	3/1,000sf	5/1,000sf
Large Format - Type I ²	-	3/1,000sf	5/1,000sf
Large Format - Type II ²	-	3/1,000sf	5/1,000sf
Flex Building ²	-	3/1,000sf	5/1,000sf

Notes
1. Parking spaces may be provided over the maximum allowed if they are located underground, above ground, or in a garage. Surface parking spaces shall be limited to the maximum allowed.
2. Where off-street vehicular parking spaces are provided, then secure long-term bicycle parking for five percent of the off-street vehicle parking spaces shall also be provided.

Table 8-1 Parking Requirements by Building Type

8.5 Bicycle Parking

Each land use shall provide bicycle parking in compliance with this section, except for Single Residential Unit Dwellings.

- A. Number of bicycle spaces required.
1. Short-term bicycle parking space. If a land use or project is anticipated to generate visitor traffic, the project must provide permanently anchored bicycle racks within 200 feet of the visitors' entrance. To enhance security and visibility, the bicycle racks shall be readily visible to passers-by. There shall be a minimum of one rack with capacity for two bicycles.
 2. Long-term bicycle parking. Where off-street vehicular parking spaces are provided, secure bicycle parking for five percent of the off-street vehicle parking spaces shall also be provided. Acceptable parking facilities shall be convenient from the street and include one or a combination of the following:
 - a. Covered, lockable enclosures with permanently anchored racks for bicycles.
 - b. Lockable bicycle rooms with permanently anchored racks.
- B. Long-term bicycle parking design. Each bicycle parking space shall include a stationary parking facility to adequately secure the required number of bicycle spaces. Each bicycle parking space shall be a minimum of two feet in width and six feet in length, with a minimum of seven feet of overhead clearance, and shall be conveniently located and generally within proximity to the main entrance of a structure. No portion of a required bicycle parking space shall encroach onto the public right-of-way, designated vehicle or pedestrian travel ways, or other internal circulation areas, nor be obstructed in any way to hinder safe and easy access for bicycle users.

8.6 Vehicle Charging Stations

See EGMC Section 23.58.120 for the number of off-street vehicle charging stations required when off-street parking spaces are provided.

8.7 Parking Design and Development Standards

Parking areas, where provided, shall be designed, constructed, and properly maintained in compliance with the following requirements. Except where otherwise noted, the designated approving authority may modify the requirements of this section through the Design Review process in compliance with Subsection J of this section.

- A. Access to parking. Access to parking areas shall be provided as follows for all parking areas other than garages for single unit dwelling units or garages that serve individual dwelling units as part of a multi-unit residential project.
 1. Parking areas shall provide suitable maneuvering area so that vehicles enter from and exit to a public street in a forward direction only. This requirement does not apply to alleys.
 2. Parking lots shall be designed to prevent access at any point other than at designated access drives.
 3. A nonresidential development that provides 50 or more parking spaces shall have access driveways that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of 20 feet from the street right-of-way, to provide a queuing or stacking area for vehicles entering and exiting the parking area.
- B. Access to adjacent sites.
 1. Nonresidential developments.
 - a. Applicants for nonresidential developments shall provide on-site vehicle access to parking areas on adjacent nonresidential properties, where practicable to provide for convenience, safety, and efficient circulation.
 - b. A joint access agreement running with the land shall be recorded by the owners of the abutting properties, as approved to form by the City, guaranteeing the continued availability and maintenance of the shared access between the properties.
 - c. Pedestrian circulation shall be provided between adjoining nonresidential and multi-unit residential developments.
2. Multi-unit residential developments. Shared pedestrian access between adjacent multi-unit residential developments is required around the outside of buildings .
- C. Location of parking. Parking areas shall be located per the Building Type Standards. See Subsection 9.4.D.2 (Limitations on the use of setbacks) for limitations on the location of parking with respect to required setback areas.
- D. Landscaping of parking lots. Parking lots, where provided, shall be landscaped as follows:
 1. Landscape materials. Landscaping shall be provided throughout the parking lot as a combination of ground cover, shrubs, and trees. Trees not less than six feet in planted height and 15-gallon container in size shall be planted throughout the parcel and 24-gallon container size along any street frontages.
 2. Curbing. Areas containing plant materials shall be bordered by a minimum six-inch-high concrete curb, unless otherwise deemed unnecessary by the designated approving authority for the subject property's Design Review approval.
 3. Perimeter landscaping. All surface parking areas shall be screened from streets and adjoining properties, and the open areas between the property line and the public street right-of-way shall be landscaped (see Figure 8-1).
 - a. Adjacent to streets.
 - i. A parking area adjoining a public street shall be designed to provide a

- landscaped planting strip between the street right-of-way and parking area equal in depth to the setback required by the applicable Building Type;
- ii. Landscaping shall be designed and maintained to screen cars from view from the street to a minimum height of three feet, but shall not exceed the maximum allowable height within the clear visibility area. However, where the finished elevation of the parking area is lower at the boundary line than the abutting property elevation, the change in elevation may be used in lieu of, or in combination with, additional screening to satisfy this requirement (see Figure 8-2).
 - iii. Screening materials may include a combination of plant materials, earth berms, raised planters, or other screening devices which meet the intent of this requirement.
 - iv. Shade trees shall be provided at a minimum rate of one for every 30 linear feet of landscaped area, or other spacing as determined by the review authority to be appropriate to the site and surrounding development.
- b. Adjacent to side or rear property lines. Parking areas for nonresidential uses shall provide a perimeter landscape strip at least eight feet wide (inside dimension) where the parking area adjoins a side or rear property line.
- i. The requirement for a landscape strip may be satisfied by a setback or buffer area that is otherwise required equal or greater to eight feet (inside dimension).
 - ii. Trees shall be provided at the rate of one for each 30 linear feet of landscaped area, or other spacing as determined by the review authority to be appropriate to the site and surrounding development.
- c. Adjacent to residential use. A parking area for a nonresidential use adjoining a residential use shall provide a landscaped setback with a minimum 10-foot width between the parking area and the common property line bordering the residential use.
- i. A solid decorative masonry wall or fence, except for approved pedestrian access, and landscape buffer shall be provided along the property line to address land use compatibility issues (e.g., light/glare and nuisance noise) as determined by the review authority.
 - ii. Trees shall be provided at the rate of one for each 30 linear feet of landscaped area, or other spacing as determined by the Director to be appropriate to the site and surrounding development.
4. Interior parking lot landscaping.
- a. Interior parking lot landscaping shall conform to the requirements of EGMC Section 23.54.050 (Special Landscape Provisions).
 - b. Groundwater recharge. The design of parking lot landscape areas shall consider, and may, where appropriate, be required to include provisions for the on-site detention of stormwater runoff, pollutant cleansing, and groundwater recharge. Curbing may be eliminated where landscaping is designed for groundwater recharge.
- E. Lighting. Parking lot lighting shall be provided in compliance with Section 9.3 (Outdoor Lighting).
- F. Parking areas serving single-unit dwellings shall be surfaced by an all-weather paved surface.
- G. Tandem Parking. Use of Tandem Parking (when one space is located directly behind another) shall not be allowed to satisfy the off-street parking requirements unless explicitly permitted in the parking requirements subsection of the applicable Building Type Standards.

- H. Vehicle overhang and wheel stops/curbing.
 1. Continuous concrete curbing at least six inches high and six inches in depth shall be provided for parking spaces located adjacent to fences, walls, walkways, property lines, landscaped areas, and structures.
 2. Single- or double-tire wheel stops shall be installed, in addition to continuous curbing, where parking spaces abut landscaped areas, property lines, or walkways in order to avoid vehicle overhang into such areas.
 3. Wheel stops may be provided in lieu of continuous curbing only when the parking space is adjacent to a landscaped area and the drainage is directed to the landscaped area.
- I. Continuous curb cuts prohibited. Access to an off-street parking lot shall not be allowed to occur through the use of a continuous curb cut.
- J. Deviation from this section may only be permitted through Design Review approval by the designated approving authority.

8.8 Driveways and Site Access

Each driveway providing site access from a street, alley, or other public right-of-way shall be designed, constructed, and properly maintained in compliance with the following. When a parcel abuts an alley, vehicular site access to the parcel shall be provided from the alley. The designated approving authority may approve deviations from these standards through Design Review.

- A. Number of driveways. The number and placement of driveways shall be limited as follows; provided, that second driveways or additional curb cuts may be approved by the designated authority:
 1. Single and low multi-unit dwellings. A lot with up to four dwelling units shall be allowed one driveway, except that:
 - a. A parcel within the T3-R and T3 zones with a frontage of 200 feet or more of frontage on a single street may have two separate driveways on the same frontage; provided, that they are separated by a minimum of 100 feet, or lesser distance as approved by the City based on considerations of site topography and traffic safety.
- B. Distance from street corners. Each driveway shall be separated from the nearest street intersection as follows, except where the City allows a lesser separation:
 1. A driveway accessible from an alley shall be included when determining the maximum number of driveways provided the driveway complies with all other standards of this SPA regarding surfacing, distance, maximum area of hardscape on a parcel, etc.
 2. In the event a covered parking space has been converted or removed when accessed from the street, the driveway and drive approach serving the covered space that has been converted or removed must be removed within the area located in the required front yard setback. The drive approach must be removed and replaced with standard curb, gutter and sidewalk. The driveway and drive approach may remain if the driveway can be used to provide access to a legal uncovered parking space.
- 2. Multi-unit dwelling and nonresidential projects.
 - a. A multi-unit dwelling with more than four dwelling units, or a nonresidential development project on a parcel of two acres or less shall have the number of driveways approved by the City.
 - b. Whenever a property has access to more than one street, access shall be generally limited to the lowest volume street where the impact of a new access will be minimized.

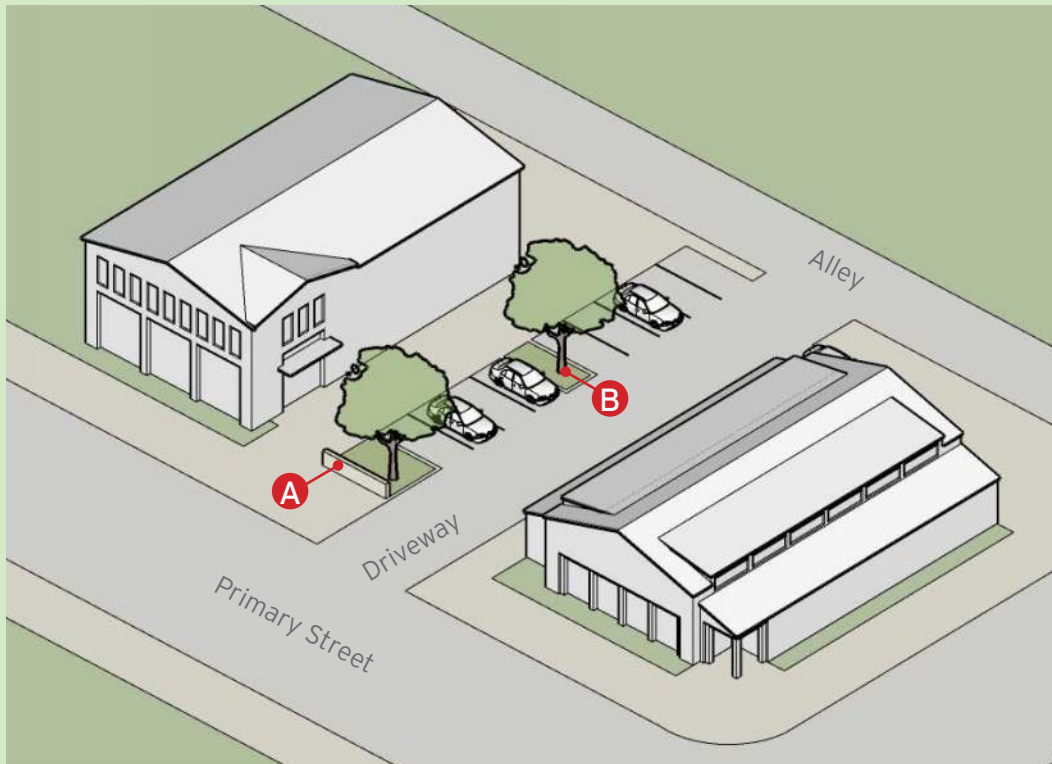


Figure 8-1 Parking Lot Landscaping Conceptual Diagram

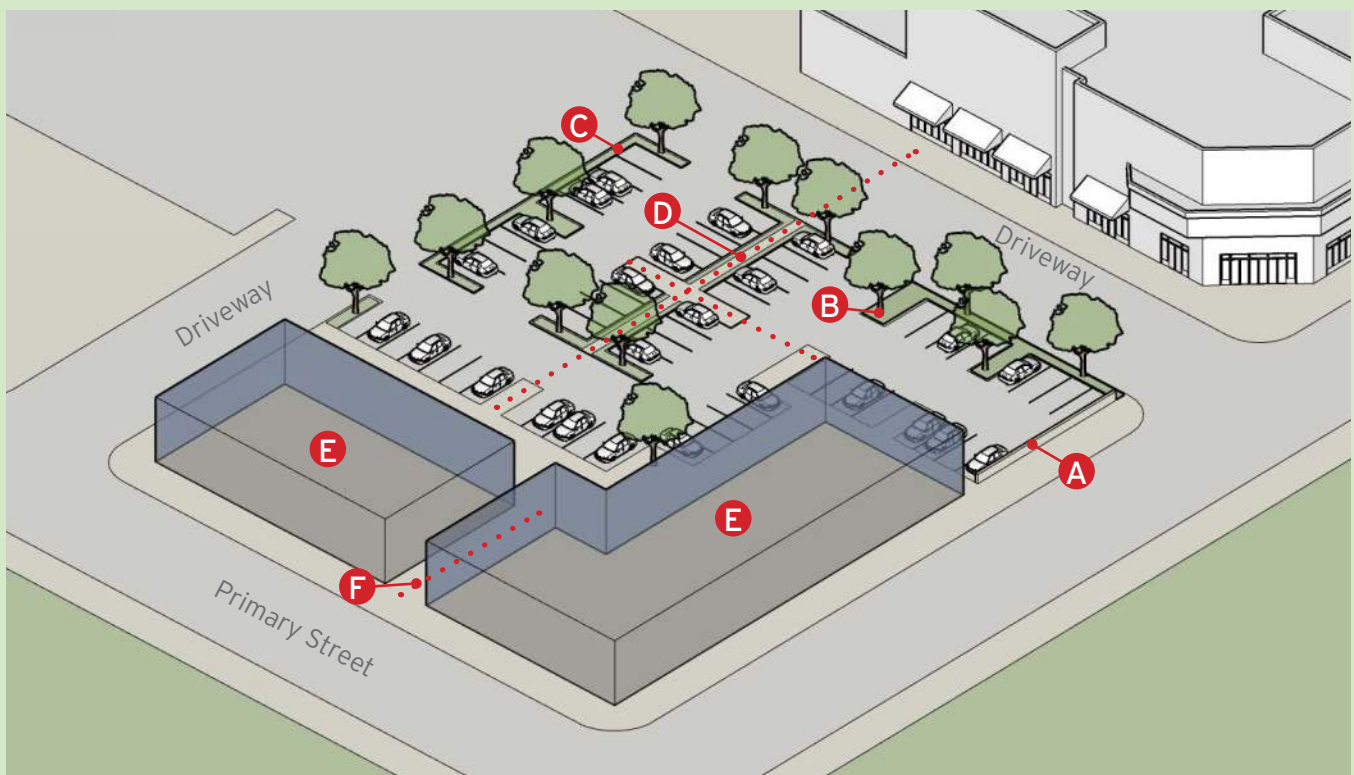


Figure 8-2 Interior Parking Lot Landscaping Conceptual Diagram

2. For parcels with frontages less than 150 feet, the minimum distance shall be 40 feet.
- C. Driveway spacing. Driveways shall be separated along a street frontage as follows:
1. Single and low multi-unit dwelling developments. Driveways on abutting properties shall be separated by at least six feet, unless the City approves a shared, single driveway. The six-foot separation shall not include the transition or wing sections on each side of the driveway.
 2. Multi-unit dwellings and nonresidential developments. Where two or more driveways serve the same or adjacent multi-unit dwellings or nonresidential development, the centerline of the driveways shall be separated by a minimum of 50 feet. The City may approve exceptions to this standard.

D. Driveway dimensions.

1. Single unit dwelling. Each single unit dwelling without access to an alley shall provide a driveway leading to an off-street parking space with a maximum width of eight feet for a one-car garage/carport. A driveway for a two-car garage/carport may not be wider than 12 feet from where it meets the sidewalk (A) for at least four feet in length (B), see Figure 8-3. See Subsection G.2 of this section for exceptions for detached garages.
2. Multi-unit dwelling and nonresidential developments.
 - a. A driveway for a multi-unit dwelling or nonresidential development without access to an alley shall have a maximum paved width of 12 feet for a one-way driveway and 22 feet for a two-way driveway.
 - b. The maximum driveway width shall be 22 feet, exclusive of any area provided for a median divider.

E. Clearance from obstructions.

1. The nearest edge of a driveway curb cut shall be at least three feet from the nearest property line, the centerline of a fire hydrant,

light standard, traffic signal, utility pole, or other similar facility.

2. Street trees shall be a minimum of eight feet from the driveway access, measured at the trunk.
3. A driveway shall have an overhead clearance of 14 feet in height except within a parking structure, which may be reduced to seven feet, six inches.

Garage/ Carport Capacity	Maximum Throat Width of driveway at Sidewalk	Minimum Throat Length of driveway at Sidewalk
	A	B
One Car	8	4
Two Car	12	6

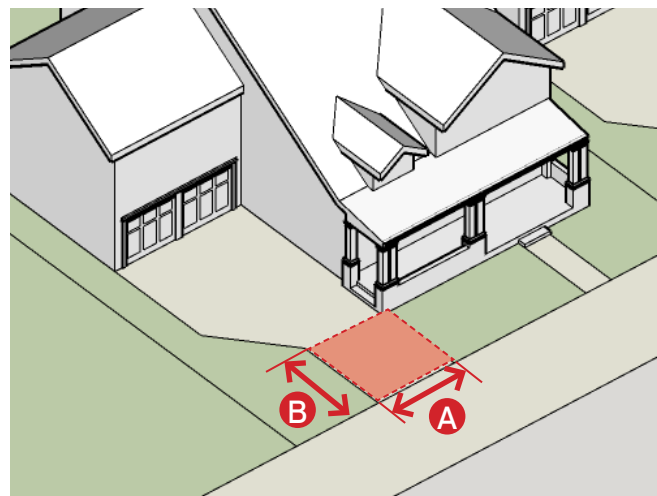


Figure 8-3 Driveway Dimensions Diagram

F. Surfacing.

1. Within the T4 and T5 zones, driveways shall be paved and permanently maintained with asphalt, concrete, permeable pavers/concrete or other approved paving units as allowed by the City.
2. Within T3-R and T3 zones, driveways may be constructed with the use of other all-weather

surfacing as determined to be appropriate by the City, where it is determined that the alternate surface will not impair accessibility for emergency vehicles.

3. Minimum paved length. Except where any portion of a driveway is allowed to be unpaved by this SPA, the City, or a review authority, each driveway shall be paved with a hard, durable surface for a minimum length of 20 feet from the public right-of-way.
 4. A driveway with a slope of 15 percent or more shall be paved with asphalt or concrete in all cases.
 5. Maximum amount of single unit dwelling hardscape paving allowed for parking area.
 - a. Other than on a paved driveway, single unit dwelling front setback areas shall not be used for storage or parking of motor vehicles.
 - b. Paved driveways shall be limited to no more than 30 percent of the primary or street side setback area in order to limit the amount of hardscape paving in these areas.
 - c. No parking shall be allowed in the landscaped areas. Vegetated or pervious pavers may be used for temporary or designated off-street parking when designed for vehicle parking.
- G. Access to off-street parking.
1. Driveways shall not be altered, expanded beyond the allowable maximum dimensions, or temporarily blocked to prevent access from the public right-of-way to the off-street parking space(s).
 2. Garage access from an alley. An attached garage or detached garage accessible to vehicles from an alley shall be located per the setback requirements of the applicable Building Type.

8.9 Loading Space Requirements

Off-street loading spaces shall be provided as required by EGMC Section 23.58.10.

8.10 Parking of Other Than Passenger Vehicles

- A. Other than passenger vehicles. This category of vehicles covered by this section includes barbecue trailers, buses, camper trailers, catering trucks, commercial trucks, concrete trucks, concrete or cement pumps, dump trucks, flatbed trucks, golf carts, mail trucks, milk trucks, motor homes, pleasure and commercial boats, recreational vehicles, truck rigs, utility trailers, and similar vehicles that are not passenger vehicles or standard pickup trucks.
- B. No parking within street setbacks. None of the vehicles identified in Subsection A of this section may be parked permanently within any required primary or street side setback in a T3-R, T3, T4, or T5 zone.
- C. Loading and unloading only. Pickups with campers, pleasure boats, recreational vehicles, and similar vehicles may park in the required front setback in a T3-R or T3 zone, for the purpose of loading or unloading, not to exceed 24 hours within a seven-day period.
- D. Parking in rear and side setbacks. Operative boats and large pickup campers, motor homes, recreation vehicles, utility trailers, and vacation trailers shall be allowed to be parked or stored in a required rear or side setback in T3-R and T3 only if screened on the side and front by a six-foot-high fence. In these instances, the provision of adequate light and air to a neighbor's window shall not be obstructed.
- E. Not for living purposes. None of the vehicles identified in Subsection A of this section shall be used for housekeeping, living, or sleeping purposes when parked or stored on private property.
- F. Normal vehicle maintenance. With the exception of performing normal vehicle maintenance on passenger vehicles or standard pickup trucks, no vehicle or appurtenances shall be dismantled

within any residential area of the City. Residential and incidental vehicle maintenance shall be limited to battery changing, oil changes, and tuneups, and other operations generally referred to as normal preventive maintenance. Residential vehicle maintenance may only occur within a garage or carport of the residence.

- G. License plates and/or tags. Vehicles identified in Subsection A of this section, whether used for storage or transportation purposes, shall be required to have current license plates and/or tags.



CHAPTER 9 GENERAL STANDARDS FOR ALL DEVELOPMENT

9.1 Large Lot and Phased Development

A. Intent Statement.

Initial development of some areas of this SPA involves the subdivision of large existing parcels (e.g., larger than 20 acres), requiring development across multiple phases or rounds of development. Additionally, some smaller parcels may require their own phasing. It may also involve the construction of large format buildings in early phases. In these cases, this phasing may involve the construction of some, but not all, of the ultimate streets, alleys, and other public realm components in initial phases and the construction of additional streets and buildings in successive phases. This phasing will occur through the Large Lot development process described herein.

The intent of this section is to ensure that the resulting primary streets are pedestrian-friendly and lined with building fronts while still accommodating surface parking lots typical of large format uses. It is also intended to ensure an adequate ultimate density of intersection spacing throughout the SPA.

The Standard requires that large development projects be composed of (and/or designed to have the appearance of) multiple independent buildings and that there are a sufficient number of vehicular and pedestrian connections through the blocks and parcels. A variation in building height and a mix of Building Types is required and is ensured by requiring multiple Building Types.

B. Applicability.

Any lot or lot assemblage with a contiguous gross area of 60,000 sf or more (as proposed in final form) shall be developed according to the Large Lot Standards of this section.

C. Relationship to Other Standards.

Each building within a Large Lot development shall substantially conform to the applicable requirements in the Building Articulation and Massing Standards; subject to the following modified Standards for Large Lots.

D. Large Lot Development Standards.

1. Development on blocks, parcels or parcel assemblages between 60,000 sf and 85,000 sf shall be composed of at least two distinct buildings (not connected via interior circulation) which may be of the same or different Building Types as allowed in the applicable Transect Zone.
2. Development on parcels or parcel assemblages exceeding 85,000 sf shall be composed of at least three distinct buildings (not connected via interior circulation) which may be the same or different Building Types as allowed in the applicable Transect Zone.
3. Frontage Types shall be permitted based upon the applicable Transect Zone, in which the project is located.

E. Large Lot Access Standards.

Because there is a direct relationship between walkability and block size, in cases where lot sizes exceed 85,000 sf, development shall provide for new internal streets, alleys, common walkways, or drive aisles according to the Standards below.

1. Vehicular and Pedestrian access should include new internal streets, alleys or drive aisles. Cul-de-sacs and dead end streets are prohibited except where public utility constraints prohibit through streets. Alleys may dead-end if they allow for future connection to adjacent parcels. Garage doors shall face alleys, driveways, or drive aisles.
2. At least one publicly-accessible street, alley, or drive aisle and at least one additional common walkway shall bisect the lot. Where such lots border an existing public street and an existing alley sufficient to service the entire lot, then the site may be partially bisected by a common walkway (minimum 15 ft. wide

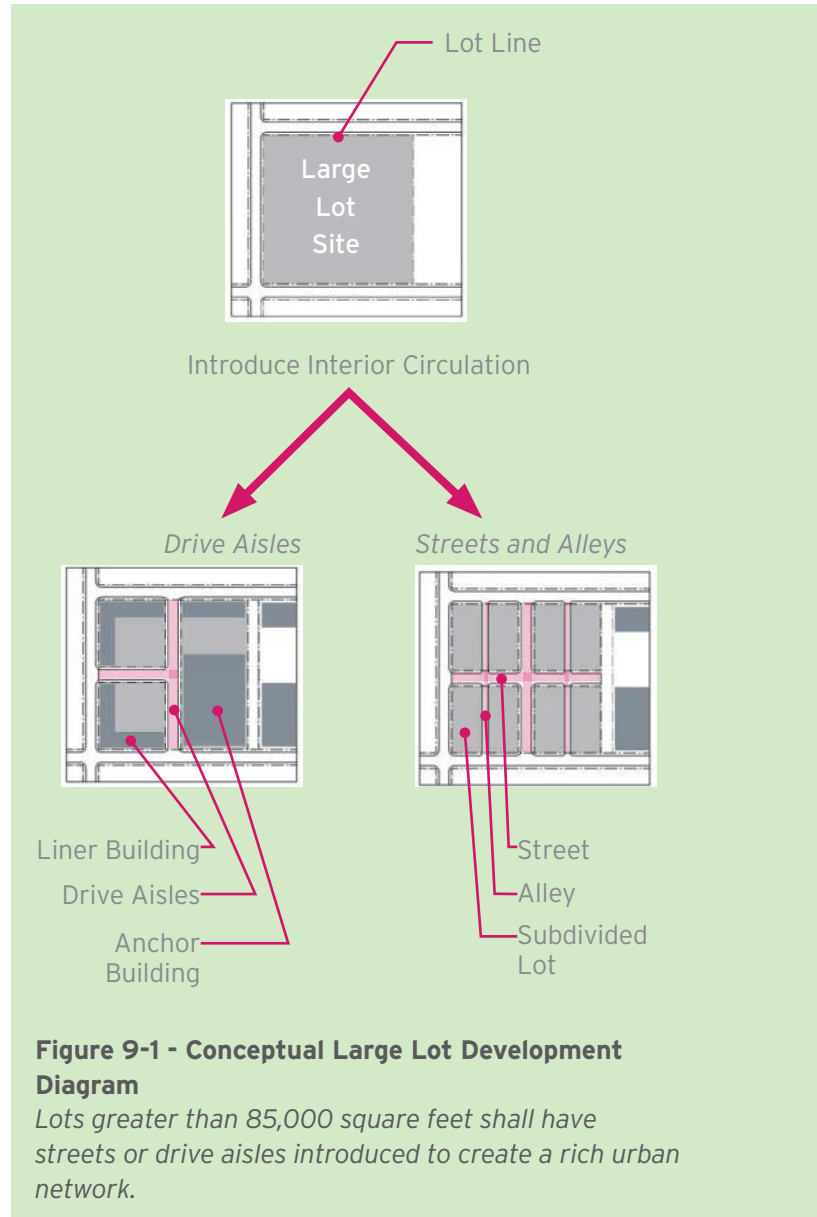


Figure 9-1 - Conceptual Large Lot Development Diagram

Lots greater than 85,000 square feet shall have streets or drive aisles introduced to create a rich urban network.

between primary building walls) in lieu of a street, alley or drive aisle. Larger parcels shall be bisected by sufficient streets, alleys, or common walkways.

3. New streets should be designed to emphasize the pedestrian and should be the minimum width acceptable by the City.

4. Drive aisles shall be designed so that they can be converted to streets. Except as otherwise approved by the City, drive aisles shall, to the extent possible, be constructed to public street standards. An internal pattern of drive aisles may substitute for streets as long as they are designed in a grid that supports infill development at a later date. In such cases, at least 70% of the perimeter of surface parking lots shall be located behind buildings that front primary streets. Parking fields should be provided with appropriate safety and comfort enhancements for pedestrians as they make their way to and from their destination, such as sidewalks and trees.
- F. Phasing Plan. Development designed for infill development at a later date shall provide a phasing plan that documents the transition from the initial development to the ultimate condition. The Phasing Plan shall be submitted with the subdivision map or development design review (whichever occurs first) and may be amended over time if necessary. The Phasing Plan shall address parking allocations and include reciprocal parking and access agreements, and Irrevocable Offer to Dedicate (IOD) agreements, when applicable.

9.2 Landscaping Standards

- A. Purpose. The purpose of this section is to improve the physical appearance of property within the SPA, and to provide appropriate landscape buffers where necessary. All parcels within the SPA are subject to the provisions of EGMC Chapter 23.54 (Landscaping Standards), except as provided here.
- B. Landscaping required. All parts of a parcel not devoted to decks, patios, structures, and similar improvements, driveway and/or parking improvements, lighting, sidewalks, signs, and solid waste/recyclable materials collection and storage shall be landscaped in compliance with this section and this SPA.
1. To conserve water, the installation of water-efficient and/or drought-tolerant landscape materials is strongly encouraged. Where applicable, projects are subject to the

requirement of EGMC Chapter 14.10, Water Efficient Landscape requirements.

2. New hardscapes installed on a site as part of a development project not included as pervious site landscaping shall be designed as semi-impervious hardscape or direct stormwater runoff to retention or infiltration points on the site.
 3. In addition to the requirements of this chapter, all development projects shall also comply with the requirements of EGMC Chapter 19.12, Tree Preservation and Protection.
- C. Landscaping Standards.
1. Protective curbing. Required landscaping shall be protected with a minimum six-inch-high concrete curb, except where adjacent to sidewalks, unimproved paths, bioswales or other low-impact development features, bicycle paths, or where otherwise deemed unnecessary by the designated approving authority or Community Development Director to allow for stormwater discharge into landscaping areas.
 2. Lawns. Yards shall be landscaped with native or adapted landscaping. Lawns shall be limited to 20 percent of the total landscaped area on the site. Lawns shall be prohibited:
 - a. In any area of six feet or less in width; or
 - b. On any slope exceeding 10 percent (25 percent, where other project water-saving techniques compensate for the increased runoff). A level buffer zone of 18 inches shall be provided between bermed lawn areas and any hardscape (e.g., any street, walkway, or similar feature).
 3. Water features. Decorative water features (e.g., fountains, ponds, waterfalls) shall have recirculating water systems.
 4. Trees.
 - a. All trees shall be adequately supported when planted. The supports shall be maintained until the trees are capable of withstanding the force of wind on their

Common Name	Scientific Name	Water Usage*	Flowers	Common Uses
Trees/Tree-Shrubs				
Arroyo Willow	<i>Salix lasiolepis</i>	M-H	Cream, Yellow	Bogs and Ponds, Hedges, Bird Gardens, Butterfly Gardens, Bee Gardens
Blue Oak	<i>Quercus douglasii</i>	L	Cream, Yellow, Purple	Bank Stabilization, Deer Resistant, Bird Gardens, Butterfly Gardens
California Buckeye	<i>Aesculus californica</i>	VL/L	Cream, White	Hedges, Bank Stabilization, Deer Resistant, Butterfly Gardens
Northern California Black Walnut	<i>Juglans hindsii</i>	L/M-H	White, Green	Bird Gardens
Oregon Ash	<i>Fraxinus latifolia</i>	L/M-H	Green	Bird Gardens
Valley Oak	<i>Quercus lobata</i>	L	Yellow, Cream, Green	Deer Resistant, Bird Gardens, Butterfly Gardens
Shrubs				
Black Elderberry	<i>Sambucus nigra</i>	L	Cream, White, Purple, Black	Hedges, Deer Resistant, Bird Gardens, Bee Gardens
Blue Elderberry	<i>Sambucus mexicana</i>	L	Cream, Yellow, Purple	Deer Resistant, Bird Gardens, Butterfly Gardens, Bee Gardens
California Wildrose	<i>Rosa californica</i>	L/M-H	Red, Pink, White	Hedges, Deer Resistant, Bird Gardens, Butterfly Gardens, Bee
Coffeeberry	<i>Frangula californica</i>	VL,L	Cream, Green, White	Bank Stabilization, Hedges, Groundcovers, Deer Resistant, Bird Gardens, Butterfly Gardens, Bee Gardens
Coyote Bush	<i>Baccharis pilularis</i>	VL/L	Cream, Yellow, White	Bank Stabilization, Groundcovers, Hedges, Butterfly Gardens, Deer Resistant, Bird Gardens, Bee Gardens
Hoary Coffeeberry	<i>Frangula californica ssp. tomentella</i>	L	Brown, Cream	Bank Stabilization, Hedges, Bird Gardens, Bee Gardens
Interior Live Oak	<i>Quercus wislizeni</i>	VL/L	Cream, Green	Bank Stabilization, Deer Resistant, Bird Gardens, Butterfly Gardens
Mulefat	<i>Baccharis salicifolia</i>	L	Pink, White, Yellow	Hedges, Butterfly Gardens, Bird Gardens, Bee Gardens
Nude Buckwheat	<i>Eriogonum nudum</i>	EL/VL	Pink, White, Yellow	Deer Resistant, Bird Gardens, Butterfly Gardens, Bee Gardens
Silver Lupine	<i>Lupinus albifrons</i>	VL	Blue, Lavender, Purple	Deer Resistant, Bird Gardens, Butterfly Gardens, Bee Gardens
Sky Lupine	<i>Lupinus nanus</i>	VL/L	Blue, Lavender	Bird Gardens, Bee Gardens
Grasses & Herbs				
Alkali Mallow	<i>Malvella leprosa</i>	L	Yellow, White	Butterfly Gardens
Alkali Sacaton	<i>Sporobolus airoides</i>	L/M-H	Yellow	Groundcovers, Deer Resistant
Alkali Weed	<i>Cressa truxillensis</i>	L	White	
American Bird's-foot Trefoil	<i>Acmispon americanus</i>	L/M-H	Pink, White	Bee Gardens, Butterfly Gardens
Baby Blue Eyes	<i>Nemophila menziesii</i>	L	Blue	
Big Squirreltail	<i>Elymus multisetus</i>	VL	Brown, Green, Purple	
Blow Wives	<i>Achyrachaena mollis</i>	L	White	

Table 9-1 Recommended Planting Palette

Common Name	Scientific Name	Water Usage*	Flowers	Common Uses
Blue Dicks	<i>Dipterostemon capitatus</i>	L	Lavender, Blue	Groundcovers, Deer Resistant, Butterfly Gardens
Blue Wildrye	<i>Elymus glaucus</i>	L	Yellow	Deer Resistant, Butterfly Gardens
Blue-eyed Grass	<i>Sisyrinchium bellum</i>	L	Blue, Lavender, Purple	Groundcovers, Deer Resistant, Butterfly Gardens
California Aster	<i>Symphotrichum chilense</i>	VL/L	Blue, Lavender, Yellow	Deer Resistant, Bird Gardens, Butterfly Gardens, Bee Gardens
California Buttercup	<i>Ranunculus californicus</i>	L/M-H	Yellow	Bee Gardens
California Fuchsia	<i>Epilobium canum</i>	VL/L	Red	Groundcovers, Deer Resistant, Bird Gardens, Hummingbird
California Goldenrod	<i>Solidago velutina ssp. californica</i>	VL/L	Yellow	Groundcovers, Butterfly Gardens, Bee Gardens
California Goldfields	<i>Lasthenia californica</i>	VL/L	Yellow	Butterfly Gardens, Bee Gardens
California Melicgrass	<i>Melica californica</i>	VL	Yellow, Green, Purple	Deer Resistant, Butterfly Gardens
California Poppy	<i>Eschscholzia californica</i>	VL/L	Orange, Yellow	Deer Resistant, Bird Gardens, Butterfly Gardens, Bee Gardens
Chick Lupine	<i>Lupinus microcarpus</i>	VL	White, Pink, Yellow, Purple	Bird Gardens, Bee Gardens
Clustered Field Sedge	<i>Carex praegracilis</i>	L, M-H	Green	Groundcovers, Deer Resistant
Common Fiddleneck	<i>Amsinckia intermedia</i>	L	Yellow, Orange	
Common Woolly Sunflower	<i>Eriophyllum lanatum</i>	VL	Yellow	Deer Resistant, Butterfly Gardens, Bee Gardens
Common Yarrow	<i>Achillea millefolium</i>	L	White, Yellow	Bank Stabilization, Bee Gardens, Bird Gardens, Butterfly Gardens, Deer Resistant, Groundcovers
Foothill Clover	<i>Trifolium ciliolatum</i>	L		Bee Gardens
Great Valley Gumweed	<i>Grindelia camporum</i>	VL	Yellow	Deer Resistant, Butterfly Gardens, Butterfly Gardens
Pacific Fescue	<i>Festuca microstachys</i>	VL	Brown	Hummingbird Gardens, Bird Gardens, Bee Gardens
Purple Needlegrass	<i>Stipa pulchra</i>	VL/L	Cream, Green, Purple, Red	
Royal Larkspur	<i>Delphinium variegatum</i>	L	Blue, Purple	Hummingbird Gardens, Bee Gardens
Serpentine Sunflower	<i>Helianthus bolanderi</i>	L/M-H	Yellow	Bird Gardens, Bee Gardens
Showy Milkweed	<i>Asclepias speciosa</i>	L	White, Pink, Purple	Butterfly Gardens, Deer Resistant, Bird Gardens
Sour Clover	<i>Trifolium fucatum</i>	L		Bee Gardens
Summer Lupine	<i>Lupinus formosus</i>	VL	Purple	Bird Gardens, Butterfly Gardens, Bee Gardens
Telegraph Weed	<i>Heterotheca grandiflora</i>	VL	Yellow	Bee Gardens
Turkey Mullein	<i>Croton setiger</i>	VL	Cream, Green	
Yellow Mariposa Lily	<i>Calochortus luteus</i>	EL/VL	Yellow, Red	
Yellow Rayed Lasthenia	<i>Lasthenia glabrata</i>	L/M-H	Yellow	Bee Gardens

* Water Requirement: EL= extremely low water; VL= very low water; L= low water; M-H= moderate to high water

Table 9-1 Recommended Planting Palette (cont.)

own and removed before damage could potentially occur to the tree trunk.

- b. Tree root barriers shall be installed, as required by the City, where trees are placed within five feet of public improvements including walks, curbs, or street pavement or where new public improvements are placed adjacent to existing trees.

- 5. Planting Palette. A selection of plants are recommended due to their suitability to the climate, appropriateness to the built environment, maintenance, and consistency with the landscape character of Sacramento County. See Table 9-1.

D. Street tree requirements. The installation of street trees in the public right-of-way, LSE, or on private streets shall be required in compliance with the following standards:

- 1. Location. Street trees shall be planted along streets within the LSE.
- 2. Quantity.
 - a. The number of required street trees shall be calculated at the rate of one 15-gallon tree for every 30 feet of street frontage.
 - b. The installed tree spacing may be varied to accommodate site conditions or design considerations; however, the number of trees required for each street frontage on a lot bounded by more than one street shall be planted along the corresponding street frontage.
 - c. The City may modify the number of required street trees for a project on a case-by-case basis.
- 3. Protection.
 - a. All trees shall be adequately supported when planted. The supports shall be maintained until the trees are capable of withstanding the force of wind on their own.
 - b. Where existing trees are required to be preserved, protective fencing shall be

utilized consistent with EGMC Section 19.12.200.B.

- 4. Solar access. When trees are incorporated into an approved landscaping plan, they shall be planted in a manner which maximizes the provision of sunlight to nearby windows and/or solar collectors situated on site or on an adjoining property.

E. Irrigation system requirements.

- 1. All landscaped areas except those approved for maintenance with intentionally unirrigated native plants shall include an automatic irrigation system.
- 2. Water-efficient systems (e.g., bubbler-type, drip, mini-spray, or similar system) shall be used unless infeasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas. Lawn areas shall be sized and shaped so they can be efficiently irrigated. Spray or runoff onto paved areas shall be avoided.
- 3. Dual or multi-program controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., ground cover, lawn, shrub, tree areas) or a variety of solar aspects. Soil moisture-sensing devices and rain sensors shall be used on larger projects (50,000 plus square feet of landscaped area) to minimize or eliminate overwatering.
- 4. Watering shall be scheduled at times of minimal wind conflict and evaporation loss.
- 5. Sprinkler heads shall have matched precipitation rates within each valve zone.
- 6. Check valves are required where Elevation differential may cause low head drainage.

F. Maintenance.

- 1. Landscape Maintenance.
 - a. All landscaping (e.g., ground cover, hedges, lawns, shrubs, and trees) shall be maintained in a healthful and thriving

condition at all times, and free of weeds, debris, and deceased plants.

- b. Trees required by this section shall be maintained so that all branches over pedestrian walkways are eight feet above the walkway grade, 14 feet above bicycle facilities (bicycle lanes, cycle tracks, etc.), and 16 feet above the grade of vehicular travel ways. All pruning shall comply with the Standards of the National Arborist Association.
 - c. Deceased plant materials must be removed and replaced within one month with the same species and size specified in the approved plans.
Exceptions: Trees that die three years or more after installation, or are structurally damaged shall be replaced by a minimum 24-inch box size container of the same species specified on the approved plans. Other types of plants that die three years or more after installation shall be replaced with a specimen two container sizes larger than that specified on the approved plans.
2. Irrigation system maintenance.
 - a. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the originally approved design and the provisions of this section.
 - b. Regular maintenance shall include checking, adjusting, and repairing irrigation equipment; resetting automatic controllers; aerating and dethatching lawn areas; adding/replenishing mulch, fertilizer, and soil amendments; and mowing, pruning, trimming, and watering all landscaped areas.
 - c. Watering shall be scheduled at times of minimal wind conflict and evaporation loss.
 3. Water waste prohibited. Water waste in existing developments resulting from inefficient landscape irrigation leading to excessive runoff, low head drainage, overspray,

and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, or structures is prohibited.

9.3 Outdoor Lighting

All parcels within the SPA are subject to the provisions of EGMC Chapter 23.56 (Lighting), except as provided here. Outdoor lighting on the site of a multi-family or nonresidential structure or use shall comply with the following requirements:

- A. Maximum height. A freestanding outdoor light fixture shall be limited to a maximum height of 16 feet, measured from adjacent normal grade to the top of the fixture(s). The fixture shall be considered to be the highest portion of the light fixture. When not located adjacent to a single-family residential lot, the designated approving authority may grant exceptions to the maximum height of freestanding outdoor light fixture(s) with the finding that the proposed height is consistent with surrounding land uses and is compatible with the existing or proposed surrounding structures. Exceptions to the maximum height should not be made for proposed freestanding lights that are adjacent to single-family residential lots.
- B. Energy efficiency. Outdoor lighting shall utilize energy-efficient (LED or other lighting technology that is of equal or greater energy efficiency) fixtures and lamps with full cutoff luminaires.
- C. Position of light fixtures.
 1. All lighting fixtures shall be properly directed, recessed, and fully shielded (e.g., downward and away from adjoining properties) to reduce light bleed and glare onto adjacent properties or public rights-of-way, by:
 - a. Ensuring that the light source (e.g., bulb, etc.) is not visible from off the site; and
 - b. Confining glare and reflections within the boundaries of the subject site to the maximum extent feasible.
 2. Lighting on buildings shall be oriented to pedestrians in terms of scale, design, and location.

3. Building lighting may include low-level exterior lights adjacent to buildings and along pathways for security and wayfinding purposes and low-level accent lighting to highlight architectural features and landscape elements.
4. Alley Lighting. Alleys shall have lights mounted on outbuildings and/or above garage entries.
- D. Maximum illumination. No lighting on private property shall produce an illumination level greater than one foot-candle on any property within a T3 or T3-R zone except on the site of the light source.
- E. No blinking, flashing, or high intensity. No permanently installed lighting shall blink, flash, flutter, or be of unusually high intensity or brightness, or change light brightness, color, or intensity, as determined by the designated approving authority.
- F. Conduit runs, junction boxes and other unfinished elements shall not be visible.
- G. Backlighting, Uplighting and Glare (BUG) rating. All outdoor light fixtures are subject to the BUG rating limits established by the California Energy Code (CALGreen 5.106.8) prior to the issuance of an electrical permit.
- b. No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line, or into an access easement or street right-of-way, except as provided by this section.
2. Exemptions from setback requirements. The minimum setback requirements of this SPA do not apply to the following:
 - a. An architectural projection into a required setback allowed by Subsection E of this section (Allowed projections into setbacks).
 - b. A fence or wall when conforming to EGMC Chapter 23.52 (Fences and Walls).
 - c. A retaining wall less than 30 inches in height above finished grade and otherwise conforming to EGMC Chapter 23.52 (Fences and Walls).
- C. Measurement of setbacks. Setbacks shall be measured and applied as outlined in EGMC Chapter 23.64, except where a parcel is encumbered by a PUE or LSE. When a parcel is encumbered by a PUE or LSE, the setback shall be measured and applied from the PUE or LSE, not the property line.
- D. Limitations on the use of setbacks.
 1. Mechanical and utility equipment. See Subsection F of this section (Setback requirements for specific structures).
 2. Parking. Required covered and uncovered residential parking spaces shall not be located within required primary street or side street setback areas. See also Building Type Standards for parking location requirements.
 - a. Required residential parking spaces may be located within a required side or rear setback area, provided they are separated from the side or rear property line by a minimum three-foot-wide landscaped buffer other than the side used for vehicle access; the three-foot-wide landscape buffer shall not apply to an uncovered parking space located within a rear setback area which abuts an alley.

9.4 Setback Requirements and Exceptions

- A. Purpose. This section provides standards for the location, required size, and allowable uses of setbacks. Setback standards provide open areas around structures for access to and around structures; access to natural light, ventilation and direct sunlight; separation between potentially conflicting activities; space for privacy, landscaping and recreation; and visibility and traffic safety.
- B. Setback requirements.
 1. Minimum setbacks for all structures.
 - a. Each structure shall comply with the primary street, side street, side yard, and rear setback requirements of the applicable Building Type, except as otherwise provided by this section.

- b. Parking spaces located within a detached garage or carport shall be subject to the minimum setback for an accessory structure in compliance with the Transect Zone standards.
- 3. Structures. A required setback area shall not be occupied by a structure other than those identified by Subsection B.2 of this section.
- E. Allowed architectural projections into setbacks. Where allowed in the applicable Transect Zone, an architectural feature attached to a primary structure may extend beyond the wall of the structure and into a required setback. See also Figure 9-2. .
 - 1. Projections into the public right-of-way in excess of what is permitted by this section require City approval.
 - 2. The following are the permitted encroachments and projections into the front setbacks.
 - a. Stoops. Stoops may encroach up to eight (8) feet from a building face but shall not extend into a PUE.
 - b. Subterranean Parking. Subterranean parking may extend into the front setback, but shall not extend into a PUE. Subterranean parking may also be located under alleys that are located within a development block if utilities servicing the block are not interrupted.
 - c. Awning and Canopy Encroachment and Projection Standards.
 - i. Allowable Projection. May project up to the property line or 33 percent of the distance between the building face and the curb, whichever is less.
 - ii. Support. Awnings and canopies shall be attached to the building. Support structures that connect to the ground are not permitted.

- iii. Clearance. Minimum vertical clearance for awnings and canopies is ten (10) feet if it is removable or retractable and twelve (12) feet if is fixed or permanent. Awnings shall not obscure storefront signs.
- iv. Materials. Canvas and high-quality fabric shall be used; vinyl or similar materials are not permitted.
- v. Heights of awnings on a building shall be consistent along the facade or frontage line unless the building steps in relation to grade, in which case the heights of awnings shall be consistent with the head heights of the windows and doors they are shading.

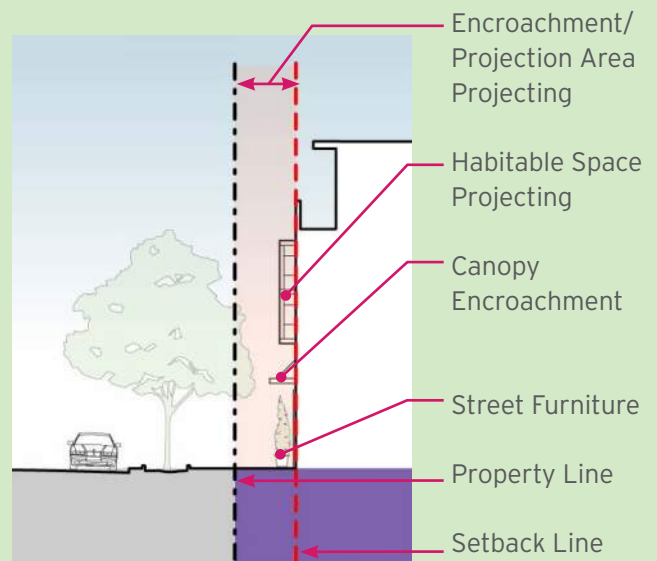


Figure 9-2 Encroachment/ Projections Diagram
The Encroachment/Projection area will depend on whether there is optimal minimum clearance between the structure and dry utilities in the sidewalk.

- d. Habitable Projecting or Encroaching Space Standards
 - i. Allowable Projection. Habitable projecting or encroaching spaces are a portion of the building enclosed by walls and a roof that extends beyond the building face (i.e. bay windows and other architectural projections). They may project up to four (4) feet from the building face but shall not extend beyond the property line.
 - ii. Length Along Building Face. No individual habitable projecting or encroaching space may exceed 15 feet in horizontal length.
 - iii. Clearance. The minimum vertical clearance of projecting spaces is twenty-one (21) feet from the adjacent sidewalk grade above shopfront or industrial shop frontages and ten (10) feet above other frontage types (see Chapter 6).
- e. Non-Habitable Projecting or Encroaching Space Standards
 - i. Balconies. Non-habitable projecting or encroaching spaces are spaces used by occupants that are not enclosed by walls and a roof, such as balconies. They shall not extend more than eight (8) feet from the building face, or beyond the right-of-way line. Unless permitted by the architectural style, projecting balconies shall be no less than six (6) feet in depth. Balconies shall be accessible from inside the building and shall not be completely enclosed.
 - ii. Clearance. The minimum vertical clearance of non-habitable projecting or encroaching spaces is twenty-one (21) feet from the adjacent sidewalk grade above shopfront or industrial shop frontages and ten (10) feet above other frontage types (see Chapter 6).
- f. Projecting Habitable and Non-Habitable Space Standards
 - i. Total Horizontal Length of Projecting Spaces. The total combined length of habitable and non-habitable projecting spaces along the building face shall not exceed 67 percent of the total length of the building face to which they are attached.
 - ii. Total Horizontal Length of Encroaching Spaces. The total combined length of habitable and non-habitable encroaching spaces along the building face shall not exceed 50 percent of the total length of the building face to which they are attached.
- F. Setback requirements for mechanical, electrical, and utility equipment. Ground-mounted mechanical equipment located outside of a structure shall comply with the setback requirements of the applicable zone. Examples of this equipment include: heating, ventilation, and air conditioning; swimming pool pumps and filters, and similar equipment; and private transformers, cable television distribution boxes, and similar utility equipment that is not underground. Service, utility, and mechanical equipment that is visible from the street shall be screened from view with landscaping or enclosures. Backflow preventers and fire standpipes, along with utility box transformers shall be screened and be located in the PUE. The designated approving authority may approve an exception to this requirement by Zoning Clearance within a required side or rear setback area, where there is no feasible alternative location that complies with the setback requirements of the zone.

9.5 Building Articulation and Massing Standards

- A. Purpose. The desired pedestrian scale and character of the SPA requires that new project development not appear as massive, monolithic structures, but instead as a series of smaller scale buildings. This goal is a particular challenge when one large ownership, or smaller consolidated parcels are proposed for development as a single project. The standards of this section are intended to ensure that larger projects are designed to appear as carefully conceived groups of separate structures that, along with an attractive streetscape, contribute to the overall urban, pedestrian-friendly quality desired for the SPA.
- B. Applicability. The Building Articulation and Massing Standards of this section apply to all development in the SPA. They address the composition of buildings as well as functional aspects of building, parking, and outdoor space design. The goal of this section is to ensure that development is consistent with the goal of human-scale mixed-use environment in which each individual building furthers the overall SPA vision.
- C. Building Massing and Articulation Techniques
New buildings should be composed of simple masses designed according to a combination of a minimum of four (4) of the following massing and articulation techniques:
 1. Horizontal Articulation. Step a portion of the street-facing façade forward or backward from the predominant façade plane a minimum of six feet (6'-0") for a minimum distance of twenty-five feet (25'-0").
 2. Vertical Articulation. Step a portion of the street-facing façade upward or downward from the predominant building height a minimum of four feet (4'-0") for a minimum distance of twenty-five feet (25'-0"). This technique is useful for "stepping down" the scale of a new building adjacent to an existing smaller building.
 3. Architectural Projections. Append or project façade elements such as balconies, bay windows, cantilevered rooms, and/or awnings.
 4. Architectural Recessions. Recess architectural elements or spaces - such as recessed porches, covered passages, recessed balconies, and windows - into the massing of the street-facing façade.
 5. Façade Differentiation. Design the façade to appear as though it is composed of two (2) or three (3) distinct "buildings" with differing materials, window treatments, and/or color combinations on each "building."
 6. Height Averaging. Up to thirty percent (30%) of the building footprint area may be one-story/ten feet (10'-0") taller than the maximum height allowed in a given zone, provided an equal amount of building footprint area is one story/ ten feet (10'-0") shorter than the maximum allowed height.
 7. Base, Middle, and Top Articulation. Articulate the façade to express the building's floor levels as base, middle, and top by:
 - a. Providing a substantial horizontal articulation of the façade at the top of the first story such as a cornice, belt course, or other such architectural element which is appropriate to the style of the building.



Variation in building mass, material, and color create a sense of depth and visual interest along large building facades.

- b. Provide articulation at the parapet (for buildings with flat roofs) or below the eave (for buildings with sloped roofs) that marks the top of the building with a cornice, color change, or material change.
 - c. For buildings or portions of buildings which are three (3) stories in height or taller, provide articulation for the top story of the building. This may be accomplished by a color change, material change, a cornice/belt course at the bottom of the uppermost story.
8. The architecture of the building should clearly delineate an architectural style, and should not appear as a simplified version thereof, with appropriate fenestration patterns, architectural features, proportions and materials consistent with the style.
 9. The Building's architectural style shall be expressed on all sides of the building. Exceptions may be provided where two buildings are directly adjoining with less than 3 feet of space between the buildings.

D. Walls, Hedges, and Fences

Garden walls, retaining walls, hedges and fences may be used to define the edge between adjoining private properties. Walls, hedges, and fences facing the public street shall also comply with the frontage type standards (see Chapter 6).

1. Height. Fences and walls shall be a minimum of three (3) feet tall and a maximum six (6) feet tall, measured from the lowest side of the finished grade to the top of the wall except where a retaining wall is necessary to account for grade.
2. Location. Garden walls, retaining walls, hedges, and fences shall be built at least 18 inches from the property line or PUE along a street frontage, to allow room for footings and planting.
3. At Shopfronts. Walls and fences shall not be used at shopfronts or industrial shops, except that retaining walls shall be permitted

in situations where they are necessary to accommodate grade changes.

4. Materials. Solid perimeter walls shall be constructed of masonry (brick, stone or stucco) or ornamental metal. Retaining walls shall be constructed of masonry or finished concrete when visible from the street. Exposed concrete block and interlocking concrete pavers (such as keystone) are not permitted, except as retaining walls and then only when not visible from the street. Where there is a question as to the visibility of a wall from the street, the Planning Director will make the determination.
5. Plastic and Vinyl. No plastic or vinyl fencing shall be permitted forward of the build-to line, unless the material is a recycled plastic lumber (RPL).
6. Vegetation utilized as hedges adjacent to public sidewalks or paseos shall not be of the type that produces thorns or spines (e.g., blackberries, rose bushes, or cacti, among others).

E. Entrances

1. The primary entrance to buildings shall be oriented to the street front, rather than to the parking lot, alley, or interior of lot.
2. Buildings with long frontages are encouraged to provide frequent building entrances along the street.
3. Side or rear building entrances should always be accompanied by a front, street-facing entrance.
4. Special paving and landscaping should be included at entrances to enhance the overall building design.

F. Pedestrian Paths

1. Pedestrian paths should be introduced to increase access within and across the blocks.
2. Pedestrian paths may be open or roofed, and may go between or through buildings, to courtyards, parking areas or Open Spaces.

3. Pedestrian paths may accommodate bicycles, skateboards, and scooters.

G. Windows

1. Windows should overlook public areas to allow for increased safety.
2. Highly-reflective, mirrored, heavily-tinted and opaque glazing are not permitted (except that opaque glazing may be used as spandrel glass). Window glazing must be transparent with clear or limited UV tint so as to provide views to and from the inside of the building and the street.
3. Outer surface of window frames set within masonry, stucco or simulated masonry or stucco walls shall be recessed from the wall surface by at least two inches.
4. Regardless of architectural style, it is recommended that windows be located in such a way so as to help avoid blank walls.
5. If exterior shutters are used, they should be sized and mounted appropriately to fit the window (with appropriate hardware even if actually non-operable).
6. Windows of vacant ground-floor tenant spaces should be covered with butcher paper or other window covering.



Windows oriented toward the street appropriately placed within the depth of the wall.



CHAPTER 10 SIDEWALK USE AND CONNECTIVITY

10.1 Purpose

The purpose of this chapter is to encourage the appropriate use of sidewalks for commercial and other private and semi-public purposes and to ensure that sidewalk connections are established between building entries and the public sidewalk system. Provisions are included related to the establishment of outdoor seating areas for restaurants, information kiosks, art installations, and other methods of creating positive activity on sidewalks.

10.2 Encroachment Permit Required

The commercial use of public sidewalks requires the issuance of an Encroachment Permit issued by the City. Use of private sidewalks does not require an Encroachment Permit, but the provisions of this chapter and the applicable Frontage Type apply.

10.3 General Sidewalk Use Provisions

The following applies to the use of all sidewalk areas:

- A. Clear path of travel required. At least five feet clear area shall be provided to allow for unimpeded pedestrian traffic around any obstruction.
- B. Sidewalk may be used by adjacent properties. Public sidewalks may be used by adjacent businesses for seating and/or display areas. It is recommended that seating or display, occur in the "Furnishing Zone" of the sidewalk, adjacent to the curb, so as not to impede the path of travel for pedestrians, see Figure 10-2. Restaurants serving alcoholic beverages and/or providing entertainment are permitted, provided those activities are ancillary to the restaurant use, the seating area is cordoned off, and appropriate permits are obtained from Alcoholic Beverage Control (ABC) to allow for the consumption of alcohol outside of the premises.
- C. Placement of sidewalk amenities. Chairs and tables for outdoor dining and carts for merchant display may be permitted on sidewalks within the Furnishing Zone adjacent to the sidewalk, paseos, and other public rights-of-way within T3, T4 and T5 zoning districts provided that at least 5-feet of

sidewalk or paseo in T3 and T4 zones and 6-feet remains clear in T5 zones for pedestrian passage.

- D. Entries must remain accessible. The sidewalk use shall not infringe on the full width of the building entrance or otherwise impede access to and from buildings or violate the requirements of the Americans with Disabilities Act (ADA) or the local Building Code.
- E. Materials. Materials used in pedestrian-oriented spaces shall be used as follows:
 - 1. Attractive, durable, slip-resistant, of high quality, and compatible in color and pattern with a project's design.
 - 2. Surfaces in pedestrian circulation areas shall provide hard, stable surfaces and that permit comfortable maneuverability for people of all abilities.
 - 3. Paving materials shall be consistent with the intent of this paving palette, see Figure 10-1. Where required by the street type standards of Chapter 7 paved areas in front the setback shall conform to this section.
 - 4. Wherever a pathway crosses a drive aisle, loading area, or parking area, the pathway shall be made identifiable by the use of elevation changes, changes in paving materials, and/or the use of colors.
 - 5. To provide adequate power for temporary uses and to ensure proper maintenance, at least two outlets shall be provided for every 2,000 square feet of pedestrian-oriented space.
- F. Street Furniture. Street furniture, seating, waste receptacles, lighting, bike racks, bollards, and similar devices, significantly enhance the usability of the Public Realm. street furniture shall be based on a clean aesthetic with a high degree of functionality that maintains a respect for the human scale.
- G. Transit Stops. Transit stops shall be well lighted and shaded and provide seating. Digital transit displays conveying real-time transit arrival times shall be provided where appropriate.



Permeable Pavers



Scored, Brush Finished, Grey Concrete



Integral Color Concrete



Hardscape Pavers

Figure 10-1 Paving Palette

Illustrative images of paving materials for use throughout the SPA. Materials shown are for illustrative uses only.

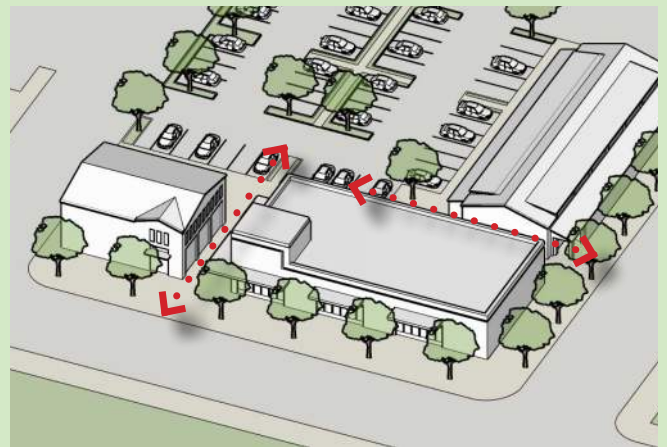
10.4 Pedestrian Connections

All buildings shall be accessible via a path or walkway from a public sidewalk according to the following provisions:

- A. Pedestrian pathways.
 - 1. Pedestrian links shall be attractive and well-marked.
 - 2. A continuous and direct pedestrian path shall be provided between the most proximate public sidewalk and the primary entrance to all on-site buildings with the fewest possible vehicular crossings.
 - 3. A continuous five-foot minimum wide pedestrian path shall be provided from all parking areas to the primary entrance of all buildings in compliance with the applicable provisions of the Americans with Disabilities Act (ADA).
 - 4. Clear and continuous paths from every primary building entrance to all transit stops and crosswalks directly adjoining the site.
 - 5. Special pedestrian paths/connections between adjoining lots where those uses are compatible.
 - 6. Paseo between buildings shall be provided when needed to create pedestrian connections to primary building entrances and parking areas (see Figure 10-2).
- B. Pathways in parking areas. Where parking areas are located between a public right-of-way and a primary entrance into a site's primary use structure, a continuous and well-designated pedestrian path shall be provided through the parking area that connects the public right-of-way and said entrance.
- C. Building location. Where possible, the building should be located as close to the public sidewalk as possible to create a direct pedestrian connection to primary building entries (without requiring the pedestrian to cross a parking lot).

10.5 Paseo Development Standards

- A. Purpose. When provided, paseos shall be designed and constructed according to the Standards contained in this section to create safe, active environments that are visible by passersby.
- B. Standards.
 - 1. A paseo shall be at least 10 feet in width.
 - 2. A paseo shall contain an unobstructed circulation path at least five feet in width, connecting the street on which the paseo fronts.
 - 3. Seating areas, storefronts, shop windows, and outdoor display of goods are all encouraged within paseos to create a safe active environment.
- C. Where any building wall or walls adjoin a paseo and where such wall or walls exceed a height of 60 feet for an aggregate length of more than 120 feet, the wall or walls shall be set back from the paseo by a minimum distance of 10 feet. The setback shall be landscaped.



 Paseo

**Figure 10-2 Paseos to Interior Parking Lots
Conceptual Diagram**

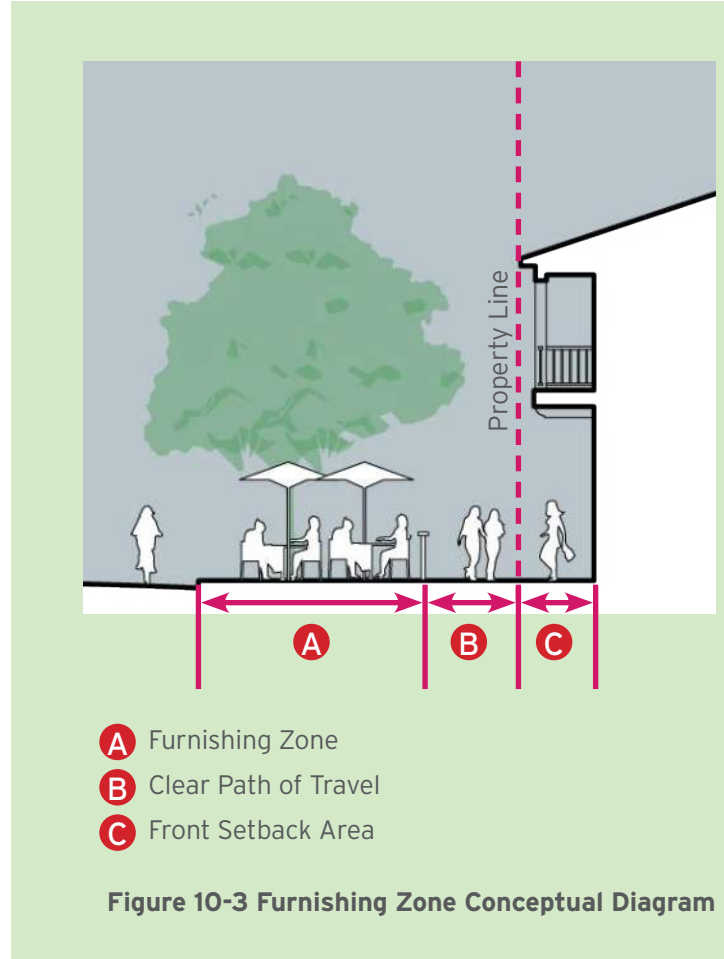
10.6 Outdoor Seating Standards

Sidewalk seating shall be allowed in conjunction with the operation of an indoor restaurant and other commercial establishments, subject to the following minimum requirements and limitations:

- A. Location and configuration.
 1. Outdoor seating shall be in the “Furnishing Zone”, adjacent to the curb, and therefore separated from the building entrance with the intervening sidewalk. Front setback areas adjacent to the building are also appropriate for outdoor seating.
 2. The sidewalk seating area shall be no wider than the actual street frontage of the commercial establishment unless agreement with a neighboring business or property owner, is obtained in writing and on file with the City as part of the encroachment permit.
 3. Outdoor seating areas shall only be allowed to the extent that there is adequate room to accommodate pedestrians, provisions of the Americans with Disabilities Act (ADA) and the seating area. A minimum five-foot clear area shall be provided, unless local, state, or federal disability access laws require a larger area. The outdoor seating area itself shall be accessible to disabled persons.
- B. Maintenance. All exterior surfaces shall be easily cleanable and shall be kept clean at all times.

10.7 Outdoor Speaker Amplification

Outdoor speaker amplification shall only be permitted in combination with a project-related conditional use permit or a stand-alone minor conditional use permit, and shall be subject to the noise control provisions of EGMC Chapter 6.32.



Shaded outdoor dining area within the furnishing zone.



CHAPTER 11 SIGNS

11.1 Purpose

- A. Purpose of chapter. The regulations established by this chapter are intended to appropriately limit the number, placement, size, and type of signs allowed within the Livable Employment Area (LEA) and to require the proper maintenance of Signs.
- B. Purpose of limitations. The purposes of these limitations and requirements are to:
 1. Avoid traffic safety hazards to bicyclists, motorists, and pedestrians caused by visual distractions and obstructions.
 2. Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the LEA as a place to live, work, and shop.
 3. Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached.
 4. Safeguard and protect the public health, safety, and general welfare.

5. Advance community design standards and safety Standards as identified in the General Plan.
6. Maintain and improve the quality of the LEA's appearance by subjecting certain signs to design review to ensure that their size, placement, and aesthetics are appropriate to their site and surroundings.

11.2 Applicability

- A. Signs regulated. The requirements of this chapter and EGMC Section 23.62.050 (Basic Policies for Sign Regulation) shall apply to all signs in the SPA.
- B. Applicability to sign content. The provisions of this chapter do not regulate the message content of signs (sign copy), regardless of whether the message content is commercial or noncommercial.
- C. Definitions. Definitions of the specialized terms and phrases used in this chapter may be found in EGMC Title 23.

11.3 Sign Permit Requirements and Procedures

An application for a Sign Permit shall be filed and processed in compliance with EGMC Section 23.62.070 (Permits and Entitlements for Signs) and EGMC Section 23.62.080 (Procedures).

11.4 Exemptions from Sign Permit Requirements

Except as provided below or otherwise provided in this chapter, those signs exempted in EGMC Section 23.62.090, (Exempt Signs) shall be exempt in this SPA.

- A. Permanent Window Signs. Signs that hang or are stenciled on the inside or outside of a window may be permitted, but shall not exceed 10 square feet per storefront.
- B. Miscellaneous Signs.
 - 1. Historical plaques erected and maintained by nonprofit organizations, memorials, building cornerstones, and date-constructed stones; provided, that none of these exceed four square feet in area.
 - 2. Signs or displays located entirely inside of a structure. Window signs are regulated separately.

11.5 Prohibited Signs

Except as provided below or otherwise provided in this chapter, those signs prohibited in EGMC Section 23.62.100, (Prohibited Signs) shall be prohibited in this SPA.

- A. Abandoned signs;
- B. Animated signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color, except:
 - 1. time and temperature displays (which are not considered signs);
 - 2. electronic message display signs for places of worship and public and private meeting

facilities; electronic displays for fuel prices at gas stations, and

- 3. when incorporated into an approved Marquee Sign.
- C. Moving signs, and other similar signs that are stationary but contain moving parts;
- D. Pennants and streamers, except in conjunction with an athletic event, carnival, circus, or fair.
- E. Cabinet Signs. A sign with its text and/or logo symbols and artwork on a translucent face panel that is mounted within a metal frame or cabinet that contains the lighting fixtures which illuminate the sign face from behind.
- F. LED Signs. Any sign that utilizes LEDs (light emitting diodes) as pixels, except for a 2ft x 2ft "Open" sign located inside a business. When incorporated into a Marquee Sign, LEDs are permitted.
- G. Inflatable Signs. A sign that is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a blower motor that provides air flow into the device.
- H. Signs attached to or suspended from a boat, float, vehicle, or other movable objects parked within a public right-of-way, or in a location on private property that is visible from a public right-of-way, except a sign painted directly upon, magnetically affixed to, or permanently affixed to the body or other integral part of the vehicle.
- I. Signs burned, cut, or otherwise marked on or otherwise affixed to a hillside or tree;
- J. Signs with reflective material;

11.6 Permitted Signs

- A. Signs are Regulated by Type and are permitted according to Tables 11-1 and 11-2.

Sign Type	Regulating Zone				
	T3-R	T3	T4	T5	BP
Awning Signs	✓	✓	✓	✓	-
Banner Signs	-	-	-	✓	-
Channel Letter Signs	✓	✓	✓	✓	-
Marquee and Canopy Signs	-	✓	✓	✓	-
Monument Signs	-	-	-	-	✓
Neon Signs	-	✓	✓	✓	-
Parapet/Elevated Signs	-	-	✓	✓	✓
Portable Signs	✓	✓	✓	✓	✓
Projecting Signs	✓	-	✓	✓	✓
Wall Signs	-	-	✓	✓	✓
Window Foil Signs	-	-	-	✓	✓
Window Graphic Signs	✓	✓	✓	✓	✓
Key					
✓ Permitted					

Table 11-1 Permitted Signs per Regulating Zone



Canopy Sign



Marquee Sign



Neon Sign

For Illustrative Purposes Only



Projecting Sign



Channel Letter Sign



Portable Sign



Window Graphic Sign



Wall Sign



Awning Sign

11.7 General Requirements for Permitted Signs

- A. Standards for Ground-Floor Tenants
 - 1. Place signs in locations that complement the building's architectural design. The rhythm of storefronts and openings should be considered.
 - 2. Add hours of operation and other operational information important to shoppers on entry door or near entry door, scaled for viewing by pedestrians, not motorists.
- B. Second-Floor Tenants
 - 1. Limitation in Number. One projecting sign is permitted per each street frontage.
 - 2. Restrictions, Additions, Clarifications, and Exceptions. Signs located on the second-floor must project off the building at a 90-degree angle.
- C. Residential Signage
 - 1. Limitation in Number. One Identification Sign located above the building entrance is permitted for residential complexes.
 - 2. Maximum Area. Identification Signs may not exceed 40 square feet in area.
 - 3. Restrictions, Additions, Clarifications and Exceptions. The sign may not project above the roofline of the building to which the sign is attached.
- D. Sign area and height measurement. Sign area and height measurement shall be determined by EGMC Sections 23.62.120 and 23.62.100.
- E. Sign location requirements. Each sign shall be located in compliance with the following requirements and all other applicable provisions of this chapter:
 - 1. Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this chapter.
 - 2. No sign shall be placed so as to interfere with the operation of a door, fire escape, or window.
- F. Signs placed within the public right-of-way.
 - 1. No sign shall be allowed within the public right-of-way except for the following:
 - a. Public Signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;
 - b. Bus stop signs installed by a public transit company;
 - c. Informational signs of a public utility regarding its lines, pipes, poles, or other facilities; or
 - d. Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized work within the public right-of-way.
 - e. Awnings, canopies, projecting signs, and marquees which are entirely supported on private property may extend up to four feet into the public right-of-way or no closer than three feet from the portion of the public right-of-way used for vehicular traffic (measured from the face of the curb). Portions of the awnings, canopies, projecting signs, and marquees extending into the public right-of-way or over a public sidewalk shall have a minimum vertical clearance of eight feet between the bottom of the structure and the surface of the ground, sidewalk, or paving.
 - 2. Any sign installed or placed within the public right-of-way other than in compliance with this section must be granted an encroachment permit in addition to a sign permit or shall be forfeited to the public and be subject to confiscation.
 - 3. The City shall have the right to recover from the owner, or person placing the sign, the full costs for sign removal and disposal.
 - 4. A sign permit shall not be required for City, state, or federal signs placed within the public right-of-way.

- G. Design criteria for Signs. The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a Sign Permit or Building Permit can be approved:
1. Signs should be of a character and scale that relates to the pedestrian.
 2. The location, size, and appearance of building Identification signs should complement the building.
 3. Design and construction. The intent of this subsection is to ensure public safety, to achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs, and to prevent dilapidation.
 - a. Each permanent sign should be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation businesses, or others capable of producing professional results.
 - b. Raceways and other electrical or mechanical sign components not directly incorporated into the sign design shall be concealed within the sign structure or building facade when feasible.
 - c. Materials for permanent signs shall be high quality, durable, and capable of withstanding weathering over the life of the sign with reasonable maintenance.
 4. Street address. The review authority may require that a sign include the site street address, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one or more structures on the site.

H. Maintenance of Signs.

1. Each sign and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times.
2. Any repair to a sign shall be of equal or better in quality of materials and design as the original sign.
3. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed.
4. All electronic message display signs shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions.

11.8 Legal Nonconforming Signs

Legal nonconforming signs shall comply with the provisions of EGMC Section 23.62.160.

Sign Type	Limitation in Number	Maximum Dimension	Notes
Awning Signs. Any sign painted on, or applied to, an awning.	One sign per awning.	Awning Signs may not exceed one line of text.	Use only non-illuminated or externally illuminated letters.
Banner Signs. Any cloth, bunting, plastic, paper, or similar non-rigid material attached to any structure, staff, pole, rope, wire, or framing which is anchored on two or more edges.	<ol style="list-style-type: none"> One Banner Sign per building. Two Banner Signs per private light pole. 	8 square feet each sign.	Banners affixed to an exterior building facade shall not extend above the roofline.
Channel Letter Signs. A sign consisting of fabricated or formed three-dimensional letters, individually applied to the wall, which may accommodate a light source.	<ol style="list-style-type: none"> One Channel Letter Sign per street frontage for each ground-floor tenant not to exceed two frontages. An additional building Identification Sign per street frontage is allowed. 	Channel Letter Signs may not exceed three feet in height.	<ol style="list-style-type: none"> Not applicable for individual office tenants in a multi-tenant office building. Light fixtures may be used for direct illumination of Signs.
Marquee and Canopy Signs. A sign which is attached to or otherwise made part of a permanent roof-like structure which projects beyond the building wall.	One Marquee or Canopy Sign per street frontage not to exceed two frontages.	N/A	Marquee and Canopy Signs may project to the curb line.
Monument Signs. An independent, freestanding structure supported on the ground having a solid base as opposed to being supported by poles or open braces.	One Monument Sign per street frontage.	<ol style="list-style-type: none"> Monument Signs may not exceed six feet in height. Monument Signs may not exceed four feet in width 	Monument Signs may only be used in the Business and Professional Office Special District Zone.
Neon Signs. A sign illuminated by a neon tube, or other visible light-emitting gas tube, that is bent to form letters, symbols, or other graphics.	<ol style="list-style-type: none"> One Neon Sign per street frontage for each ground-floor tenant not to exceed two frontages. An additional building Identification Sign per street frontage is allowed. 	N/A	Neon Signs may not flash unless incorporated into a Marquee Sign.
Parapet/Elevated Signs. Any sign type attached or applied to the face of a building above the highest occupied floor.	One sign per street frontage.	N/A	The specific sign type, (ie. Wall Sign, Channel Letter Sign, etc.) must be permitted in the applicable Regulating Zone for use as a Parapet/Elevated Sign.

Table 11-2 Permitted Signs Types

Sign Type	Limitation in Number	Maximum Dimension	Notes
Portable Signs. A sign that is not permanently affixed to a structure or the ground.	One double-sided sign is permitted per each ground-floor tenant to be located adjacent to the store frontage.	8 square feet per face	Signs shall not: 1. Obstruct required ADA sidewalk clearance; 2. Impede any line of sight for motorists at vehicular public right-of-way intersections, as recommended by the City; 3. Interfere with people exiting and entering parked cars; or 4. Be located within any landscaped area.
Projecting Signs. A sign, other than a Wall Sign, which is suspended from, or supported by, a structure and projecting outward.	1. One sign per street frontage for each ground-floor tenant not to exceed two frontages. 2. One sign per each second-floor tenant.	8 square feet	1. Projecting signs located on the second floor must project off the building at a 90 degree angle. 2. Light fixtures may be used for direct illumination of Signs.
Wall Signs. A sign which is attached to or painted on the exterior wall of a structure with the display surface of the sign approximately parallel to the building wall.	1. One sign per street frontage for each ground-floor tenant not to exceed two frontages. 2. An additional building Identification Sign per street frontage is allowed.	1. Wall Signs may not exceed four feet in height. 2. Wall Signs may not exceed ten feet in width.	1. Not applicable for individual office tenants in a multi-tenant office building. 2. Light fixtures may be used for direct illumination of Signs.
Window Foil Signs. Any sign that is applied or attached to a window which obscures visibility into the building.	N/A	Window Foil Signs may not exceed 50 percent of the glass area in which it is placed.	Window foils may completely cover storefront glazing when the storefront is vacant.
Window Graphic Signs. A sign that is applied, painted, or affixed to a window, facing the outside of the building whose text, symbols, or graphics are individually applied to the window.	N/A	1. Window Graphic Signs may not exceed one third of the glass area in height. 2. Window Graphic Signs may not exceed 90 percent of the glass area in width.	N/A

Table 11-2 Permitted Signs Types (cont'd.)

