



Title X: Objective Design and Development Standards

February 17, 2021



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NOTE to Jurisdiction:

This Toolkit is an integrated catalog of zones and standards based on the Place Type documentation conducted for Marin County in 2020 and is ready to be customized to your jurisdiction. If your jurisdiction has not selected the additional service of preparing a Screencheck Toolkit, you will need to customize this Toolkit to your community's needs and objectives. Please review and adjust, modify or remove the content as it suits your needs. Be advised that as individual Chapters, Sections, Subsections, items, Figures, and Tables are adjusted, modified or removed by your jurisdiction, corresponding edits will need to be made to adjust references and other information to make the content ready for adoption and usage.

Table of Contents

Preamble	1
P-1A Creating a Place-Based Foundation for Zoning	1
P-1B Guiding Principles	1
P-1C Classification of Different Context Types in Jurisdiction	2
P-1D Summary of the Form-Based Zones in Jurisdiction	4
P-1E A Hybrid Approach for Jurisdiction	4
P-1F The Transect	10
Chapter 1: Introduction	11
x.01.010 Purpose	11
x.01.020 Applicability	11
x.01.030 Relationship to Jurisdiction General Plan	15
x.01.040 Relationship to Jurisdiction Zoning Code	16
Chapter 2: Establishment of Zones	17
x.02.010 Purpose	17
x.02.020 Zones Established	17
x.02.030 Sub-Zones	18
x.02.040 Zone Map	18
Chapter 3: Zones	19
x.03.010 Purpose	19
x.03.020 Overview of Zones	19
x.03.030 T3 Edge Neighborhood (T3EN)	25
x.03.040 T3 Suburban Neighborhood (T3SN)	29
x.03.050 T4 Suburban Neighborhood.Small (T4SN.S)	33
x.03.060 T4 Core Neighborhood.Medium (T4CN.M)	37
x.03.070 T4 Suburban Main Street.Small (T4SMS.S)	41
x.03.080 T4 Core Main Street (T4CMS)	45
x.03.090 T5 Core Neighborhood (T5CN)	49
x.03.100 T5 Core Main Street (T5CMS)	53

Chapter 4:	Specific to Uses	57
x.04.010	Purpose	57
x.04.020	Use Standards	57
x.04.030	Use Table	58
Chapter 5:	General to Design Sites	61
x.05.010	Purpose	61
x.05.020	Screening	61
x.05.030	Landscaping and Lighting	63
x.05.040	Parking and Loading	65
x.05.050	Slope Standards	70
x.05.060	Public Frontage Standards	76
x.05.070	Privacy Standards	79
x.05.080	Location of Bonus Height/Floor Area on Sloped Design Sites	80
Chapter 6:	Specific to Building Types	83
x.06.010	Purpose	83
x.06.020	Building Types	83
x.06.030	Overview of Building Types	87
x.06.040	Carriage House	89
x.06.050	House	93
x.06.060	Duplex Side-by-Side	96
x.06.070	Duplex Stacked	101
x.06.080	Cottage Court	105
x.06.090	Fourplex	108
x.06.100	Neighborhood Townhouse	113
x.06.110	Neighborhood Courtyard	117
x.06.120	Pocket Neighborhood	121
x.06.130	Multiplex	126
x.06.140	Core Townhouse	131
x.06.150	Core Courtyard	135
x.06.160	Main Street Building	139

Chapter 7:	Specific to Private Frontage Types	147
x.07.010	Purpose	147
x.07.020	Private Frontage Types	147
x.07.030	Overview of Private Frontage Types	148
x.07.040	Porch Projecting	150
x.07.050	Porch Engaged	152
x.07.060	Dooryard	154
x.07.070	Stoop	156
x.07.080	Forecourt	158
x.07.090	Maker Shopfront	160
x.07.100	Shopfront	162
x.07.110	Terrace	164
x.07.120	Gallery	166
Chapter 8:	Specific to Architectural Design	169
x.08.010	Purpose	169
x.08.020	Applicability	169
x.08.030	Architectural Design Standards	169
x.08.040	Overview of Architectural Styles	169
x.08.050	Contemporary	173
x.08.060	Craftsman	185
x.08.070	Main Street Classical	197
x.08.080	Mediterranean	207
x.08.090	Tudor	219
x.08.100	Victorian	231

Chapter 9:	Specific to Signage Types	243
x.09.010	Purpose	243
x.09.020	Sign Types	244
x.09.030	Overview of Sign Types	244
x.09.040	Yard/Porch Sign	246
x.09.050	Projecting Sign	248
x.09.060	Awning/Canopy Sign	250
x.09.070	Wall Sign	252
x.09.080	Painted Wall Sign	254
x.09.090	Window Sign	256
x.09.100	Sidewalk Sign	258
x.09.110	Directory Sign	260
x.09.120	Changeable Copy Sign	262
x.09.130	Marquee Sign	264
Chapter 10:	Specific to Large Sites	267
x.10.010	Purpose	267
x.10.020	General to Walkable Community Design	268
x.10.030	Walkable Neighborhood Plan	275
x.10.040	General to Civic Space	276
Chapter 11:	Administration	285
x.11.010	Purpose	285
x.11.020	Procedures	285
x.11.030	Adjustments to Standards	299
Chapter 12:	Definitions	305
x.12.010	Purpose	305
x.12.020	Definitions	305
x.12.030	Measurement Methods	339

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Quick Code Guide for Developments Less Than Three Acres

The following graphic is intended as a summary guide. Please refer to the [jurisdiction's](#) permit procedures and application standards ([Section x.xx.xxx](#)) for all necessary information.

1

Determine your Maximum Zoning Envelope¹

Identify your zone, see [Chapter 3 \(Zones\)](#)

- | | |
|---|--|
| a. Select your building type(s) | Subsection 3 of the zone |
| b. Comply with building placement standards | Subsection 5 of the zone |
| c. Comply with building form and height standards | Subsection 4 of the zone |
| d. Select from allowed uses | Table x.04.030.A (Uses) |
| e. Comply with parking standards | Subsection 7 of the zone |
| f. Select your private frontage type | Subsection 8 of the zone |

Identify your building type standards, see [Chapter 6 \(Specific to Building Types\)](#)

- | | |
|--------------------------------------|--|
| a. Select your detailed massing type | Subsections 3 and 7 of the building type |
| b. Comply with the standards | Subsections 1, 2, 4-7 of the building type |

¹ Developments that propose multiple design sites shall apply this process for each design site.

2

Connect Ground Floor to Adjacent Streetscape

Apply your private frontage type(s), see [Chapter 7 \(Specific to Private Frontage Types\)](#)

Based on your selected private frontage type(s), comply with the standards [Subsections 1-4](#) of the private frontage type

3

Design your Building

Identify your architectural standards, see [Chapter 8 \(Specific to Architectural Design\)](#)

Based on your selected detailed massing type, select your architectural style [Subsections 1-16](#) of the architectural style

Quick Code Guide for Developments Less Than Three Acres (Continued)

4 Apply Signage (If Allowed)		
Identify your signage standards , see Chapter 9 (Specific to Signage Types)	Select your signage type	Subsections 1-4 of the signage type

5 Proceed to Approval Process		
If adjustments are proposed , see Section x.11.030 (Adjustments to Standards)	Meet the required findings to be eligible for the adjustment to the standard(s)	Section x.11.030 (Adjustments to Standards)
Identify your approval procedure , see Chapter 11 (Administration)	Comply with the procedure standards	Section x.11.020 (Procedures)

Quick Code Guide for Developments Over Three Acres

The following graphic is intended as a summary guide. Please refer to the [Jurisdiction's](#) permit procedures and application standards ([Section x.xx.xxx](#)) for all necessary information.

1

Design your Walkable Neighborhood Plan (WNP)

Identify your WNP design process, see [Subsection x.10.020.1](#)

Comply with the standards

[Section x.10.020 \(General to Walkable Community Design\)](#)

Prepare WNP

Comply with the standards

[Section x.10.030 \(Walkable Neighborhood Plan\)](#)

2

Determine your Maximum Zoning Envelope¹

Identify your zone(s), see [Chapter 3 \(Zones\)](#)

For each WNP:

[Subsection 3](#) of the zone

a. Select your building type(s)

b. Comply with building placement standards

[Subsection 5](#) of the zone

c. Comply with building form and height standards

[Subsection 4](#) of the zone

d. Select from allowed uses

[Table x.04.030.A \(Uses\)](#)

e. Comply with parking standards

[Subsection 7](#) of the zone

f. Select your private frontage type for each building type

[Subsection 8](#) of the zone

Identify your building type standards, see [Chapter 6 \(Specific to Building Types\)](#)

a. Select your detailed massing type for each building type

[Subsections 3 and 7](#) of the building type

b. Comply with the standards

[Subsections 1, 2, 4-7](#) of the building type

¹This process shall be applied to each design site.

3

Connect Ground Floor of each Building Type to Adjacent Streetscape

Apply your private frontage types to each building type, see [Chapter 7 \(Specific to Private Frontage Types\)](#)

Based on your selected building types, comply with the standards

[Subsections 1-4](#) of the private frontage type

Quick Code Guide for Developments Over Three Acres (Continued)

4 Design your Buildings		
Identify your architectural standards , see Chapter 8 (Specific to Architectural Design)	Select your architectural style standards for each building type	Subsections 1-16 of the architectural style
5 Apply Signage (If Allowed)		
Identify your signage standards , see Chapter 9 (Specific to Signage Types)	Select your signage types and apply to the relevant building types	Subsections 1-4 of the signage type
6 Proceed to Approval Process		
If adjustments are proposed , see Section x.11.030 (Adjustments to Standards)	Meet the required findings to be eligible for the adjustment to the standard(s)	Section x.11.030 (Adjustments to Standards)
Identify your approval procedure , see Chapter 11 (Administration)	Comply with the procedure standards	Section x.11.020 (Procedures)

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Preamble

Sections:

P-1A	Creating a Place-Based Foundation for Zoning
P-1B	Guiding Principles
P-1C	Classification of Different Context Types in Jurisdiction
P-1D	Summary of the Form-Based Zones in Jurisdiction
P-1E	A Hybrid Approach for Jurisdiction
P-1F	The Transect

P-1A Creating a Place-Based Foundation for Zoning

This [Title x](#), "Objective Design and Development Standards", shall hereafter be referred to as the Form-Based Code or "FBC". The FBC implements [Jurisdiction's General Plan](#) vision through the application of zones and standards that reflect a context-specific approach based upon [Jurisdiction's](#) distinct walkable development patterns. These patterns are described as walkable because of their interconnected streets and blocks; variety of housing choices; and proximity to services, shopping and/or transit. The FBC addresses the walkable development patterns, existing or intended, through standards consistent with [Jurisdiction's General Plan](#).

P-1B Guiding Principles

The FBC is guided by the following principles in implementing the [Jurisdiction General Plan](#):

1. Across [Jurisdiction](#), the FBC:
 - A. Provides clear and effective development standards that allow for streamlined review processes and the predictable production of housing;
 - B. Supports a diversity of housing choices appropriate to their location;
 - C. Ensures appropriately-scaled infill development;
 - D. Reinforces and enhances community design and character in support of the community's vision with: a variety of neighborhoods; main street areas as the cultural and commercial heart of the community; and neighborhoods with centers along pleasant and convenient corridors that interconnect [Jurisdiction](#);
 - E. Removes barriers to revitalization and reinvestment through clear, objective, and context-sensitive standards;
 - F. Ensures that each building plays a role in creating a better whole, not just a good building; and
 - G. Promotes development patterns that support safe, effective, and multi-modal transportation options for all users and help reduce greenhouse gas emissions.

2. Within community cores, the FBC:
 - A. Reinforces the main street as a cultural and commercial destination accommodating appropriately-scaled infill housing, mixed-use, and cultural development compatible with existing historic buildings; and
 - B. Facilitates transitions from single-use areas to mixed-use employment centers that are compatible with adjacent residential neighborhoods and public access.
3. Within residential neighborhoods in core, suburban, and edge contexts, the FBC:
 - A. Protects the character of established neighborhoods and builds upon and reinforces the unique physical characteristics of [Jurisdiction's](#) walkable neighborhoods;
 - B. Supports new walkable neighborhood patterns through new networks of well-designed multi-modal streets that are safe for pedestrians and cyclists; and
 - C. Promotes neighborhoods with quality housing and diverse, context-sensitive housing choices.
4. Along corridors within core, suburban, and edge contexts, the FBC:
 - A. Promotes a variety of housing choices;
 - B. Promotes small local businesses as an important part of [Jurisdiction's](#) economy;
 - C. Promotes incremental infill and revitalization;
 - D. Reinforces neighborhood main streets as centers to continue as vibrant social and commercial focal points, with services and amenities for the surrounding neighborhoods located within a safe, comfortable walking distance of homes;
 - E. Balances pedestrian comfort and place-making with traffic efficiency; and
 - F. Promotes and accommodates high-quality community design.

P-1C
Classification of Different Context Types in [Jurisdiction](#)

[Jurisdiction](#) is characterized by different context types that reflect its pre- and post-World War II development patterns. Historic districts and neighborhoods developed prior to WWII tend to be more pedestrian-oriented, with smaller blocks, consistent sidewalks, more integrated development patterns with services, shopping and/or transit within short walking distance. Newer areas of [Jurisdiction](#), by comparison, tend to be more auto-oriented, with larger blocks and less amenities within short walking distance.

The FBC applies a context-sensitive approach to [Jurisdiction](#) that is based upon the classification of three broad context types: Natural, Walkable, and Auto-Oriented Suburban. Each needs to be regulated differently to effectively reinforce the intended context. [Figure P-1C-1 \(Context Type Descriptions\)](#) provides full descriptions of each context type.

Within each of these broad contexts, the FBC further articulates context through three types of areas across [Jurisdiction](#): areas at or near the core, suburban areas, and areas at the edge of the community. In order to make as direct a connection as possible between the context-sensitive approach and the standards, this physical structure is carried through into the names of the form-based zones in this FBC.

Figure P-1C-1: Context Type Descriptions

Natural Context

The Natural Context Type consists of land not intended for development. In these areas, nature dominates a person's experience, but may include an occasional recreation-oriented or utility building or other man-made feature. The use of cars occurs, but does not dominate the physical character.

These areas are implemented through conventional, use-based zones.



Auto-Oriented Suburban Context

The Auto-Oriented Suburban Context Type consists of areas developed mainly after the 1950's. This type of development is driven by the priority to accommodate the automobile. Characteristic of this context type, land uses are segregated and often buffered, leaving large distances between them contributing to the need for the automobile for day-to-day functions. Walking and cycling occur in these areas, but generally for recreational rather than destination purposes due to low connectivity and few amenities within short walking distance.

Examples of these areas are commercial big box retail, strip mall centers, single-unit residential subdivisions, and industrial areas.

These areas are implemented through conventional, use-based zones.



Walkable Context

The Walkable Context Type consists of areas where a person can walk, bike or ride transit to work to fulfill most shopping and recreation needs. These areas allow for but do not require the use of a vehicle to accommodate most daily needs.

These areas, primarily developed prior to the 1940's, were developed in a pattern where a person can live with limited reliance on the automobile. Today, these areas are still conducive to destination walking and cycling. These areas are supported through a network of interconnected, tree-lined streets, a diversity of housing choices, and a mix of appropriate commercial and residential uses in a compact form. These areas also support public transit due to their compact nature.

These areas are implemented through the T3-T5 form-based zones.



P-1D Summary of the Form-Based Zones in [Jurisdiction](#)

The FBC implements [Jurisdiction's General Plan](#) through the transect. The transect applies to Natural, Rural, and Walkable Contexts as illustrated in [Table P-1E-B \(Summary Table of Transects for Natural, Rural, and Walkable Contexts in Jurisdiction\)](#). These contexts are implemented through the form-based zones identified in [Table P-1F-A \(Jurisdiction Transect\)](#). See [Chapter 3 \(Zones\)](#) for details of each zone.

P-1E A Hybrid Approach for [Jurisdiction](#)

In zoning, a *hybrid* zoning code brings together the zoning and operating systems of form-based zoning and conventional, use-based zoning to address the unique qualities of all context types that make up a community. Form-based zoning is applied to Walkable Contexts, and conventional, use-based zoning is applied to Natural and Auto-Oriented Suburban Contexts.

This hybrid approach directs development and uses within each context type to thrive with standards that respond to the unique needs and community objectives of each context. For example, a neighborhood main street is regulated through form-based zoning with the intention that the standards will generate walkable development. Standards generate buildings that are scaled to the pedestrian and to existing and future neighboring buildings, and are placed to shape a public realm for pedestrians. Uses are regulated but are a lower priority than the overall physical environment and public realm that the uses occupy.

A suburban strip mall is regulated through conventional, use-based zoning with the intention that the standards will generate Auto-Oriented Suburban development. Standards control uses, overall heights and intensities with less priority as to their exact placement on a design site or how each building shapes the public realm. In cases where the intent is to transform Auto-Oriented Suburban development (e.g., retrofit of suburban strip mall) to walkable development, form-based zoning best implements those transformations.

The addition of this FBC to [Jurisdiction's](#) zoning code makes the zoning code a hybrid code. In this hybrid approach, the FBC is applied only to areas where walkable development exists or is desired. Conventional, use-based zones and standards continue to apply to Natural and Auto-Oriented Suburban development.

1. What is a Form-Based Code?

Form-Based Coding (FBC) represents a paradigm shift in the way that the built environment is regulated. The formal short definition of a FBC is as follows:

Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.

-Form-Based Codes Institute

Unlike conventional, use-based codes, FBCs utilize the intended form and character, rather than use as the organizing framework of the code. This FBC is informed by the three physical context types described in [Section P-1C \(Classification of Different Context Types in Jurisdiction\)](#) to implement the key characteristics that comprise the physical character of different areas (place types) documented across the community. Further, FBCs regulate a series of important elements not just to create a good individual building, but a high-quality place. The terminology in FBCs reflects the intended physical form and hierarchy of different places. For example, instead of a zone being labeled "commercial" or "mixed use," it might be called "main street." The term "main street" ties back to the intended physical form or place, which includes a mix of uses, civic spaces, streets, frontages, and building types that create vibrant walkable urbanism.

It is also important to note that while FBCs primarily regulate the intended physical form, they regulate use secondarily. FBCs allow a range of uses that are carefully chosen to maximize compatibility between uses and the intended physical form of the zone. The use-tables in a FBC are simplified and categorized by use-type, and clearly defined, to allow a greater degree of administrative decision-making related to particular uses.

2. The Natural-to-Urban Transect: The Framework for the Form-Based Code

Most FBCs use an organizing principle called the Natural-to-Urban Transect, see [Figure P-1E-1](#). This enables a customized framework of zones for a community that are based on intended physical character.

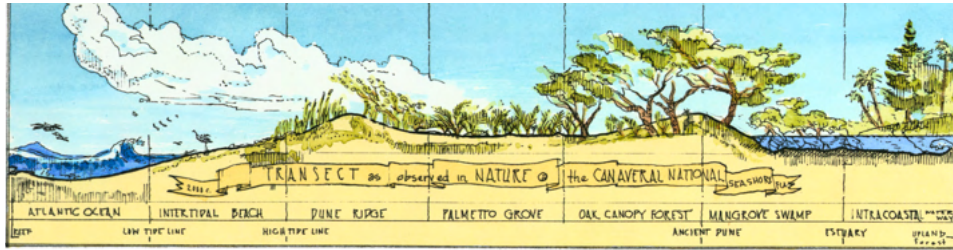
The transect establishes a hierarchy of physical environments or transects from the most natural to the most urban. The designation of each transect along this hierarchy is determined first by the character and form, intensity of development, and type of place, and secondly by the mix of uses within the area. This hierarchy of physical environments becomes the framework for the entire FBC, replacing use as the organizing principle as in conventional, use-based zoning. Each transect is used to reinforce existing or create new walkable environments.

The Natural-to-Urban Transect is a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most natural condition to the most urban. It provides a standardized method for differentiating between the intentions for urban form in various areas using gradual transitions rather than harsh distinctions. Each transect is primarily classified by the physical intensity of the built form, the relationship between nature and the built environment, and the complexity of uses within the transect.

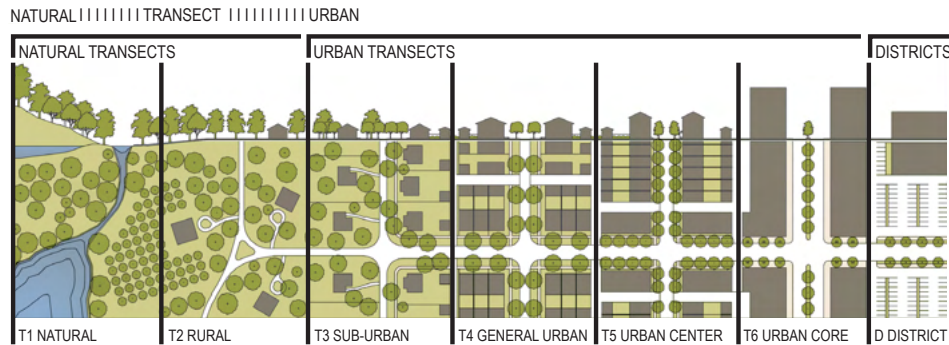
~ Form-Based Codes Institute

Figure P-1E-1

A Natural Transect diagram illustrates a continuum of Natural Context Types from the ocean shore inland from left to right. Image courtesy of DPZ.



The Natural-to-Urban Transect diagram illustrates a continuum of context types from the most natural to the most urban from left to right. Image courtesy of DPZ.



The model transect for American communities is divided into six individual transects and a Special District as shown in [Table A \(Model Transect for American Communities\)](#). Each transect is given a number. Higher numbers designate progressively more urban zones, and lower numbers designate less urban and natural zones. [Jurisdiction's](#) form-based zones are customized based on this framework.

Table P-1E-A: Model Transect for American Communities

Transect	Description
T1 - Natural	Lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation
T2 - Rural	Sparsely settled lands in open or cultivated state, including woodland, agricultural land, and grassland
T3 - Walkable Neighborhood	Primarily residential with mix of lower intensity building types
T4 - General Urban or Walkable Neighborhood	Primarily residential with mix of moderate intensity building types and some lower intensity centers
T5 - Downtown Center	Higher intensity neighborhoods and higher intensity downtown centers
T6 - Downtown Core	Regional-serving downtown - Not Applicable
D - District	Designation for areas with specialized purposes (e.g., heavy industrial, transportation, harbors, airports or university districts, among other possibilities)

NOTE to Jurisdiction:

Adjust table regarding T5 is existing or desired.

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Table P-1E-B: Summary Table of Transects for Natural, Rural, and Walkable Contexts in [Marin County](#)

◀ Less Urban ▶





















Natural	Rural	Walkable Contexts
T1	T2	T3 Walkable Neighborhood
 <p>Source: Google Images</p>	 <p>Source: Google Images</p>	 <p>Source: Google Images</p>
		
		
		

Table P-1E-B: Summary Table of Transects for Natural and Walkable Contexts in **Marin County** (Continued)

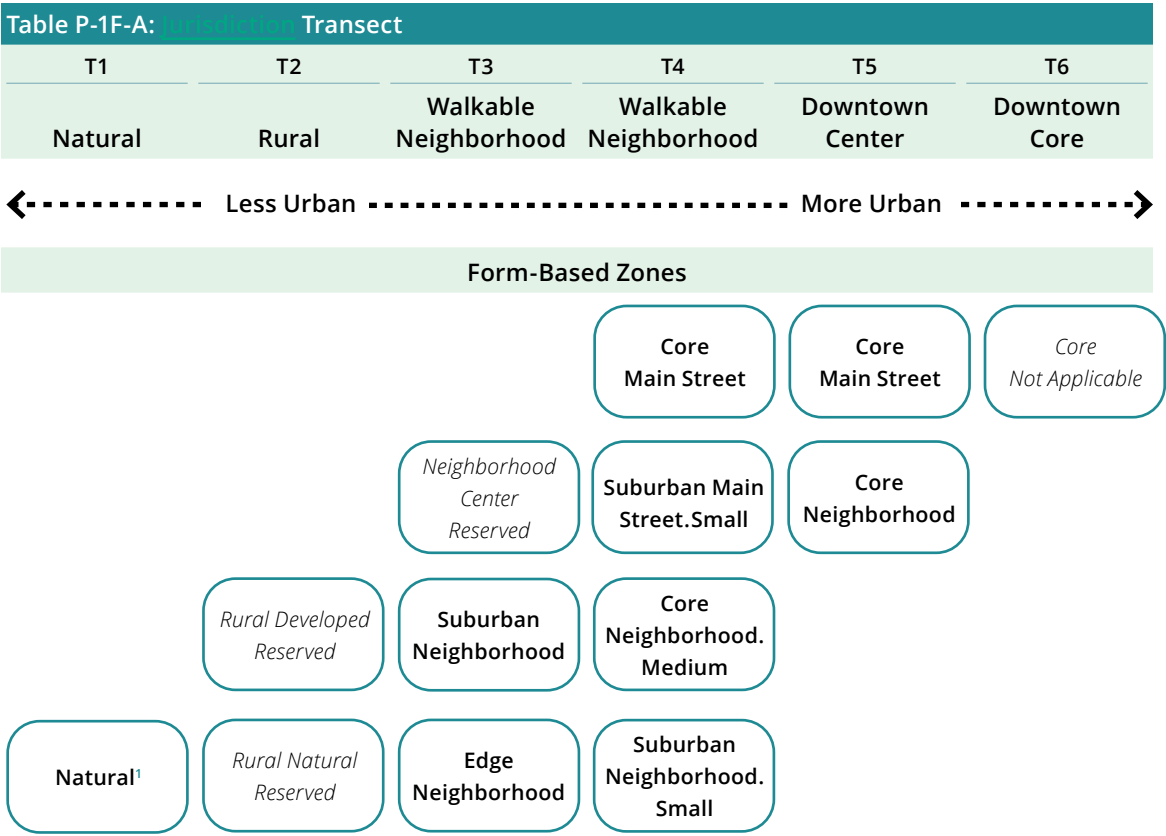
More Urban 

Walkable Contexts		
T4 Walkable Neighborhood	T5 Downtown Center	T6 Downtown Core
 Source: Google Images	 Source: Google Images	Not Applicable
		
		
		

P-1F

The Transect

Table P-1F-A ([Jurisdiction Transect](#)) identifies the transects and the form-based zones that implement each transect. [Jurisdiction's](#) transect includes [four](#) of the six individual transects. The form-based zones needed to implement [Jurisdiction's](#) transect are identified in bold text.



A zone identified as *reserved* denotes a future zone and standards that will need to be prepared when the FBC is applied to areas needing that zone.

¹The T1 Transect is implemented through [xxx zone](#) in [Jurisdiction's Zoning Code \(Section x.xx.xxx\)](#).

NOTE to Jurisdiction:

Choose from this complete listing of form-based zones and edit the Toolkit accordingly.

Chapter 1: Introduction

Sections:

x.01.010	Purpose
x.01.020	Applicability
x.01.030	Relationship to Jurisdiction General Plan
x.01.040	Relationship to Jurisdiction Zoning Code

x.01.010 Purpose

This Form-Based Code (FBC) sets forth the standards for neighborhood design, building form, and uses within form-based zones. These standards reflect the community's vision for implementing the intent of the [Jurisdiction General Plan](#) to facilitate housing production and specifically infill housing production, through development that reinforces the highly valued character and scale of [Jurisdiction's](#) walkable centers, neighborhoods, and corridors.

x.01.020 Applicability

1. **Rules for Construction of Language.** The following general rules for construction of language apply to the text of this FBC:
 - A. **Tenses and Numbers.** Words used in the present tense include the future, words used in the singular include the plural, and the plural includes the singular, unless the context clearly indicates the contrary.
 - B. **Applicable.** The applicable standards of this FBC apply so as to not require stating the phrase "and all applicable standards" throughout this FBC.
 - C. **Conjunctions.** Unless the context clearly indicates otherwise, the following conjunctions shall be interpreted as follows:
 - (1) "And" indicates that all connected items or provisions apply;
 - (2) "Or" indicates that the connected items or provisions may apply; and
 - (3) "Either/or" indicates that the connected items or provisions apply singly but not in combination.
2. In areas subject to this FBC, the standards in this FBC prevail unless stated otherwise.

3. This FBC applies to proposed development as identified in [Table A \(Applicability\)](#).

Table x.01.020.A: Applicability			
Development Type	Housing Accountability Act (HAA) Applies ¹	Senate Bill 330 Applies ¹	Senate Bill 35 Applies ²
Single-Unit House	No	No	No
Transitional Housing	Yes	Yes	See Multi-Family Housing (2 or more residential units)
Supportive Housing	Yes	Yes	
Emergency Shelter	Yes	Yes	
Farmworker Housing	Yes	Yes	
Multi-Family Housing (2 or more residential units)			
Affordable	Yes	Yes	Yes
Market Rate ³	Yes	Yes	No
Mixed-Use Development (at least 2/3 of square footage designated for residential units)			
Affordable	Yes	Yes	Yes
Market Rate ³	Yes	Yes	No
Other Development			
Non-Mixed-Use ⁴	No	No	No
Non-Residential	No	No	No

¹ See [Government Code §65589.5](#) for additional eligibility criteria and specific protections by development type.

² See [Government Code §65913.4\(a\)](#) for additional eligibility criteria (e.g., site standards, affordability provisions, and labor provisions).

³ "Market Rate" refers to projects that do not contain the minimum percentage of affordable housing units to be eligible for [Senate Bill 35](#) streamlining. See Footnote 2.

⁴ Less than 2/3 of square footage designated for residential units.

4. As required by [Table A \(Applicability\)](#), the standards in this FBC apply to all proposed development and improvements within form-based zones (zones) as identified below.

A. General

- (1) From the allowed types in the zone, and in compliance with the listed standards, the following shall be selected for each design site:
 - (a) Only one building type per design site is allowed, except a carriage house may be included within a design site in addition to the primary building type. Parcels with enough land area to meet the zone standards for minimum design site width and depth may have multiple building types;
 - (b) At least one private frontage type; and
 - (c) At least one use type.
- (2) Building types and private frontage types not listed in the zone's standards are not allowed in that zone.

NOTE to Jurisdiction:

Up to jurisdiction to apply different thresholds for when to apply improvements to existing buildings, if desired.

- (3) Uses
 - (a) Comply with [Chapter 4 \(Specific to Uses\)](#); and
 - (b) Use types not listed in [Table x.04.030.A \(Uses\)](#) are not allowed in that zone.
 - (4) New buildings and their improvements are subject to [Jurisdiction's](#) local standards for [Fire Safety](#) and [Building Safety](#).
 - (5) [Jurisdiction's](#) standards for [Accessory Dwelling Units \(ADU\)](#) and [Junior Accessory Dwelling Units \(JADU\)](#) apply.
- B. **Site Standards.** [Chapter 5 \(General to Design Sites\)](#)
- (1) **Screening.** The standards of [Section x.05.020 \(Screening\)](#) apply to the following:
 - (a) All new development; and
 - (b) Improvements to existing development.
 - (2) **Landscaping and Tree Standards.** The standards of [Section x.05.030 \(Landscaping and Lighting\)](#) apply to the following:
 - (a) New primary building(s); and/or
 - (b) Site improvements to existing development.
 - (3) **Parking and Loading.** The standards of [Section x.05.040 \(Parking and Loading\)](#) apply to the following:
 - (a) New development;
 - (b) Changes in land use; and/or
 - (c) Changes in intensity of buildings or structures made after the effective date of this FBC that cause an increase or decrease of 25 percent or greater in:
 - i. Gross floor area;
 - ii. Seating capacity;
 - iii. Units; and/or
 - iv. Parking spaces.
 - (4) **Slope Standards.** The standards of [Section x.05.050 \(Slope Standards\)](#) and [Section x.05.080 \(Location of Bonus Height/Floor Area on Sloped Design Sites\)](#) apply to portions of design sites with grades of six percent or more.
 - (5) **Public Frontage Standards.** The standards of [Section x.05.060 \(Public Frontage Standards\)](#) apply to existing and proposed streets, in any of the following situations:
 - (a) New primary building(s);
 - (b) Addition(s) over 50 percent of the existing floor area of primary building;
 - (c) Facade renovation(s) to primary building along front or side street; and/or
 - (d) New block(s).

- (6) Privacy Standards. The standards of [Section x.05.070 \(Privacy Standards\)](#) apply to existing and proposed streets, in any of the following situations:
 - (a) New primary building(s);
 - (b) Addition(s) over 50 percent of the existing floor area of primary building; and/or
 - (c) Facade renovation to primary building along interior side design site line.
- C. **Building Type Standards.** The standards of [Chapter 6 \(Specific to Building Types\)](#) apply to the following:
 - (1) New buildings (except public safety buildings); and
 - (2) Additions (except public safety buildings).
- D. **Private Frontage Type Standards.** The standards of [Chapter 7 \(Specific to Private Frontage Types\)](#) apply to the following:
 - (1) New buildings;
 - (2) Building facade renovation facing a street or civic space (except public safety buildings);
 - (3) Private property improvement along front or side street; and
 - (4) Modification of pedestrian entrance(s) along front or side street.
- E. **Sign Type Standards.** The standards of [Chapter 9 \(Specific to Signage Types\)](#) apply to the following:
 - (1) All signs regardless of their nature or location and unless specifically exempted, which are intended to be viewed from a public right-of-way and from outdoors in areas of public and private property used for public pedestrian access; and
 - (2) Where a conflict exists between [Chapter 9 \(Specific to Signage Types\)](#) and the sign standards established in [Section x.xx.xxx \(Jurisdiction Sign Standards\)](#), [Chapter 9 \(Specific to Signage Types\)](#) applies.
- F. **Architectural Design Standards.** The standards of [Chapter 8 \(Specific to Architectural Design\)](#) apply to the following:
 - (1) New buildings; and
 - (2) Building facade renovations that propose a change to any of the following: wall finishes, window trim finishes, roof materials, size of opening(s), architectural detail(s). The standards of [Chapter 8 \(Specific to Architectural Design\)](#) shall only apply to those elements being changed (except public safety buildings).
- G. **Walkable Community Design**
 - (1) **New Development.** New development on a design site of at least three acres or at least 700 feet long or deep is required to be designed in compliance with [Chapter 10 \(Specific to Large Sites\)](#).

(2) **Blocks and Streets**

- (a) Development sites larger than three acres or at least 700 feet long or deep shall be divided into new blocks in compliance with [Subsection x.10.020.6](#).
- (b) New streets are required to form blocks in compliance with [Table x.10.020.A \(Block Size Standards\)](#).
- (c) When designing a new street or retrofitting an existing street, the standards in [Section x.xx.xxx \(Jurisdiction Street Standards\)](#) apply.

(3) **Design Sites**

- (a) New buildings are required to be designed in compliance with the design site width and depth standards of the zone.
- (b) This FBC does not require the recordation of design site lines. The design site width and depth standards are for the purpose of consistently achieving pedestrian-oriented and scaled buildings.

(4) **Civic Space Type Standards.** Development sites larger than three acres are required to create new civic space(s) in compliance with the standards of [Chapter 10 \(Specific to Large Sites\)](#) and [Section x.10.040 \(General to Civic Space\)](#).

H. **Street Standards.** The standards of [Section x.xx.xxx \(Jurisdiction Street Standards\)](#) apply to the following:

- (1) The construction of a new street and/or when an application for a Walkable Neighborhood Plan (WNP) is proposed.
- (2) Existing street(s):
 - (a) Improvement or modification to curb return, pedestrian crossing, landscaping, or sidewalk;
 - (b) Improvement or modification to on-street parking, or lane striping; and/or
 - (c) Improvement or modification to right-of-way.

I. **Nonconforming Situations.** The standards of [Section x.xx.xxx \(Jurisdiction Nonconforming Situations Standards\)](#) apply to all nonconforming situations.

J. **Procedures.** Applications for development are to be processed in compliance with the procedures identified in [Section x.11.020 \(Procedures\)](#). Requests for administrative relief are to be processed in compliance with the procedures in [Section x.11.020 \(Procedures\)](#) and the required findings in [Section x.11.030 \(Adjustments to Standards\)](#).

x.01.030 Relationship to [Jurisdiction General Plan](#)

This FBC implements [Jurisdiction's General Plan](#) vision through a palette of form-based zones described in [Chapter 2 \(Establishment of Zones\)](#). This FBC is applied to walkable environments, existing or new. Walkable is described as an environment that is pedestrian-oriented in nature, with a variety of housing choices, where bicycling and walking are viable daily options because services, retail, or restaurants are within 2,000 linear feet of most residences in the development.

x.01.040 Relationship to Jurisdiction Zoning Code

This FBC has been integrated with Article xxx (Jurisdiction Zoning Code) as identified in Table A (Relationship to Article xxx).

Table x.01.040.A: Relationship to <u>Article xxx (Jurisdiction Zoning Code)</u>		
<u>Article xxx (Jurisdiction Zoning Code)</u>		<u>Title x (FBC)</u>
Division	Description	Status
<u>xx</u>	Use Standards	<u>xxx</u>
<u>xx</u>	Site Development Standards	
	<u>xx Off-Street Parking and Loading</u>	<u>xxx</u>
	<u>xx Sign Standards</u>	<u>xxx</u>
	<u>xx Access Management Standards</u>	<u>xxx</u>
	<u>xx Intersection Visibility Standards</u>	<u>xxx</u>
	<u>xx Landscaping and Tree Standards</u>	<u>xxx</u>
	<u>xx Public Frontage Standards</u>	<u>xxx</u>
	<u>xx Screening and Buffering Standards</u>	<u>xxx</u>
	<u>xx Outdoor Lighting Standards</u>	<u>xxx</u>
	<u>xx Performance Standards</u>	<u>xxx</u>
	<u>xx Floodplain Management Standards</u>	<u>xxx</u>
	<u>xx Neighborhood Open Space Standards</u>	<u>xxx</u>
<u>xx</u>	Administration	<u>xxx</u>
<u>xx</u>	Review and Approval Procedures	<u>xxx</u>
<u>xx</u>	Definitions	<u>xxx</u>

NOTE to Jurisdiction:

Table x.01.040.A

Jurisdiction to adjust Division references and descriptions and fill out table selecting one of the following responses to place in the "Status" column for each Division and Section in Article xxx (Zoning Code):

1. Replaces Division xx within form-based zones
2. Replaces Division xx within form-based zones except Sections x.xx.xxx
3. Relies on Division xx

Chapter 2: Establishment of Zones

Sections:

x.02.010	Purpose
x.02.020	Zones Established
x.02.030	Sub-Zones
x.02.040	Zone Map

x.02.010 Purpose

This [Chapter](#) establishes the palette of form-based zones ("zones") to implement the [Jurisdiction General Plan](#), and its transect as described in the [Preamble](#) of this FBC. The zones are for the purpose of generating and supporting the variety and physical character of existing and new walkable environments.

x.02.020 Zones Established

This [Section](#) identifies the zones, based on the intended physical form and character of the environments described in the [Preamble](#) of this FBC. These zones focus on mixed-use, walkable environments and range in function and intensity from primarily residential areas with a mix of lower intensity building types (T3 Edge Neighborhood and T3 Suburban Neighborhood), to moderate intensity neighborhoods (T4 Suburban Neighborhood.Small), moderate-intensity centers (T4 Suburban Main Street.Small and T4 Core Main Street), to higher intensity neighborhoods (T4 Core Neighborhood.Medium and T5 Core Neighborhood) and higher intensity centers (T5 Core Main Street).

x.02.030 Sub-Zones

1. Sub-zones are slight variations of the base zone (e.g., T4 Suburban Neighborhood.Small), are design site-specific, and mapped on [Figure x.xx.xxx.x \(Jurisdiction Zone Map\)](#). The FBC includes two types of sub-zones:
 - A. **Open.** The open sub-zone is applied for either or both of the following purposes:
 - (1) To allow more uses than the base zone allows in specific areas but within the same form and character of the base zone (e.g., T4 Suburban Neighborhood.Small), except that sometimes additional frontages and signage are allowed within the same form and character of the base zone; and/or
 - (2) To more easily allow certain uses that are already allowed in the base zone. In this way, the open sub-zone can provide additional flexibility to design sites located at or near intersections that function or are intended to function as a neighborhood node of non-residential uses.
 - B. **Limited.** The limited sub-zone is applied for either or both of the following purposes:
 - (1) To allow less uses than the base zone allows in specific areas, within the same form and character of the base zone; and/or
 - (2) To further restrict certain uses already allowed in the base zone for specific areas.
2. [Table x.04.030.A \(Uses\)](#) identifies the sub-zones and its standards for the particular uses.

x.02.040 Zone Map

The zones established in this [Section](#) are mapped on [Figure x.xx.xxx.x \(Jurisdiction Zone Map\)](#). When any of these zones are applied, the [Zone Map](#) shall be updated to reflect such changes.

Chapter 3: Zones

Sections:

x.03.010	Purpose
x.03.020	Overview of Zones
x.03.030	T3 Edge Neighborhood (T3EN)
x.03.040	T3 Suburban Neighborhood (T3SN)
x.03.050	T4 Suburban Neighborhood.Small (T4SN.S)
x.03.060	T4 Core Neighborhood.Medium (T4CN.M)
x.03.070	T4 Suburban Main Street.Small (T4SMS.S)
x.03.080	T4 Core Main Street (T4CMS)
x.03.090	T5 Core Neighborhood (T5CN)
x.03.100	T5 Core Main Street (T5CMS)

x.03.010 Purpose

This [Chapter](#) provides zones and standards to implement the [Jurisdiction General Plan](#) to generate and support the variety of physical character of the intended development.

x.03.020 Overview of Zones

[Table A \(Zones Overview\)](#) provides an overview of each zone and its intent. This information is to show how the broader transects in [Table P-1F-A \(Jurisdiction Transect\)](#) have been applied, and as qualitative background information on the intended physical character, allowed range of uses, and direction for the detailed standards in each zone.

Table x.03.020.A: Zones Overview

Less Urban

T3 Edge Neighborhood x.03.030



Zone Abbreviation

T3EN

Sub-Zone(s)

None

Intent

A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

House-Scale Buildings

Detached Buildings

Small-to-Medium Building Footprint

Medium-to-Large Front Setbacks

Medium-to-Large Side Setbacks

Up to 2.5 Stories without Bonus; up to 3 Stories with Bonus

House, Duplex Side-by-Side, Fourplex, and Pocket

Neighborhood

Porch Projecting, Porch Engaged, and Dooryard Frontage

Types

T3 Suburban Neighborhood x.03.040



Zone Abbreviation

T3SN

Sub-Zone(s)

None

Intent

A walkable neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

House-Scale Buildings

Primarily Detached Buildings

Small-to-Medium Building Footprint

Small-to-Medium Front Setbacks

Small-to-Medium Side Setbacks

Up to 2.5 Stories without Bonus; Up to 3 Stories with Bonus

House, Duplex Side-by-Side, Cottage Court, Fourplex,

Neighborhood Townhouse, and Pocket Neighborhood

Porch Projecting, Porch Engaged, and Dooryard Frontage

Types

Table x.03.020.A: Zones Overview (Continued)

T4 Suburban Neighborhood.Small x.03.050



Zone Abbreviation

T4SN.S

Sub-Zone(s)

T4SN.S-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages within the same form and character of the base zone.

Intent

A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

House-Scale Buildings

Primarily Detached Buildings

Small-to-Medium Building Footprint

Small-to-Medium Front Setbacks

Small-to-Medium Side Setbacks


Up to 2.5 Stories without Bonus; up to 3 Stories with Bonus

House, Duplex Stacked, Cottage Court, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, and Multiplex

Porch Projecting, Porch Engaged, Dooryard, and Stoop

Frontage Types; Shopfront in Open Sub-Zone

T4 Core Neighborhood.Medium x.03.060



Zone Abbreviation

T4CN.M

Sub-Zone(s)

T4CN.M-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages within the same form and character of the base zone.

Intent

A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

Primarily House-Scale Buildings

Primarily Detached Buildings

Medium-to-Large Building Footprint

Small Front Setbacks

Small Side Setbacks

Up to 3.5 Stories without Bonus; up to 4 Stories with Bonus


House, Duplex Stacked, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, and Multiplex

Porch Projecting, Porch Engaged, Dooryard, and Stoop

Frontage Types; Shopfront and Terrace Frontage Types in Open Sub-Zone

Table x.03.020.A: Zones Overview (Continued)

T4 Suburban Main Street.Small x.03.070



Zone Abbreviation

T4SMS.S

Sub-Zone(s)

T4SMS.S-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.

Intent

A walkable, vibrant district of small-to-medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Desired Form

Primarily House-Scale Buildings

Primarily Attached Buildings

Small-to-Medium Building Footprint

None-to-Small Front Setbacks


None-to-Small Side Setbacks

Up to 2.5 Stories without Bonus; up to 3 Stories with Bonus

House, Neighborhood Townhouse, Neighborhood Courtyard, Multiplex, and Main Street Building

Porch Projecting, Porch Engaged, Forecourt, Shopfront, Terrace, and Gallery Frontage Types; Dooryard, Stoop, and Maker Shopfront Frontage Types in Open Sub-Zone or on Side Street

T4 Core Main Street x.03.080



Zone Abbreviation

T4CMS

Sub-Zone(s)

T4CMS-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.

Intent

A walkable, vibrant district of medium-to-large footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Desired Form

Block-Scale Buildings

Primarily Attached Buildings

Medium-to-Large Building Footprint

None-to-Small Front Setbacks

None-to-Small Side Setbacks

Up to 3.5 Stories without Bonus; up to 4 Stories with Bonus


Multiplex, Core Townhouse, Core Courtyard, and Main Street Building

Forecourt, Shopfront, Terrace, and Gallery Frontage Types; Dooryard, Stoop, and Maker Shopfront Frontage Types in Open Sub-Zone or on Side Street

Table x.03.020.A: Zones Overview (Continued)

More Urban 

T5 Core Neighborhood x.03.090



Zone Abbreviation

T5CN

Sub-Zone(s)

T5CN-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.

Intent

A walkable neighborhood environment of large footprint, high-intensity housing choices supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

Block-Scale Buildings

Primarily Detached Buildings

Large Building Footprint

Small Front Setbacks


Small Side Setbacks

Up to 5 Stories without Bonus; up to 7 Stories with Bonus

Multiplex, Core Townhouse, and Core Courtyard

Porch Projecting, Porch Engaged, Stoop, Forecourt, and Terrace Frontage Types; Shopfront in Open Sub-Zone

T5 Core Main Street x.03.100



Zone Abbreviation

T5CMS

Sub-Zone(s)

T5CMS-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.

Intent

A walkable, vibrant district of large footprint, high-intensity mixed-use buildings and housing choices supporting ground floor retail, food and services.

Desired Form

Block-Scale Buildings

Attached Buildings

Large Building Footprint

No Front Setbacks

No Side Setbacks

Up to 5 Stories without Bonus; up to 7 Stories with Bonus

Core Courtyard, and Main Street Building

Shopfront, Terrace, and Gallery Frontage Types; Stoop and Maker Shopfront Frontage Types in Open Sub-Zone or Side Street

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x.03.030 T3 Edge Neighborhood (T3EN)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

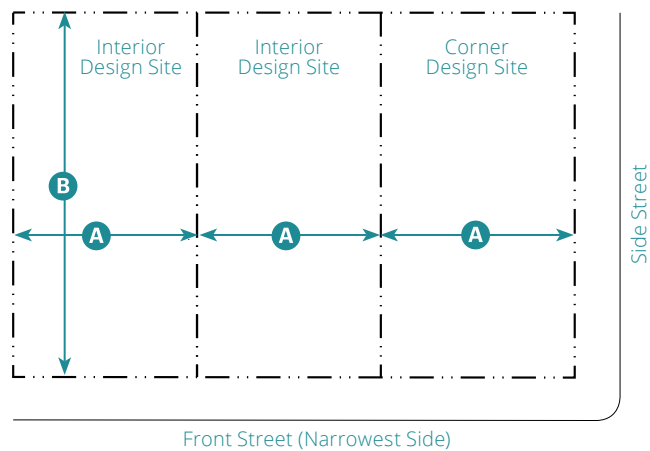
A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

The following are generally appropriate form elements in the zone.

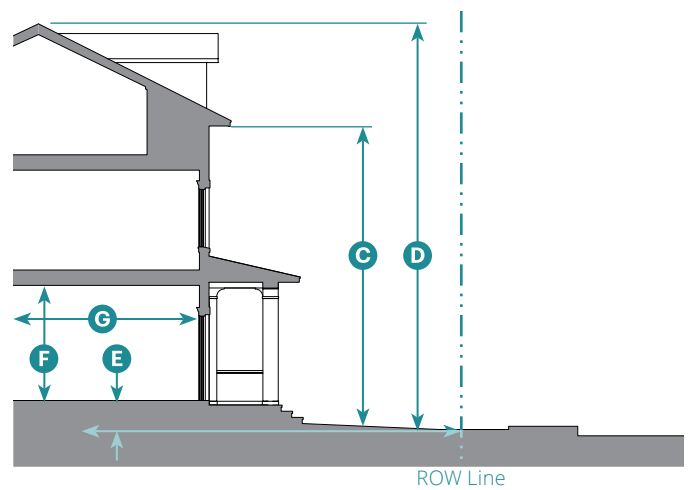
House-Scale Buildings	Up to 2.5 Stories without Bonus; up to
Detached Buildings	3 Stories with Bonus
Small-to-Medium Building Footprint	House, Duplex Side-by-Side, Fourplex,
Medium-to-Large Front Setbacks	and Pocket Neighborhood
Medium-to-Large Side Setbacks	Porch Projecting, Porch Engaged, and
	Dooryard Frontage Types

2. Sub-Zone(s)

None

**Key**

--- ROW/ Design Site Line

**Key**

--- ROW Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
Duplex Side-by-Side	55' min.	110' min.	x.06.060
Fourplex	70' min.	110' min.	x.06.090
Pocket Neighborhood	170' min.; 300' max.	260' min.; 500' max.	x.06.120

Block-Scale

None

Each design site shall have only one primary building type.

¹Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per [Chapter 10 \(Specific to Large Sites\)](#).

²The Carriage House is not a primary building type.

4. Building Form

Height	Without Bonus	With Bonus	
Primary Building³			
Stories	2.5 max.	3 max.	
To Highest Eave/Parapet	22' max.	32' max.	C
Overall	35' max.	35' max.	D
Ground Floor Finish Level			E
Residential	6" min. ⁴		
Non-Residential	Not Allowed		
Ground Floor Ceiling			F
Residential	9' min.		
Non-Residential	Not Allowed		
Accessory Structure(s)⁵	1 max.		

Footprint

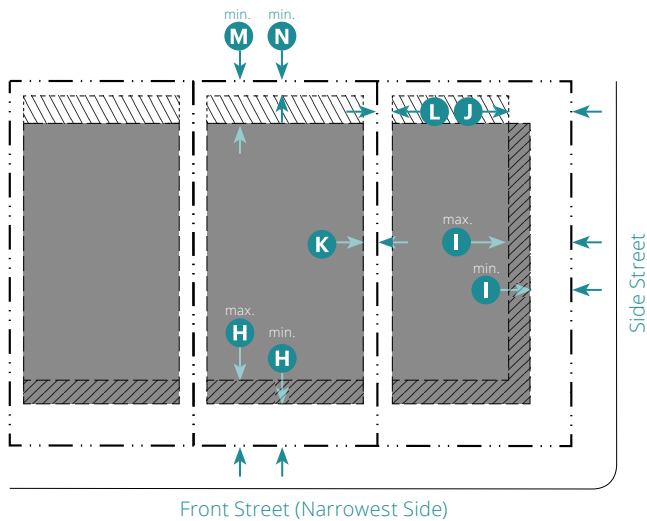
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)	
Depth, Ground-Floor Space	30' min. ⁶	G

³See [Chapter 6 \(Specific to Building Types\)](#) for refinements to massing and height standards.

⁴Common entries may be set at grade in compliance with local and federal accessibility standards.

⁵Shall be in compliance with [Section x.xx.xxx \(Jurisdiction Accessory Structure Standards\)](#)

⁶For habitable/occupiable space only



Key	
--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

5. Building Placement

Setback (Distance from ROW/ Design Site Line)⁷

Front (Facade Zone)		H
Interior Design Site	20' min.; 30' max.	
Corner Design Site	20' min.; 30' max.	
Side Street (Facade Zone)		
Primary Building	15' min.; 25' max.	I
Accessory Structure(s)	25' min.	J
Side		
Primary Building	10' min.	K
Accessory Structure(s)	5' min.	L
Rear		
Primary Building	20' min.	M
Accessory Structure(s)	5' min.	N

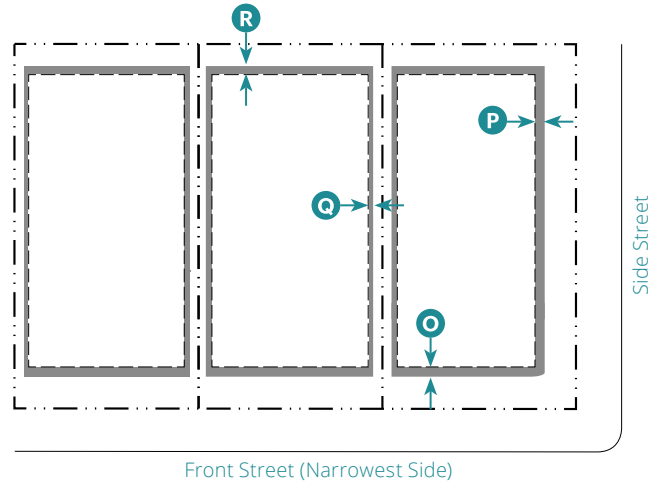
Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	60% min.	50% min.

Facade Design

All building facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

⁷ Design sites with slopes $\geq 6\%$ shall comply with [Section x.05.050 \(Slope Standards\)](#) and [Section x.05.080 \(Location of Bonus Height/Floor Area on Sloped Design Sites\)](#).



Key	
--- ROW/ Design Site Line	Encroachment Area
--- Setback Line	

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Architectural Features	5' max.	3' max.	6' max.	8' max.
Private Frontages	5' max.	3' max.	N/A	N/A
Patio Covers	X	X	6' max.	8' max.
Stairs/Ramps ⁸	5' max.	3' max.	6' max.	8' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in [Section x.05.020 \(Screening\)](#).

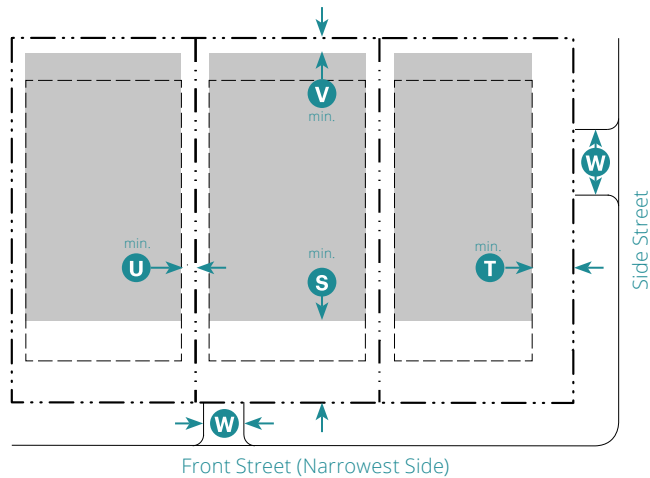
⁸ Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
------------	-----------------	----------------------

**Key**

- ROW/ Design Site Line ■ Parking Area
- Building Setback Line

7. Parking

Use Type	Vehicular Spaces ⁹	Bicycle Spaces ¹⁰
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit
Non-Residential Uses per Building¹¹		
≤ 1,000 sf	0 min.	
≥ 1,000 sf	1 min. per 1,000 sf above first 1,000 sf	
Setback (Distance from ROW/ Design Site Line)		
Front	50' min.	(S)
Side Street	25' min.	(T)
Side	5' min.	(U)
Rear	5' min.	(V)
Driveway		
	One-Way	Two-Way
Curb Cut/Width	8' max.	Not Allowed (W)

⁹See Subsection x.05.040.5 for additional standards.

¹⁰See Subsection x.05.040.3 for additional standards.

¹¹See Chapter 4 (Specific to Uses) for allowed uses.

Curb cut width along alley may exceed 8'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages

Allowed Private Frontage Type	Standards
Porch Projecting	x.07.040
Porch Engaged	x.07.050
Dooryard	x.07.060
Allowed Public Frontage Type	
Street	x.05.060.B.1

9. Signage

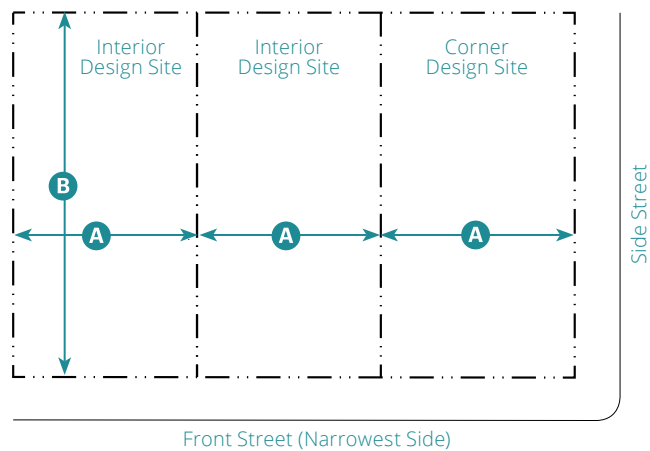
Allowed Sign Type	Standards
None	

x.03.040 T3 Suburban Neighborhood (T3SN)

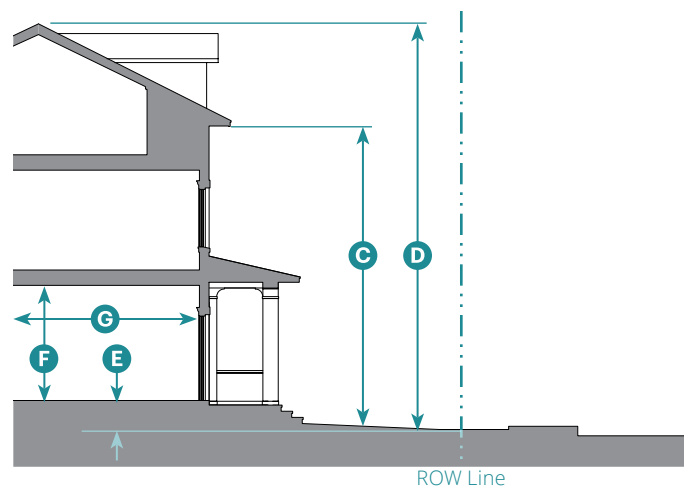


General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent	2. Sub-Zone(s)
A walkable neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.	None
The following are generally appropriate form elements in the zone.	
House-Scale Buildings	Up to 2.5 Stories without Bonus; Up to 3 Stories with Bonus
Primarily Detached Buildings	
Small-to-Medium Building Footprint	House, Duplex Side-by-Side, Cottage Court, Fourplex, Neighborhood Townhouse, and Pocket Neighborhood
Small-to-Medium Front Setbacks	Porch Projecting, Porch Engaged, and Dooryard Frontage Types
Small-to-Medium Side Setbacks	

**Key**

--- ROW/ Design Site Line

**Key**

--- ROW Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
Duplex Side-by-Side	50' min.	110' min.	x.06.060
Cottage Court	125' min.	130' min.	x.06.080
Fourplex	50' min.	110' min.	x.06.090
Neighborhood Townhouse	24' min. ³	100' min.	x.06.100
Pocket Neighborhood	170' min.; 300' max.	260' min.; 500' max.	x.06.120

Block-Scale

None

Each design site shall have only one primary building type.

¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per [Chapter 10 \(Specific to Large Sites\)](#).

² The Carriage House is not a primary building type.

³ Represents one townhouse

4. Building Form

Height	Without Bonus	With Bonus
Primary Building⁴		
Stories	2.5 max.	3 max.
To Highest Eave/Parapet	22' max.	32' max. C
Overall	35' max.	35' max. D
Ground Floor Finish Level		E
Residential	6" min. ⁵	
Non-Residential	Not Allowed	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	Not Allowed	
Accessory Structure(s)⁶	1 max.	

Footprint

Max. Design Site Coverage See standards in [Chapter 6 \(Specific to Building Types\)](#)

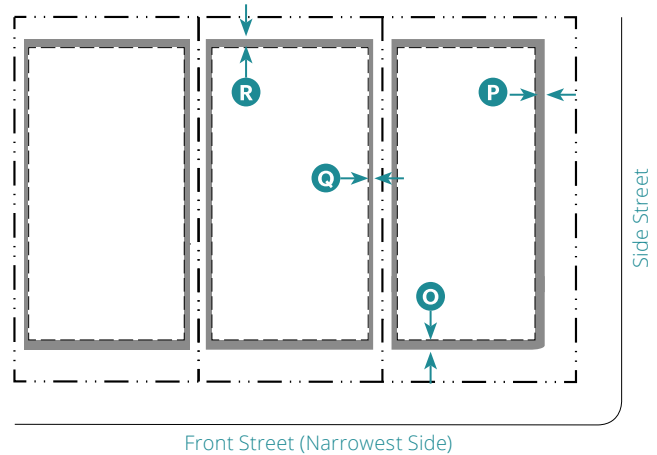
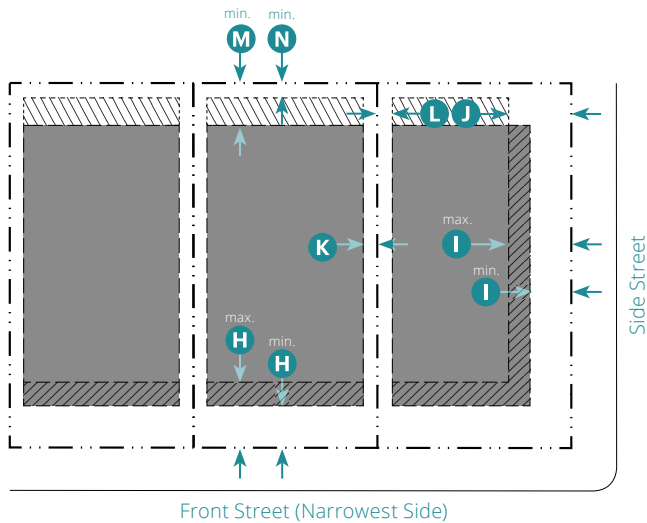
Depth, Ground-Floor Space 30' min.⁷ **G**

⁴ See [Chapter 6 \(Specific to Building Types\)](#) for refinements to massing and height standards.

⁵ Common entries may be set at grade in compliance with local and federal accessibility standards.

⁶ Shall be in compliance with [Section x.xx.xxx \(Jurisdiction Accessory Structure Standards\)](#)

⁷ For habitable/occupiable space only, except in the Cottage Court Building Type



Key	
--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

5. Building Placement

Setback (Distance from ROW/ Design Site Line)⁸

Front (Facade Zone)		H
Interior Design Site	15' min.; 25' max.	
Corner Design Site	15' min.; 25' max.	
Side Street (Facade Zone)		
Primary Building	10' min.; 20' max.	I
Accessory Structure(s)	20' min.	J
Side		
Primary Building	7' min.	K
Accessory Structure(s)	5' min.	L
Rear		
Primary Building	20' min.	M
Accessory Structure(s)	5' min.	N

Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	60% min.	50% min.

Facade Design

All building facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

⁸Design sites with slopes $\geq 6\%$ shall comply with [Section x.05.050 \(Slope Standards\)](#) and [Section x.05.080 \(Location of Bonus Height/Floor Area on Sloped Design Sites\)](#).

Key	
--- ROW/ Design Site Line	Encroachment Area
--- Setback Line	

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Architectural Features	4' max.	4' max.	3' max.	8' max.
Private Frontages	5' max.	2' max.	N/A	N/A
Patio Covers	X	X	3' max.	8' max.
Stairs/Ramps ⁹	4' max.	4' max.	3' max.	8' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in [Section x.05.020 \(Screening\)](#).

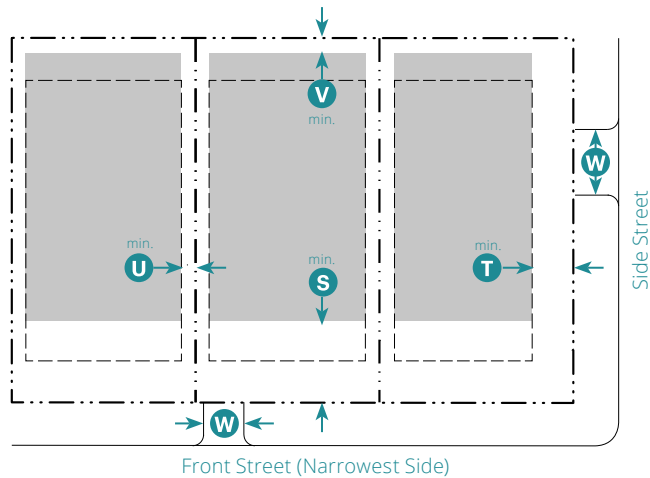
⁹Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
------------	-----------------	----------------------



Key

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

7. Parking

Use Type	Vehicular Spaces ¹⁰	Bicycle Spaces ¹¹
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit
Non-Residential Uses per Building¹²		
≤ 1,000 sf	0 min.	
≥ 1,000 sf	1 min. per 1,000 sf above first 1,000 sf	
Setback (Distance from ROW/ Design Site Line)		
Front	50' min.	S
Side Street	20' min.	T
Side	5' min.	U
Rear	5' min.	V
Driveway		
	One-Way	Two-Way
Curb Cut/Width	8' max.	Not Allowed W

¹⁰ See Subsection x.05.040.5 for additional standards.

¹¹ See Subsection x.05.040.3 for additional standards.

¹² See Chapter 4 (Specific to Uses) for allowed uses.

Curb cut width along alley may exceed 8'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages

Allowed Private Frontage Type	Standards
Porch Projecting	x.07.040
Porch Engaged	x.07.050
Dooryard	x.07.060
Allowed Public Frontage Type	
Street	x.05.060.B.1

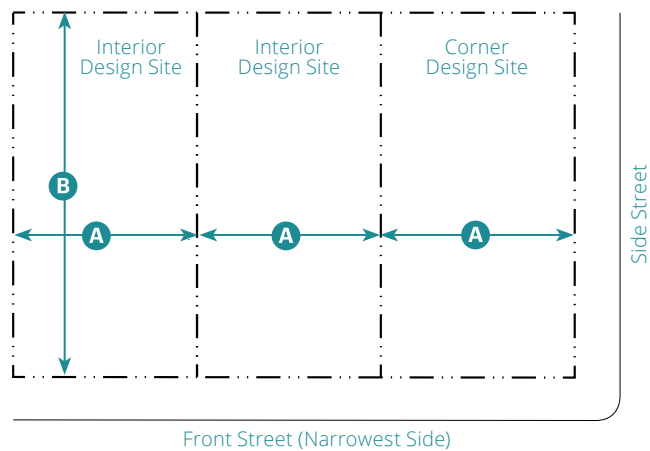
9. Signage

Allowed Sign Type	Standards
None	



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent		2. Sub-Zone(s)
A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.		T4SN.S-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages within the same form and character of the base zone.
The following are generally appropriate form elements in the zone.		
House-Scale Buildings	House, Duplex Stacked, Cottage Court,	
Primarily Detached Buildings	Fourplex, Neighborhood Townhouse,	
Small-to-Medium Building Footprint	Neighborhood Courtyard, Pocket	
Small-to-Medium Front Setbacks	Neighborhood, and Multiplex	
Small-to-Medium Side Setbacks	Porch Projecting, Porch Engaged,	
Up to 2.5 Stories without Bonus; up to 3 Stories with Bonus	Dooryard, and Stoop Frontage Types; Shopfront in Open Sub-Zone	

**Key**

--- ROW/ Design Site Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
Duplex Stacked	50' min.	100' min.	x.06.070
Cottage Court	90' min.	120' min.	x.06.080
Fourplex	50' min.	110' min.	x.06.090
Neighborhood Townhouse	18' min. ³	100' min.	x.06.100
Neighborhood Courtyard	70' min. ⁴	150' min.	x.06.110
Pocket Neighborhood	170' min.;	260' min.;	x.06.120
	300' max.	500' max.	

Block-Scale

None

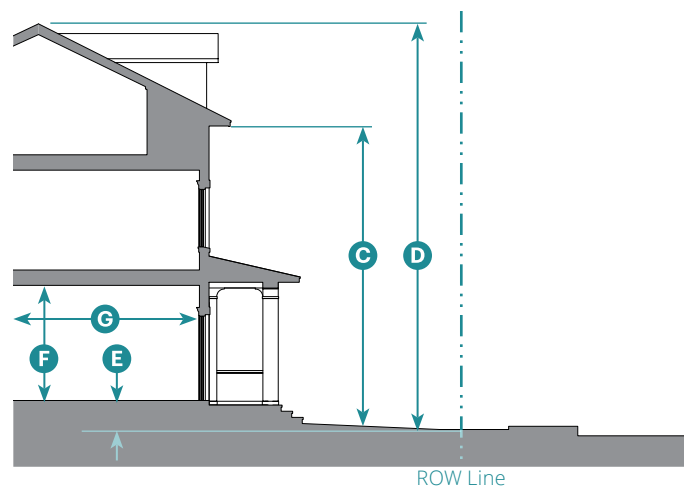
Each design site shall have only one primary building type.

¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per [Chapter 10 \(Specific to Large Sites\)](#).

² The Carriage House is not a primary building type.

³ Represents one townhouse

⁴ For an L-shaped building; 100' min. for a U-shaped building

**Key**

--- ROW Line

4. Building Form

Height	Without Bonus	With Bonus
Primary Building⁵		
Stories	2.5 max.	3 max.
To Highest Eave/Parapet	24' max.	34' max. C
Overall	40' max.	40' max. D
Ground Floor Finish Level		E
Residential	6" min. ⁶	
Non-Residential	6" max.	
Ground Floor Ceiling		F
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s)⁷	1 max.	

Footprint

Max. Design Site Coverage See standards in [Chapter 6 \(Specific to Building Types\)](#)

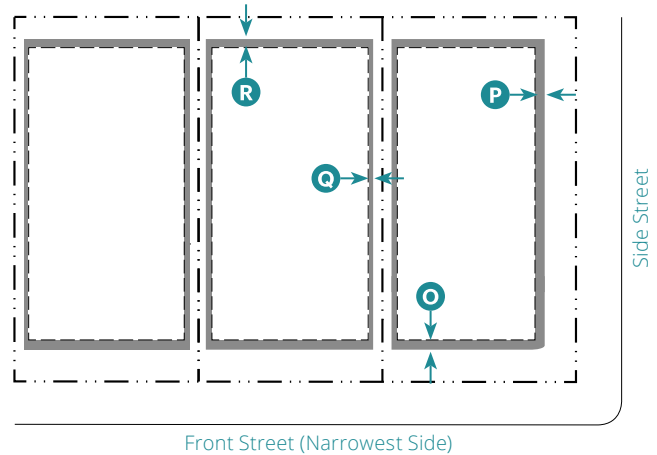
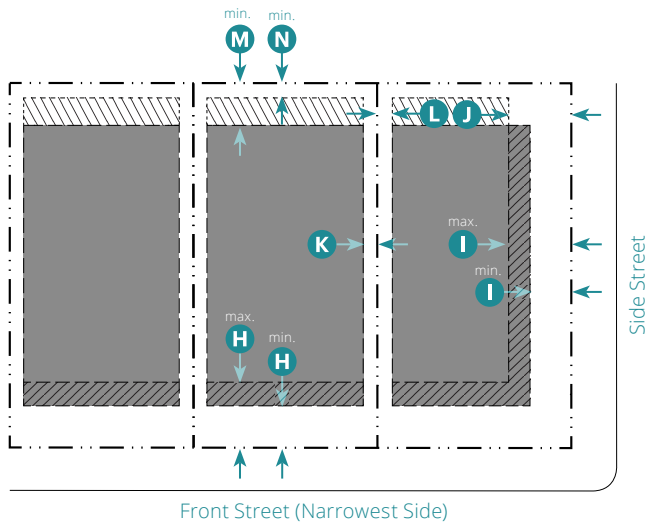
Depth, Ground-Floor Space 20' min.⁸ **G**

⁵ See [Chapter 6 \(Specific to Building Types\)](#) for refinements to massing and height standards.

⁶ Common entries may be set at grade in compliance with local and federal accessibility standards.

⁷ Shall be in compliance with [Section x.xx.xxx \(Jurisdiction Accessory Structure Standards\)](#)

⁸ For habitable/occupiable space only, except in the Cottage Court Building Type



Key	
--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

5. Building Placement

Setback (Distance from ROW/ Design Site Line)⁹

Front (Facade Zone)		H
Interior Design Site	10' min.; 20' max.	
Corner Design Site	10' min.; 20' max.	
Side Street (Facade Zone)		
Primary Building	10' min.; 20' max.	I
Accessory Structure(s)	20' min.	J
Side		
Primary Building	7' min.	K
Accessory Structure(s)	5' min.	L
Rear		
Primary Building	15' min.	M
Accessory Structure(s)	5' min.	N

Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	65% min.	55% min.

Facade Design

All building facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

⁹Design sites with slopes $\geq 6\%$ shall comply with [Section x.05.050 \(Slope Standards\)](#) and [Section x.05.080 \(Location of Bonus Height/Floor Area on Sloped Design Sites\)](#).

Key	
--- ROW/ Design Site Line	Encroachment Area
--- Setback Line	

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Architectural Features	3' max.	3' max.	3' max.	5' max.
Private Frontages	4' max.	4' max.	N/A	N/A
Patio Covers	X	X	3' max.	5' max.
Stairs/Ramps ¹⁰	3' max.	3' max.	3' max.	5' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in [Section x.05.020 \(Screening\)](#).

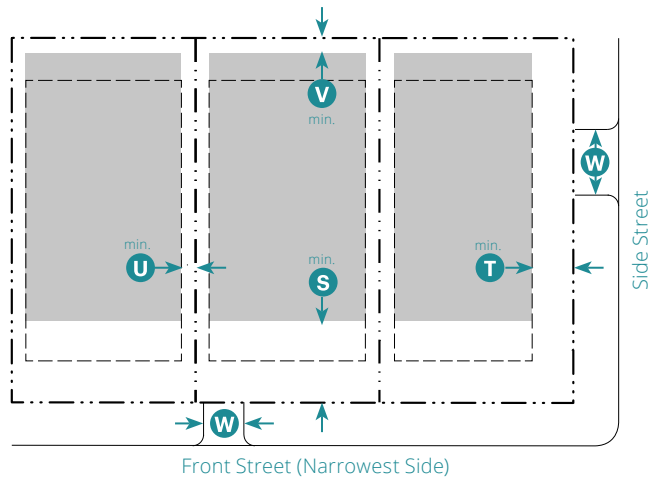
¹⁰Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
------------	-----------------	----------------------



Key

- ROW/ Design Site Line ■ Parking Area
--- Building Setback Line

7. Parking

Use Type	Vehicular Spaces ¹¹	Bicycle Spaces ¹²
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.5 min. per unit	2 min. per unit
Non-Residential Uses per Building¹³		
≤ 1,000 sf	0 min.	
≥ 1,000 sf	1 min. per 1,000 sf above first 1,000 sf	
Setback (Distance from ROW/ Design Site Line)		
Front	40' min.	S
Side Street	20' min.	T
Side	5' min.	U
Rear	5' min.	V
Driveway	One-Way	Two-Way
Curb Cut/Width	8' max.	Not Allowed W

¹¹See Subsection x.05.040.5 for additional standards.

¹²See Subsection x.05.040.3 for additional standards.

¹³See [Chapter 4 \(Specific to Uses\)](#) for allowed uses.

Curb cut width along alley may exceed 8'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in

compliance with pedestrian and vehicular access standards.

8. Frontages

Allowed Private Frontage Type	Standards
Porch Projecting	x.07.040
Porch Engaged	x.07.050
Dooryard	x.07.060
Stoop	x.07.070
Shopfront ¹⁴	x.07.100
Allowed Public Frontage Type	Standards
Street	x.05.060.B.1

¹⁴ Open sub-zone only

9. Signage

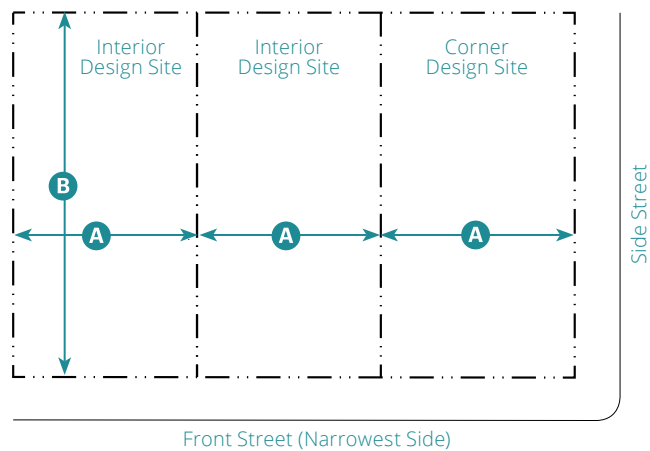
Allowed Sign Type	Standards
Yard/Porch Sign	x.09.040
Projecting Sign ¹⁵	x.09.050
Awning/Canopy Sign ¹⁵	x.09.060
Window Sign ¹⁵	x.09.090
Sidewalk Sign ¹⁵	x.09.100
Directory Sign	x.09.110

¹⁵ Open sub-zone only



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent		2. Sub-Zone(s)
A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.		T4CN.M-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages within the same form and character of the base zone.
The following are generally appropriate form elements in the zone.		
Primarily House-Scale Buildings	House, Duplex Stacked, Fourplex,	
Primarily Detached Buildings	Neighborhood Townhouse,	
Medium-to-Large Building Footprint	Neighborhood Courtyard, Pocket Neighborhood, and Multiplex	
Small Front Setbacks	Porch Projecting, Porch Engaged,	
Small Side Setbacks	Dooryard, and Stoop Frontage Types;	
Up to 3.5 Stories without Bonus; up to 4 Stories with Bonus	Shopfront and Terrace Frontage Types in Open Sub-Zone	

**Key**

--- ROW/ Design Site Line

3. Building Types and Design Site Size

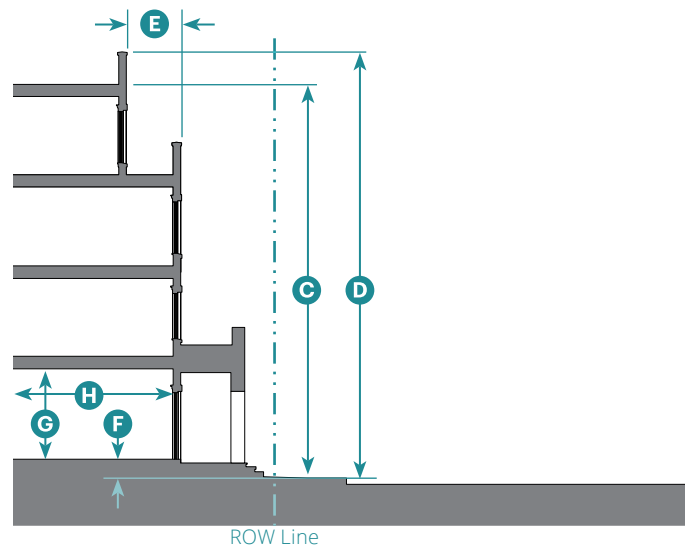
Allowed Building Types	Design Site ¹ Width A	Design Site ¹ Depth B	Standards
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
Neighborhood Courtyard	70' min. ³	150' min.	x.06.110
Multiplex	100' min.	125' min.	x.06.130
Block-Scale			
None			

Each design site shall have only one primary building type.

¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per [Chapter 10 \(Specific to Large Sites\)](#).

² The Carriage House is not a primary building type.

³ For an L-shaped building; 100' min. for a U-shaped building

**Key**

--- ROW Line

4. Building Form

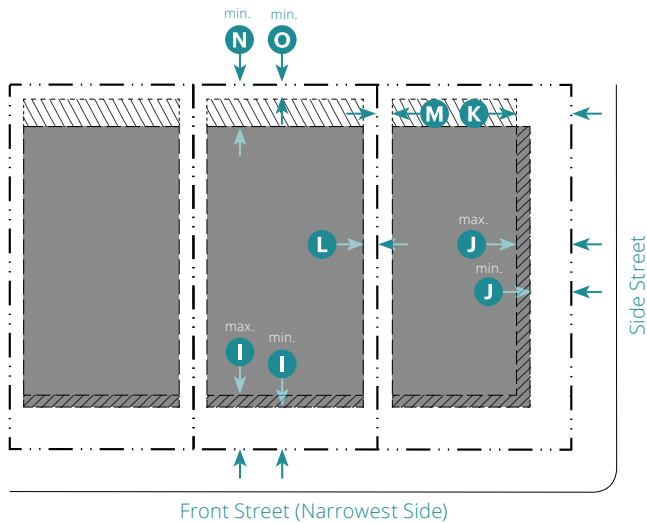
Height	Without Bonus	With Bonus
Primary Building ⁴		
Stories	3.5 max.	4 max.
To Highest Eave/Parapet	34' max.	44' max. C
Overall	50' max.	50' max. D
10' min. stepback for 4th story; corner elements exempt		E
Ground Floor Finish Level		F
Residential	_____ 6" min. ⁵ _____	
Non-Residential	_____ 6" max. _____	
Ground Floor Ceiling		G
Residential	_____ 9' min. _____	
Non-Residential	_____ 12' min. _____	
Accessory Structure(s) ⁶		_____ 1 max. _____
Footprint		
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)	
Depth, Ground-Floor Space	_____ 20' min. ⁷ _____	H

⁴ See [Chapter 6 \(Specific to Building Types\)](#) for refinements to massing and height standards.

⁵ Common entries may be set at grade in compliance with local and federal accessibility standards.

⁶ Shall be in compliance with [Section x.xx.xxx \(Jurisdiction Accessory Structure Standards\)](#)

⁷ For habitable/occupiable space only



Key	
--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

5. Building Placement

Setback (Distance from ROW/ Design Site Line)⁸

Front (Facade Zone)		I
Interior Design Site	8' min.; 15' max.	
Corner Design Site	8' min.; 15' max.	
Side Street (Facade Zone)		
Primary Building	8' min.; 15' max.	J
Accessory Structure(s)	15' min.	K
Side		
Primary Building	5' min.	L
Accessory Structure(s)	5' min.	M
Rear		
Primary Building	15' min.	N
Accessory Structure(s)	5' min.	O

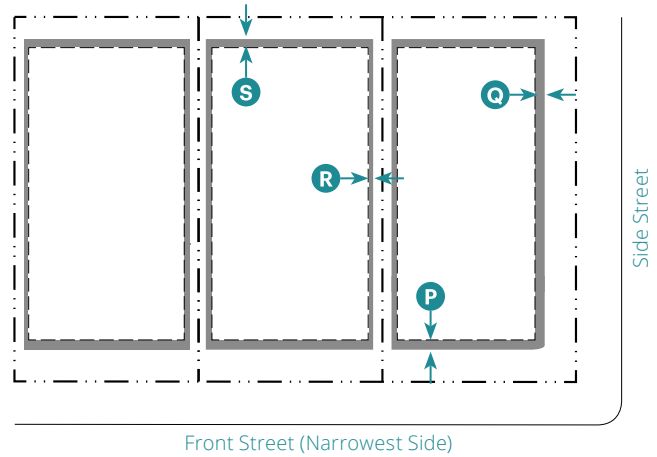
Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	70% min.	60% min.

Facade Design

All building facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

⁸Design sites with slopes $\geq 6\%$ shall comply with [Section x.05.050 \(Slope Standards\)](#) and [Section x.05.080 \(Location of Bonus Height/Floor Area on Sloped Design Sites\)](#).



Key	
--- ROW/ Design Site Line	Encroachment Area
--- Setback Line	

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front P	Side St. Q	Side R	Rear S
Architectural Features	2' max.	2' max.	1' max.	5' max.
Private Frontages	2' max.	2' max.	N/A	N/A
Patio Covers	X	X	1' max.	5' max.
Stairs/Ramps ⁹	2' max.	2' max.	1' max.	5' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in [Section x.05.020 \(Screening\)](#).

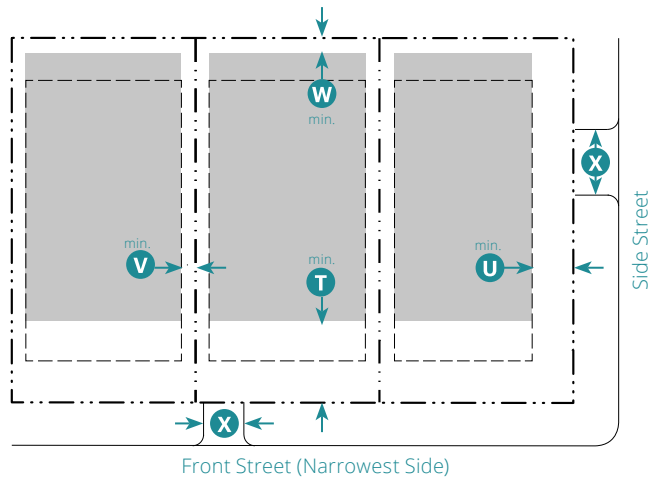
⁹Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
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Key

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

7. Parking

Use Type	Vehicular Spaces ¹⁰	Bicycle Spaces ¹¹
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Residential Uses

Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.25 min. per unit	2 min. per unit

Non-Residential Uses per Building¹²

≤ 1,000 sf	0 min.
≥ 1,000 sf	1 min. per 1,000 sf above first 1,000 sf

Setback (Distance from ROW/ Design Site Line)

Front	40' min.	(T)
Side Street	15' min.	(U)
Side	5' min.	(V)
Rear	5' min.	(W)

Driveway	One-Way	Two-Way
Curb Cut/Width	8' max.	Not Allowed (W)

¹⁰ See Subsection x.05.040.5 for additional standards.

¹¹ See Subsection x.05.040.3 for additional standards.

¹² See Chapter 4 (Specific to Uses) for allowed uses.

Curb cut width along alley may exceed 8'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages

Allowed Private Frontage Type	Standards
-------------------------------	-----------

Porch Projecting	x.07.040
Porch Engaged	x.07.050
Dooryard	x.07.060
Stoop	x.07.070
Shopfront ¹³	x.07.100
Terrace ¹³	x.07.110

Allowed Public Frontage Type	Standards
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Street	x.05.060.B.1
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¹³ Open sub-zone only

9. Signage

Allowed Sign Type	Standards
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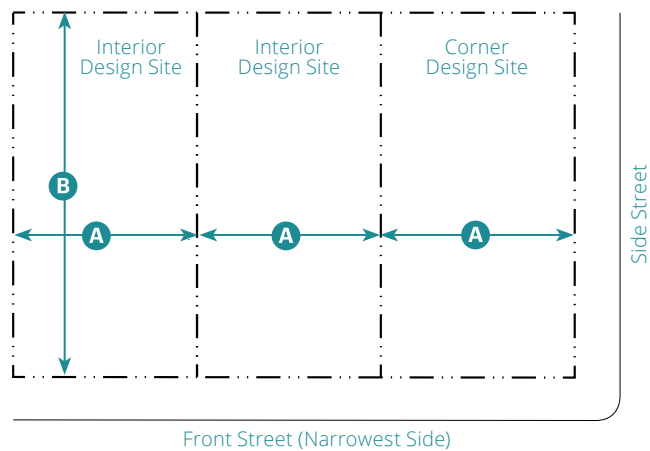
Yard/Porch Sign	x.09.040
Projecting Sign ¹⁴	x.09.050
Awning/Canopy Sign ¹⁴	x.09.060
Window Sign ¹⁴	x.09.090
Sidewalk Sign ¹⁴	x.09.100
Directory Sign	x.09.110

¹⁴ Open sub-zone only



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent		2. Sub-Zone(s)
A walkable, vibrant district of small-to-medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.		T4SMS.S-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.
The following are generally appropriate form elements in the zone.		
Primarily House-Scale Buildings	House, Neighborhood Townhouse,	
Primarily Attached Buildings	Neighborhood Courtyard, Multiplex,	
Small-to-Medium Building Footprint	and Main Street Building	
None-to-Small Front Setbacks	Porch Projecting, Porch Engaged,	
None-to-Small Side Setbacks	Forecourt, Shopfront, Terrace, and	
Up to 2.5 Stories without Bonus; up to 3 Stories with Bonus	Gallery Frontage Types; Dooryard, Stoop, and Maker Shopfront Frontage Types in Open Sub-Zone or on Side Street	

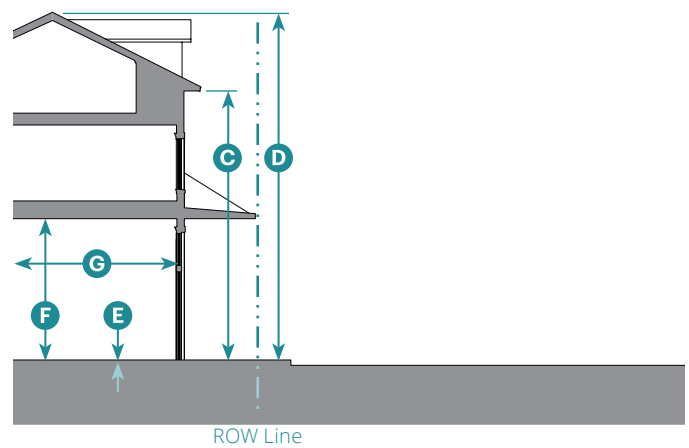
**Key**

--- ROW/ Design Site Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹ Width A	Design Site ¹ Depth B	Standards
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
House	50' min.	100' min.	x.06.050
Neighborhood Townhouse	18' min. ³	100' min.	x.06.100
Neighborhood Courtyard	70' min. ⁴	150' min.	x.06.110
Multiplex	60' min.	110' min.	x.06.130
Block-Scale			
Main Street Building	25' min.	100' min.	x.06.160

Each design site shall have only one primary building type.

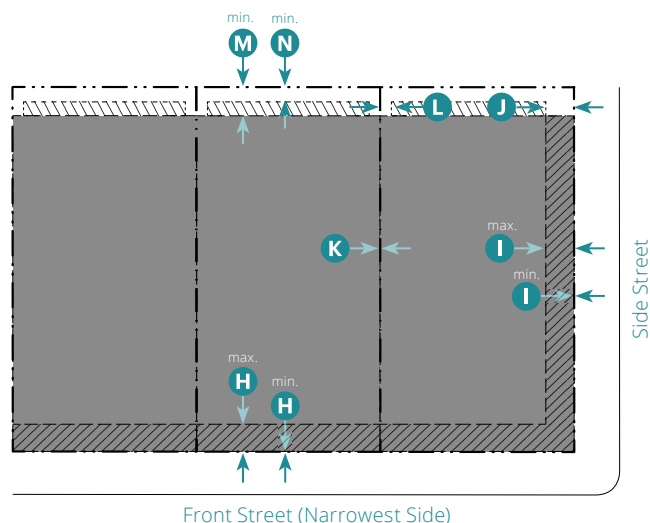
¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per [Chapter 10 \(Specific to Large Sites\)](#).² The Carriage House is not a primary building type.³ Represents one townhouse⁴ For an L-shaped building; 100' min. for a U-shaped building**Key**

--- ROW Line

4. Building Form

Height	Without Bonus	With Bonus
Primary Building⁵		
Stories	2.5 max.	3 max.
To Highest Eave/Parapet	26' max.	36' max. C
Overall	40' max.	40' max. D
Ground Floor Finish Level		E
Residential	6" min. ^{6,7}	
Non-Residential	6" max.	
Ground Floor Ceiling	14' min.	F
Accessory Structure(s) ⁸	1 max.	
Footprint		

Max. Design Site Coverage See standards in [Chapter 6 \(Specific to Building Types\)](#)Depth, Ground-Floor Space 30' min.⁹ **G**⁵ See [Chapter 6 \(Specific to Building Types\)](#) for refinements to massing and height standards.⁶ Common entries may be set at grade in compliance with local and federal accessibility standards.⁷ Only on side street and at least 60' from front of design site⁸ Shall be in compliance with [Section x.xx.xxx \(Jurisdiction Accessory Structure Standards\)](#)⁹ For habitable/occupiable space only



Key	
--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

5. Building Placement

Setback (Distance from ROW/ Design Site Line)¹⁰

Front (Facade Zone)		H
Interior Design Site	0' min.; 10' max.	
Corner Design Site	0' min.; 10' max.	
Side Street (Facade Zone)		
Primary Building	0' min.; 10' max.	I
Accessory Structure(s)	10' min.	J
Side		
Primary Building	0' min.	K
Adjacent to T3EN or Res'I Zone	10' min.	
Accessory Structure(s)	3' min.	L
Rear		
Primary Building	15' min.	M
Adjacent to T3EN or Res'I Zone	20' min.	
Accessory Structure(s)	5' min.	N

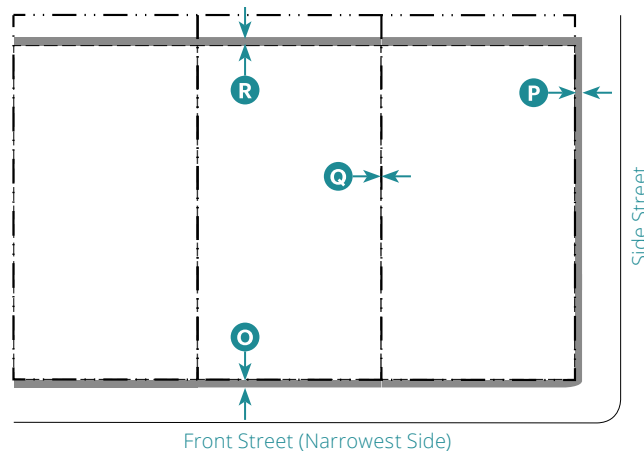
Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	65% min.	55% min.

Facade Design

All building facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

¹⁰ Design sites with slopes $\geq 6\%$ shall comply with [Section x.05.050 \(Slope Standards\)](#) and [Section x.05.080 \(Location of Bonus Height/Floor Area on Sloped Design Sites\)](#).



Key	
--- ROW/ Design Site Line	Encroachment Area
--- Setback Line	

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Architectural Features	3' max.	3' max.	X	5' max.
Private Frontages ¹¹	5' max.	5' max.	N/A	N/A
Patio Covers	X	X	X	5' max.
Stairs/Ramps ¹²	3' max.	3' max.	X	5' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in [Section x.05.020 \(Screening\)](#).

¹¹ The Gallery Frontage Type ([Section x.07.120](#)) may encroach over the sidewalk to within 18" of the curb face.

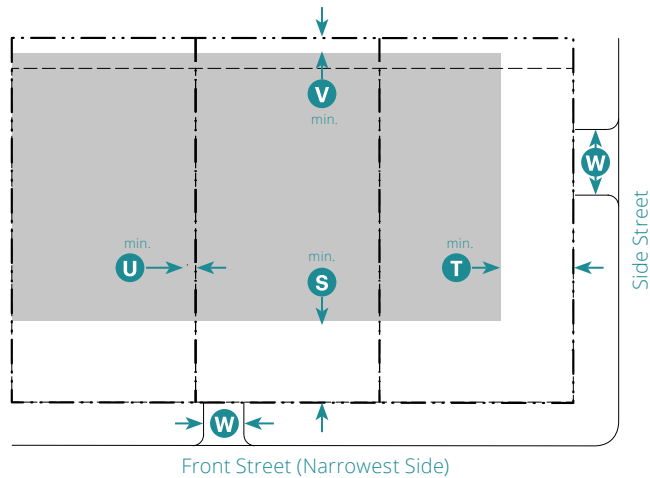
¹² Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
------------	-----------------	----------------------



Key

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

7. Parking

Use Type	Vehicular Spaces ¹³	Bicycle Spaces ¹⁴
----------	--------------------------------	------------------------------

Residential Uses

Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1 min. per unit	2 min. per unit

Non-Residential Uses per Building¹⁵

≤ 3,000 sf	0 min.
≥ 3,000 sf	1 min. per 1,000 sf above first 3,000 sf

Setback (Distance from ROW/ Design Site Line)

Front	40' min.	S
Side Street	40' min.	T
Side	0' min.	U
Rear	5' min.	V

Driveway	One-Way	Two-Way
Curb Cut/Width	8' max.	12' max.

¹³ See Subsection x.05.040.5 for additional standards.

¹⁴ See Subsection x.05.040.3 for additional standards.

¹⁵ See Chapter 4 (Specific to Uses) for allowed uses.

Curb cut width along alley may exceed 12'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages

Allowed Private Frontage Type	Standards
Porch Projecting	x.07.040
Porch Engaged	x.07.050
Dooryard ¹⁶	x.07.060
Stoop ¹⁷	x.07.070
Forecourt	x.07.080
Maker Shopfront ¹⁷	x.07.090
Shopfront	x.07.100
Terrace	x.07.110
Gallery	x.07.120
Allowed Public Frontage Type	Standards
Avenue/Boulevard	x.05.060.B.2
Main Street	x.05.060.B.3

¹⁶ Only on side street

¹⁷ Open sub-zone only

9. Signage

Allowed Sign Type	Standards
Yard/Porch Sign	x.09.040
Projecting Sign	x.09.050
Awning/Canopy Sign	x.09.060
Wall Sign	x.09.070
Painted Wall Sign	x.09.080
Window Sign	x.09.090
Sidewalk Sign	x.09.100
Directory Sign	x.09.110

x.03.080 T4 Core Main Street (T4CMS)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent

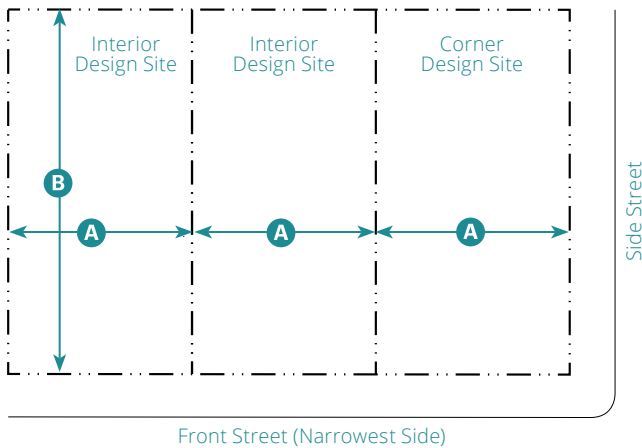
A walkable, vibrant district of medium-to-large footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

The following are generally appropriate form elements in the zone.

Block-Scale Buildings	Multiplex, Core Townhouse, Core
Primarily Attached Buildings	Courtyard, and Main Street Building
Medium-to-Large Building Footprint	
None-to-Small Front Setbacks	Forecourt, Shopfront, Terrace, and
Up to 3.5 Stories without Bonus; up to	Gallery Frontage Types; Dooryard,
4 Stories with Bonus	Stoop, and Maker Shopfront Frontage
	Types in Open Sub-Zone or on Side
	Street

2. Sub-Zone(s)

T4CMS-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.



Key

--- ROW/ Design Site Line

3. Building Types and Design Site Size

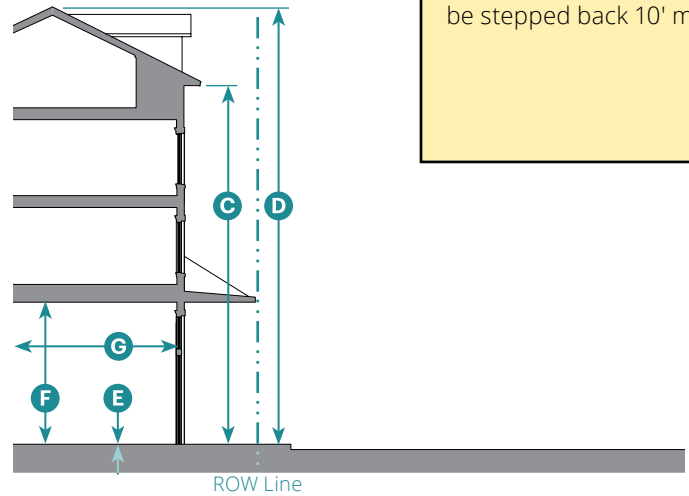
Allowed	Design Site ¹		Standards
Building Types	Width A	Depth B	
House-Scale			
Carriage House ²	N/A	N/A	x.06.040
Multiplex	60' min.	110' min.	x.06.130
Block-Scale			
Core Townhouse	18' min. ³	100' min.	x.06.140
Core Courtyard	110' min.	180' min.	x.06.150
Main Street Building	25' min.	100' min.	x.06.160

Each design site shall have only one primary building type.

¹Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per [Chapter 10 \(Specific to Large Sites\)](#).

²The Carriage House is not a primary building type.

³Represents up to 2 stacked units



Key

--- ROW Line

4. Building Form

Height	Without Bonus	With Bonus	
Primary Building⁴			
Stories	3.5 max.	4 max.	
To Highest Eave/Parapet	36' max.	46' max.	C
Overall	50' max.	50' max.	D
Ground Floor Finish Level			E
Residential	6" min. ^{5,6}		
Non-Residential	6" max.		
Ground Floor Ceiling	14' min.		F
Accessory Structure(s) ⁷	1 max.		

Footprint

Max. Design Site Coverage See standards in [Chapter 6 \(Specific to Building Types\)](#)

Depth, Ground-Floor Space 30' min.⁸ **G**

⁴See [Chapter 6 \(Specific to Building Types\)](#) for refinements to massing and height standards.

⁵Common entries may be set at grade in compliance with local and federal accessibility standards.

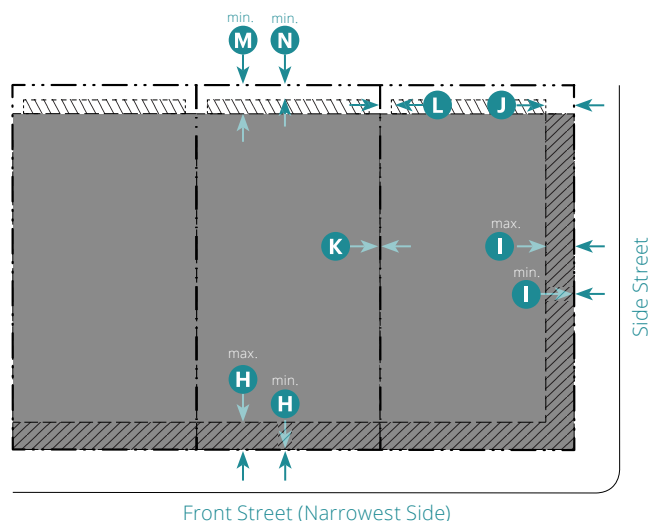
⁶Only on side street and at least 60' from front of design site

⁷Shall be in compliance with [Section x.xx.xxx \(Jurisdiction Accessory Structure Standards\)](#).

⁸For habitable/occupiable space only

NOTE to Jurisdiction:

1. If desired, 4th story could be stepped back 10' min.



Key	
--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

5. Building Placement

Setback (Distance from ROW/ Design Site Line)⁹

Front (Facade Zone)		H
Interior Design Site	0' min.; 10' max.	
Corner Design Site	0' min.; 10' max.	
Side Street (Facade Zone)		
Primary Building	0' min.; 10' max.	I
Accessory Structure(s)	10' min.	J
Side		
Primary Building	0' min.	K
Adjacent to T3EN or Res'l Zone	10' min.	
Accessory Structure(s)	3' min.	L
Rear		
Primary Building	10' min.	M
Adjacent to T3EN or Res'l Zone	20' min.	
Accessory Structure(s)	5' min.	N

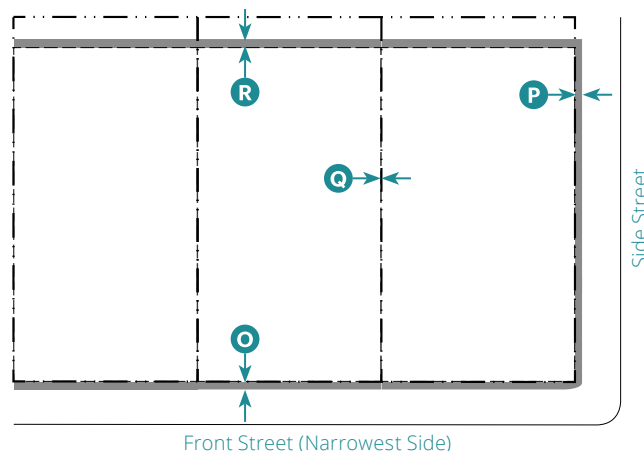
Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	80% min.	70% min.

Facade Design

All building facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

⁹Design sites with slopes $\geq 6\%$ shall comply with [Section x.05.050 \(Slope Standards\)](#) and [Section x.05.080 \(Location of Bonus Height/Floor Area on Sloped Design Sites\)](#).



Key	
--- ROW/ Design Site Line	Encroachment Area
--- Setback Line	

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front O	Side St. P	Side Q	Rear R
Architectural Features	3' max.	3' max.	X	2' max.
Private Frontages ¹⁰	5' max.	5' max.	N/A	N/A
Patio Covers	X	X	X	2' max.
Stairs/Ramps ¹¹	3' max.	3' max.	X	2' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in [Section x.05.020 \(Screening\)](#).

¹⁰The Gallery Frontage Type ([Section x.07.120](#)) may encroach over the sidewalk to within 18" of the curb face.

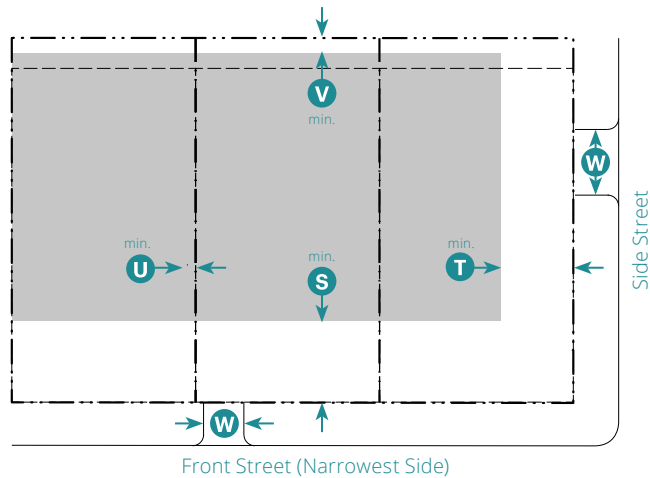
¹¹Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
------------	-----------------	----------------------



Key

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

7. Parking

Use Type	Vehicular Spaces ¹²	Bicycle Spaces ¹³
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Residential Uses

Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.25 min. per unit	2 min. per unit

Non-Residential Uses per Building¹⁴

≤ 5,000 sf	0 min.
≥ 5,000 sf	1.5 min. per 1,000 sf above first 5,000 sf

Setback (Distance from ROW/ Design Site Line)

Front	40' min.	S
Side Street	40' min.	T
Side	0' min.	U
Rear	5' min.	V

Driveway	One-Way	Two-Way
Curb Cut/Width	8' max.	12' max.

¹² See Subsection x.05.040.5 for additional standards.

¹³ See Subsection x.05.040.3 for additional standards.

¹⁴ See Chapter 4 (Specific to Uses) for allowed uses.

Curb cut width along alley may exceed 12'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages

Allowed Private Frontage Type	Standards
-------------------------------	-----------

Dooryard ¹⁵	x.07.060
Stoop ¹⁵	x.07.070
Forecourt	x.07.080
Maker Shopfront ¹⁶	x.07.090
Shopfront	x.07.100
Terrace	x.07.110
Gallery	x.07.120

Allowed Public Frontage Type	Standards
------------------------------	-----------

Avenue/Boulevard	x.05.060.B.2
Main Street	x.05.060.B.3

¹⁵ Only on side street

¹⁶ Open sub-zone only

9. Signage

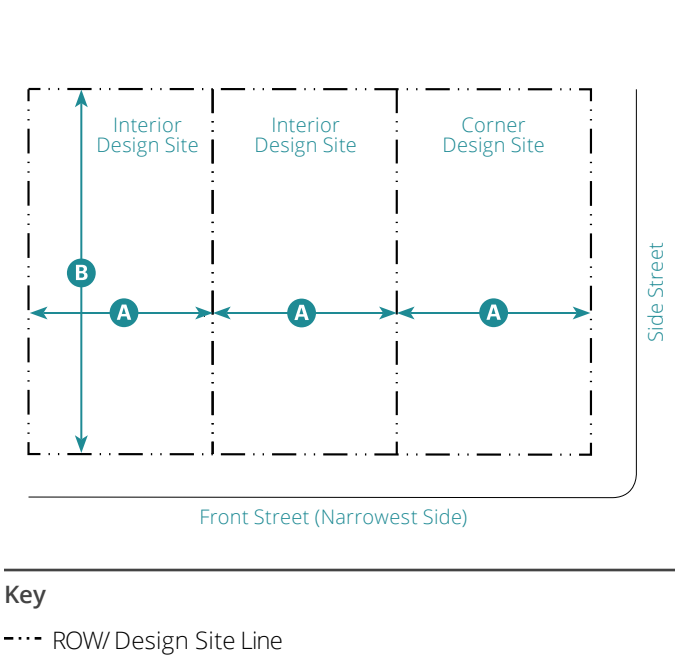
Allowed Sign Type	Standards
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Projecting Sign	x.09.050
Awning/Canopy Sign	x.09.060
Wall Sign	x.09.070
Painted Wall Sign	x.09.080
Window Sign	x.09.090
Sidewalk Sign	x.09.100
Directory Sign	x.09.110
Changeable Copy Sign	x.09.120
Marquee Sign	x.09.130

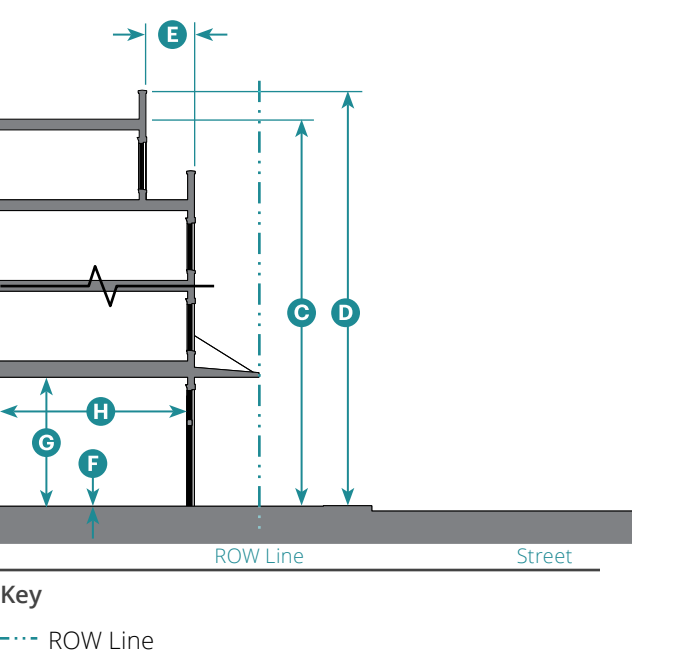


General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

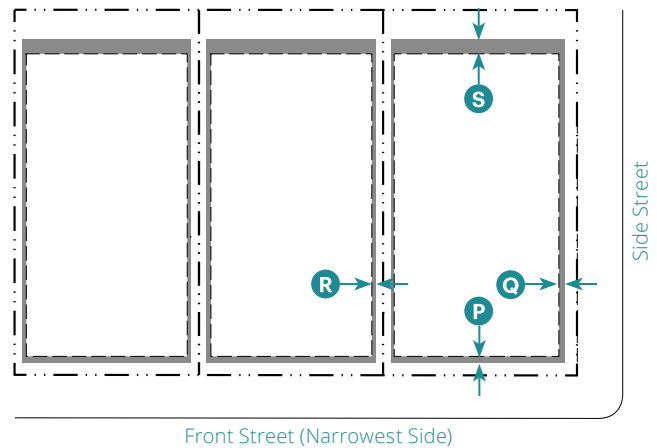
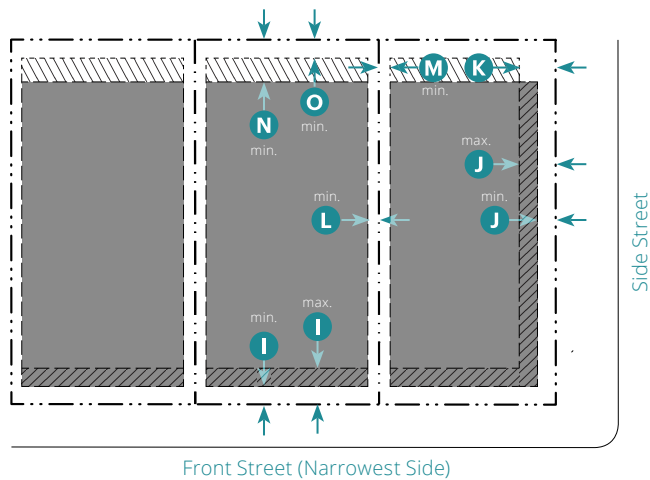
1. Intent		2. Sub-Zone(s)
A walkable neighborhood environment of large footprint, high-intensity housing choices supporting and within short walking distance of neighborhood-serving retail and services.		T5CN-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.
The following are generally appropriate form elements in the zone.		
Block-Scale Buildings	Multiplex, Core Townhouse, and Core	
Primarily Detached Buildings	Courtyard	
Large Building Footprint	Porch Projecting, Porch Engaged,	
Small Front Setbacks	Stoop, Forecourt, and Terrace	
Small Side Setbacks	Frontage Types; Shopfront in Open	
Up to 5 Stories without Bonus; up to 7	Sub-Zone	
Stories with Bonus		



3. Building Types and Design Site Size			
Allowed	Design Site ¹		Standards
Building Types	Width A	Depth B	
House-Scale			
Multiplex	60' min.	110' min.	x.06.130
Block-Scale			
Core Townhouse	18' min. ²	100' min.	x.06.140
Core Courtyard	110' min.	180' min.	x.06.150
Each design site shall have only one primary building type.			
¹ Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 10 (Specific to Large Sites) .			
² Represents up to 2 stacked units			



4. Building Form		
Height	Without Bonus	With Bonus
Primary Building³		
Stories	5 max.	7 max.
To Highest Eave/Parapet	55' max.	75' max. C
Overall	60' max.	80' max. D
10' min. stepback above 4th story; corner elements exempt		E
Ground Floor Finish Level		F
Residential	6" min. ⁴	
Non-Residential	6" max.	
Ground Floor Ceiling ⁵		G
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s) ⁵	1 max.	
Footprint		
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)	
Depth, Ground-Floor Space	20' min. ⁶	H
³ See Chapter 6 (Specific to Building Types) for refinements to massing and height standards.		
⁴ Common entries may be set at grade in compliance with local and federal accessibility standards.		
⁵ Shall be in compliance with Section x.xx.xxx (Jurisdiction Accessory Structure Standards)		
⁶ For habitable/occupiable space only		



Key	
--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

5. Building Placement

Setback (Distance from ROW/ Design Site Line)⁷

Front (Facade Zone)		I
Interior Design Site	5' min.; 12' max.	
Corner Design Site	5' min.; 12' max.	
Side Street (Facade Zone)		
Primary Building	5' min.; 12' max.	J
Accessory Structure(s)	12' min.	K
Side		
Primary Building	5' min.	L
Adjacent to T3EN or Res'l Zone	10' min.	
Accessory Structure(s)	5' min.	M
Rear		
Primary Building	15' min.	N
Adjacent to T3EN or Res'l Zone	20' min.	
Accessory Structure(s)	5' min.	O

Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	80% min.	70% min.

Facade Design

All building facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

⁷Design sites with slopes $\geq 6\%$ shall comply with [Section x.05.050 \(Slope Standards\)](#) and [Section x.05.080 \(Location of Bonus Height/Floor Area on Sloped Design Sites\)](#).

Key	
--- ROW/ Design Site Line	Encroachment Area
--- Setback Line	

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front P	Side St. Q	Side R	Rear S
Architectural Features	2' max.	2' max.	1' max.	5' max.
Private Frontages	2' max.	2' max.	N/A	N/A
Patio Covers	X	X	1' max.	5' max.
Stairs/Ramps ⁸	2' max.	2' max.	1' max.	5' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in [Section x.05.020 \(Screening\)](#).

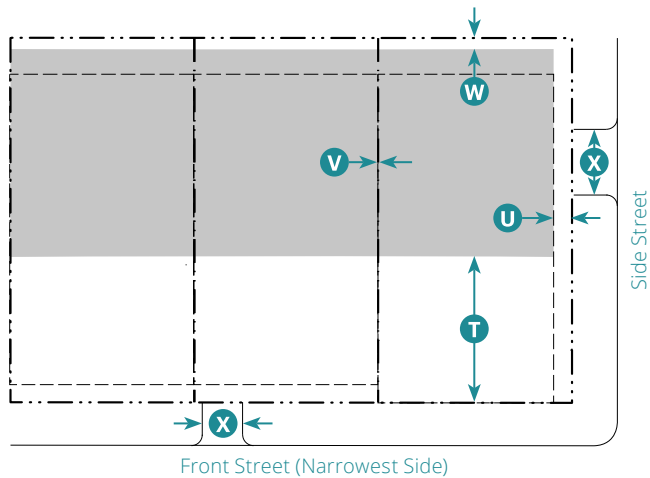
⁸Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
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**Key**

--- ROW/Design Site Line ■ Parking Area

--- Building Setback Line

7. Parking

Use Type	Vehicular Spaces ⁹	Bicycle Spaces ¹⁰
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
2 or More Bedrooms	1.25 min. per unit	2 min. per unit
Non-Residential Uses per Building¹¹		
≤ 1,500 sf	0 min.	
≥ 1,500 sf	Not Allowed	
Setback (Distance from ROW/ Design Site Line)		
Front	40' min.	T
Side Street	15' min.	U
Side	5' min.	V
Rear	5' min.	W
Driveway		
	One-Way	Two-Way
Curb Cut/Width	8' max.	12' max. W

⁹ See Subsection x.05.040.5 for additional standards.

¹⁰ See Subsection x.05.040.3 for additional standards.

¹¹ See Chapter 4 (Specific to Uses) for allowed uses.

Driveway width along alley may exceed 12'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages

Allowed Private Frontage Type	Standards
Porch Projecting	x.07.040
Porch Engaged	x.07.050
Dooryard	x.07.060
Stoop	x.07.070
Forecourt	x.07.080
Shopfront ¹²	x.07.100
Terrace	x.07.110
Allowed Public Frontage Type	
Street	x.05.060.B.1
Avenue/Boulevard	x.05.060.B.2

¹² Open sub-zone only

9. Signage

Allowed Sign Type	Standards
Wall Sign ¹³	x.09.070
Painted Wall Sign	x.09.080
Window Sign ¹³	x.09.090
Sidewalk Sign ¹³	x.09.100
Directory Sign	x.09.110

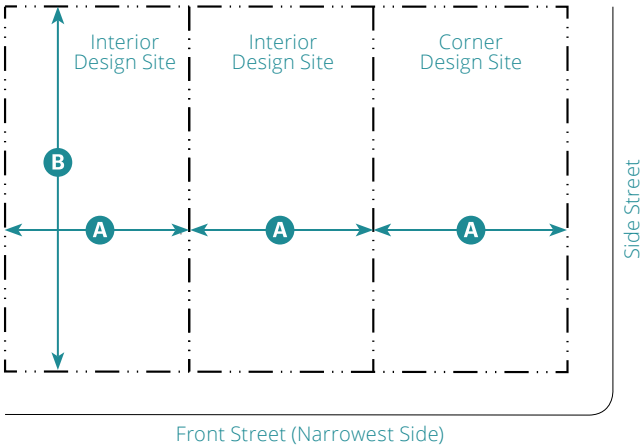
¹³ Open sub-zone only



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

1. Intent	
A walkable, vibrant district of large footprint, high-intensity mixed-use buildings and housing choices supporting ground floor retail, food and services.	
The following are generally appropriate form elements in the zone.	
Block-Scale Buildings	Core Courtyard, and Main Street Building
Attached Buildings	
Large Building Footprint	Shopfront, Terrace, and Gallery
No Front Setbacks	Frontage Types; Stoop and Maker
No Side Setbacks	Shopfront Frontage Types in Open
Up to 5 Stories without Bonus; up to 7 Stories with Bonus	Sub-Zone or Side Street

2. Sub-Zone(s)
T5CMS-Open. The open sub-zone allows more uses, different signage and sometimes additional frontages, within the same form and character of the base zone.



Key

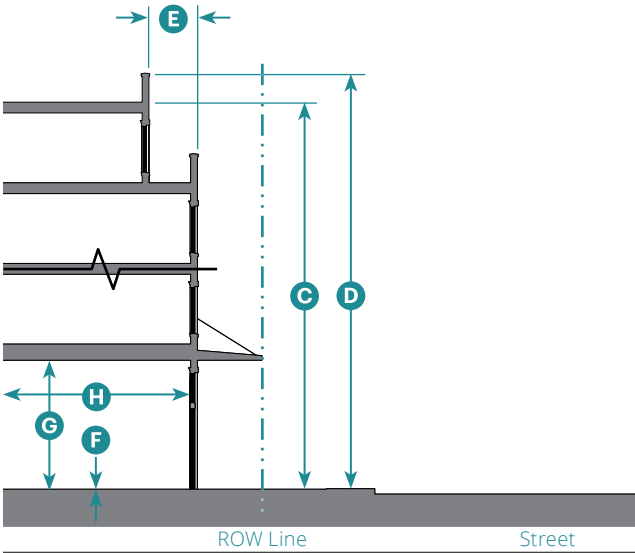
--- ROW/Design Site Line

3. Building Types and Design Site Size

Allowed Building Types	Design Site ¹		Standards
	Width A	Depth B	
House-Scale			
None			
Block-Scale			
Core Courtyard	110' min.	180' min.	x.06.150
Main Street Building	25' min.	100' min.	x.06.160

Each design site shall have only one primary building type.

¹Design sites of at least 3 acres or over 700' long or deep are required to include civic space and new street(s) per Chapter 10 (Specific to Large Sites).



Key

--- ROW Line

4. Building Form

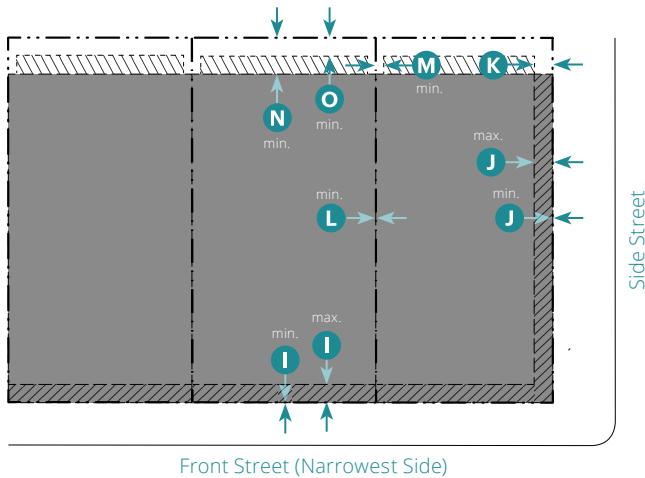
Height	Without Bonus	With Bonus	
Primary Building²			
Stories	5 max.	7' max.	
To Highest Eave/Parapet	60' max.	80' max.	C
Overall	65' max.	85' max.	D
10' min. stepback above 4th story; corner elements exempt			E
Ground Floor Finish Level³			F
Residential	6" min.		
Non-Residential	6" max.		
Ground Floor Ceiling	16' min.		G
Accessory Structure(s)⁴	1 max.		
Footprint			
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)		
Depth, Ground-Floor Space	30' min. ⁵		H

²See Chapter 6 (Specific to Building Types) for refinements to massing and height standards.

³Common entries may be set at grade in compliance with local and federal accessibility standards.

⁴Shall be in compliance with Section x.xx.xxx (Jurisdiction Accessory Structure Standards)

⁵For habitable/occupiable space only



Key	Buildable Area
--- ROW/ Design Site Line	Acc. Structures Only
--- Building Setback Line	Facade Zone

5. Building Placement

Setback (Distance from ROW/ Design Site Line)⁶

Front (Facade Zone)		I
Interior Design Site	0' min.; 5' max.	
Corner Design Site	0' min.; 5' max.	
Side Street (Facade Zone)		
Primary Building	0' min.; 5' max.	J
Accessory Structure(s)	5' min.	K
Side		
Primary Building	0' min.	L
Adjacent to T3EN or Res'I Zone	10' min.	
Accessory Structure(s)	3' min.	M
Rear		
Primary Building	10' min.	N
Adjacent to T3EN or Res'I Zone	20' min.	
Accessory Structure(s)	5' min.	O

Building Facade

Facade Zone Defined By Building	Front St.	Side St.
Total length of facade required within or abutting the facade zone, exclusive of setbacks	90% min.	80% min.

Facade Design

All building facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

⁶Design sites with slopes $\geq 6\%$ shall comply with [Section x.05.050 \(Slope Standards\)](#) and [Section x.05.080 \(Location of Bonus Height/Floor Area on Sloped Design Sites\)](#).



Key	Encroachment Area
--- ROW/ Design Site Line	
--- Setback Line	

6. Encroachments

Encroachments into Minimum Setbacks

Encroachment Type	Front P	Side St. Q	Side R	Rear S
Architectural Features	2' max.	2' max.	X	2' max.
Private Frontages ⁷	5' max.	5' max.	N/A	N/A
Patio Covers	X	X	X	2' max.
Stairs/Ramps ⁸	2' max.	2' max.	X	2' max.

Ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

Fences, hedges, and other screen devices are allowed within setbacks as identified in [Section x.05.020 \(Screening\)](#).

⁷The Gallery Frontage Type ([Section x.07.120](#)) may encroach over the sidewalk to within 18" of the curb face.

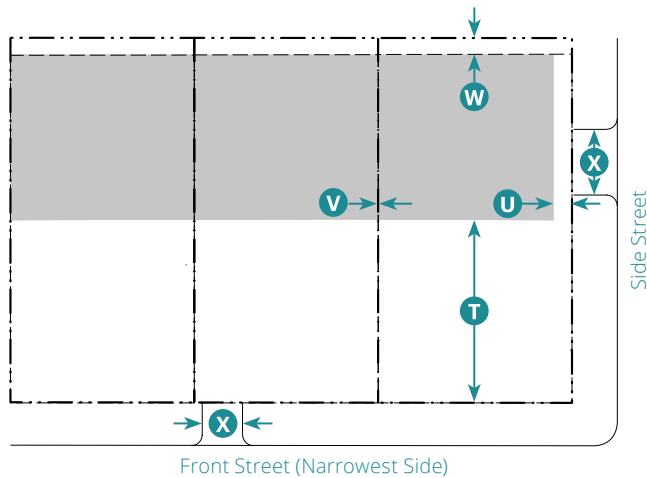
⁸Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on front and side street require 8' min. of vertical clearance.

Key	X = Not Allowed	N/A = Not Applicable
------------	-----------------	----------------------



Key

- ROW/Design Site Line
- Building Setback Line
- Parking Area

7. Parking

Use Type	Vehicular Spaces ⁹	Bicycle Spaces ¹⁰
Residential Uses		
Studio or 1 Bedroom	.75 min. per unit	1 min. per unit
2 or More Bedrooms	1.25 min. per unit	2 min. per unit
Non-Residential Uses per Building¹¹		
≤ 5,000 sf	0 min.	
≥ 5,000 sf	1.5 min. per 1,000 sf above first 5,000 sf	
Setback (Distance from ROW/ Design Site Line)		
Front	40' min.	T
Side Street	30' min.	U
Side	0' min.	V
Rear	5' min.	W
Driveway		
	One-Way	Two-Way
Curb Cut/Width	8' max.	12' max. W

⁹See Subsection x.05.040.5 for additional standards.

¹⁰See Subsection x.05.040.3 for additional standards.

¹¹See Chapter 4 (Specific to Uses) for allowed uses.

Driveway width along alley may exceed 12'.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

8. Frontages

Allowed Private Frontage Type	Standards
Stoop ¹²	x.07.070
Maker Shopfront ¹³	x.07.090
Shopfront	x.07.100
Terrace	x.07.110
Gallery	x.07.120
Allowed Public Frontage Type	
Avenue/Boulevard	x.05.060.B.2
Main Street	x.05.060.B.3

¹²Only on side street

¹³Open sub-zone only

9. Signage

Allowed Sign Type	Standards
Projecting Sign	x.09.050
Awning/Canopy Sign	x.09.060
Wall Sign	x.09.070
Painted Wall Sign	x.09.080
Window Sign	x.09.090
Sidewalk Sign	x.09.100
Directory Sign	x.09.110
Changeable Copy Sign	x.09.120
Marquee Sign	x.09.130

Chapter 4: Specific to Uses

Sections:

x.04.010	Purpose
x.04.020	Use Standards
x.04.030	Use Table

x.04.010 Purpose

This [Chapter](#) provides the standards for uses in each zone to implement the intent described in [Chapter 3 \(Zones\)](#).

x.04.020 Use Standards

[Table x.04.030.A \(Uses\)](#) identifies the following for each zone: the allowed uses ("P") and the uses that are not allowed ("X"). In addition, as required, specific use-standards are identified. Uses not listed are not allowed.

NOTE to Jurisdiction:

- Insert reference to use Standards as desired to further regulate each use.

x.04.030 Use Table**Table x.04.030.A: Uses**

	Zones														
	T3		T4								T5				Specific Standards
	EN	SN	SN.S	SN.S-O	CN.M	CN.M-O	SMS.S	SMS.S-O	CMSCMS-O	CN	CN-O	CMS	CMS-O		
Commercial Uses															
Alcohol Sales	X	X	X	P ¹	X	P ¹	P	P	P	P	X	P ¹	P	P	x.xx.xxx
Animal Raising and Keeping	P	P	X	P	X	P	X	X	X	X	X	X	X	X	x.xx.xxx
Eating and Drinking Establishment	X	X	X	P ¹	X	P ¹	P	P	P	P	X	P ¹	P	P	x.xx.xxx
Office-General	X	X	X	P ¹	X	P ¹	P ²	P	P ²	P	X	P ¹	P ²	P	x.xx.xxx
Office-Medical/ Dental	X	X	X	P ¹	X	P ¹	P ²	P	P ²	P	X	P ¹	P ²	P	x.xx.xxx
Indoor Recreation	X	X	X	P ¹	X	P ¹	P	P	P	P	X	P ²	P	P	x.xx.xxx
Lodging	X	X	X	P	X	P	P	P	P	P	X	P	P	P	x.xx.xxx
Parking Facilities- Municipal	X	X	X	X	X	X	P	P	P	P	X	X	P	P	x.xx.xxx
Retail-General	X	X	X	P ¹	X	P ¹	P	P	P	P	X	P ¹	P	P	x.xx.xxx
Services-General	X	X	X	P ¹	X	P ¹	P	P	P	P	X	P ¹	P	P	x.xx.xxx
Veterinary Clinics	X	X	X	P ¹	X	P ¹	P	P	P	P	X	P ¹	P	P	x.xx.xxx

¹ Max. 1,500 sf per building² Not allowed on the ground floor within 30' of the sidewalk³ Only allowed in an accessory structure⁴ See [Jurisdiction](#) standards for temporary uses ([Section x.xx.xxx](#)).

Key P = Allowed X = Not Allowed

Table x.04.030.A: Uses (Continued)

	Zones														Specific Standards
	T3		T4								T5				
	EN	SN	SN.S	SN.S-O	CN.M	CN.M-O	SMS.S	SMS.S-O	CMSCMS-O	CN	CN-O	CMS	CMS-O		
Institutional and Civic Uses															
Community Assembly	X	P ¹	X	P ¹	X	P ¹	P	P	P	P	X	P ¹	P	P	X.XX.XXX
Community Service-General	X	P ¹	X	P ¹	X	P ¹	P	P	P	P	X	P ¹	P	P	X.XX.XXX
Community Service-Shelter	X	X	X	X	X	P	X	P	X	P	X	X	X	P	X.XX.XXX
Community Service-Long Term Housing	X	X	X	X	X	P	X	P	X	P	X	X	X	P	X.XX.XXX
Daycare															
Adult	X	P	X	P	X	P	P	P	P	P	X	P	P	P	X.XX.XXX
7-12 Children	X	P	X	P	X	P	P	P	P	P	X	P	P	P	X.XX.XXX
1-6 Children	X	P	X	P	X	P	P	P	P	P	X	P	P	P	X.XX.XXX
Park and Outdoor Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X.XX.XXX
School-Public and Private	X	P ¹	P ¹	P	P ¹	P	P	P	P	P	P ¹	P	P	P	X.XX.XXX
Studio: Art, Music, Dance	P ³	P ³	P ¹	P	P ¹	P	P	P	P	P	P ¹	P	P	P	X.XX.XXX

¹ Max. 1,500 sf per building² Not allowed on the ground floor within 30' of the sidewalk³ Only allowed in an accessory structure⁴ See [Jurisdiction](#) standards for temporary uses ([Section x.xx.xxx](#)).

NOTE to Jurisdiction:

Specific Standards should refer to stealth design reqds.

(ex- Wireless Telecommunication Facilities)

Table x.04.030.A: Uses (Continued)

	Zones														Specific Standards
	T3		T4								T5				
	EN	SN	SN.S	SN.S-O	CN.M	CN.M-O	SMS.S	SMS.S-O	CMSCMS-O	CN	CN-O	CMS	CMS-O		
Residential Uses															
Dwelling	P	P	P	P	P	P	P ²	P	P ²	P	P	P	P ²	P	X.XX.XXX
Group Living-Assisted	P ¹	P ¹	P ¹	P	P	P	P ²	P	P ²	P	P	P	P ²	P	X.XX.XXX
Group Living-General	P ¹	P ¹	P ¹	P	P	P	P ²	P	P ²	P	P	P	P ²	P	X.XX.XXX
Group Living-Independent	P ¹	P ¹	P ¹	P	P	P	P ²	P	P ²	P	P	P	P ²	P	X.XX.XXX
Live/Work	X	X	X	P	X	P	P	P	P	P	X	P	P	P	X.XX.XXX
Missing Middle Housing	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X.XX.XXX
Single-Unit Housing	P	P	X	X	X	X	X	X	X	X	X	X	X	X	X.XX.XXX
Other Uses															
Temporary Uses ⁴	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X.XX.XXX
Wireless Tele-communication Facilities	X	X	X	P	X	P	X	P	X	P	X	P	X	P	X.XX.XXX

¹ Max. 1,500 sf per building

² Not allowed on the ground floor within 30' of the sidewalk

³ Only allowed in an accessory structure

⁴ See [Jurisdiction](#) standards for temporary uses ([Section x.xx.xxx](#)).

Chapter 5: General to Design Sites

Sections:

x.05.010	Purpose
x.05.020	Screening
x.05.030	Landscaping and Lighting
x.05.040	Parking and Loading
x.05.050	Slope Standards
x.05.060	Public Frontage Standards
x.05.070	Privacy Standards
x.05.080	Location of Bonus Height/Floor Area on Sloped Design Sites

x.05.010 Purpose

This [Chapter](#) provides standards to ensure that new development accomplishes the following:

1. Makes a positive contribution to the development pattern of the area;
2. New or altered structures are compatible with the design and use of existing structures on neighboring properties;
3. Respects the existing conditions of neighboring properties; and
4. Does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the habitability of these properties.

x.05.020 Screening

1. **Intent.** This [Section](#) provides standards for screening, fences, and walls for the protection of property, the enhancement of privacy, the attenuation of noise, and the improvement of the visual environment.
2. **Design Standards for Screening.** Except for wall- and ground-mounted equipment that is not visible from the public right-of-way or abutting design sites, all equipment shall comply with the following:
 - A. **Screening Height Maximums.** Screening shall not exceed the maximums identified in [Table A \(Maximum Screening Height\)](#).
 - B. **Screening Height Measurement.** Screening height shall be measured as the vertical distance between the finished grade at the base of the screen and the top edge of the screen material.

Table x.05.020.A: Maximum Screening Height					
Zone	Item	Maximum Height Allowed			
		Front	Side St.	Side	Rear
T3EN, T3SN	Fences	3' max.	3' max.	8' max.	8' max.
	Free Standing Walls	3' max.	3' max.	8' max.	8' max.
	Landscaping ¹	4' max.	4' max.	No max.	No max.
T4SN.S, T4CN.M	Fences	3' max.	3' max.	8' max.	8' max.
	Free Standing Walls	3' max.	3' max.	8' max.	8' max.
	Landscaping ¹	4' max.	4' max.	No max.	No max.
T4SMS.S, T4CMS	Fences	X	X	10' max.	10' max.
	Free Standing Walls	X	X	10' max.	10' max.
	Landscaping ¹	3' max.	3' max.	No max.	No max.
T5CN, T5CMS	Fences	X	X	10' max.	10' max.
	Free Standing Walls	X	X	10' max.	10' max.
	Landscaping ¹	3' max.	3' max.	No max.	No max.
¹ Excludes trees					
X = Not Allowed					

3. Courtyard Screening

- A. Fences, walls and other screening installed to create a courtyard without a roof shall not exceed five feet in height and shall be set back a minimum of 10 feet from the front property line or back of sidewalk, whichever is the least.
- B. Landscaping installed in compliance with [Section x.05.030 \(Landscaping and Lighting\)](#).

4. Screening on Retaining Walls.

The total height of screens and the retaining walls they are mounted on or attached to shall not exceed six feet.

5. Mechanical Equipment Screening

- A. The following mechanical equipment is exempt from screening:
 - (1) Free-standing or roof-mounted solar equipment; and
 - (2) Vents less than two feet in height.
- B. For new installation or relocation of existing mechanical equipment, the equipment shall be screened.
 - (1) **Roof-Mounted Equipment.** Building parapets or other architectural elements in the building's architectural style shall screen roof-mounted equipment.
 - (a) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new mechanical equipment to be located on the roof of the building; and
 - (b) For existing buildings with no parapet less than two feet in height, mechanical equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.

(2) **Wall- and Ground-Mounted Equipment**

- (a) Equipment is not allowed between front or side street facades and the street.
 - (b) All screen devices shall be as high as the highest point of the equipment being screened.
 - (c) Equipment and screening shall be in compliance with the setbacks of the zone.
 - (d) Screening shall be architecturally compatible and include matching paint, finish, and trim cap of the building.
6. **Temporary Fencing.** Temporary fencing may be used to provide security for approved special events, construction sites, or vacant structures and land, which cannot otherwise be secured. All temporary fencing shall be in compliance with [Section x.xx.xxx \(Jurisdiction's Fencing Standards\)](#).
7. **Barbed Wire and Razor Wire.** Barbed wire and razor wire screening are not allowed.
8. **Safety.** Fences, walls, and other screening and landscaping, whether provided in compliance with the provisions of this [Subsection](#) or provided in addition to those provisions, are subject to review by the Traffic Engineer in the following areas to ensure that visibility is maintained:
- A. Within 10 feet of the point of intersection of:
 - (1) A vehicular access way or driveway and a street; and/or
 - (2) A vehicular access way or driveway and a sidewalk.
 - B. Within 20 feet of the point of intersection of two or more vehicular access ways, including driveways, alleys, or streets.
 - C. As used in this [Subsection](#), "point of intersection" is measured from the face of curb or if none, from the edge of pavement.

x.05.030 Landscaping and Lighting

- 1. **Intent.** This [Section](#) prescribes landscaping and lighting standards for protection and enhancement of the environmental and visual quality of the community, enhancement of privacy, and the control of dust.
- 2. **Required Landscaping.** The landscaping required by this [Section](#) shall be installed as part of the development or improvement(s) requiring the landscaping. Standards for landscaping in parking areas shall be in combination with [Section x.05.040 \(Parking and Loading\)](#).
 - A. Landscaping materials shall be integrated into the required setbacks, stream and wetland buffers, and design of the selected private frontage type(s).
 - B. Landscape materials shall be applied to the planting areas identified for public frontage type(s).
- 3. **Required Lighting**
 - A. Site improvements, including lighting, as required to be consistent with the selected Architectural Style for the primary building.
 - B. Lighting shall be provided in compliance with [Section x.xx.xxx \(Jurisdictions' On-Site Lighting Standards\)](#).

4. Design Standards

A. Allowed Landscaping Materials

- (1) Landscaping materials shall comply with the following:
 - (a) Shrubs, of at least one-gallon size;
 - (b) Ground cover instead of grass/turf; and/or
 - (c) Decorative nonliving landscaping materials including, but not limited to, sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of the required landscaping area.
- (2) Street trees, of at least 15-gallon size, double-staked, planted between the curb and the back of the sidewalk.

B. Species Selection

- (1) Native and drought tolerant species are required to meet the minimum standards, in conformance with [MMWD Water Conservation Ordinance 414](#).
- (2) Landscape selection shall include native vegetation, applicable to Marin County, in compliance with [Water Use Classification of Landscape Species \(WUCOL IV\)](#).
- (3) Landscaping shall be in compliance with [Section x.xx.xxx \(Jurisdictions' Fire Department Standards\)](#).

- C. **Existing Vegetation.** On-site trees of species [xxx](#) and/or a caliper size of at least [xxx](#) inches shall be incorporated into the landscaping.

D. Retaining Walls

- (1) Retaining walls within the front and/or side street façade zone(s) or visible from the public sidewalk adjoining the design site shall:
 - (a) Not exceed four feet in height as measured to the adjacent finished grade or sidewalk whichever is nearest;
 - (b) Include a landscape planter in front of the wall. The planter shall be at least 18 inches deep measured perpendicular to the wall; and/or
 - (c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.
- (2) Retaining walls along the interior design site line that are beyond the front and/or side street façade zone(s) shall:
 - (a) Not exceed three feet as measured to the adjacent finished grade;
 - (b) Include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall; and/or
 - (c) Be finished with allowable wall material(s) of the selected architectural style for the primary building.

- (3) Retaining walls along the rear design site line that are beyond the front and/or side street façade zone(s) shall:
 - (a) Not exceed eight feet as measured to the adjacent finished grade;
 - (b) If exposed, include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall;
 - (c) Be finished with allowable wall material(s) of the selected architectural style for the primary building; and/or
 - (d) Not require landscaping or wall material finish(es) if within the building and not exposed.
- E. **Maintenance.** Required landscaping shall be maintained in a clean and healthy condition. This includes pruning, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the appropriate watering of all landscaping.

x.05.040 Parking and Loading

1. **Intent.** This [Section](#) prescribes standards for motor vehicle and bicycle parking areas, loading and access drives, and standards for reducing motor vehicle trips per capita to and from development. These standards are intended to ensure that new development accomplishes the following:
 - A. Consistency with the intended physical character of walkable environments;
 - B. Provision of bicycle parking to increase bicycle trips and reduce motor vehicle trips per capita; and
 - C. Appropriately limits, screens, and landscapes motor vehicle parking areas to protect and enhance the environmental and visual quality of the community, enhance privacy, attenuate noise, and control dust.
2. **On-site parking.** On-site parking is allowed in all zones subject to the standards in this [Section](#).
3. **Bicycle Parking Standards.** Bicycle parking shall be provided in compliance with the standards of the zone.
4. **General Vehicular Parking Standards**
 - A. **Sharing of On-Site Parking.** Sharing of parking between different uses and developments is allowed.
 - B. **Sharing of Non-Residential Parking Required.** If on-site parking spaces for non-residential uses are provided, such spaces shall be made available for use by the general public during at least one of the following time periods:
 - (1) Monday through Friday, 8 AM to 5 PM; or
 - (2) Monday through Friday, 5 PM to 11 PM and all day on Saturday and Sunday.

C. Larger Vehicle Parking

- (1) Trucks, tractors or tractor-trailers having a capacity of more than a 1.5-ton load, front- and rear-end loaders, or any kind of commercial, industrial, agricultural, or transportation vehicles/equipment used primarily for business purposes, shall not be parked or stored in any zone for purposes other than unloading, loading, or delivery services.
- (2) Automobiles, small trucks, vans, and vehicle trailers allowed in conjunction with an approved home occupation (one per home occupation), and recreational vehicles are excluded from the provisions of this [Subsection](#).

D. Storage of Unregistered or Inoperable Motor Vehicles. Automotive vehicles, trailers, or vehicles of any kind or type, requiring licenses that are without current license plates or are inoperable shall only be parked within completely enclosed buildings.

E. Cargo or Freight Container. Portable cargo or freight storage containers in any zone for purposes of loading or unloading may be parked or stored on-premise for a period not to exceed 10 days in any one calendar year.

5. Number of Motor Vehicle Parking Spaces Required

A. Required Spaces. The minimum number of parking spaces required is listed in [Subsection 7](#) of the zone. For any use not addressed in [Subsection 7](#), parking shall not exceed a ratio equivalent to the average peak parking occupancy rate for the most comparable use in the [Institute of Transportation Engineers Parking Generation Manual](#).

B. Required Number of Parking Spaces

- (1) When calculating the required number of parking spaces, numbers shall be rounded down to the closest whole number.
- (2) Parking systems that stack individual vehicles are counted as three spaces for every horizontal space identified.
- (3) **Calculating Required Parking for a Mixed-Use Development.** For a building with residential and non-residential uses, shared parking shall be calculated as follows. The sum of the required parking for the two use types as stated in [Subsection 7](#) of the zone shall be divided by the factor listed in [Table A \(Shared Parking Factor for Two Uses\)](#). The required number of parking spaces shall be rounded up to the closest whole number.

Table x.05.040.A: Shared Parking Factor for Two Uses

	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

C. Exception in the Event of Changes of Use or Alterations to Existing Buildings or Structures. If an existing building or structure is altered or existing land uses are changed, the existing number of parking spaces on a property may be retained, even if the resulting building, structure or land use would ordinarily be subject to a lower maximum parking allowance.

6. **Electric Vehicle Charging.** Electric vehicle charging facilities shall be provided in compliance with [CA Green Standards Building Code, Title 24, Part 11](#).

7. **Traffic-Reducing Parking Standards**

A. **Carshare Parking Spaces**

- (1) Carshare parking spaces shall be provided in the amounts specified in [Table B \(Required Carshare Parking Spaces\)](#).

Table x.05.040.B: Required Carshare Parking Spaces

Residential Uses	Carshare Parking Spaces Required
0-49 units	None
50-100 units	1
101 or more units	2 + 1 per additional 200 units
Office/Research & Development Uses	Carshare Parking Spaces Required
≤ 10,000 sf	None
> 10,000 sf	1 per 10,000 sf

- (2) The required carshare space(s) shall be made available, at no cost, to a carshare service for purposes of providing carshare services to its members. At the election of the property owner, the carshare spaces may be provided:
- (a) On the design site; or
 - (b) On another off-street site within 1,000 feet of the design site.
- (3) Required carshare space or spaces shall be designed in a manner that will make the spaces accessible to non-resident subscribers from outside the building as well as building residents.

- (4) Prior to approval of the building or Site Permit for a building subject to the carshare standard, a Notice of Special Restriction on the property shall be recorded indicating the nature of standards of this Subsection and identifying the minimum number and location of the required carshare parking spaces. The form of the notice and the location or locations of the carshare parking spaces shall be approved by the Jurisdiction.
- (5) If it is demonstrated to the satisfaction of the Jurisdiction that no carshare service can make use of the dedicated carshare parking spaces, the spaces may be occupied by non-carshare vehicles; provided, however, that upon 90 days of advance written notice to the property owner from a carshare service, the property owner shall terminate any non-carsharing leases for such spaces and shall make the spaces available to the carshare service for its use of such spaces.

NOTE to Jurisdiction:

Jurisdiction to select one of two options (4, 5) or remove both (4) and (5).

- B. **Carpool Spaces.** If parking is provided at a development, parking spaces reserved for use by carpool/vanpool vehicles shall be designated in preferred locations (including, but are not limited to, closest to building entries). The locations of these spaces shall be approved by the [Jurisdiction](#). The minimum number of carpool spaces required is listed in [Table C \(Required Carpool Parking Spaces\)](#).

Table x.05.040.C: Required Carpool Parking Spaces

Office/Research & Development Uses	Carpool Parking Spaces Required
≤ 40 parking spaces	None
> 40 parking spaces	10% of the total number of spaces
Other Uses	Carpool Parking Spaces Required
All Other Uses	None

C. Parking Costs Unbundled from the Cost of Other Goods and Services

- (1) **Residential Uses.** All off-street parking spaces accessory to residential uses in structures of four dwellings or more shall be leased or sold separately from the rental or purchase fees for dwellings for the life of the dwellings, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. Renters or buyers of on-site inclusionary affordable units shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwellings.
- (2) **Non-Residential Uses.** All off-street parking spaces accessory to non-residential uses shall be leased or sold separately from the rental or purchase fees for non-residential building space for the life of the building, such that potential renters or buyers have the option of renting or buying building space at a price lower than would be the case if there were a single price for both the building space and the parking space.
- (3) **Exception.** Off-street parking spaces accessory to retail uses are not required to be leased or sold separately from retail space and may be offered to shoppers and other visitors free of charge for stays of up to two hours.

8. Parking Spaces, Design and Layout

A. Access. On-site parking areas shall be accessed per the following:

- (1) On-site parking shall be designed with an appropriate means of vehicular access to a street or to an alley to cause the least interference with traffic flow.
- (2) Ingress to and egress from parking spaces shall be from an on-site aisle or driveway, directly from the front, side street, public alley, or rear lane.
- (3) On-site loading space(s) is not required.

B. Driveways

- (1) Access to Driveways
 - (a) Driveway access to and from developments of two or fewer dwelling units onto public streets shall be where practical by forward motion of the vehicle; and
 - (b) Driveway access to and from developments of three or more dwelling units onto public streets shall be by forward motion of the vehicle.
- (2) Driveways shall extend to and include the area between the design site line and the edge of the street pavement.
- (3) The design and construction of all on-site parking access drives shall be in compliance with [Section x.xx.xxx \(Jurisdiction's Driveway Access Standards\)](#).

C. Tandem Parking. Tandem parking is allowed in all zones for all uses, subject to on-site management.

D. Identification as to Purpose and Location. On-site parking areas of four or more spaces shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from aisle and other circulation features.

E. Materials

- (1) All on-site parking areas and driveways shall be surfaced only with materials identified in [Section x.xx.xxx \(Jurisdiction's Parking Design Standards\)](#).
- (2) Parking area surfacing materials shall consist of the following materials, in compliance with [Section x.xx.xxx \(Jurisdiction's Fire Department Standards\)](#):
 - (a) Gravel, crushed granite, "grasscrete";
 - (b) Recycled materials including, but not limited to, glass, rubber, used asphalt, brick, block and concrete; or
 - (c) A combination of the above materials.
- (3) A minimum of [xxx](#) percent of the parking area shall be improved with impervious materials, exclusive of required landscaping in [Table C \(Required Parking Lot Landscaping\)](#).

F. Landscaping. The landscaping standards identified in [Table C \(Required Parking Lot Landscaping\)](#) shall be applied with the standards of [Subsection x.05.020 \(Screening\)](#) and [Subsection x.05.030 \(Landscaping and Lighting\)](#).

- (1) Parking and loading areas shall be screened from adjacent residential zones by a six foot wall, fence, or evergreen.
- (2) Screening is not required when parking area(s) is adjacent to an alley.
- (3) Landscaping areas shall integrate stormwater management features per [Section x.xx.xxx \(Jurisdiction's Landscaping Standards\)](#).
- (4) For portions of parking areas covered by photo-voltaic solar collectors that also function as shade structures, the minimum standard for trees does not apply.

G. Location

- (1) Location of on-site parking is regulated by the required setbacks in [Subsection 7](#) of the zone and the following:
 - (a) Parking lots with 11-20 spaces shall be separated at least by five feet from buildings to make room for a sidewalk, landscaping, and/or other planting between the building and the parking area;
 - (b) Parking lots with more than 20 spaces shall be separated by at least 12 feet from buildings to make room for a sidewalk, landscaping, and other planting between the building and the parking area; and
 - (c) The required separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.

Table x.05.040.C: Required Parking Lot Landscaping

Number of Parking Spaces	Percent of Gross Parking Area Required to be Landscaped
10 or fewer	None
11 to 20	5' min. wide planter along property line
21 to 50	5%; 5' min. wide planter between every 5 spaces, property line, and building(s)
51 and over	10%; 5' min. wide planter between every 5 spaces, property line, and building(s)
General Landscaping	
Required Border	6" high curb or equivalent
Border and Stormwater	Curb or equivalent shall include breaks every 4" to provide drainage to retention and filtration areas.
Car Overhangs	Shall be prevented by stops
Required Quantity	1 tree per every 10 parking spaces, beginning at 11 total spaces
Tree Well Size ¹	5' min. in any direction
Tree Can Size	15 gallon min.
Tree Box Size	20% of required trees shall be 24" min.
Tree Caliper	1" min.
Tree Height at Installation	7' min. vertical clearance
Tree Characteristics	High branching, broad headed, shading form
Location	Evenly spaced throughout parking lot to provide uniform shade

¹ Any vehicle overhang requires the minimum planter area width to be expanded by an equivalent dimension.

- H. **Size of Parking Lot.** Parking lots larger than 10,000 square feet in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls.

x.05.050 Slope Standards

1. **Intent.** This [Section](#) provides the standards for development in all zones on design sites with sloped topography. For the purposes of this [Section](#), sloped topography is any slope of six percent or more.
 - A. The standards in this [Section](#) supplement those in [Section x.xx.xxx \(Jurisdiction's Hillside Overlay Standards\)](#). If there is a conflict between any standards, the provisions of this [Section](#) supersede those of [Section x.xx.xxx \(Jurisdiction's Hillside Overlay Standards\)](#).
 - B. [Table A \(Amount of Sloped Areas Allowed to be Developed\)](#) identifies the amount of developable area for sloped portions of design sites. This, in combination with the standards in this [Section](#) and the maximum allowed building footprint shall be applied to the design of the sloped portions of design sites.
 - C. Developments subject to [Chapter 10 \(Specific to Large Sites\)](#) requiring new streets shall be in compliance with maximum grade standards in [Section x.xx.xxx \(Jurisdiction's Thoroughfare Standards\)](#).

NOTE to Jurisdiction:

Jurisdiction to remove reference to Hillside overlay if not relevant.

NOTE to Jurisdiction:

Content to be calibrated to your community, based on your specific needs and objectives.

Table x.05.050.A: Amount of Sloped Areas Allowed to be Developed

Portions of Design Site with Existing Slope	Design Site Size ¹		Development Site ^{1, 2}	
	Width	Depth	Overall Size	
	up to 200'	up to 300'	1 to 3 acres	>3 acres
0–5.99%	_____	N/A _____	N/A	N/A
6–9.99%	_____	N/A _____	70% max.	70% max.
10–14.99%	_____	N/A _____	50% max.	25% max.
15–19.99%	_____	N/A _____	25% max.	5% max.
20–29.99%	_____	50% max. _____	10% max.	0% max.
> 30%	_____	0% max. _____	0% max.	0% max.

¹ In compliance with the setbacks of the zone, required on-site open space, this [Section](#), and the maximum building footprint standards in [Chapter 6 \(Specific to Building Types\)](#).

² In compliance with required amount of civic space identified in [Subsection x.10.040.5](#).

Key N/A = Slope Protection Not Applicable

40% = Maximum Amount of Sloped Area(s) Available for Development

2. Building Height

- A. **Maximum Building Height.** Building height is regulated by [Subsection 4](#) of the zone. The maximum allowed height of a building shall follow the existing topography of the design site to ensure that each building is in compliance with the allowed building height.

(1) [Figure 1 \(Site Grading for Small-to-Medium Detached and Attached Building Forms\)](#) and [Figure 2 \(Site Grading for Large or Attached Building Forms\)](#) in this [Section](#) illustrate allowed and non-allowed site grading methods.

- B. **Exposed Basements.** Basements do not count toward the maximum stories allowed in the zone if exposed less than half of the basement's story height below the average adjacent finished grade.

3. **Topography and Required Location of Primary Building.** Sloped topography can present issues with locating the primary building on a design site in compliance with [Subsection 5](#) of the zone. [Table x.11.030.A \(Adjustments to Standards\)](#) identifies allowed administrative variations for issues arising from sloped topography, subject to the required findings in [Table x.11.030.A \(Adjustments to Standards\)](#).

4. Parking

- A. **Parking Techniques.** As allowed in [Table x.11.030.A \(Adjustments to Standards\)](#), the following techniques may be applied individually or in combination:
- (1) Tandem Parking. Parking spaces are arranged in a series up to the maximum allowed in [Table x.11.030.A \(Adjustments to Standards\)](#).
 - (2) Parking Court(s). Parking spaces are clustered in a 'U-shape' in groupings of up to 12 covered or uncovered spaces or individual garages. The minimum width of the parking court is 24 feet measured parallel to the adjacent street/right-of-way. The maximum depth of the parking court is 50 feet measured perpendicular to the adjacent street/right-of-way. The parking court is accessed from the adjacent street/right-of-way and the maximum width of the entrance to the parking court is nine feet measured along the adjacent street/right-of-way.
 - (3) Podium Parking. Parking spaces are located in an at-grade garage under the rear and/or interior side of the building or under all of the building except for the required ground floor habitable space. The garage has occupiable space above the garage level. The podium is not visible or exposed along the front or side street building facades.
 - (4) Subterranean Parking. Parking spaces are located below the adjacent finished grade of the building.
 - (5) Stacked Parking System. Parking spaces are arranged in a system that provides two to three spaces in the horizontal area of one space. This type of system is within a podium parking garage.
- B. **Topography and Required Location of Parking.** Sloped topography can present issues with locating parking on a design site in compliance with [Subsection 7](#) of the zone. [Table x.11.030.A \(Adjustments to Standards\)](#) identifies allowed administrative variations for issues arising from sloped topography, subject to required findings.
5. **Grading or Regrading of Design Sites.** When existing design site topography is proposed to be changed, grading shall not result in any of the following:
- A. Creation of retaining walls or blank walls taller than four feet within required front or side street facade zones;
 - B. Retaining walls on side design site lines taller than three feet;
 - C. Retaining walls on rear design site lines not within the building footprint, taller than 10 feet;
 - D. Building(s) that do not reflect the existing topography of the design site;
 - E. Terraced design sites that result in a vertical difference of more than 4 feet between the adjacent right-of-way and the finished grade of the design site;
 - F. Grading beyond the building pad(s) and the required access drive(s);
 - G. Cut exceeding 16 feet in height from top to toe; or
 - H. Cut slope exceeding two horizontal to one vertical.

**NOTE to
Jurisdiction:**

Select one in item
6.B.

6. Graded Slopes

- A. Graded slopes shall be screened from view under or behind buildings with landscaping or natural topographic features.
- B. Graded slopes shall be revegetated with a mixture of grass seed or shrubs as identified by the [USDA Soil Conservation Service](#) or by [Section x.xx.xxx \(Jurisdiction's Slopes Standards\)](#). Planting may be waived by the [Jurisdiction's Engineering Division](#) for slopes that, due to the rock character of the material, will not support plant growth. See [Table x.11.030.A \(Adjustments to Standards\)](#).

7. Drainage Facilities. All proposed drainage facilities shall preserve major drainage channels in their natural state and be designed in such a manner as to minimize soil erosion and to otherwise preserve the public health, safety, and welfare.**8. Massing.** Buildings on sloped design sites shall reflect the existing topography of the design site.

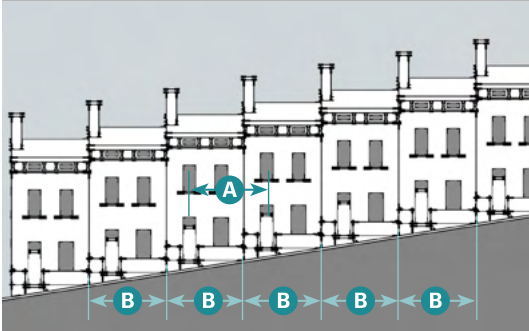
- A. Buildings with footprints 36 feet wide or less shall have a simple water table element or change in material between the basement and the ground floor.
- B. Buildings with footprints wider than 36 feet and 2.5 stories or taller shall have a minimum of one story tall defined base. The base shall be defined through the use one of the following methods:
 - (1) Change in material;
 - (2) A continuous horizontal band between the base and upper floors; and/or.
 - (3) Use of a continuous shopfront frontage.
- C. All design shall be in compliance with the selected style for the building(s) in [Chapter 8 \(Specific to Architectural Design\)](#).

9. Frontage. Along front and side street facades, the primary building on each design site shall be designed in compliance with the standards for ground floor private frontage as required by [Subsection 8](#) of the zone.**10. Administrative Relief.** [Section x.11.030 \(Adjustments to Standards\)](#) provides for administrative variations from the standards in this [Section](#) due to topographic constraints.

Figure x.05.050.1: Site Grading for Small-to-Medium Detached and Attached Building Forms

Allowed Site Grading. The following examples apply to the House, Duplex, Fourplex, Neighborhood Townhouse, Multiplex, and Neighborhood Courtyard Building Types.

Allowed. Grading that results in each new modified building stepping and reflecting the topography of the parcel or design sites, and that connects each building with the adjacent street and public realm.

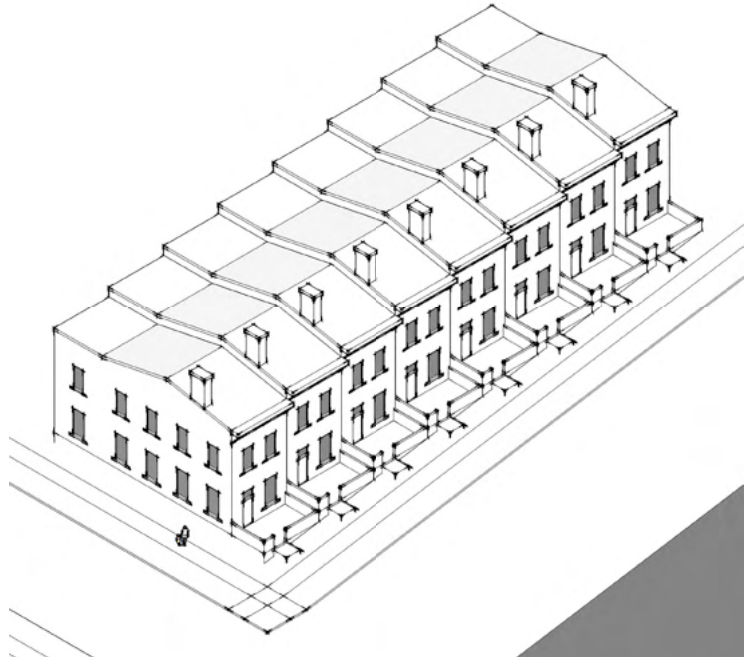


Distance between building entries on slopes greater than 6% shall not exceed 50'.

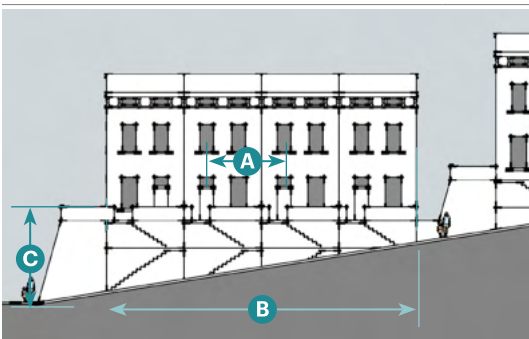
A

Building footprint width is expressed to step with slope.

B



Not Allowed. Grading that results in each new or modified building not following and reflecting the topography of the parcel or design sites, and that disconnects each building from the adjacent street and public realm.



Distance between building entries on slopes greater than 6% shall not exceed 50'.

A

Building footprint width does not step with slope.

B

Finished grade of terrace design site is more than 4 feet from the adjacent street/right-of-way.

C

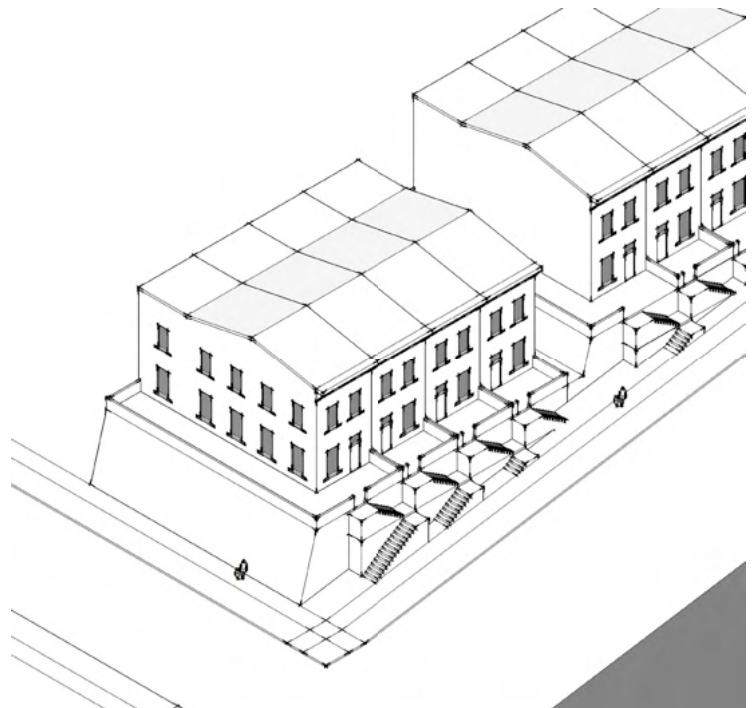
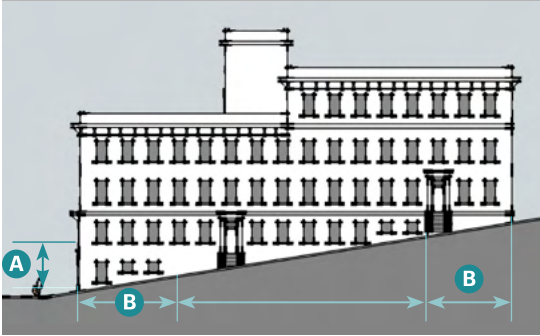


Figure x.05.050.2: Site Grading for Large or Attached Building Forms

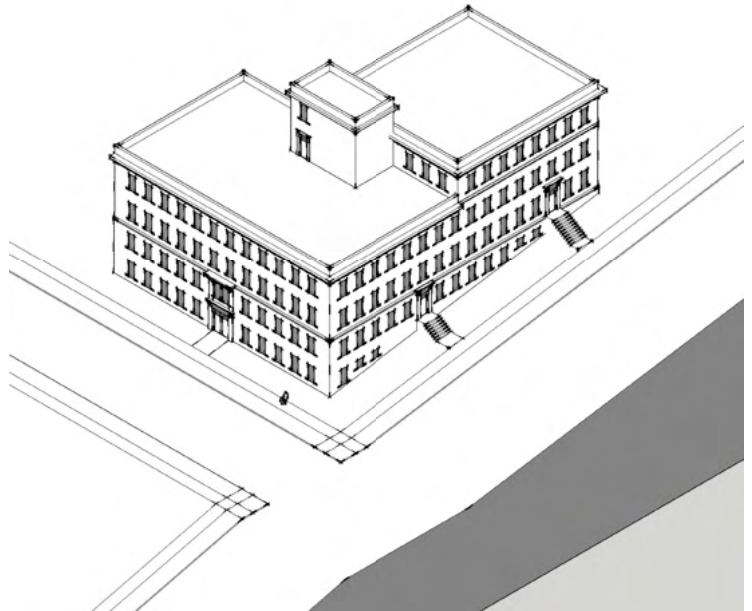
Allowed Site Grading. The following examples apply to the Core Townhouse, Core Courtyard, Multiplex, and Main Street Building Types.

Allowed. Grading that results in each new or modified building fronting on the adjacent street(s), and that connects the building facades to the adjacent street and public realm, and avoids large blank retaining walls.

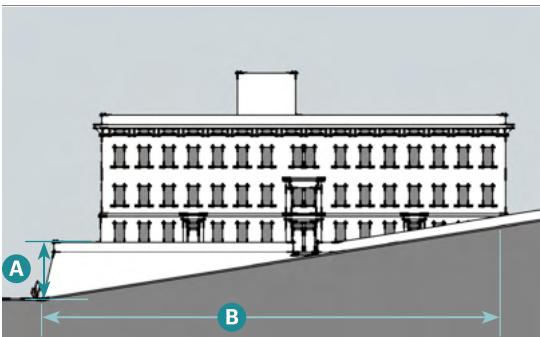


Slope is used to express the ground floor. **A**

Building footprint steps with slope through a partial ground story. **B**

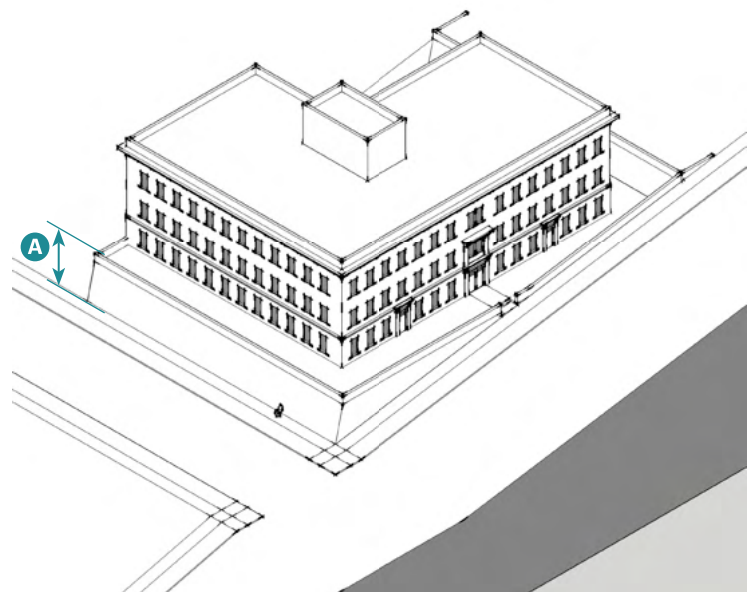


Not Allowed. Grading that disconnects new and modified building facades from the adjacent public realm, and that results in large blank retaining walls.



Height does not create building with frontage and entries along adjacent streets; terraced design site is more than 4 feet from adjacent sidewalk/street/right-of-way. **A**

Building footprint does not step with slope. **B**



x.05.060 Public Frontage Standards

1. **Intent.** Public frontage types provide a coordinated approach to design standards for the area between each design site's private frontage(s) and the adjoining right-of-way or private driveway easement. Public frontage types consist of planters, walkways, curbs, planters, planting and lighting, as illustrated in [Table A \(Public Frontage Types Overview\)](#).
2. **Required Improvements.** The public frontage along the design site(s) shall be improved as follows:
 - A. **Infill Design Site.** For a development that consists of one design site within an existing block, the standards of this [Section](#) regarding street trees applies.
 - B. **Two or More Design Sites.** For a development that consists of two or more design sites that are less than half of the block face along an existing block, the standards of this [Section](#) regarding sidewalks and street trees apply.
 - C. **More Than Half of Existing Block.** For a development that consists of two or more design sites that are more than half of the block face along an existing block, all of the standards of this [Section](#) apply.
 - D. **New Block(s).** For a development that creates a new block or multiple blocks, all of the standards of this [Section](#) apply.
3. **Design Standards for Public Frontages.** Public frontages shall be designed and maintained in compliance with the following standards:
 - A. The required elements are identified in and shall be configured according to [Table B \(Public Frontage Assemblies\)](#) and in compliance with [Section x.xx.xxx \(Jurisdiction's Thoroughfare Standards\)](#).
 - B. Planting and landscape selection shall consist of native vegetation that is applicable to Marin County, in compliance with [Water Use Classification of Landscape Species \(WUCOL IV\)](#).
4. **Allowed Public Frontage Types**
 - A. **Street.** The Street Frontage has raised curbs drained by inlets and sidewalks separated from vehicular lanes by individual or continuous planters. Landscaping consists of street trees of a single or alternating species aligned and with regular-spacing.
 - B. **Avenue/Boulevard.** The Avenue/Boulevard Frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a continuous planter, with parking on both sides. Landscaping consists of single or double rows of a single or alternating tree species aligned and with regular spacing.
 - C. **Main Street.** The Main Street Frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by individual tree wells with grates. Landscaping consists of a single tree species aligned and with regular spacing.

Table x.05.060.A: Public Frontage Types Overview

Table A (Public Frontage Types Overview) provides an overview of the allowed public frontage types in or abutting each zone.

Public Frontage Types	Specific Standards	Zones							
		T3		T4				T5	
		EN	SN	SN.S	CN.M	SMS.S	CMS	CN	CMS
Street	x.05.060.B.1	P	P	P	P	X	X	P	X
Avenue/Boulevard	x.05.060.B.2	X	X	X	X	P	P	P	P
Main Street	x.05.060.B.3	X	X	X	X	P	P	X	P


Key

P = Allowed

X = Not Allowed

Table x.05.060.B: Public Frontage Assemblies

Table B (Public Frontage Assemblies) identifies the required elements and dimensions of each public frontage type.

	Street x.05.060.B.1	Avenue/Boulevard x.05.060.B.2	Main Street x.05.060.B.3
Assembly. The type and dimension of curbs, walkways, and planters.			
Total Width	A 11' min.	A 13' min.	A 16' min.
Curb. The detailing of the edge of the vehicular pavement, incorporating drainage.			
Type	Raised Curb	Raised Curb	Raised Curb
Walkway. The pavement dedicated exclusively to pedestrian activity.			
Type	Walkway	Walkway	Walkway
Width	6' min.	8' min.	12' min.
Note: the placement of curb ramps shall match the desired path of pedestrian travel. See Marin County Standard Plans for curb ramp design.			
Planter. The area that accommodates street trees and other landscaping.			
Arrangement	Regular	Regular	Regular
Types	Planting Strips	Planting Strips	Tree Wells (shall be located within walkway width)
Width	5' min.	5' min.	4' min.

x.05.070

Privacy Standards

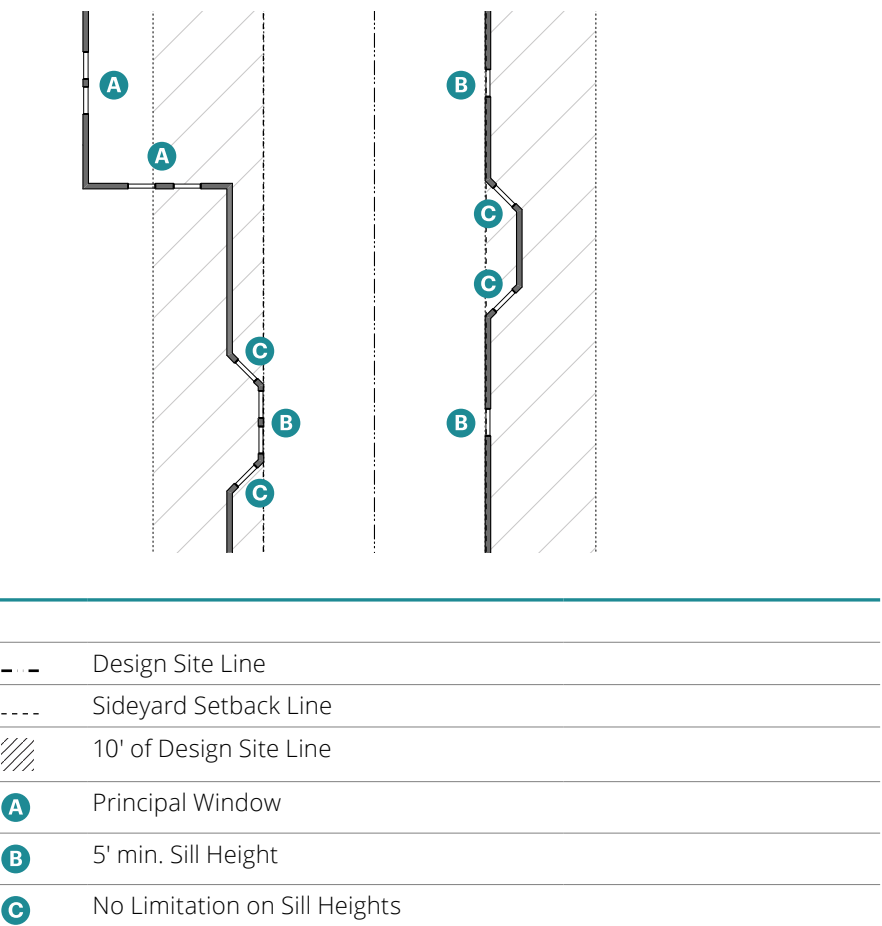
1. **Intent.** These standards are designed to provide privacy between primary living spaces of buildings on each side of a design site line in T3 and T4 zones. Windows and balconies along the side of a building within 20 feet of an interior side design site line in T3EN, T3SN, T4SN.S, or T4CN.M zones are subject to these standards.
2. **Standards**

A. Primary living spaces adjoining a side setback shall orient principal/main windows/glazed openings toward the front and rear of the building.

B. Windows and balconies within 10 feet of and oriented to an interior design site setback:

(1) Shall have a minimum sill height of five feet unless the window is placed at an angle of at least 30 degrees, measured perpendicular to the adjacent side design site line.

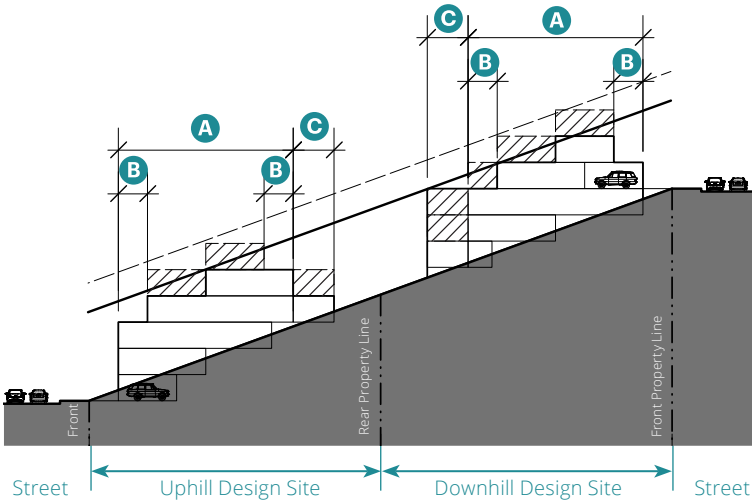
Figure x.05.070.1: Sill Height Standards along Interior Design Site Line



x.05.080 Location of Bonus Height/Floor Area on Sloped Design Sites

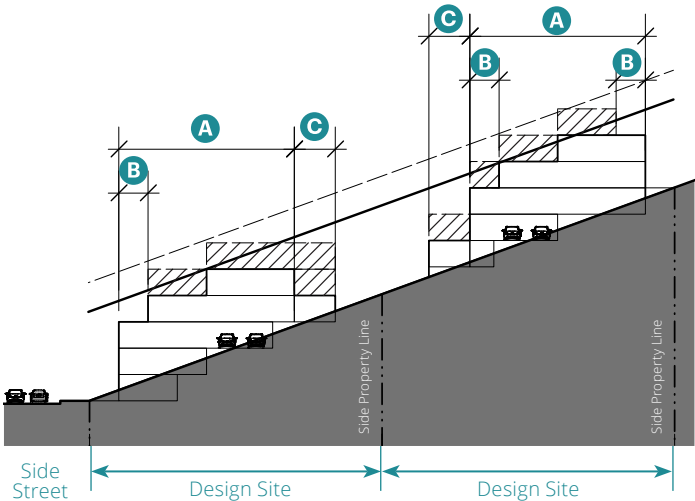
1. **Intent.** This Section provides the standards for the location of additional height and/or floor area resulting from a density bonus on design sites with sloped topography. For the purposes of this Section, sloped topography is a slope of six percent or more.
- The standards in this Section supplement those in [Section x.xx.xxx \(Jurisdiction's Hillside Overlay Standards\)](#). If there is a conflict between any standards, the provisions of this Section supersede those of [Section x.xx.xxx \(Jurisdiction's Hillside Overlay Standards\)](#).
2. **Topography and Required Location of Bonus Height/Floor Area**
- A. [Figure 1 \(Allowed Location of Bonus Height/Floor Area from Front to Rear of a Sloped Design Site\)](#) and [Figure 2 \(Allowed Location of Bonus Height/Floor Area Across a Sloped Design Site\)](#) identify the allowed locations for additional height and/or floor area resulting from a density bonus on a sloped design site. This, in combination with the standards in [Section x.05.050 \(Slope Standards\)](#) and the maximum allowed building footprint in [Subsection 3](#) of the building type shall be applied to the design of buildings on sloped design sites.
- B. Bonus height/floor area shall be located as identified in [Table A \(Allowed Location of Bonus Height/Floor Area\)](#), [Figure 1](#), and [Figure 2](#).

Figure x.05.080.1: Allowed Location of Bonus Height/Floor Area from Front to Rear of a Sloped Design Site



	Max. Height Allowed by Zone
	Max. Bonus Height Allowed by Zone
	Allowed Locations of Bonus Height/Floor Area
	Max. Size Allowed for Main Body in Subsection 3 of the Building Type
	10' min. Stepback (Front and Rear)
	Additional Story or Stories above Wing(s)

Figure x.05.080.2: Allowed Location of Bonus Height/Floor Area Across a Sloped Design Site



—	Max. Height Allowed by Zone
- -	Max. Bonus Height Allowed by Zone
▨	Allowed Locations of Bonus Height/Floor Area
A	Max. Size Allowed for Main Body in Subsection 3 of the Building Type
B	10' min. Stepback (Sides)
C	Additional Story or Stories above Wing(s)

Table x.05.080.A: Allowed Location of Bonus Height/Floor Area

Allowed Location ¹	In Roof Volume ^{2, 3}	Not within Roof Volume ^{2, 3}	In Wing(s)
House-Scale Buildings			
Houses ⁵	N/A	N/A	N/A
Duplex Side-by-Side	P	X	P ⁷
Duplex Stacked	P	X	P ⁷
Fourplex	P	X	P ⁷
Neighborhood Townhouse ⁶	P	X	P ⁷
Neighborhood Courtyard	P	P ⁴	N/A
Multiplex	P	P ⁴	P ⁶
Block-Scale Buildings			
Core Townhouse ⁶	N/A	N/A	N/A
Core Courtyard	P	P	N/A
Main Street Building	P	P	N/A

¹ In compliance with [Subsection 5](#) of the zone

² Of highest story allowed for the building type in the zone

³ 10' minimum stepback required on design site with 6% or more slope

⁴ Except on design site with less than 6% slope

⁵ The type consists of 1 unit per building maximum.

⁶ Bonus units are only applicable when building type includes 2 or more units.

⁷ Wing allowed to match number of stories in primary building.

**NOTE to
Jurisdiction:**

This table is optional, but recommended because it coordinated the information in the figures on preceding pages to each building type in the scope.

Key	P = Allowed	X = Not Allowed	N/A = Not Applicable
------------	-------------	-----------------	----------------------

Chapter 6: Specific to Building Types

Sections:

x.06.010	Purpose
x.06.020	Building Types
x.06.030	Overview of Building Types
x.06.040	Carriage House
x.06.050	House
x.06.060	Duplex Side-by-Side
x.06.070	Duplex Stacked
x.06.080	Cottage Court
x.06.090	Fourplex
x.06.100	Neighborhood Townhouse
x.06.110	Neighborhood Courtyard
x.06.120	Pocket Neighborhood
x.06.130	Multiplex
x.06.140	Core Townhouse
x.06.150	Core Courtyard
x.06.160	Main Street Building

x.06.010 Purpose

This [Chapter](#) provides the standards for development of individual building types to achieve the intended physical character of each zone, offer housing choices and affordable housing opportunities, and incubate small businesses as amenities within walkable neighborhoods.

x.06.020 Building Types

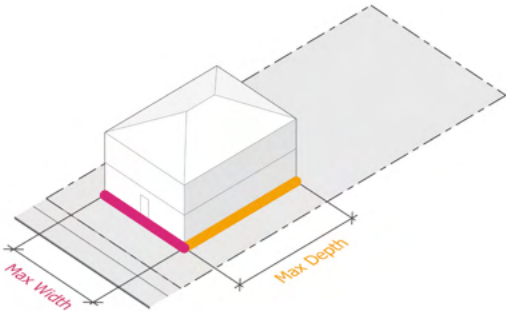
1. Building types are used to articulate size, scale, and intensity according to the intent of each zone.
2. Building types are categorized into two groups: House-Scale Buildings and Block-Scale Buildings. See [Figure 1 \(Example of House-Scale and Block-Scale Buildings\)](#) for examples.
 - A. **House-Scale Buildings.** Buildings that are the size of a house, typically ranging in footprint from as small as 25 feet up to 80 feet overall; and
 - B. **Block-Scale Buildings.** Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.
3. The design site size standards for each building type are set in each zone to generate pedestrian-oriented buildings within the overall intended physical character of each zone. The design site size standard identifies the range of design site sizes on which the given building type is allowed to be built.
4. Certain building types have additional standards beyond the zone standards to further calibrate the type for its context

5. Each design site shall have only one primary building type, except as follows, and in compliance with all standards:
 - A. Where allowed by the zone, one Carriage House ([Section x.06.040](#)) is allowed in addition to the primary building type;
 - B. The Cottage Court ([Section x.06.080](#)) may consist of up to nine individual buildings;
 - C. The Pocket Neighborhood ([Section x.06.120](#)) may consist of up to XX individual buildings.
 - D. The Core Courtyard ([Section x.06.150](#)) may consist of up to two buildings; and
 - E. More than one building type is allowed on a parcel that identifies proposed multiple design site lines that meet the standards of this [Section](#). See [Figure 2 \(Example of Multiple Design Sites on One Parcel\)](#).
 - (1) Examples
 - (a) A parcel large enough to accommodate multiple design sites but smaller than the size of a block; or
 - (b) A parcel large enough to create one or more new blocks.
6. On-site open space. The standards identify only the required type (private or common) and amount. For example, if the type only has standards for private open space, common open space is not required for that building type. The identified amount is for the entire building unless specified otherwise.
7. Parking may be designed as tuck-under, detached garage(s), podium or subterranean, in compliance with the zone standards for parking placement.
8. Wings are required to be smaller in size and height than the main body to visually reduce the overall size of a building. To further this objective, the standards specify the amount that wings are required to be offset from the main body so that their facades are not aligned. Wings may be the same number of stories and height as the main body when a density bonus is applied to the building.
9. The maximum number of units identified for each building type is dependent on the design site being large enough to accommodate the zone's standards (e.g., parking).
10. Individual designs may vary from the diagrams for each building type in compliance with the standards of this [Chapter](#) and [Chapter 8 \(Specific to Architectural Design\)](#).
11. New buildings and their improvements are subject to [Jurisdiction's](#) local standards for [Fire Safety](#) and [Building Safety](#).

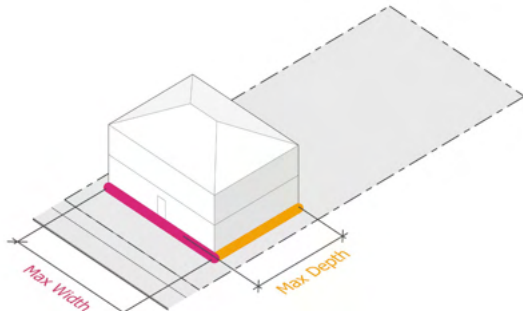
Figure x.06.020.1 Example of House-Scale and Block-Scale Buildings

House-Scale Buildings

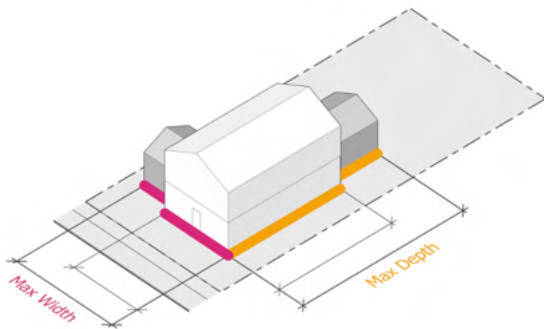
Main body only



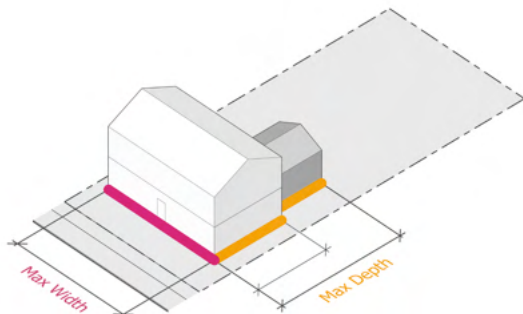
Main body only



Main body with side and rear wings



Main body with rear wing



Block-Scale Buildings

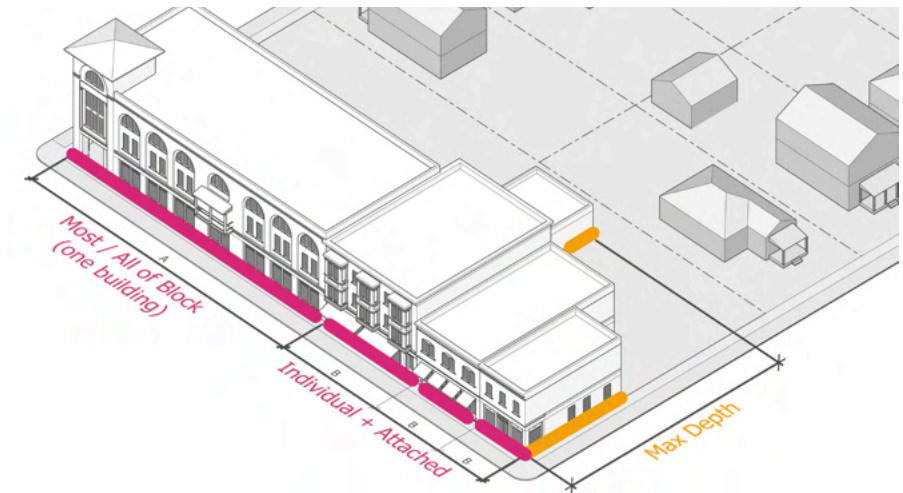
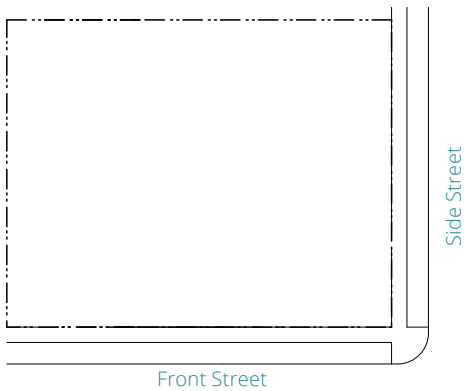
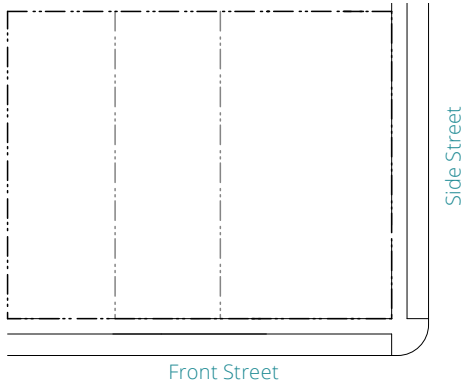


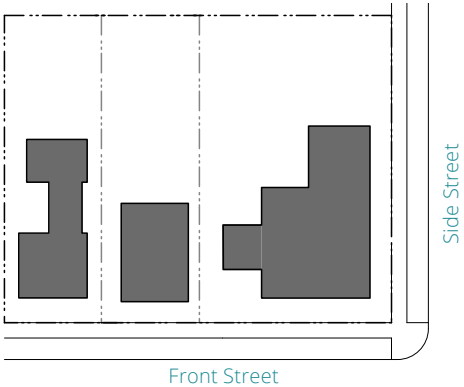
Figure x.06.020.2 Example of Multiple Design Sites on One Parcel



One parcel



One parcel proposed for three design sites. Each design site is sized in compliance with the width and depth standards in Subsection 3 of the zone.



One parcel with three resulting primary buildings in compliance with required setbacks. Individual design sites are not required to be recorded as new parcels.

Larger examples of this approach are parcels that are large enough to make new block(s).

Key

- - - Parcel Line
- - - Design Site Line
- Primary Building Type

x.06.030 Overview of Building Types

Table A ([Building Types Overview](#)) provides an overview of the allowed building types in each zone. The names of the building types are not intended to limit uses within a building type. For example, a Duplex may have non-residential uses within it as allowed by the zone.

Table x.06.030.A: Building Types Overview

		Zones								
		Specific Standards	T3		T4				T5	
			EN	SN	SN.S	CN.M	SMS.S	CMS	CN	CMS
House Scale										
Carriage House	x.06.040	P	P	P	P	P	P	X	X	
House	x.06.050	P	P	P	P	P	X	X	X	
Duplex Side-by-Side	x.06.060	P	P	X	X	X	X	X	X	
Duplex Stacked	x.06.070	X	X	P	X	X	X	X	X	
Cottage Court	x.06.080	X	P	P	X	X	X	X	X	
Fourplex	x.06.090	P	P	P	X	X	X	X	X	
Neighborhood Townhouse	x.06.100	X	P	P	X	P	X	X	X	
Neighborhood Courtyard	x.06.110	X	X	P	P	P	X	X	X	
Pocket Neighborhood	x.06.120	P	P	P	X	X	X	X	X	
Multiplex	x.06.130	X	X	X	P	P	P	P	X	
Block Scale										
Core Townhouse	x.06.140	X	X	X	X	X	P	P	X	
Core Courtyard	x.06.150	X	X	X	X	X	P	P	P	
Main Street Building	x.06.160	X	X	X	X	P	P	X	P	

Key P = Allowed X = Not Allowed

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x.06.040 Carriage House



Example of Carriage House



Example of Carriage House



Example of Carriage House

1. Description

An accessory structure located at the rear of a design site, above or abutting a detached garage that provides a small residential unit (accessory apartment), home office space, or other small commercial or service use, as allowed by the zone. When used for residential purposes, this housing type is one form of an Accessory Dwelling Unit (ADU).

Synonym: Granny Flat

2. Number of Units

Units per Building	1 max.
Carriage Houses per Design Site	1 max.

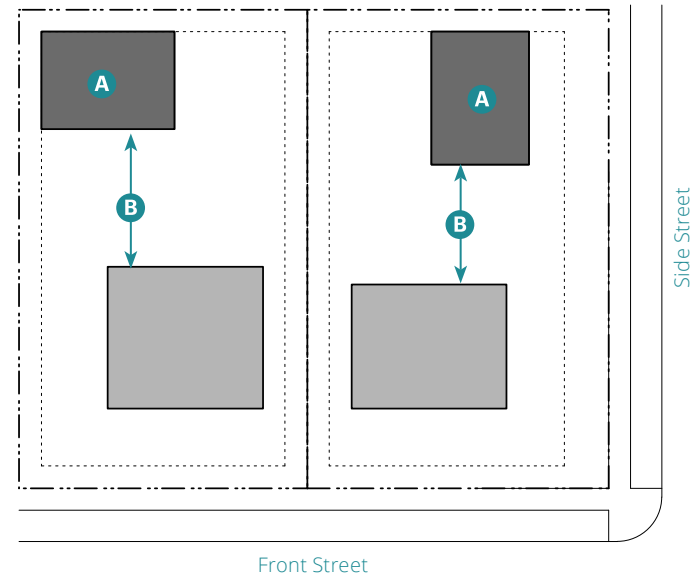
Not allowed on the design site of a Cottage Court

NOTE to Jurisdiction:

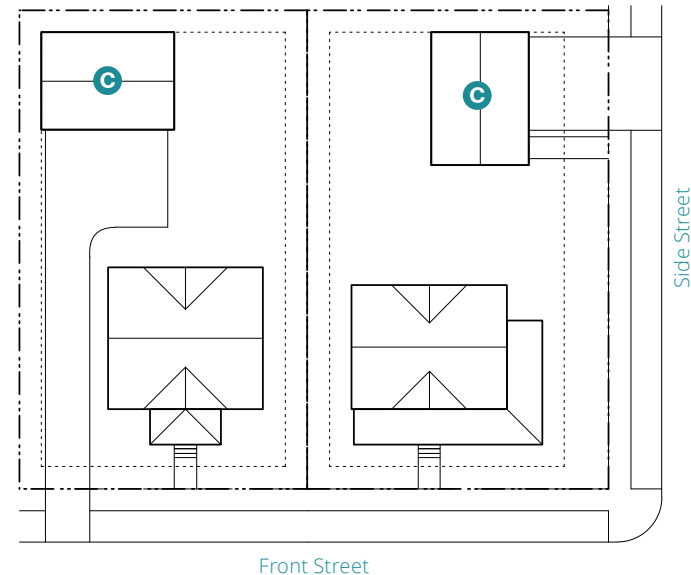
Jurisdiction may modify the name of this Building type. For example, Carriage House: Granny Flat, Backyard/ Accessory Cottage/Unit/ Structure, etc. Please pick name.

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building Setback Line
- Carriage House
- Primary Building Type

3. Building Size and Massing

Height

Stories 2.5 max.¹

Main Body²

Area 800 sf max. (A)

Depth 24' max.

Separation from Primary Building³ 10' min. (B)

¹ Includes garage story

² In compliance with the setbacks of the zone

³ A Carriage House may be connected to the primary building by an uninhabitable space including, but not limited to, a breezeway.

Key

- ROW/ Design Site Line
- Building Setback Line
- Frontage

4. Pedestrian Access

The main entrance shall not be through a garage.

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection 7 of the zone. (C)

Parking may be covered, uncovered, or in a garage.

6. Open Space

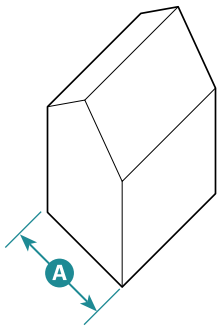
Private Open Space

Not required

7. Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with [Chapter 8 \(Specific to Architectural Design\)](#) and the following standards.

Front Gable



This massing type is a simple rectilinear form that is square or deeper than it is long. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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Example of House



Example of House



Example of House

1. Description

A small-to-medium-sized, detached, House-Scale Building with one unit, small-to-medium setbacks, a rear setback, and located within a low-intensity, walkable neighborhood.

2. Number of Units

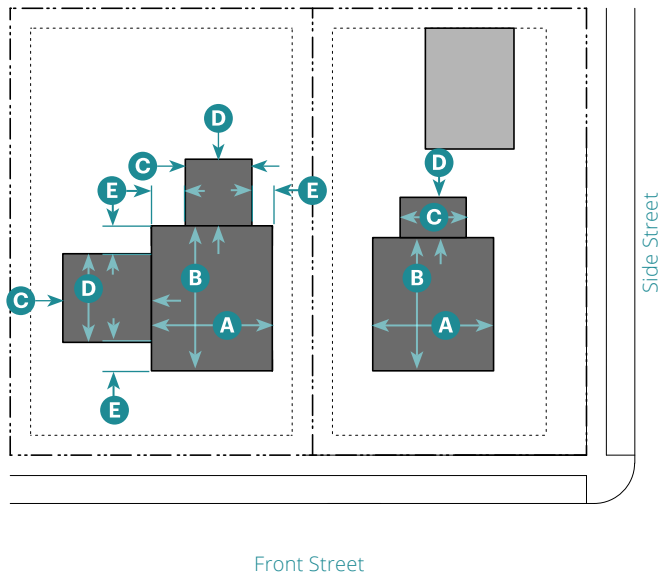
Units per Building	1 max. ¹
Buildings per Design Site	1 max. ²

¹An additional unit in the form of a JADU allowed in T4CN.M.

²Not including ADU

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building Setback Line
- Building

3. Building Size and Massing

Height	T3EN	T4CN.M
	T3SN	
	T4SN.S	
	T4SMS.S	
Stories	2.5 max.	3.5 max. ³
Main Body⁴		
Width	36' max.	A
Depth	48' max.	B
Wing(s)^{4,5}		
Width	20' max.	C
Depth	20' max.	D
Separation between Wings	15' min.	
Offset from Main Body	5' min.	E

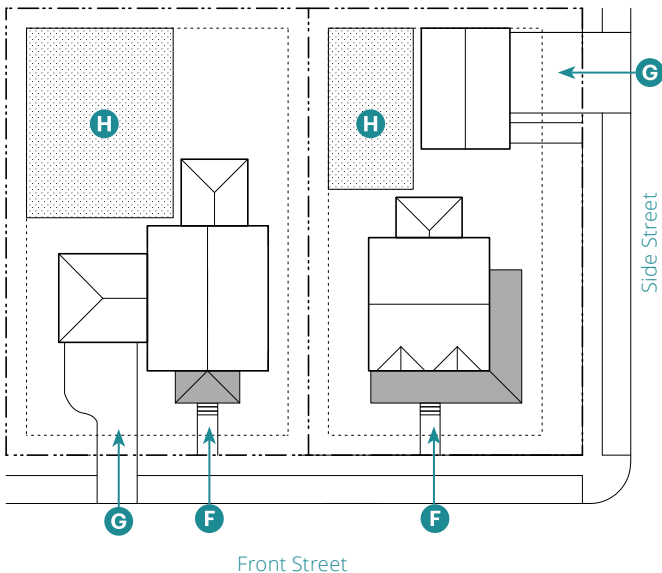
Facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

³ Only if includes JADU (Junior Accessory Dwelling Unit)

⁴ In compliance with [Subsection 5](#) of the zone

⁵ Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

4. Pedestrian Access

Main Entrance Location Front Street **F**

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in [Subsection 7](#) of the zone. **G**

Parking may be covered, uncovered, or in a garage.

6. Open Space

Private Open Space

Area 300 sf min. **H**

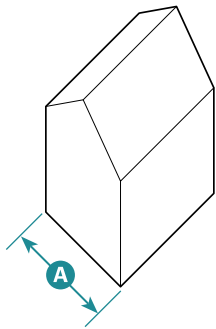
Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

7. Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

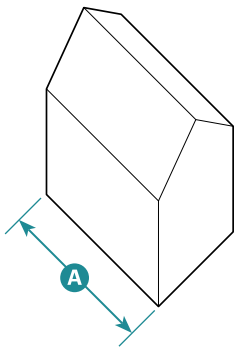
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-5 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

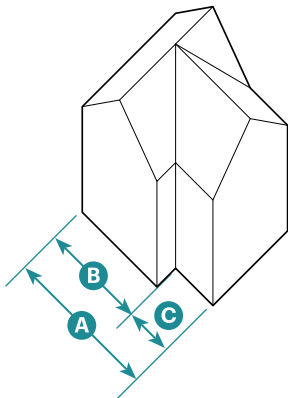
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-5 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	3 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

x.06.060 Duplex Side-by-Side



Example of Duplex Side-by-Side



Example of Duplex Side-by-Side



Example of Duplex Side-by-Side

1. Description

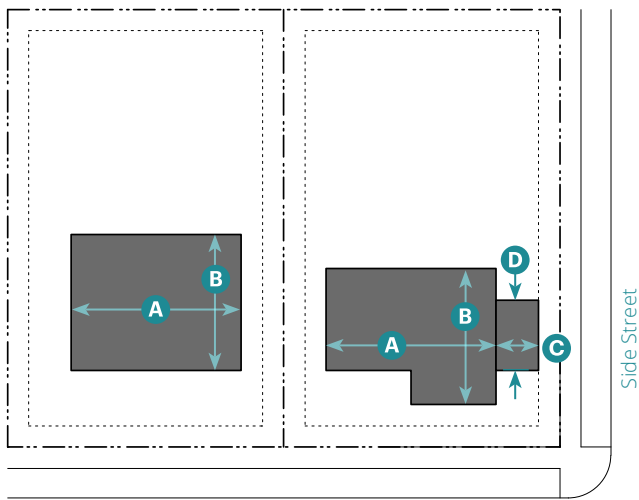
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two side-by-side units, both facing the street and within a single Building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units

Units per Building	2 max.
Buildings per Design Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Front Street

Key

- ROW/ Design Site Line
- Building Setback Line
- Building

3. Building Size and Massing**Height**

Stories 2.5 max.

Main Body¹Width 48' max. **(A)**Depth 36' max. **(B)****Wing(s)^{1,2}**Width 15' max. **(C)**Depth 24' max. **(D)**

Separation between Wings 15' min.

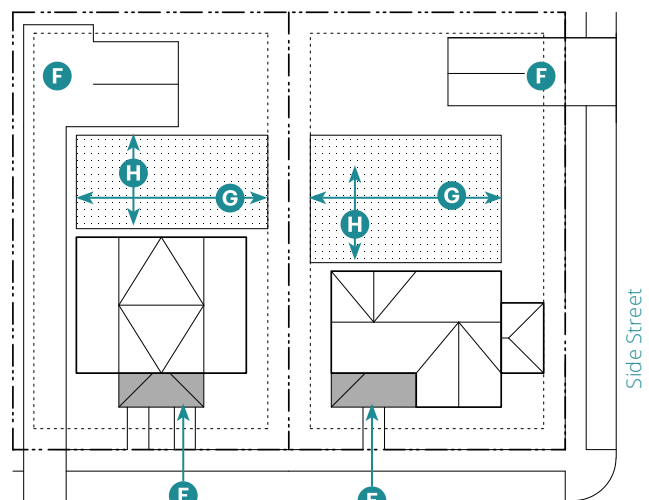
Offset from Main Body 5' min.

Facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

¹ In compliance with [Subsection 5](#) of the zone

² Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Alley access required if alley exists



Front Street

Key

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

4. Pedestrian AccessMain Entrance Location Front Street³ **(E)**

Each unit shall have an entry facing the street on or within 15' of the front facade.

³ On corner design sites, each unit shall front a different street.

5. Vehicle Access and ParkingDriveway and parking location shall comply with **(F)**

standards in [Subsection 7](#) of the zone.

Parking may be covered, uncovered, or in a garage.

6. Open Space**Common Open Space**Width 15' min. **(G)**Depth 15' min. **(H)**

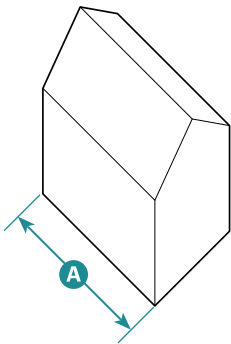
Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

7. Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

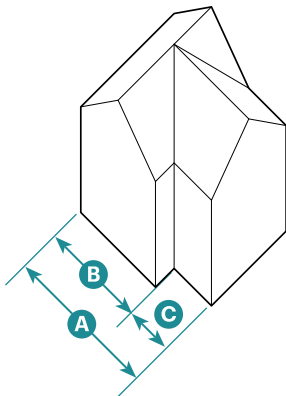
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

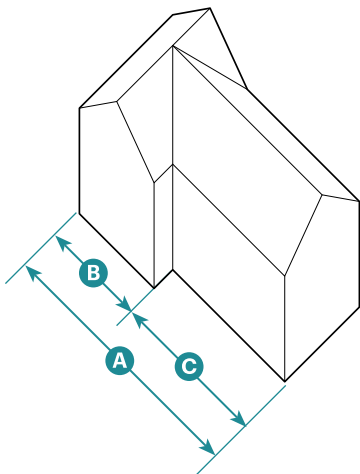
Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

Gable L (2/5 + 3/5)

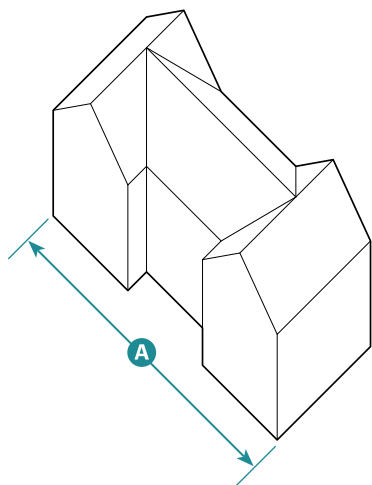


This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C

7. Massing Composition (Continued)

Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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x.06.070 Duplex Stacked



Example of Duplex Stacked



Example of Duplex Stacked



Example of Duplex Stacked

1. Description

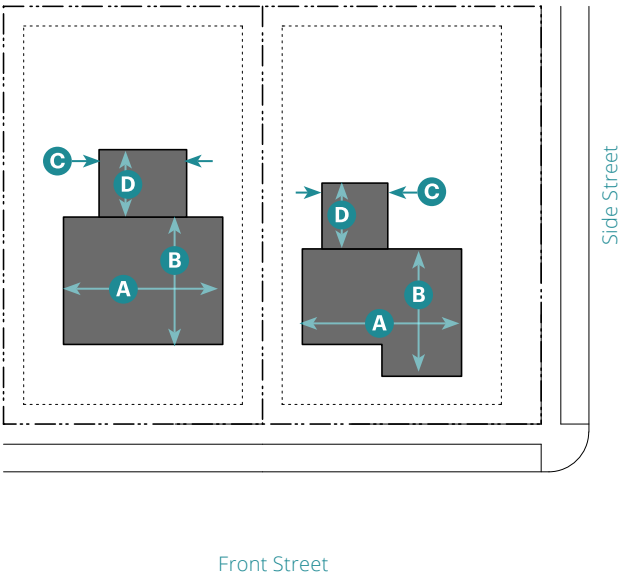
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

2. Number of Units

Units per Building	2 max.
Buildings per Design Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building Setback Line
- Building

3. Building Size and Massing

Height

Stories 2.5 max.

Main Body¹

Width 36' max. (A)

Depth 48' max. (B)

Wing(s)^{1,2}

Width 15' max. (C)

Depth 24' max. (D)

Separation between Wings 15' min.

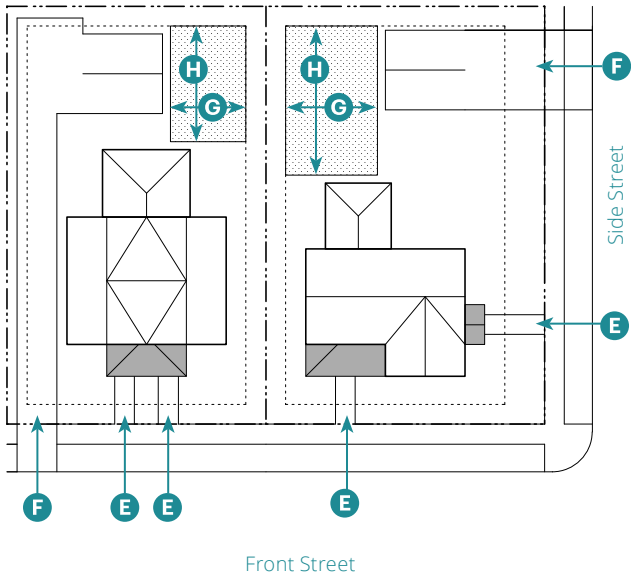
Offset from Main Body 5' min.

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

¹ In compliance with Subsection 5 of the zone

² Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

4. Pedestrian Access

Main Entrance Location Front Street³ (E)

Each unit shall have an entry facing the street on or within 15' of the front facade.

³ On corner design sites, each unit shall front a different street.

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection 7 of the zone. (F)

Parking may be covered, uncovered, or in a garage.

6. Open Space

Private Open Space

Width 15' min. (G)

Depth 15' min. (H)

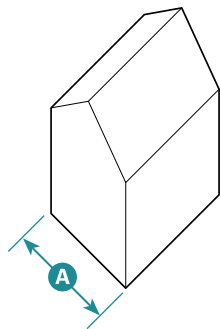
Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

7. Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

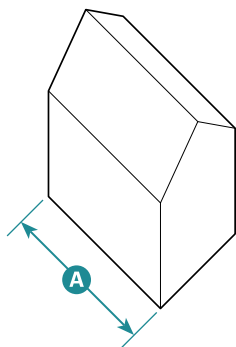
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Number of Bays	2-3 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

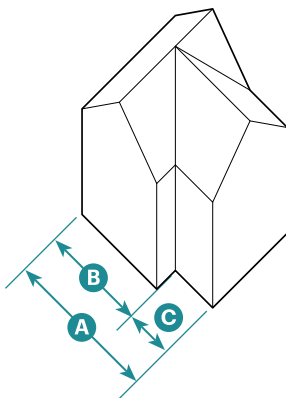
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-5 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	2-3 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

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x.06.080 Cottage Court



Example of Cottage Court



Example of Cottage Court



Example of Cottage Court

1. Description

A group of up to nine small, detached, House-Scale Buildings arranged to define a shared court open to and visible from the street. The shared court is common open space and takes the place of a private rear setback, thus becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

Synonym: Bungalow Court

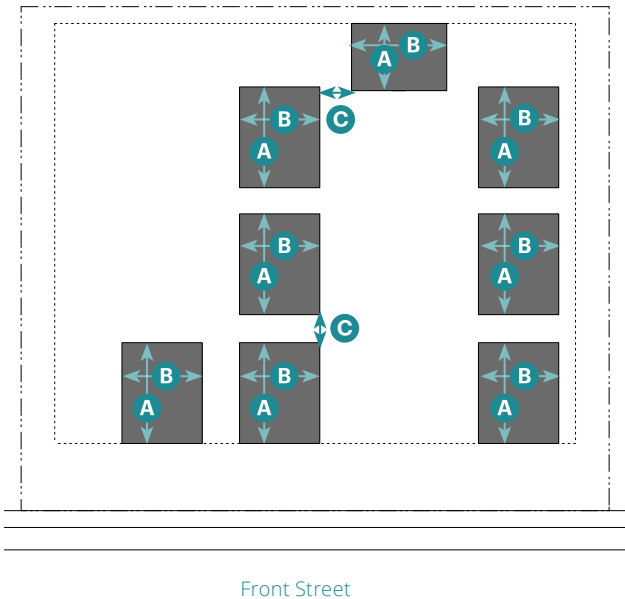
2. Number of Units

Units per Building	1 max.
Buildings per Design Site	3 min.; 9 max. ¹

¹ In the T3SN and T4SN.S zones, the rearmost Cottage may contain up to 2 units, for a total of 10 units.

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building
- Building Setback Line

3. Building Size and Massing

Height

Stories	1.5 max.
To Highest Eave/parapet	18' max.

Main Body²

Width	32' max.	(A)
Depth	32' max.	(B)
Separation between Cottages	7' min.	(C)

Wing(s)

Not Allowed

4. Pedestrian Access

Shared court shall be accessible from front street. (D)

Pedestrian Path Setbacks

From Building Entrance 6' min. (E)

Main entrance to units required from shared court.

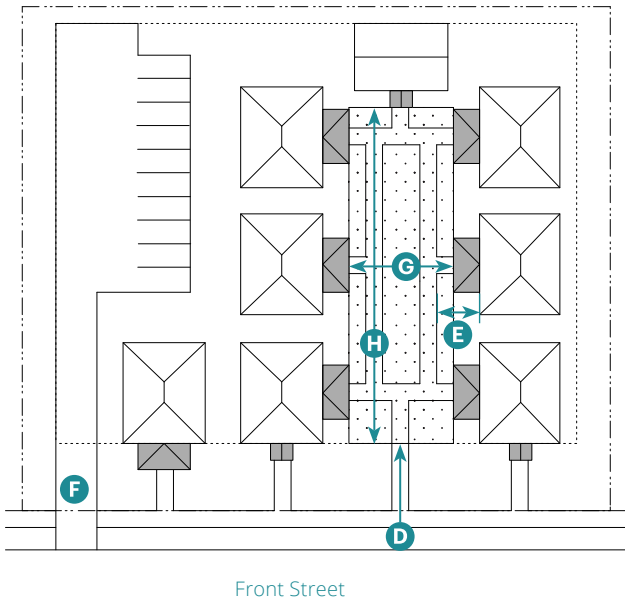
Units on a corner may enter from the side street.

Pedestrian connections shall connect all buildings to the public ROW, shared court, and parking areas.

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

² In compliance with Subsection 5 of the zone

Alley access required if alley exists



Key

- ROW/ Design Site Line
- Frontage
- Building Setback Line
- Common Open Space

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection 7 of the zone. (F)

Parking may be covered, uncovered, or in a garage.

Spaces may be individually accessible by the units and/or common parking area(s) at rear or side of design site.

6. Open Space

Common Open Space

Width	20' min. clear	(G)
Depth	75' min. (3-4 units)	(H)
	90' min. (5-9 units)	

Required setbacks and driveways do not count as open space.

Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.

7. Miscellaneous

Fencing

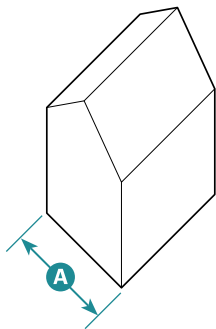
Fencing only allowed around or between individual buildings and shall not exceed 36" in height.

Visibility shall be maintained through the fencing.

7. Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width for each building in compliance with [Chapter 8 \(Specific to Architectural Design\)](#) and the following standards.

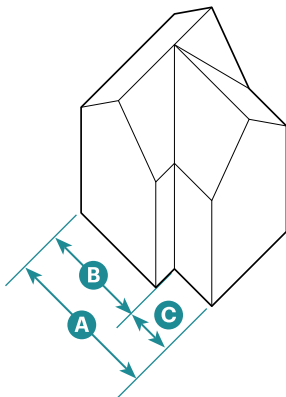
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Number of Bays	2-3 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	2-3 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

x.06.090 Fourplex



Example of Fourplex



Example of Fourplex



Example of Fourplex

1. Description

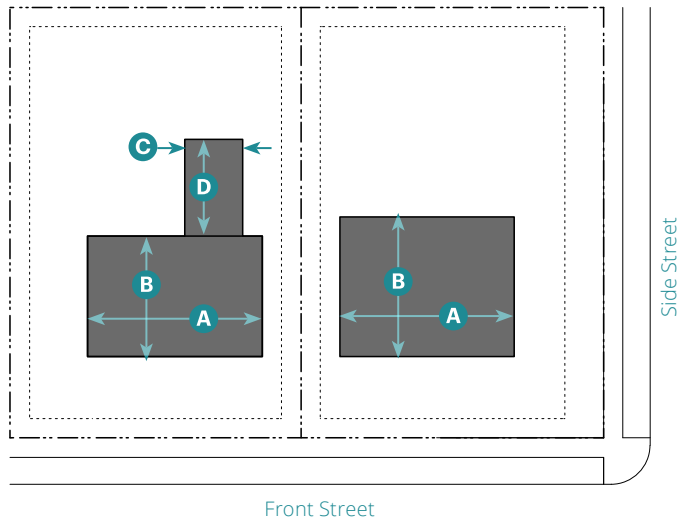
A small-to-medium-sized, detached, House-Scale Building that consists of three to four side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

2. Number of Units

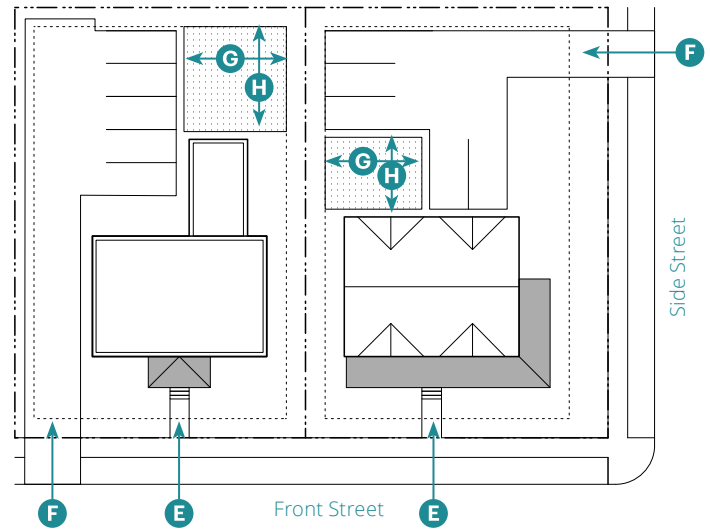
Units per Building	3 min.; 4 max.
Buildings per Design Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Alley access required if alley exists

**Key**

- ROW/ Design Site Line ■ Building
 Building Setback Line

3. Building Size and Massing**Height**

Stories 2.5 max.

Main Body¹Width 48' max. **(A)**Depth 48' max. **(B)****Wing(s)^{1,2}**Width 15' max. **(C)**Depth 20' max. **(D)**

Separation between Wings 15' min.

Offset from Main Body 5' min.

Facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

¹ In compliance with [Subsection 5](#) of the zone

² Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Key

- ROW/ Design Site Line ■ Frontage
 Building Setback Line □ Common Open Space

4. Pedestrian AccessMain Entrance Location Front Street **(E)**

Each unit may have an individual entry.

5. Vehicle Access and ParkingDriveway and parking location shall comply with standards in [Subsection 7](#) of the zone. **(F)**

Parking may be covered, uncovered, or in a garage.

6. Open Space**Common Open Space³**Width 15' min. **(G)**Depth 15' min. **(H)**

Required setbacks and driveways do not count toward open space.

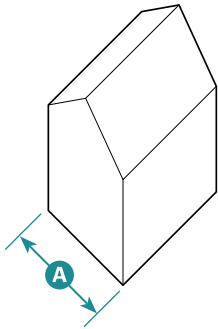
Required common open space shall be located behind the main body of the building.

³ None is required if the building is within 800' of public open space

7. Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

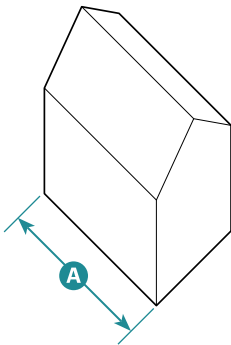
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

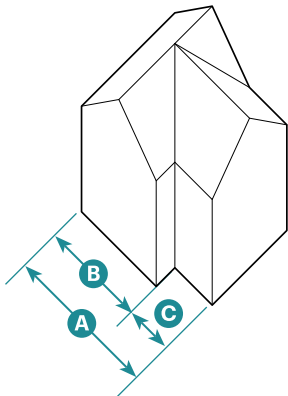
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gable L (2/3 + 1/3)

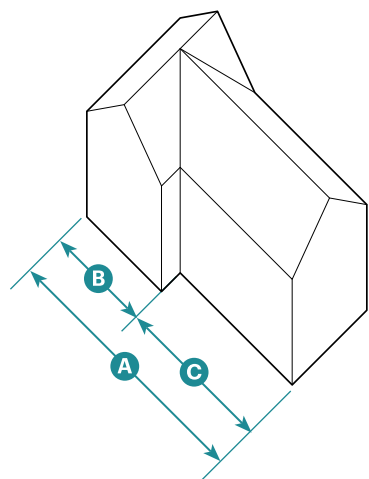


This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	3 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

7. Massing Composition (Continued)

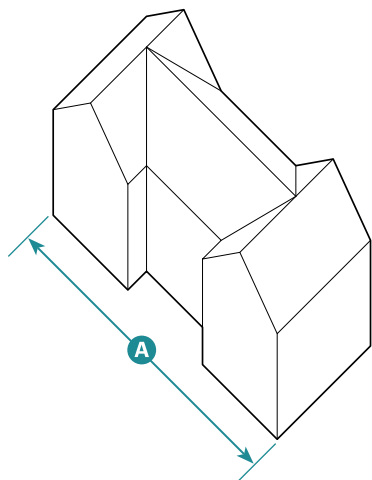
Gable L (2/5 + 3/5)



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C

Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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x.06.100 Neighborhood Townhouse



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse

1. Description

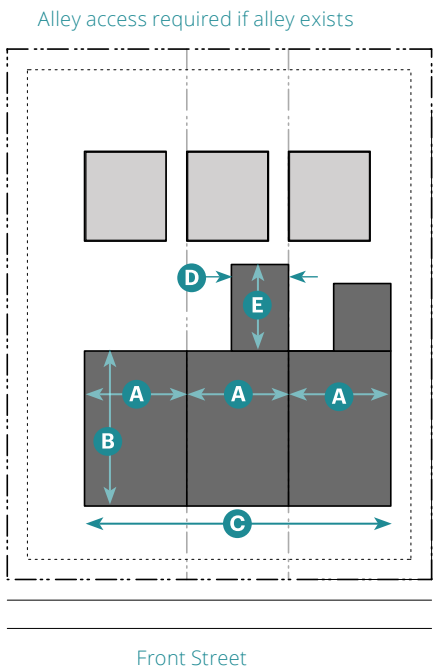
A small-sized, typically attached, House-Scale Building (up to four units side-by-side) with a rear setback. Each Neighborhood Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity neighborhoods.

Synonym: Rowhouse

2. Number of Units

Units per Building	1 max. (up to 4 side-by-side)
Buildings per Design Site	1 max.

General Note: Photos on this page are illustrative, not regulatory.



Key

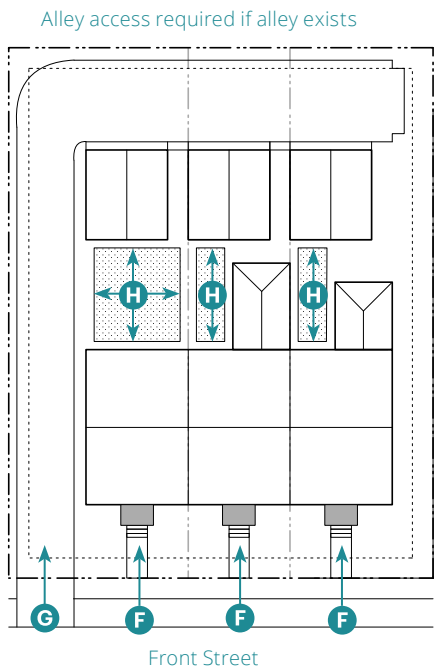
- ROW/ Design Site Line
- Building
- Building Setback Line

3. Building Size and Massing

Height	T3SN	T4SN.S T4SMS.S	
Stories	———— 2.5 max. ————		
Main Body ¹			
Width per Unit	24' min.; 30' max.	18' min.	A
Depth per Unit	———— 40' max. ————		B
Width per Building	100' max.	120' max.	C
Wing(s) ^{1,2}			
Width	———— 14' max. ————		D
Depth	———— 25' max. ————		E
Separation between Wings	———— 15' min. ————		
Offset from Main Body	———— 5' min. ————		
Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).			

¹ In compliance with [Subsection 5](#) of the zone

² Height is limited to 1 story less than main body and 10' less to highest eave/parapet.



Key

- ROW/ Design Site Line
- Frontage
- Building Setback Line
- Private Open Space

4. Pedestrian Access

Main Entrance Location	Front Street	F
Each unit shall have an individual entry facing a street.		

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection 7 of the zone.	G
Parking may be covered, uncovered, or in a garage.	

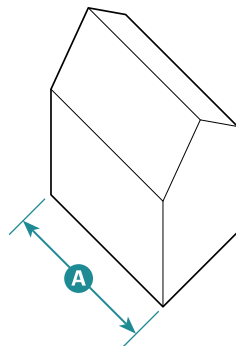
6. Open Space

Private Open Space		
Width	8' min.	H
Depth	8' min.	H
Required setbacks and driveways do not count toward open space.		
Required private open space shall be located behind the main body of the building.		

7. Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with [Chapter 8 \(Specific to Architectural Design\)](#) and the following standards.

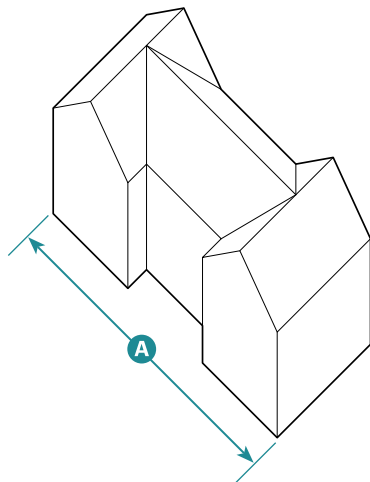
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

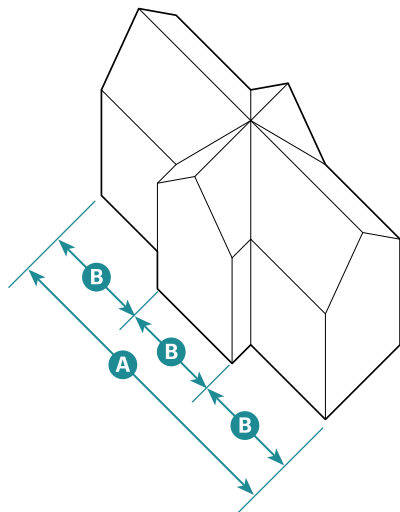
Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-4 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Center Gable (1/3 + 1/3 + 1/3)



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	B

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x.06.110 Neighborhood Courtyard



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard

1. Description

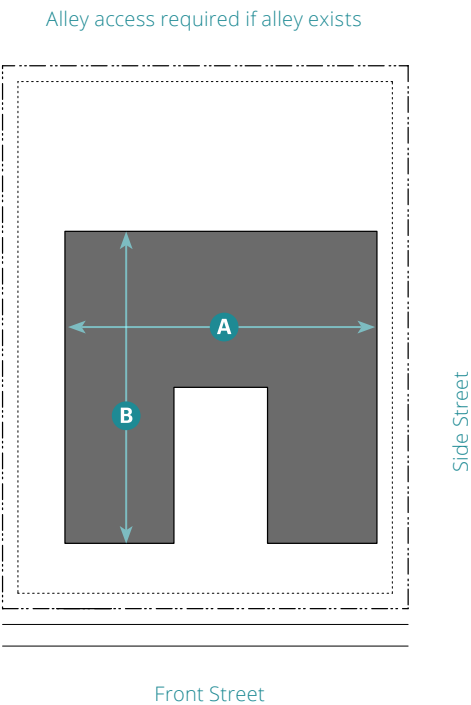
A detached, House-Scale Building that consists of up to 16 multiple attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

Synonym: Courtyard Apartment

2. Number of Units

	T4SN.S	T4CN.M	T4SMS.S
Units per Building	12 max.	16 max.	16 max.
Buildings per Design Site	1 max.		

General Note: Photos on this page are illustrative, not regulatory.



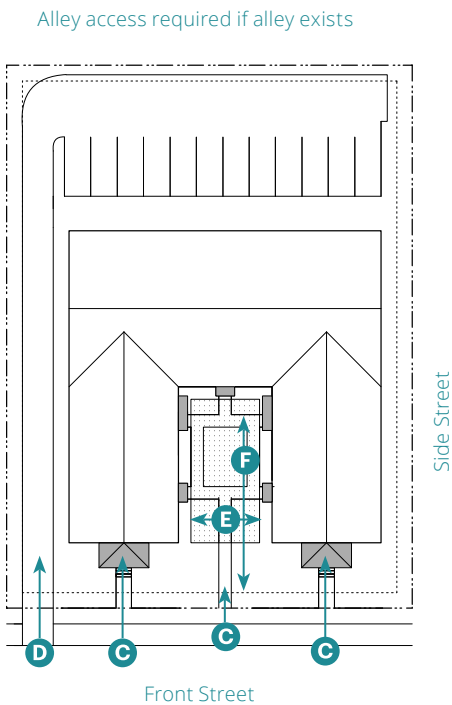
Key

- ROW/ Design Site Line
- Building Setback Line
- Building

3. Building Size and Massing

Height	T4SN.S	T4CN.M	T4SMS.S
Stories	2.5 max.	3.5 max.	2.5 max.
Main Body ¹			
Width	100' max.		A
Depth	100' max.		B
Wing(s)			
Not Allowed			
Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).			

¹ In compliance with [Subsection 5](#) of the zone



Key

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Common Open Space

4. Pedestrian Access

Main Entrance Location² Courtyard or Street **C**

² The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in [Subsection 7](#) of the zone. **D**

Parking may be covered, uncovered, or in a garage.

6. Open Space

Common Open Space	L-shaped	U-shaped	
Width	20' min.	25' min.	E
Depth	30' min.	60' min.	F

Courtyard(s) shall be accessible from the front street.

Multiple courtyards are required to be connected via a Passage through or between buildings.

Building shall define at least three walls of the courtyard.

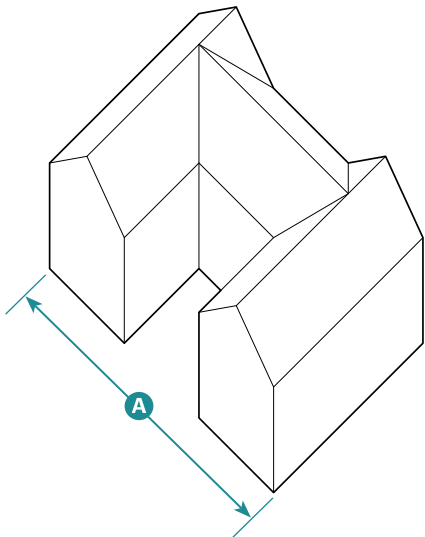
Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.

Front of courtyard not defined by building shall be defined by 2'-6" to 5' tall wall with entry gate/door.

7. Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

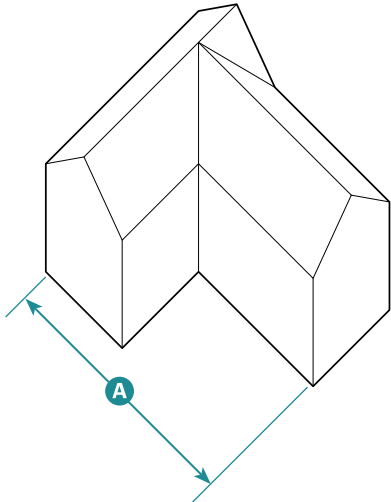
Gabled Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open space. The roof is sloped and may be either hipped or gabled.

Number of Bays	6-9 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gabled L Courtyard



This massing type divides the facade into two parts, with one part set back substantially to create a deep open space. The roof is sloped and may be either hipped or gabled.

Number of Bays	4-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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x.06.120 Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood

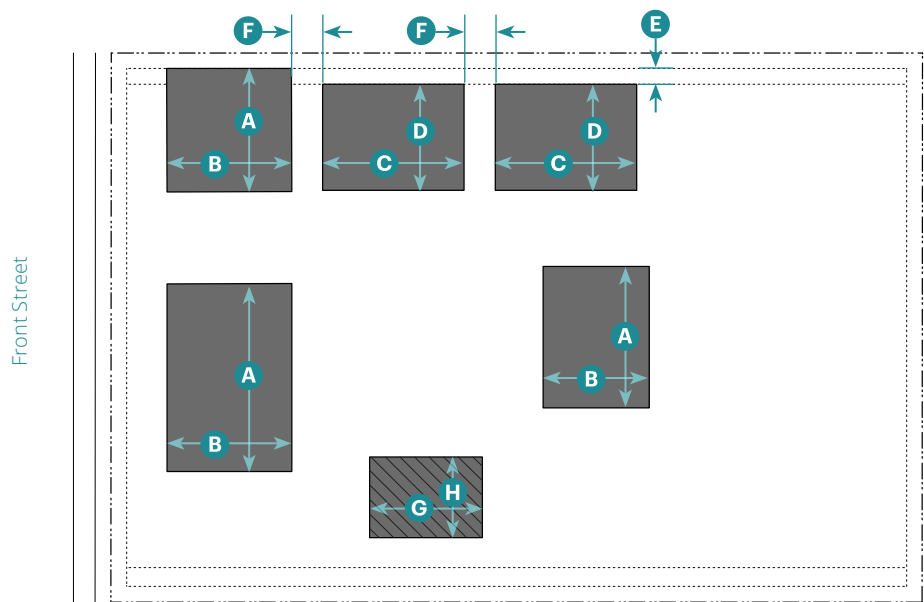
1. Description

A group of 5 to 10 detached, House-Scale Buildings each containing one to four units, arranged to define a shared open space. The shared open space is common open space and takes the place of a private rear setback, trees become an important community-enhancing element. The type is scaled to fit within low-to-moderate intensity neighborhoods.

2. Number of Units

	T3EN	T3SN	T4SN.S
Units per Building	3 max.	3 max.	4 max.
Buildings per Design Site	5 min; 6 max	5 min; 10 max	

General Note: Photos on this page are illustrative, not regulatory.



Key

- ROW/ Design Site Line
- Building Setback Line
- Building
- ▨ Community Building

3. Building Size and Massing

Main Body¹

Stories	2.5 max.	
Buildings along Front and Side Street		
Width	60' max.	A
Depth	40' max.	B
Buildings along Side and Rear		
Width	36' max.	C
Depth	48' max.	D
Side Setback in Addition to Zone Setback	5' min.	E
Building Separation ²		F
Between 1-story Buildings	10' min.	
Between Buildings > 1-story	15' min.	

3. Building Size and Massing (Continued)

Community Building^{1,3}

Stories	2.5 max.	
Width	40' max.	G
Depth	30' max.	H

Wing(s)

Not Allowed

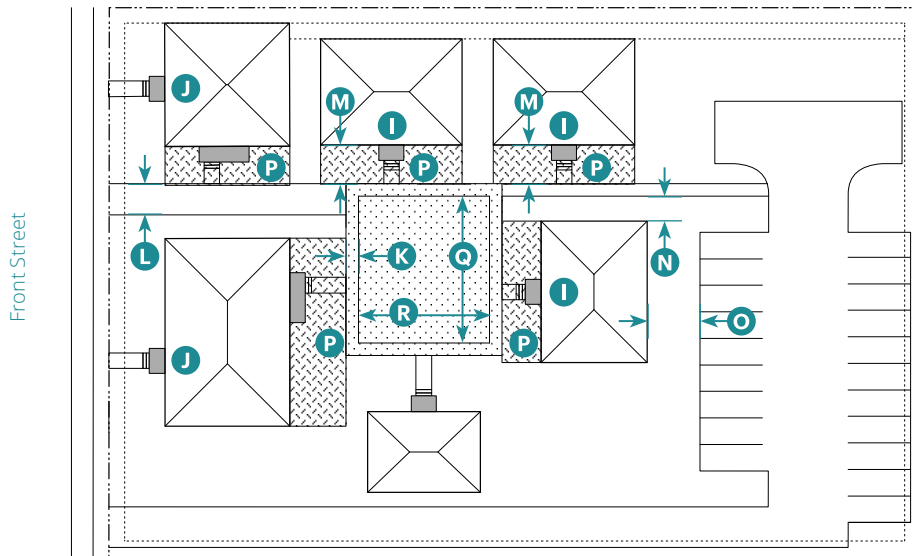
Facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

No single-unit buildings allowed along the front or side street

¹ In compliance with [Subsection 5](#) of the zone

² Including community building

³ Shall front on common open space and is not allowed along front or side street

**Key**

- ROW/ Design Site Line ■ Frontage
 Building Setback Line

4. Pedestrian Access**Main Entrance Location**

- Buildings with 1 Unit⁴ At Common Open Space **I**
 Buildings with 2 or more Units At Front or Side Street **J**

Pedestrian Path Width

- Along Buildings and Open Space 5' min. **K**
 At Front or Side Street Connection 10' min. **L**

Pedestrian Path Setbacks

- From Building Entrance 12' min. **M**
 From Side of Building 8' min. **N**

⁴Max. 40' from edge of common open space

5. Vehicle Access and Parking

- Offset from Buildings 5' min. **O**

Driveway and parking location shall comply with standards in [Subsection 7](#) of the zone.

Parking not allowed along private or common open space.

Parking may be covered, uncovered, or in a garage.

Turnaround access required in compliance with [Fire Department](#) standards.

Key

- Private Open Space
 ■ Common Open Space

6. Open Space**Private Open Space per Building**

Required for full length of building at all facades adjacent or abutting a pedestrian path or common open space **P**

Common Open Space ⁵	5 Bldgs. ⁶	6-10 Bldgs. ⁶
Width	30' min.	50' min. Q
Depth	40' min.	100' min. R

7. Miscellaneous**Fencing**

Fencing only allowed around or between individual buildings and shall not exceed 36" in height.

Visibility shall be maintained through the fencing.

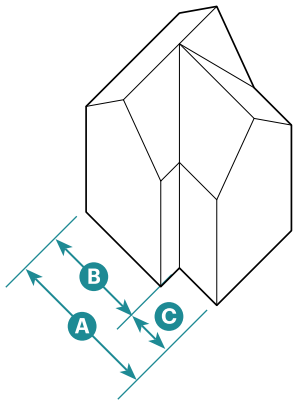
⁵Shall provide access from front or side street

⁶Not including community building

7. Massing Composition

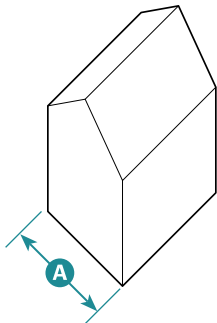
Select from the allowed massing proportions and apply the standards to the main body width for each building in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

1-2 Units per Building

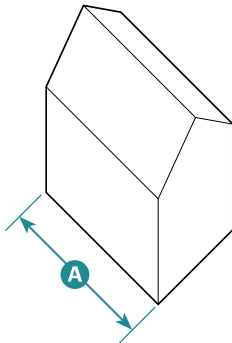


Gable L (2/3 + 1/3)	
Number of Bays	3 bays
Main Body Width	Max. allowed by Subsection 3 of this building type

1-4 Units per Building



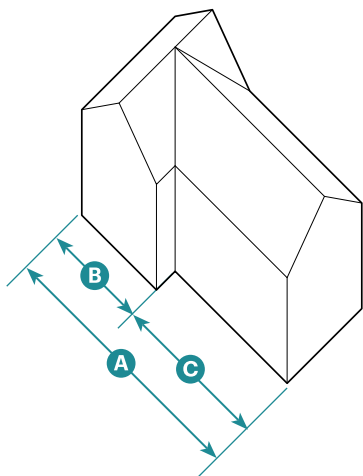
Front Gable	
Number of Bays	2-3 bays
Main Body Width	Max. allowed by Subsection 3 of this building type



Side Gable	
Number of Bays	3-5 bays
Main Body Width	Max. allowed by Subsection 3 of this building type

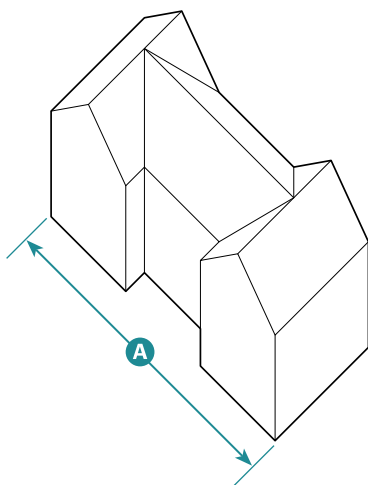
7. Massing Composition (Continued)

2-4 Units per Building



Gable L (2/5 + 3/5)

Number of Bays	3-6 bays
Main Body Width	Max. allowed by Subsection 3 of this building type



Twin Gable

Number of Bays	3-6 bays
Main Body Width	Max. allowed by Subsection 3 of this building type

x.06.130 Multiplex



Example of Multiplex



Example of Multiplex



Example of Multiplex including bonus height

1. Description

A medium-to-large-sized, detached, House-Scale Building that consists of 5 to 18 side-by-side and/or stacked units, typically with one shared entry. The type is scaled to fit within moderate-intensity neighborhoods.

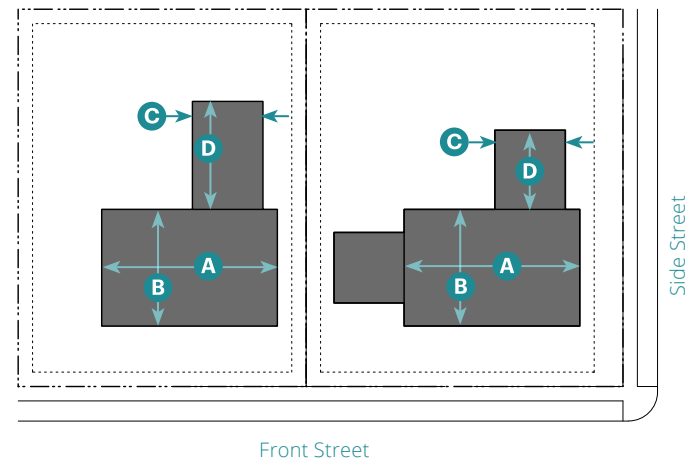
Synonym: Mansion Apartment

2. Number of Units

	T4SN.S	T4CN.M	T4SMS.S	T4CMS	T5CN
Units per Building	8 max.	12 max.	12 max.	18 max.	18 max.
Buildings per Design Site	1 max.				

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building
- Building Setback Line

3. Building Size and Massing

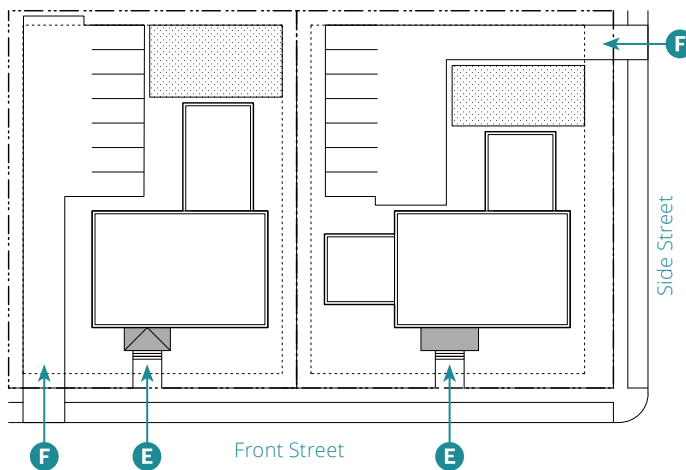
Height	T4SMS.S	T4CN.M	T5CN
	T4CMS		
Stories	2.5 max.	3.5 max.	4.5 max.
Main Body ¹			
Width	_____ 60' max. _____		A
Depth	_____ 60' max. _____		B
Wing(s) ^{1,2}			
Width	_____ 24' max. _____		C
Depth	_____ 40' max. _____		D
Separation between Wings	_____ 15' min. _____		
Offset from Main Body	_____ 5' min. _____		

Facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

¹ In compliance with [Subsection 5](#) of the zone

² Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Alley access required if alley exists



Key

- ROW/ Design Site Line
- Frontage
- Building Setback Line

4. Pedestrian Access

Main Entrance Location	Front Street	E
------------------------	--------------	---

Units located in the main body shall be accessed by a common entry along the front street.

On corner design sites, units in a wing may enter from the side street.

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection 7 of the zone.	F
--	---

Parking may be covered, uncovered, or in a garage.

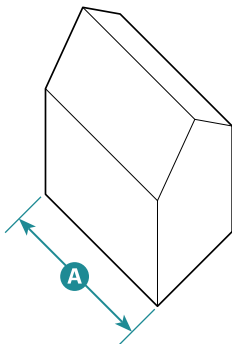
6. Open Space

Common or private open space is not required.

7. Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

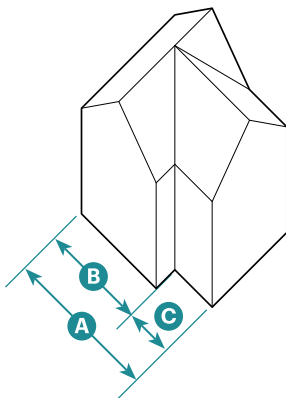
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

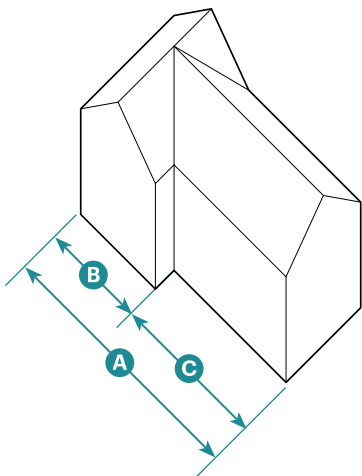
Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

Gable L (2/5 + 3/5)

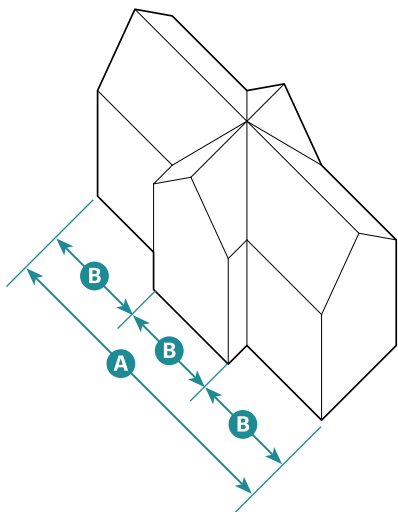


This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Number of Bays	5 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C

7. Massing Composition (Continued)

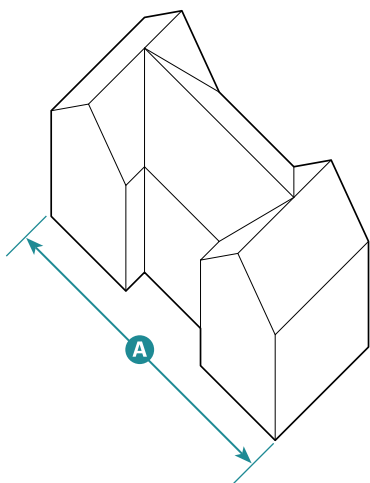
Center Gable (1/3 + 1/3 + 1/3)



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	B

Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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Example of Core Townhouse



Example of Core Townhouse



Example of Core Townhouse

1. Description

A large-sized, typically attached, Block-Scale Building (10 to 16 units) with a rear setback. Each Core Townhouse consists of up to two stacked units. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within high-intensity neighborhoods or on, or near, a neighborhood main street.

Synonym: Rowhouse

2. Number of Units

Units per Building	2 max. (up to 8 side-by-side)
Buildings per Design Site	1 max.
Block-Scale Building	10-16 units max. per building

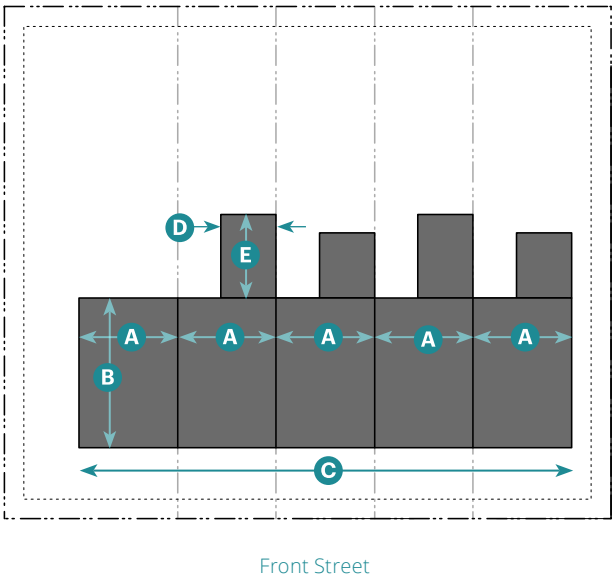
NOTE to Jurisdiction:

Option for this type: Additional housing can be provided without changing the form or height by allowing 2 stacked units within the footprint of an individual Core Townhouse.

For example, in T4CMS, the 3.5 stories can be turned into 1, 2-story Townhouse and a 1.5-story Townhouse. In T5CN, the 4.5 stories can be turned into 1, 2-story Townhouse and a 2.5-story Townhouse

not regulatory.

Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building Setback Line
- Building

3. Building Size and Massing

Height	T4CMS	T5CN
Stories	3.5 max.	4.5 max.
Main Body¹		
Width per Unit ³	18' min.	A
Depth per Unit ³	48' max.	B
Width per Building	200' max	C
Wing(s)^{1,2}		
Width	14' max.	D
Depth	25' max.	E
Separation between Wings	15' min.	
Offset from Main Body	5' min.	

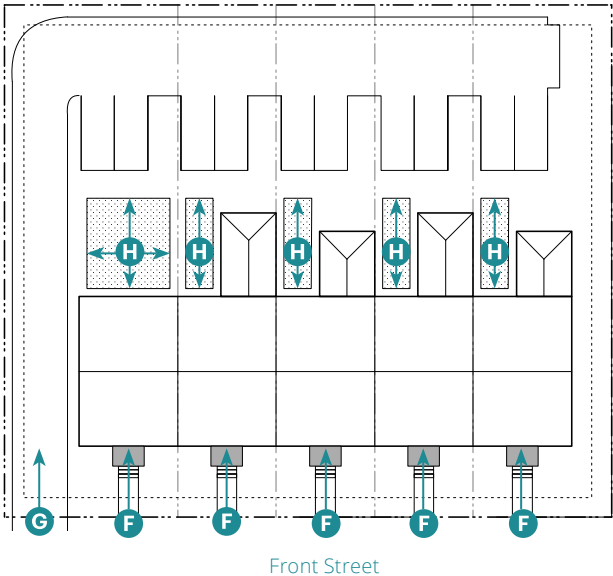
Facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

¹ In compliance with [Subsection 5](#) of the zone

² Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

³ Includes stacked units

Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

4. Pedestrian Access

Main Entrance Location Front Street **F**
Each unit shall have an individual entry facing a street or be perpendicular to a street within an alcove facing a street.

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in [Subsection 7](#) of the zone. **G**
Parking may be covered, uncovered, or in a garage.

6. Open Space

Private Open Space		
Width	8' min.	H
Depth	8' min.	H

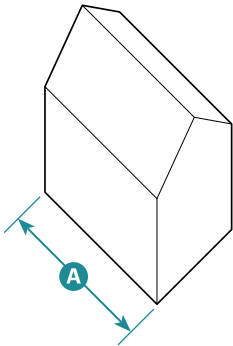
Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

7. Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

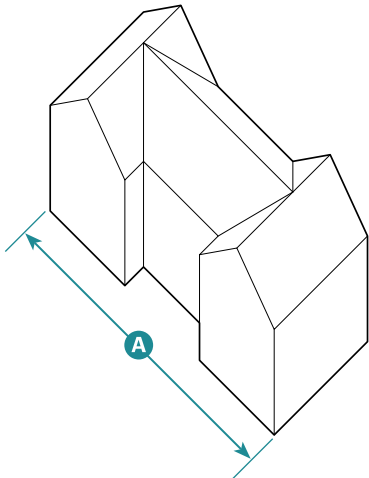
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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x.06.150 Core Courtyard



Example of Core Courtyard



Example of Core Courtyard



Example of Core Courtyard

1. Description

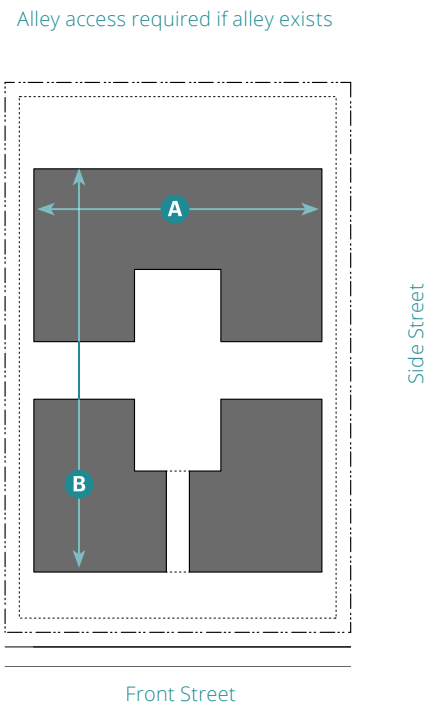
A detached or attached, Block-Scale Building that consists of up to 50 attached and/or stacked units, accessed from one or more shared courtyards. The shared court is common open space. The type is typically integrated into moderate-to-high-intensity neighborhoods and on main streets with a non-residential ground floor along the adjacent street.

Synonym: Courtyard Apartment

2. Number of Units

	T4CMS	T5CN	T5CMS
Units per Design Site	24 max.	50 max.	50 max.
Buildings per Design Site	2 max.		

General Note: Photos on this page are illustrative, not regulatory.



Key

- ROW/ Design Site Line
- Building
- Building Setback Line

3. Building Size and Massing

Height	T4CMS	T5CN T5CMS
Stories	3.5 max.	5 max.
Main Body ^{1,2}		
Width	100' max.	150' max. A
Depth	140' max.	280' max. B

Wing(s)

Not Allowed

Facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

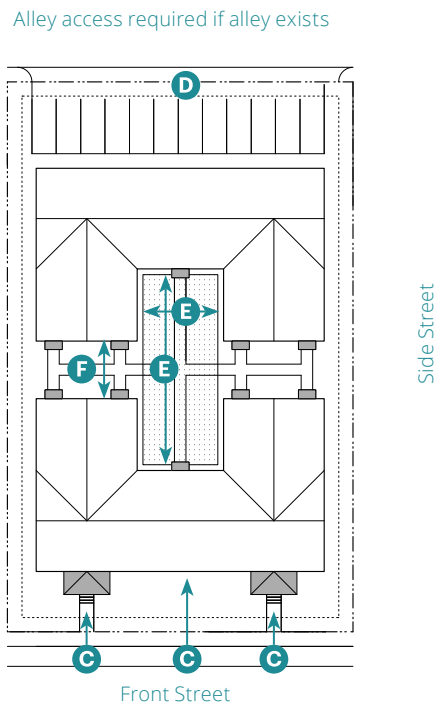
¹ In compliance with [Subsection 5](#) of the zone

² This type may be designed as two adjacent buildings, not more than 30' apart, in compliance with the standards of this [Subsection](#).

4. Pedestrian Access

Main Entrance Location ³	Courtyard or Street C
Distance between Entries to Units	30' max.

³ The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.



Key

- ROW/ Design Site Line
- Frontage
- Building Setback Line
- Common Open Space

5. Vehicle Access and Parking

Driveway and parking location shall comply with standards in [Subsection 7](#) of the zone. **D**

Parking may be covered, uncovered, or in a garage.

6. Open Space

Common Open Space

Main Body Height ⁴	Size E
3.5 to 5 Stories	40' min. x 75' min.
3.5 Stories	30' min. x 65' min.

Building separation shall be designed as a courtyard **F**
Courtyards shall be accessible from the front street.

Multiple courtyards shall be connected via a passage through or between buildings.

Buildings shall define at least three walls of a courtyard.

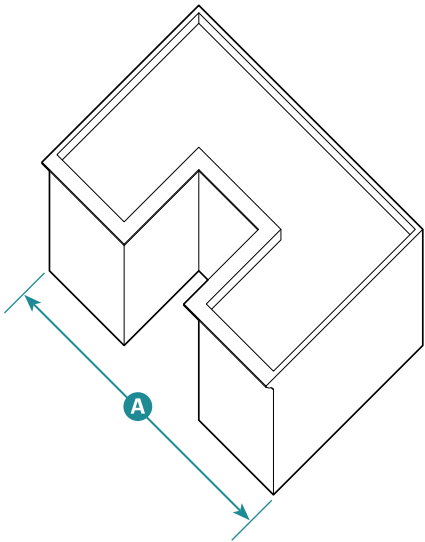
Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.

⁴ Height is measured at the highest story along courtyard.

7. Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width for each building in compliance with [Chapter 8 \(Specific to Architectural Design\)](#) and the following standards.

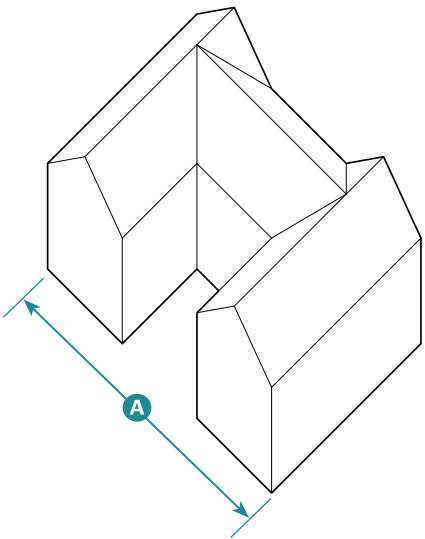
Flat Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open space. The roof is flat.

Number of Bays	6-9 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gabled Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open space. The roof is sloped and may be either hipped or gabled.

Number of Bays	6-9 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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x.06.160 Main Street Building



Example of Main Street Building



Example of Main Street Building



Example of Main Street Building

1. Description

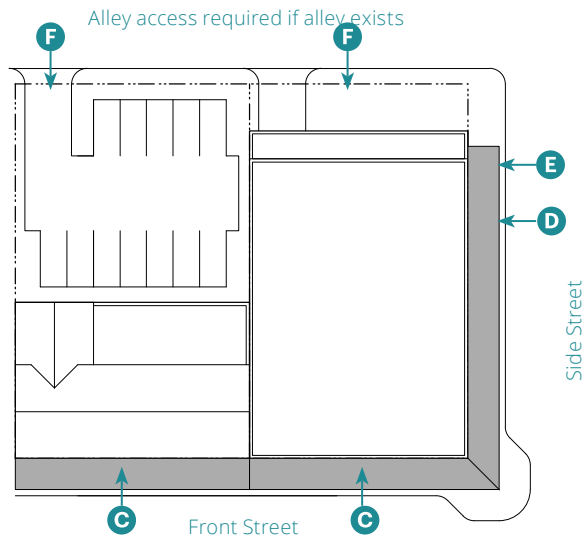
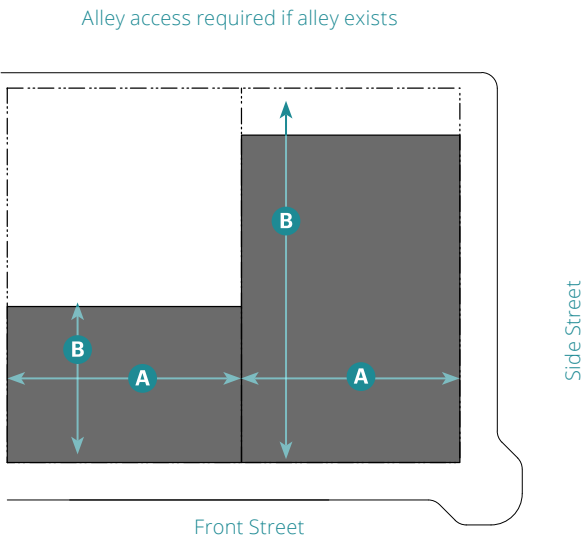
A small-to-large-sized, Block-Scale Building, typically attached, but may be detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. The type makes up the primary component of neighborhood and downtown main streets, therefore being a key component to providing walkability.

2. Number of Units

Units per Building	Unrestricted ¹
Buildings per Design Site	1 max.

¹ Number of units restricted by International Building Code (IBC) and Uniform Fire Code (UFC) standards.

General Note: Photos on this page are illustrative, not regulatory.



Key

- ROW/ Design Site Line
- Building
- Building Setback Line

3. Building Size and Massing

Height	T4SMS.S	T4CMS	T5CMS	
Stories	2.5 max.	3.5 max.	5 max.	
Main Body ²				
Width	100 max.	150 max.	200 max.	A
Depth	90 max.	120 max.	280 max.	B
Wing(s)				
Not Allowed				

Facades shall be designed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

² In compliance with [Subsection 5](#) of the zone

Key

- ROW/ Design Site Line
- Frontage
- Building Setback Line
- Outline of Building above

4. Pedestrian Access

- Distance between Entries to Ground Floor Shops 50' max.
- Upper floor units shall be accessed by a common entry along the front street. (C)
- Ground floor shops shall have individual entries along the adjacent street. (D)
- Ground floor units allowed along side street at least 60' from front of design site.
- On corner design sites, units in a wing or accessory structure may enter from the side street. (E)

5. Vehicle Access and Parking

- Driveway and parking location shall comply with standards in [Subsection 7](#) of the zone. (F)
- Parking may be covered, uncovered, or in a garage.

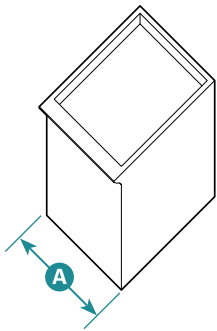
6. Open Space

Common or private open space is not required.

7. Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

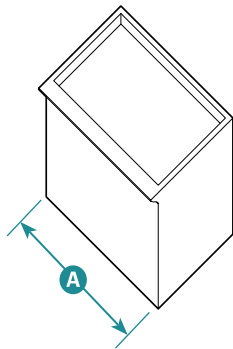
Flat Box



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

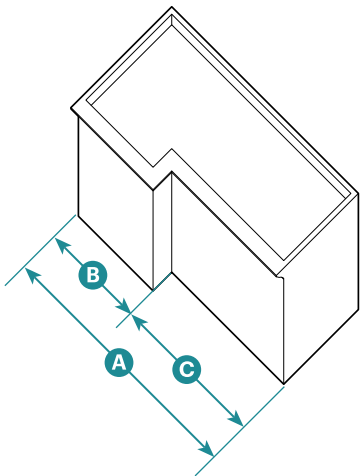
Flat Bar



This massing type is a simple rectilinear form that is longer than it is deep. The roof is flat.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Flat L (2/5 + 3/5)

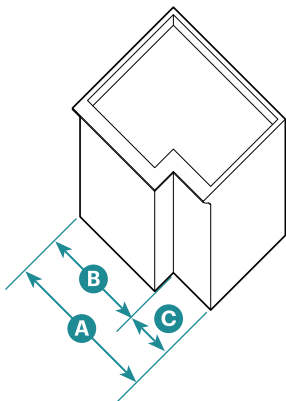


This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is flat.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C

7. Massing Composition (Continued)

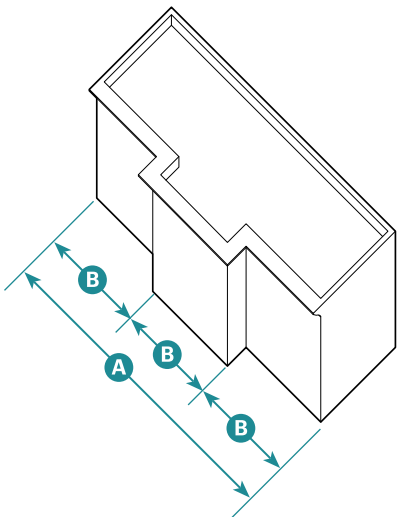
Flat L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting with a gable roof and 2/3 as a wing. The roof is flat.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

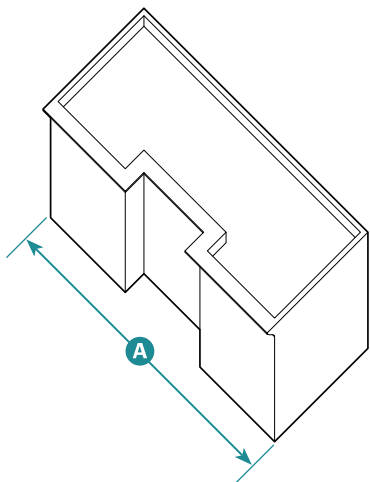
Flat T (1/3 + 1/3 + 1/3)



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is flat.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	B

Flat Forecourt

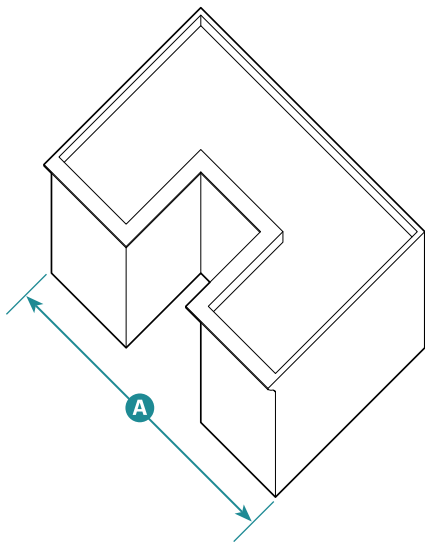


This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is flat.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

7. Massing Composition (Continued)

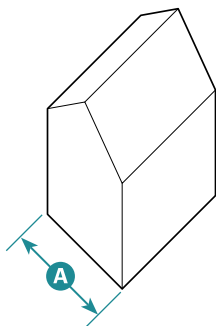
Flat Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open space. The roof is flat.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

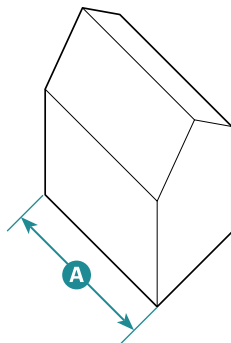
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Side Gable

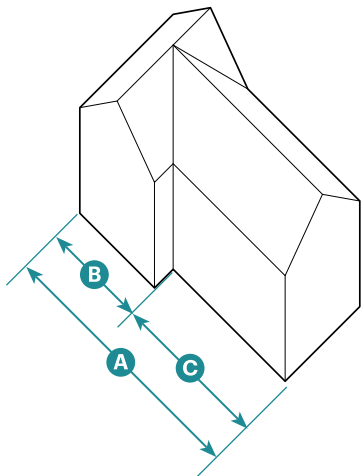


This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

7. Massing Composition (Continued)

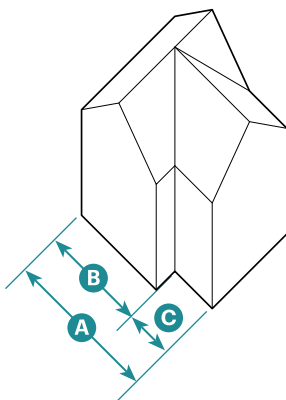
Gable L (2/5 + 3/5)



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C

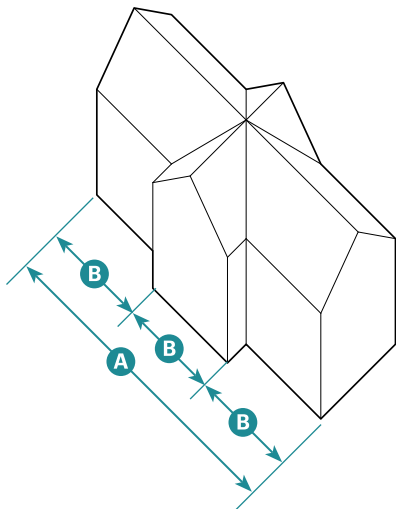
Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 as a wing. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

Center Gable (1/3 + 1/3 + 1/3)

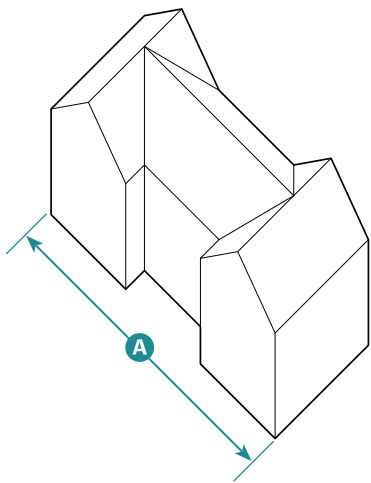


This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	B

7. Massing Composition (Continued)

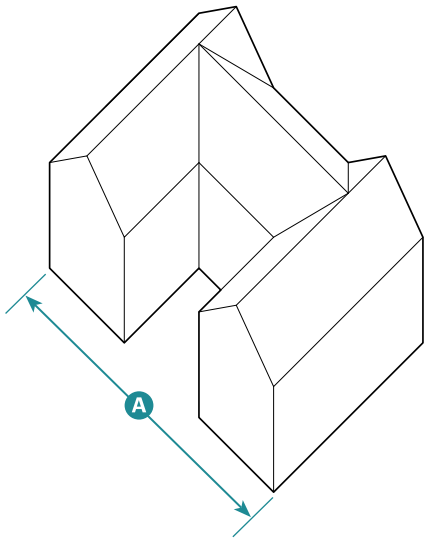
Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gabled Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open space. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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Chapter 7: Specific to Private Frontage Types

Sections:

x.07.010	Purpose
x.07.020	Private Frontage Types
x.07.030	Overview of Private Frontage Types
x.07.040	Porch Projecting
x.07.050	Porch Engaged
x.07.060	Dooryard
x.07.070	Stoop
x.07.080	Forecourt
x.07.090	Maker Shopfront
x.07.100	Shopfront
x.07.110	Terrace
x.07.120	Gallery

x.07.010 Purpose

This [Chapter](#) provides the standards for private frontages (frontages). Private frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (setback or building).

x.07.020 Private Frontage Types

1. The names of the private frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch may be used by non-residential uses including, but not limited to, a restaurant or office, as allowed by the zone.
2. Each building is required to include at least one private frontage type along the front street or adjacent civic space. Buildings with entries along a side street are required to include at least one private frontage type on those facades.
3. The ground floor, for a minimum depth as identified in [Subsection 4](#) of the zone, is required to be habitable/occupiable space in compliance with this [Chapter](#). Accessibility is provided through the allowed private frontage types for each zone.
4. Private frontage types not listed in [Subsection 8](#) of the zone are not allowed in that zone.
5. Each building may have multiple private frontage types in compliance with the allowed types in [Subsection 8](#) of the zone.
6. Each private frontage type shall be located in compliance with the facade zone per [Subsection 5](#) of the zone.
7. Standards are stated for the front and side street facades of a design site.

8. In addition to the zone's standards, each private frontage is further refined through these standards to further calibrate the type for its context.
9. Certain types are only allowed in the open sub-zone (e.g., T4SN.S-O) or on a side street in the base zone (e.g., T4CMS) to implement the intended physical character.

x.07.030 Overview of Private Frontage Types

Table A (Private Frontage Types Overview) provides a summary of the allowed private frontage types in each zone. See referenced Section(s) for standards.

Table x.07.030.A: Private Frontage Types Overview

Private Frontage Type	Specific Standards	Zones							
		T3		T4				T5	
		EN	SN	SN.S	CN.M	SMS.S	CMS	CN	CMS
Porch Projecting	x.07.040	P	P	P	P	P	X	P	X
Porch Engaged	x.07.050	P	P	P	P	P	X	P	X
Dooryard	x.07.060	P	P	P	P	O	O	P	X
Stoop	x.07.070	X	X	P	P	O	O	P	O
Forecourt	x.07.080	X	X	X	X	P	P	P	X
Maker Shopfront	x.07.090	X	X	X	X	O	O	X	O
Shopfront	x.07.100	X	X	O	O	P	P	O	P
Terrace	x.07.110	X	X	X	O	P	P	P	P
Gallery	x.07.120	X	X	X	X	P	P	X	P

Key P = Allowed O = Allowed Only in Open Sub-Zone or Side Street X = Not Allowed

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x.07.040 Porch Projecting



Example of a Projecting Porch



Example of a Projecting Porch

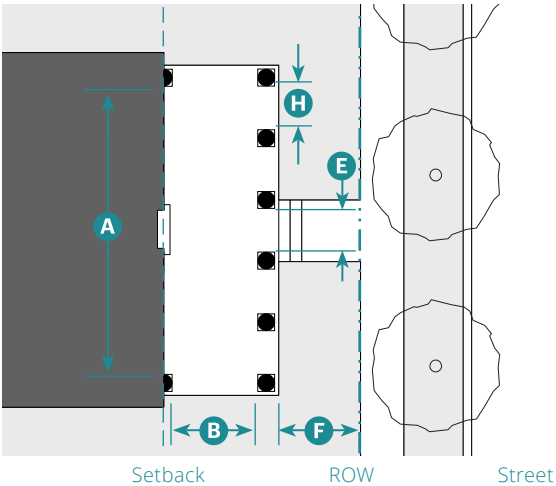
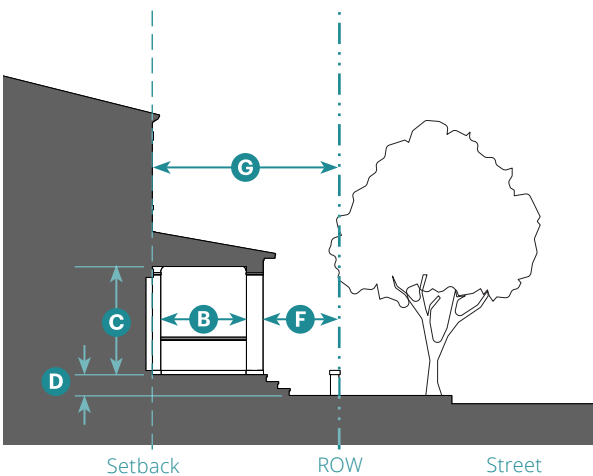


Example of a Projecting Porch

1. Description

The main facade of the building is set back from the front design site line with a covered structure encroaching into the front setback. The resulting setback area may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories, is open on three sides, with all habitable space located behind the building setback line.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/ Design Site Line - - - - - Setback Line

2. Size		
Width, Clear	15' min. ¹	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min. ²	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	6' min.	F
Depth	15' min.	G
Distance between Porch columns shall be in compliance with selected architectural style in Chapter 8 (Specific to Architectural Design).		H

¹ Reduce to 8' min. and maximum 1 story when applied to Cottage Court Building Type

² Common entries may be set at grade per local and federal accessibility standards.

3. Miscellaneous

Porch shall be open on three sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is in compliance with the standards in [Chapter 8 \(Specific to Architectural Design\)](#).

The Porch is allowed to encroach into the front and side street setbacks in compliance with [Subsection 6](#) of the zone. Ramps are required to be integrated along the side of the building to connect with the Projecting Porch.

The Porch shall be designed in compliance with the standards in [Chapter 8 \(Specific to Architectural Design\)](#) for the selected architectural style.

x.07.050 Porch Engaged



Example of an Engaged Porch



Example of a two-story Engaged Porch

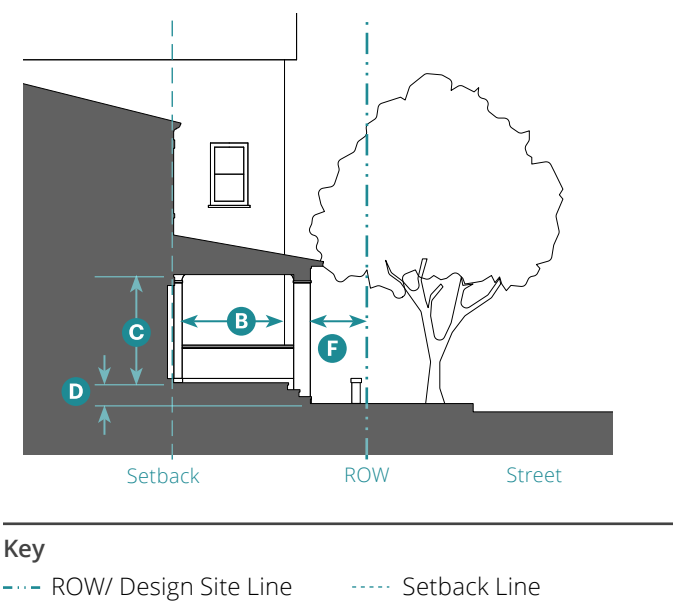


Example of an Engaged Porch

1. Description

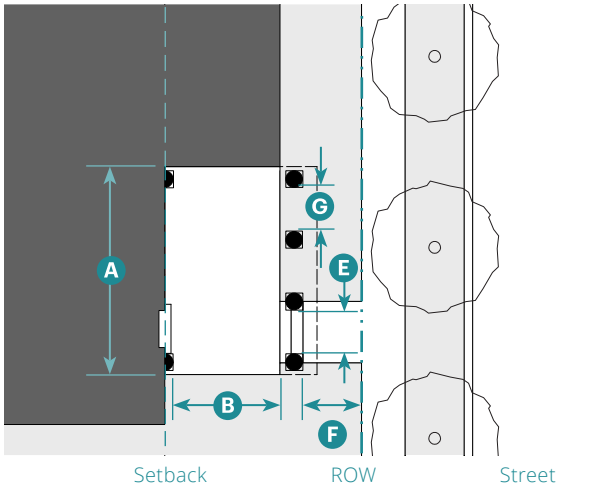
A portion of the main facade of the building is set back from the front design site line to create an area for a covered structure that projects from the facade that is set back. The Porch may project into the front setback. The resulting setback may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories and has two adjacent sides that are engaged to the building, while the other two sides are open.

General Note: Photos on this page are illustrative, not regulatory.



2. Size		
Width, Clear	8' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min. ¹	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	6' min.	F
Distance between Porch Columns		G
Distance between Porch columns shall be in compliance with selected architectural style in Chapter 8 (Specific to Architectural Design).		H

¹ Common entries may be set at grade per local and federal accessibility standards.



3. Miscellaneous

Up to 20% of the building facade and porch(es) may project into the front setback line for the zone.

Porch shall be open on two sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is in compliance with the standards in [Chapter 8 \(Specific to Architectural Design\)](#).

The Porch is allowed to encroach into the front and side street setbacks in compliance with [Subsection 6](#) of the zone.

Ramps are required to be integrated along the side of the building to connect with the Engaged Porch.

The Porch shall be designed in compliance with the standards in [Chapter 8 \(Specific to Architectural Design\)](#) for the selected Architectural Style.

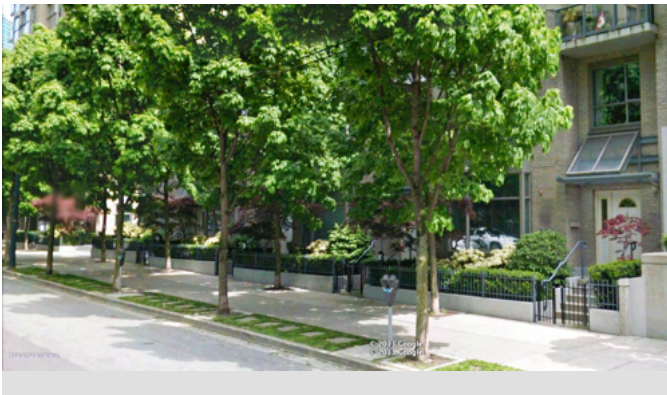
x.07.060 Dooryard



Example of a residential Dooryard



Example of a commercial Dooryard

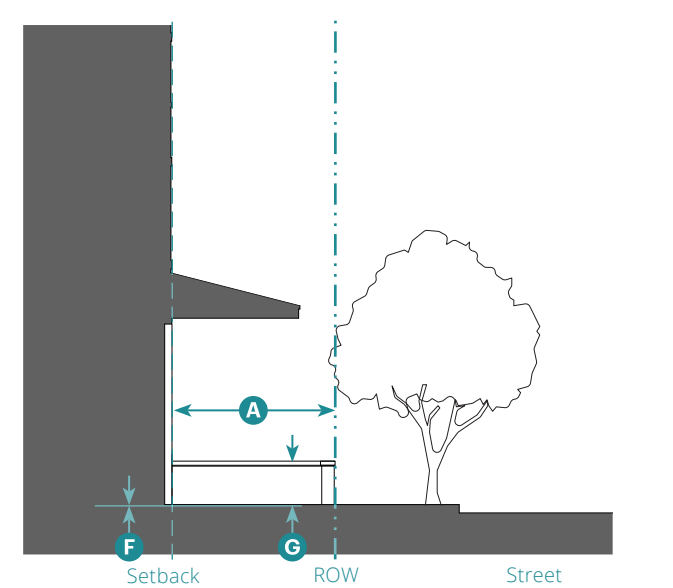


Example of a residential Dooryard

1. Description

The main facade of the building is set back from the front design site line, which is defined by a low wall or hedge, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

General Note: Photos on this page are illustrative, not regulatory.

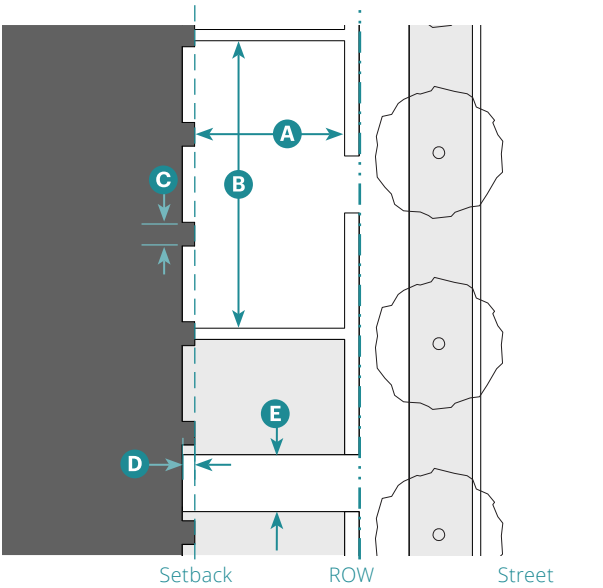


Key

--- ROW/ Design Site Line - - - - - Setback Line

2. Size		
Depth, Clear	6' min.	A
Length	15' min.	B
Distance between Glazing	4' max.	C
Depth of Recessed Entries	3' max.	D
Pedestrian Access	3' wide min.	E
Finish Level above Sidewalk	12" max. ¹	F
Height of Dooryard Fence/Wall above Finish Level	36" max.	G

¹Common entries may be set at grade per local and federal accessibility standards.



3. Miscellaneous

For live/work, retail, service, and restaurant uses, the Shopfront Frontage Type may be applied.

Each Dooryard shall provide access to only one ground floor entry.

The Dooryard is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone. Ramps are required to be integrated along the side of the building to connect with the Dooryard.

The Dooryard shall be designed in compliance with the standards in Chapter 8 (Specific to Architectural Design) for the selected architectural style.

x.07.070 Stoop



Example of a Stoop with paired entries



Example of a Stoop

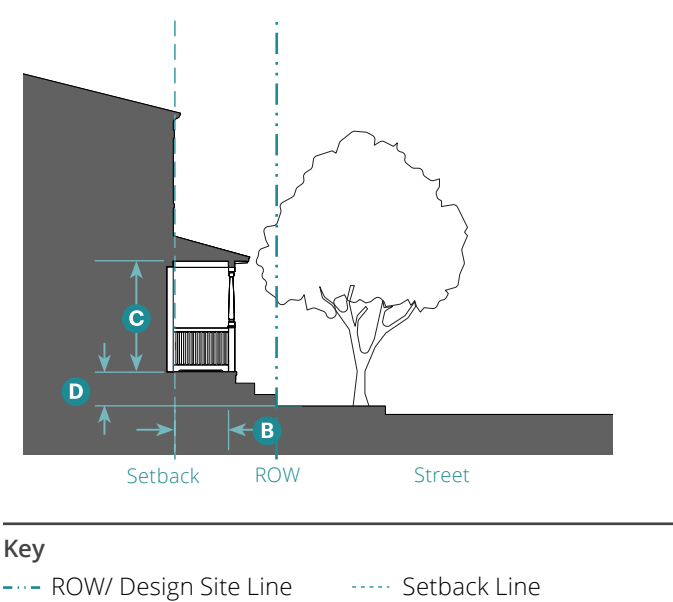


Example of a Stoop

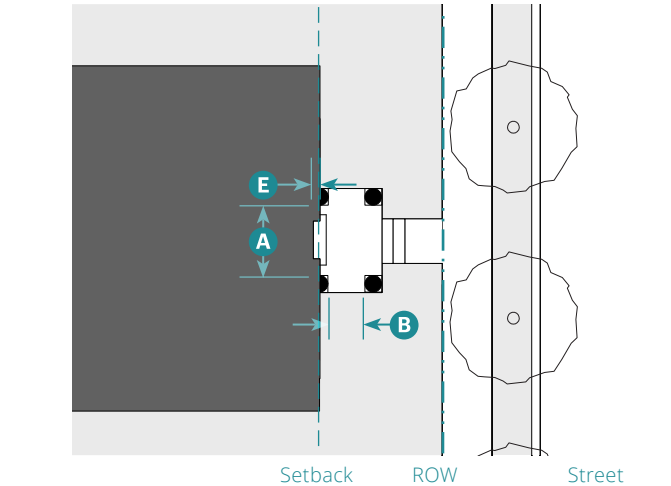
1. Description

The main facade of the building is near the front design site line with steps to an elevated entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.



2. Size		
Width, Clear	4' min.	A
Depth, Clear	3' min.	B
Height, Clear	8' min.	C
Stories	1 story max.	
Finish Level above Sidewalk	12" min.	D
Depth of Recessed Entries	8' max.	E



- 3. Miscellaneous**
- Stairs may be perpendicular or parallel to the building facade.
 - Entry doors shall be covered or recessed to provide shelter from the elements.
 - Gates are not allowed.
 - All doors shall face the street.
 - The Stoop is allowed to encroach into the front and side street setbacks in compliance with [Subsection 6](#) of the zone.
 - Ramps are required to be integrated along the side of the building to connect with the Stoop.
 - The Stoop shall be designed in compliance with the standards in [Chapter 8 \(Specific to Architectural Design\)](#) for the selected architectural style.

x.07.080 Forecourt



Example of a Forecourt with Shopfronts



Example of a Forecourt with outdoor dining

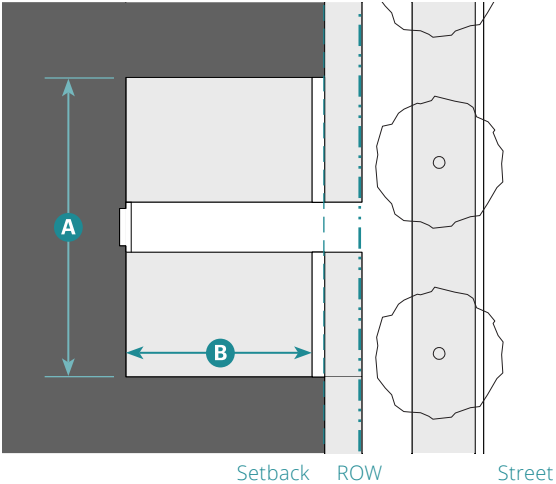
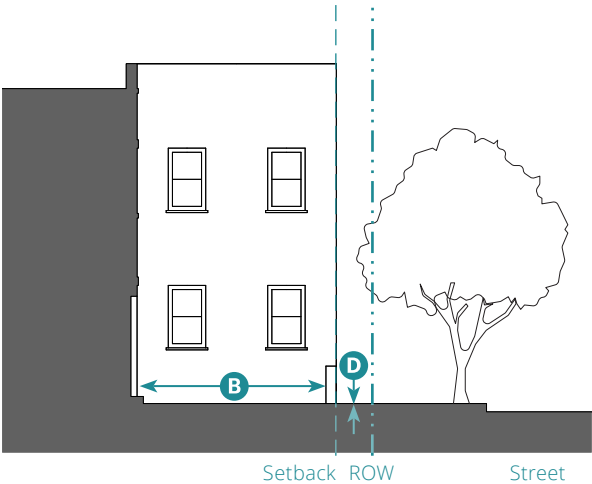


Example of Forecourt

1. Description

The main facade of the building is at or near the front design site line and a portion is set back, extending the public realm into the design site to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/ Design Site Line Setback Line

2. Size		
Width, Clear	15' min.	A
Depth, Clear	15' min.	B
Ratio, Height to Width	2:1 max.	C
Finish Level above Sidewalk	12" max.	D
Gallery frontages, awnings, balconies and porches may encroach into Forecourt on all sides.	Max 1/2 width of Forecourt	E

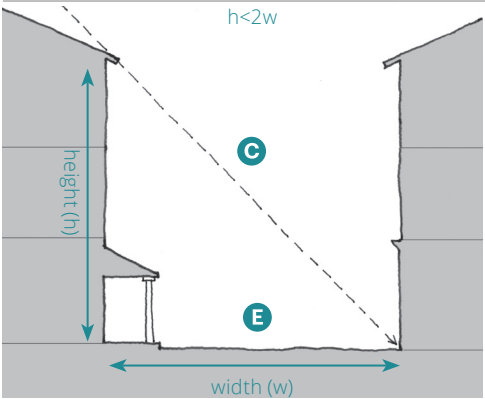
3. Miscellaneous

Forecourts may be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.

The proportions and orientation of a Forecourt shall be in compliance with the diagram below for solar orientation and user comfort.

Ramps are required to be integrated along the side of the building to connect with the Forecourt.

The Forecourt shall be designed in compliance with the standards in [Chapter 8 \(Specific to Architectural Design\)](#) for the selected architectural style.



x.07.090 Maker Shopfront



Example of a Maker Shopfront



Example of a Maker Shopfront

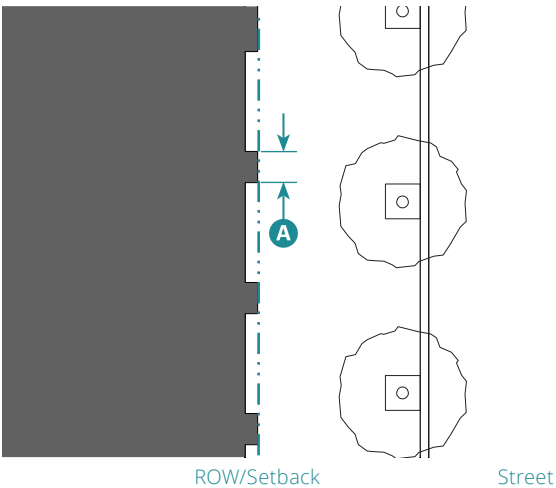
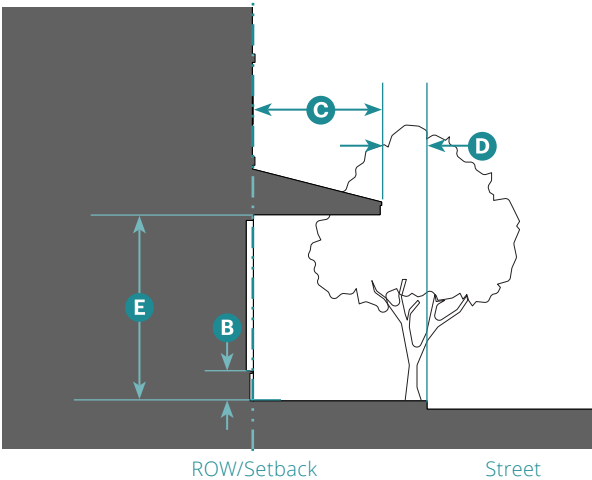


Example of a Maker Shopfront

1. Description

The main facade of the building is at or near the front design site line with an at-grade or elevated entrance from the sidewalk. The type is only allowed on side streets from the adjacent main street and is intended for industrial artisan businesses to show their activity to pedestrians, as well as for retail sales of products made on-site. The Maker Shopfront may include a decorative roll-down or sliding door, including glazing and an awning that overlaps the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.



Key

--- ROW/ Design Site Line Setback Line

2. Size		
Distance between Glazing	10' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	30% min.	
Depth of Recessed Entries	No max.	
Shopfront Base (if used)	48" max.	B
3. Awning		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

4. Miscellaneous

Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

The Maker Shopfront shall be designed in compliance with the standards in [Chapter 8 \(Specific to Architectural Design\)](#) for the selected architectural style.

x.07.100 Shopfront



Example of Shopfronts



Example of a Shopfront

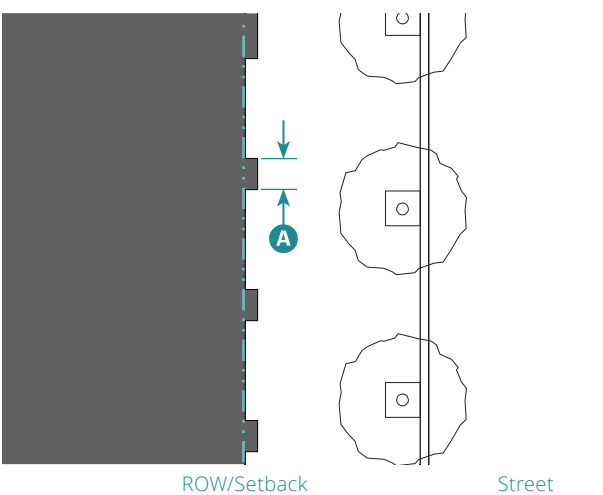
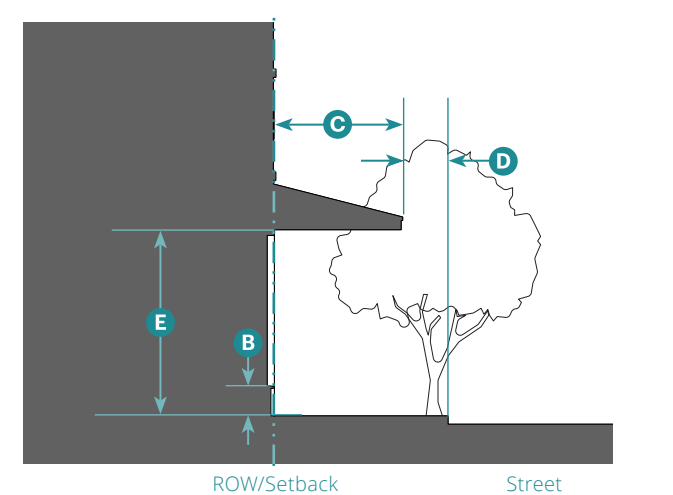


Example of a Shopfront

1. Description

The main facade of the building is at or near the front design site line with at-grade entrance from the sidewalk. The type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling. This type may include an awning that overlaps the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.



Key
— ROW/ Design Site Line - - - - - Setback Line

2. Size		
Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	75% min.	
Depth of Recessed Entries	5' max.	
Shopfront Base	6" min.; 24" max.	B
3. Awning		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

4. Miscellaneous

Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with [Chapter 8 \(Specific to Architectural Design\)](#).

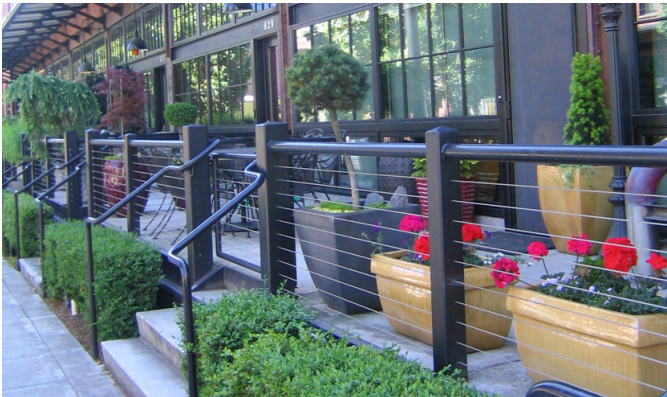
Ramps are required to be integrated along the side of the building to connect with the Shopfront.

The Shopfront shall be designed in compliance with the standards in [Chapter 8 \(Specific to Architectural Design\)](#) for the selected architectural style.

x.07.110 Terrace



Example of a Terrace with low-wall seating



Example of a Terrace

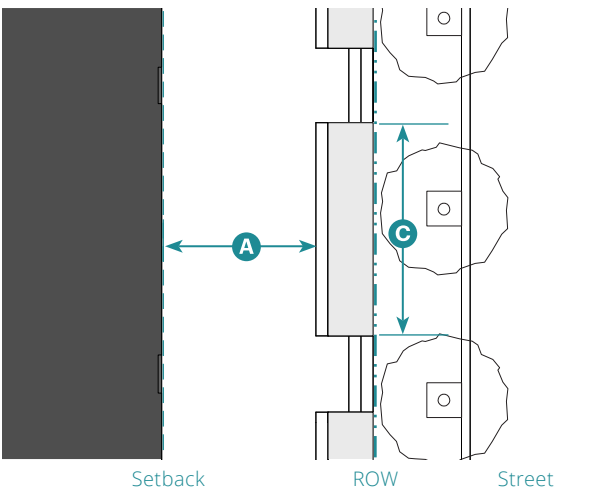
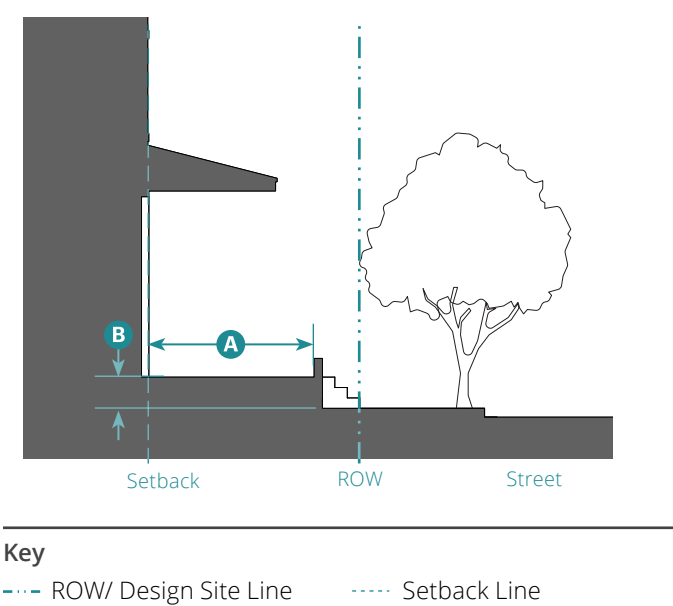


Example of a residential Terrace along a courtyard

1. Description

The main facade is at or near the front design site line with steps leading to an elevated area providing pedestrian circulation along the facade. The type is used for retail, service, office uses, or housing to provide outdoor areas along the sidewalk and/or to accommodate an existing or intended grade change.

General Note: Photos on this page are illustrative, not regulatory.



2. Size		
Depth of Terrace	8' min. residential; 12' min. non-residential	A
Finish Level above Sidewalk	36" max.	B
Distance between Stairs	25' max.	C

3. Miscellaneous

These standards are to be used with those for the Shopfront Frontage Type where the zone requires the [Shopfront Type \(x.07.100\)](#).

Where the zone requires the Shopfront Frontage Type and the ground floor is flush with the sidewalk, the Terrace shall be considered to be the sidewalk.

May be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.

The Terrace is allowed to encroach into the front and side street setbacks in compliance with [Subsection 6](#) of the zone.

Ramps are required to be integrated along the side of the building to connect with the Terrace.

The Terrace shall be designed in compliance with the standards in [Chapter 8 \(Specific to Architectural Design\)](#) for the selected architectural style.

x.07.120 Gallery



Example of a two-story Gallery with an uncovered second story.



Example of a Gallery providing covered outdoor dining

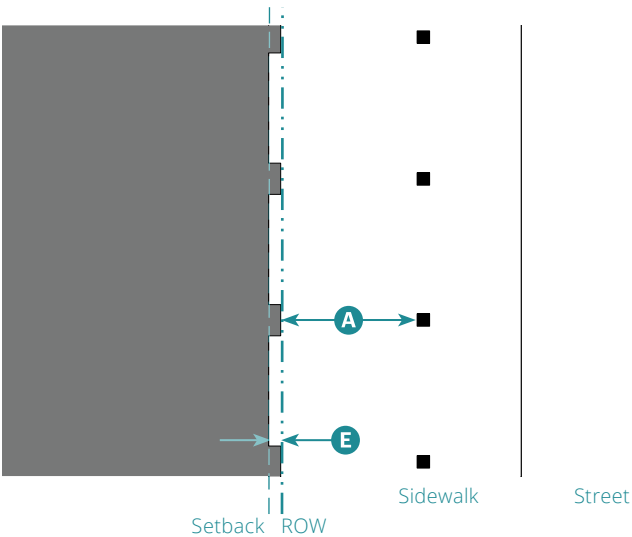
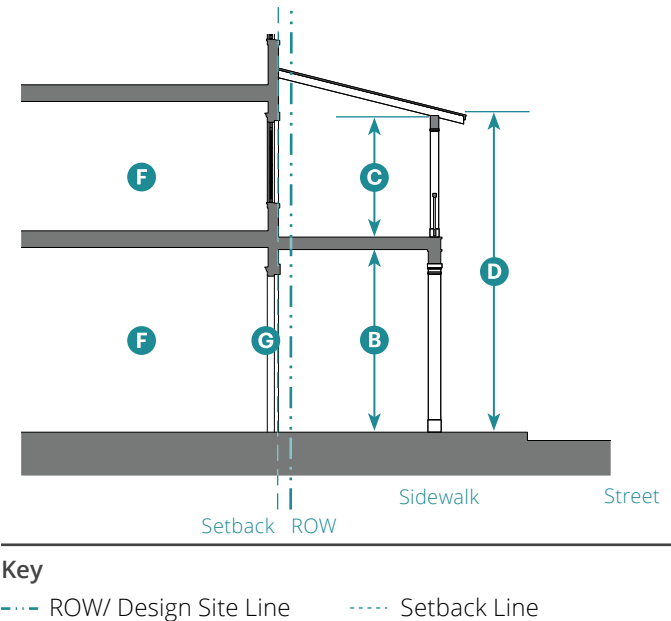


Example of a Gallery with shopfronts

1. Description

The main facade of the building is set back from the front design site line and an at-grade covered structure, articulated with colonnade or arches, overlaps the sidewalk. The type may be one or two stories. When used in nonresidential settings, the Shopfront Type is included; when used in residential settings, Stoops, Dooryards, and Forecourts may be included as allowed by the zone.

General Note: Photos on this page are illustrative, not regulatory.



2. Size		
Depth, Clear	8' min.	A
Ground Floor Height, Clear	12' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Gallery Setback from Public ROW	18" min. (clear)	E

3. Miscellaneous	
Habitable space	F
Galleries shall also follow the standards for the	G
Shopfront Frontage (x.07.100).	
Galleries shall have a consistent depth across the entire front and/or side street facade.	
Galleries are allowed to project over the sidewalk in the public ROW.	
The second story of the Gallery may be covered.	
Planting is not required. Lighting is required within the gallery in compliance with Section x.xx.xxx (Jurisdiction's On-Site Lighting Standards).	
Ramps are required to be integrated along the side of the building to connect with the Gallery, where applicable.	
The Gallery shall be designed in compliance with the standards in Chapter 8 (Specific to Architectural Design) for the selected architectural style.	

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Chapter 8: Specific to Architectural Design

Sections:

x.08.010	Purpose
x.08.020	Applicability
x.08.030	Architectural Design Standards
x.08.040	Overview of Architectural Styles
x.08.050	Contemporary
x.08.060	Craftsman
x.08.070	Main Street Classical
x.08.080	Mediterranean
x.08.090	Tudor
x.08.100	Victorian

x.08.010 Purpose

This [Chapter](#) sets forth standards that supplement the zone standards to further refine the intended building form and physical character.

x.08.020 Applicability

Unless stated otherwise, all subsections within each architectural style ('style') identified in this [Chapter](#) apply to all facades of a building, including front facades, side street facades, side interior facades, and rear facades.

x.08.030 Architectural Design Standards

This [Chapter](#) contains architectural design standards for the six allowed styles. The standards for each style address a range of topics based on local architectural examples. The standards address the following aspects of individual building design: Roofs and roof pitch, eaves, cornices, walls, base of walls, dormers, openings and doors, storefronts, porches, and balconies.

1. Each building is required to be designed in compliance with one of the allowed architectural styles.
2. The architectural style standards are coordinated with the building types allowed by this FBC and the intended physical character of each zone.
3. Any facade greater than 75 feet in length along a street (public or private) or civic space shall include more than one architectural style, with a maximum 75 feet in length of any one style.

x.08.040 Overview of Architectural Styles

[Table A \(Architectural Styles Overview\)](#) provides an overview of the allowed architectural styles.







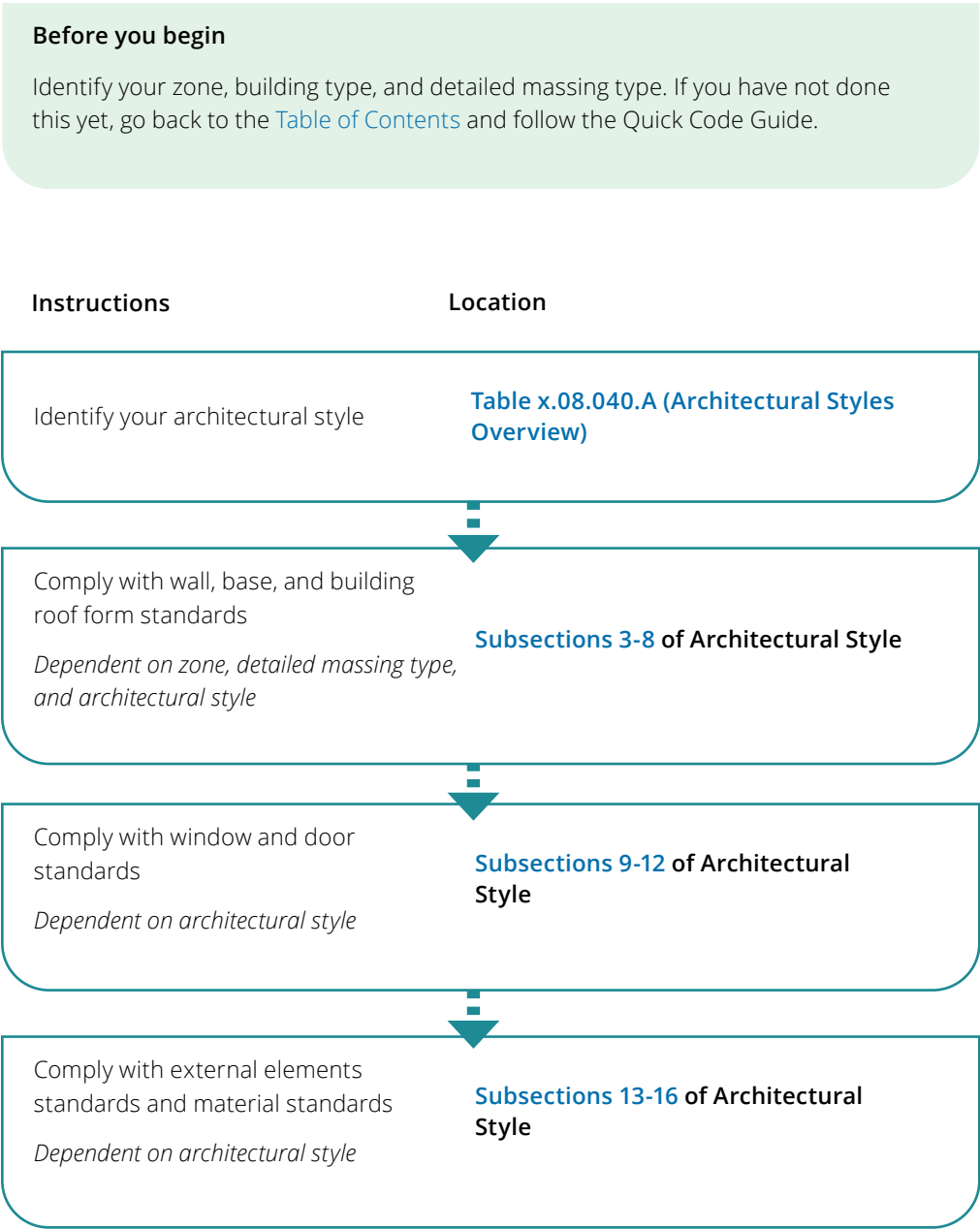
Table x.08.040.A: Architectural Styles Overview		
<div>Contemporary</div> <div></div> <div>Typical Characteristics</div> <div><p>Long, low-sloped roof forms with simple eaves with deep overhangs</p><p>Asymmetrical facade compositions with square and horizontal openings often made from ganged vertical windows</p><p>Mix of exterior materials to differentiate massing forms, with prevalent natural materials including wood siding</p><p>Horizontally proportioned balconies and terraces with minimalist vertical supports</p></div> <div>Applicable Standards</div> <div><p>Wall</p><p>Building Roof</p><p>Rake</p><p>Eave</p><p>Parapet</p><p>Windows</p><p>Bay Windows</p><p>Dormers</p><p>Entry Doors</p><p>Balconies</p><p>Porches</p><p>Storefronts</p><p>Materials</p></div>	<div>Craftsman</div> <div></div> <div>Typical Characteristics</div> <div><p>Low-pitched roofs with deep eaves and exposed rafter tails</p><p>Horizontally proportioned openings made from ganged vertical windows</p><p>Emphasis on natural materials including wood shingles</p><p>Asymmetrical composition with wall plane broken by projecting gable ends</p></div> <div>Applicable Standards</div> <div><p>Wall</p><p>Base</p><p>Building Roof</p><p>Rake</p><p>Eave</p><p>Parapet</p><p>Windows</p><p>Bay Windows</p><p>Dormers</p><p>Entry Doors</p><p>Balconies</p><p>Porches</p><p>Storefronts</p><p>Materials</p></div>	<div>Main Street Classical</div> <div></div> <div>Typical Characteristics</div> <div><p>Symmetrical facade composition with proportions that imply load-bearing masonry structure</p><p>Prominent cornice with classical detailing and parapet or pedimented roof forms</p><p>Regular pattern of vertically proportioned openings</p><p>Brick and stucco as primary facade materials</p></div> <div>Applicable Standards</div> <div><p>Base</p><p>Building Roof</p><p>Parapet</p><p>Windows</p><p>Bay Windows</p><p>Entry Doors</p><p>Balconies</p><p>Porches</p><p>Storefronts</p><p>Materials</p></div>

Table x.08.040.A: Architectural Styles Overview (Continued)		
<div><div>Mediterranean</div><div></div><div><div>Typical Characteristics</div><div>Low-pitched gabled or hipped roofs clad in red tile with open eaves</div><div>Flat, rectilinear wall plane with vertically proportioned punched openings without trim</div><div>Stucco as primary facade material with stucco or wood attached elements</div></div><div><div>Applicable Standards</div><div>Building Roof</div><div>Eave</div><div>Parapet</div><div>Windows</div><div>Bay Windows</div><div>Dormers</div><div>Entry Doors</div><div>Balconies</div><div>Porches</div><div>Storefronts</div><div>Materials</div></div></div>	<div><div>Tudor</div><div></div><div><div>Typical Characteristics</div><div>Prominent gabled roof forms with steep pitch and open eaves</div><div>Vertically proportioned openings with surround</div><div>Brick and stucco as primary facade materials, often with half-timbering at upper floors</div></div><div><div>Applicable Standards</div><div>Wall</div><div>Building Roof</div><div>Rake</div><div>Eave</div><div>Windows</div><div>Bay Windows</div><div>Dormers</div><div>Entry Doors</div><div>Balconies</div><div>Porches</div><div>Storefronts</div><div>Materials</div></div></div>	<div><div>Victorian</div><div></div><div><div>Typical Characteristics</div><div>Simple, rectilinear forms articulated with a regular pattern of openings</div><div>Vertically proportioned elements, including steeply pitched roofs, projecting gable ends, and tall cornices and parapets</div><div>Vertically proportioned windows, angled or boxed bays, and picture windows</div><div>Siding or stucco with shingled elements</div></div><div><div>Applicable Standards</div><div>Wall</div><div>Base</div><div>Building Roof</div><div>Rake</div><div>Eave</div><div>Parapet</div><div>Windows</div><div>Bay Windows</div><div>Dormers</div><div>Entry Doors</div><div>Balconies</div><div>Porches</div><div>Storefronts</div><div>Materials</div></div></div>

Quick Code Guide: Specific to Architectural Design

The following graphic is intended as a summary guide. Please refer to the [jurisdiction's](#) permit procedures and application standards ([Section x.xx.xxx](#)) for all necessary information.



x.08.050 Contemporary



General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

Contemporary style buildings have a streamlined aesthetic and minimal ornamentation. This style focuses on combining simple rectilinear massing forms with changes in material and color. The use of glass and cantilevered elements imbues buildings with a sense of lightness and simplicity. This style is prevalent throughout Marin County.

2. Typical Characteristics

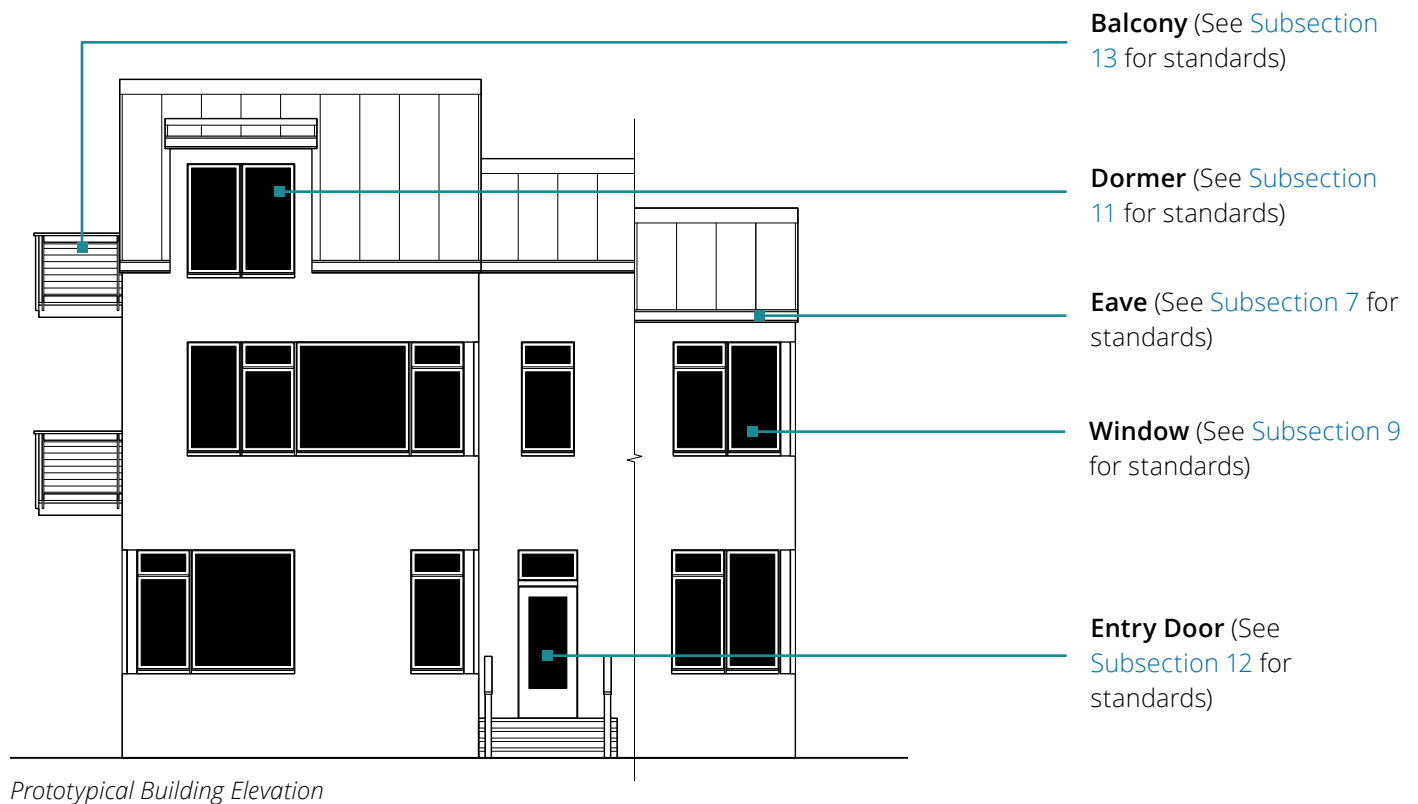
Long, low-sloped roof forms with simple eaves with deep overhangs
Asymmetrical facade compositions with square and horizontal openings often made from ganged vertical windows

Mix of exterior materials to differentiate massing forms, with prevalent natural materials including wood siding

Horizontally proportioned balconies and terraces with minimalist vertical supports

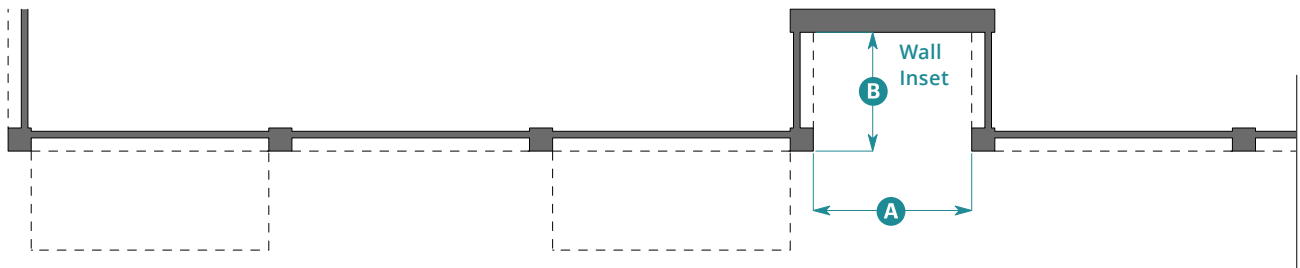
Elements of Contemporary Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Elements of Contemporary Style – Mixed-Use Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Plan, Primary Facade



Prototypical Building Elevation

3. Wall

Wall Inset

A wall inset from the primary facade is required for buildings greater than 75' in width.

Wall inset shall be continuous for the full height of the building.

Roof and wall projections may encroach into wall inset.

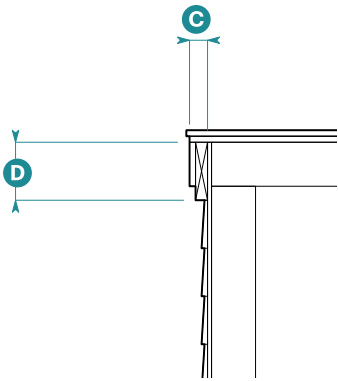
3. Wall (Continued)

Wall Inset Dimensions

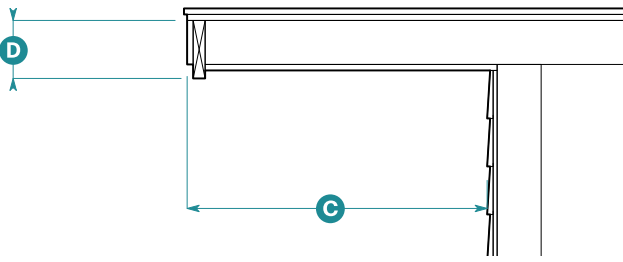
Width	8'0" min.; 12'0" max.	A
Depth	6'0" min.	B

4. Base

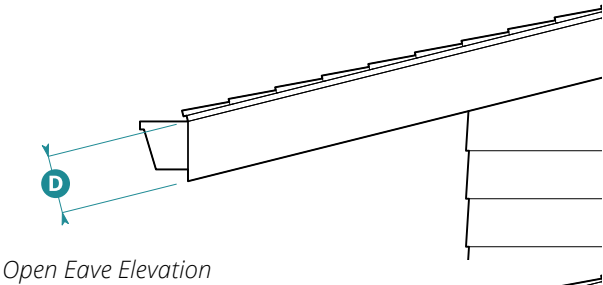
No base is required for this style.



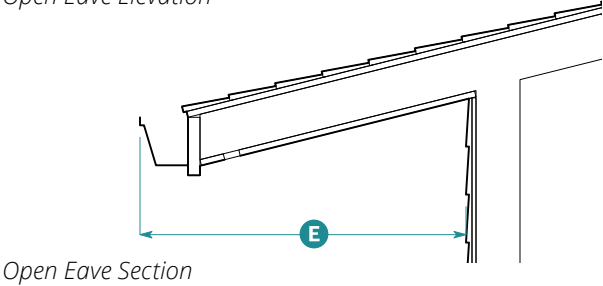
Flush Profile Rake Section



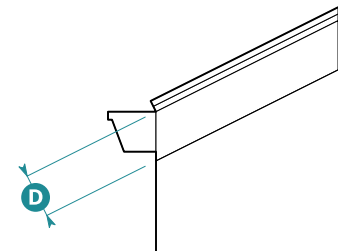
Projecting Profile Rake Section



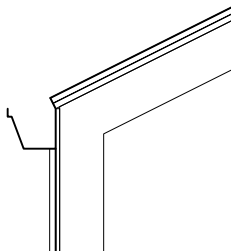
Open Eave Elevation



Open Eave Section



Closed Eave Elevation



Closed Eave Section

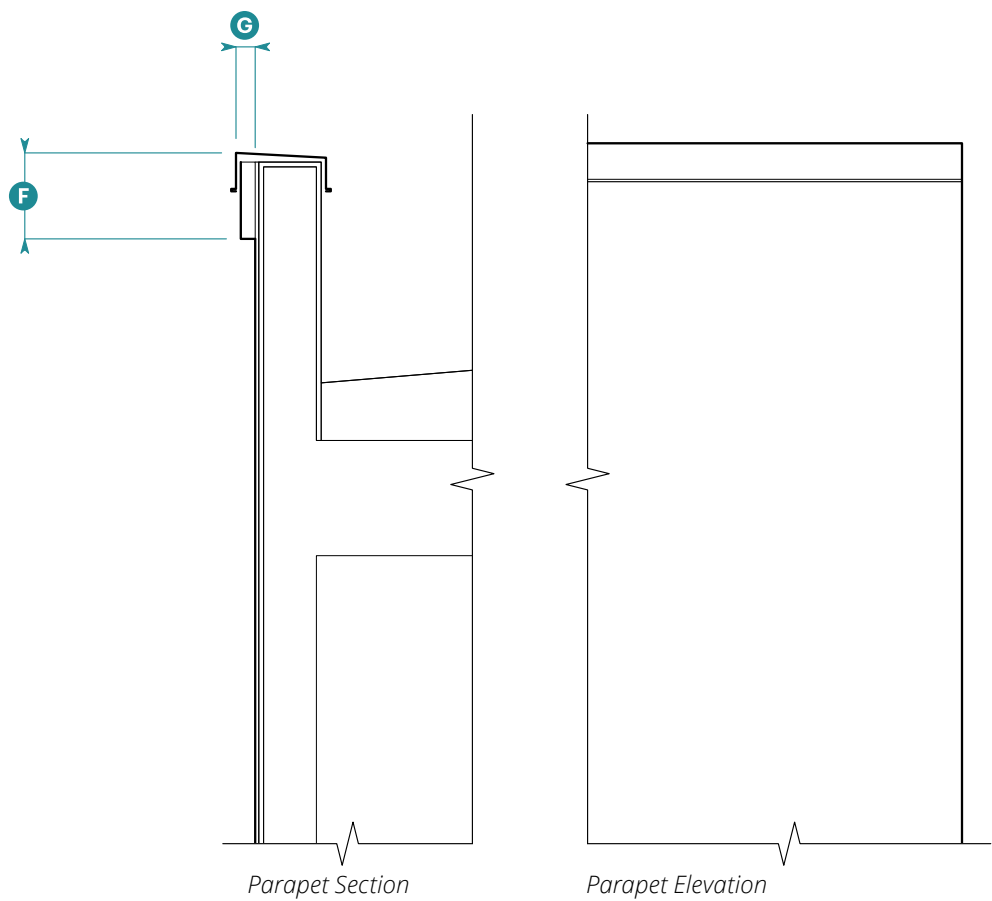
5. Building Roof		
Building Roof Standards	Buildings with Half-Story Heights	Buildings with Full-Story Heights
Roof Form		
Type	Shed	Flat
Pitch	2:12 min.; 6:12 max.	N/A
Applicable Subsections		
6. Rake	A	N/A
7. Eave	A	N/A
8. Parapet	N/A	A

6. Rake		
Standards	Flush Profile	Projecting Profile
Horizontal Projection	No min.; 2" max.	2'6" min.; No max.

See Subsection 7 (Eave) for height standards.

7. Eave		
Standards	Open	Closed
Height		
Fascia	6" min.	6" min.
Horizontal Projection		
Overall	36" min.; No max.	N/A

A = Applicable N/A = Not Applicable



8. Parapet		
Height		
Projection	0" min.; 6" max.	F
Horizontal Projection		
Overall	0" min.; 3" max.	G

9. Windows

Opening

Proportion, Height H to Width I ¹	
Ground floor	2.2 min.
Upper floor	2.0 min.
Dormer	See Subsection 11 (Dormers) for standards.

Typical Sizes, Width I x Height H	
Ground Floor, Typical	3'0" x 6'0"
Ground Floor, Ganged	3'0" x 6'0"
Ground Floor, Picture	4'6" x 6'0"
Upper Floor, Typical	3'0" x 5'6"
Upper Floor, Ganged	3'0" x 5'6"
Upper Floor, Picture	4'6" x 5'6"
Privacy	2'0" x 4'6"
Shape	Square
Operation	Double-Hung, Single-Hung, Awning, Casement

Window

Glazing Divisions	None
Frame Width (Frame + Sash)	
At Rail	2.5" min. ± 1/4" J
At Stile	2.5" min. ± 1/4" K

Trim Widths ²	
Head	3" min.
Jamb	3" min.
Apron	3" min.

Window Frame Recess

Depth	2" min.
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Sill

Depth	3" min.
-------	---------

Pediment

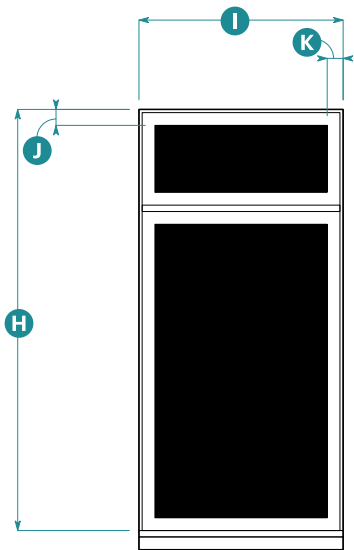
Allowed	No
---------	----

Mullions

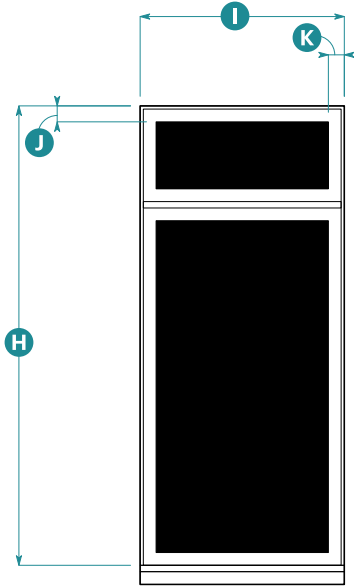
Mullions required between ganged windows.

¹ Picture windows shall be wider than typical windows and equal in height to windows on the same floor.

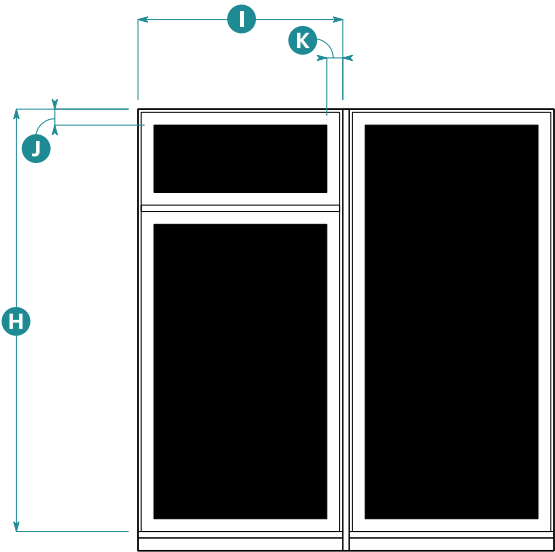
² Trim required for windows only on buildings or parts of buildings with lap siding.



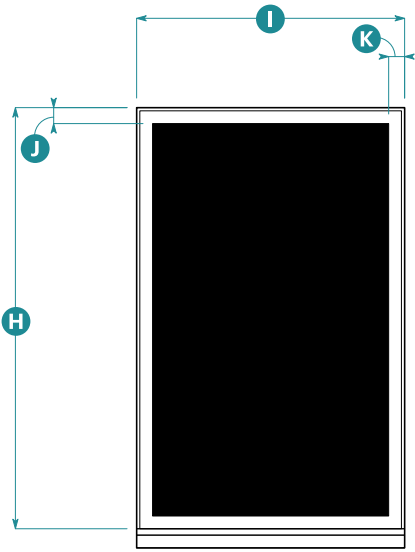
Upper Floor Typical Window Elevation



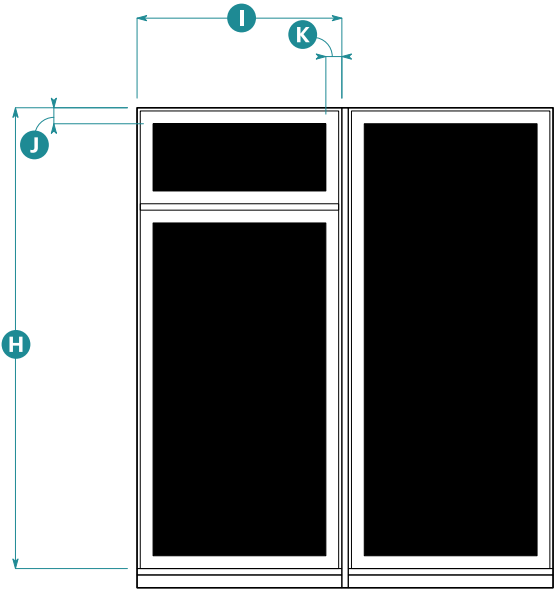
Ground Floor Typical Window Elevation



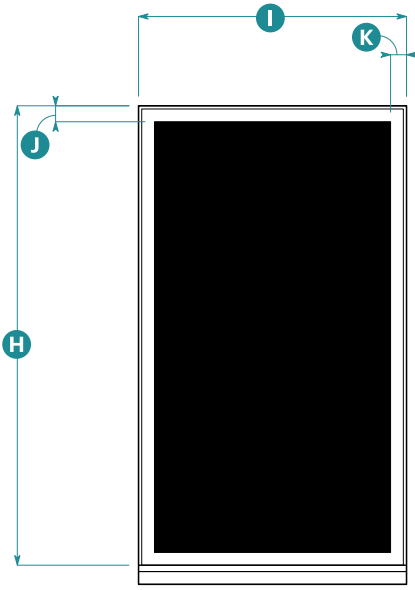
Upper Floor Ganged Window Elevation



Upper Floor Picture Window Elevation



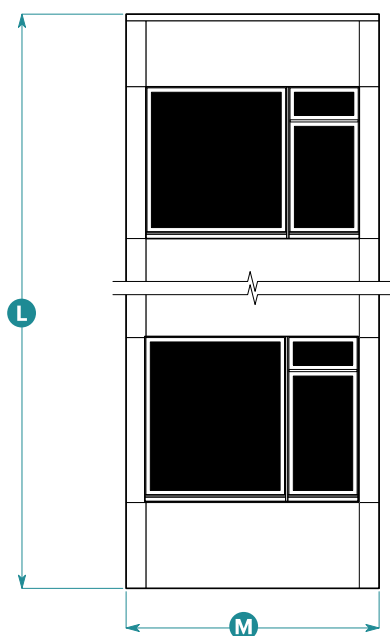
Ground Floor Ganged Window Elevation



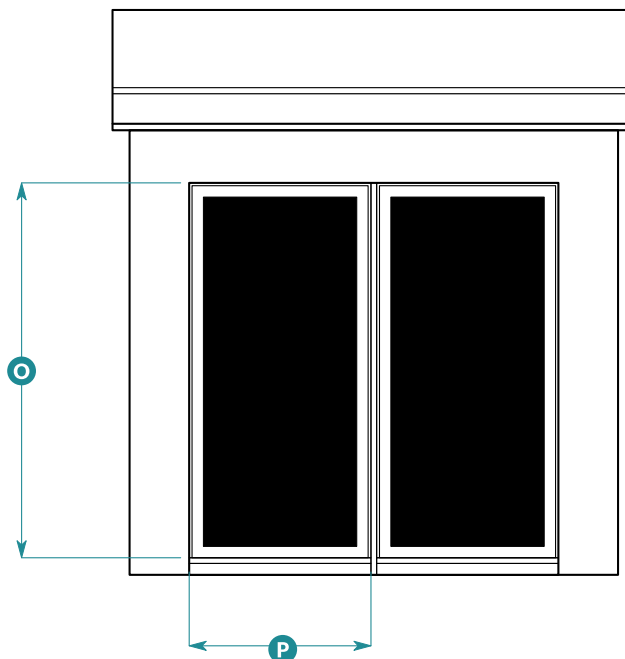
Ground Floor Picture Window Elevation



Bay Window Plan



Bay Window Elevation



Dormer Elevation

10. Bay Windows

Form

Type	Square
------	--------

Size

Height L

On buildings with heights up to 3 stories	2 stories max.
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.

Width	6'0" min.; 12'0" max.	
-------	-----------------------	---

Depth	1'0" min.; 3'0" max.	
-------	----------------------	---

Additional Standards

Multi-story bay window form shall be vertically continuous.
Continuous horizontal articulation on building shall wrap bay form.

Corner bay may be turned on side to be rotated 45 degrees from building corner.

11. Dormers

Roof Form

Type	Shed
Pitch	2:12 min.; 6:12 max.

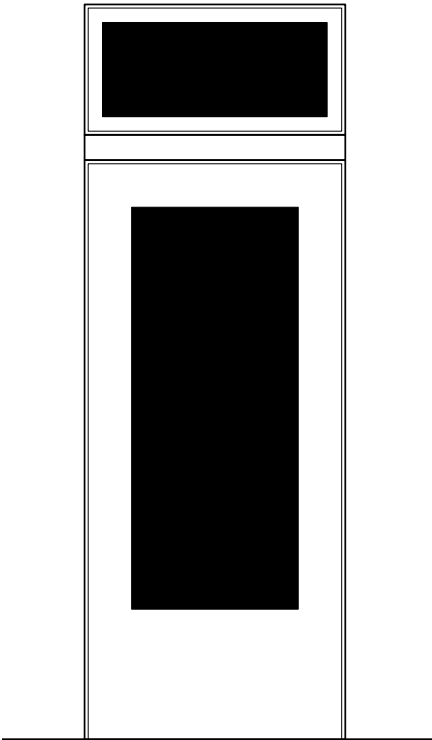
Window

Proportion, Height 2.0 min.

O	to Width	P
Width	3'0" min.	P

Dormers allowed only for buildings with half stories.

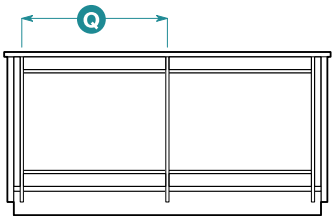
See [Subsections 6](#) (Rake), [7](#) (Eave), and [9](#) (Windows) for additional standards.



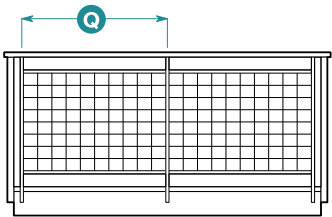
Entry Door Elevation

12. Entry Doors	
Surround ³	
Head Width	4" min.
Jamb Width	4" min.
Additional Elements	
Transom	Allowed
Pediment	Not Allowed

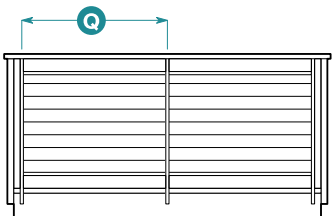
³Surround required for doors only on buildings or parts of buildings with lap siding.



Type 1
Panel Guardrail



Type 2
Mesh Guardrail

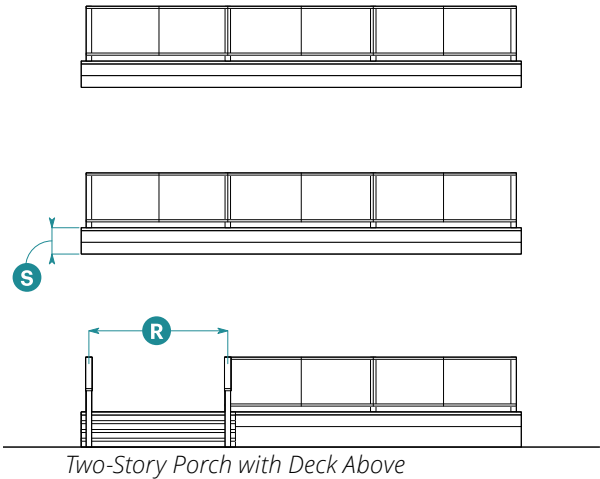
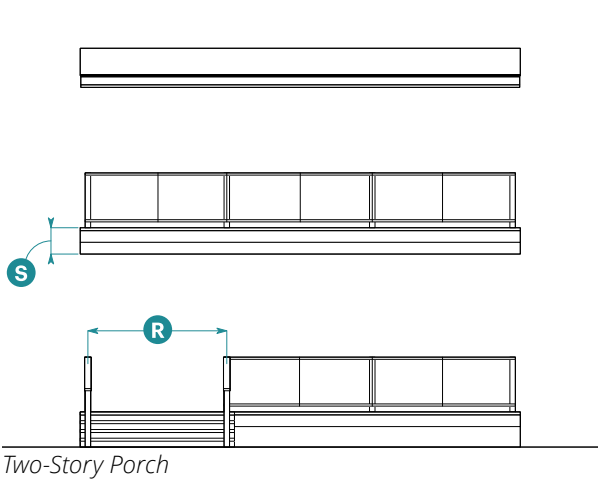
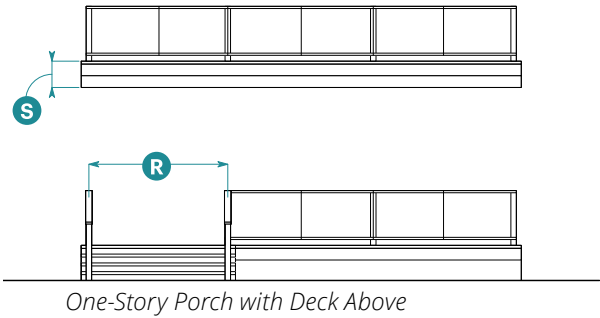
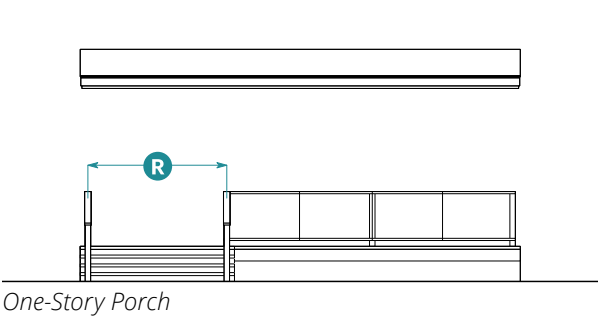


Type 3
Horizontal Guardrail

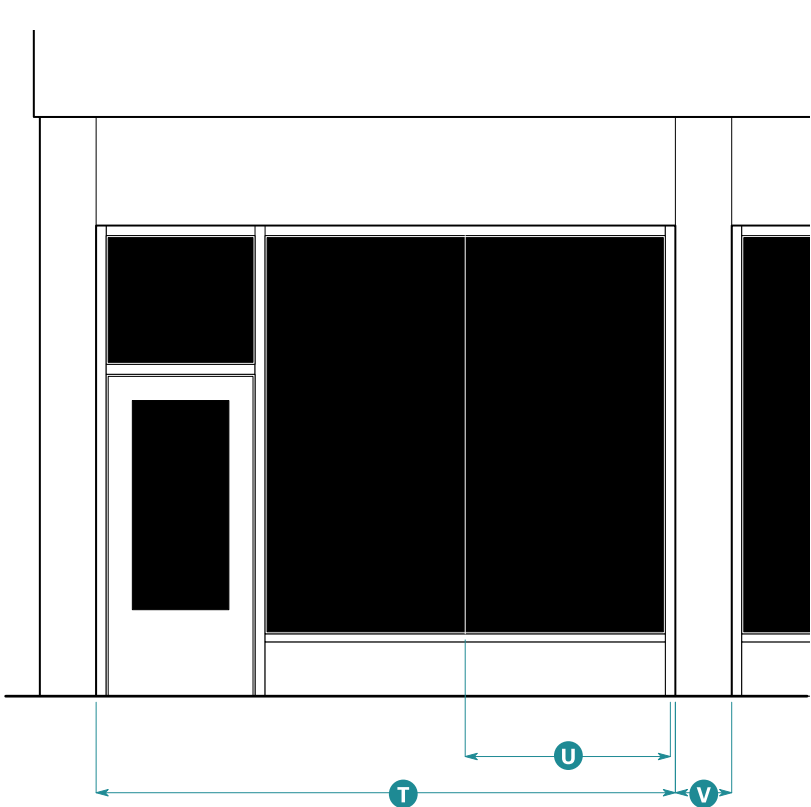
Balcony Front Elevation

13. Balconies	
Allowed Materials	
Type 1 - Panel Guardrail	
Post	Metal
Baluster	Metal panel
Handrail	Metal, glass
Fascia	Metal, composite wood, wood
Type 2 - Mesh Guardrail	
Post and Handrail	Metal
Baluster	Metal mesh
Fascia	Metal, composite wood, wood
Type 3 - Horizontal Guardrail	
Post and Handrail	Metal
Baluster	Metal, steel cable
Fascia	Metal, composite wood, wood
Size	
Overall Balcony Width	10'0" max.
Width Between Posts	3' min.

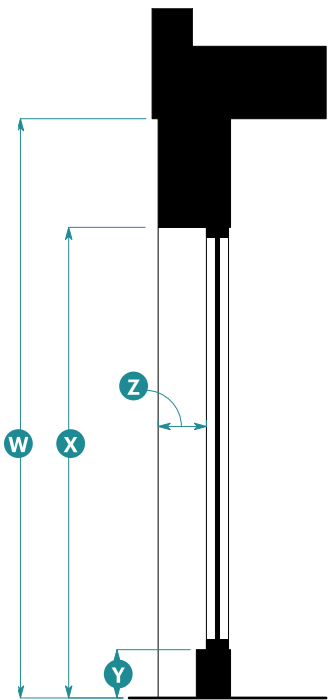




14. Porches		
Columns		
Shape	Cantilevered (no columns) or Pilotis	
Diameter	4" max.	
Spacing	8'0" max. on center	R
Entablature		
Height of Entablature Supporting Deck		
Overall	10" min.	S



Storefront Elevation

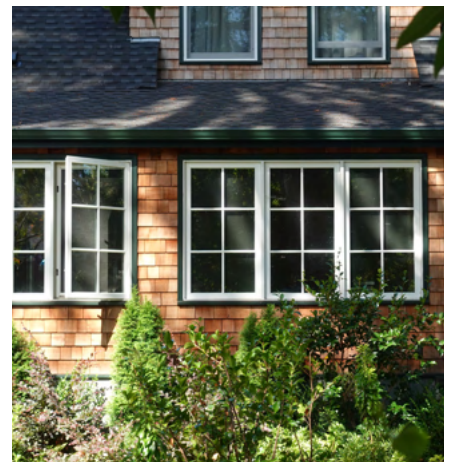


Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	T
Display Window	3'0" min.; 4'0" max.	U
Distance Between Storefront Modules	1'0" min.; 2'0" max.	V
Height		
Overall	12'0" min.	W
Head Height	11'0" min.	X
Base	8" min.; 2'0" max.	Y
Horizontal Recess		
Depth	6" min.; 3'0" max.	Z

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

16. Materials	
Element	Allowed Materials
Wall	
Wall Cladding	Lap siding, composite wood, wood, fiber cement, stucco, metal panel
Base or Foundation	
Base or Foundation	Brick, concrete, stone, stucco, composite wood, wood, fiber cement
Roof and Roof Elements	
Roofing	Asphalt shingles, wood shingles, standing seam metal
Rake and Eave	Composite wood, wood, steel
Gutter	Metal box
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, aluminum, fiberglass, composite wood
Window Frames	Wood, aluminum clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, fiberglass, metal
Railing	Composite wood, wood, metal
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Stucco, concrete



General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

The Craftsman style emerged in the American west inspired by the English Arts and Crafts movement. The Craftsman bungalow house was prevalent from the 1900's to the 1940's. Since that time, it has adapted to multifamily and mixed-use prototypes.

2. Typical Characteristics

- Low-pitched roofs with deep eaves and exposed rafter tails
- Horizontally proportioned openings made from ganged vertical windows
- Emphasis on natural materials including wood shingles
- Asymmetrical composition with wall plane broken by projecting gable ends
- Wall plane broken by projecting and/or recessed elements

Elements of Craftsman Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

3. Wall	
Trim ¹	
Width	4" min. A

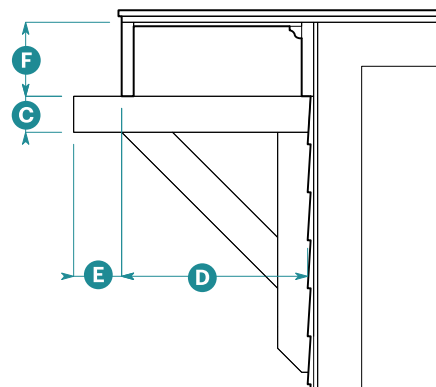
¹Trim not required on buildings or portions of buildings where stucco is the primary wall material.

4. Base	
Height	1'0" min.; 1/2 story max. B

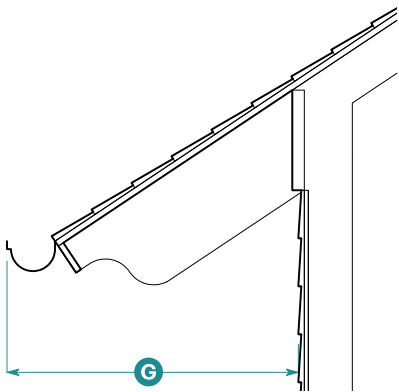
Elements of Craftsman Style – Mixed-Use Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.

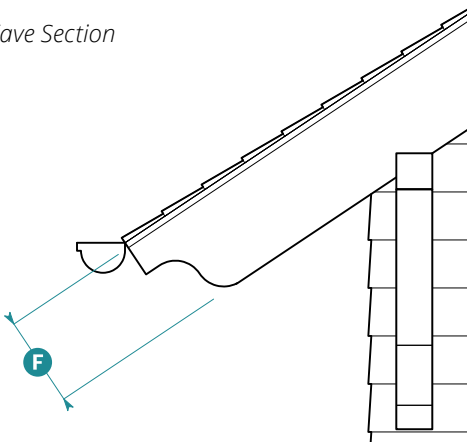




Rake Section



Eave Section



Eave Elevation

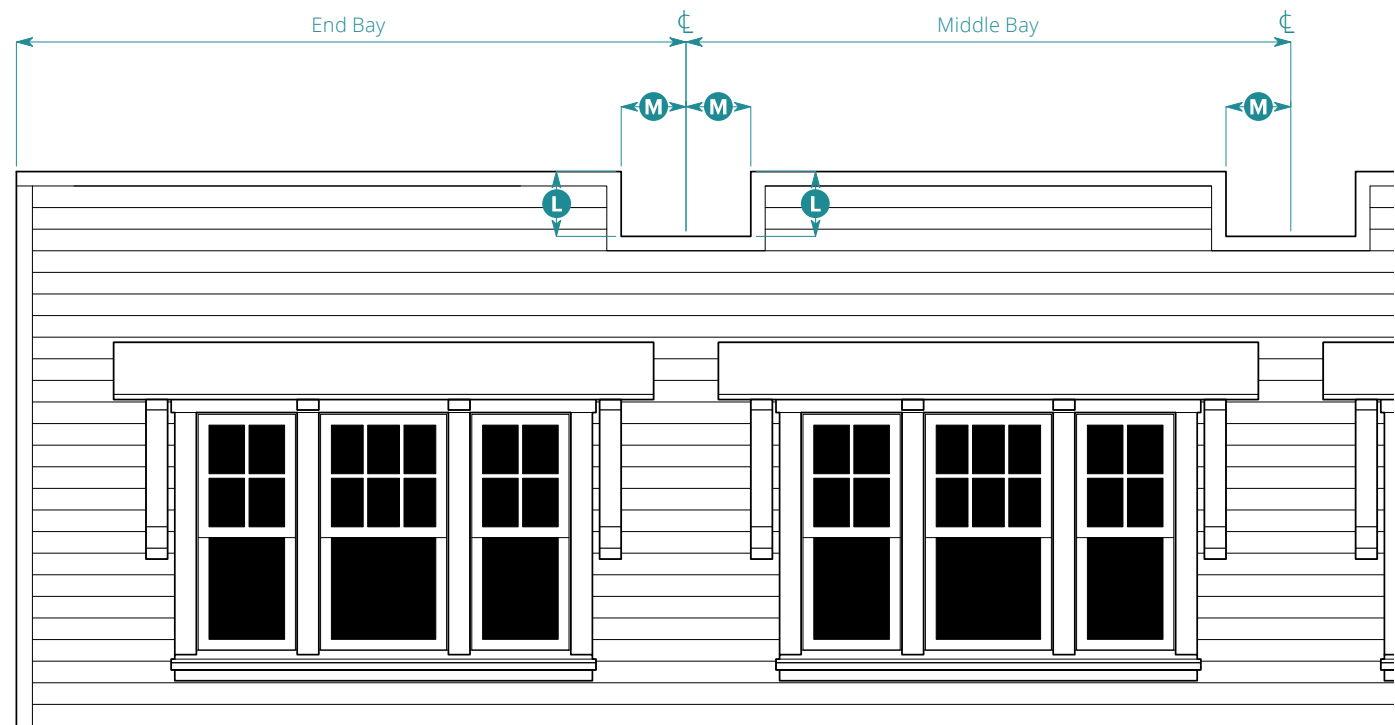
5. Building Roof		
Building Roof Standards	Sloped Roof	Flat Roof
Applicable Subsections		
Subsection 6 (Rake)	A	N/A
Subsection 7 (Eave)	A	N/A
Subsection 8 (Parapet)	N/A	A
Form		
Pitch	4:12 min.; 10:12 max.	N/A

6. Rake		
Height		
Bracket Bracing Member	4" min.	C
Horizontal Projection		
Projection to Fascia	1'8" min. 3'0" max;	D
Bracket Projection Beyond Fascia	No min.; 1'0" max.	E
See Subsection 7 (Eave) for height standards.		

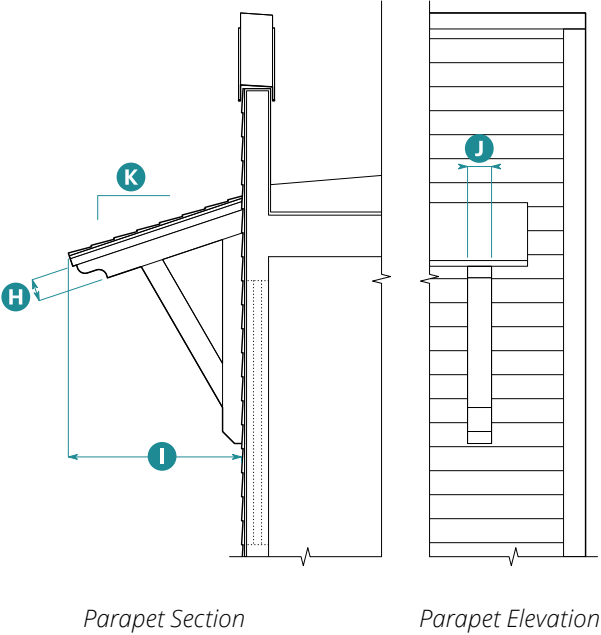
A = Applicable N/A = Not Applicable

7. Eave		
Allowed Types		
Eave Types	Open	
Height		
Fascia	10" min.	F
Horizontal Projection ²		
Overall	2'6" min.	G

²Horizontal projection includes gutter.



8. Parapet		
Canopy		
Parapet may include canopy.		
Eave Height	6" min.	H
Horizontal Projection ³	3'0" min.	I
Required Support	Brackets	
Elements		
Bracket Width	4" min.	J
Roof Pitch	3:12 min.	K
Crenellation		
Parapet shall be crenellated.		
Crenel Height	1'0" min.	L
Width, from Center	1'0" min.	M
Line		
Crenel may not occur at building corner or end bays.		
³ Horizontal projection includes gutter.		



9. Windows

Opening

Proportion, Height N to Width O ⁴	
Ground Floor	2.0 min.
Upper Floor	1.75 min.
Dormer	See Subsection 11 (Dormers) for standards.

Typical Sizes, Width O x Height N	
Ground Floor, Typical	3'0" x 6'0"
Ground Floor, Ganged	2'4" x 6'0"
Ground Floor, Picture	4'6" x 6'0"
Upper Floor, Typical	3'0" x 5'6"
Upper Floor, Ganged	2'4" x 5'6"
Upper Floor, Picture	4'6" x 5'6"
Privacy	2'0" x 4'0"
Shape	Square
Operation	Single Hung, Double Hung, Casement

Window

Glazing Divisions	6 over 1;	
	4 over 1;	
	10 over 1	
Frame Width (Frame + Sash)		
At Rail	2.5" min. ± 1/4"	P
At Stile	2.5" min. ± 1/4"	Q
Trim Widths		
Head	6" min.	R
Jamb	6" min.	S
Apron	3" min.	T

Window Frame Recess

Depth	2" min.
-------	---------

Sill

Depth	3" min.
-------	---------

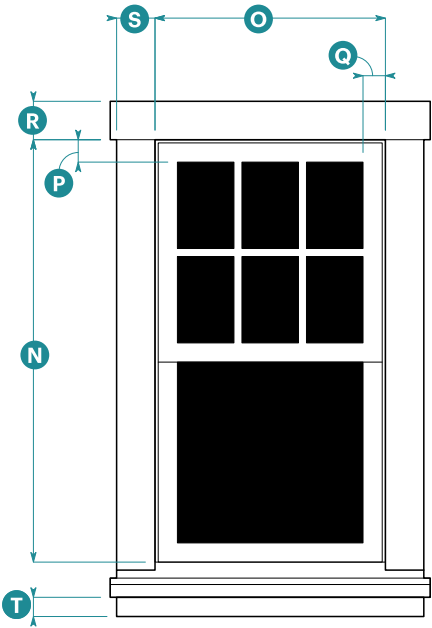
Pediment

Allowed	No
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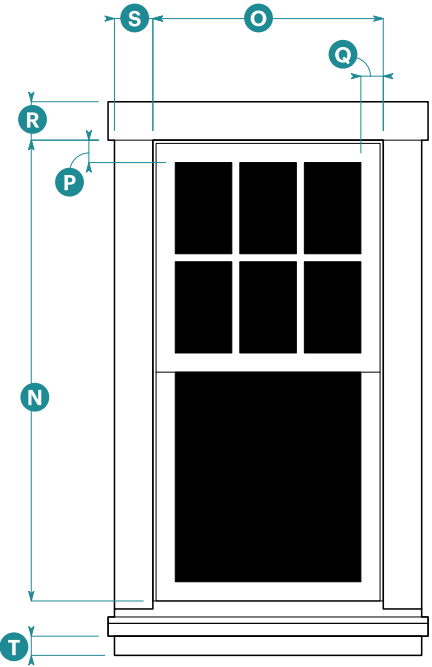
Mullions

Mullions required between ganged windows.

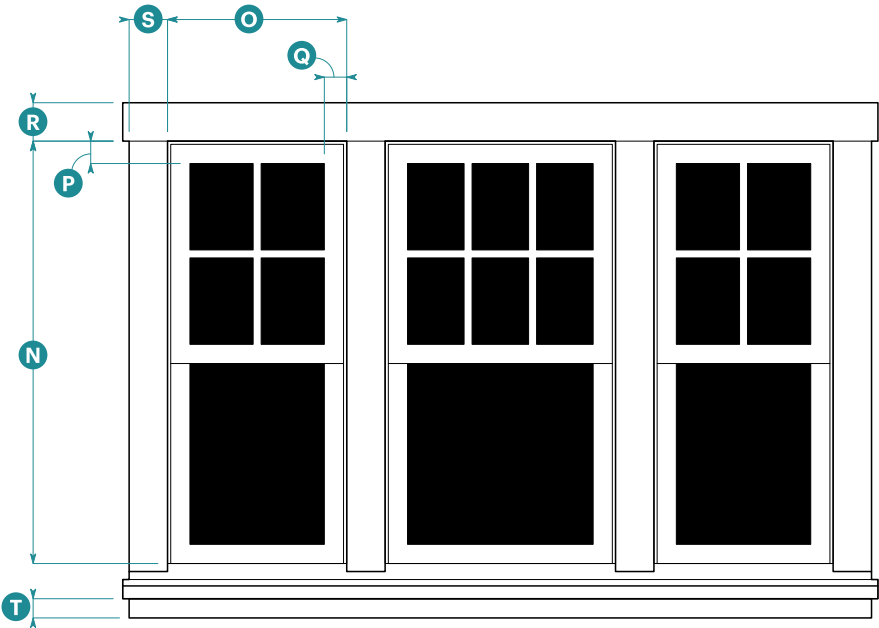
⁴Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



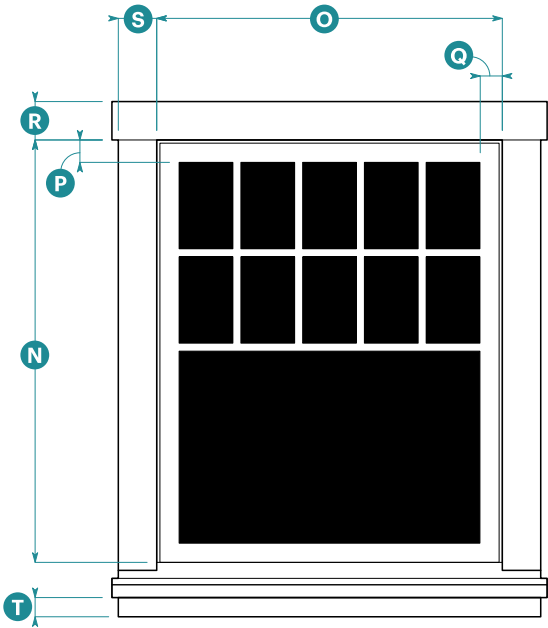
Upper Floor Typical Window Elevation
6 over 1



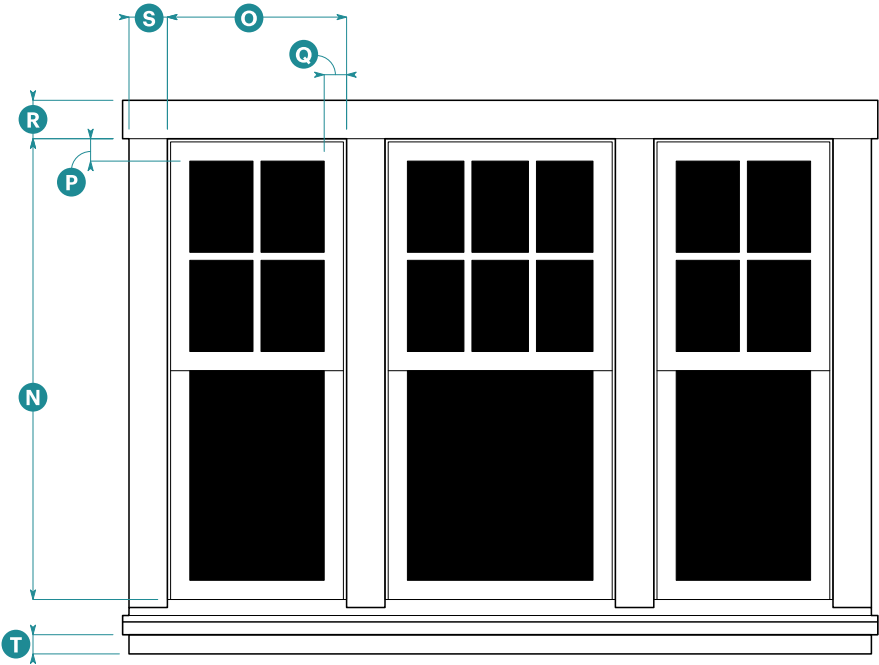
Ground Floor Typical Window Elevation
6 over 1



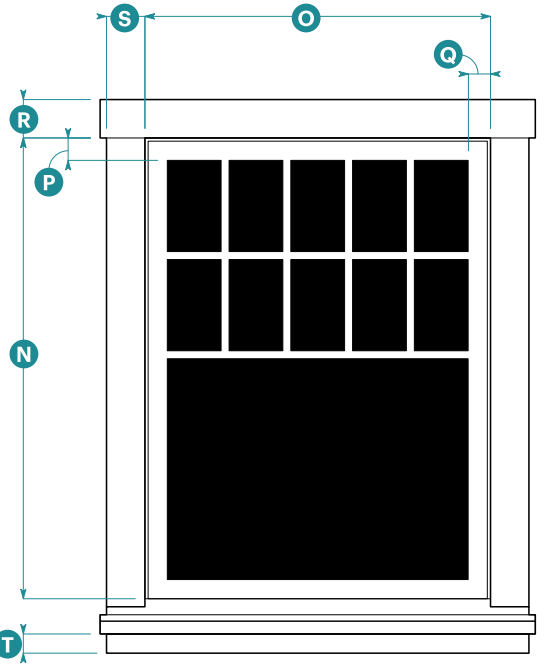
Upper Floor Ganged Window Elevation
4 over 1 and 6 over 1



Upper Floor Picture Window Elevation
10 over 1



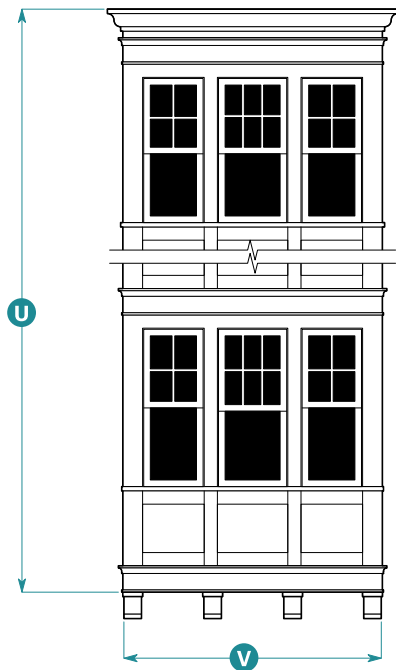
Ground Floor Ganged Window Elevation
4 over 1 and 6 over 1



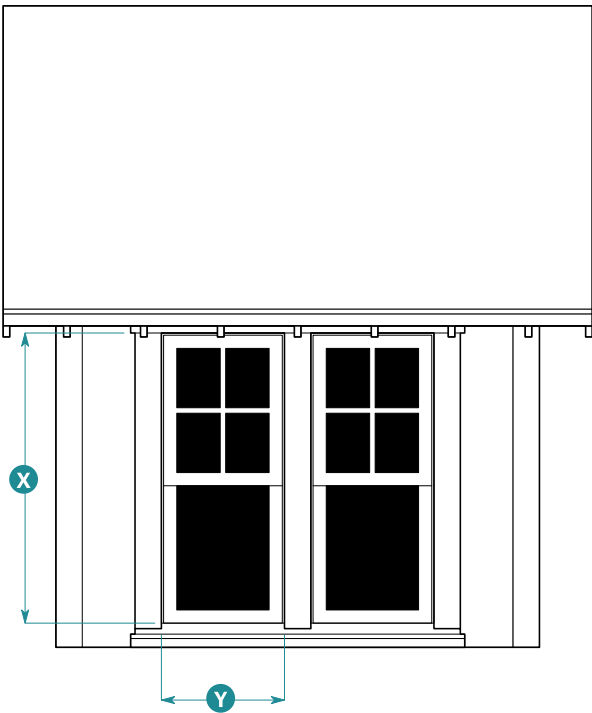
Ground Floor Picture Window Elevation
10 over 1



Bay Window Plan



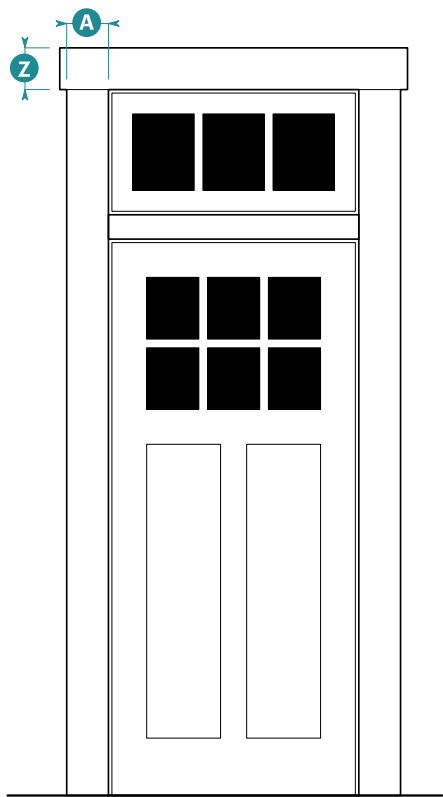
Bay Window Elevation



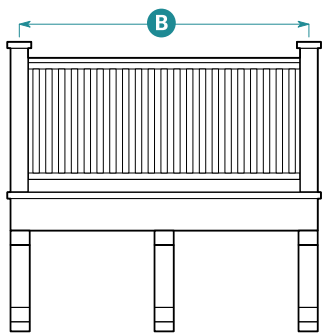
Dormer Elevation

10. Bay Windows		
Form		
Type	Square	
Size		
Height		U
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	V
Depth	1'0" min.; 3'0" max.	W
Cornice Types		
Building parapet wraps bay.		
Bay stops below building eave (bay has own cornice).		
Bay returns into building eave (bay never projects above the building eave).		
Additional Standards		
Bay depth not allowed to project beyond eave depth.		
Multi-story bay window form shall be vertically continuous.		

10. Bay Windows (Continued)	
Continuous horizontal articulation on building shall wrap bay form.	
Corner bay may be turned on side to be rotated 45 degrees from building corner.	
11. Dormers	
Roof Form	
Type	Shed or Gable
Pitch	2:12 min.; 5:12 max.
Horizontal Projection	
Eave	8" min.
Rake	8" min.
Window	
Proportion, Height	1.75 min.
X to Width Y	
Width	3'0" min. Y
Dormers allowed only for buildings with half stories.	
Pediment not allowed.	
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.	



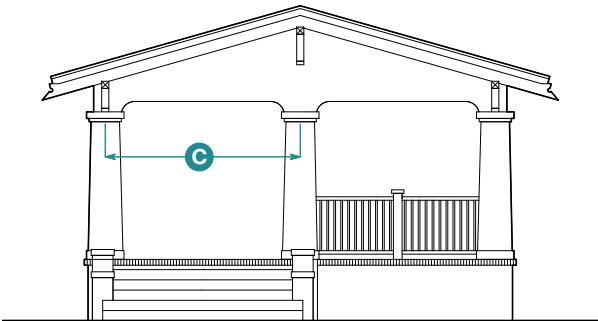
Entry Door Elevation



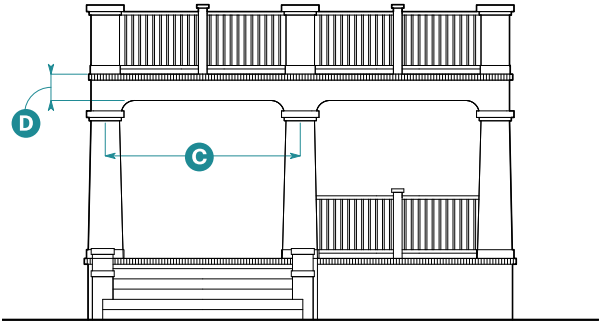
Balcony Front Elevation

12. Entry Doors		
Door		
Number of Panels	2 min.	
Surround		
Head Width	6" min.	Z
Jamb Width	4" min.	A
Additional Elements		
Transom	Allowed	
Pediment	Not Allowed	

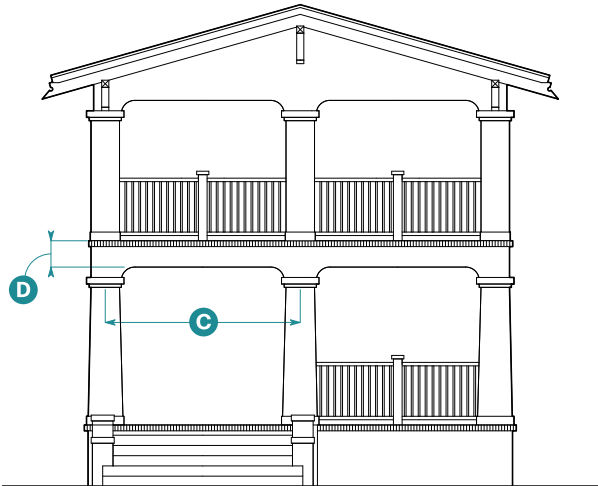
13. Balconies		
Allowed Materials		
Post, Baluster, Handrail, and Fascia	Metal, composite wood, wood	
Size		
Overall Balcony Width	10'0" max.	
Width Between Posts	3' min.	B



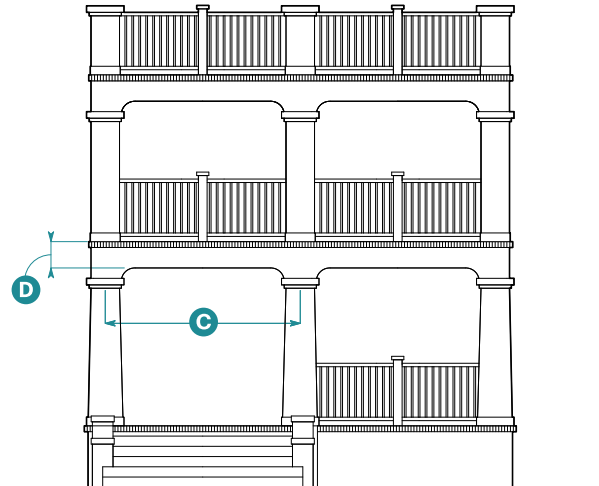
One-Story Porch



One-Story Porch with Deck Above



Two-Story Porch

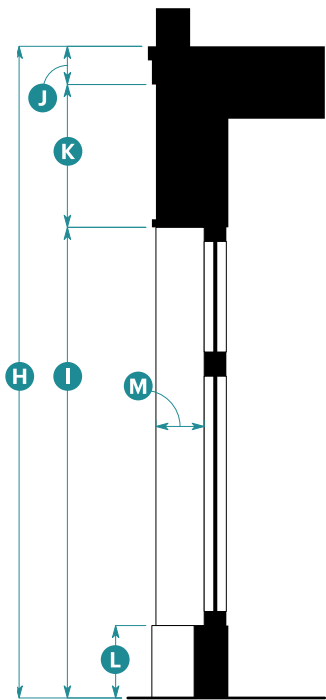


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Square-tapered	
Base Width	1'10" min.	
Spacing	9'6" min.; 12' max. on center	C
Entablature		
Height of Entablature Supporting Deck		
Overall	10" min.	D



Storefront Elevation

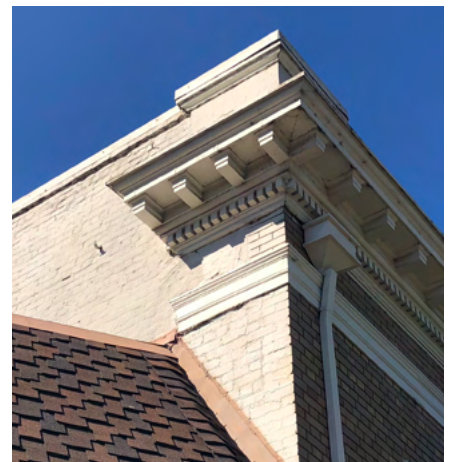


Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	E
Display Window	3'0" min.; 4'0" max.	F
Distance Between Storefront Modules	1'0" min.; 2'0" max.	G
Height		
Overall	13'0" min.	H
Head Height	10'0" min.	I
Cornice	10" min.	J
Signage Band	1'6" min.	K
Base	1'0" min.; 2'0" max.	L
Horizontal Recess		
Depth	1'0" min.; 2'0" max.	M
Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).		
Cornice shall be continuous.		

16. Materials	
Element	Allowed Materials
Wall	
Wall Cladding	Shingle and lap siding: composite wood, wood, fiber cement; and stucco
Base	
Base or Foundation	Stone, cast stone, painted concrete
Roof and Roof Elements	
Roofing	Asphalt shingles, wood shingles, standing seam metal
Rake and Eave	Composite wood, wood
Cornice	Composite wood, wood
Brackets	Composite wood, wood, fiberglass
Gutter	Metal half-round
Windows, Bay Windows, and Entry Doors	
Trim or Surround	Composite wood, wood, fiber cement
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, metal
Railing	Composite wood, wood, metal
Storefronts	
Columns	Composite wood, wood, fiberglass, metal
Storefront Base	Wood panels, brick, stone tile, fiber cement

x.08.070 Main Street Classical



General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

Main Street Classical style buildings combine influences from late 19th century Classical Revival and pre-war American main street architecture. With brick as a primary facade material, facades have a tripartite composition and often introduce ornament in a prominent cornice.

2. Typical Characteristics

Symmetrical facade composition with proportions that imply load-bearing masonry structure

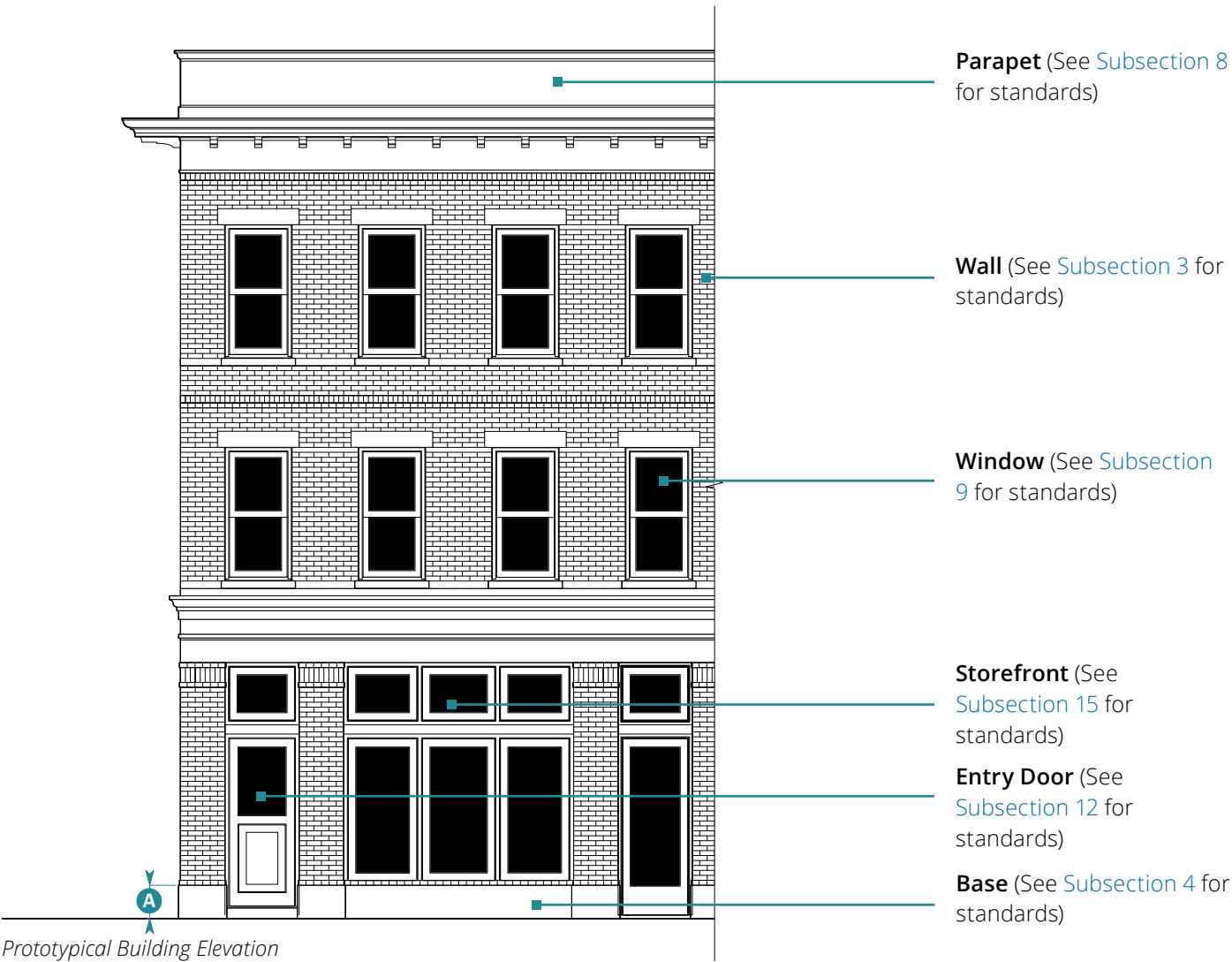
Prominent cornice with classical detailing and parapet or pedimented roof forms

Regular pattern of vertically proportioned openings

Brick and stucco as primary facade materials

Elements of Main Street Classical Style – Mixed-Use Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.

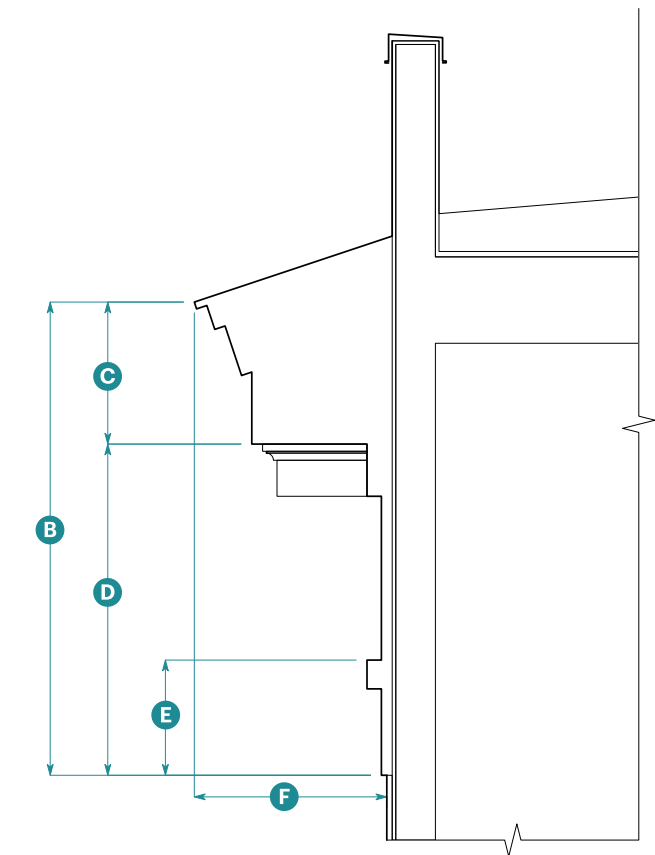


3. Wall

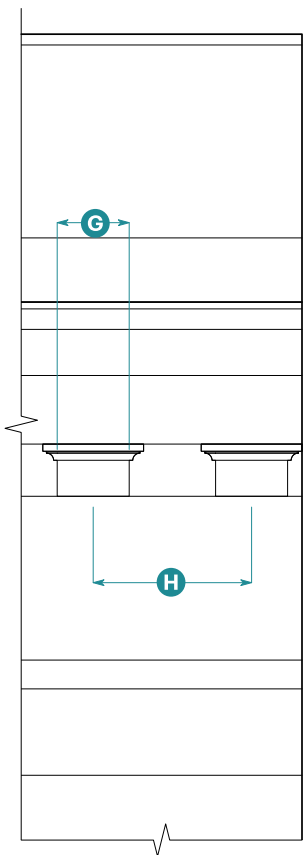
No wall standards apply to this style. See [Subsection 16](#) (Materials) for materials standards.

4. Base

Height	1'0" min.; 2'0" max.	A
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Parapet Section



Parapet Elevation

5. Building Roof

Form

Roof Type Flat

6. Rake

Because this style does not allow sloped roofs, rake is not regulated. For wall-roof junction standards, see [Subsection 8 \(Parapet\)](#).

7. Eave

Because this style does not allow sloped roofs, eave is not regulated. For wall-roof junction standards, see [Subsection 8 \(Parapet\)](#).

8. Parapet

Height

Overall	5'6" min.	B
Cornice	1'8" min.	C
Fascia		
Overall	3'6" min.	D
Lower Band	1'2" min.	E

Horizontal Projection ¹

Overall	2'6" min.	F
---------	-----------	----------

Continuous cornice required on all street facing facades.

Required Ornament

Type	Dentils	
Width	10" min.	G
Spacing	2'0" max. on center	H
Placement	Below cornice at top of fascia	

¹ Horizontal projection includes gutter.

9. Windows

Opening

Proportion, Height **I** to Width **J**²

Ground Floor	2.0 min.
Upper Floor	1.75 min.

Typical Sizes, Width **J** x Height **I**

Ground Floor, Typical	3'0" x 6'6"
Ground Floor, Picture	4'6" x 6'6"
Upper Floor, Typical	3'0" x 5'6"
Upper Floor, Picture	4'6" x 5'6"
Privacy	2'0" x 4'0"

Shape Square

Operation Single Hung, Double Hung, Casement

Window

Glazing Divisions	6 over 9; 6 over 6
-------------------	-----------------------

Frame Width (Frame + Sash)

At Rail	2.5" min. ± 1/4"	K
At Stile	2.5" min. ± 1/4"	L

Molding Widths

Head	2" min.	M
Jamb	2" min.	N

Window Frame Recess

Depth	2" min.
-------	---------

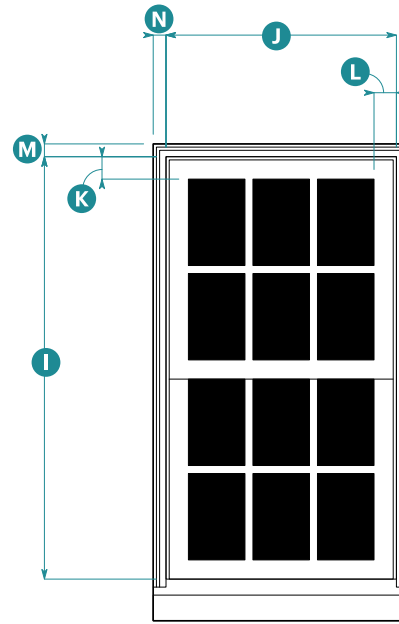
Sill

Depth	3" min.
-------	---------

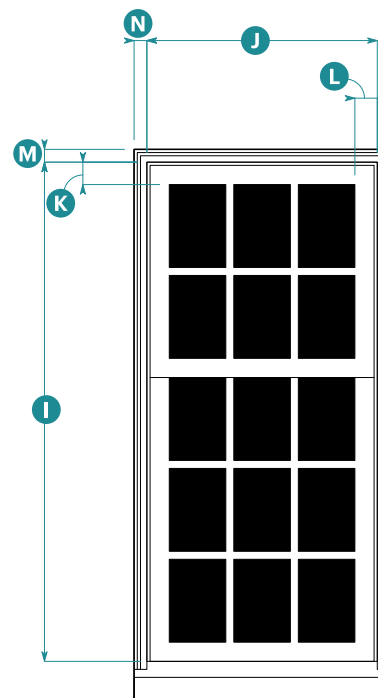
Pediment

Allowed	Yes
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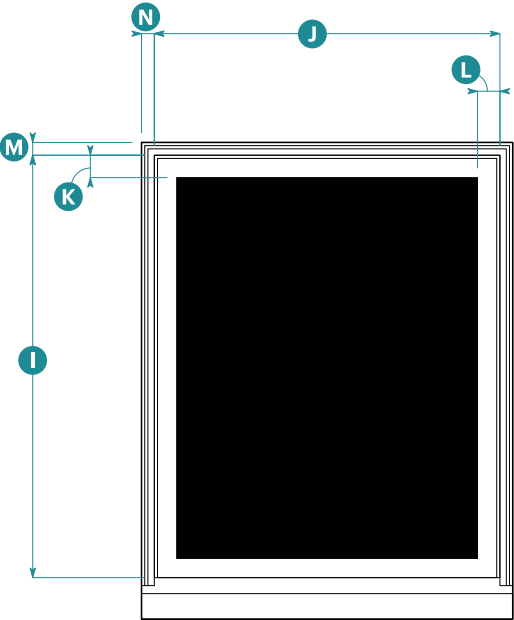
²Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



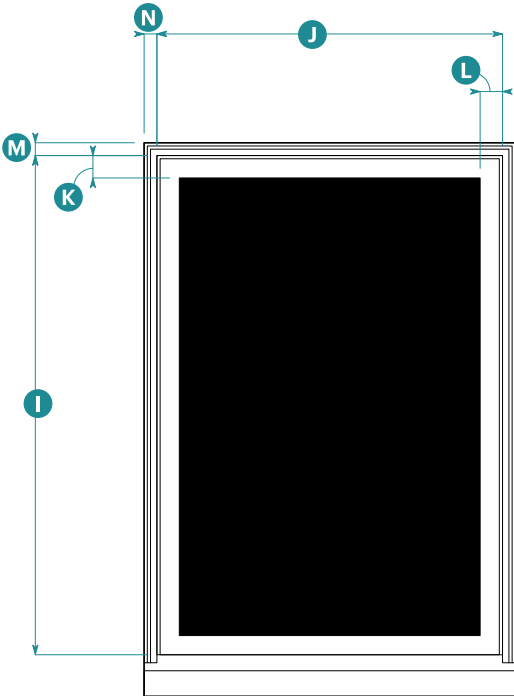
Upper Floor Typical Window Elevation
6 over 6



Ground Floor Typical Window Elevation
6 over 9



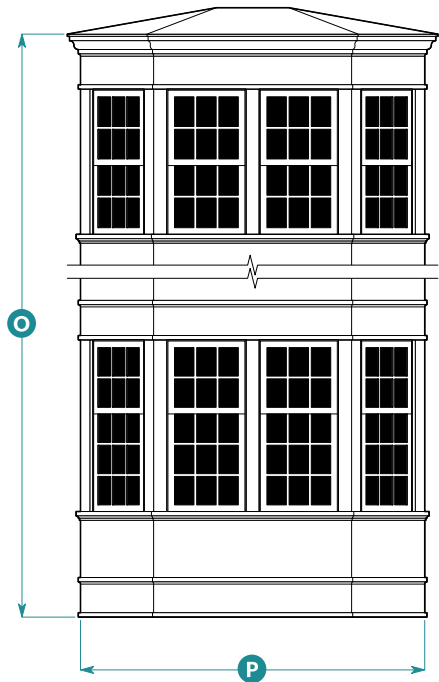
Upper Floor Picture Window Elevation



Ground Floor Picture Window Elevation



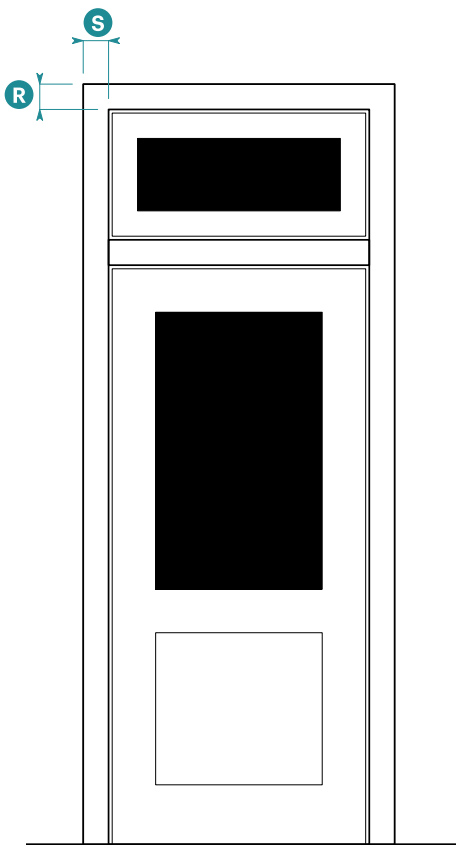
Bay Window Plan



Bay Window Elevation

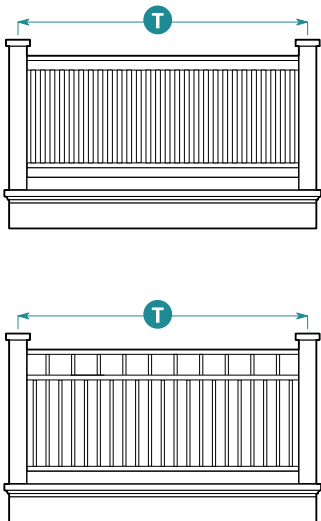
10. Bay Windows		
Form		
Type	Chamfered	
Interior Angle	30 degrees min.; 55 degrees max.	
Number of Faces	3 or 5	
Size		
Height		O
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	P
Depth	1'0" min.; 3'0" max.	Q
Cornice Types		
Cornice wraps bay.		
Bay stops below building cornice (bay has own cornice).		

10. Bay Windows (Continued)
Bay returns into building cornice (bay never projects above the building cornice).
Additional Standards
Bay depth not allowed to project beyond cornice depth.
Multi-story bay window form shall be vertically continuous.
Continuous horizontal articulation on building shall wrap bay form.
11. Dormers
Because this style does not allow sloped roofs, dormers shall not be used.



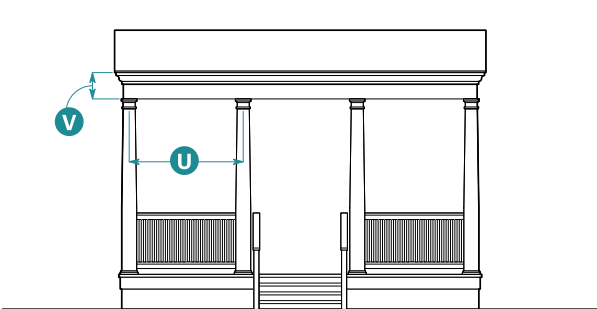
Entry Door Elevation

12. Entry Doors	
Door	
Number of Panels	2 min.
Surround	
Head Width	4" min. R
Jamb Width	4" min. S
Additional Elements	
Transom	Allowed
Pediment	Allowed

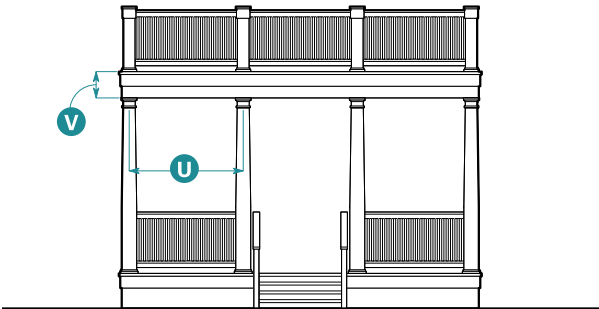


Balcony Front Elevation

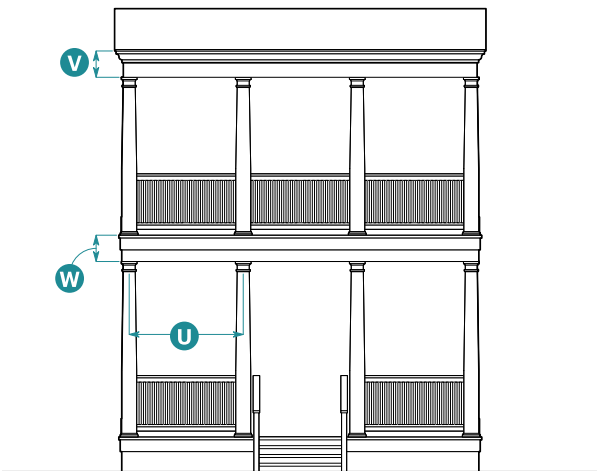
13. Balconies	
Allowed Materials	
Type 1 - Square Guardrail	
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Type 2 - Decorative Metal Guardrail	
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Baluster	Metal
Size	
Overall Balcony Width	10'0" max.
Width Between Posts	3' min. T



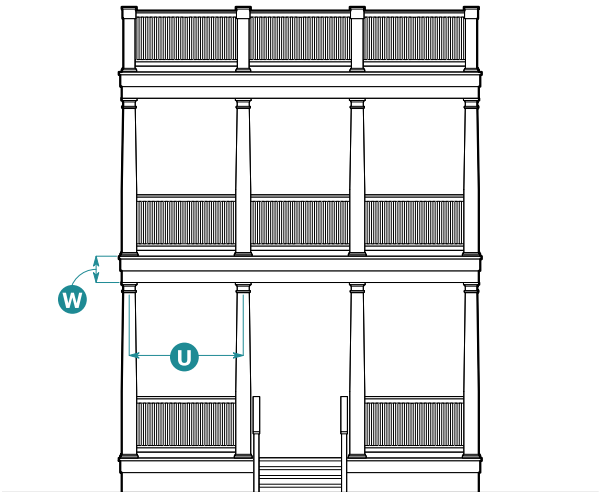
One-Story Porch



One-Story Porch with Deck Above



Two-Story Porch

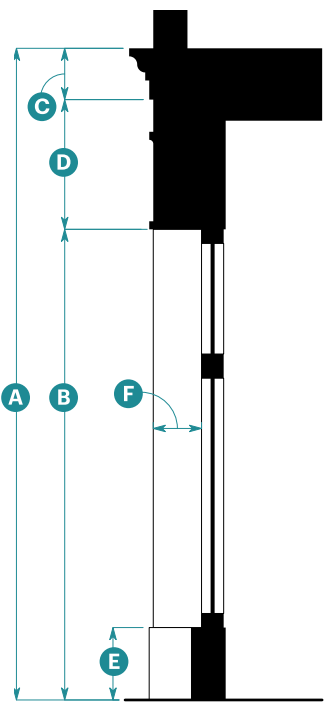


Two-Story Porch with Deck Above

14. Porches	
Columns	
Shape	Clearly defined capital, base, and shaft; shaft either turned with entasis or square stock with optional detailing
Diameter	8" min.
Spacing	6'6" max. on center U
Entablature	
Height of Topmost Entablature	
Overall	1'6" min. V
Fascia	10" min.
Height of Floor-to-Floor Entablature	
Overall	10" min. W



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	X
Display Window	3'0" min.; 4'0" max.	Y
Distance Between Storefront Modules	1'6" min.; 2'6" max.	Z
Height		
Overall	13'0" min.	A
Head Height	10'0" min.	B
Cornice	10" min.	C
Signage Band	1'8" min.	D
Base	1'0" min.; 2'0" max.	E
Horizontal Recess		
Depth	6" min.; 2'0" max.	F

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

Cornice shall be continuous.

16. Materials	
Element	Allowed Materials
Wall	
Wall Cladding	Brick, stucco
Base	
Base or Foundation	Brick, stone
Windows, Bay Windows, and Entry Doors	
Lintel	Stone, concrete
Entry Door	Wood, aluminum-clad wood, aluminum
Window Frames	Wood, aluminum clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, cast stone, metal
Railing	Composite wood, wood, metal
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Wood panels, brick, stone tile, fiber cement



General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

Mediterranean style buildings in Marin County draw from Spanish Colonial, Pueblo, and Spanish Revival influences. These buildings combine austere wall planes with punched, recessed openings for windows.

2. Typical Characteristics

Low-pitched gabled or hipped roofs clad in red tile with open eaves

Flat, rectilinear wall plane with vertically proportioned punched openings without trim

Stucco as primary facade material with stucco or wood attached elements

Elements of Mediterranean Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

3. Wall

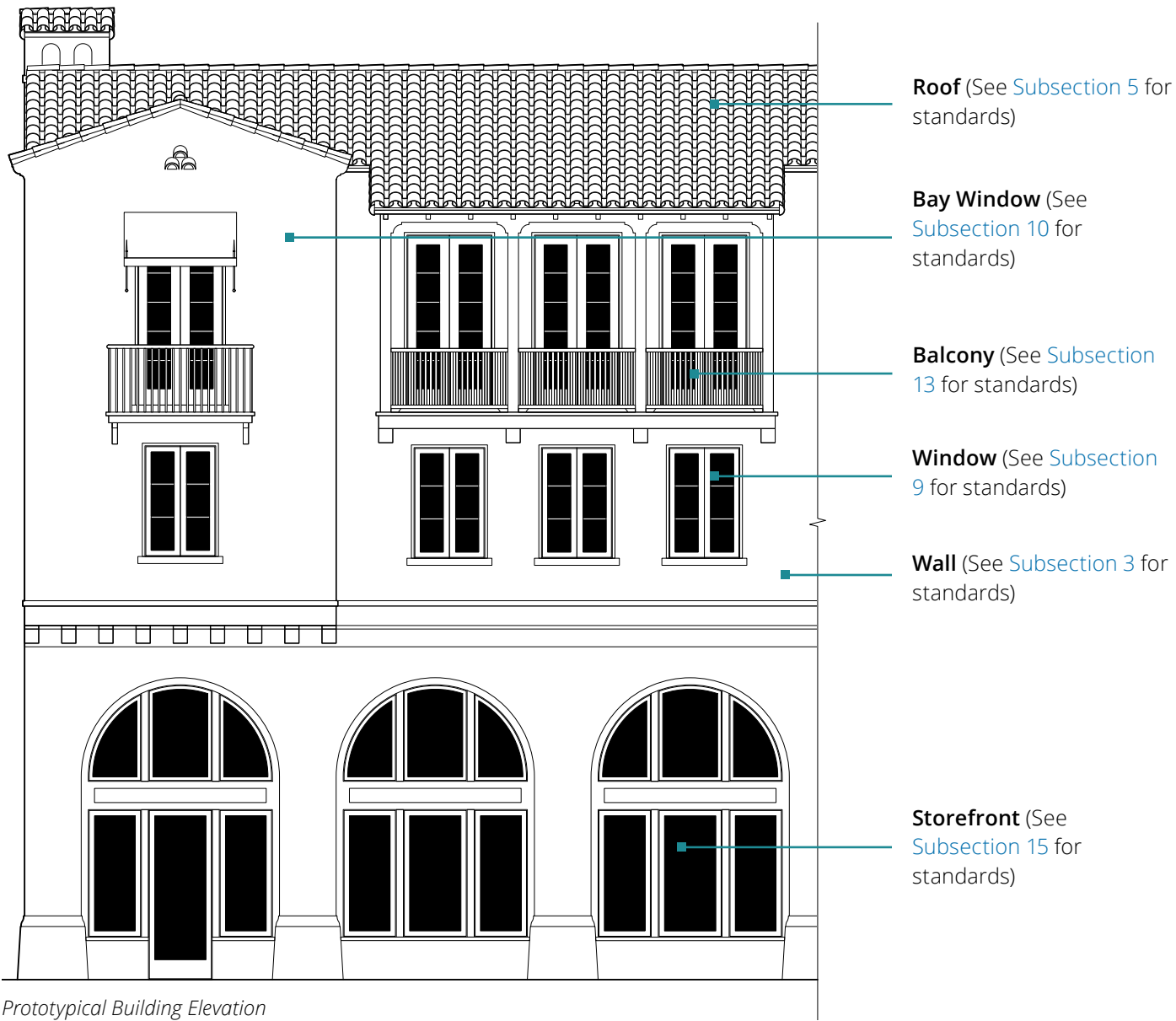
No wall standards apply to this style. See Subsection 16 (Materials) for materials standards.

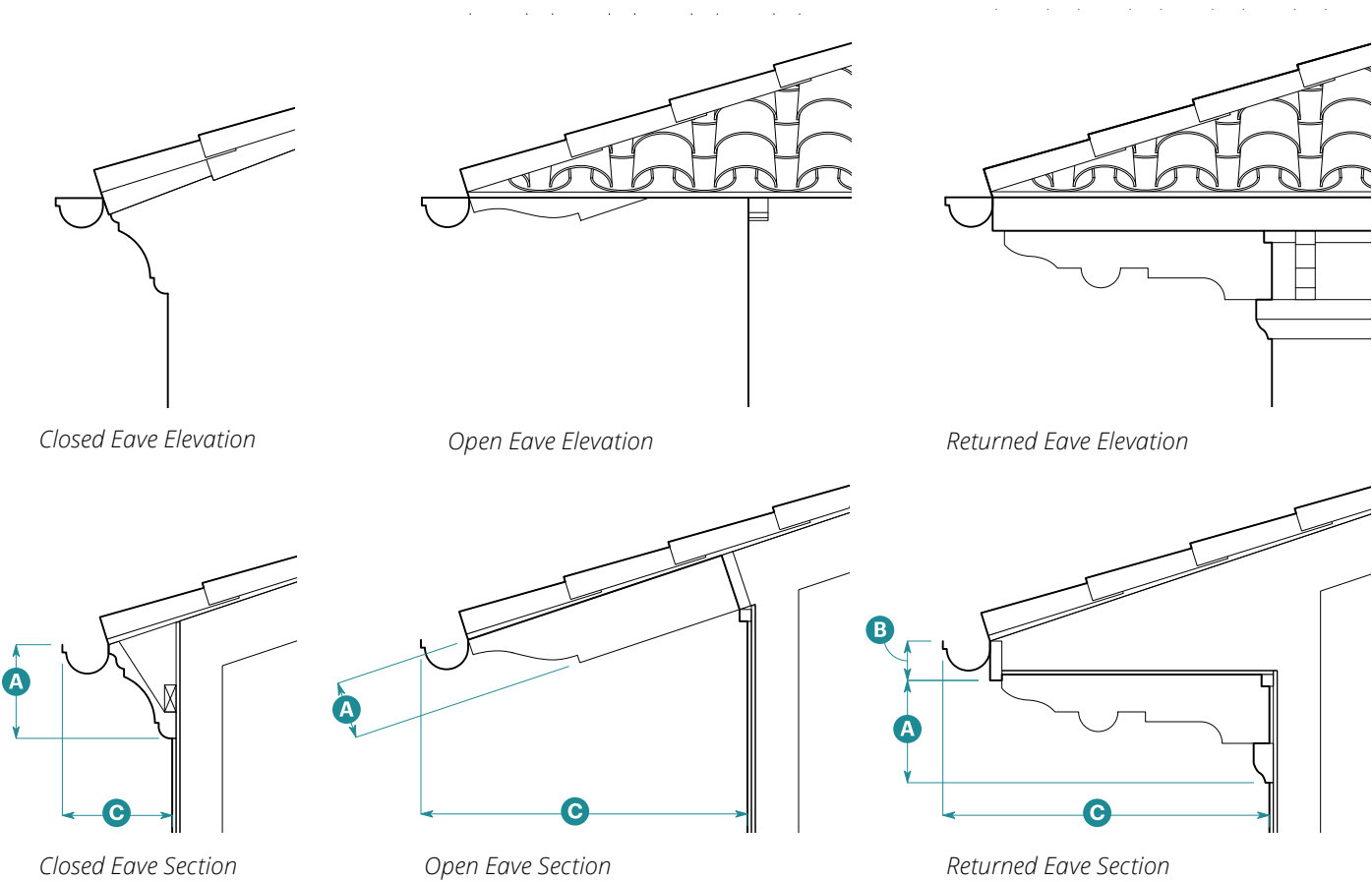
4. Base

None required

Elements of Mediterranean Style – Mixed-Use Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.





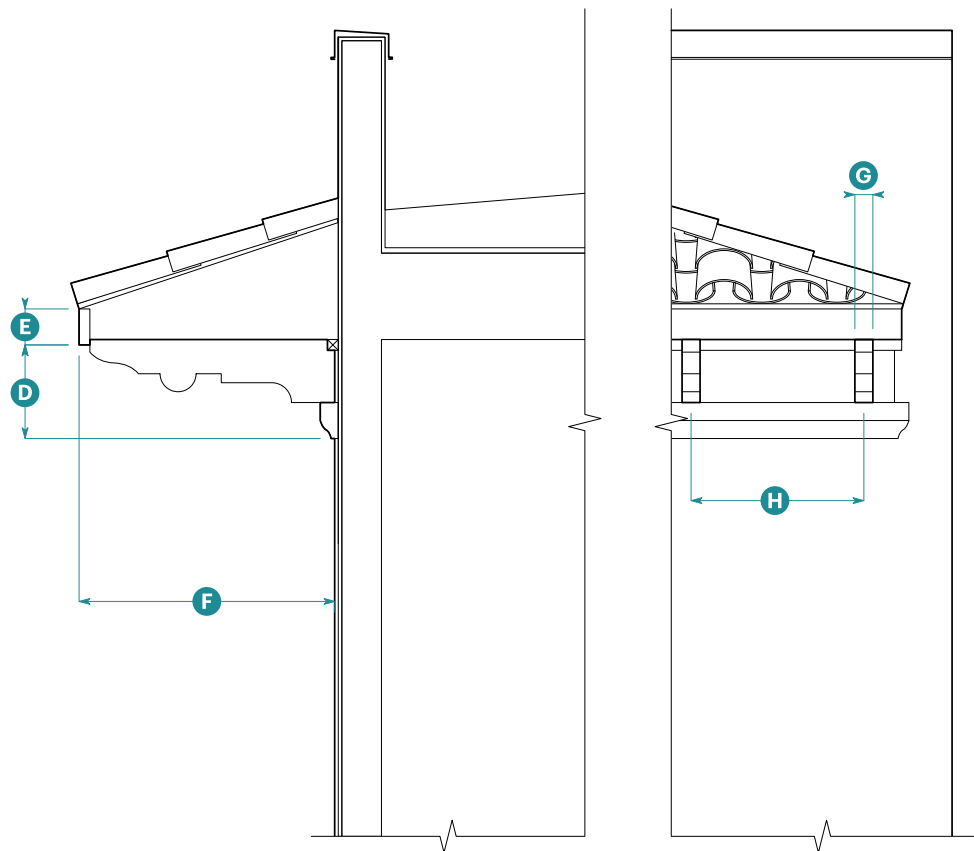
5. Building Roof		
Building Roof Standards	Sloped Roof	Flat Roof
Applicable Subsections		
Subsection 6 (Rake)	A	N/A
Subsection 7 (Eave)	A	N/A
Subsection 8 (Parapet)	N/A	A
Form		
Pitch	4:12 min.; 6:12 max.	N/A

6. Rake	
No specialized rake profile	

7. Eave				
Standards	Closed	Open	Returned	
Height				
Supporting Element	1'0" min.	8" min.	1'0" min.	A
Fascia	None	None	6" min.	B
Horizontal Projection ¹				
Overall	1'0" min.	3'0" min.	2'6" min.	C

¹ Horizontal projection includes gutter.

A = Applicable N/A = Not Applicable



Parapet Section

Parapet Elevation

8. Parapet		
Height		
Supporting Element	1'8" min.	D
Fascia	6" min.	E
Horizontal Projection ²		
Overall	2'0" min.	F
Continuous cornice required on all street facing facades.		
Required Ornament		
Type	Brackets	
Width	3" min.	G
Spacing	24" max. on center	H
Placement	Below fascia	

²Horizontal projection includes gutter.

9. Windows

Opening

Proportion, Height I to Width J ³	
Ground Floor	2.0 min.
Upper Floor	1.75 min.
Dormer	See Subsection 11 (Dormers) for standards.

Typical Sizes, Width J x Height I	
Ground Floor, Typical	3'0" x 6'0"
Ground Floor, Ganged	2'4" x 6'0"
Ground Floor, Picture	4'6" x 6'0"
Upper Floor, Typical	3'0" x 5'6"
Upper Floor, Ganged	2'4" x 5'6"
Upper Floor, Picture	4'6" x 5'6"
Privacy	2'0" x 4'0"

Shape	Square, arched
Operation	Casement

Window

Glazing Divisions	6 parts or 8 parts
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Frame Width (Frame + Sash)	
At Rail	2.5" min. ± 1/4" K
At Stile	2.5" min. ± 1/4" L

Molding Widths	
Head	2" min. M
Jamb	2" min. N
Apron	None required

Window Frame Recess

Depth	2" min.
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Sill

Depth	2" min.
-------	---------

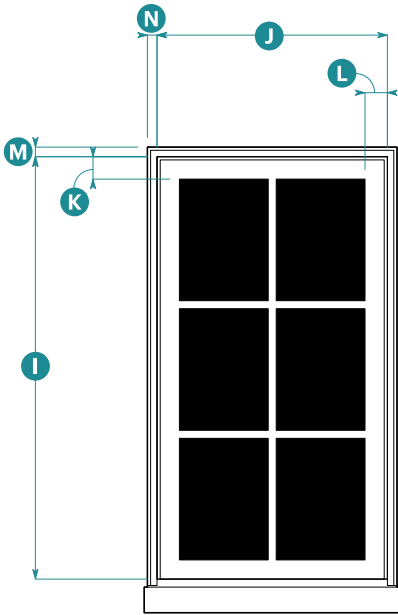
Pediment

Allowed	No
---------	----

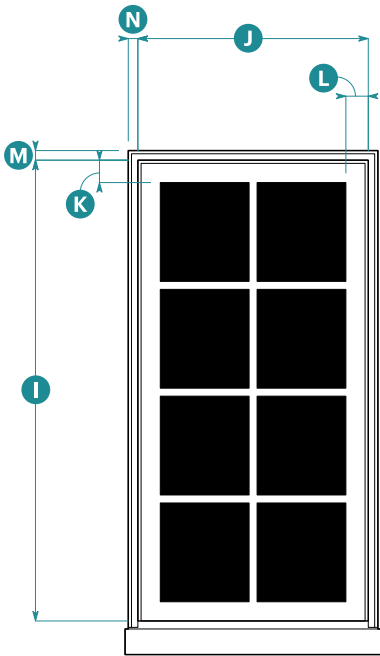
Mullions

Mullions required between ganged windows.

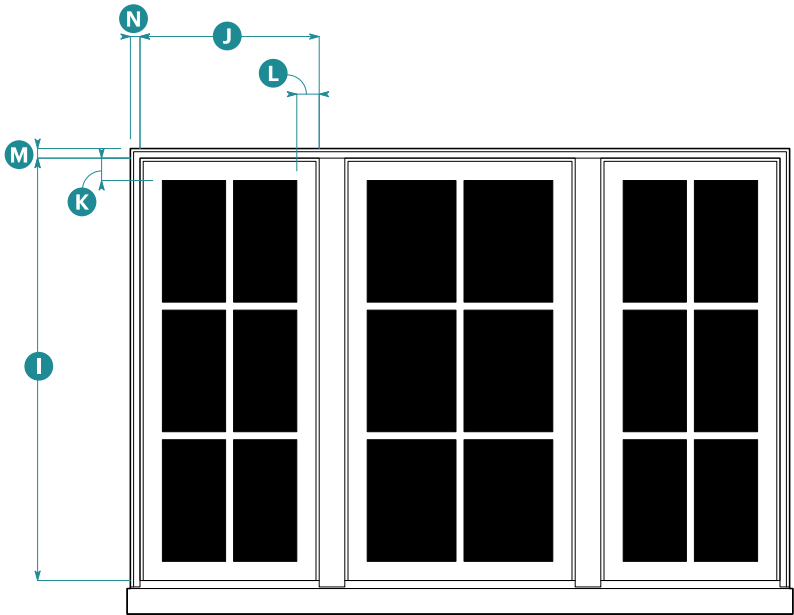
³Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



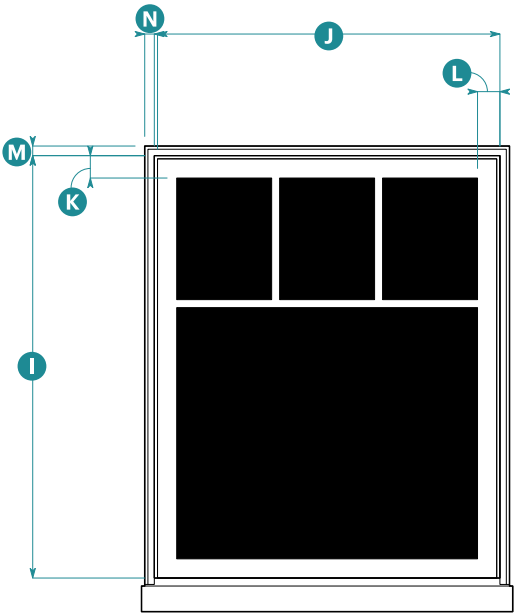
Upper Floor Typical Window Elevation
6 parts



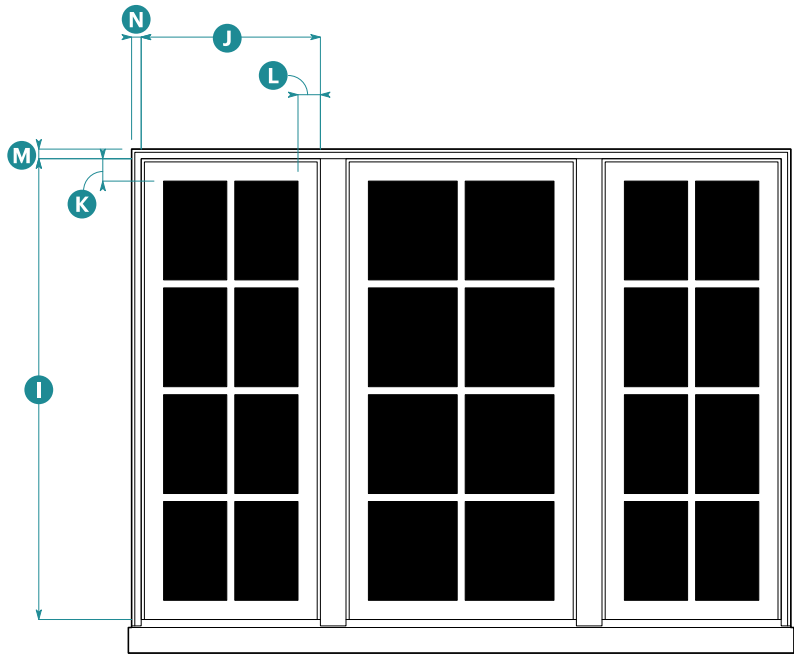
Ground Floor Typical Window Elevation
8 parts



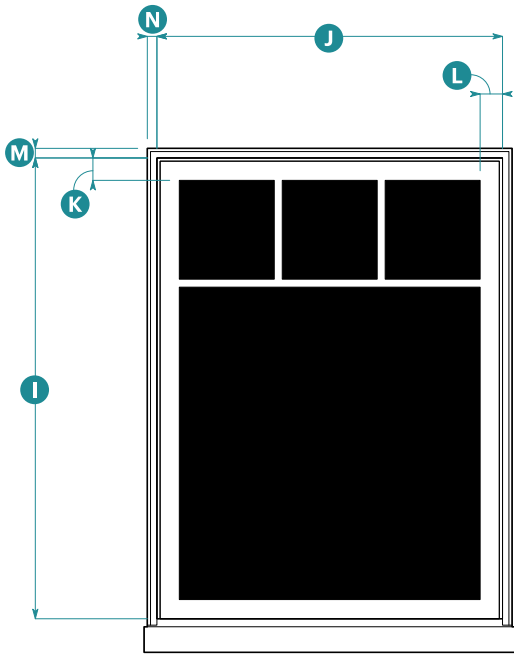
Upper Floor Ganged Window Elevation
6 parts



Upper Floor Picture Window Elevation



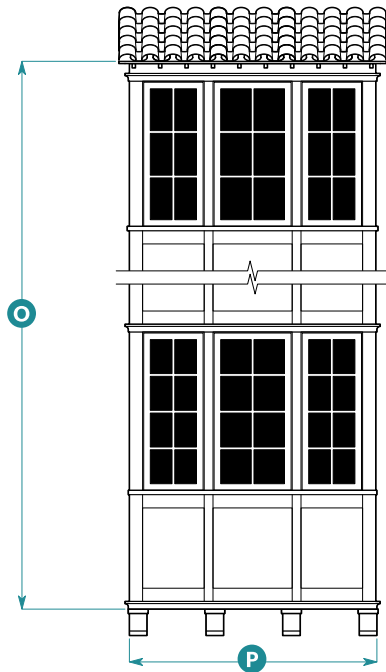
Ground Floor Ganged Window Elevation
8 parts



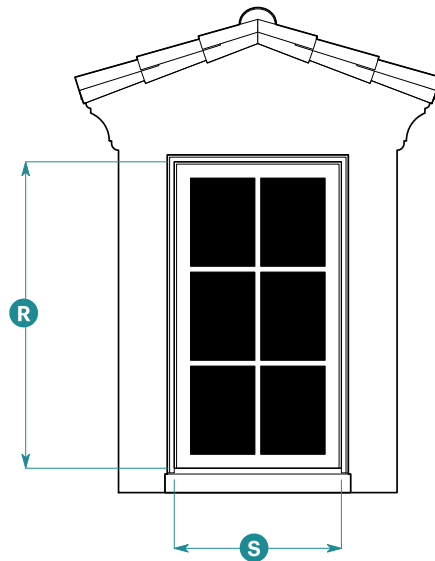
Ground Floor Picture Window Elevation



Bay Window Plan



Bay Window Elevation



Dormer Elevation

10. Bay Windows

Form

Type Square

Size

Height O

On buildings with heights up to 3 stories 2 stories max.

On buildings with heights above 3 stories 2 stories plus 1 additional story for each building story over 3 max.

Width 6'0" min.; 12'0" max. P

Depth 1'0" min.; 3'0" max. Q

Cornice Types

Building eave wraps bay.

Bay stops below building eave (bay has own cornice).

Bay returns into building eave (bay never projects above the building eave).

Additional Standards

Bay depth not allowed to project beyond eave depth.

10. Bay Windows (Continued)

Multi-story bay window form shall be vertically continuous.

Continuous horizontal articulation on building shall wrap bay form.

Corner bay may be turned on side to be rotated 45 degrees from building corner.

11. Dormers

Roof Form

Type Gable

Pitch 4:12 min.; 8:12 max.

Window

Proportion, Height 1.75 min.

R to Width S

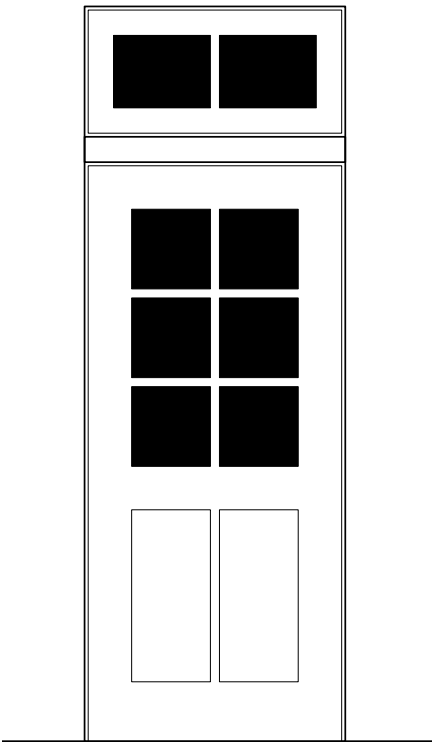
Width 3'0" min. S

Pediment

Allowed No

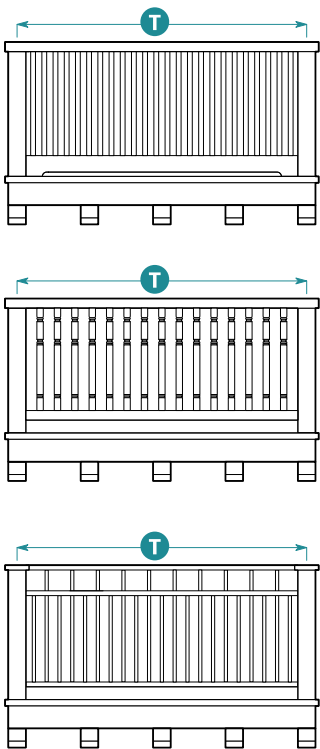
Dormers allowed for buildings with half stories.

See [Subsections 6](#) (Rake), [7](#) (Eave), and [9](#) (Windows) for additional standards.



Entry Door Elevation

12. Entry Doors	
Door	
Number of Panels	2 min.
Surround	
None required	
Additional Elements	
Transom	Allowed
Pediment	Not Allowed



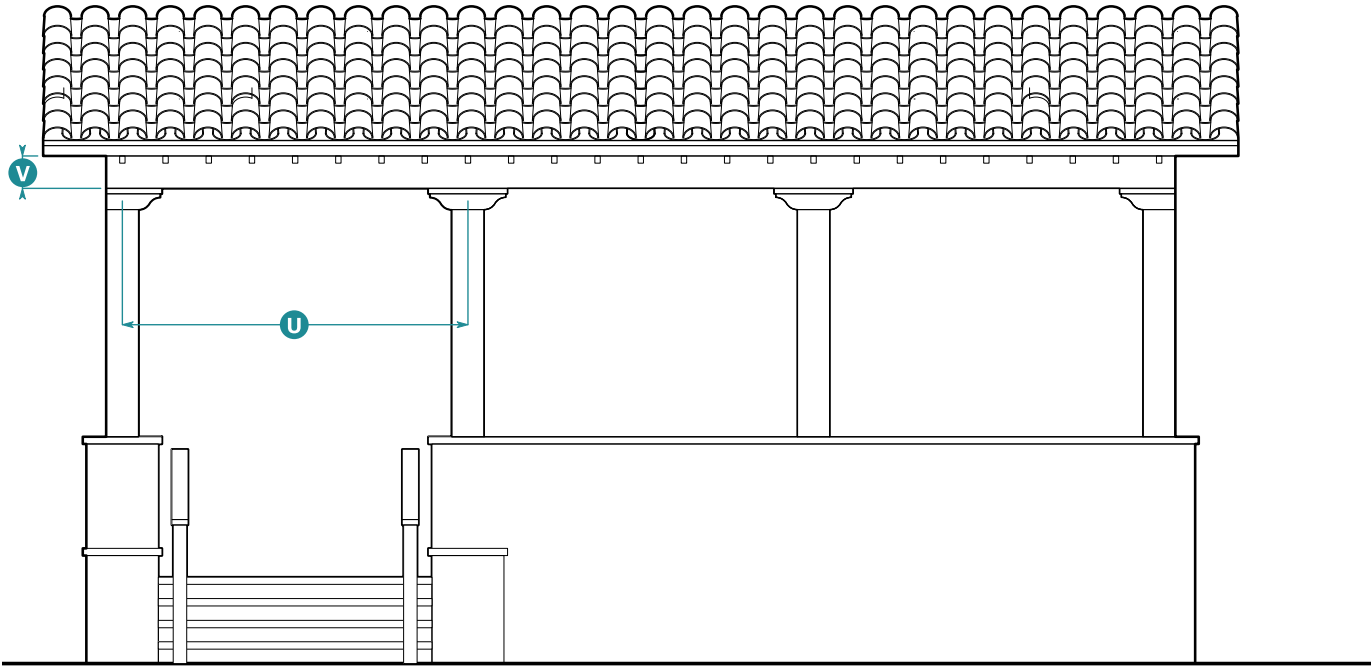
Type 1
Square Guardrail

Type 2
Turned Guardrail

Type 3
Decorative Metal Guardrail

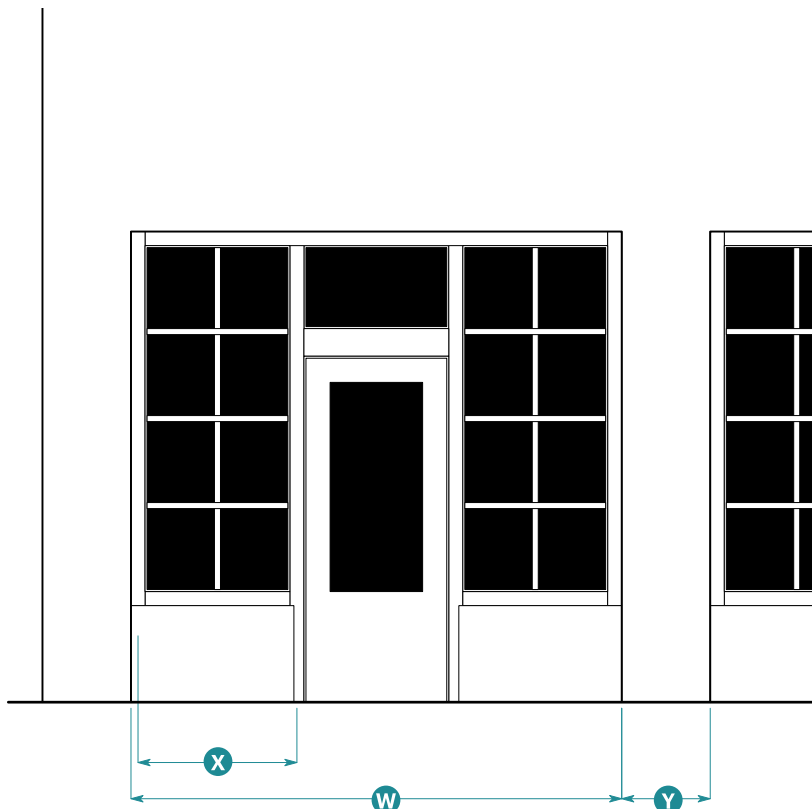
Balcony Front Elevation

13. Balconies	
Allowed Materials	
Type 1 - Square Guardrail	
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Type 2 - Turned Guardrail	
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Type 3 - Decorative Metal Guardrail	
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Baluster	Metal
Size	
Overall Balcony Width	10'0" max.
Width Between Posts	3' min.

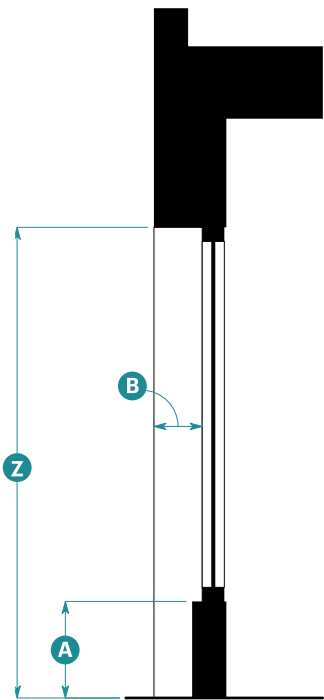


Porch Elevation

14. Porches		
Columns		
Shape	Square or round, with capitals or brackets	
Diameter	8" min.	
Spacing	9'0" max. on center	U
Entablature		
Overall	10" min.	V



Storefront Elevation

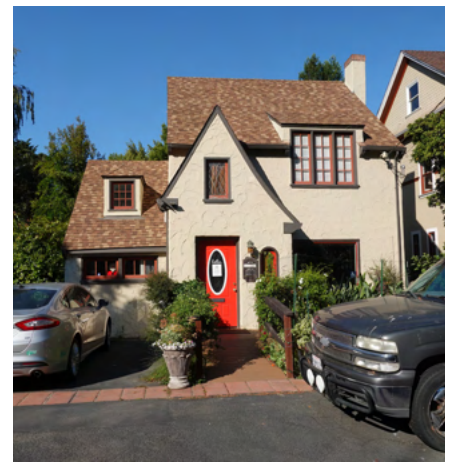


Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	W
Display Window	3'0" min.; 4'0" max.	X
Distance Between Storefront Modules	1'6" min.; 2'6" max.	Y
Height		
Head Height	11'0" min.	Z
Cornice	None	
Signage Band	None	
Base	1'0" min.; 2'0" max.	A
Horizontal Recess		
Depth	6" min.; 9" max.	B

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

16. Materials	
Element	Allowed Materials
Wall	
Wall Cladding	Stucco
Roof and Roof Elements	
Roofing	Terracotta clay barrel tiles
Rake and Eave	Wood, composite wood, stucco
Cornice	Wood, composite wood, stucco
Brackets	Composite wood, wood, or fiberglass
Gutter	Metal half-round
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass
Sill	Stucco, cast stone
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, fiberglass, metal
Railing	Wood, wrought iron
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Stucco, tile



General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

Tudor style buildings are inspired by the Storybook and Tudor Revival styles that emerged in America in the late 19th century. Its origins are in late Medieval English construction, reflected in faux half-timbering often expressed in upper stories. Initially used in formal civic buildings, the style became popular in Marin communities for main street building types.

2. Typical Characteristics

Prominent gabled roof forms with steep pitch and open eaves

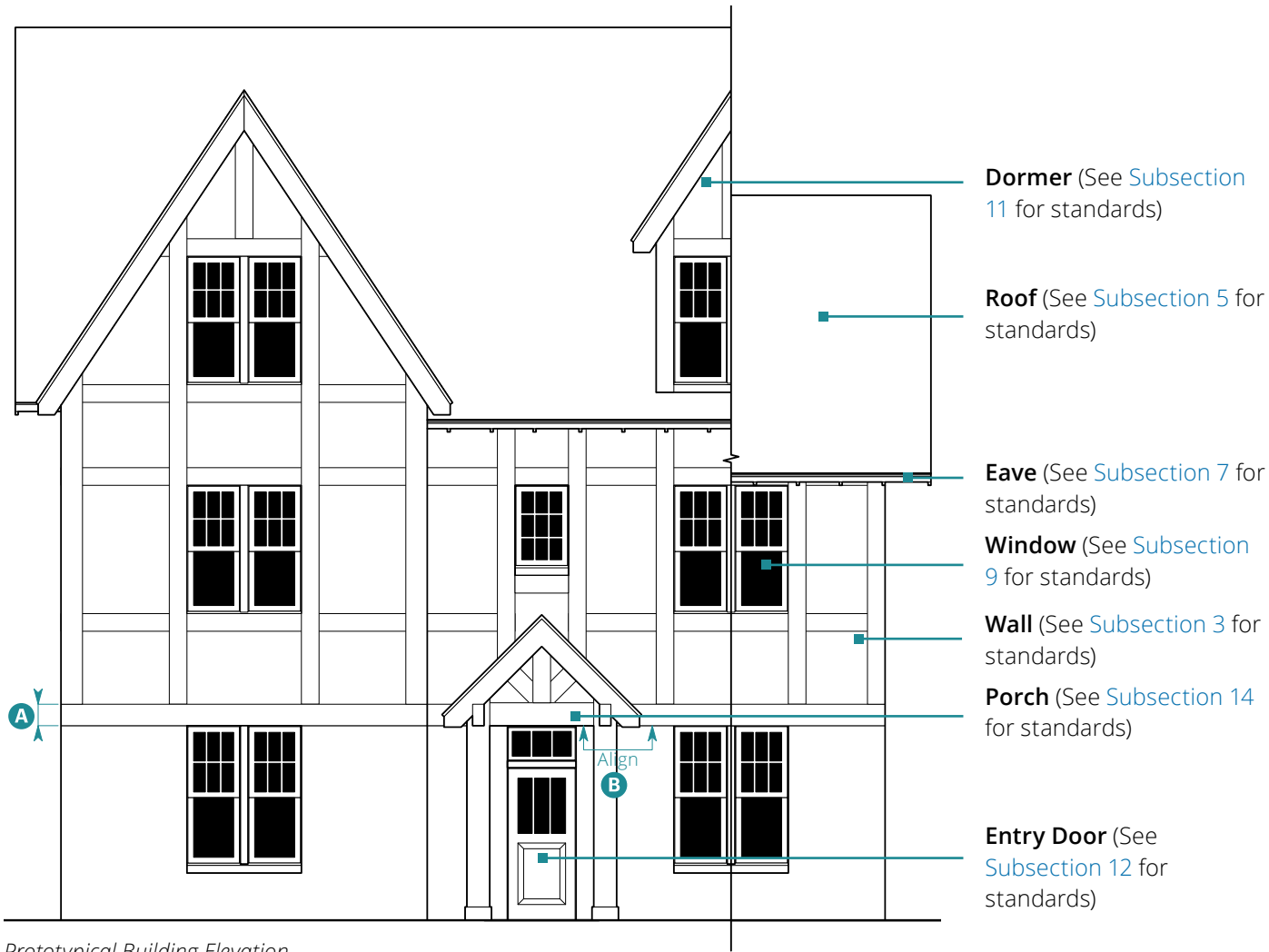
Vertically proportioned openings with surround

Brick and stucco as primary facade materials, often with half-timbering at upper floors

Open eaves

Elements of Tudor Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

3. Wall		
Half-Timbering Trim		
Width	10" min.	A
Align bottom of half-timbering with bottom of porch entablature, where occurs.		B

4. Base
None required

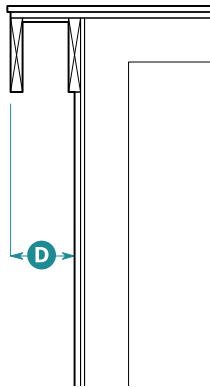
Elements of Tudor Style – Mixed-Use Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.





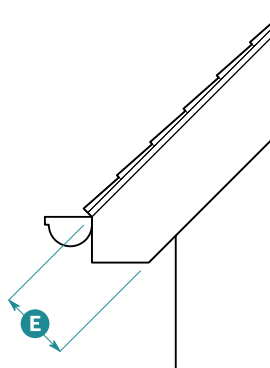
Gable End Elevation



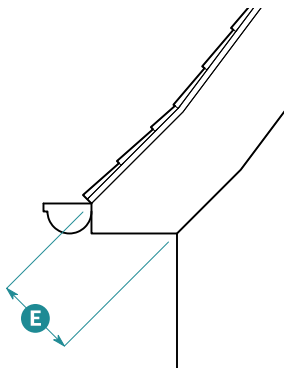
Rake Section

5. Building Roof		
Building Roof Form		
Pitch	10:12 min.	
Gable End Form		
Pitch	12:12 min.	C

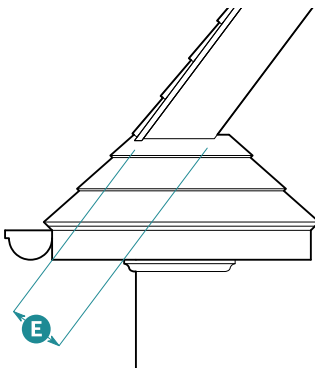
6. Rake		
Horizontal Projection to	8" min.	D
Fascia		
See Subsection 7 (Eave) for height standards.		



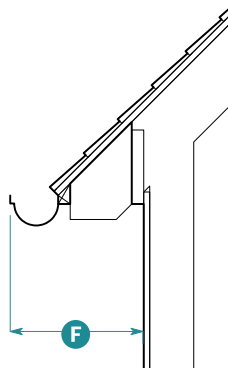
Open Eave Elevation



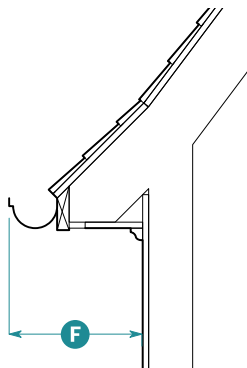
Returned Eave Elevation



Returned Eave
Alternate Elevation



Open Eave Section



Returned Eave Section

7. Eave			
Standards	Open Eave	Returned Eave	
Height			
Overall	8" min.	10" min.	E
Horizontal Projection ¹			
Overall	1'0" min.	1'0" min.	F

¹ Horizontal projection includes gutter.

8. Parapet

No flat roofs are allowed in this style and parapet standards are not applicable. See [Subsection 5 \(Roof\)](#), [Subsection 6 \(Rake\)](#) and [Subsection 7 \(Eave\)](#) for standards applicable to sloped roofs.

9. Windows

Opening

Proportion, Height G to Width H ²	
Ground Floor	2.0 min.
Upper Floor	1.75 min.
Dormer	See Subsection 11 (Dormers) for standards.

Typical Sizes, Width H x Height G	
Ground Floor, Typical	3'0" x 6'0"
Ground Floor, Ganged	2'4" x 6'0"
Ground Floor, Picture	4'6" x 6'0"
Upper Floor, Typical	3'0" x 5'6"
Upper Floor, Ganged	2'4" x 5'6"
Upper Floor, Picture	4'6" x 5'6"
Privacy	2'0" x 4'0"
Shape	Square
Operation	Single Hung, Double Hung, Casement

Window

Glazing Divisions	6 parts min.; 24 parts max.
Frame Width (Frame + Sash)	
At Rail	2.5" min. ± 1/4" I
At Stile	2.5" min. ± 1/4" J

Trim Widths	
Head	None required
Jamb	None required
Apron	None required

Window Frame Recess

Depth	2" min.
-------	---------

Sill

Depth	3" min.
-------	---------

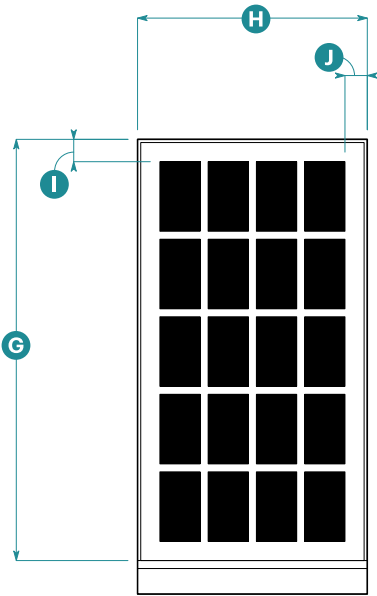
Pediment

Allowed	No
---------	----

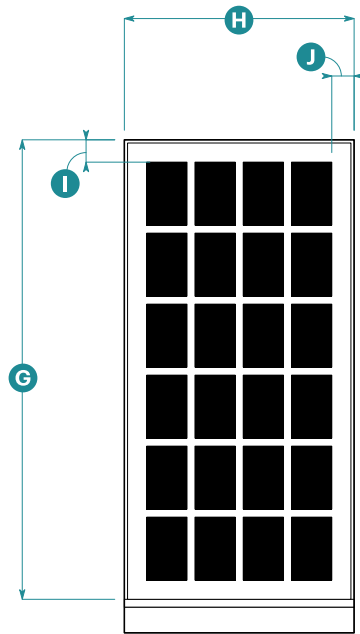
Mullions

Mullions required between ganged windows.

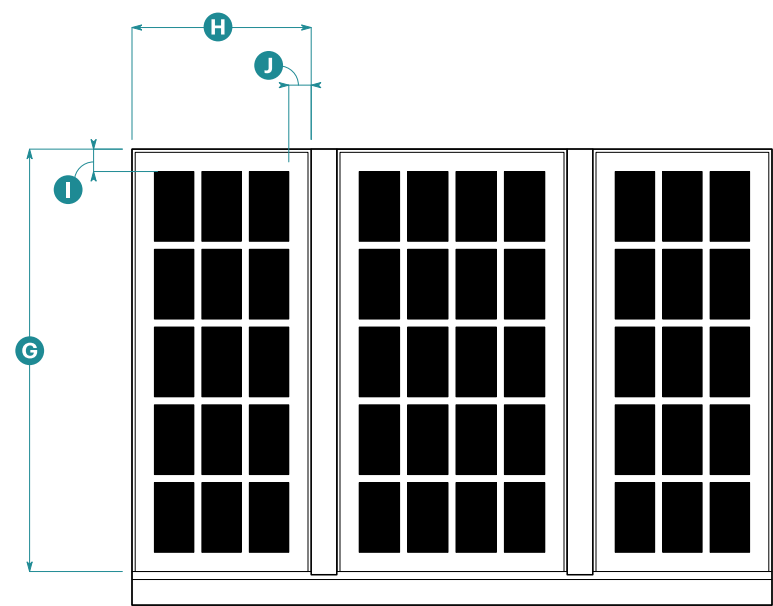
²Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



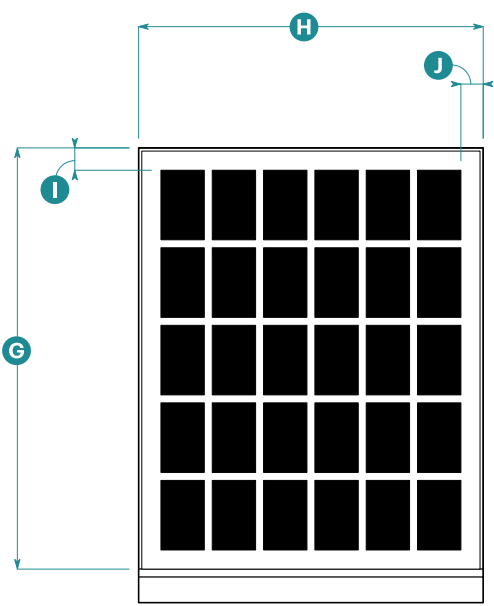
Upper Floor Typical Window Elevation
20 parts



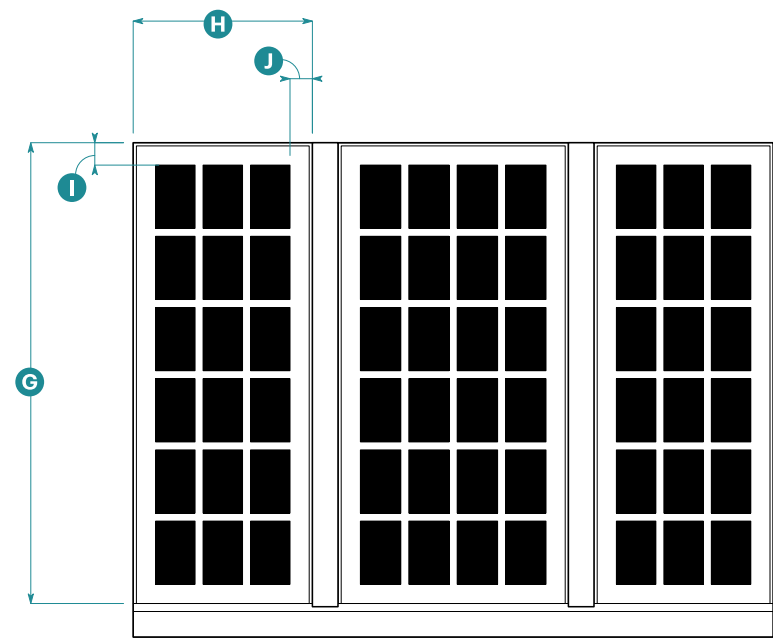
Ground Floor Typical Window Elevation
24 parts



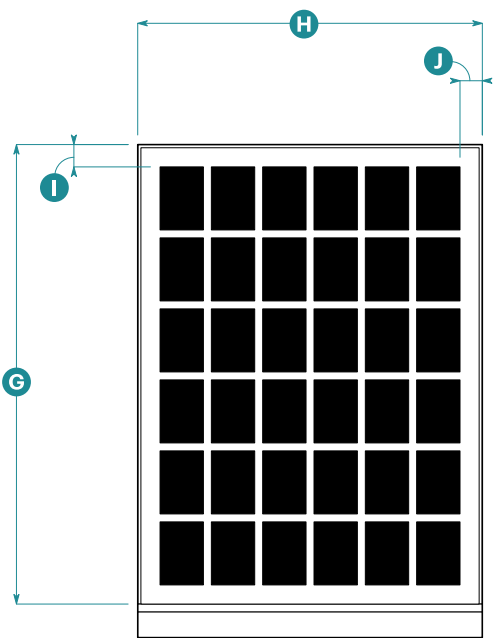
Upper Floor Ganged Window Elevation
15 parts and 20 parts



Upper Floor Picture Window Elevation



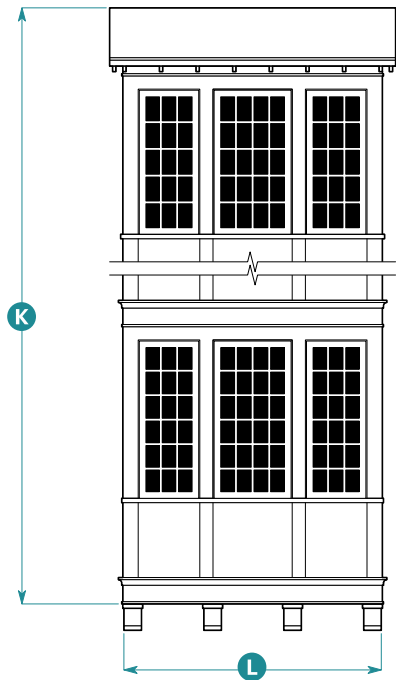
Ground Floor Ganged Window Elevation
18 parts and 24 parts



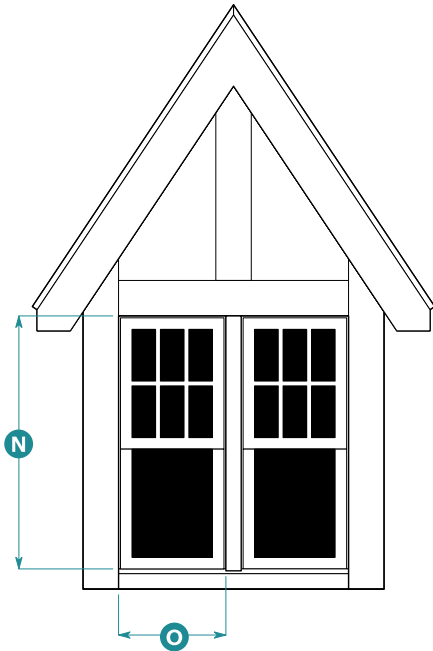
Ground Floor Picture Window Elevation



Bay Window Plan



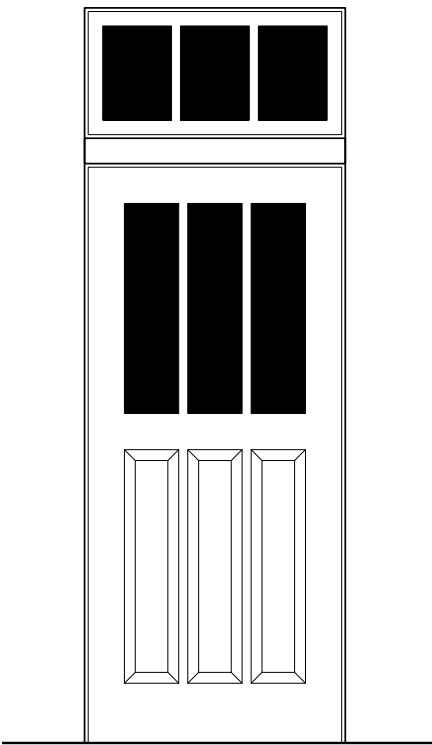
Bay Window Elevation



Dormer Elevation

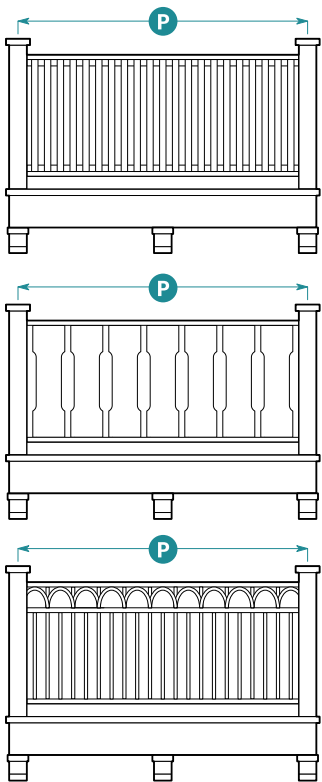
10. Bay Windows		
Form		
Type	Square	
Size		
Height		K
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	L
Depth	1'0" min.; 3'0" max.	M
Cornice Types		
Building eave wraps bay.		
Bay stops below building eave (bay has own cornice).		
Bay returns into building eave (bay never projects above the building eave).		
Additional Standards		
Bay depth not allowed to project beyond eave depth.		

10. Bay Windows (Continued)		
Multi-story bay window form shall be vertically continuous.		
Continuous horizontal articulation on building shall wrap bay form.		
Corner bay may be turned on side to be rotated 45 degrees from building corner.		
11. Dormers		
Roof Form		
Type	Gable	
Pitch	12:12 min.	
Window		
Proportion, Height	1.75 min.	
N to Width O		
Width	3'0" min.	O
Pediment		
Allowed	No	
Dormers allowed only for buildings with half stories.		
See Subsections 6 (Rake), 7 (Eave), and 9 (Windows) for additional standards.		



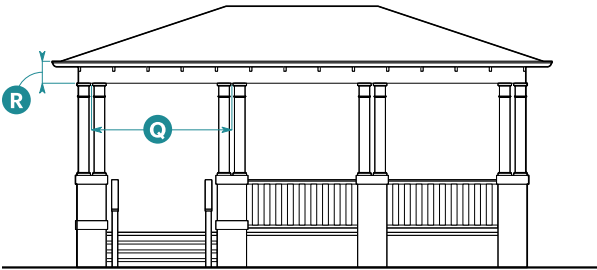
Entry Door Elevation

12. Entry Doors	
Door	
Number of Panels	2 min.
Surround	
None required	
Additional Elements	
Transom	Allowed
Pediment	Not Allowed



Balcony Front Elevation

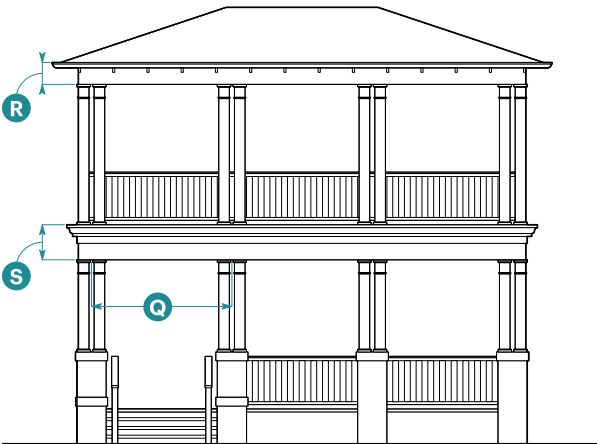
13. Balconies	
Allowed Materials	
Type 1 - Square Guardrail	
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Type 2 - Flat Sawn Guardrail	
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Type 3 - Decorative Metal Guardrail	
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Baluster	Metal
Size	
Overall Balcony Width	10'0" max.
Width Between Posts	3' min.



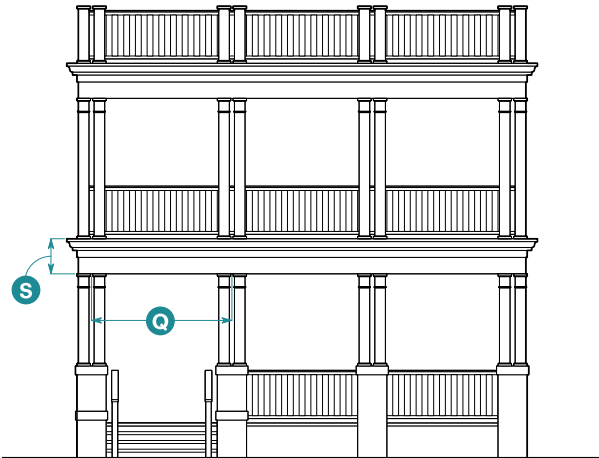
One-Story Porch



One-Story Porch with Deck Above



Two-Story Porch

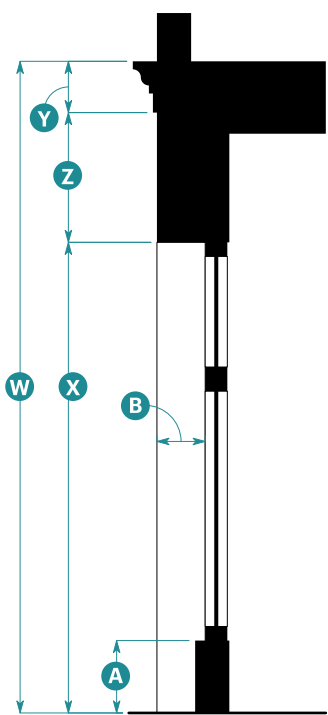


Two-Story Porch with Deck Above

14. Porches		
Columns		
Shape	Square stock (paired)	
Width	6" min. each	
Spacing	8' max. on center	Q
Entablature		
Height of Topmost Entablature		
Overall	1'6" min.	R
Height of Floor-to-Floor Entablature		
Overall	10" min.	S



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	T
Display Window	3'0" min.; 4'0" max.	U
Distance Between Storefront Modules	1'0" min.; 2'0" max.	V
Height		
Overall	13'0" min.	W
Head Height	10'0" min.	X
Cornice	10" min.	Y
Signage Band	1'6" min.	Z
Base	1'0" min.; 2'0" max.	A
Horizontal Recess		
Depth	6" min.; 1'0" max.	B

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

Cornice shall be continuous.

16. Materials	
Element	Allowed Materials
Wall	
Wall Cladding	Stone, stucco, brick, composite wood, wood, fiber cement
Base	
Base or Foundation	Brick, stone, cast stone, painted concrete, stucco
Roof and Roof Elements	
Roofing	Asphalt shingles, slate
Rake and Eave	Composite wood, wood
Cornice	Composite wood, wood
Brackets	Composite wood, wood, fiberglass
Gutter	Metal half-round
Windows, Bay Windows, and Entry Doors	
Trim or Surround	Composite wood, wood, fiber cement
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, fiberglass, metal
Railing	Composite wood, wood, wrought iron
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Wood panels, brick, fiber cement



General note: The images above and the descriptions in Subsections 1 and 2 below are intended to provide a brief overview of the architectural style and are descriptive, not regulatory.

1. Description of Style

Victorian style buildings combine elements of 19th century rural farmhouse vernacular with more formal "high Victorian" examples found in Marin communities.

2. Typical Characteristics

Simple, rectilinear forms articulated with a regular pattern of openings

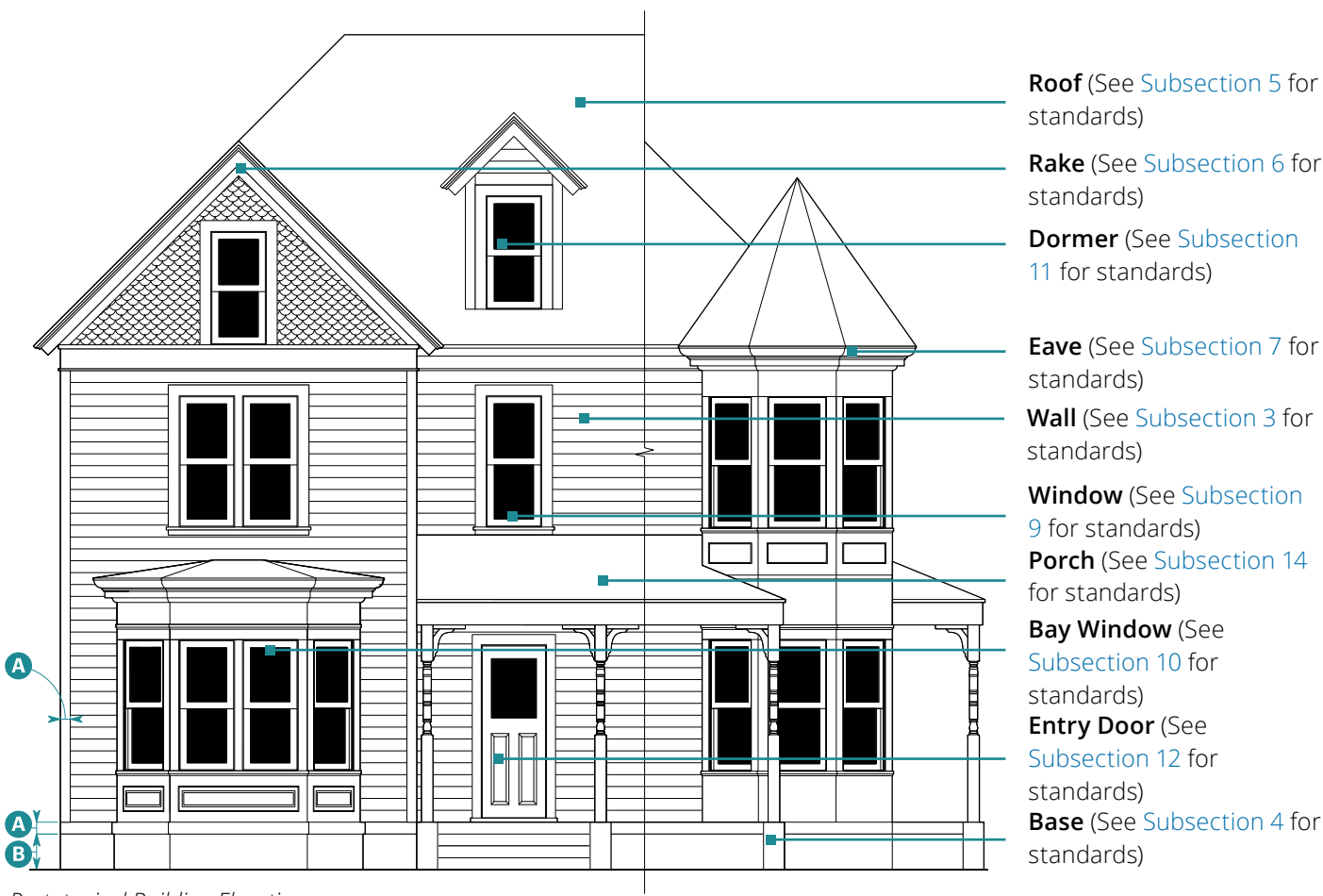
Vertically proportioned elements, including steeply pitched roofs, projecting gable ends, and tall cornices and parapets

Vertically proportioned windows, angled or boxed bays, and picture windows

Siding or stucco with shingled elements

Elements of Victorian Style – Multifamily Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.



Prototypical Building Elevation

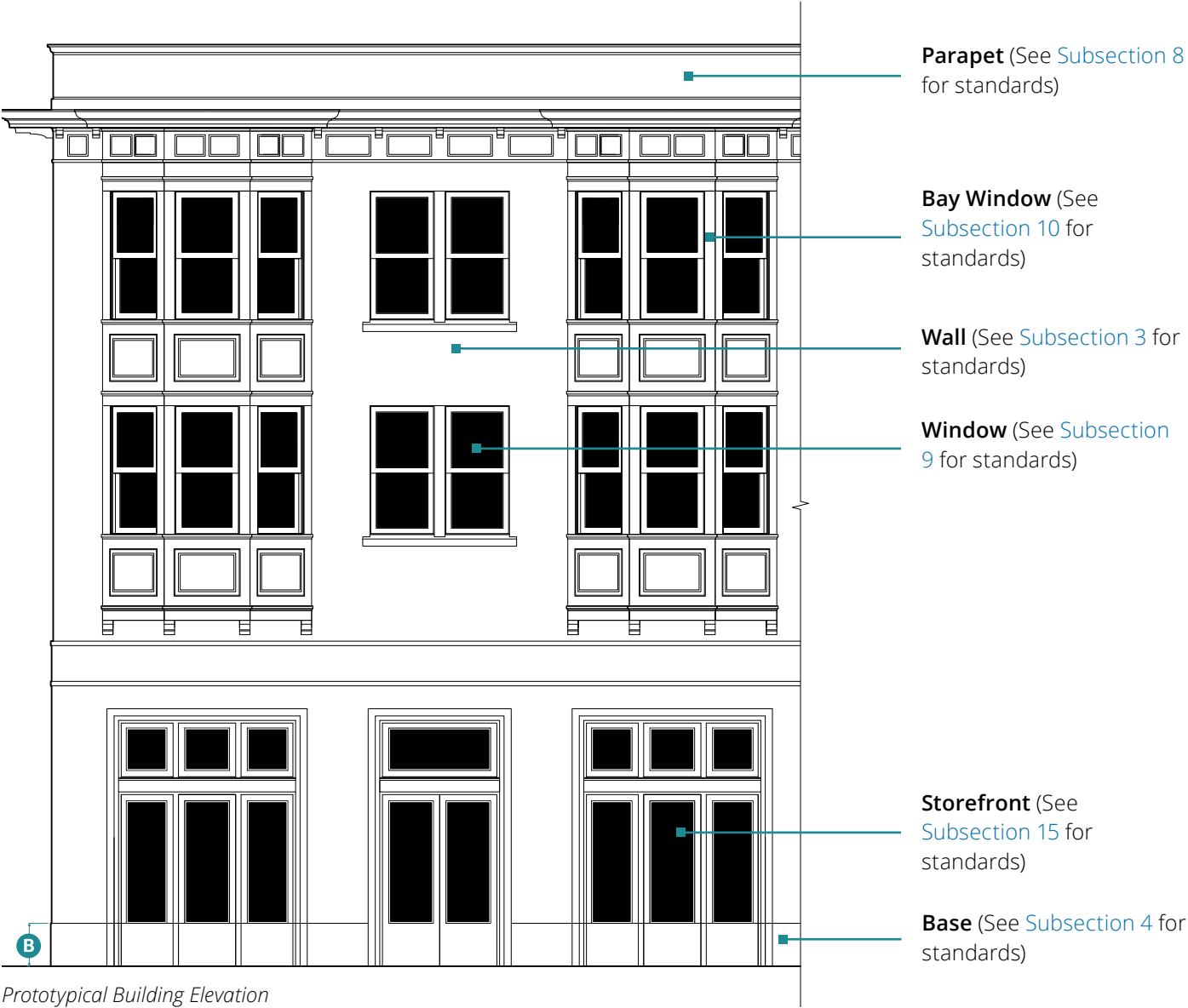
3. Wall	
Trim ¹	
Width	4" min. A

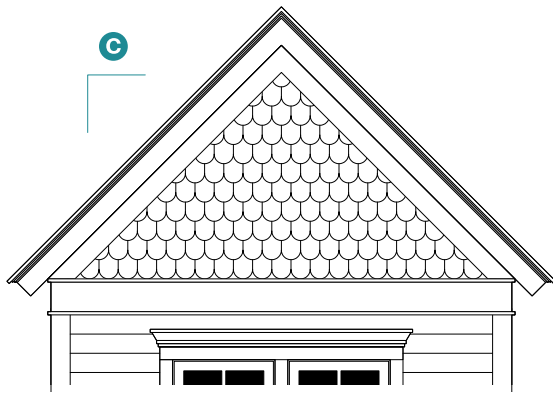
¹ Corner trim required only on buildings with wood, composite wood, or cementitious siding wall material.

4. Base	
Height	1'0" min.; 2'0" max. B

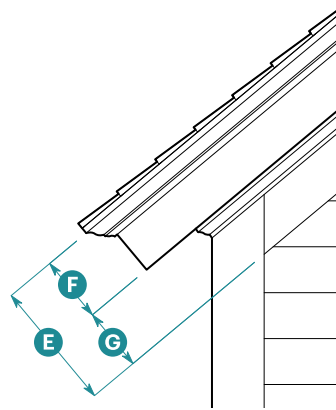
Elements of Victorian Style – Mixed-Use Prototype

Note: The image below is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.

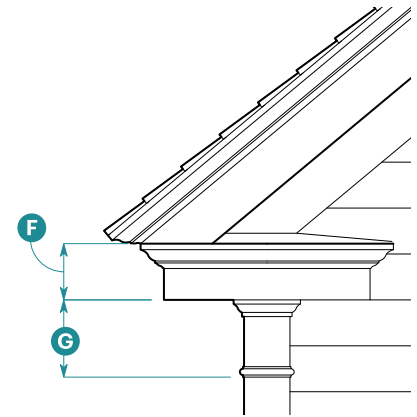




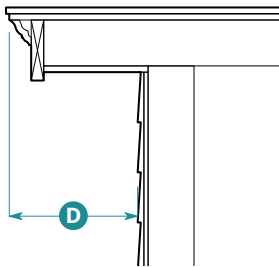
Gable End Elevation



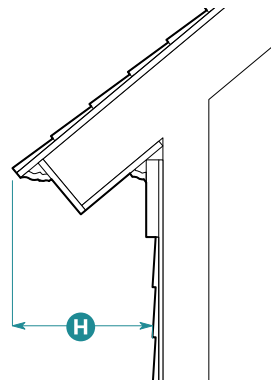
Open Eave Elevation



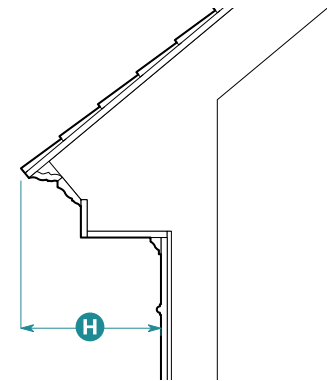
Returned Eave Elevation



Rake Section



Open Eave Section



Returned Eave Section

5. Building Roof

Building Roof Standards	Buildings with Half-Story Heights	Buildings with Full-Story Heights
Roof Form		
Type	Sloped	Flat
Pitch	10:12	N/A

Applicable Subsections

6. Rake	A	N/A
7. Eave	A	N/A
8. Parapet	N/A	A

Gable End Roof Form Standards

Pitch	12:12 min.	C
-------	------------	----------

6. Rake

Horizontal Projection	1'0" min.	D
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See [Subsection 7](#) (Eave) for height standards.

7. Eave

Allowed Types

Eave Types	Open, Returned
------------	----------------

Height

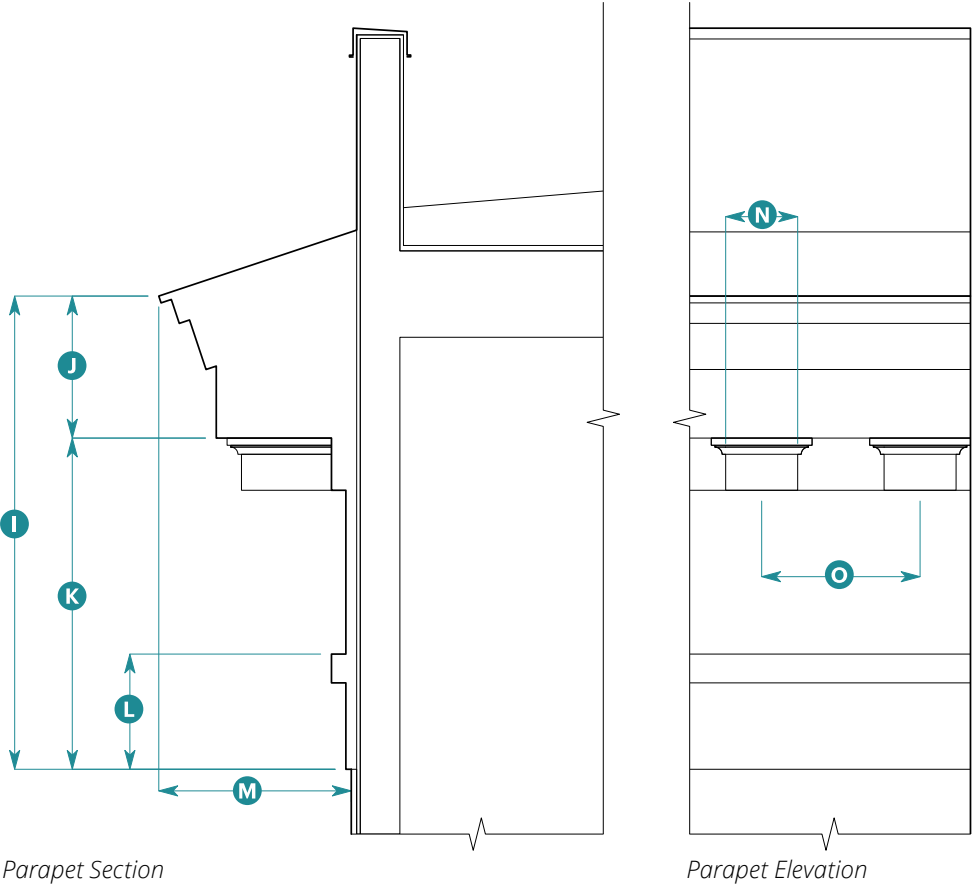
Overall	1'6" min.	E
Crown Mold and Fascia	8" min.	F
Trim Band	10" min.	G

Horizontal Projection²

Overall	1'4" min.	H
---------	-----------	----------

²Horizontal projection includes gutter.

A = Applicable N/A = Not Applicable



8. Parapet		
Height		
Overall	5'6" min.	I
Cornice	1'8" min.	J
Fascia		
Overall	3'6" min.	K
Lower Band	1'2" min.	L
Horizontal Projection ³		
Overall	2'6" min.	M
Continuous cornice required on all street facing facades.		
Required Ornament		
Type	Dentils	
Width	10" min.	N
Spacing	24" max. on center	O
Placement	Below cornice at top of fascia	

³Horizontal projection includes gutter.

9. Windows

Opening

Proportion, Height P to Width Q ⁴	
Ground Floor	2.25 min.
Upper Floor	2.125 min.
Dormer	See Subsection 11 (Dormers) for standards.

Typical Sizes, Width Q x Height P	
Ground Floor, Typical	2'8" x 6'6"
Ground Floor, Ganged	2'8" x 6'6"
Ground Floor, Picture	4'2" x 6'6"
Upper Floor, Typical	2'8" x 5'8"
Upper Floor, Ganged	2'8" x 5'8"
Upper Floor, Picture	4'2" x 5'8"
Privacy	2'0" x 4'6"
Shape	Square
Operation	Single Hung, Double Hung, Casement

Window	
Glazing Divisions	2 over 2
Frame Width (Frame + Sash)	
At Rail	2.5" min. ± 1/4" R
At Stile	2.5" min. ± 1/4" S
Trim Widths	
Head	4" min. T
Jamb	4" min. U
Apron	3" min. V

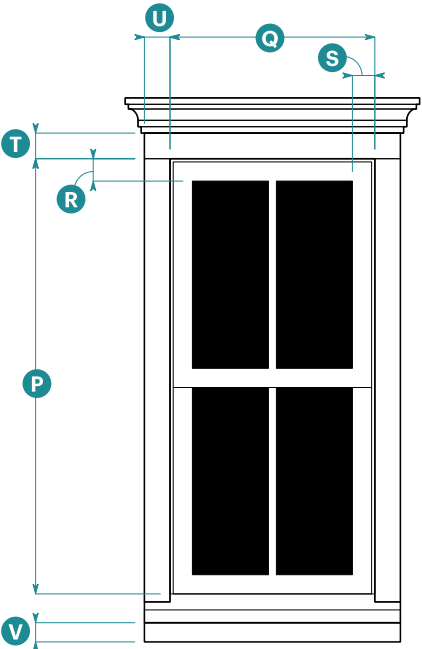
Window Frame Recess	
Depth	2" min.

Sill	
Depth	3" min.

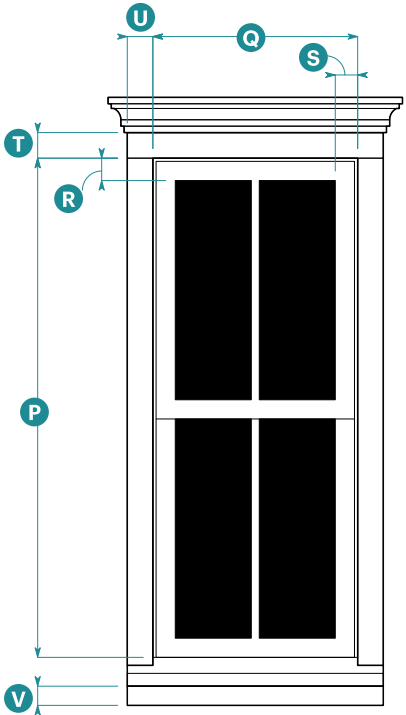
Pediment	
Allowed	Yes

Mullions	
Mullions required between ganged windows.	

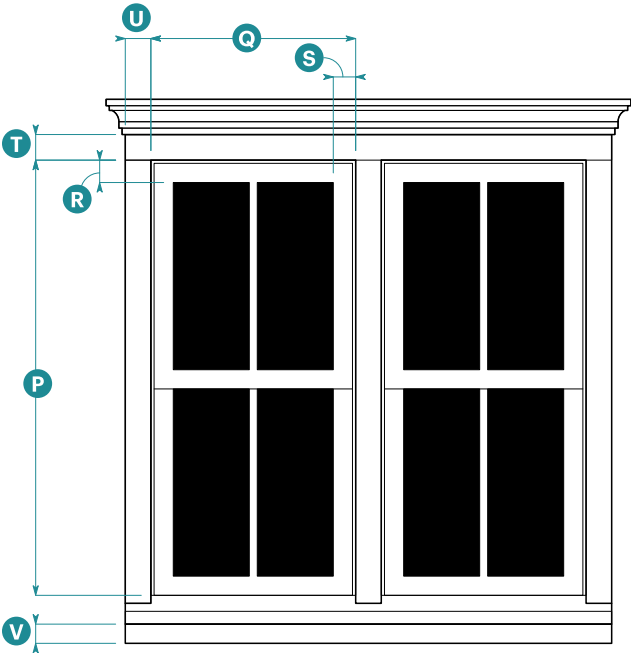
⁴Picture windows shall be wider than typical windows and equal in height to windows on the same floor.



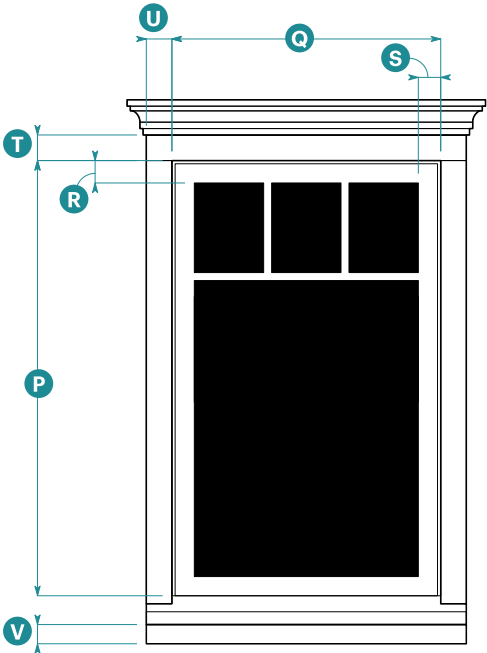
Upper Floor Typical Window Elevation
2 over 2



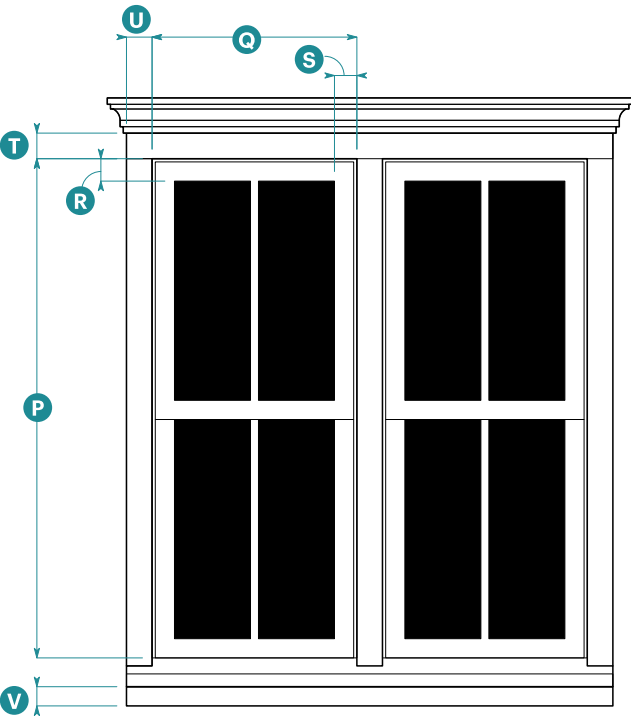
Ground Floor Typical Window Elevation
2 over 2



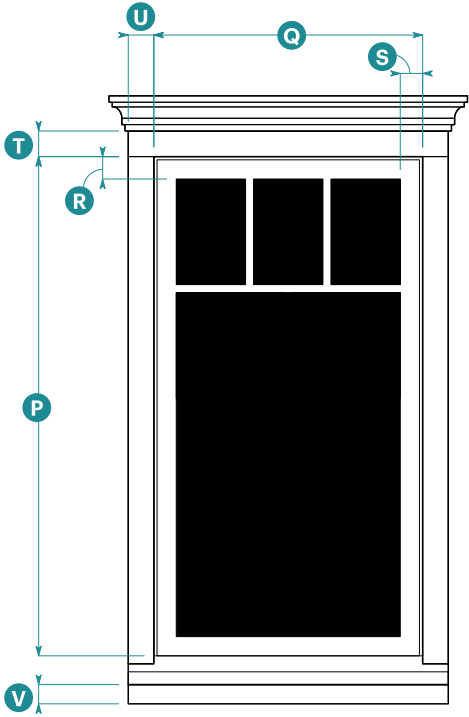
Upper Floor Ganged Window Elevation
2 over 2



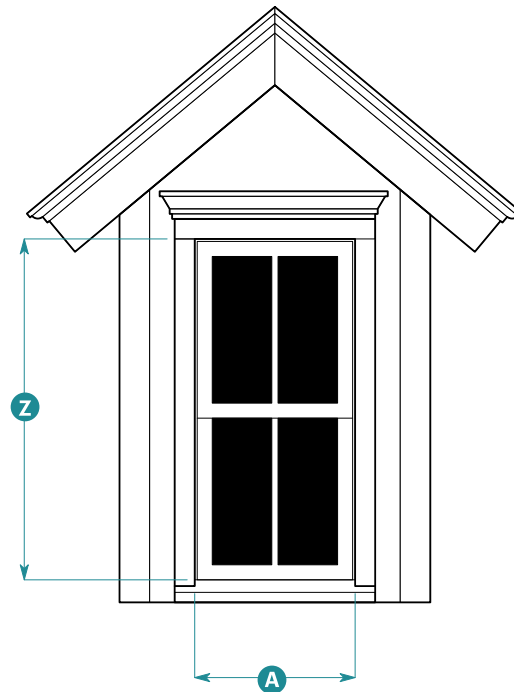
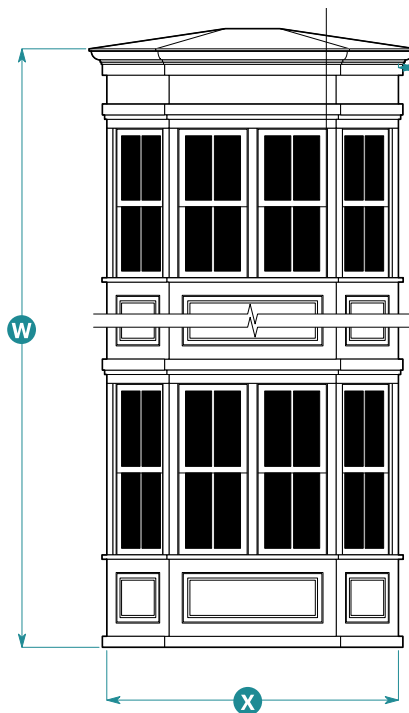
Upper Floor Picture Window Elevation



Ground Floor Ganged Window Elevation
2 over 2



Ground Floor Picture Window Elevation



10. Bay Windows

Form

Type	Chamfered
Interior Angle	30 degrees min.; 55 degrees max.
Number of Faces	3 or 5

Size

Height		W
On buildings with heights up to 3 stories	2 stories max.	
On buildings with heights above 3 stories	2 stories plus 1 additional story for each building story over 3 max.	
Width	6'0" min.; 12'0" max.	X
Depth	1'0" min.; 3'0" max.	Y

Cornice Types

Cornice wraps bay.

Bay stops below building cornice (bay has own cornice).

Bay returns into building cornice (bay never projects above the building cornice).

10. Bay Windows (Continued)

Additional Standards

Bay depth not allowed to project beyond cornice depth.

Multi-story bay window form shall be vertically continuous.

Continuous horizontal articulation on building shall wrap bay form.

11. Dormers

Roof Form

Type	Gable
Pitch	10:12

Window

Proportion, Height to Width	2.125 min.	Z to A
Width	2'8" min.	A

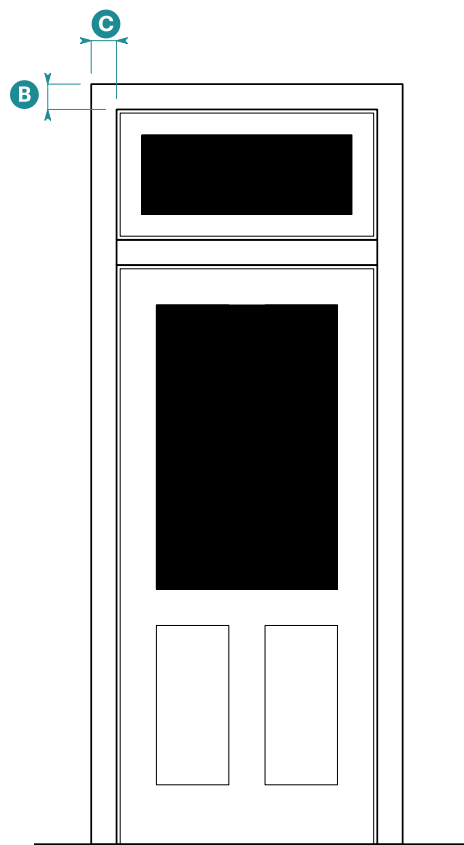
Pediment

Allowed	Yes
---------	-----

See Returned Eave Elevation in [Subsection 7](#) (Eave) for additional standards.

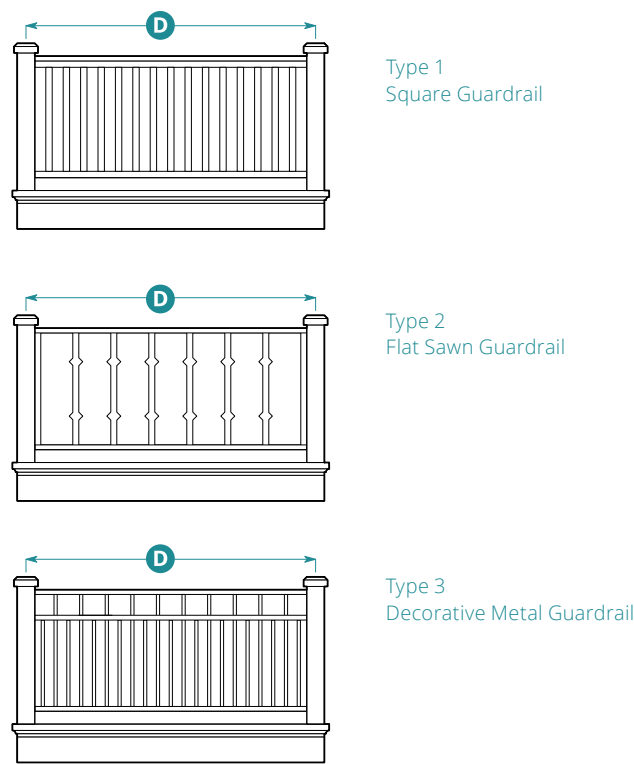
Dormers allowed only for buildings with half stories.

See [Subsections 6](#) (Rake), [7](#) (Eave), and [9](#) (Windows) for additional standards.



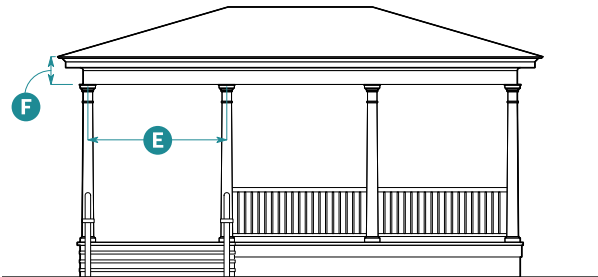
Entry Door Elevation

12. Entry Doors	
Door	
Number of Panels	2 min.
Surround	
Head Width	4" min. B
Jamb Width	4" min. C
Additional Elements	
Transom	Allowed
Pediment	Allowed

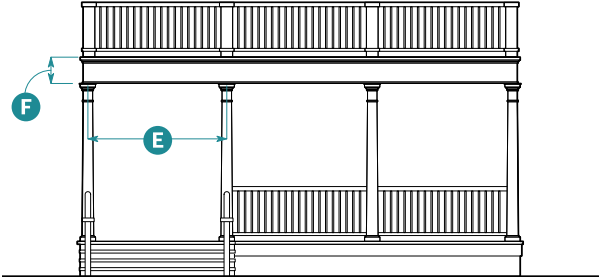


Balcony Front Elevation

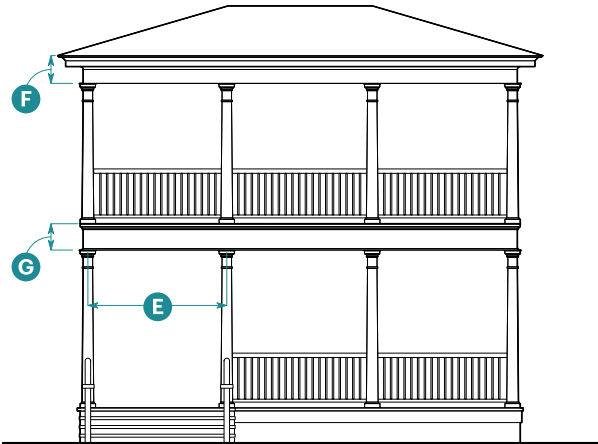
13. Balconies	
Allowed Materials	
Type 1 - Square Guardrail	
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Type 2 - Flat Sawn Guardrail	
Post, Baluster, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Type 3 - Decorative Metal Guardrail	
Post, Handrail, Fascia, and Brackets	Metal, composite wood, wood
Baluster	Metal
Size	
Overall Balcony Width	10'0" max.
Width Between Posts	3' min. D



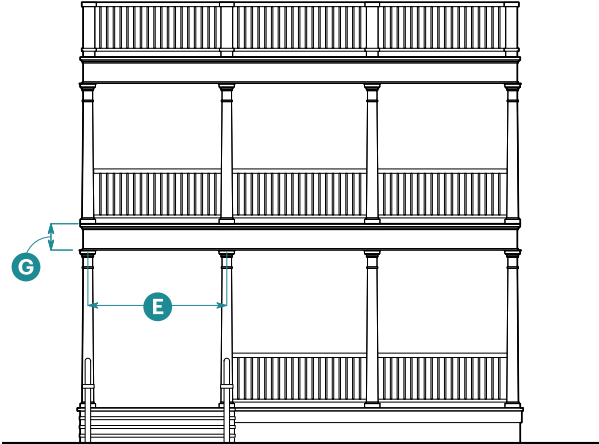
One-Story Porch



One-Story Porch with Deck Above



Two-Story Porch

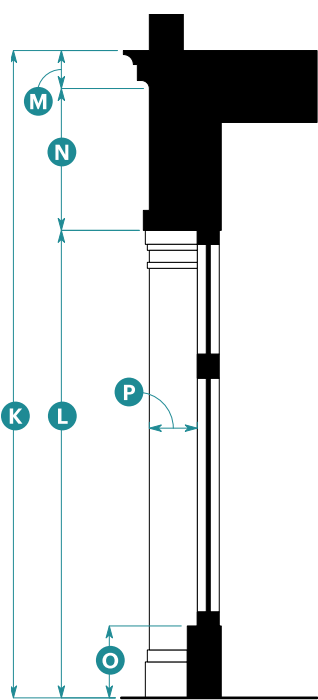


Two-Story Porch with Deck Above

14. Porches	
Columns	
Shape	Square-stock, square-tapered, or turned with brackets
Diameter	6" min.
Spacing	8'0" max. on center E
Entablature	
Height of Topmost Entablature	
Overall	1'6" min. F
Fascia	10" min.
Height of Floor-to-Floor Entablature	
Overall	10" min. G



Storefront Elevation



Storefront Section

15. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	H
Display Window	3'0" min.; 4'0" max.	I
Distance Between Storefront Modules	1'0" min.; 2'0" max.	J
Height		
Overall	13'0" min.	K
Head Height	10'0" min.	L
Cornice	9" min.	M
Signage Band	1'8" min.	N
Base	1'0" min.; 2'0" max.	O
Horizontal Recess		
Depth	6" min.; 1'0" max.	P

Base shall be continuous, unless divided by pilaster, and align with base height of building (if any).

Cornice shall be continuous.

16. Materials	
Element	Allowed Materials
Wall	
Wall Cladding	
Sloped Roof Building	Shingle and lap siding: composite wood, wood, fiber cement
Flat Roof Building	Shingle and lap siding: composite wood, wood, fiber cement; and stucco
Base	
Base or Foundation	Brick, concrete, stone, stucco, composite wood, wood, fiber cement
Roof and Roof Elements	
Roofing	Asphalt shingles, wood shingles, standing seam metal
Rake and Eave	Composite wood, wood
Cornice	Composite wood, wood
Brackets	Composite wood, wood, fiberglass
Gutter	Metal ogee or half-round
Windows, Bay Windows, and Entry Doors	
Trim or Surround	Composite wood, wood, fiber cement
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Balconies	
See Subsection 13 (Balconies) for allowed materials.	
Porches	
Columns	Composite wood, wood, fiberglass, metal
Railing	Composite wood, wood, metal
Storefronts	
Storefront	Composite wood, wood, metal
Storefront Base	Wood panels, brick, tile, fiber cement

Chapter 9: Specific to Signage Types

Sections:

x.09.010	Purpose
x.09.020	Sign Types
x.09.030	Overview of Sign Types
x.09.040	Yard/Porch Sign
x.09.050	Projecting Sign
x.09.060	Awning/Canopy Sign
x.09.070	Wall Sign
x.09.080	Painted Wall Sign
x.09.090	Window Sign
x.09.100	Sidewalk Sign
x.09.110	Directory Sign
x.09.120	Changeable Copy Sign
x.09.130	Marquee Sign

x.09.010 Purpose

1. This [Chapter](#) provides standards to ensure that all signs are compatible with the intended physical character, and in compliance with all applicable plans of the [Jurisdiction](#).
2. The purpose of this [Chapter](#) is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards to:
 - A. Balance public and private objectives by allowing adequate opportunities for effective messaging;
 - B. Improve pedestrian, bicycle, and traffic safety from injury or property damage caused by, or which may be fully or partially attributed to, cluttered or distracting signage;
 - C. Protect property values and improve the local economy and quality of life by preserving and enhancing the appearance of the streetscape; and
 - D. Provide clear and unambiguous sign standards that generate signage that is consistent with the intended physical character of each zone.

x.09.020 Sign Types

1. The allowed sign types are listed in [Table x.09.030.A \(Sign Types Overview\)](#), together with the permit required for each sign type in each zone. [Table x.09.030.A \(Sign Types Overview\)](#) includes references to the applicable standards for each sign type.
2. Any sign type allowed in [Table x.09.030.A \(Sign Types Overview\)](#) may be established on any design site within the zone, subject to a [Sign Permit](#) in compliance with [Section x.xx.xxx \(Jurisdiction Sign Permit Standards\)](#).
3. A sign type that is not listed in [Table x.09.030.A \(Sign Types Overview\)](#) is not allowed.
4. Each sign type is coordinated with the allowed private frontage types in each zone which may have additional standards to further calibrate each sign type for its context.

x.09.030 Overview of Sign Types

1. [Table A \(Sign Types Overview\)](#) provides an overview of the allowed sign types in each zone.

Table x.09.030.A: Sign Types Overview

Sign Type	Specific Standards	Zones							
		T3		T4				T5	
		EN	SN	SN.S	CN.M	SMS.S	CMS	CN	CMS
Yard/Porch Sign	x.09.040	X	X	P	P	P	X	X	X
Projecting Sign	x.09.050	X	X	O	O	P	P	X	P
Awning/Canopy Sign	x.09.060	X	X	O	O	P	P	X	P
Wall Sign	x.09.070	X	X	X	X	P	P	O	P
Painted Wall Sign	x.09.080	X	X	X	X	P	P	P	P
Window Sign	x.09.090	X	X	O	O	P	P	O	P
Sidewalk Sign	x.09.100	X	X	O	O	P	P	O	P
Directory Sign	x.09.110	X	X	P	P	P	P	P	P
Changeable Copy Sign	x.09.120	X	X	X	X	X	P	X	P
Marquee Sign	x.09.130	X	X	X	X	X	P	X	P

Key

P = Allowed

O = Allowed Only in Open Sub-Zone or Side Street

X = Not Allowed

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x.09.040 Yard/Porch Sign



Example of a Yard Sign



Example of Porch Sign near the building entrance

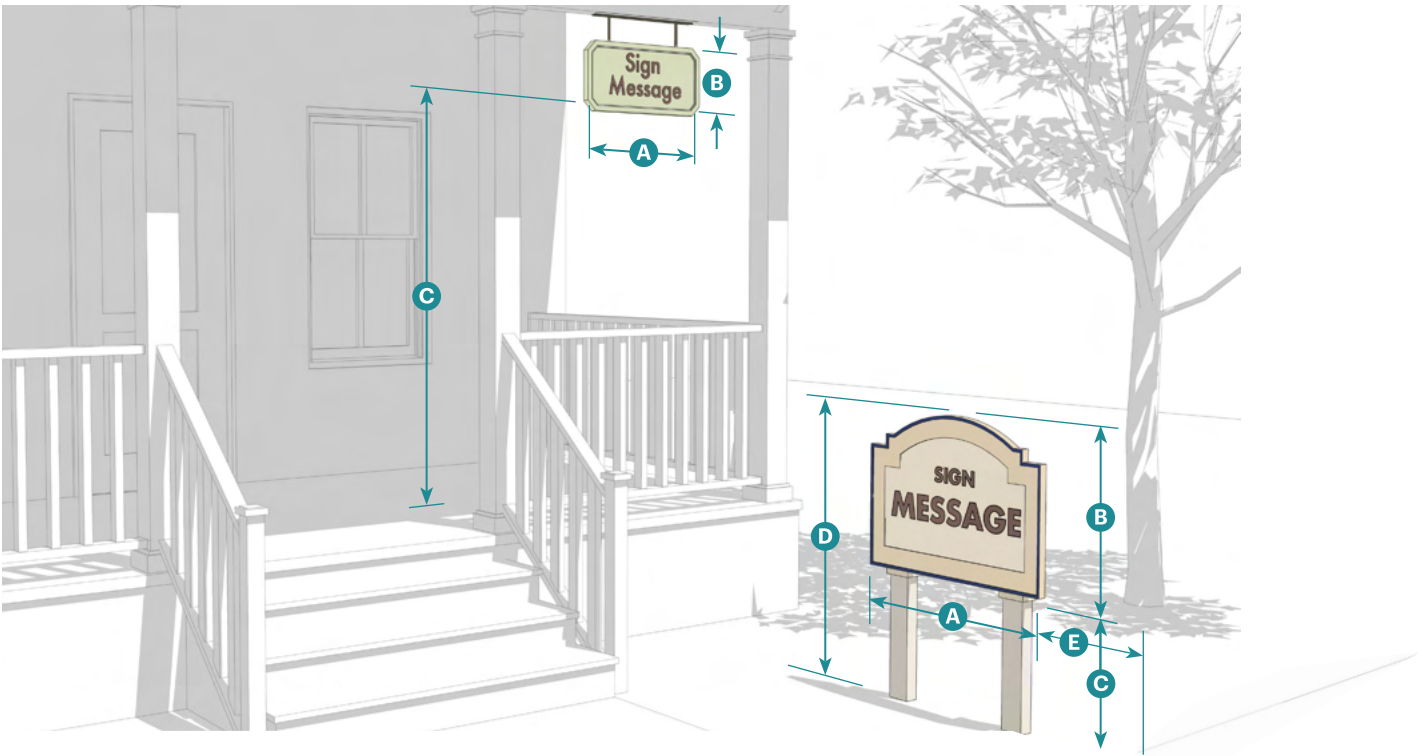


Example of a Yard Sign

1. Description

This sign is mounted on a porch or in a setback between the public ROW and the building facade. This type is pedestrian scaled and intended to be read from the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.



2. Sign Size		
Signable Area	6 sf max.	
Width	36" max.	A
Height	36" max.	B

3. Location		
Clear Height		C
Mounted on Porch	6'8" min.	
Mounted in Yard	12" min.	
Overall Height		D
Mounted in Yard	5' max	
Distance from Sidewalk	24" min.	E
Yard/Porch Signs are not allowed within the public ROW.		
Yard-mounted signs shall be parallel or perpendicular to the ROW.		

x.09.050 Projecting Sign



Example of a Projecting Sign



Example of a Projecting Sign



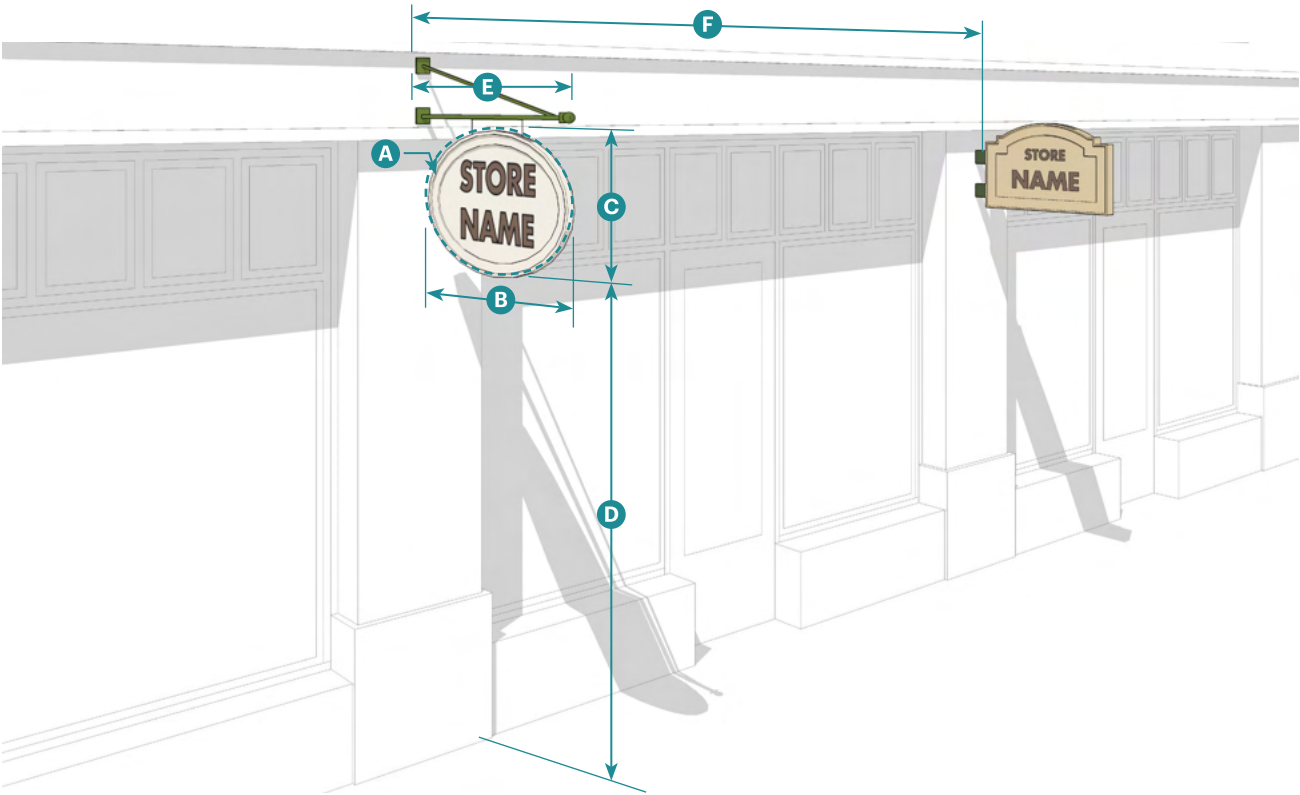
Examples of a Projecting Sign

A. Description

This sign is mounted perpendicular to a building's facade, by decorative brackets that may allow the sign to swing slightly; small in size. This type is pedestrian scaled and intended to be read along the sidewalk.

Synonyms: Blade Sign, Bracket Sign

General Note: Photos on this page are illustrative, not regulatory.



B. Sign Size		
Signable Area	6 sf per side, max.; 12 sf total, max.	A
Width	36" max.	B
Height	36" max.	C
Thickness	4" max.	

C. Location		
Clear Height	8' min.	D
Projection	4' max.	E
Distance between Signs	10' max.	F
D. Miscellaneous		
Neon is not allowed.		

x.09.060 Awning/Canopy Sign



Example of Awning Sign with signs on valance and canopy



Example of glass Awning/Canopy Sign

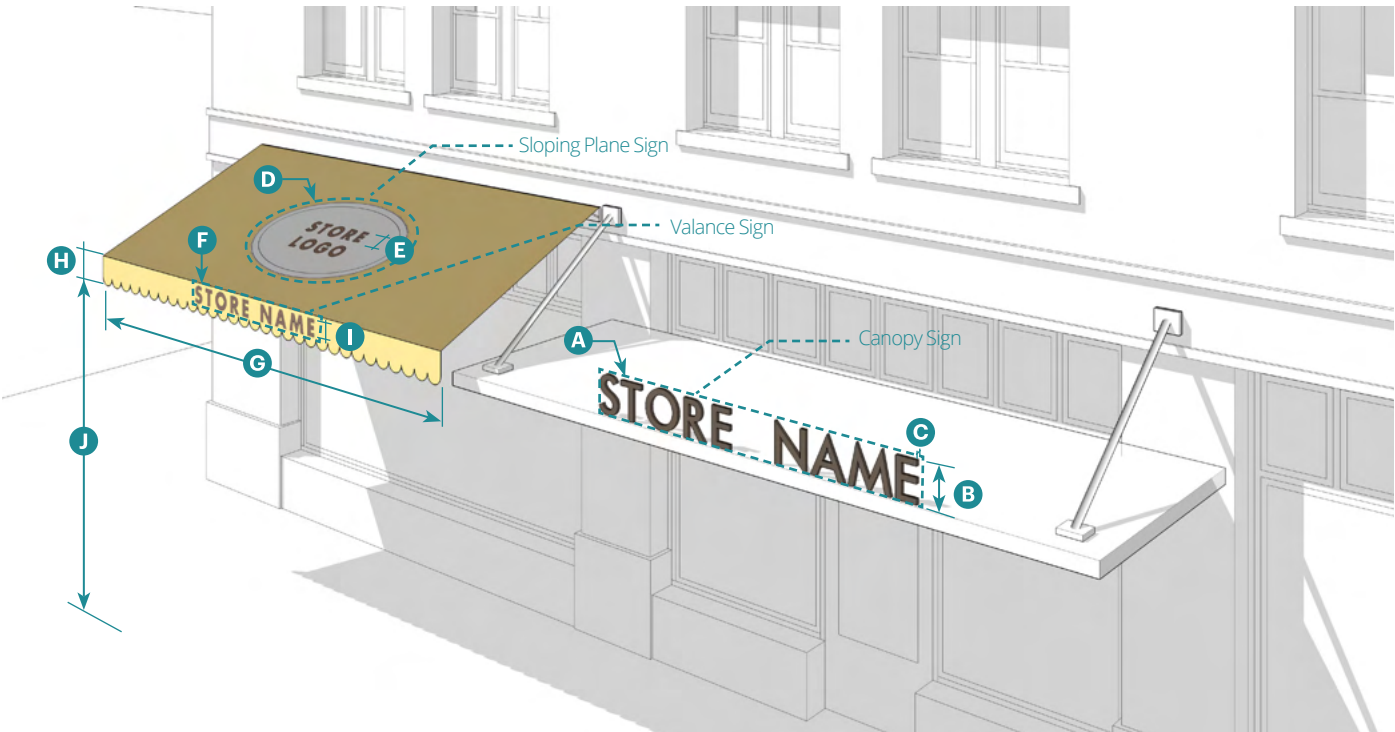


Examples of a Awning/Canopy Sign

1. Description

This sign is on the awning or canopy of a shopfront. This type is pedestrian scaled and intended to be read along the sidewalk or from the other side of the street.

General Note: Photos on this page are illustrative, not regulatory.



2. Sign Size		
Canopy Sign		
Signable Area	1 sf per linear foot of shopfront, max.	A
Lettering Height	16" max.	B
Lettering	6" max.	C
Thickness		
Awning/Sloping Plane Sign		
Signable Area	25% coverage of sloping plane, max.	D
Lettering Height	18" max.	E
Valance Sign		
Signable Area	75% coverage max. of width G and height H	F
Width	Shopfront width, max.	G
Height	8" min.; 12" max.	H
Lettering Height	8" max.	I

3. Location		
Clear Height	8' min.	J
Signs per Awning	1 of each, max.	
Only the tenant's store name, logo, and/or address shall be applied to the Awning.		
4. Miscellaneous		
Vinyl or plastic, and closed-ended awnings are not allowed.		

x.09.070 Wall Sign



Example of a Wall Sign integrated with the architecture



Example of Wall Sign



Example of Wall Sign

1. Description

This sign is flat against the facade, consisting of individual cut letters applied to a panel mounted directly to the building or painted directly on the wall surface. This type is pedestrian scaled when on the ground floor. This type is placed above shopfronts and runs horizontally along the 'expression line', entablature of traditional buildings, decorative cornice, or sign band at the top of the building.

General Note: Photos on this page are illustrative, not regulatory.



2. Sign Size		
Signable Area	1 sf per linear foot of shopfront; width up to 80 sf max.	A
Signable Width	Shopfront width, max.	B
Signable Height	12" min.; 3' max.	C
Lettering/Image Width	75% of signable width, max.	D
Lettering/Image Height	75% of signable height or 18" max. (whichever is lesser)	E

3. Location	
Projection	8" max.
Sign shall not project beyond the cornice.	
4. Miscellaneous	
Internal illumination is not allowed.	
Neon is not allowed.	

x.09.080 Painted Wall Sign



Example of a Painted Wall coordinated with the business sign



Example of Painted Wall Sign at a second story



Example of Painted Wall Sign at a second story

1. Description

This sign is flat against a secondary facade, along a side street or an alley, on the front facade of a [Maker Shopfront \(x.07.090\)](#), or along the side of a vacant design site. These signs are painted directly on the building, pedestrian-scaled if on the ground floor and larger if on upper stories. These signs are intended to be visible from a greater distance and are accompanied by additional signage on the primary facade at the business entrance.

General Note: Photos on this page are illustrative, not regulatory.



2. Sign Size

Signable Area		A
1-story	1,000 sf max.	
2-story	2,000 sf max.	
3-story	3,000 sf max.	
Width	Length of facade	B
Height		C
1-story	15' max.	
2-story	25' max.	
3-story	30' max.	

3. Location

Projection	None
Painted Wall Signs are to be located on secondary facades. Where the Maker Shopfront (x.07.090) is allowed, the painted wall sign is allowed on the main facade.	

x.09.090 Window Sign



Example of a Window Sign



1. Description

This sign consists of individual letters and designs applied directly on the inside of a window. This type is pedestrian scaled and intended to be read from the sidewalk.

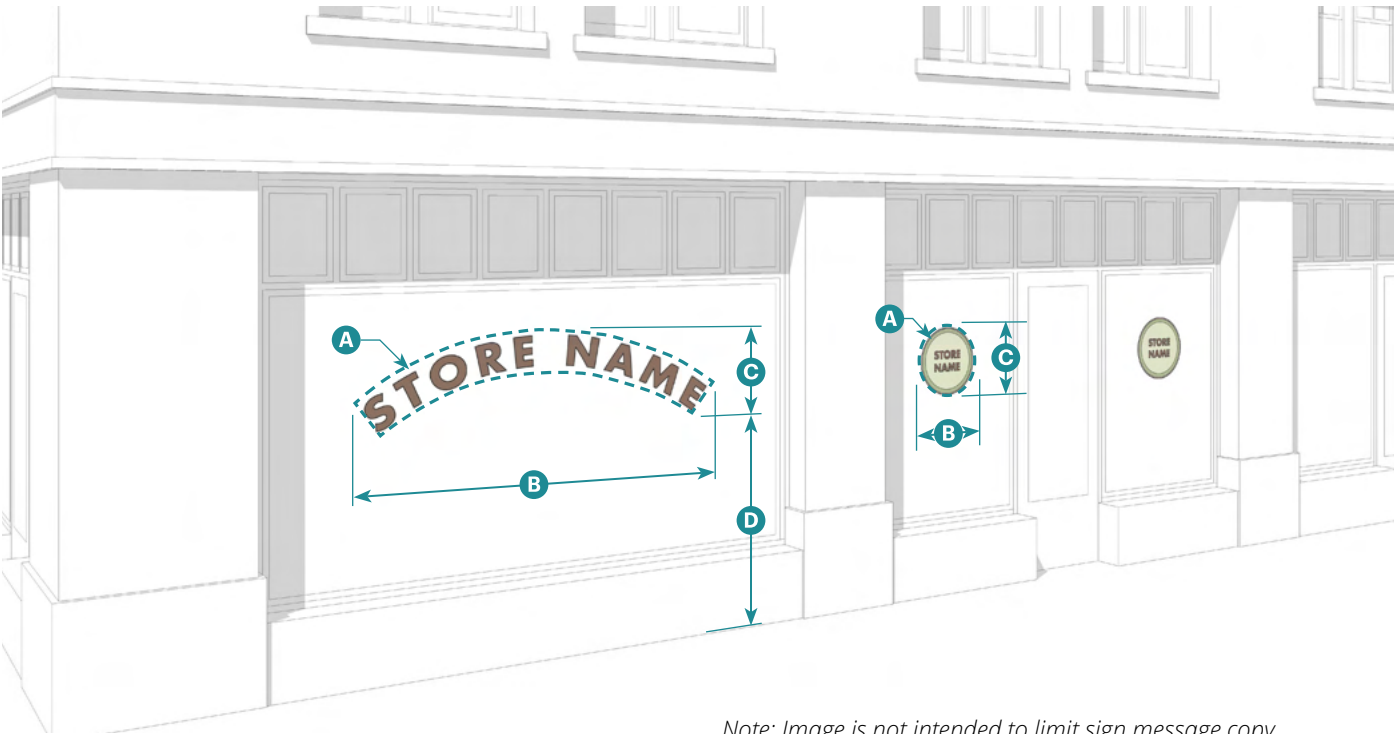


Example of a Window Sign



Example of a Window Sign

General Note: Photos on this page are illustrative, not regulatory.



Note: Image is not intended to limit sign message copy.

2. Sign Size		
Signable Area per Shopfront Window	25% max.	A
Width	75% max. of width of uninterrupted Shopfront glazing	B
Height	24" max.	C

3. Location		
Height Above Ground	3' min.	D
Window Signs shall be applied directly to the inside of the glass and be accessible for maintenance.		

x.09.100 Sidewalk Sign



Example of a Sidewalk Sign



Example of a Sidewalk Sign

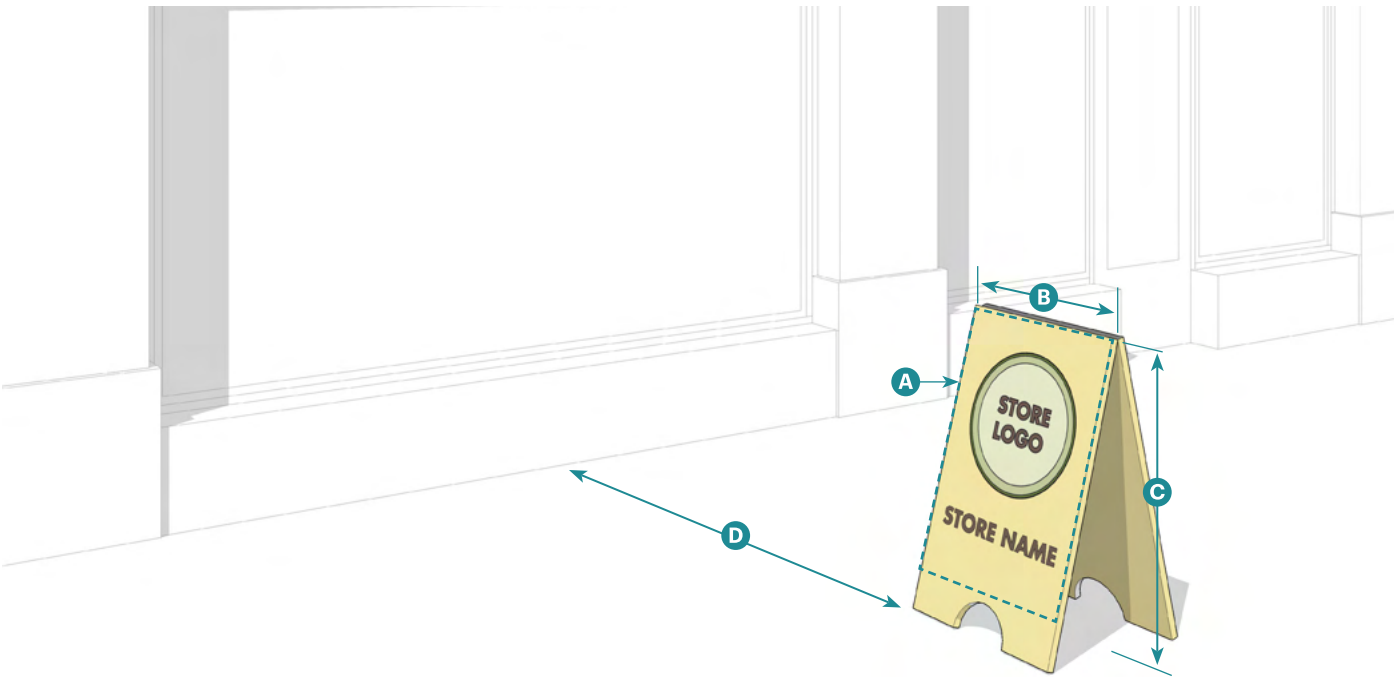


Example of a Sidewalk Sign

1. Description

This sign provides secondary signage and may be used to announce daily specials, sales, or point to shops off the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.



Note: Image is not intended to limit sign message copy.

2. Sign Size		
Signable Area	6 sf per side, max.	A
Width	24" max.	B
Height	36" max.	C
Signs per Shopfront	1 max.	

3. Location	
Sidewalk Signs shall not interfere with pedestrian travel or encroach upon the required accessible path.	D
Sidewalk Signs shall only be displayed during business hours and removed when the business is closed.	

4. Miscellaneous	
Illuminated signs are not allowed.	

x.09.110 Directory Sign



Example of a Directory Sign



Example of a Directory Sign

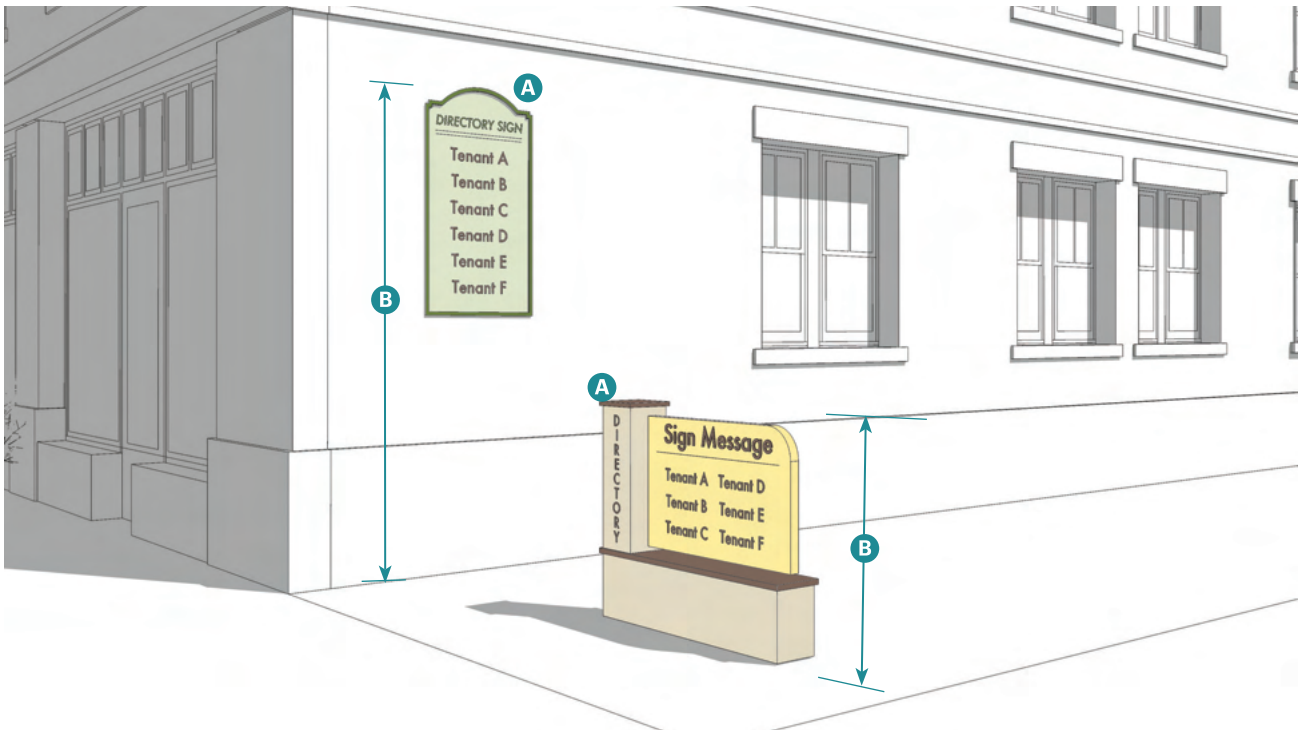


Example of a Directory Sign

A. Description

This sign provides a listing of establishments within a building or series of buildings. This type is pedestrian scaled and intended to be read from the sidewalk.

General Note: Photos on this page are illustrative, not regulatory.



Note: Image is not intended to limit sign message copy.

B. Sign Size

Signable Area¹ 6 sf max. **A**

Both the Wall Mounted and the Freestanding Signs may be used on the same design site if separated by at least 35 feet.

¹ Does not apply to signs required by law

C. Location

Clear Height 8' min. **B**
Wall Mounted 6'8" min.
Freestanding 3' min.

Directory Sign may include the names of the business and business address but shall not include any other words.

x.09.120 Changeable Copy Sign



Example of a Changeable Copy Sign



Example of a Changeable Copy Sign



Example of a Changeable Copy Sign

1. Description

This sign is designed so that characters, letters, numbers, or illustrations can be manually changed or rearranged without altering the face or surface of the sign. This type is pedestrian scaled and intended to be read from the sidewalk or across the street.

General Note: Photos on this page are illustrative, not regulatory.



Note: Image is not intended to limit sign message copy.

2. Sign Size	
Signable Area ¹	Total of 2 square feet per linear foot of shopfront
Height	8' max. A

¹ Does not apply to signs required by law

3. Location	
Clear Height	8' min. B
Signs per Building	1 max.
Signs may have up to 3 sides when mounted to project from the building. C	

4. Miscellaneous	
Internal illumination allowed only as an integral part of a building-mounted sign.	

x.09.130 Marquee Sign



Example of a Marquee Sign projecting at 90 degree angle



Example of a Marquee Sign projecting at 90 degree angle

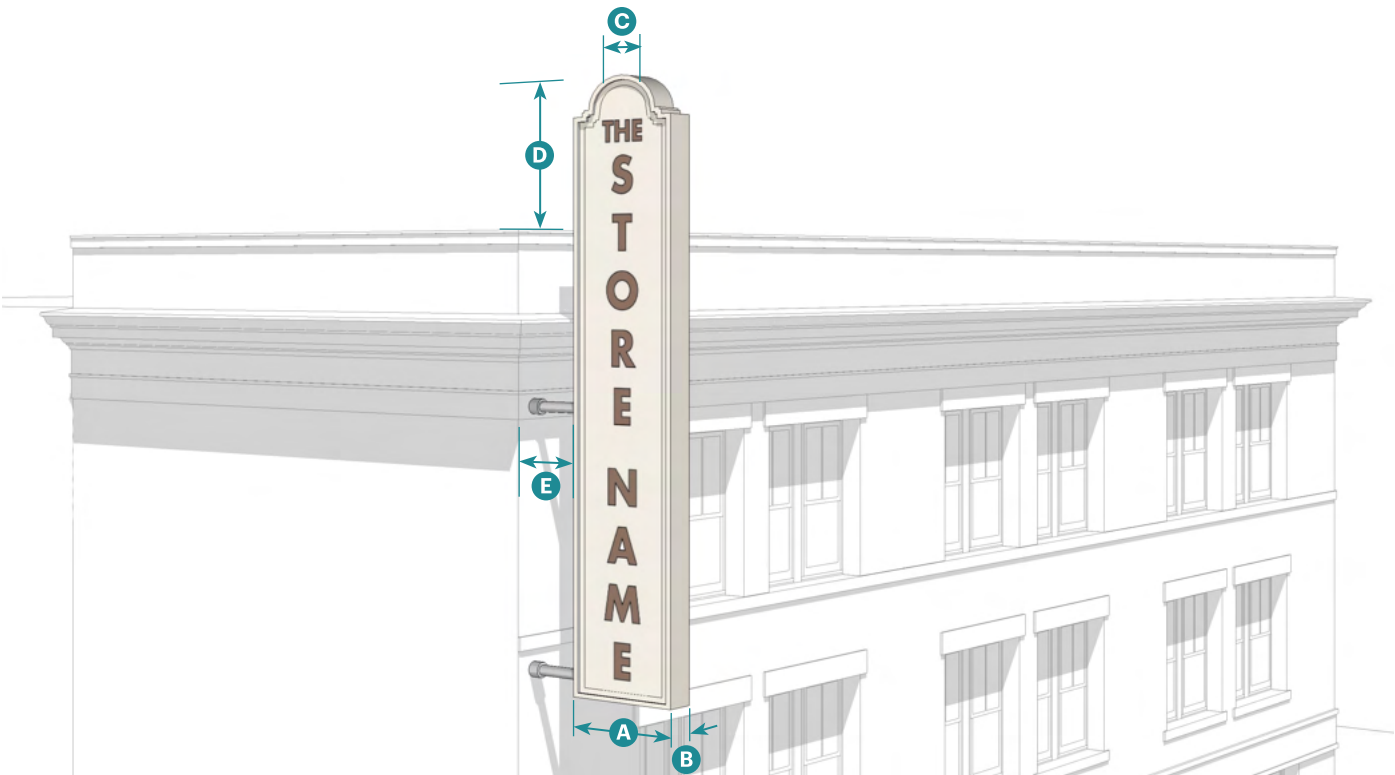
1. Description

This vertical sign is located either along the face where it projects perpendicular to the facade, or at the corner of the building where it projects at a 45 degree angle. These signs may extend beyond the parapet of the building but may also terminate below the cornice or eave. This type is intended to be read from the sidewalk or across the street.



Example of a Marquee Sign projecting at 90 degree angle

General Note: Photos on this page are illustrative, not regulatory.



2. Sign Size		
Signable Area		
Width	24" max.	A
Depth	10" max.	B
Lettering Width	75% of sign width max.	C
Secondary Changeable Copy Area	24" x 26" max.	

3. Location		
Clear Height	12' min. ¹ above sidewalk/ground	
Extension	10' max. above top of parapet	D
Projection from Facade	3' max.	E
Number of Signs	1 max. per 200' street frontage	
Marquee Signs shall only be located along a street frontage.		
¹ When located over driveways or alleys, minimum clear height is 16'.		

4. Miscellaneous

Neon may only be used with painted lettering; signs consisting only of neon lettering are not allowed.

General Note: Image not intended to limit sign message copy.

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Chapter 10: Specific to Large Sites

Sections:

x.10.010	Purpose
x.10.020	General to Walkable Community Design
x.10.030	Walkable Neighborhood Plan
x.10.040	General to Civic Space

x.10.010 Purpose

This [Chapter](#) establishes standards to create walkable neighborhoods.

1. Development subject to this [Chapter](#) is required to create and reinforce walkable neighborhoods with a mix of housing, civic, retail, and service uses within a compact, walkable, and transit-friendly environment.
2. Developments in compliance with this [Section](#) shall achieve the following goals:
 - A. Improve the built environment and human habitat;
 - B. Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and transit;
 - C. Reduce vehicle traffic and support transit by providing for a mixture of land uses, highly interconnected block and street network, and compact community form;
 - D. Generate or reinforce neighborhoods with a variety of housing types to serve the needs of a diverse population;
 - E. Promote the health benefits of walkable environments;
 - F. Generate pedestrian-oriented and scaled neighborhoods where the automobile is accommodated but does not dominate the streetscapes;
 - G. Reinforce the unique identity of [Jurisdiction](#) and build upon the local context, climate, and history;
 - H. Realize development based on the patterns of existing walkable neighborhoods; and
 - I. Design that suits specific topographical, environmental, design site layout, and design constraints unique to the design site.

x.10.020 General to Walkable Community Design

1. Developments of at least three acres or at least 700 feet long or deep shall be designed per the following standards:
 - A. Developments of 20 acres or less, see [Figure 1 \[Walkable Neighborhood Plan Design Process Overview for Large Sites \(3 to 20 Acres\)\]](#); or
 - B. Developments over 20 acres, see [Figure 2 \[Walkable Neighborhood Plan Design Process Overview for Large Sites \(Over 20 Acres\)\]](#); and
 - C. **Walkable Neighborhood Plan (WNP).** Proposed development is required to include a [Walkable Neighborhood Plan \(WNP\)](#) in compliance with this Subsection that identifies the proposed and existing blocks, civic and open spaces, and streets within 1,500 linear feet of the proposed development. WNP's shall include the information required in [Section x.10.030 \(Walkable Neighborhood Plan\)](#).
2. **Civic Space Required**
 - A. Civic space shall be provided in compliance with [Section x.10.040 \(General to Civic Space\)](#).
 - B. A minimum of 10 percent of the total development area, after subtracting street right-of ways, is required.
3. **Streets.** Streets are to be applied to create walkable neighborhoods with redundant routes for vehicular, bicycle, and pedestrian circulation.
 - A. New streets are required to meet the standards in [Section x.xx.xxx \(Jurisdiction Street Standards\)](#), including maximum slope.
 - B. Required streets, indicated on the [Zone Map](#) or a [Site Development Regulating Plan](#) may be adjusted from their identified location by up to 100 feet in either direction.
 - C. The [WNP](#) shall identify the proposed street and block network.
 - D. Streets that pass from one zone to another may transition in their streetscape along the street's edges. For example, while a street within a more intense zone (e.g., T4CMS) with retail shops may have wide sidewalks with trees in grates, it may transition to a narrower sidewalk with a planting strip within a less intense zone (e.g., T4CN.M) with lower intensity residential building types.
4. **Alleys**
 - A. Existing alleys may be removed if street access is provided to the design sites on those blocks in compliance with the access standards of the zone.
 - B. Alleys may be added in compliance with [Section x.xx.xxx \(Jurisdiction Street Standards\)](#) and in compliance with [Table A \(Block Size Standards\)](#).
 - C. Design sites adjoining an alley and/or with a slope greater than six percent may be reduced in depth by up to 10 feet of the required depth. Rear setbacks may be reduced as allowed by [Section x.11.030 \(Adjustment to Standards\)](#). Front setbacks shall not be reduced.
5. **External Connectivity**
 - A. The arrangement of streets shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and intended for future development, or where the adjoining lands are undeveloped and include opportunities for such connections.

NOTE to Jurisdiction re Subsection x.10.020.2.B:

Be sure to calculate the required amount of civic space AFTER rights-of-way have been applied to the development area and then subtract the area of all rights-of-way from the total development area. Also, when finalizing the minimum amount of civic space required, consider amounts beginning at 5% to identify the amount that still provides civic space while maintaining market feasibility for the project.

NOTE to Jurisdiction re 2 (Streets/Civic Space): Be sure to calculate the required amount of civic space AFTER rights-of-way have been applied to the development area and then subtract the area of all rights-of-way from the total development area. Also, when finalizing the minimum amount of civic space required, consider amounts beginning at 5% to identify the amount that still provides civic space while maintaining market feasibility for the project.

Figure x.10.020.1: Walkable Neighborhood Plan Design Process Overview for Large Sites (3 to 20 Acres)

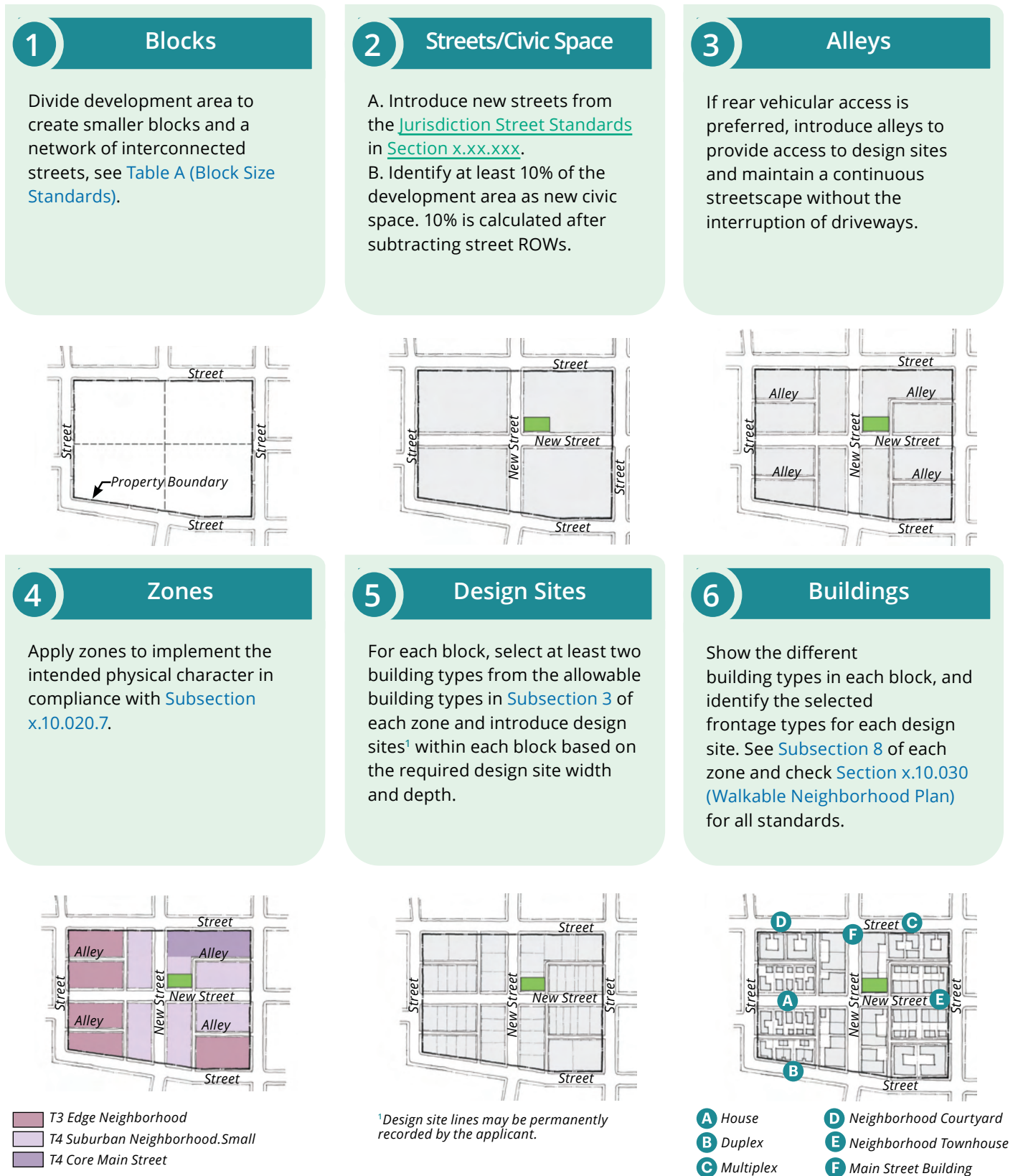
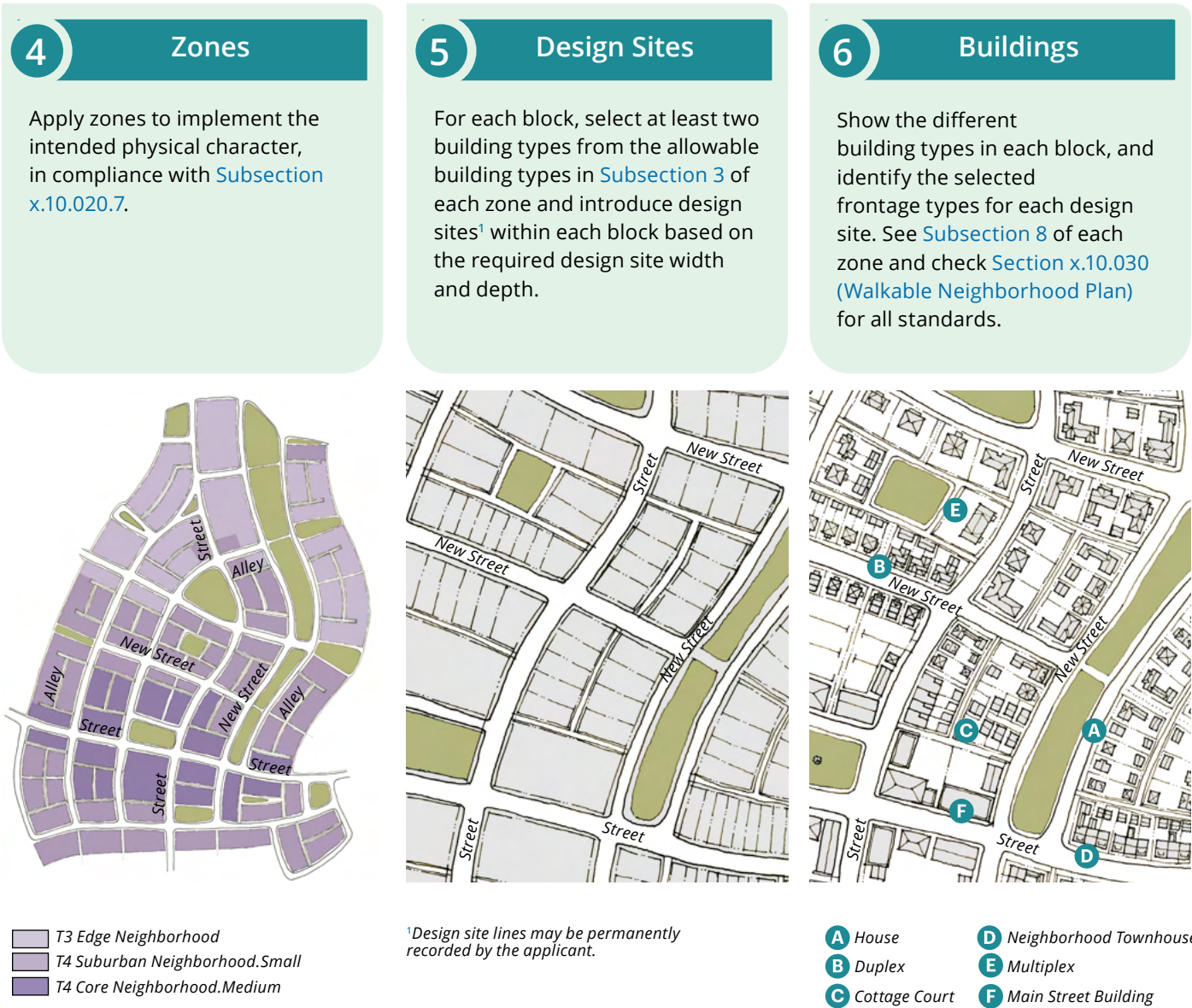


Figure x.10.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over 20 Acres)



Figure x.10.020.2: Walkable Neighborhood Plan Design Process Overview for Large Sites (Over 20 Acres) (Continued)



- B. Street rights-of-way shall be extended to or along adjoining property boundaries to provide a roadway connection or street stub for development, in compliance with [Table A \(Block Size Standards\)](#), for each direction (north, south, east, and west) in which development abuts vacant land.
- C. Right-of-way stubs shall be identified and include a notation that all stubs are to connect with future streets on adjoining property and be designed to transition in compliance with [Section x.xx.xxx \(Jurisdiction Street Standards\)](#).
- D. New dead-end streets and cul-de-sacs are not allowed, except when the grade of the new street exceeds 15 percent.

6. Block Size

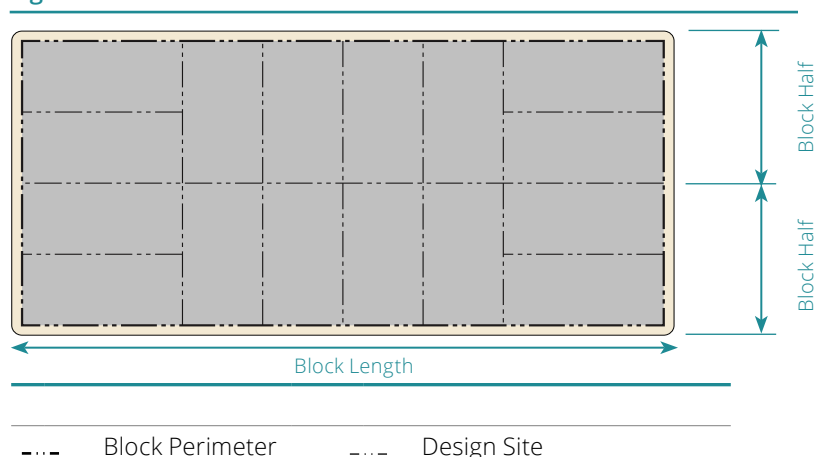
- A. Individual block lengths and the total block perimeter shall be in compliance with the standards in [Table A \(Block Size Standards\)](#).
- B. If a block contains multiple zones, the most intense zone is to be used to establish the standards for block size.
- C. Blocks shall be a minimum width to result in two halves of developable design sites in compliance with the design site depth standards for the allowed building types in the zone. A single half is allowed when adjoining an existing half-block.
- D. Blocks may be uniquely shaped in compliance with the standards in [Table A \(Block Size Standards\)](#), and the allowed adjustments in [Table x.11.030.A \(Adjustments to Standards\)](#).

Table x.10.020.A: Block Size Standards

Zone	Length	Passage Required ¹	Perimeter Length
T3EN	900' max.	Yes	2,400' max.
T3SN	900' max.	Yes	2,400' max.
T4SN.S	600' max.	Yes	2,000' max.
T4CN.M	600' max.	Yes	2,000' max.
T4SMS.S	600' max.	Yes	2,000' max.
T4CMS	600' max.	No	2,000' max.
T5CN	400' max.	No	1,600' max.
T5CMS	400' max.	No	1,600' max.

¹ In compliance with the standards for a Passage in [Subsection x.10.040.13 \(Passage\)](#)

Figure x.10.020.3 Block Size

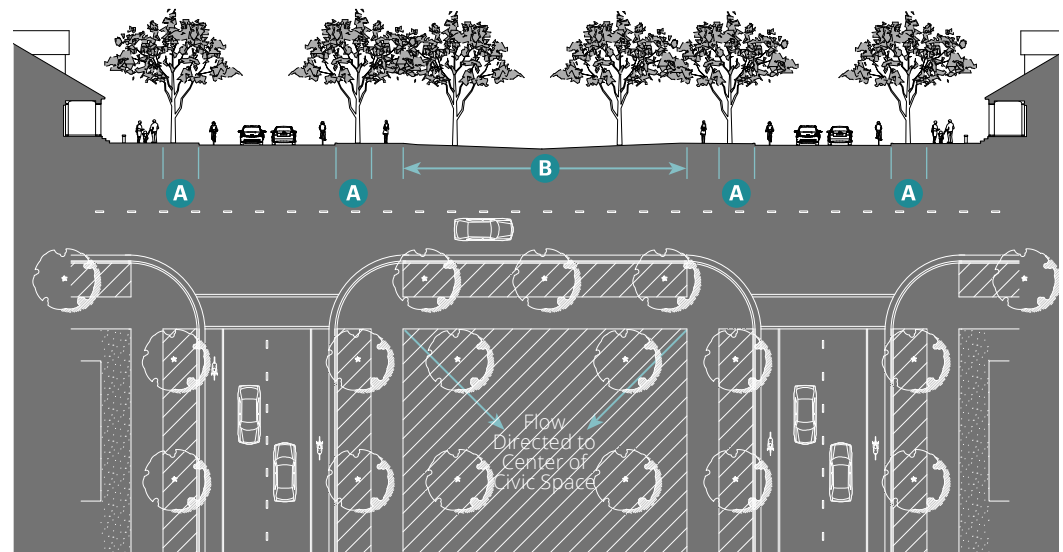





7. Stormwater Management

A. Integrated Design

- (1) Stormwater management is required through a system that is integral to the streetscapes and/or the civic and open space(s) in the development.
- (2) The [WNP](#) shall identify the area(s) being proposed for managing stormwater. These areas are required to be a combination of the following:
 - (a) Swale within a planted median;
 - (b) Swale within a continuous tree planter adjacent to the travel lane;
 - (c) Pond or other water body; and/or
 - (d) Areas within an allowed civic space type.
- (3) The area(s) used for stormwater management is to be designed for both seasonal temporary on-site retention of stormwater and as public open space for the neighborhood(s) accessible to the public.
- (4) The stormwater management area(s) may connect with those of adjacent development(s).

Figure x.10.020.4 Stormwater Management Diagram



-  Potential Area for Stormwater Management
-  Planted Swale
-  Civic Space Graded to also Accommodate Stormwater

8. Applying Zones

- A. **Allocation of Zones.** The WNP shall map the proposed zones on the proposed blocks and any existing blocks in the development in compliance with the following:
- (1) Sites less than three acres are required to apply one zone, using only the zones established in [Chapter 3 \(Zones\)](#); or
 - (2) Sites greater than three acres and up to 20 acres shall apply at least two zones using only the zones established in [Chapter 3 \(Zones\)](#); or
 - (3) Sites over 20 acres shall apply zones in compliance with the allocation mix standards in [Table B \(Required Allocation Mix of Zones\)](#).
- B. **Organization of Zones.** Zones shall be organized and mapped in a manner that responds appropriately to the various design site conditions. When applying or amending zone boundaries, more intense zones (i.e., T4SMS.S, T4CMS, and T5CMS) shall be organized around a neighborhood main street, civic or open space, transit stop, or civic building locations suitable for greater intensities. These areas shall not be located on slopes greater than six percent.
- C. **Transition between Zones.** Transitions between zones shall occur within the block or across alleys along the adjacent prevailing slope.

Table x.10.020.B: Required Allocation Mix of Zones

Zone	Minimum % of Land ¹	Maximum % of Land ¹
Walkable Development	Total to not exceed 100%	
T3EN	None	10%
T3SN	None	15%
T4SN.S	10%	40%
T4CN.M	25%	40%
T4SMS.S	None	25%
T4CMS	10%	25%
T5CN	None	25%
T5CMS	None	20%
Walkable Development within 1,500 feet of transit stop²	Total to not exceed 100%	
T3EN	None	5%
T3SN	None	10%
T4SN.S	30%	50%
T4CN.M	40%	70%
T4SMS.S	None	30%
T4CMS	None	25%
T5CN	None	40%
T5CMS	None	30%

¹ Net area after subtracting rights-of-way for streets and open/civic space

² A high-frequency transit stop with approximately 15-minutes between arriving buses

x.10.030 Walkable Neighborhood Plan

1. Walkable Neighborhood Plan (WNP) Standards

A. Organization. Each **WNP** is required to:

- (1) Identify the zone(s), civic space(s), street and block network, as allowed to be adjusted by [Table x.11.030.A \(Adjustments to Standards\)](#); and
- (2) Be in compliance with the design standards of [Section x.10.020 \(General to Walkable Community Design\)](#).

2. Required Content

A. General. Each **WNP** shall include the following information:

- (1) Boundaries of the proposed development;
- (2) Existing and proposed blocks within 1,500 linear feet of the development boundaries;
- (3) Open space not to be developed (if any);
- (4) Civic space, in compliance with [Section x.10.040 \(General to Civic Space\)](#); and
- (5) Mapping of proposed zones in compliance with [Subsection x.10.020.8](#).

B. Illustrative Site Plan

- (1) The proposed physical character of the **WNP** shall be identified on an Illustrative Plan showing, in plan view, the proposed building types and private frontage types on each block and the proposed public frontage types showing proposed trees and landscaping along streets and in civic space types.
- (2) As individual needs of a development may change over time, the building types specified in the **WNP** may be substituted with other building types allowed by the zone in compliance with the zone standards.

3. Required Mix of Building Types and Private Frontage Types

- A. Except in the T4CMS and T5CMS zones, the **WNP** shall maintain a mix of at least two different building types and two different private frontage types within each block, using only the types allowed in the zone(s).
- B. The **WNP** shall maintain a mix of at least two different architectural styles within each block.
- C. The **WNP** shall show dimensioned block depths for both halves of each block to demonstrate compliance with the minimum design site depth required for the building types in each zone.
- D. The applicant may choose to show the shortest minimum design site depth allowed in each zone with an acknowledgement that the selected depth may not accommodate the full range of building types allowed by the zone.

x.10.040 General to Civic Space

1. The [WNP](#) shall identify open spaces and civic space types in compliance with the following standards and the standards of [Table A \(Civic Space Types Overview\)](#).
2. When hillsides are within the development, the hillside ridge(s) shall be the location for civic and open space.
3. Required civic and open space identified on the [Zone Map](#) or [Site Development Regulating Plan](#) may be adjusted from its identified location by up to 100 feet in any direction.
4. Public access and visibility is required along public parks, natural open spaces, and civic uses, including creeks and drainages and stormwater management areas, and shall be fronted by:
 - A. Single-loaded frontage streets (those with development on one side and open space on the other);
 - B. Bike and pedestrian paths; or
 - C. Other methods of frontage that provide similar access and visibility to the open space allowed in the zone. Such access may be provided through public easements or other similar methods.
5. **Amount of Civic Space Required.** As required by [Subsection x.10.020.2](#) or [Section x.xx.xxx \(Jurisdiction Open Space Standards\)](#), development design sites are required to set aside a minimum area of the design site as civic space. One or more civic spaces may be used to meet the required area.
6. **Building Frontage Along or Adjacent to a Civic Space.** The facades on building design sites attached to or across a street from a civic space shall be designed as a "front" on to the civic space, in compliance with [Subsection 5](#) and [Subsection 8](#) of the zone.
7. **Civic Space Types Overview.** This [Subsection](#) identifies the allowed civic space types and standards for improvements to existing civic spaces and for construction of new civic spaces. For each civic space type, [Subsection 1](#) and [Subsection 3](#) are regulatory, and [Subsection 2](#) and [Subsection 4](#) are non-regulatory. Allowed civic space types are identified in [Table A \(Civic Space Types Overview\)](#).

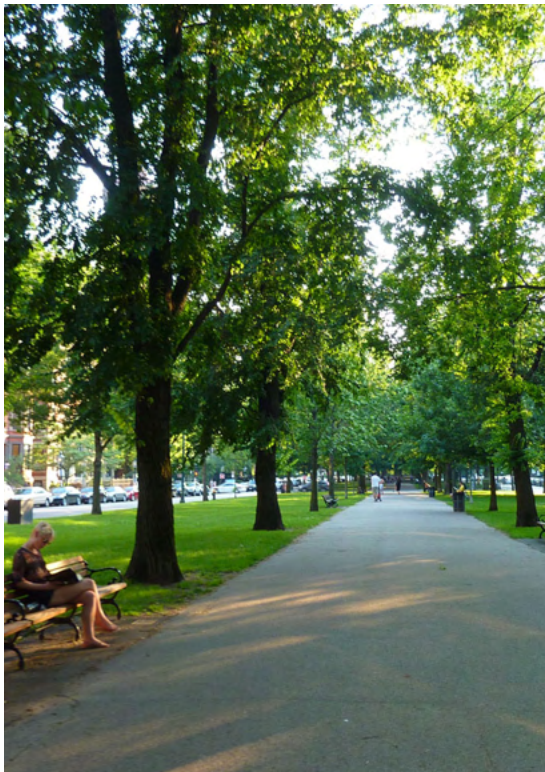
NOTE to Jurisdiction:

Select one approach for item #5

Table x.10.040.A: Civic Space Types Overview									
	Specific Standards	Zones							
		T3		T4				T5	
		EN	SN	SN.S	CN.M	SMS.S	CMS	CN	CMS
Greenway	x.10.040.8	P	P	P	P	X	X	P	X
Green	x.10.040.9	P	P	P	P	X	X	P	X
Plaza	x.10.040.10	X	X	X	X	P	P	X	P
Playground	x.10.040.11	P	P	P	P	P	P	P	P
Community Garden	x.10.040.12	P	P	P	P	P	P	P	P
Passage	x.10.040.13	P	P	P	P	P	P	P	P

P = AllowedX = Not Allowed

8. Greenway



1. Description

A multiple-block long linear space for community gathering and strolling for nearby residents and employees, defined by a tree-lined street on at least one side, sometimes forming a one-way couplet on its flanks and by the fronting buildings across the street. Greenways serve an important role as a green connector between destinations.

2. General Character

Formal or informal dominated by landscaping and trees with integral stormwater management capacity

Hardscape path

Spatially defined by tree-lined streets and adjacent buildings

3. Size and Location

Size 2 continuous blocks in length, min.

Width 60' min.

Shall front at least one street

4. Typical Uses

Passive recreation

Walking/running

9. Green



1. Description

A large space available for unstructured and limited amounts of structured recreation.

2. General Character

Formal or informal with integral stormwater management capacity

Primarily planted areas with paths to and between recreation areas and civic buildings

Spatially defined by tree-lined streets and adjacent buildings

3. Size and Location

Size 300' x 300' min.

Street required on at least one side of the Green.

Facades on design sites attached to or across a street shall "front" on to the Green.

4. Typical Uses

Unstructured passive and active recreation

Civic uses

Temporary commercial uses

10. Plaza



1. Description

A community-wide focal point primarily for civic purposes and commercial activities.

2. General Character

Formal, urban

Hardscaped and planted areas in formal patterns

Spatially defined by buildings and tree-lined streets

3. Size and Location

Size 50' x 50' min.

Street required one of the Plaza's sides.

Facades on design sites attached to or across a street shall "front" on to the Plaza.

4. Typical Uses

Civic uses

Commercial uses in support of civic uses

Passive recreation

Accessory Uses < 1,500 gsf

11. Playground



1. Description

A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, places protected from the street and in locations where children do not have to cross any major streets. An open shelter, play structure(s), or interactive art and fountain(s) may be included. Playgrounds may be included within all other civic space types except Community Garden.

2. General Character

Play structure(s), interactive art, and/or fountain(s)

Shade and seating provided

May be fenced

Spatially defined by trees

3. Size and Location

Size 40' x 60' min.

4. Typical Uses

Active and passive recreation

Casual seating

12. Community Garden



1. Description

A small-scale space designed as a grouping of garden plots available for small-scale cultivation. Community gardens may be fenced and may include a small accessory structure for storage. Community Gardens may be included within all other civic space types except Playgrounds.

2. General Character

- Informal or Formal, urban
- Combination of planted areas and hardscape
- Spatially defined by building frontages and adjacent street trees
- Walkways along edges or across space

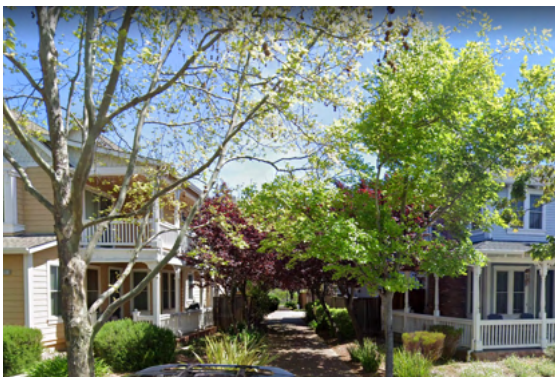
3. Size and Location

Size No minimum; within any design site as allowed by the zone

4. Typical Uses

- Food production
- Passive recreation

13. Passage



1. Description

A pedestrian pathway that extends from the public sidewalk into a civic space and/or across the block to another public sidewalk. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the zone.

2. General Character

- Formal, urban
- No accessory structure(s)
- Primarily hardscape with landscape accents
- Spatially defined by building frontages
- Trees and shrubs in containers and/or planters

3. Size and Location

- Size 20' min. clear width between or through buildings
- Ground floor facades shall be in compliance with facade zone in [Subsection 5](#) and frontages allowed in [Subsection 8](#) of the zone.
- Dooryards, porches, patios, and sidewalk dining shall not encroach into the minimum required width.

4. Typical Uses

- Civic and commercial activity as allowed by the zone
- Ground floor residential as allowed by the zone

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Chapter 11: Administration

Sections:

x.11.010	Purpose
x.11.020	Procedures
x.11.030	Adjustments to Standards

x.11.010 Purpose

This [Chapter](#) is intended to establish procedures for applications eligible for streamlined review consistent with State law (i.e., [Senate Bill 35](#)) and for reviewing applications under the [Housing Accountability Act](#). The [Jurisdiction](#) is responding to State mandates and including application procedures in the FBC that are compliant with State law but reflect the unique conditions and procedures within the [Jurisdiction](#). The intent of [Senate Bill 35](#) and the [Housing Accountability Act](#) is to facilitate and expedite the construction of housing through the application of objective standards and, with [Senate Bill 35](#), ministerial and streamlined approval procedures. These procedures shall be used in conjunction with the objective standards contained in this FBC as applicable.

x.11.020 Procedures

1. **Procedures for Applications Filed Under [Senate Bill 35](#)**
 - A. **Applicability**
 - (1) This [Section](#) applies to housing development projects applying for approval under [Government Code §65913.4](#) and replaces the [Jurisdiction's](#) procedures for reviewing discretionary applications.
 - (2) This [Section](#) shall remain in effect for the same period as [Senate Bill 35](#) provisions contained in [Government Code §65913.4](#). Unless [Senate Bill 35](#) provisions are extended by the [State Legislature](#), this [Section](#) shall remain in effect only until January 1, 2026, and as of that date is repealed.
 - (3) The [California Environmental Quality Act \(CEQA\)](#) does not apply to projects eligible under [Senate Bill 35](#).
 - (4) The [Department of Housing and Community Development](#) is charged with developing guidelines for implementing [Senate Bill 35](#). These procedures may change if required by changes in those guidelines or in [Government Code §65913.4](#).

- B. **Definitions.** Terms defined in [Government Code §65913.4](#) shall apply to this [Section](#) and shall control in the event of a conflict between definitions in this FBC and definitions in [Government Code §65913.4](#).
- C. **Application Filing**
- (1) **Preliminary Application Filing.** An applicant shall file a notice of intent to submit a [Senate Bill 35](#) application in the form of a preliminary application consistent with [Government Code §65941.1](#).
 - (a) **Form.** A preliminary application shall be filed on a form provided by the [Jurisdiction](#) with the required fee. If the [Jurisdiction](#) has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the [California Department of Housing and Community Development](#).
 - (b) **Timeline.** Within 180 calendar days after submitting a preliminary application, an applicant shall submit a [full Senate Bill 35](#) application, provided scoping consultation has concluded consistent with [Subsection \(c\)](#), below.
 - (c) **Scoping Consultation**
 - i. Upon receipt of the preliminary application, the [Jurisdiction](#) shall contact the [Native American Heritage Commission](#) for assistance in identifying any California Native American tribe that should be noticed. The [Jurisdiction](#) shall provide a formal notice of the applicant's intent to submit a [full](#) application to each required California Native American tribe within 30 days of preliminary application submittal. The formal notice shall be consistent with [Government Code §65913.4\(b\)](#).
 - ii. If, within 30 days of receipt of the formal notice, any California Native American tribe that was formally noticed accepts the invitation to engage in scoping consultation, the [Jurisdiction](#) shall commence scoping consultation within 30 days of receiving that response.
 - iii. Scoping consultation shall be conducted consistent with [Government Code §65913.4\(b\)](#). If, after scoping consultation is concluded, a development is not eligible for [Senate Bill 35](#) streamlining, the [Jurisdiction](#) shall provide written documentation as required by [Government Code §65913.4\(b\)](#) to the applicant and any California Native American tribe that is a party to that scoping consultation.
 - (2) **Full Application.** If the development remains eligible to apply under [Senate Bill 35](#) after scoping consultation consistent with [Government Code §65913.4\(b\)](#) has concluded, an applicant may file a [full Senate Bill 35](#) application on a form provided by the [Jurisdiction](#) with the required fee.
- D. **Completeness Review.** The [Jurisdiction](#) shall review an application for compliance consistent with [Subsection 1.E](#); there shall be no separate or additional timeframe for completeness review. Only the items necessary to determine compliance with the provisions contained in [Government Code §65913.4\(a\)](#) shall be required.

E. Compliance Review

- (1) **Scope of Review.** The [Review Authority's](#) scope of review is limited to all of the provisions contained in [Government Code §65913.4\(a\)](#) and the objective standards in effect at the time of preliminary application submittal.
- (2) **Review Timeframes and [Review Authority](#)**
 - (a) **Consistency Review.** The [Director](#) shall determine if the application complies with all of the provisions contained in [Government Code §65913.4\(a\)](#) and applicable objective standards within the following timeframes:
 - i. Within 60 calendar days of application submittal for applications that include 150 or fewer housing units.
 - ii. Within 90 calendar days of application submittal for applications that include 151 or more housing units.
 - (b) **Design Review or Public Oversight.** Any design review or public oversight (i.e., [Public Body](#) review) to determine if the application complies with all of the provisions contained in [Government Code §65913.4\(a\)](#) and applicable objective standards shall occur within the following timeframes:
 - i. Within 90 calendar days of application submittal for applications that include 150 or fewer housing units.
 - ii. Within 180 calendar days of application submittal for applications that include 151 or more housing units.
- (3) **Compliance Determination**
 - (a) **Compliant Application.** If the application complies with all of the provisions contained in [Government Code §65913.4\(a\)](#) and all applicable objective standards, the [Jurisdiction](#) shall complete any design review or public oversight and any subdivision approval within the timeframes listed in [Subsection 1.E](#). Only objective design and subdivision standards may be applied. See [Subsection 1.F](#).
 - (b) **Non-Compliant Application.** If the application does not comply with all of the provisions contained in [Government Code §65913.4\(a\)](#) and all applicable objective standards, the [Review Authority](#) shall make the following determination:
 - i. If the application does not comply with all of the provisions contained in [Government Code §65913.4\(a\)](#) and all applicable objective standards, the [Review Authority](#) shall provide the applicant with written documentation of which standards the development conflicts with and an explanation of the reasons the development conflicts with each standard.
 - ii. Resubmitted Application. If the project was found to be non-compliant, the applicant may resubmit the application for [Senate Bill 35](#) streamlining, and the [Jurisdiction](#) shall review it for compliance with all of the provisions contained in [Government Code §65913.4\(a\)](#) and all applicable objective standards subject to the same timelines in [Subsection \(2\)](#) above.
 - iii. Project Ineligible. If the project is ineligible for [Senate Bill 35](#) streamlined processing, the applicant may elect to submit an application for the applicable discretionary approval.

F. Decision on Project

- (1) **Project Approval and Findings.** The [Review Authority](#) shall approve the application if the [Review Authority](#) finds that the proposed development is compliant with all of the provisions contained in [Government Code §65913.4\(a\)](#) and all applicable objective standards, including objective subdivision standards.
- (2) **Conditions of Approval.** The [Review Authority](#) may impose conditions of approval provided those conditions of approval are objective and broadly applicable to development within the [Jurisdiction](#).

G. Post-decision Procedures

- (1) **Subsequent Permits.** Any necessary subsequent permits shall be issued on a ministerial basis subject to applicable objective standards. If a public improvement is necessary to implement a development subject to this [Section](#), and that public improvement is located on land owned by the [Jurisdiction](#), the [Review Authority](#) shall process any approvals needed as required by [Government Code §65913.4\(h\)\(3\)](#).
- (2) **Post-Approval Modifications**
 - (a) **Post-Approval Modification Request.** An applicant or the [Jurisdiction](#) may request a modification to an approved development if that request is made prior to the issuance of the final building permit.
 - (b) **Applicability of Objective Standards to Modifications.** The [Review Authority](#) shall only apply objective standards in effect when the original application was submitted, except that objective standards adopted after the date of original submittal may be applied in any of the following instances:
 - i. The total number of residential units or total square footage of construction changes by 15 percent or more; or
 - ii. The total number of residential units or total square footage of construction changes by five percent or more, and it is necessary to subject the development to an objective standard beyond those in effect when the application was submitted in order to mitigate or avoid a specific adverse impact upon public health or safety, for which there is no feasible alternative method to satisfactorily mitigate or avoid.
 - iii. Objective building standards contained in [Title 24](#) may be applied to all modifications.
 - (c) **Post-Approval Modification Review Timeframe and Decision.** The [Review Authority](#) shall determine if the modification is consistent with objective planning standards and issue a decision on the applicant's modification request within 60 days after submittal unless design review is required, in which case a decision shall be made within 90 days.
- (3) **Expiration.** An application approved consistent with this [Section](#) shall remain valid for three years; however, an application approval shall not expire if the development includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making at or below 80 percent of the area median income consistent with [Government Code §65913.4\(f\)](#).
- (4) **Extension.** At the discretion of the [Review Authority](#), a one-year extension may be granted consistent with [Government Code §65913.4\(f\)\(3\)](#).

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2. Procedures for applications filed consistent with the [Housing Accountability Act](#)

A. Applicability

- (1) This [Section](#) applies to housing development projects as defined by [Government Code §65589.5\(h\)\(2\)](#).
- (2) This [Section](#) shall remain in effect for the same period as provisions contained in the [Government Code §65589.5 \(Housing Accountability Act\)](#). Any provisions that are not extended by the [State Legislature](#) shall be repealed as of the date those provisions in the [Housing Accountability Act](#) are deemed null and void.

- B. **Definitions.** Terms defined in [Government Code §65589.5](#) shall apply to this [Section](#) and shall control in the event of a conflict between definitions in this FBC and definitions in [Government Code §65589.5](#).

C. Application Filing

- (1) **Preliminary Application Filing (Optional).** An applicant may file a preliminary application consistent with [Government Code §65941.1](#).
 - (a) A preliminary application shall be filed on a form provided by the [Jurisdiction](#) with the required fee. If the [Jurisdiction](#) has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the [California Department of Housing and Community Development](#).
 - (b) Within 180 calendar days after submitting a preliminary application, an applicant shall submit a [full](#) application for the housing development.
- (2) **Full Application.** An applicant may file a [full](#) application for a housing development without filing a preliminary application. The [full](#) application shall be filed on a form provided by the [Jurisdiction](#) with the required fee.

- D. **Conflicting Procedures.** This [Section](#) provides additional procedures that shall be followed for applicable projects. If conflicts occur between the [Jurisdiction's](#) procedures and the procedures of this [Section](#), this [Section](#) shall control.

E. Completeness Review

- (1) **Preliminary Application.** If a preliminary application is filed, the preliminary application shall be deemed complete when the preliminary application containing all of the information listed in the preliminary application form is submitted. If all listed information is not provided, the [Jurisdiction](#) shall request the missing information from the applicant.
- (2) **Full Application**
 - (a) Once a [full](#) application is submitted, the [Jurisdiction](#) shall inform the applicant in writing within 30 calendar days of submittal or resubmittal that the application is complete or incomplete and the additional information required consistent with [Government Code §65943](#). Only information requested in the [Jurisdiction's](#) application forms can be requested. If the [Jurisdiction](#) does not provide written notification within this timeframe, the application shall be deemed complete. The [Jurisdiction](#) shall review each resubmittal within the 30-day period and cannot request information that was not listed in the first incompleteness letter.
 - (b) If an applicant receives written notification that the application is incomplete, and a preliminary application was submitted for the housing development, the applicant shall submit the information needed to complete the application within 90 calendar days of receiving the written notification of incompleteness. If the applicant does not submit this information within this timeframe, the preliminary application shall expire and have no further force or effect.
 - (c) If a second determination of incompleteness is provided, the applicant shall be able to appeal the decision to the [Governing Body](#). The [Jurisdiction](#) shall make a decision on the appeal no later than 60 calendar days after receipt of the applicant's written appeal. The initial appeal may be to the [Planning Commission](#), but in that case the [Governing Body](#) shall still make a decision within 60 days. If the decision on the appeal is not made within this timeframe, the application shall be deemed complete.

NOTES to Jurisdiction:

1. Jurisdictions may consider removing the completeness review text regarding preliminary application if desired.
2. Re Planning Commission: Shall be able to get to the Board of Supervisors or City/Town Council within 60 days, even if goes to PC first.
3. According to Legal Review, there is ambiguity regarding whether the 90-day timeframe is correct, and most agencies allow resubmittals within the 180-day period. Jurisdictions may decide whether to include 90-day or 180-day timeframe.

F. Compliance Review

(1) Scope of Review

- (a) **Housing Development with a Preliminary Application Submittal.** A housing development for which a preliminary application was submitted shall only be subject to the ordinances, policies, and standards adopted and in effect when the preliminary application is submitted, except in the following circumstances:
 - i. A fee, charge, or other monetary exaction increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or monetary exaction.
 - ii. A preponderance of the evidence in the record establishes that subjecting the housing development to an ordinance, policy, or standard beyond those in effect when the preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.
 - iii. Subjecting the housing development to an ordinance, policy, standard, or any other measure, beyond those in effect when the preliminary application was submitted is necessary to avoid or substantially lessen an impact consistent with [CEQA](#).
 - iv. The housing development has not commenced construction within 2.5 years following the date of the housing development's final approval (as defined in [Government Code §65589.5\(o\)\(1\)\(D\)](#)).
 - v. The number of residential units or square footage of construction proposed changes by 20 percent or more, exclusive of any increase resulting from a density bonus, incentive, concession, waiver, or similar provision.
- (b) **Housing Development without a Preliminary Application Submittal.** A housing development shall be subject to objective standards in effect when the application was deemed complete.

(2) **Review Timeframes**

- (a) Applications for housing development containing 150 or fewer units shall be reviewed for compliance with applicable objective standards within 30 calendar days of being deemed complete.
- (b) Applications for housing development containing more than 150 units shall be reviewed for compliance with applicable objective standards within 60 calendar days of being deemed complete.

(3) **Review Authority.** The [Review Authority](#) shall be the [Review Authority](#) consistent with the [Jurisdiction's](#) procedures for the [full](#) application; however, if the [Director](#) is not the [Review Authority](#), the [Director](#) may serve as the [Review Authority](#), if necessary, to comply with Review Timelines described in [Subsection 2.F](#).

(4) **Compliance Determination**

- (a) The [Review Authority](#) shall identify the specific standard(s) that the project does not comply with and provide an explanation of the reason(s) why the housing development is considered to be inconsistent or non-compliant with identified provisions and shall provide the written determination to the applicant.
- (b) A housing development is considered in compliance with this FBC, and shall not require a [Zoning Map Amendment](#), if the housing development complies with objective [General Plan](#) standards but the zoning for the housing development site is inconsistent with the [General Plan](#).

(5) **Limited Hearings/Meetings.** If a housing development complies with applicable objective standards, the [Jurisdiction](#) shall not conduct more than five public hearings (including continuances), workshops, or similar meetings after the [full](#) application is complete in connection with the approval of the housing development consistent with [Government Code §65905.5](#). Meetings required by [CEQA](#) are exempt from the limit.

G. Findings and Decision

(1) Findings

- (a) If the proposed housing development complies with applicable objective [General Plan](#), zoning, and subdivision standards and criteria, including design review standards, the [Review Authority](#) may only deny the housing development or conditionally approve the housing development at a lower density if the [Review Authority](#) makes written findings supported by a preponderance of the evidence in the record that:
 - i. The housing development would have a specific, adverse impact upon the public health or safety unless the housing development is denied or conditionally approved at a lower density. A "specific, adverse impact" means a "significant, quantifiable, direct, and unavoidable impact, based on identified written public health or safety standards, policies, or conditions as they existed on the date that the project was deemed complete"; and
 - ii. There is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the denial of the housing development or conditional approval of the housing development at a lower density.
- (b) If the housing development includes 20 percent of units affordable to very low or low-income households, 100 percent of units affordable or moderate or middle income households, or an emergency shelter, the [Review Authority](#) shall approve the housing development unless the [Review Authority](#) makes written findings supported by a preponderance of the evidence in the record, as to at least one of the findings in [Government Code §65589.5\(d\)](#).

(2) Decision Timeframes. The [Review Authority](#) shall approve or deny the housing development within the following applicable period:

- (a) 90 days from [Environmental Impact Report](#) certification;
- (b) 60 days from [Environmental Impact Report](#) certification for an affordable housing development consistent with [Government Code §65950\(a\)\(3\)](#);
- (c) 60 days from adoption of a [Negative Declaration](#); or
- (d) 60 days from determination of [CEQA](#) exemption.

H. Post-Decision Procedures. Post-decision procedures for the required permit ([full](#) application) shall be followed provided those procedures do not conflict with applicable [Government Code](#) sections for housing developments (i.e., [Housing Accountability Act](#), [Government Code §65589.5](#)).

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Figure x.11.020.1: Process for Developments Eligible for Senate Bill 35 Streamlining with 150 units or Fewer (Government Code §65913.4)

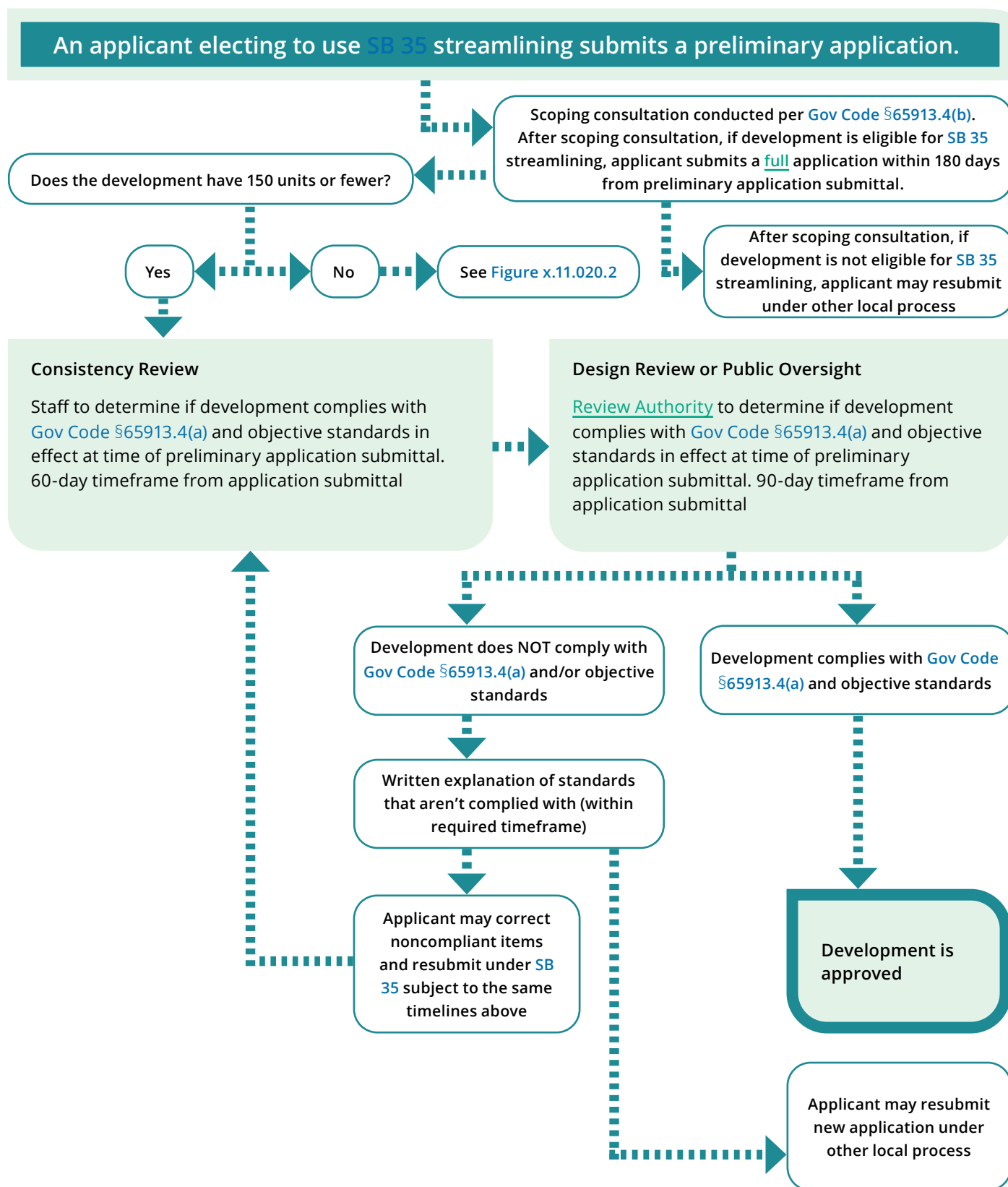
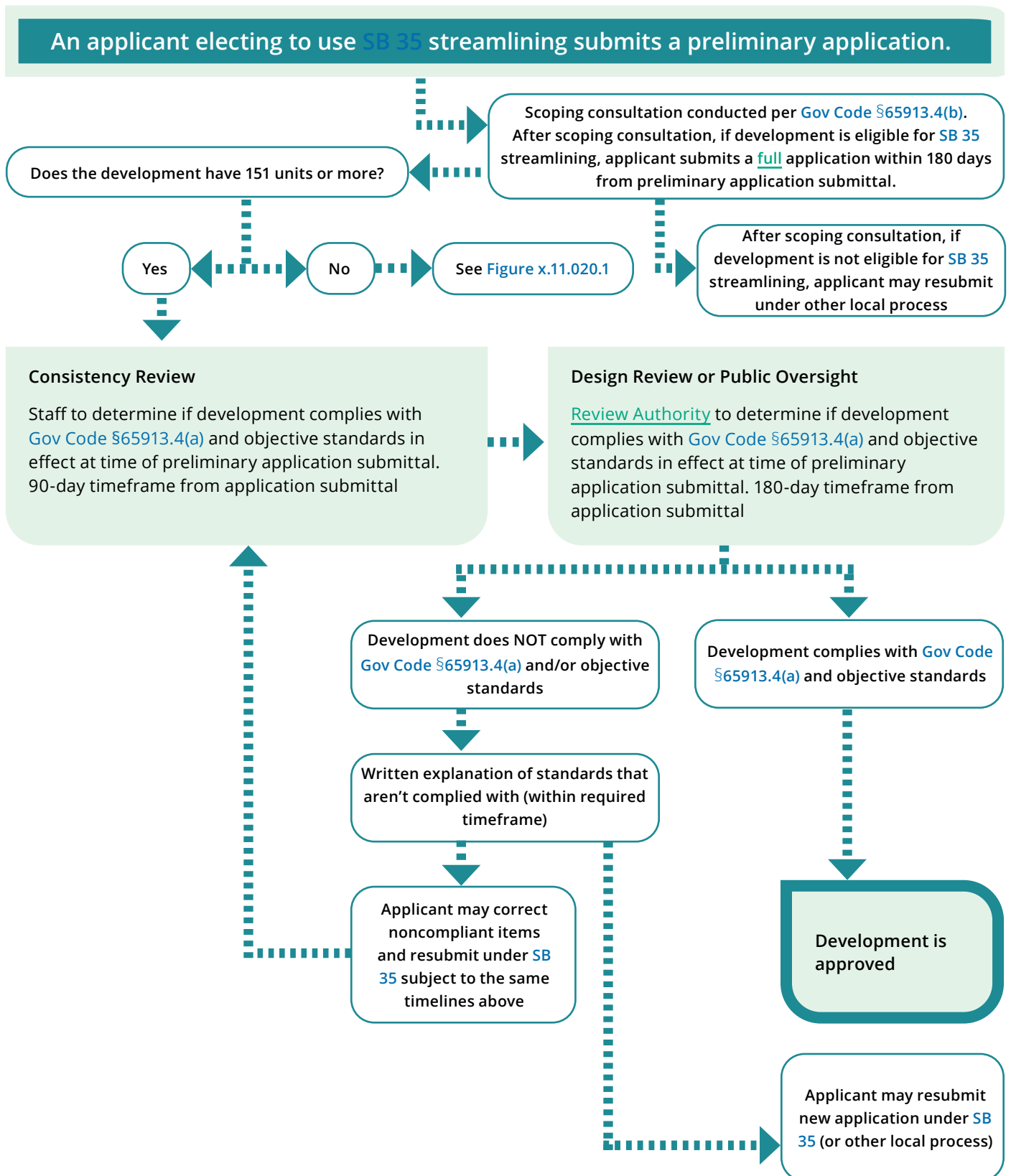


Figure x.11.020.2: Process for Developments Eligible for Senate Bill 35 Streamlining with 151 units or More (Government Code §65913.4)



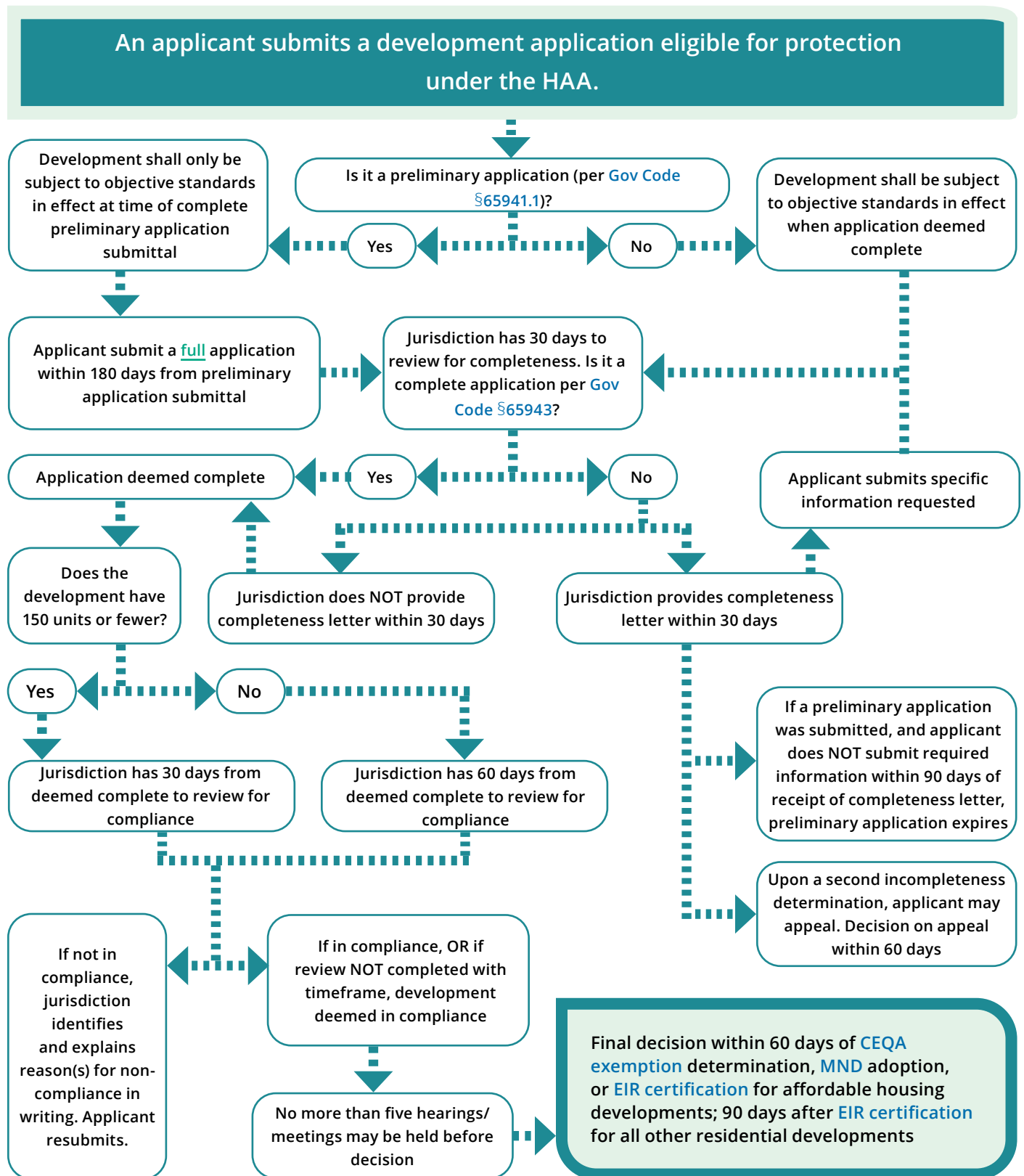
NOTE to Jurisdiction:

x.11.020

1. According to Legal Review, there is ambiguity regarding whether the 90-day timeframe is correct, and most agencies allow resubmittals within the 180-day period. Jurisdictions may decide whether to include 90-day or 180-day timeframe.

Administration

Figure x.11.020.3: Process for Developments Eligible for Housing Accountability Act (HAA) Protection (Government Code §65589.5)



x.11.030 Adjustments to Standards

1. **Purpose.** This [Section](#) is intended to allow for minor deviations from certain standards in this FBC for specific situations because of the prescriptive nature of the standards.
2. **Applicability.** This [Section](#) applies to developments subject to [Section x.11.020 \(Procedures\)](#). The [Review Authority](#) may grant an Adjustment for only the standards identified in [Table A \(Adjustments to Standards\)](#).
3. **Procedures.** Adjustment requests shall be reviewed and processed as follows:
 - A. If the development for which an Adjustment is requested is being processed consistent with [Section x.11.020 \(Procedures\)](#), the Adjustment shall be processed concurrently and consistent with the applicable procedures in [Section x.11.020 \(Procedures\)](#); or
 - B. If the development for which an Adjustment is requested is not being processed consistent with [Section x.11.020 \(Procedures\)](#), the procedures in [Section x.xx.xxx \(Jurisdiction's Process\)](#) shall apply to the Adjustment request.

Table x.11.030.A: Adjustments to Standards

Administrative Relief Type for Design Sites with Less Than 6% Slope	Required Findings	Allowed Administrative Relief	Reference to Standard
1. Design Site Dimensions			
a. Depth or Width Decrease in the minimum required or maximum allowed	i. An existing tree, rock outcrop, and/ or utility infrastructure prevents compliance with the standard. ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone.	Up to 10% of the standard	Subsection 3 of the zone
2. Building Setbacks			
a. Front, Side Street, Side or Rear Increase or decrease in the minimum to maximum required setback for a primary building and/or wing(s)	i. An existing tree, rock outcrop, and/ or utility infrastructure prevents compliance with the standard. ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone.	Up to 25% of the standard	Subsection 5 of the zone
b. Facade within Facade Zone Reduction of the minimum amount of facade required within or abutting the facade zone	i. An existing tree, rock outcrop, and/ or utility infrastructure prevents compliance with the standard. ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone. iii. The horizontal unbuilt area resulting from this adjustment is landscaped per the standards in Section x.05.030 (Landscaping and Lighting).	Up to 25% of the standard	Subsection 5 of the zone

NOTE to Jurisdiction:

1. Please review and revise the required findings and the specific amounts of increase or decrease in the standards according to your specific needs.

Standards for private frontage still apply [[See Chapter 7 \(Specific to Private Frontages\)](#)], and any adjustment shall not preclude the application of a private frontage type.

Table x.11.030.A: Adjustments to Standards (Continued)

Administrative Relief Type for Design Sites with Less Than 6% Slope	Required Findings	Allowed Administrative Relief	Reference to Standard
3. Building Footprint			
a. Size of Main Body or Wing(s) Increase in the allowed width or length	i. An existing tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone. iii. The wing(s) is one-story less in height than the main body. iv. The building complies with the setbacks of the zone or as allowed to be adjusted by this Section .	Up to 10% of the standard	Subsection 3 of the building type
4. Parking Location			
a. Front or Side Street Setback Reduction in the required parking setback	i. An existing tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone. iii. The driveway complies with the zone standards. iv. The ground floor space remains habitable in compliance with the zone standards.	Up to 10% of the standard when the required setback is 20' or more. Up to 20% of the standard when the required setback is less than 20'.	Subsection 7 of the zone

Standards for private frontage still apply [[See Chapter 7 \(Specific to Private Frontages\)](#)], and any adjustment shall not preclude the application of a private frontage type.

Table x.11.030.A: Adjustments to Standards (Continued)

Administrative Relief Type for Design Sites Over 6% Slope	Required Findings	Allowed Administrative Relief	Reference to Standard
5. Design Site Dimensions			
a. Depth Increase or decrease in minimum to maximum design site depth	i. Existing slope exceeds 15% grade for over 50% of design site depth. ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone.	20% max. of the standard	Subsection 3 of the zone
b. Width Increase or decrease in minimum to maximum design site width	i. Existing slope exceeds 15% grade for over 25% of design site width. ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone.	10% max. of the standard	Subsection 3 of the zone
6. Building Setbacks			
a. Front, Side Street, Side or Rear Increase or decrease in minimum to maximum required setback areas for primary building and/or wing(s)	i. Existing slope exceeds 15% grade. ii. An existing tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. iii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of the zone.	Reduction in the minimum setback up to within 5' of the design site line. Where side street setback is 5' minimum, reduction in the minimum setback up to within 3' of the design site line.	Subsection 5 of the zone

Standards for private frontage still apply [[See Chapter 7 \(Specific to Private Frontages\)](#)], and any adjustment shall not preclude the application of a private frontage type.

Table x.11.030.A: Adjustments to Standards (Continued)

Administrative Relief Type for Design Sites Over 6% Slope	Required Findings	Allowed Administrative Relief	Reference to Standard
7. Site Grading			
a. Retaining Wall (Height) Increase in maximum retaining wall height or length	i. Existing slopes exceed 15% grade. ii. The retaining wall or series of retaining walls cannot be seen from the street or adjacent property. iii. All retaining walls not within the building footprint are less than 50' in total length.	Increase in retaining wall height up to 8' along side or rear design site line(s), except that within the building footprint, increase up to 12' in height	Subsection x.05.050.5
8. Block Face and Perimeter			
a. Increase in maximum length	i. Existing slopes exceed 15% grade, resulting in new street(s) that exceed maximum allowed grade, preventing compliance with the standards. ii. The subject block(s) include a Passage in compliance with Subsection x.10.040.13 (Passage) . iii. The block(s) complies with Section x.xx.xxx (Jurisdiction Thoroughfare Standards) .	Up to 20% of the standard	Table x.10.020.A (Block Size Standards)

Standards for private frontage still apply [[See Chapter 7 \(Specific to Private Frontages\)](#)], and any adjustment shall not preclude the application of a private frontage type.

Table x.11.030.A: Adjustments to Standards (Continued)

Administrative Relief Type for Design Sites Over 6% Slope	Required Findings	Allowed Administrative Relief	Reference to Standard
9. Parking Location			
a. Front or Side Street Setback Reduction in a required parking setback.	One or more of the following techniques are applied, as allowed by this Section :	Reduction in the front and/or side street parking setback up to 25' behind the primary building facade. Reduction in the minimum habitable space depth to 18'.	Subsection 7 of the zone; Subsection 4 of the zone
	i. Surface/Podium/Stacked: Parking under primary building is enclosed and access is only from one side of the design site for design sites 150' or less in width. Habitable space, in compliance with Subsection 4 of the zone, is between the front of the building and the parking spaces. The parking garage access is not greater than 9' in width.		
	ii. Tandem Parking: For parking areas with less than 10 spaces, tandem parking spaces may be arranged in a series of up to 5 beginning at the front design site line.		
	iii. Subterranean Parking: Parking spaces are located below the adjacent finished grade of the building up to the design site line(s).		
	iv. Parking Court(s): For parking areas with up to 12 spaces, a parking court may be located within 10' of the adjacent primary building facade. The parking court is in compliance with Subsection x.05.050.4.A(2) .	Reduction in the front setback to 10' and in the side street setback to 3' for a maximum length of 65' along either the front or side street facade of the primary building. The habitable space standard does not apply to the portion of the primary building facade accommodating a parking court.	
	v. Stacked Parking System: Parking spaces are arranged in a system that provides up to 3 spaces in the horizontal area of one space. The garage access is not greater than 9' in width.	Reduction in the front and/or side street setback to be the same as the primary building setback. Reduction in the minimum habitable space depth to 25'.	

Standards for private frontage still apply [[See Chapter 7 \(Specific to Private Frontages\)](#)], and any adjustment shall not preclude the application of a private frontage type.

Chapter 12: Definitions

Sections:

x.12.010	Purpose
x.12.020	Definitions
x.12.030	Measurement Methods

x.12.010 Purpose

This [Chapter](#) provides definitions for specialized terms and phrases used in this FBC. All other applicable definitions in [Section x.xx.xxx \(Definitions\)](#) of [Article xxx \(Jurisdiction Zoning Code\)](#) apply.

x.12.020 Definitions

A. Definitions

Abandoned Sign. A sign in place for a period of at least 90 days which no longer advertises an ongoing business, lessor, owner, or activity on the premises where the sign is displayed.

Abutting. Having a common property line or district boundary, or separated by a private or public street or easement.

Access or Service Drive. A public or private way of paving or right-of-way of not more than 30 feet affording means of access to property.

Access Frontage or Service Road or Street. A public or private street or right-of-way of not less than minimum standards as specified by the subdivision ordinance of the [Jurisdiction](#) affording means of access to property.

Accessory Dwelling Unit (ADU). An attached or detached residential dwelling unit which provides complete living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, which is located on the same parcel as a single-unit dwelling.

Accessory Structure (syn. Accessory Building). A structure physically detached from, secondary and incidental to, and commonly associated with a primary structure or use on the same site. Accessory structures normally associated with a residential use property include, but are not limited to: garages (unenclosed or enclosed) for the storage of automobiles (including incidental restoration and repair), personal recreational vehicles, and other personal property; studios; workshops; greenhouses (noncommercial); enclosed cabanas and pool houses; and storage sheds. Accessory structures normally associated with a non-residential use property include, but are not limited to: garages (unenclosed or enclosed) for the storage of automobiles and work related vehicles and equipment (including incidental restoration and repair); storage structures; workshops; and studios.

Accessory Structure, Major (Major Accessory Structure). An accessory structure with a footprint greater than 120 square feet.

Accessory Structure, Minor (Minor Accessory Structure). An accessory structure with a footprint of 120 square feet or less.

Addition. The enlargement of an improvement accomplished by appending a new improvement.

Adjacent. Sharing a common design site line, or having design site lines separated only by an alley.

Adjacent Buildings. Two or more buildings located upon adjacent design sites.

Advisory Agency. The [jurisdiction staff member or jurisdiction policy-making or review authority](#) responsible for acting on an application, as specified in [Section x.xx.xxx \(Jurisdiction Advisory Agency\)](#).

Affordable to Low-Income or Very-Low-Income Households. Being of a condition in which sales prices or rental rates for a housing development conform with the current "[Jurisdiction Affordable Housing Sales Prices and Rental Rates](#)," established by resolution of the [Jurisdiction Council](#).

Affordable Housing Development. A residential development consisting of five or more units, not including any bonus units requested, in which

- a. At least 20 percent of the total units are affordable to low-income households;
- b. At least 10 percent of the total units are affordable to very-low-income households; or
- c. At least 50 percent of the total units are senior housing ([Government Code §65915\(b\) and Civil Code §51.2 and §51.3](#)).

Aggregate Sign Area. The total area of all signs and/or all messages located on a design site.

Agriculture. The use of the land for purposes including farming, agriculture, horticulture, floriculture, viticulture, and the necessary accessory uses for packing, treating, or storing the produce, provided that any such accessory uses shall be secondary to that of normal agricultural activities. Does not include the raising of animals or fowl for commercial purposes, or sale of any products at retail on premises, unless otherwise specified.

Alley. A public or private way to be used primarily for vehicular access to the back or side of a design site of real property that otherwise abuts a street.

Allowed. Pertaining to hazardous materials, an instance in which the use of chemicals on a site is not regulated by this FBC.

Allowed Use. Uses that are allowed by right and are not subject to the conditions of approval, mandatory review periods, or expiration periods as required for [Use Permits](#) or [Minor Use Permits](#).

Alter. To create physical change in the internal arrangement of rooms or the supporting members of a structure, or a change in the external appearance of any structure, not including painting.

Amusement Center or Facility. A place of amusement, recreation, or entertainment, involving assemblages of people.

Ancillary Structure (syn. Ancillary Building). See "Accessory Structure."

Animal Shelter. Any place where animals or birds are kept, bred, groomed, trained or treated for compensation; or any such place where animals or birds are sold.

Antenna. Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves when such system is either external to or attached to the exterior of a structure. Antennas shall include devices having active elements extending in any direction and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted upon and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be a part of the antenna.

Apartment, Efficiency. A dwelling unit in a multi-unit building, consisting of not more than one habitable room, excluding the kitchen or kitchenette and sanitary facilities, of a total floor area of not more than 400 square feet.

Applicant. Any individual, firm, or any other entity that applies to the [Jurisdiction](#) for the applicable permits to undertake any construction or development within the [Jurisdiction](#).

Architectural Feature. Exterior building element intended to provide ornamentation to the building massing including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

Attached Building or Structure. Any building or structure which is structurally a part of or has a common wall and/or continuous roof with a primary building or structure, except where such connection is a breezeway or walkway incidental to and not a necessary part of the construction of the primary building.

Auto and Vehicle Sales and Rental. A retail or wholesale establishment selling and/or renting automobiles; trucks and vans; trailers; motorcycles; and scooters with internal combustion engines (bicycle sales are included under "General Retail"). May also include repair shops and the sales of parts and accessories incidental to vehicle dealerships. Does not include: the sale or rental of trailers, boats, RVs; businesses dealing exclusively in used parts, auto wrecking, and salvage; the sale of auto parts/accessories separate from a vehicle dealership (see "Auto parts sales"); or "Auto service stations," which are separately defined.

Auto Disassembly or Wrecking. The dismantling or disassembling of used motor vehicles or trailers, or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts.

Auto Parts Sales. Stores that sell new or re-manufactured automobile parts, tires, and accessories. Establishments that provide installation services are instead included under "Vehicle Services, Auto Repair Garage." Does not include businesses dealing exclusively in used parts, auto wrecking and salvage, or tire recapping establishments, which are found in compliance with "Vehicle Services, Auto Repair Garage."

Auto Repair. See "Vehicle Services."

Auto Repair.

1. **Auto Repair, Major.** General repair, rebuilding or reconditioning of engines, motor vehicles, or trailers; collision service including body or frame, straightening or repair, overall painting, or paint shop.
2. **Auto Repair, Minor.** Incidental minor repairs to include replacement of parts and service to passenger cars, but not including any operation defined as "automobile repair, major," or any other operation similar thereto.

Auto Service Station. A building and/or design site or use having pumps and storage tanks where motor vehicle fuels or lubricating oil, grease, or accessories for motor vehicles are dispensed, sold, or offered for sale at retail only; where deliveries are made directly into motor vehicles, including car washing and incidental accessory retail sales in a convenience market.

Automated Teller Machine (ATM). A computerized self-service machine used by bank and financial service patrons for conducting transactions, including deposits, withdrawals, and fund transfers, without contact with financial institution personnel. The machines may be located at or within banks, or in other locations, in compliance with this FBC.

Average Slope. The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope. See [Section x.12.030 \(Measurement Methods\)](#).

Awning. A roof or cover which projects from a wall of a building over a window or door, made of canvas, aluminum, or similar material, which may be fixed in place or be retractable.

Awning Sign. See [Section x.09.060 \(Awning/Canopy Sign\)](#).

B. Definitions

Bank, Financial Services. Financial institutions including: banks and trust companies; credit agencies; holding (but not primarily operating) companies; lending and thrift institutions; other investment companies; securities/commodity contract brokers and dealers; security and commodity exchanges; and vehicle finance (equity) leasing agencies.

Banner Sign. A sign made of a flexible material that projects or hangs from a building, structure, pole, or wire. A banner sign includes flags but does not include pennants.

Base Flood Elevation. As designated by Federal Emergency Management Agency (FEMA), the elevation of surface water resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

Basement. A story whose floor is more than 12 inches, but not more than half of its story height below the average level of the adjoining finished grade (as distinguished from a "cellar," which is a story more than one-half below such level). A basement, when used as a dwelling, shall not be counted as a story for purposes of height measurement.

Bathroom. A room that contains all of the following features: a bathtub or shower, a washbowl, and a toilet.

Bay. Any division of a building between vertical lines or planes, especially the entire space included between two adjacent supports.

Bay Window. An architectural projection from the building cantilevered from the facade, consisting of one or more stories in height, containing at least 60 percent glass area.

Bed & Breakfast (B&B). A use of up to 10 sleeping units, where one unit equals one room, for the rental accommodation of transient guests on an overnight basis.

Billboard Sign. An off-site sign which is supported by one or more uprights, poles, or braces in or upon the ground, other than a freestanding sign, monument sign, or pole sign.

Block. An area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Block Length. The horizontal distance from the right-of-way on one end of the block to the right-of-way on the other end along the same street.

Block Perimeter. The aggregate of all sides of a block bounded by the abutting rights-of-way.

Block-Scale, Building. A building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous facade as long as most or all of a block.

Bonus. See "Density Bonus."

Bracket Sign. See "Projecting Sign."

Building. A structure consisting of one or more foundations, floors, walls, and roofs that surround an interior space, and may include exterior appurtenant structures including, but not limited to, porches and decks.

Buildable Area. The horizontal area in which a building is allowed to be constructed.

Building Elevation. The exterior wall of a building not adjacent to a public right-of-way, the front or side along a private street, or civic space.

Building Entrance. A point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

Building, Existing. See "Structure, Existing."

Building Facade. The exterior wall of a building adjacent to a street, the front or side along a private street, or civic space.

1. **Building Facade, Front.** The exterior wall of a building adjacent to a street or civic space.
2. **Building Facade, Side Street.** The exterior wall of a building adjacent to a side street.
3. **Building Facade, Interior Side.** The exterior wall of a building adjacent to the interior design site line(s).
4. **Building Facade, Rear.** The exterior wall of a building opposite the front.

Building Form. The overall shape and dimensions of a building.

Building Frontage. The facade(s) along the front and side street of the design site.

Building Frontage, Principal. The facade along the front of the design site, typically the narrower of sides and identified by an address.

Building, Primary. The building that serves as the focal point for all activities related to the principal use of the design site.

Building, Setback. See "Setback, Building."

Building Signs. Any sign that is fastened, attached, connected, or supported in whole or in part by a building or architectural feature.

Business Support Services. An establishment within a building that provides services to other businesses. Examples of these services include: blueprinting; computer-related services (rental, repair); copying and quick printing services; film processing and photofinishing (retail); and mailing and mail box services. Does not include sales, storage or rental of heavy equipment.

Building Type. A structure defined by its combination of configuration, disposition, and function.

By-Right, Approval. Approval by administrative staff of certain uses, improvements, and developments not requiring further review and in compliance with all applicable standards.

C. Definitions

Cafe. See "Restaurant, cafe or coffee shop."

Camping and Picnicking Areas. This land use is intended for picnicking and camping areas, which may include individual campsites, but where utility hookups for recreational vehicles are typically not provided at campsites.

Canopy Sign. See [Section x.09.060 \(Awning/Canopy Sign\)](#).

Carriage House. A second permanent dwelling that is accessory to a primary dwelling on the same site. A carriage house provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling. See [Section x.06.040 \(Carriage House\)](#).

Carshare Parking Space. A parking space required to be dedicated for current or future use by a carshare service through a deed restriction, condition of approval, or license agreement. Such deed restriction, condition of approval, or license agreement shall grant priority use to any carshare service that can make use of the space, although such spaces may be occupied by other vehicles so long as no carshare organization can make use of the dedicated carshare space(s).

Car wash. A place where motor vehicles are vacuumed, cleaned, washed, and/or waxed. Does not include the retail sale of motor vehicle fuels.

Carshare Service. A service that provides a network of motor vehicles available to rent by members by reservation on an hourly basis or in smaller intervals.

Catering service. A businesses that prepares food for consumption on the premises of a client.

Ceiling Height, Ground Floor. The height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

Ceiling Height, Upper Floor(s). The height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

Cellar. That portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling. A cellar shall not be counted as a story, for the purpose of height standards.

Center. Concentration of ground floor shopping, restaurants, and services, with additional offices and housing located above, within a Walkable Urban context.

Changeable Copy Sign(s). See [Section x.09.120 \(Changeable Copy Sign\)](#).

Child Day Care. Facilities for nonmedical care and supervision of minor children for periods of less than 24 hours. This land use includes the following types of facilities, all of which are required to be licensed by the [California State Department of Social Services](#):

1. **Day Care Center.** Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with other approved land uses, or as an independent land use.
2. **Large Family Day Care Home.** A day care facility located in a single-unit residence where an occupant of the residence provides care and supervision for 7 to 14 children. Children under the age of 10 years who reside in the home count as children served by the day care facility.
3. **Small Family Day Care Home.** A day care facility located in a single-unit residence where an occupant of the residence provides care and supervision for either six or fewer children, or eight or fewer children provided that no more than two of the children are under the age of two and at least two of the children are over the age of six. Children under the age of 10 years who reside in the home count as children served by the day care facility.

Chamfered Corner. An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

Civic. A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, transit, and public parking facilities.

Civic Building. A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

Civic Space. An outdoor area dedicated for public gathering and civic activities. See [Section x.10.040 \(General to Civic Space\)](#).

Coffee Shop. See "Restaurant, cafe or coffee shop."

Commercial. A term defining service and retail uses collectively.

Commercial Amusement Facility. Establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

1. Bowling alleys;
2. Coin-operated amusement;
3. Dance clubs;
4. Electronic game arcades (video games, pinball, etc.);
5. Gyms and recreation facilities;
6. Ice skating and roller skating; and
7. Pool and billiard rooms.

This use does not include adult oriented businesses, which are separately defined.

Commercial Signage. Any sign sponsored by a commercial entity and whose prevailing message proposes a commercial transaction.

Commercial Recreation Facility. To include commercial amusement facilities (unlimited capacity amusement parks, arenas, auditoriums, convention centers, or stadiums); golf courses and country clubs; outdoor theaters; private swim clubs; and recreation centers.

1. **Commercial Recreation Facility, Indoor.** Establishments providing indoor amusement and entertainment services for a fee or admission charge, including: bowling alleys; coin-operated amusement arcades; night clubs; electronic game arcades (video games, pinball, etc.); ice skating and roller skating; and pool and billiard rooms as primary uses. Eight or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; seven or fewer machines are not considered a land use separate from the primary use of the site.
2. **Commercial Recreation Facility, Outdoor.** A facility for various outdoor recreational activities, where a fee is charged for use. Examples include: amusement and theme parks; camping and picnicking areas; go-cart tracks; golf driving ranges; miniature golf courses; and water slides. May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars, restaurants, video game arcades, etc. Does not include golf courses, which are separately defined.

Common Courtyard. An entry court, forecourt, or courtyard shared by multiple residential units or commercial spaces.

Common Open Space. An entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or non-residential units.

Common Space (syn. Common Area). A portion of a development held in common and/or single ownership, is not reserved for the exclusive use or benefit of an individual tenant or owner, and is available for use by all persons who reside or work in the building or on the design site.

Communication Equipment Building. A building housing operating electrical and mechanical equipment necessary for the conduct of a communications business with or without personnel.

Communications Tower. Any structure which supports an antenna.

Community Care Facility. Residential care facilities for the elderly, alcoholism recovery, and homes for mentally disordered, handicapped, dependent, and neglected children.

Community Center. A multi-purpose meeting and recreational facility typically consisting of one or more meeting or multi-purpose rooms, kitchen, and/or outdoor barbecue facilities, that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

Community Development Director. See "Director."

Community Garden (Use Type). Land used for the cultivation by multiple users, of fruits, vegetables, plants, flowers, or herbs.

Condominium. An estate in real property consisting of an undivided interest in common in a portion of the property together with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, design site map, or condominium plan. The condominium may be commercial, industrial, residential, or any combination. [[Civil Code §783, §1351\(f\)](#)].

Condominium Conversion. The conversion of an existing structure into separately owned commercial, industrial, or mixed-use units.

Convenience Market. A market serving neighborhood needs, of less than 5,000 square feet inside, offering a broad selection of goods, but with less than 20 percent of the sales floor area devoted to the display of alcoholic beverages.

Corner Element. A physical distinction in a building at the corner of two streets or a street and public space.

Corner Entry. An entrance located on the corner of a building.

Cottage Court. See [Section x.06.080 \(Cottage Court\)](#).

Council. The [Jurisdiction Council of the Jurisdiction](#).

Courtyard (syn. Court). An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or non-residential units, not including off-street parking.

Courtyard Building, Suburban and Core. See [Section x.06.110 \(Neighborhood Courtyard\)](#) and [Section x.06.150 \(Core Courtyard\)](#).

Coverage

1. **Coverage, Accessory Structures.** The sum of the footprint area of all structures on a design site.
2. **Coverage, Building.** The floor area of the largest story of a building divided by the total design site area.
3. **Coverage, Design Site.** The portion of the design site expressed as a percentage that is covered in buildings or other structures.

Co-working Space. A facilitated environment which may contain shared facilities including, but not limited to: conference rooms, reception services, phones, and other business amenities. Work spaces are used by a recognized membership who share the site in order to interact and collaborate with each other as part of a community and to reduce duplicated costs by sharing facilities. The uses shall have externally observable attributes similar to uses allowed in the zone in which that they are located. Equipment is limited to those which do not generate noise or pollutants in excess of what is customary within a typical office environment. Such space located in a research & development building may use equipment consistent with research & development uses. Co-working space may be interchangeably referred to as "incubator space."

Cul-de-sac. A street which connects to another public street only at one end and is not planned for later extension.

Crawl Space. A shallow unfinished uninhabitable space beneath the floor or under the roof of a building, that provides access to utility, structural, and other building components not readily accessible from the habitable portions of the building.

D. Definitions

Dance Club. Any dance open to the general public, whether or not a fee is charged for admission, but where such activity is in connection with any commercial activity.

Dangerous or Objectionable Elements. Any land or building structure used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, electrical, or other disturbance; glare; liquid or solid refuse or wastes; or other substance, condition or elements in such manner or in such amount as to adversely affect the surrounding area or adjoining premises.

Days. Calendar days unless this FBC specifies otherwise.

Dedication. The transfer by a subdivider to a public entity of title to real property or an interest therein, or of an easement or right in real property, the transfer of facilities, the installation of improvements, or any combination of these. ([Jurisdiction Section x.xx.xxx](#))

Defensible Space. A public, private, or semi-private residential environment whose physical characteristics—building layout and site plan—function to allow inhabitants themselves to become key agents in ensuring their security.

Density Bonus. A density increase over the maximum allowable residential density of the zone. See [Jurisdiction \(Government Code §x.xx.xxx\)](#) for types of bonuses.

Department. The [Jurisdiction's Community Development Department](#).

Depth, Ground-Floor Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

Depth-to-Height Ratio. The relationship of the depth of a space measured perpendicular to a building divided by the average height of the buildings adjacent to the space.

Design Site. A portion of land within a parcel, delineated from other design sites and/or parcels to accommodate no more than one building type. The main purpose of a design site is to allow a parcel large enough to contain more than one building type to contain multiple building types while not requiring the legal subdivision of the parcel into additional parcels.

1. **Design Site, Corner.** A design site located at the intersection of two or more streets, where they intersect at an interior angle of not more than 175 degrees. If the intersection angle is more than 175 degrees, the design site is considered an interior design site.
2. **Design Site, Flag.** A design site not meeting minimum design site frontage standards and where access to a public or private street is provided by means of a long, narrow driveway between abutting design sites.
3. **Design Site, Interior.** A design site abutting only one street.
4. **Design Site, Through.** A design site with two or more frontage lines that do not intersect.

Design Site Area. The total square footage or acreage of horizontal area included within the design site lines.

Design Site Coverage. See "Coverage."

Design Site Depth. The horizontal distance between the front design site line and rear design site line of a design site measured perpendicular to the front design site line.

Design Site Line. The perimeter and geometry of a design site demarcating one design site from another.

1. **Design Site Line, Front.** One of the following:
 - a. The frontage line in the case of a design site having a single frontage line;
 - b. The shortest frontage line in the case of a corner design site with two frontage lines, neither of which are adjacent to a thoroughfare or a design site with independent frontage;
 - c. The frontage line generally perceived to be the front design site line in the case of a corner design site with three or more frontage lines, none of which are adjacent to a thoroughfare or a design site with independent frontage;
 - d. The frontage line adjacent to a thoroughfare in the case of a corner design site with two or more frontage lines, one of which is adjacent to a thoroughfare;
 - e. The frontage line adjacent to a design site with independent frontage in the case of a corner design site with two or more frontage lines, one of which is adjacent to a design site with independent frontage; or
 - f. The frontage line adjacent to the front design site line of an adjacent design site in the case of a through design site.
2. **Design Site Line, Rear.** That design site line opposite the front design site line.
3. **Design Site Line, Side.** Design site lines connecting the front and rear design site lines.

Design Site Width. The horizontal distance between the design site lines measured perpendicular to the front design site line.

Detached. Separate or unconnected.

Development Site. The parcel(s) or portion(s) thereof on which proposed structures and improvements are to be constructed.

Dilapidated Sign. A sign that is no longer in a good state of repair or constitutes a health or safety hazard.

Diligently Pursued. Continued with constant or appropriate effort.

Director. Director of [Jurisdiction Planning and Building Department](#), an appointed representative.

Directory Sign(s). See [Section x.090.110 \(Directory Sign\)](#).

Display. An item or arrangement of items indoors that is not attached to a window, door or wall.

Disposition, Formal. Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

Disposition, Informal. Composed in an informal character with a mix of formal and natural characteristics.

Disposition, Natural. A preservation of the existing natural condition or a composition of elements arranged as they would appear in nature, with irregular shapes and asymmetry.

Distance Between Entries. The horizontal distance between entrances to a building or buildings, measured parallel to the facade.

Drive-in Business. Any business that either by design or operation provides services or products directly to occupants of a motor vehicle, except gasoline service stations.

Driveway. A vehicular lane within a design site, or shared between two design sites, usually leading to a garage, other parking, or loading area.

Duplex Side-by-Side. See [Section x.06.060 \(Duplex Side-by-Side\)](#).

Duplex Stacked. See [Section x.06.070 \(Duplex Stacked\)](#).

Dwelling, Group Living (syn. Cohousing). Dwellings designed for occupancy of groups living together and having a central dining facility.

Dwelling, Multiple. A building designed or used for three or more dwelling units.

Dwelling, Second Unit. A separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-unit structure.

Dwelling Unit. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

Dwelling Unit, Stacked. A dwelling unit situated immediately above or below another dwelling unit.

E. Definitions

Electric Sign. A sign containing electrical circuits, but not including signs illuminated by an exterior light source.

Elevated Ground Floor. A ground floor situated above the grade plane of the adjacent sidewalk.

Emergency Shelter. A facility for the temporary overnight shelter of indigents operated by a public or non-profit agency. Does not include charitable food distribution, which is not regulated by FBC.

Encroachment. Any architectural feature, structure, or structural element—including, but not limited to, a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace, or deck—that breaks the plane of a vertical or horizontal regulatory limit by extending: into a setback, beyond the build-to-line into the public frontage, or above a height limit.

Entry. An opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

1. **Entry, Primary.** The opening that allows access to a building directly from the sidewalk along the front facade.
2. **Entry, Service.** An entrance located toward or at the rear of the building intended for the delivery of goods and removal of refuse.

Equestrian Facility. A commercial facility for horses, donkeys, and/or mules, including: horse ranches; boarding stables; riding schools and academies; horse exhibition facilities (for shows or other competitive events); and barns, stables, corrals, and paddocks, accessory and incidental to these uses. Does not include the simple pasturing of horses, donkeys, and/or mules.

Established Landscape. The point in time at which plants have developed roots into the soil adjacent to the root ball.

Establishment Period. The first year after installing a plant in a landscape.

Existing Structure. For the purpose of defining an allowable space that can be converted to an accessory dwelling unit means within the four walls and roofline of any structure existing on or after [Month, Year](#) that can be made safely habitable in compliance with local building codes at the determination of the [Building Official](#) regardless of any noncompliance with this FBC.

External Employees. An employee who does not reside at his or her place of employment.

F. Definitions

Facade. See "Building Facade."

Facade Zone. The area between the minimum and maximum setback lines along the front of a design site and along the side street of a corner design site where the building facade is required to be placed. The zone standards identify the minimum amount of facade to be placed in the facade zone. See [Section x.12.030 \(Measurement Methods\)](#).

Facility. An improvement, structure, or building that is designed and used for a particular purpose.

Farm Equipment Sales and Service. The retail sale, rental, or repair of agricultural machinery, equipment, and supplies for use in: soil preparation and maintenance; the planting and harvesting of crops; and other operations and processes pertaining to farming and ranching. Includes commercial farm equipment sales, rental, and repair; farm and dairy supply and equipment repair; and feed sales.

Farmworker Housing. Any attached or detached dwelling unit used to house farm/agricultural workers and their family members, including temporary mobile homes. For the purpose of calculating density, no more than one food preparation area shall be provided for each farmworker housing unit.

Fast-Food Business. A restaurant with a drive-through facility providing food service directly to occupants of a motor vehicle.

Fence. A structure, made of wood, metal, masonry, or other material, typically used to screen, enclose, or divide open space for a setback or along a design site line.

Finish Level, Ground Floor. Height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Financial services. See "Bank, Financial Services."

Fitness Facility. A fitness center, gymnasium, or health and athletic club, which may include any of the following: sauna, spa, or hot tub facilities; indoor tennis, handball, and racquetball; archery and shooting ranges; and other indoor sports activities. Does not include adult entertainment businesses.

Flex Space. A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, including, but not limited to, residential or live/work, until the commercial demand has been established.

Floorplate. An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

Floorplate, Commercial. The square footage area measurement of a floorplate dedicated to commercial uses.

Floorplate, Residential. The square footage area measurement of a floorplate dedicated to residential uses.

Flood Hazard. The threat of overflow stormwaters having the capability to flood lands or improvements, transport or deposit debris, scour the surface soil, dislodge or damage structures, or erode the banks of channels.

Floor Area. The sum of the gross areas of all stories of a building, measured from the exterior faces of the exterior walls. The floor area shall include any building that has a roof and is enclosed so as to provide shelter from the elements on three or more sides.

Floor to Lot Area Ratio. The floor area of the building divided by the total design site area.

Floor Coverage. See "Coverage."

Floorplate. An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

Floorplate, Commercial. The square footage area measurement of a floorplate dedicated to commercial uses.

Floorplate, Non-residential. The square footage area measurement of a floorplate dedicated to non-residential uses.

Floorplate, Residential. The square footage area measurement of a floorplate dedicated to residential uses.

Flow Rate. The rate at which water flows through pipes and valves, measured in gallons per minute or cubic feet per second.

Food Store. A business establishment principally intended to provide retail food sales and related products and services otherwise allowed within the zone in which the business is located.

Footprint Area. The total square footage contained within a footprint.

Footprint, Building. The outline of the area of ground covered by the foundations of a building or structure.

Forecourt. See [Section x.07.080 \(Forecourt\)](#).

Form-Based Zone (syn. Transect Zone). One of several zones mapped on the [Zone Map](#). See [Figure x.xx.xxx \(Jurisdiction Zone Map\)](#).

Fourplex. See [Section x.06.090 \(Fourplex\)](#).

Freestanding Sign. A sign supported entirely or in part by the ground, including, but not limited to, a monument, pole, or similar sign.

Freestanding Wall. A wall that is separate from a building and supported by independent means.

Front. See "Design Site Line, Front."

Front Loaded. (Front Access). Design sites that provide vehicular access from the front of the design site.

Frontage, Private. The area between the building facade and the back of the sidewalk abutting a street (public or private) or public open space.

Frontage, Public. The area between the on-street parking and the back of the sidewalk.

Frontage Line. The design site line(s) of a design site fronting a street (public or private) or a civic space.

Frontage Type. A physical element configured to connect the building facade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the zone.

Fuel Station, Private. A private motor fuel dispensing facility exclusively serving the business occupying the subject property and not involving either wholesale or retail sales of motor vehicle fuels to other individuals or businesses.

Funeral Home. A room or chapel from which funeral services may be conducted.

Furniture Area. An area of space that allows for the placement of furniture without restricting the movement of pedestrians.

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Gallery. See [Section x.07.120 \(Gallery\)](#).

Garage. A structure, or part thereof, used or intended to be used for the parking and storage of motor vehicles.

1. **Garage, Private.** A building or portion of a building, in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.
2. **Garage, Public.** A structure or portion thereof, other than a private garage, used for the storage, sale, hire, care, minor or major repair, or refinishing of self-propelled vehicles or trailers; except, that a structure or part thereof used only for storage or display of self-propelled passenger vehicles, but not for transients, and at which automobile fuels and oils are not sold and motor driven vehicles are not equipped, repaired, or hired, shall not be deemed to be a public garage

General Retail. Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include: bicycle sales, service, and rental; bookstores, except adult bookstores; apparel and accessories; bakeries; and food stores.

Glazing. Openings in a building in which glass is installed.

Grade. The finished ground level at any point along the exterior walls of a structure. Where walls are parallel to and within five feet of a sidewalk, alley or other public way, the level above ground shall be measured at the elevation of the sidewalk, alley or public way. Also see "Grade, Finished."

Grade, Finished. The final ground surface elevation after the completion of grading or other site preparation related to a proposed development that conforms to an approved [Grading Permit](#) or [Building Permit](#). In cases where substantial fill is proposed, "finished grade" shall be established by the Director consistent with design sites in the immediate vicinity and shall not be, nor have been artificially raised to gain additional building height. Also see "Grade."

Grade, Pre-Development. The grade of a design site prior to any site improvements related to the proposed development.

Grading. Earthwork performed to alter the natural contours of an area.

Green Building Practices. A whole-systems approach to the design, construction, and operation of buildings and structures that helps mitigate the environmental, economic, and social impacts of construction, demolition, and renovation. Green building practices including, but not limited to, those described in the LEED™ rating system recognize the relationship between natural and built environments and seek to minimize the use of energy, water, and other natural resources and provide a healthy, productive environment.

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

Gross Floor Area. The total floor area inside the building envelope, including the external walls, but not including the roof.

Ground Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms including, but not limited to: bathrooms, closets, utility rooms, and storage spaces.

Gross Parking Area. The total area of parking space and drive included on a design site.

Gross Residential Acreage. The total area, measured in acres, included within the design site lines of a residential development.

Guest House. A detached structure accessory to a single dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities.

H. Definitions

Habitable Space. The portion of a building that is suitable for human occupancy.

Hardscape. Paving, decks, patios, and other hard, non-porous surfaces.

Height

1. **Height, Number of Stories.** The number of stories in a structure allowed above adjacent finished grade. See "Stories."
2. **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.
3. **Height, Highest Eave/parapet.** The vertical distance between adjacent finished grade and the highest eave or parapet of the building.

Height, Above Grade. See [Section xx.xxx.xx \(Jurisdiction Building Height Standard\)](#).

Height Measurement on a Sloping Design Site. This is addressed in [Section x.12.030 \(Measurement Methods\)](#).

High Water-use or Non-drought-Tolerant Plant. A plant that will require regular irrigation for adequate appearance, growth, and disease resistance.

Historic Resource. Any resource that has been designated as historic and listed in the historic resource inventory. See [Section x.xx.xxx \(Jurisdiction Historic Resource Inventory\)](#).

Historical Structure. Any building or structure listed on or eligible for listing on the national, state, or local register of historic resources.

Home Improvement Sales and Services

1. **Major.** Home improvement services that include building materials (lumberyards); building materials and hardware; hardware only; paint, glass, and wallpaper; floor and window coverings; carpentry shop, custom woodworking, or custom furniture; food lockers, rental for individual households; spa and pool sales, supplies, service, and repair; and nursery sales (garden supply).
2. **Medium intensity.** Home improvement services that include hardware, including light building materials; paint, glass, wallpaper, and floor covering; and miscellaneous repair services, including only establishments engaged in the repairing and servicing of household and business equipment, machines, and furnishings.
3. **Minor.** Home improvement services that include building materials and hardware, excluding lumber yards, paint, glass, wallpaper, and floor covering; and miscellaneous repair services, including only establishments engaged in the repairing and servicing of household and business equipment, machines, and furnishings.

Home Occupations. Any use conducted entirely within a dwelling and conducted only by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof, and is not evidenced beyond the limits of the property by noise, light, smoke, odor, vibration, electrical interference, storage of material or equipment, abnormal human activity, vehicular traffic, or other exterior evidences.

Hotel or Motel. Any building or portion thereof containing six or more guest rooms used, designed, or intended to be used, let, or hired out to be occupied by transients.

House. See [Section x.06.050 \(House\)](#).

House-Scale Building. A building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall, including wings.

I. Definitions

Identification Sign. A sign for the purpose of identifying the name of a business.

Illuminated Sign. A nonelectric sign illuminated by an exterior light source provided specifically for the purpose of sign illumination.

Impervious. The area of any surface that prevents the infiltration of water into the ground including, but not limited to, roads, parking areas, concrete, and buildings.

Improved. An area which has been paved or planted and is permanently maintained as such.

Improvement. The product of any modification to a site structure or building, not including maintenance or repairs.

Infill. The development of vacant land that was bypassed by earlier waves of development and is now largely surrounded by developed land.

Irrigation Efficiency. The measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system, characteristics, and management practices.

Irrigated Landscape Area. An entire design site less the building footprint, driveways, non-irrigated portions of parking lots, and other hardscape areas. Landscape areas encompass all portions of a development site to be improved with planting and irrigation. They include water bodies including, but not limited to, fountains, swimming pools, and ponds. Natural open spaces without irrigation systems are not included.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

Kennel. A commercial facility for the grooming, keeping, boarding, or maintaining of five or more dogs (four months of age or older), or five or more cats except for dogs or cats for sale in pet shops, or in animal hospitals. Includes pet day care.

Kitchen. A room that is utilized for the preparation of food and contains a kitchen sink.

L. Definitions

L-Shaped (syn. Ell). A horizontal form for the main body of a building or a massing composition, also referred to as an "Ell" which is an extension at a right angle to the length of a building.

Laboratory. A facility for testing, experimenting, analysis, and/or research. Examples of this use include medical labs, soils and materials testing labs, and forensic labs.

Landing. A level area at the top or bottom of a staircase or between one flight of stairs and another.

Landscaping. Flowers, shrubs, trees, or other decorative material of natural origin.

LEED™ Rating System. The most recent version of the Leadership in Energy and Environmental Design (LEED™) Commercial Green Building Rating System, or other related LEED™ rating system, approved by the U.S. Green Building Council.

Legal Nonconforming Sign. A sign which was legally constructed in compliance with laws or standards in effect at the time of construction which does not conform with [Chapter 9 \(Specific to Signage Types\)](#).

Limited Sub-Zones. See [Section x.02.030 \(Sub-Zones\)](#).

Lined Building. A two-part building consisting of an exterior occupiable building specifically designed to mask the interior building, which consists of a parking structure, building with few windows, or a parking lot, from a frontage.

Liner Building. An occupiable structure specifically designed to mask a parking lot or a parking structure from a frontage.

Listed Resource. See "Historic Resource."

Live/Work. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit dwelling or multiple-unit dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

Living Area. The interior habitable area of a dwelling unit, including basements and attics, but not including garages or any accessory structure.

Loading Dock(s). A platform where cargo from vehicles can be loaded or unloaded.

Loading Spaces, Off-street. Permanently improved and maintained areas on the design site dedicated to loading and unloading of materials, equipment, and merchandise.

Lodging. See "Bed and Breakfast" or "Hotel or Motel."

Lot. See "Design Site."

Low-Water-Use or Extra Drought-Tolerant Plant. A plant that can survive without irrigation throughout the year once established, although supplemental water may be desirable during drought periods for improved appearance and disease resistance.

M. Definitions

Main Body. The primary massing of a primary building.

Main Facade. The front facade of a building.

Main Street Building. See [Section x.06.160 \(Main Street Building\)](#).

Major. Having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

Maker Shopfront. See [Section x.07.090 \(Maker Shopfront\)](#).

Manufacturing/Processing - Heavy Industrial. The manufacturing, assembly, processing, storage, or packaging of products involving chemicals, petroleum, and heavy agricultural products or other hazardous materials.

Manufacturing/Processing - Light Industrial. Any manufacturing, storage, and distribution that does not include hazardous wastes or resulting large truck usage/parking on the site. The use shall be accomplished entirely inside of the building except for incidental movement of products or materials into and out of the building to a delivery vehicle. Size of an individual light distribution business shall generally be limited to 4,000 square feet of storage (warehouse) area and one truck delivery door.

Manufacturing/processing - Medium Intensity. The manufacturing, assembling, processing, storage, or packaging of products, except: manufacturing, assembling, processing, storage, or packaging of chemicals, petroleum, heavy agricultural products, or other hazardous materials; or vehicle-dismantling, scrap, and waste yards. Medium intensity manufacturing and processing includes:

1. The manufacturing of electric and electronic circuits, instruments, and devices including, but not limited to, radio and television, phonographic equipment, calculators, computers, semi-conductors and transistors, and similar uses;
2. The manufacturing, assembly, processing, storage, or packaging of products from previously prepared materials including, but not limited to: cloth plastic, paper, leather, and precious or semi-precious metals or stones; but not including such operations as saw and planing mills, and any manufacturing uses involving primary production of wood, metal, or chemical products from raw materials and similar uses; and
3. The manufacturing of pharmaceutical products.

Marquee Sign. See [Section x.09.130 \(Marquee Sign\)](#).

Massing. The overall shape or arrangement of the bulk or volume of a building and structures.

Master Sign Program. A program which establishes sign development standards and specifies an integrated sign design concept for commercial and industrial complexes.

Median. A planted or paved area which separates two roadways or divides a portion of a road into two or more lanes.

Media Production. Facilities for motion picture, television, video, sound, computer, and other communications and distribution services.

Medical Services - Doctor Office. A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis. Includes dental, medical, optical, and x-ray laboratory offices. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."

Meeting Facility, Public or Private. A facility for public or private meetings, including community centers, civic and private auditoriums, Grange halls, union halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities including, but not limited to, kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use that are typically used only by on-site employees and clients and occupy less floor area on the site than the offices they support. Does not include commercial entertainment facilities (see "Commercial Amusement Facility") or convention centers (see "Convention Center").

Metal Products Fabrication. An establishment engaged in the production and/or assembly of metal parts, including the production of: metal cabinets and enclosures, cans and shipping containers, doors and gates, duct work, forgings and stampings, hardware and tools, plumbing fixtures and products, tanks, towers, and similar products. Examples of these uses include: welding shops; sheet metal shops; plating, stripping, and coating shops; machine shops; saw sharpening; stone cutting and products; glass and glass products; and sheet metal.

Minor. Having a lesser size, scope, effect, characteristic, or quality relative to the average size, scope, effect, characteristic, or qualities; or being the lesser of two or more.

Mixed-Use. Multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

Mobile Home. A vehicle, other than a motor vehicle, designed and equipped to contain one or more dwelling units to be used without a permanent foundation, and which is in excess of 8 feet in width and in excess of 40 feet in length.

Mobile Home Park. Any site that is planned and improved to accommodate two or more mobile homes used for residential purposes; or any site on which two or more mobile home design sites are rented, leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes.

Moderate Water-Use or Semi-Drought-Tolerant Plant. A plant that can survive throughout the year with occasional irrigation.

Monument Sign. A sign whose supporting structure is 100 percent of the sign face, length, and width, and whose supporting structure does not exceed the approved sign face area.

Mortuary. A funeral home where deceased are prepared for burial or cremation and funeral services may be conducted. Does not include on-site cremation.

Motor Fuel Price Sign. A sign as specified in [California Business and Professions Code §13530 et seq.](#), with a message limited to that required by State law.

Multiplex. See [Section x.06.130 \(Multiplex\)](#).

Multi-Unit Building. A residential, non-residential, or mixed-use building in which there exists three or more separate units with direct exterior access and in which there are appurtenant shared facilities. Distinguishing characteristics of a multi-tenant building or use may, but need not, include common ownership of the real property upon which the building or use is located, common wall construction, and multiple occupant use of a single structure.

N. Definitions

Neighborhood Center. A walkable environment that provides a mix of civic, institutional, and/or commercial uses.

New Construction. Structures for which the "start of construction" commenced on or after the effective date of this FBC.

New Use. Any purpose for which land or premises, or a building or structure thereon, is improved, occupied, utilized, built, or constructed for said purpose, which has not before existed on said land or premises.

Night Club. A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc.

Nonconforming Design Site. A design site that was legally created before the effective date of this FBC and does not comply with the minimum area, depth, width, or other applicable standards of the zone it is located.

Nonconforming Site Improvement. A site improvement (e.g., fences, landscaping, parking, walls, etc.) that conformed to the standards of the previous zoning that lawfully existed before the effective date of this FBC and does not conform to the present standards of the zone in which it is located.

Nonconforming Structure or Building. A structure or building that lawfully existed before the effective date of this FBC and does not conform to the present standards of the zone in which it is located.

Nonconforming Use. A use of a building, structure, or site, or portion thereof, or a building, structure or facility itself, which was lawfully established and maintained but, because of the application of this FBC to it, does not conform to the present standards of the zone in which it is located.

Noncommercial Signage. Any message which is determined not to be commercial (i.e., campaign signs or nonprofit signs).

Non-Street Frontage. Building facades that do not face a street or civic space.

O. Definitions

Office. This FBC distinguishes between the following types of offices. These do not include medical offices (see “Medical Service - Doctor Office.”).

1. **Office, Business/Service.** An establishment providing direct services to consumers. Examples of this use include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include “Financial and Business Institutions,” which are separately defined.
2. **Office, Government.** An administrative, clerical, or public contact and/or service office of a local, state, or federal government agency or service facility. Offices are located on publicly owned land and necessary for the administration of federal, state, county, and city governments or local agencies as defined in the Government Code. Includes post offices, but not bulk mailing distribution centers, which are under “Warehousing and Distribution Facility.”
3. **Office, Professional/Administrative.** An office facility occupied by a business that provides professional services or is engaged in the production of intellectual property. Examples of this use include: accounting, auditing, and bookkeeping services; advertising agencies; attorneys; business associations and chambers of commerce; commercial art and design services; construction contractors (office facilities only); court reporting services; detective agencies and similar services; design services including architecture, engineering, landscape architecture, and urban planning; educational, scientific, and research organizations; financial management and investment counseling; literary and talent agencies; management and public relations services; media postproduction services; photographers and photography studios; political campaign headquarters; secretarial, stenographic, word processing, and temporary clerical employee services; and writers’ and artists’ offices.

Office Amenity Space. Non-employee, non-traffic-generating uses that are not easily convertible to employee-generating uses including, but not limited to, exterior covered walkways, lobby atrium, large cafeterias, employee lounge areas, employee fitness areas, and laboratories.

Off-Site Hazardous Materials Storage Facility. A facility, as defined in [California Health and Safety Code §25117.1](#), that accepts hazardous wastes that are generated at another location (off-site) and serves more than one producer of hazardous waste.

Off-Street Parking. The area(s) located on a design site available for temporary storage of passenger vehicles, including a public or private parking lot where parking is the principal use of the property.

Open Space. See “Civic Space.”

Open Space Easement. See “Scenic Easement or Open Space Easement.”

Open Structure. An accessory structure having a roof constructed of lattice or other roof material which allows light and air to pass through a minimum of 50 percent of the roof surface. Additionally, the sides of an open structure consist only of support posts and decorative or functional elements including, but not limited to, braces and railings such that light and air can pass through a minimum of 75 percent of each side. Open structures include but are not limited to trellises, trellis-like patio covers, and other shade structures. Play structures do not qualify as open structures, but are regulated as minor or major accessory structures.

Open Sub-Zones. See [Section x.02.030 \(Sub-Zones\)](#).

Oriel Window (syn. Upper Story Bay Window). A window that projects from the building facade or elevation, located on upper floors and may extend for multiple stories.

Outdoor Advertising Structure, Billboard, or Signboard. Any structure or portion thereof, situated on private premises, on which lettered, figured, or pictorial matter is displayed for advertising purposes or products not appurtenant to the use of the premises. This definition shall not include any sign used to display any official notices or bulletin boards wherein such bulletin boards are used to display announcement of meetings to be held on premises wherein such bulletin boards are located, nor shall it be held to include real estate signs advertising for sale or rent the property upon which it stands, name plates, or signs appurtenant to any use.

Outdoor Sales Display. An area where customers are encouraged to examine and/or experience merchandise in their typical configuration and/or manner of use.

Outdoor Storage Building. A building used primarily for storage of goods and materials, and uninhabitable.

Overhead Doors. Doors constructed in horizontally hinged sections that are equipped with hardware that rolls the sections into an overhead position, clear of the opening.

P. Definitions

Painted Wall Sign. See [Section x.09.080 \(Painted Wall Sign\)](#).

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel (syn. Lot). A portion of land separate from others and delineated or described as a single integral unit on a subdivision map or by other map approved in compliance with the [Subdivision Map Act \(§66410 et seq.\)](#).

Parcel Line Adjustment. A shift or rotation of an existing parcel line between four or fewer existing, adjoining parcels, where the land taken from one parcel is added to an adjoining parcel and where a greater number of parcels than originally existed are not created, as provided in [Section x.xx.xxx \(Jurisdiction Parcel Line Adjustment Standard\)](#).

Parcel Map. A map prepared for the purpose of dividing a legal parcel into four or fewer parcels and prepared in compliance with the provisions of this [Title x](#) and the [Subdivision Map Act \(§66410 et seq.\)](#) and in a manner to be recorded in the office of the County Recorder.

Parcel, Nonconforming. A legally created parcel which does not conform with current standards for area, width, frontage or other such standards for the zone in which the parcel is located because of annexation or amendments to the title.

Park and Recreational Area, Public. Include playgrounds, public gardens, outdoor sports grounds, indoor sports structures within a park area, tot lots, passive park areas, and other areas of use to the general public for recreation or outdoor diversions, not including commercial recreation facilities (see "Commercial Recreation Facility.")

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Parkway. That portion of a public right-of-way located between the outermost curb-lane driving lane and the farthest edge of the right-of-way.

Passageway. A pathway unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

Passive Recreation. See "Recreation, Passive."

Path of Travel. A continuous, unobstructed way of pedestrian passage.

Patio Cover. A one story, roofed structure, not more than 12 feet in height above adjacent finished grade, used only for recreational and/or outdoor living purposes, that may be attached or detached as an accessory structure to the primary building.

Pedestrian Shed. An area centered on a destination including, but not limited to, a civic space, civic building, or main street. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge, about 1,500 feet. Pedestrian sheds are used for planning Walkable Urban areas.

Pedestrian Orientation. A physical structure or place with design qualities and elements that contribute to an active, inviting, and pleasant place for pedestrians that typically includes most of the following elements:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Visibility into buildings at the street level;
3. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
4. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
5. Signs oriented and scaled to the pedestrian rather than the motorist; and/or
6. Pedestrian orientation may also include: design amenities related to the street level including, but not limited to, awnings, paseos, and arcades; landscaping and street furniture.

Pedestrian-Oriented Businesses. General commercial businesses that allow customers to park once and complete multiple transactions and visits on foot in a context that encourages people to walk instead of drive.

Pedestrian-Oriented Use. A land use that is intended to encourage walk-in customers and that generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to visual interest, high customer turnover, and/or social interaction.

Pennant. Any lightweight flexible plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, in a series of three or more, designed to move in the wind.

Permanent Sign. A sign for which a [Sign Permit](#) is required and may be issued with no time limit.

Personal Service Shops. Establishments providing non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops; garment pressing, repair, and alteration; laundering, dry cleaning, laundromats; cleaning pickup stations; shoe repair shops; printing, limited to letterpress and duplication machines; therapeutic massage; vending machines. These uses may also include accessory retail sales of products related to the services provided.

Pharmacy. Establishment that sells prescription drugs, over-the-counter medications, and other related products.

Places of Assembly With Fixed Seating. Gathering places furnished with permanent seating, including auditoriums, theaters, assembly hall, sports arenas, and stadiums.

Places of Assembly Without Fixed Seating. Gathering places not furnished with permanent seating, including dance clubs, exhibition halls, and gymnasiums.

Planning Commission. The [Jurisdiction's Planning Commission](#), referred to in this FBC as the [Planning Commission](#).

Plant Nursery Sales and Garden Supply. Establishments engaged in the production and sale of ornamental plants and other garden products, grown under cover either in containers or in the soil on the site, or grown outdoors in containers. The outdoor production of ornamental plants in the soil on the site is instead included under "Agriculture."

Plot Plan. A plan for an individual residential design site within an approved subdivision. At a minimum, the plot plan shows the design site property lines with metes and bounds; street address; driveways; grading; proposed locations for structures; public and private improvements (e.g., utility service laterals); retaining walls; trees; and measurements to locate these improvements within the design site.

Podium. A continuous projecting base or pedestal under a building often occupied by parking.

Podium Top. A flat, elevated and open area above a podium that can be used as common area.

Pole Sign. A sign wholly supported by a sign structure consisting of poles or posts in the ground.

Porch. A covered shelter projecting in front of the entrance of a building.

1. **Porch, Engaged.** See [Section x.07.050 \(Porch Engaged\)](#).

2. **Porch, Projecting.** See [Section x.07.040 \(Porch Projecting\)](#).

Portable Sign. A temporary sign which is not fastened to its supporting surface including, but not limited to, an A-frame or sandwich board.

Pre-Development Grade. The grade of a design site prior to any site improvements related to the proposed development.

Premises. An area of land with its appurtenances and buildings which because of its unity of use may be regarded as the smallest conveyable unit.

Primary Building. See "Building, Primary."

Primary Living Space. A space within the primary building that is designed as a living room, dining room, or bedroom.

Printing and Processing. Establishments engaged in heavy print shop, typesetting, lithograph, and silk screening (of printed materials only); graphics and art services; sign company; blueprinting; non-retail photographic processing and printing; and art services.

Private Open Space. The area required for each unit in some building types, provided as outdoor yard areas, patios, decks, and balconies, but excluding stairs, entrance decks, and/or landings. Does not include required setbacks.

Private Street. Any street not a public street.

Private Swim Club and Recreation Center. A private facility for swimming and other recreational activities. A swimming pool shall be any pool, pond, lake, or open tank located within or outside of a building and containing or normally capable of containing water to a depth at any point greater than one and one-half feet.

Production, Artisanal. Food and/or products made by hand in small batches that requires skills from a maker/master with a combination of science and art derived from experience.

Projecting Sign. See [Section x.09.050 \(Projecting Sign\)](#).

Pub. A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery ("brew-pub"), and other beverage tasting facilities.

Public Assembly. A gathering of members of the public. See "Community Assembly."

Public and Quasi-Public. Includes public, semi-public, and private elementary schools; middle schools; high schools; civic buildings; community buildings and uses; and public utility uses including substations, governmental buildings, churches, museums, art galleries, fire stations, post offices, police stations, reservoirs, libraries, parks, essential services, hospitals, and similar uses, any of which may have additional standards to use set forth herein.

Public Safety Building. Buildings for public utility uses including substations, fire stations, police stations, hospitals, and similar uses.

Public Property. Any property publicly owned outside of the designated public right-of-way.

Public Street. A street for which the right-of-way is owned by or offered for dedication to the public and accepted by the [Jurisdiction](#).

Public Use. A use undertaken by a political subdivision.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Readerboard. A nonelectrical sign announcing events taking place on-site, the message of which is periodically changed, not including time-temperature devices.

Rear. Opposite of front.

Rear-Loaded (syn. Rear Access). Vehicular access from the rear of the design site.

Recessed Entry. An entrance to a building that is set back from the facade of the building.

Reclassification of Land. An amendment to this [Title](#), which changes the classification of any property from one zone to another zone provided for in compliance with this [Title](#).

Recreation, Active. Recreational pursuits usually performed with others and often requiring equipment which required physical alteration to the area in which they are performed. Such areas are intensively used, and include but are not limited to playgrounds; sport courts; baseball/softball and other field sports; and swimming pools.

Recreational Area. Areas of active play or recreation including, but not limited to, sports fields, school yards, picnic grounds, or other areas with intense foot traffic.

Recreation, Passive. Recreational pursuits involving existing natural resources which can be carried out with little alteration or disruption to the area in which they are performed. This includes, but is not limited to such activities as walking; hiking; bicycling; bird and animal watching; and picnicking.

Recreation, Commercial. Recreation facilities operated as a business and open to the general public for a fee.

Recreation, Private, Noncommercial. Recreation facilities operated by a nonprofit organization and open only to bona fide members of such nonprofit organization.

Relocation. The act or process of moving a structure or object from one property to another property or to a different location on the same property.

Renovation

1. A structural change to the foundation, roof, floor, or exterior of load-bearing walls of a facility, or the extension of an existing facility to increase its floor area.
2. Alteration of an existing facility including, but not limited to, significantly changing its function, even if such renovation does not include any structural change to the facility.
3. Remodeling of the building interior or exterior.

Rental Shops - Consumer Goods. Consumer-oriented rental shops including party furnishings; household tools and appliances; consumer-scale garden equipment; auto-related equipment; etc. Includes vending machine service. Does not include construction equipment rental.

Repair Service - Equipment, Appliances, etc. Miscellaneous repair services including only:

1. Business equipment and furnishings repair and service;
2. Household yard equipment and appliance repair and service; and
3. Audio, video and computer repair, and service.

Research and Development Facility. A facility for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, and computer and telecommunications components in advance of product manufacturing; and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical, and biotechnology research and development. Does not include laboratories for the testing of soil and other materials. See "Laboratory."

Residential. Premises used primarily for human habitation.

Residential Development. Any development that consists entirely of dwellings.

Restaurant, Cafe, or Coffee Shop. Any room, building, place, or portion thereof intended to provide seated and/or take-out service of food selections prepared on the premises; typically appropriate for a complete breakfast, lunch, or dinner meal; but excluding bakeries, specialty coffee, and similar retail establishments providing incidental seating/table accommodations for the convenience of the retail customer. Does not include fast-food or drive-in facilities. See "Restaurant, Fast Food" and "Drive-in Business."

Restaurant, Fast Food. A restaurant with a drive-through facility providing food service directly to occupants of a motor vehicle.

Review Authority. The individual or official [Jurisdiction](#) body ([the Community Development Director, Planning Commission, or Jurisdiction Council](#)) identified by this FBC as having the responsibility and authority to review, and approve or deny the permit applications described in [Chapter 11 \(Administration\)](#).

Right-of-Way (ROW). Land dedicated to transportation purposes and/or use by the general public.

Roadside Service Establishment. Service stations, garages, restaurants, motels, hotels, and similar enterprises which provide food, shelter, or necessary automotive services or supplies to travelers.

Rooming and/or Boarding. A dwelling or part thereof other than a hotel where meals and/or lodgings are provided, for compensation, for six or more persons unless otherwise specified, not transients.

Rowhouse. See [Section x.06.100 \(Neighborhood Townhouse\)](#) and [Section x.06.140 \(Core Townhouse\)](#).

Runoff. Water which is not absorbed by the soil to which it is applied. Runoff usually occurs when water is applied at too great a precipitation rate, when water is applied to saturated soils, or when water is applied to a steep slope.

S. Definitions

Sales Floor Area. The interior building space devoted to the sale of merchandise. Does not include rest rooms, office space, storage space, automobile service areas, or open-air garden sales space.

Satellite Dish Antenna. Parabolic or spherical antenna whose purpose is to receive and/or transmit radio communication signals to and/or from satellites.

Scenic Easement or Open Space Easement. An easement granted to the public whereby the owner relinquishes or limits the right to construct improvements on the land.

School. Public-supported, private, and parochial institutions conducting regular academic instructions at preschool, kindergarten, elementary, secondary, and collegiate levels. Includes the following facilities.

1. **School, Elementary/ Middle/ Secondary.** A public or private academic educational institution, including elementary (kindergarten through 6th grade); middle and junior high schools (7th and 8th grades); secondary and high schools (9th through 12th grades). May also include any of these schools that also provide room and board.
2. **School, Specialty.** A school that provides education or training, including vocational training, in limited subjects. Examples of these schools include:
 - a. Art school;
 - b. Ballet and other dance school;
 - c. Business, secretarial, and vocational school;
 - d. Computers and electronics school;
 - e. Drama school;
 - f. Driver education school;
 - g. Establishments providing courses by mail;
 - h. Language school;
 - i. Martial arts;
 - j. Music school;
 - k. Professional school (law, medicine, etc.); and
 - l. Seminaries/religious ministry training facility.

Does not include pre-schools and child day care facilities. See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." for smaller-scale facilities offering specialized instruction.

Second Unit. See "Dwelling, Second Unit."

Semi-Public Use. A use owned or operated by a non-profit organization, private institution, or foundation.

Semi-Public Utility Building. A building owned or operated by a non-profit organization, private institution, or foundation, and used to provide utility services to its members or those persons it serves.

Service Entries. Building access for service providers.

Service Facilities. On-site facilities that support grounds maintenance, landscaping, and minor repair service relative to a primary use.

Setback. The distance by which a structure, parking area, or other development feature is separated from a design site line, other structure, or development feature

1. **Setback, Front.** An area extending across the full width of the design site between the front design site line and the primary structure.
2. **Setback, Rear.** An area extending the full width of the design site between a rear design site line and the primary structure.
3. **Setback, Side.** An area between a side design site line and the primary structure extending between the front and rear setback.

Setback, Building. The mandatory clear distance between a design site line and a building.

Setback, Parking. The mandatory clear distance between a design site line and parking.

Setback, Non-Street Frontage. Any side or rear setback not contiguous to a public right-of-way. Such setback shall be measured laterally from the nearest part of that portion of a primary building facing said side or rear setback toward the nearest point of the design site line.

Shared Parking. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Shopfront. See [Section x.07.100 \(Shopfront\)](#).

Shopfront Base. A very low wall, that does not include glass, between the display window(s) of a shopfront and the adjacent sidewalk.

Sidewalk. A paved area along a street intended exclusively for pedestrian use and often installed between a street and design site frontages.

Sidewalk Sign. See [Section x.09.100 \(Sidewalk Sign\)](#).

Sign. A structure, device, figure, display, message placard, or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide information in the nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. See [Chapter 9 \(Specific to Signage Types\)](#).

Sign Area. The total area of any portion of a structure to which any message is affixed.

Sign Copy. The allowed area of any words, letters, numbers, designs, figures or other symbolic presentation incorporated into a sign with the purpose of attracting attention to the subject matter.

Sign Face. The portion of a sign that is used for displaying sign copy, together with any frame, color, panel, ornamental molding, or condition which forms an integral part of the sign copy and which is used to differentiate such sign copy from any wall or background against which it may be placed. Those portions of the supports, uprights, or base of a sign that do not function as a sign shall not be considered as part of a sign face.

Single-Loaded, Building. A building containing dwellings and/or commercial units without common hallways for access to the dwellings and/or units.

Site identification sign. A sign, other than a readerboard, which serves to inform only of the name, address and lawful uses of the premises upon which the sign is located (and which may include a trademark or symbol of a business).

Site Plan. A base sheet that includes the basic information that will appear on all plans including, but not limited to, natural features, roads, buildings, or other structures to remain on-site.

Special Event. A temporary use including, but not limited to, art and craft shows and exhibits; carnivals; circuses; fairs; farmers' markets; festivals; flea markets; food events; open-air theaters; outdoor entertainment or sporting events; promotional events; swap meets; and other similar temporary community and entertainment assembly uses. Special events do not include private non-commercial events or parties held at a residence or accessory uses including, but not limited to, garage sales or outdoor displays described in [Section x.xx.xxx \(Jurisdiction Accessory Uses\)](#).

Special Architectural Elements. Church spires; belfried cupolas and domes; monuments; corner or entry towers on residential units; and other similar architectural elements.

Specific Plan. See [California Government Code §65450-65457](#).

Stake Sign. A sign constructed of paper or plastic mounted on a wood or metal stick.

Stealth Design. The effect of integrating an element including, but not limited to, a cellular antenna into a building that results in the element not being visible from adjacent public sidewalks and open space.

Street, Front. Street located along the front design site line of a parcel.

Street, Side. Street located along a design site line of a parcel that is not along the front design site line.

Stoop. See [Section x.07.070 \(Stoop\)](#).

Storage. Includes:

1. **Contractor Storage Yard.** Outdoor storage facilities operated by or on behalf of a contractor licensed by the [State of California](#) for storage of large equipment, vehicles, and/or other materials commonly used in the individual contractor's type of business. May also include truck terminals and buildings or structures for uses including, but not limited to, repair facilities. Does not include vehicle dismantling yards, scrap, and waste yards. May include an accessory office. A contractor's office located away from a storage facility is included in compliance with the definition of "Office - Business, Service."
2. **Outdoor.** The storage of various materials outside of a structure other than fencing, either as an accessory or primary use.
3. **Self-Storage Facility.** A structure containing generally small, individual compartments, stalls, or lockers rented as individual storage spaces and characterized by low parking demand.

Storefront. The majority portion of a shopfront frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

Story. The portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade for more than 50 percent of the total perimeter, such basement or cellar shall be considered a story.

1. **Story, First.** The lowest story or the ground story of any building, the floor of which is not more than 12 inches below the average contact ground level at the exterior walls of the building.
2. **Story, Half (syn. Attic Story).** A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (e.g., 2.5). A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.
3. **Story, Mezzanine.** A story which covers one-third or less of the area of the story directly underneath it. A mezzanine story shall be deemed a full story when it covers more than one-third of the area of the story directly underneath said mezzanine story.

Street. A public or permanent private thoroughfare which affords a primary means of access to design site(s).

1. **Street, Front.** Street located along the front design site line.
2. **Street, Side.** Street located along a design site line that is not the front design site line

Street Frontage. The lineal length of that portion of a design site abutting a street.

Street Frontage, Principal. The length of the property line of any one premise parallel to and along the public right-of-way which it borders and which is identified by an officially assigned street address.

Street Tree. A tree planted in open spaces, parkways, sidewalk areas, easements, streets, and rights-of-way.

Studio - Photography, Art, Martial Arts, Music, etc. A small-scale facility, typically accommodating one group of students at a time, in no more than one instructional space. Larger facilities are included under the definition of "Schools - Specialty." Examples of these facilities include: individual and group instruction and training in the arts, martial arts, music, and photography; and the processing of photographs produced only by users of the studio facilities. Also includes production studios for individual painters, sculptors, photographers, and other artists.

Supportive Housing. See "Transitional Housing."

Swimming Pool, Public or Private. Any pool, pond, lake or open tank located within or outside of a building, and containing or normally capable of containing water to a depth at any point greater than 1.5 feet.

T. Definitions

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Tavern. See "Pub."

Terrace. See [Section x.07.110 \(Terrace\)](#).

Temporary Sign. A sign intended to be displayed for a limited period of time only.

Theater, Cinema or Performing Arts. An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: civic theaters, facilities for live theater and concerts, and movie theaters.

Thoroughfares. A way for use by vehicular, pedestrian, and bicycle traffic that provides access to design sites and open spaces, and that incorporates vehicular lanes and public frontages.

Townhouse, Suburban and Core. See [Section x.06.100 \(Neighborhood Townhouse\)](#) and [Section x.06.140 \(Core Townhouse\)](#).

Transect. A cross-section of the environment showing a range of different habitats. The Natural-to-Urban Transect of the human environment is divided into multiple transect zones that describe the physical form and character of a place according to the intensity of its land use and urbanism. See [Table P-1E-B \(Summary Table of Transects for Natural, Rural, and Walkable Contexts in Jurisdiction\)](#).

Transect Zone. See "Form-Based Zone."

Transit Station. A design site or structure used for the purpose of parking, loading, and unloading freight and passengers from train or bus transportation. May include parking facilities and other commercial amenities to service transit passengers.

Transitional Housing. Rental housing operated in compliance with program standards that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Includes supportive housing, shelters housing, and single room occupancy hotels and shelter housing.

Transit Stop. A location where buses stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

Turf. A surface layer of earth containing mowed grass with its roots. Annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue, and tall fescue are cool-season grasses. Bermudagrass, kikuyugrass, seashore paspalum, St. Augustinegrass, zoysiagrass, and buffalo grass are warm-season grasses.

TV and Radio Stations. Commercial and public communications facilities entirely within buildings, including radio and television broadcasting, and receiving stations and studios.

U. Definitions

Understory. The smaller trees and shrubs below the canopy of large trees.

Unit. See "Dwelling Unit."

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

Urban Agriculture (Crop Production). Areas in some form of cultivation including, but not limited to, row crops, orchards, or greenhouses that support nearby or on-site food establishment operations.

Usable Open Space. Common or private open space, excluding the following:

1. Required front setbacks;
2. Areas devoted to parking, driveways, and maneuvering areas;
3. Open space at grade less than 10 feet in its minimum dimension; and
4. Patios, balconies, or decks less than five feet in their minimum dimension.

Use. The purpose for which land, premises, or structure thereon is designed, arranged, or intended, or for which it is or may be occupied or used.

Use, Accessory. A subordinate use of a building, structure, or design site that is customarily incidental to a principal use located on the same parcel.

Use, Principal. The main or primary use or uses conducted on a design site or located within a building or within a portion of a building which is separated structurally from other uses within the same building, not to include an accessory use as defined herein or a subordinate department of a main or primary use.

Use, Temporary. The use of land or premises or a building thereon for a limited period of time which does not change the character of the site, premises, or uses therein.

V. Definitions

Vehicle Services.

1. **Vehicle Services, Auto Repair Garage.** Auto service for general repair, rebuilding, or reconditioning of engines, motor vehicles or trailers; towing service; collision service including body or frame, straightening, repair, or overall painting; or paint shop. Includes businesses dealing in used parts; auto wrecking and salvage; and tire recapping establishments.
2. **Vehicle Services, Auto Service Center.** Vehicle services in conjunction with a department store or as part of a shopping center or mall development.

Veterinary Clinic, Animal Hospital. Office and indoor medical treatment facilities used by veterinarians, including large- and small-animal veterinary clinics and animal hospitals.

Visitability. A basic level of accessibility that enables persons with disabilities to visit others in their dwellings by providing at least one accessible means of egress/ingress for each residential unit.

W. Definitions

Walkable Neighborhood Center. A Walkable Urban environment that provides a concentrated mix of civic, institutional, and/or commercial uses.

Walkable Neighborhood Plan (WNP). A development plan for creating Walkable Urban environments with a mix of housing, civic, retail, and service choices within a compact, walkable, and transit-ready environment. See [Section x.10.030 \(Walkable Community Design\)](#).

Walkable/Walkability. The condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.

Walkway. A paved way located on one or more design sites, used for pedestrian traffic, and used exclusively by the design site owner(s), their guests, and invitees.

Wall Plane. A vertical surface defined by the facades of buildings.

Wall Sign. See [Section x.09.070 \(Wall Sign\)](#).

Wall Mural Sign. See "Painted Wall Sign."

Warehousing and Distribution Facility. An establishment engaged in selling merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Examples of these establishments include: Agents, merchandise or commodity brokers, and commission merchants; assemblers, buyers, and associations engaged in the cooperative marketing of farm products; merchant wholesalers; and stores primarily selling electrical, plumbing, heating, and air conditioning supplies and equipment. Also includes storage, processing, packaging, and shipping facilities for mail order and electronic commerce retail establishments.

Water Table, Architectural Feature. A horizontal projecting string-course of masonry, molding, or a ledge placed so as to divert rainwater from a building.

Width-to-Height Ratio. The ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building.

Window Sign. See [Section x.09.090 \(Window Sign\)](#).

Winery.

1. **Boutique.** Winery of 100 to 5,000 cases, including indoor retail sales of processed products produced on-site and related products provided the retail sales portion shall not exceed 20 percent of the facilities building area.
2. **Small.** Winery producing 5,000 to 10,000 cases on design sites greater than 10 acres.
3. **Large.** Wineries larger than a boutique and small winery, including indoor retail sales of processed products produced on-site and related products, provided the retail sales do not exceed a maximum of 20 percent of the building area. Includes winery related uses, including on-site food preparation and sales; restaurant or delicatessen; non-wine-related retail sales; and outdoor facilities for commercial food service or entertainment.

Wing. A structure of at least five feet in depth physically attached to, and secondary to, the main body of a primary building.

X. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Y. Definitions

Yard. See "Setback."

Yard/Porch Sign. See [Section x.09.040 \(Yard/Porch Sign\)](#).

Z. Definitions

Zero Design Site Line. A building or structure that is placed on the property line.

Zone. See "Transect Zone."

Zone Map. The zoning map(s) of the [Jurisdiction of xxx, California](#), together with all amendments.

Zoning Administrator. The duly designated and appointed zoning administrator of the [Jurisdiction](#).

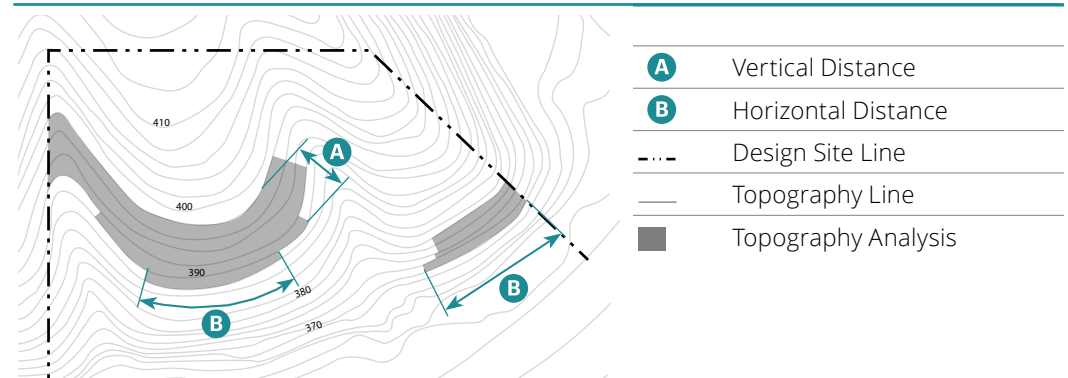
Zoning Code. The Zoning Code of the [Jurisdiction](#) specified in [Title x](#).

x.12.030 Measurement Methods

1. Sloped and Steeply Sloped Design Sites

- A. **Applicability.** The standards of [Section x.05.050 \(Slope Standards\)](#) apply to sloped and steeply sloped design sites. Slope is measured by taking the vertical distance, or "rise", over the horizontal distance, or "run." The resulting fraction, or percentage, is the "slope" of the land. Sloped and steeply sloped design sites are those areas of land that exhibit the slopes of six percent and greater.
- B. **Methodology.** The following methodology shall be used to identify steep slopes protected in compliance with this [Chapter](#). An example of the methodology is shown in [Figure 1 \(Methodology for Defining Sloped and Steeply Sloped Design Sites\)](#).
- (1) **Steep Slope Determination.** To qualify as a steep slope, the slope shall be at least six percent with a 10-foot vertical drop over a 100-foot horizontal distance parallel to at least one common contour line. The horizontal measurement shall cross property lines to establish if a steep slope may exist on a design site (i.e., the 100-foot minimum width calculation shall cross a property line if necessary to achieve this minimum width).

Figure x.12.030.1: Methodology for Defining Sloped and Steeply Sloped Design Sites



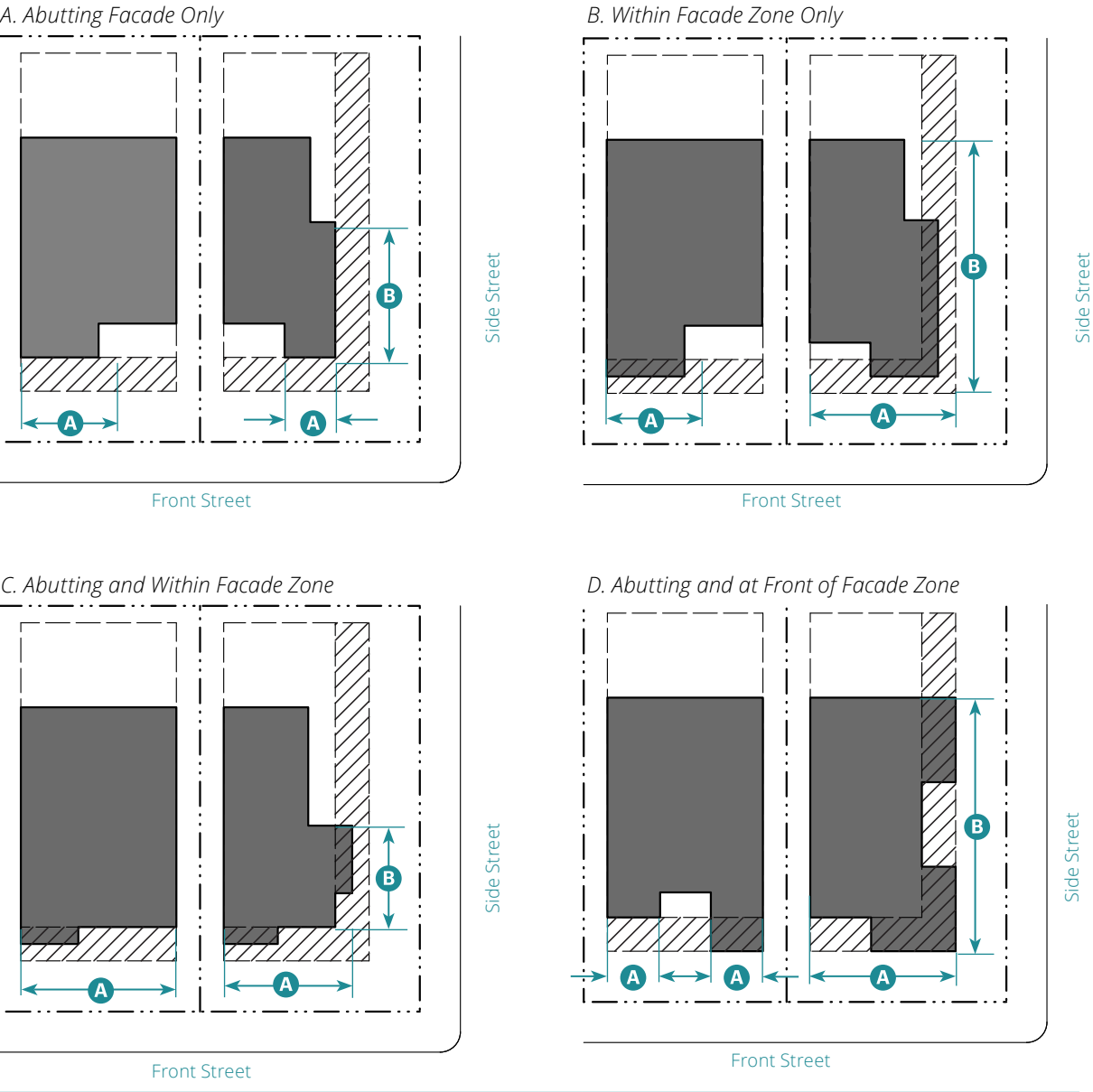
- (2) **Area Calculation.** Steep slope areas are calculated based on the square feet of qualifying steep slope on the design site as determined in [Subsection 1](#) above. There is no minimum square footage for each slope area.
- First, calculate the square footage of slopes 30 percent and greater. Determine the square footage of each area as well as the sum of the areas for the total site.
 - Second, calculate the square footage of slopes between 29 and 25 percent. Determine the square footage of each area as well as the sum of the areas for the total site.
 - Third, calculate the square footage of slopes between 24 and 20 percent. Determine the square footage of each area as well as the sum of the areas for the total site.
 - First, calculate the square footage of slopes between 15 percent and 19 percent. Determine the square footage of each area as well as the sum of the areas for the total site.
 - Second, calculate the square footage of slopes between 10 and 14 percent. Determine the square footage of each area as well as the sum of the areas for the total site.
 - Third, calculate the square footage of slopes between 6 and 9 percent. Determine the square footage of each area as well as the sum of the areas for the total site.





- (3) **Steep Slope Resource Area.** Based on the area calculations in [Subsection 2](#), above, [Table x.05.050.A \(Amount of Sloped Areas Allowed to be Developed\)](#) shows the percentage of slope area that shall be included in the resource protection area. The steep slope areas to be protected shall be included in the survey.
- (4) **Sloping Design Site Height.** Design sites with slopes of six percent or more shall measure the maximum height of structures as set forth in the zone and measured vertically from ground level at the front setback line, or if no setback is required, at the center of the design site.
- C. **Average Slope.** The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope.
 - (1) **Design Sites with Even Slope.** Average slope for design sites with relatively even slope across the site and small design sites is determined by using the following formula:
 - (a) $S = ((T - B) \div \text{run}) \times 100$
 - (b) S = average slope
 - (c) T = elevation at top of slope
 - (d) B = elevation at bottom of slope
 - (e) Run = horizontal distance between the top and bottom elevations
 - (2) **Design Sites with Uneven Slope.** Average slope of design sites with an uneven slope across the site before grading is determined by using the following formula:
 - (a) $S = (1.0029 \times I \times L) \div A$
 - (b) S = average slope
 - (c) I = contour interval in feet
 - (d) L = summation of length of the contour lines in scale feet
 - (e) A = area of the design site in acres

2. Primary Building within Facade Zone

- A. **Applicability.** The facade zone standards apply to new primary buildings and their additions along the front and side street of a design site.
- B. **Methodology.** The required amount is expressed in the zone standards as a percentage. The percentage is calculated as follows through an example for the front facade zone. The same approach is to be applied to the side street, using the minimum front and rear building setbacks.
- (1) Identify the width of design site (e.g., 50 feet) and apply required front and side building setbacks (e.g., 5 feet and 5 feet).
 - (2) Subtract the horizontal length between each side setback and the adjacent side design site line from the total width of the design site. The result is the net buildable width of the design site (e.g., 40 feet).
 - (3) Multiply the required minimum percentage in the zone standards (e.g., 50 percent) by the net buildable width of the design site (e.g., 50 feet).
 - (4) The result is the minimum length, in feet, of building facade that shall be placed in or abutting the facade zone (e.g., 20 feet).
 - (5) See [Figure 2 \(Applying the Required Amount to the Facade Zone\)](#) for examples that are consistent with the intent of this standard.

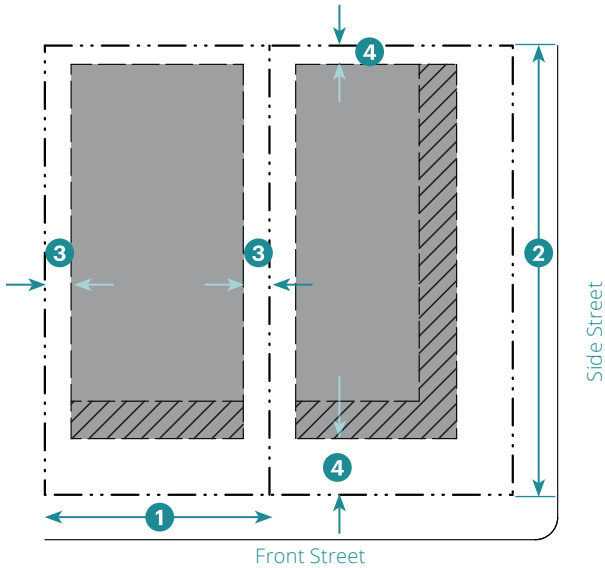
Figure x.12.030.2: Applying the Required Amount to the Facade Zone



		Front Street	Side Street
	Facade Zone	50% min. ¹	50% min. ¹
	Buildable Area		

¹ This is an example. See Subsection 5 of the zone for the standard.

Figure x.12.030.3: Determining the Required Amount Subject to the Facade Zone



Example Calculation

50'	Design Site Width
- 5'	Side Setback
- 5'	Side Setback
= 40'	Net Buildable Width
40'	Net Buildable Width
x Zone Standard (e.g., 50%)	
= 20'	Required In or Abutting the Facade Zone

- 1 Width of Design Site
- 2 Depth of Design Site
- 3 Setback to be Subtracted from Design Site Width
- 4 Setback to be Subtracted from Design Site Depth

3. Measuring Building Types

A. Methodology. Measurement of width and depth.

- (1) Main Body. The width and depth of the main body shall be measured as follows:
 - (a) The width shall be parallel to the front.
 - (b) The depth shall be perpendicular to the front.

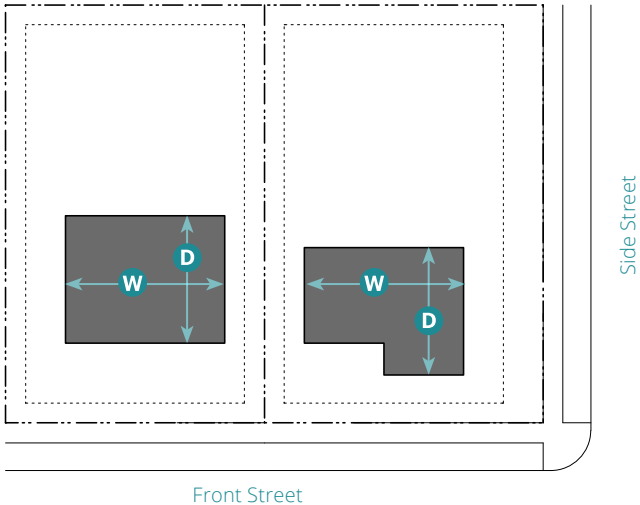


Figure x.12.030.4: Main Body

- W Width
- D Depth

- (2) **Wings and Ancillary Structures.** The width and depth of wings and ancillary structures, shall be measured as follows:
- The width shall be the greater of the two dimensions of the footprint.
 - The depth shall be the lesser of the two dimensions of the footprint.

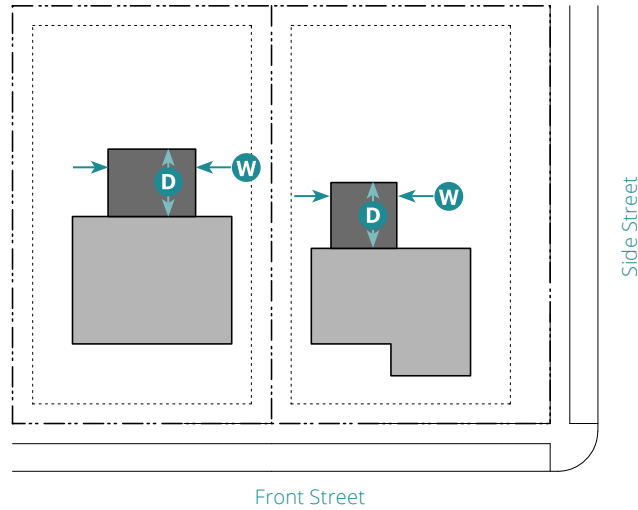


Figure x.12.030.5:
Wings and Ancillary Structures

- W** Width
D Depth

- (3) **Open Space(s).** The width and depth of open spaces shall be measured as follows:
- The width shall be parallel to the front
 - The depth shall be perpendicular to the front.

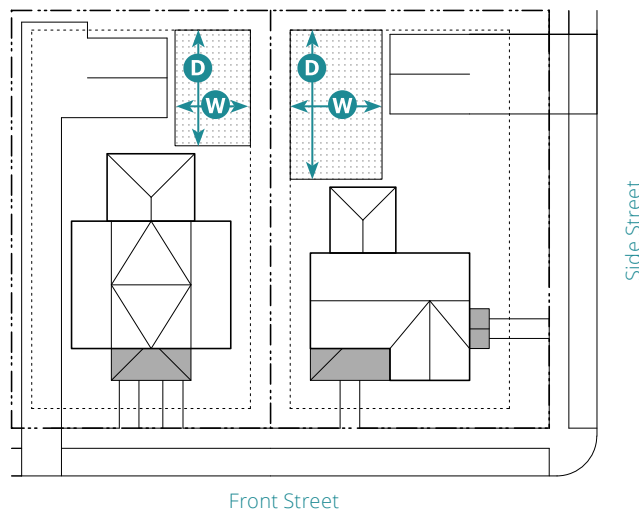


Figure x.12.030.6:
Open Space(s)

- W** Width
D Depth

- (4) **Courtyard(s).** The width and depth of courtyards shall be measured as follows:
- The width shall be parallel to the front; unless the courtyard is a secondary courtyard accessed directly from a side street.
 - If a secondary courtyard is accessed directly from the side street, the width shall be parallel to the side street.
 - The depth shall be perpendicular to the width.

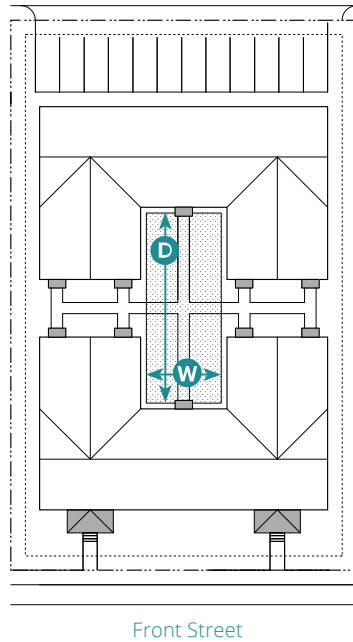


Figure x.12.030.7:
Courtyard(s)

- W** Width
- D** Depth

- (5) **Width-to-Height Ratio.** Measurement of width-to-height ratio and depth-to-height ratio of forecourts.
- The width and depth of forecourts shall be measured per [Figure 8 \(Width-to-Height Ratio\)](#).
 - The height of forecourts shall be a measurement of the vertical plane of the building that defines the forecourt.

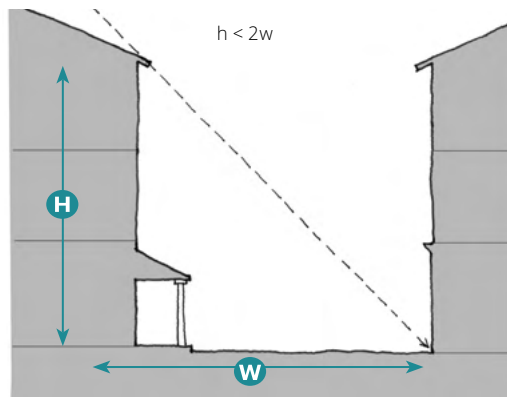


Figure x.12.030.8:
Width-to-Height Ratio

- W** Width
- H** Height

(6) **Highest Eave/Top of Parapet.**

- (a) **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.
- (b) **Height, Top of Parapet.** The vertical distance between adjacent finished grade and the top of the parapet of the primary building.
- (c) **Height, Highest Eave.** The vertical distance between adjacent finished grade and the highest eave of the primary building.
- (d) **Highest Eave Measurement.** The measurement is to bottom of the eave assembly.
- (e) **Eave.** The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters to a finished horizontal surface.

Figure x.12.030.9: Top of Parapet and Flat Roof

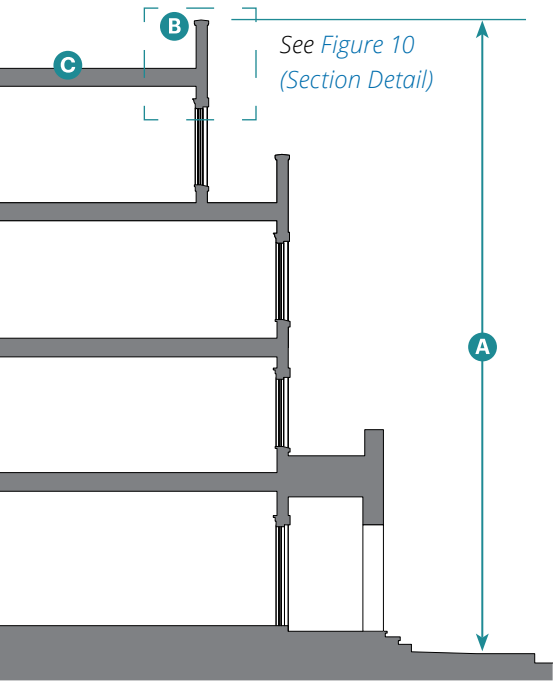


Figure x.12.030.10: Section Detail of Top of Parapet and Flat Roof

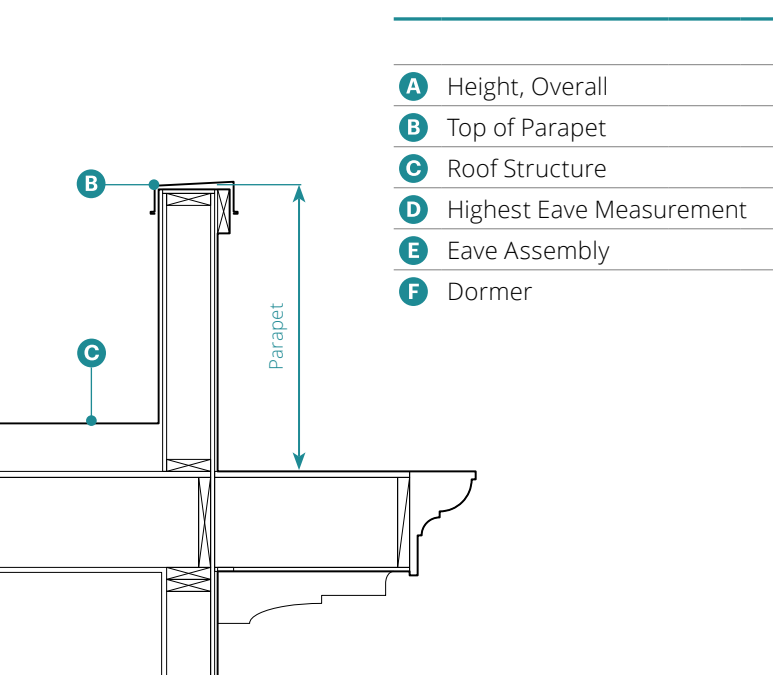


Figure x.12.030.11: Highest Eave for Pitched Roof

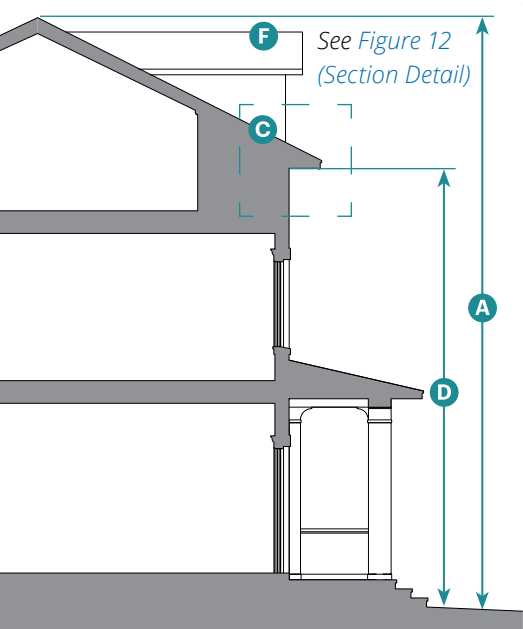
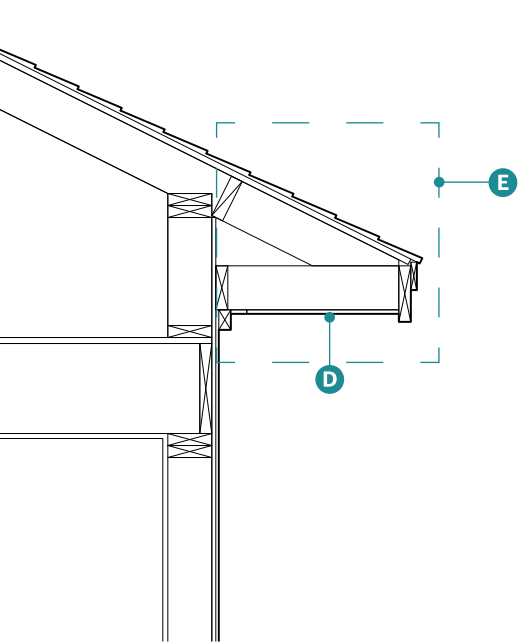


Figure x.12.030.12: Section Detail of Highest Eave for Pitched Roof



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