

GENERAL PLAN & DOWNTOWN SPECIFIC PLAN PLANNING COMMISSION CITY OF SOUTH PASADENA

JANUARY 14, 2020





MEETING OBJECTIVES

- Introducing the General Plan and Downtown Specific Plan to Facilitate Future Planning Commission Discussion
- Plan Content and Differences
- Our Well-Planned Community Goals, Policies, and Actions
- New Development Standards and Intent of Form-Based Approach
- Questions and Answers

Plan



South Pasadena General Plan

Draft: November 4, 2019



Downtown Specific Plan



South Pasadena

Draft: November 4, 2019



What is a General Plan?

- A General Plan is a “blueprint” that serves as a City’s “constitution” for future development
- Every city and county is required by the State to adopt and update a general plan
- Specific topics (elements) must be addressed
- South Pasadena’s GP last comprehensively updated in 1998—a lot has changed!



What is a Specific Plan?

- Guides development in specific/targeted sub-areas of a community, where unique objectives for characteristics/uses /outcomes
- Provides detailed guidance for managing growth and development in Downtown South Pasadena (Mission Street and Fair Oaks corridors)
- Must be consistent with and implement the General Plan
- Includes detailed design guidelines and development standards, supplementing Zoning Code regulations





What Does the General Plan Contain?

- A Vision for the Future (Citywide)
- Elements/Chapters
 - Goals
 - Policies
 - Actions
- Implementation Programs

What Does the Specific Plan Contain?

- A Vision for the Future (**Downtown**)
- Elements/Chapters (**Focused**)
 - Goals
 - Policies
 - Actions
- **Code | Development Standards**
- Implementation Programs

General Plan Chapters

	General Plan Chapter	Required/Optional Element	Topics Covered
	Our Natural Community	Conservation, Open Space	Air and water, greenhouse gasses, open space, hillsides, watersheds, riparian areas, plants and animals
	Our Prosperous Community	Economic Development	Fiscal health, economic Diversification, job growth, tourism
	Our Well-Planned Community	Land Use/Design, Housing, Parks and Recreation	Place types, visual character, nature of intended change, and housing
	Our Accessible Community	Circulation	Street networks, street types, transit services, bicycle and pedestrian systems, parking, transportation demand management, and performance metrics
	Our Healthy Community	Public Health, Noise, and Land Use	Physical health, mental health, social capital, and access healthy food
	Our Safe Community	Safety	Police, fire, and natural hazards
	Our Active Community	Land Use, Open Space, Parks and Recreation	Open Spaces, parks and recreation facilities, youth and senior programs
	Our Creative Community	Culture	Arts, culture, schools, libraries, historic resources

Vision

The central theme of the General Plan is to conserve the stable areas and reinvest wisely in the Downtown area, Ostrich Farm, and centers along Huntington Drive

Overarching Themes

- Small-town character
- Quality of life and livability
- Culture
- Economic vitality
- Healthy community
- Sustainable
- Resilience
- Equitable



Our Well-Planned Community

- Contains 1 Goal, 17 Policies, and 43 Actions
- Topics include:
 - Land Use Plan
 - Housing
 - Infill
 - Affordability
 - Infrastructure
 - Water
 - Energy
 - Waste



DRAFT GENERAL PLAN | PAGES 60 & 61

PLANNING DESIGNATIONS

Residential

Very Low (0-3.9 units/acre): This designation permits detached single family homes and is characterized by lots over 10,000 square feet.

Low (4-5.9 units/acre): This designation permits detached single family homes and is characterized by lots of 5,000 to 10,000 square feet.

Medium (6-13.9 units/acre): This designation permits attached housing types, such as townhomes and duplexes and detached single family homes on smaller lots.

High (14-24 units/acre): This designation permits multi-family residential development. It is intended to identify and conserve existing concentrations of such development in the city. These areas are characterized by multi-story apartments and condominiums.

Mixed Use

Encourages a wide range of building types depending on neighborhood characteristics that house a mix of functions, including commercial, entertainment, office, and housing at approximately 24 to 30 units per acre and 14 to 24 units per acre outside the Downtown Specific Plan area. An intensity of 2.5 FAR is permitted throughout the City and an FAR of up to 3.0 is allowed at the Ostrich Farm.

Civic

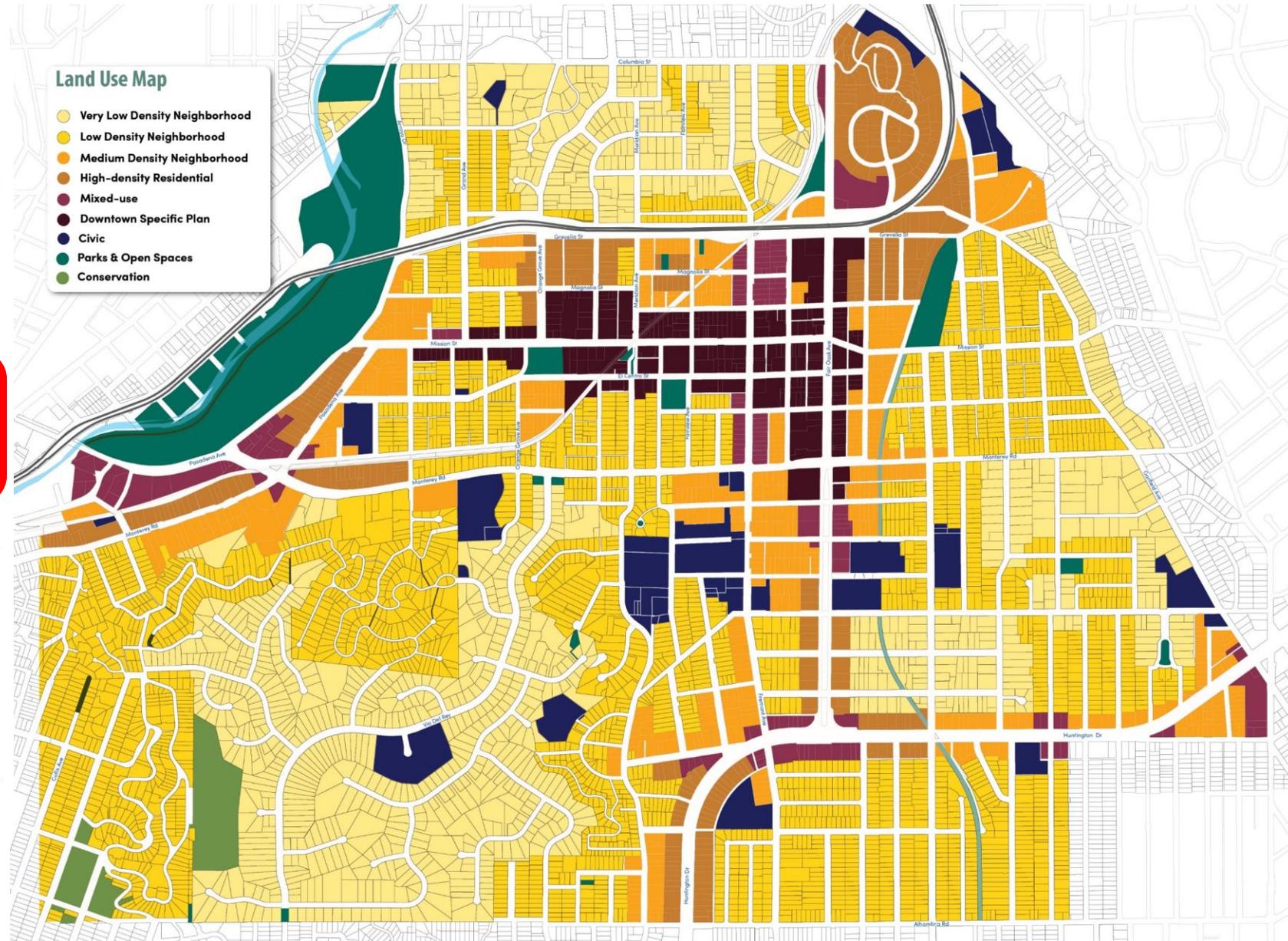
Accommodates civic functions such as government offices, libraries, schools, community center, and places of religious worship.

Parks & Open Space

Includes active and passive public parks of all sizes to maintain open space areas for public recreation and leisure resources. These zones can range from small pocket parks to larger community parks and may include playgrounds or other recreation facilities.

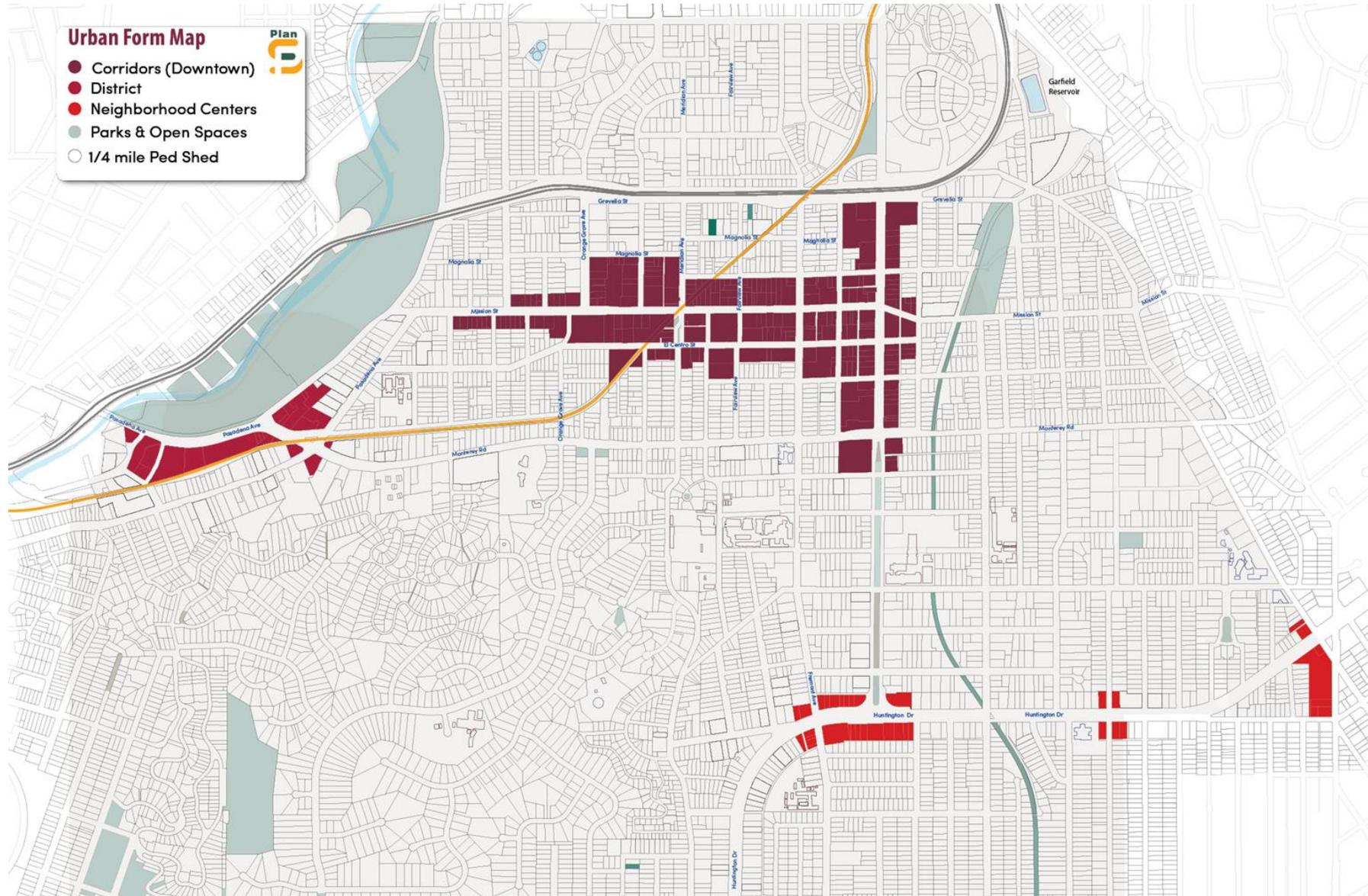
Conservation

Intended to preserve the natural characteristics of properties that have been acquired by the City, while providing the public opportunities for recreation and passive enjoyment. Maintain as Open Space.





DRAFT GENERAL PLAN | FIGURE 2.3.2, PAGE 63



Ostrich Farm



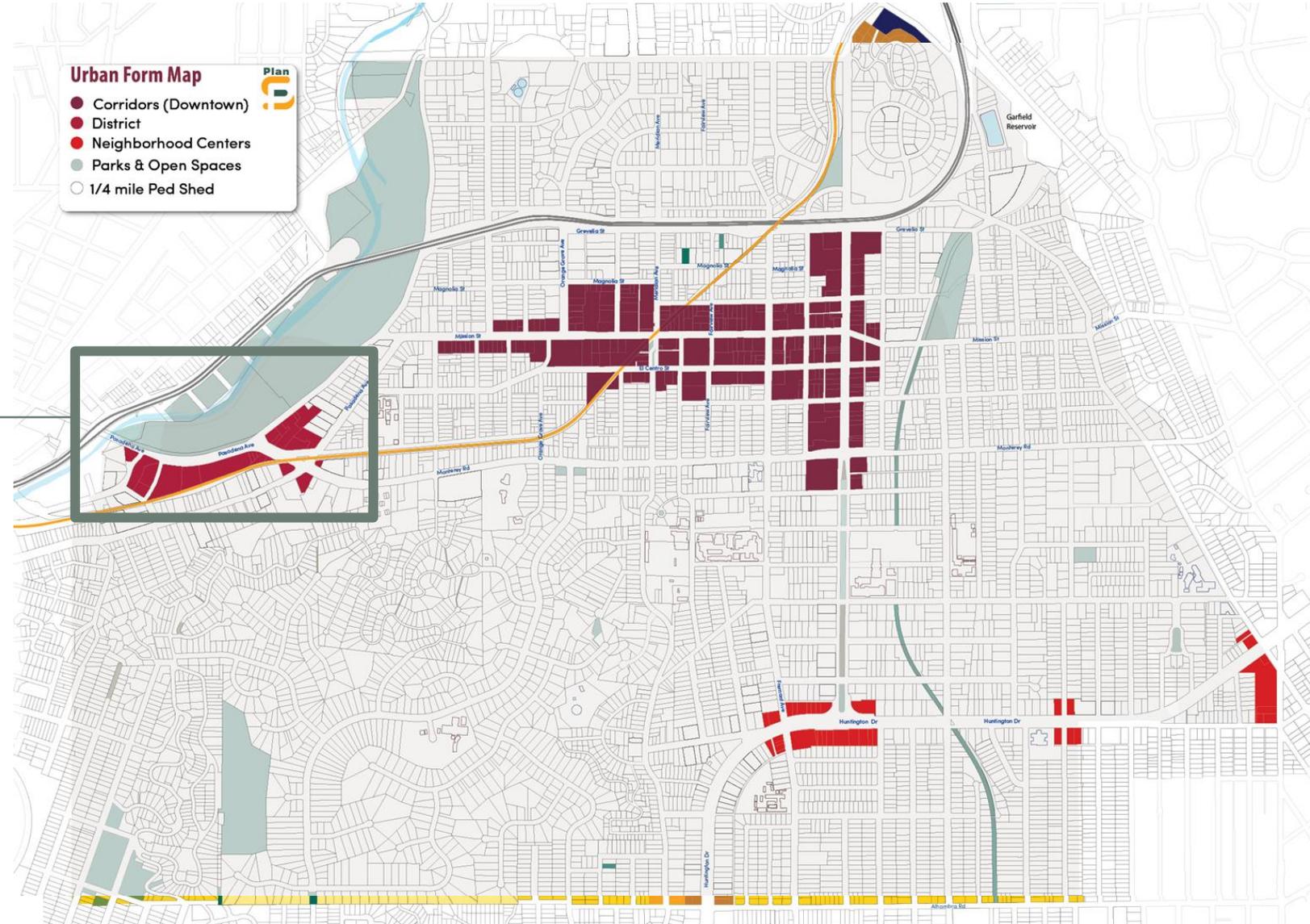
75
Units



5k
Sq. Feet



100k
Sq. Feet



Mission Street and Fair Oaks Avenue



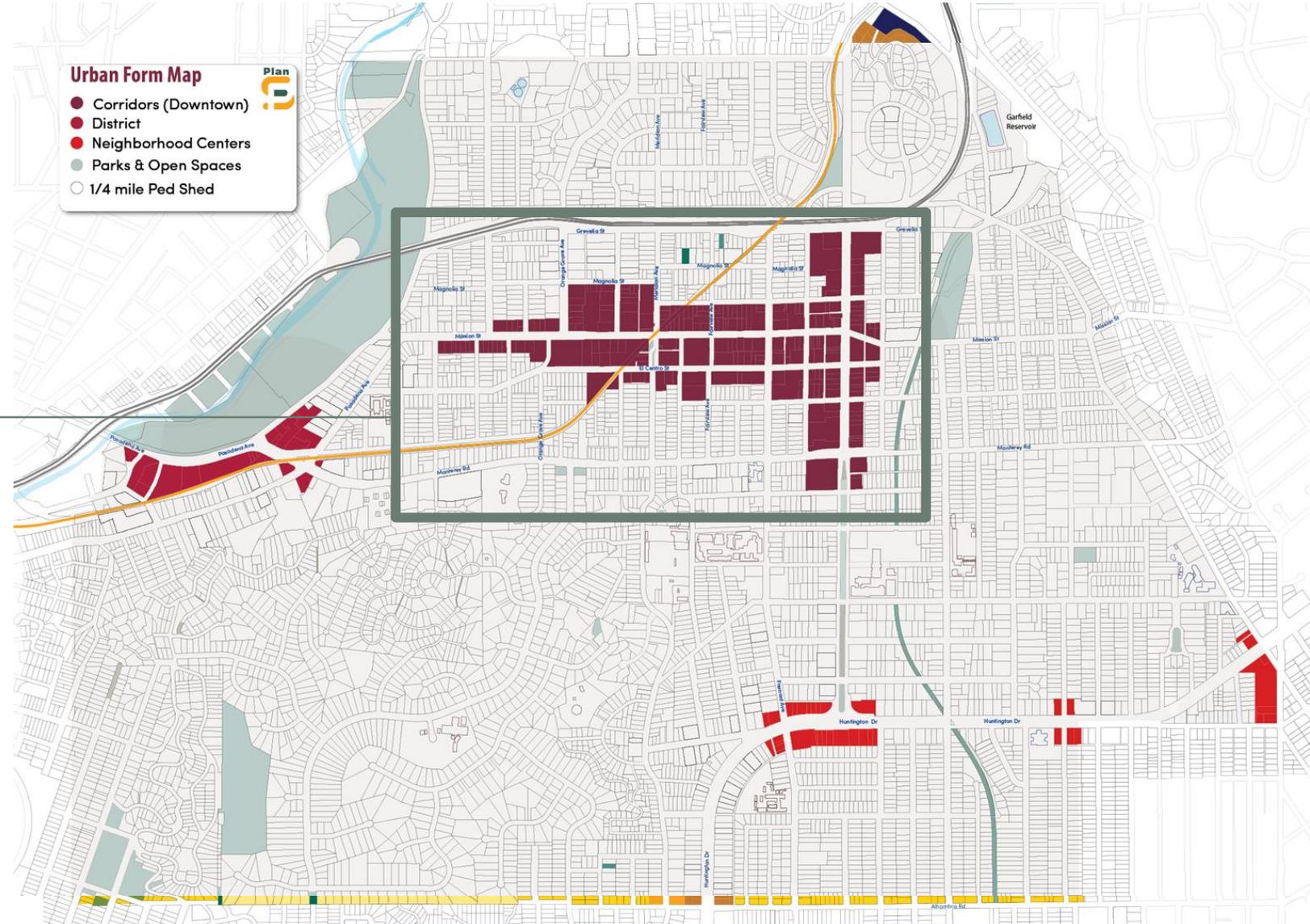
300
Units

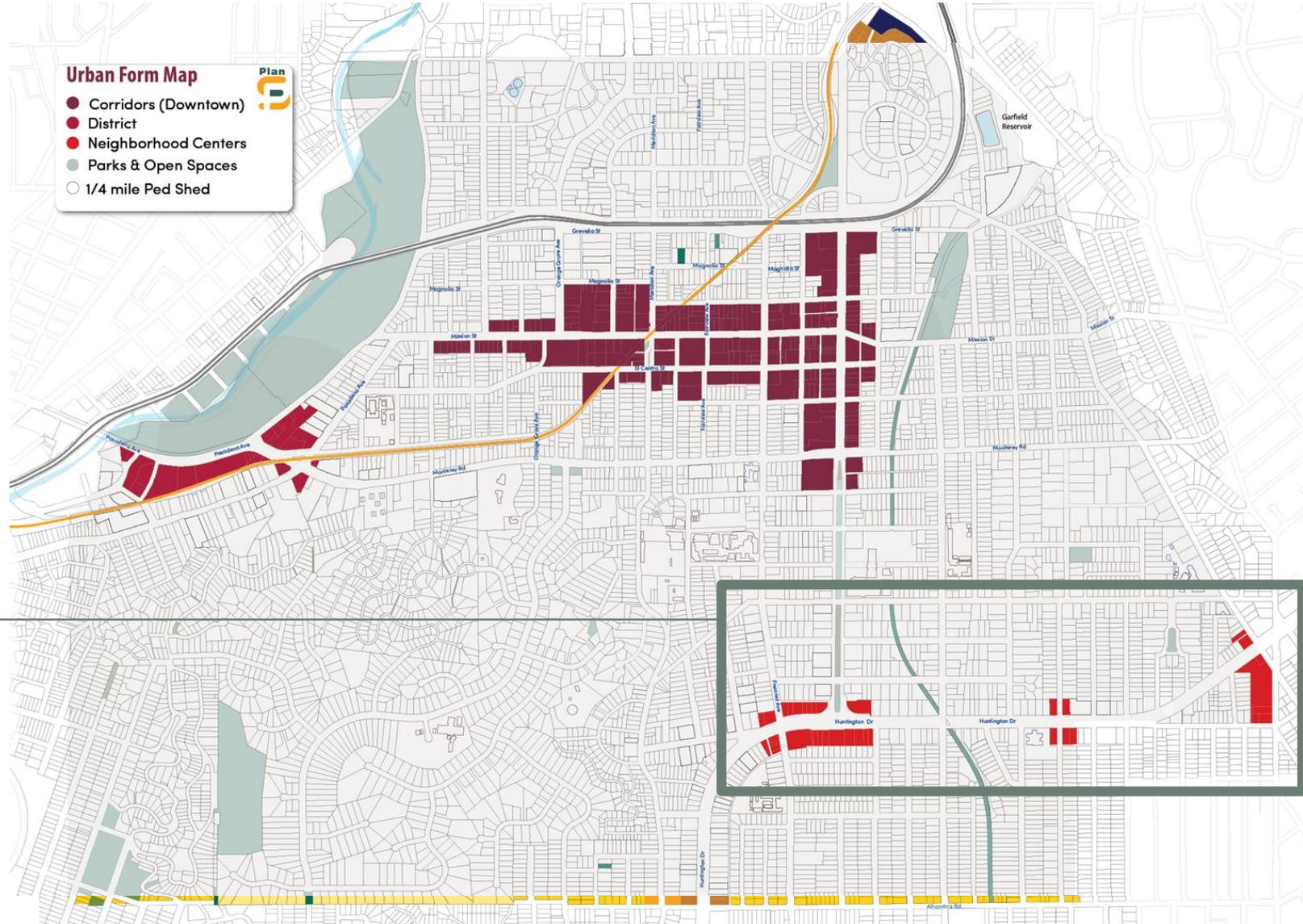


100k
Sq. Feet



125k
Sq. Feet





Huntington Drive



125
Units



25k
Sq. Feet



75k
Sq. Feet

Our Well-Planned Community

GOAL

Preserve and enhance the distinctive residential **neighborhoods**; Provide **housing opportunities** for all; **Reinvest** in **downtown** corridors and neighborhood centers; Ensure that new development contributes its fair share towards the provision of **adequate parks, schools**, and other **public facilities**



OUR WELL-PLANNED COMMUNITY

Policies and Actions

P3.1 Conserve existing stable residential neighborhoods

A3.1a Update development code

A3.1b Code enforcement

P3.2 Direct new growth to the Downtown, Ostrich Farm, and the three neighborhood centers along Huntington Drive

A3.2a Implement the Downtown Specific Plan

A3.2b Update the development code to encourage mixed-use, walkable, and contextual development



OUR WELL-PLANNED COMMUNITY

Policies and Actions

P3.3 Conserve South Pasadena's character and scale, including its traditional urban design form, while creating places of enduring quality that are uniquely fit to their time and place

A3.3a Infill and renovation of existing buildings enhances walkable character

A3.3b New buildings enhances architectural and cultural traditions

A3.3c integrate green design strategies

P3.4 Remove regulatory and procedural barriers to good design

A3.3a Implement a Form-Based Code for the Downtown emphasizing pedestrian orientation, integration of land uses, and streamlined development review process, but allows for creativity and variety in design



OUR WELL-PLANNED COMMUNITY

Policies and Actions

P3.5 Increase the number of affordable housing units to stabilize rents and prices

- A3.5a Encourage programs for below market-rate housing with incentives for affordable housing
- A3.5b Facilitate addition of accessory dwelling units in accordance with State legislation
- A3.5c Encourage adaptive re-use of existing structures for residential purposes

P3.6 Provide high quality housing for current and future residents with a diverse range of income levels

- A3.6a Encourage the range of incomes in housing developments through regulation and incentives
- A3.6b Flexibility in development standards to enable non-traditional housing types (co-housing, assisted living, live-work, artist lofts)



OUR WELL-PLANNED COMMUNITY

Policies and Actions

P3.7 Support housing programs that increase the ability of senior households to remain in their homes or neighborhoods

A3.7a Incentives for a range of senior housing types to help seniors age in their homes or provide on-site housing for caregivers

A3.7b Support the acquisition of funding for senior housing

P3.8 Develop additional sources of funds for permanent affordable housing

A3.8a Review available funding sources to generate additional resources of the Housing Trust Fund and other programs

A3.8b Create new resources for housing by adopting development impact fees



OUR WELL-PLANNED COMMUNITY

Policies and Actions

P3.9 Preserve, rehab, and maintain below market rate rental housing

A3.9a Protect multifamily rentals and reduce conversion to condominiums

P3.10 Reduce vulnerability of residents to risks from substandard units

A3.10a Code enforcement to bring substandard units into compliance

A3.10b Assist low- and moderate-income households to obtain grants for energy saving repairs and improvements

P3.11 Enhance personal security of residents from threat of displacement

A3.11a Explore options to stabilize rents

A3.11b Assist property owners and landlords in maintaining and improving properties through local and state rehabilitation programs



OUR WELL-PLANNED COMMUNITY

Policies and Actions

P3.12 Promote resilient low-carbon built environments that are compact, comprised of pedestrian-scaled blocks, and includes a diversity of necessary and desired functions

A3.12a Adopt a Form-Based Code that enables land and building functions to adapt to economic, environment, energy, and social changes over time



OUR WELL-PLANNED COMMUNITY

Policies and Actions

P3.13 Ensure continuity of critical services

A3.13a Long-term plans to update infrastructure to accommodate growing population/business and address the effects of climate change

A3.13b Implement Water Management Plan's provisions for monitoring and adjusting rates of growth to ensure water demands do not exceed supply

A3.13c Promote installation of residential greywater systems

A3.13d Educational resources to encourage rainwater harvest

A3.13e Implement Water Management Plan's provisions for developers to pay for improvements

A3.13f Adopt net zero water building codes



OUR WELL-PLANNED COMMUNITY

Policies and Actions

- P3.14 Implement energy efficient retrofit improvements consistent with City's Climate Action Plan
 - A3.14a Support loan programs to property owners
- P3.15 Support inclusion of energy efficient design and renewable technologies in new projects
 - A3.13a Require solar panels on all new buildings and encourage battery back-up systems or generators at key locations
 - A3.13b Explore opportunities for a clean energy "micro-grid"
 - A3.13c Adopt net-zero building codes
 - A3.15d Provide information about energy efficiency and renewable energy technologies
 - A3.15e Develop a Solar Action Plan to meet 50% of power demand by 2050
 - A3.15f Electrify South Pasadena's vehicles
 - A3.15g Install Electric Vehicle chargers at public facilities



OUR WELL-PLANNED COMMUNITY

Policies and Actions

P3.16 Reduce vehicle miles travelled

A3.16a Adopt land use patterns that channel growth into compact, walkable, bikeable, and transit-friendly areas



OUR WELL-PLANNED COMMUNITY

Policies and Actions

P3.17 Support reuse of discarded materials through waste prevention, recycling, and composting

A3.17a Develop a Zero Waste Plan

A3.17b Require multi-family and commercial properties to have on site recycling containers as well as organics recycling programs

A3.17c Require construction sites to separate wastes.

A3.17d Review and amend waste franchise agreements to enable residents and businesses to self-separate wastes for proper recycling



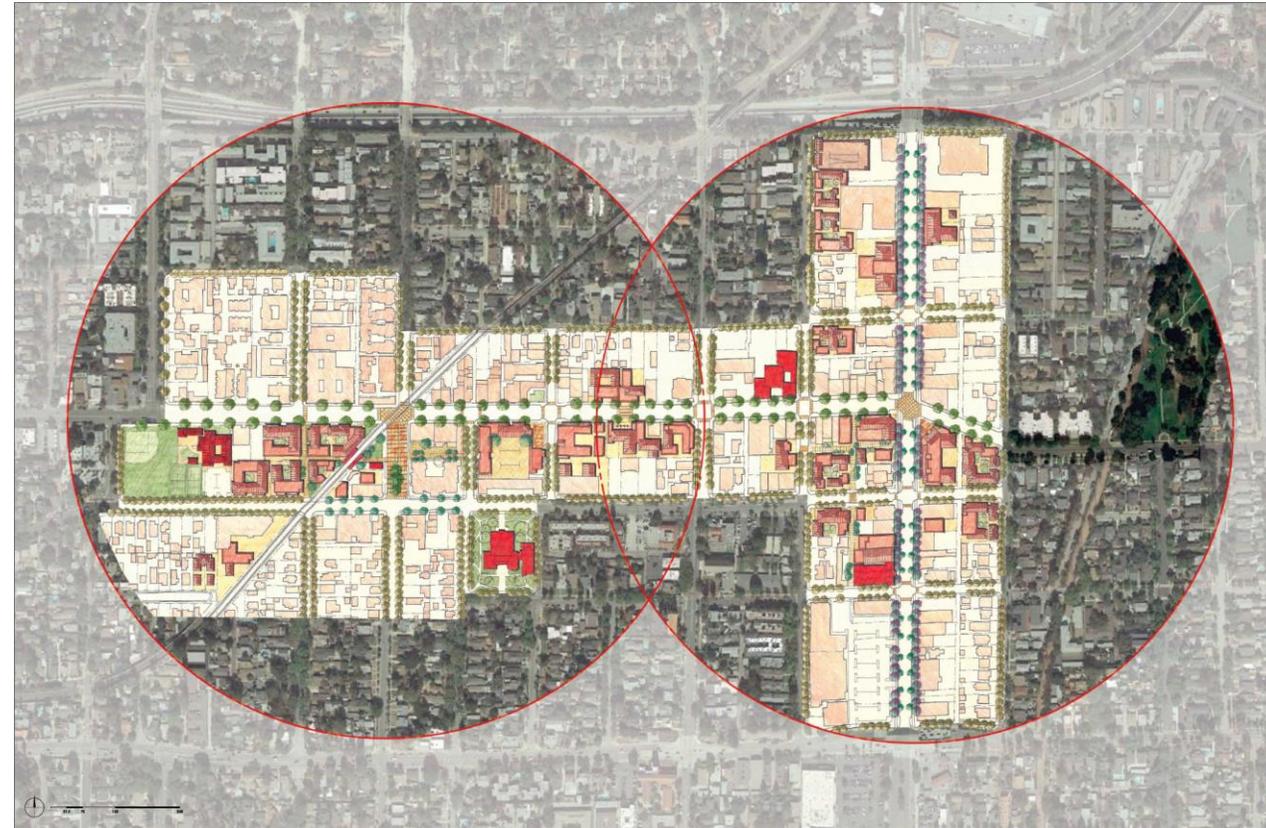
What Does the Specific Plan Contain?

- A vision for the future of downtown South Pasadena
- Policies
- Actions
- Design Guidelines
- Development Standards
- Implementation Programs



Key Ideas of the Vision

- Two distinct districts—Mission District centered on light rail station; Fair Oaks District centered on Fair Oaks-Mission intersection
- Two great streets
- Leverage public transit and multimodality
- Intricate network of open spaces
- Park once, pedestrian first
- Responsible infill development
- Preserve and rehabilitate historic buildings



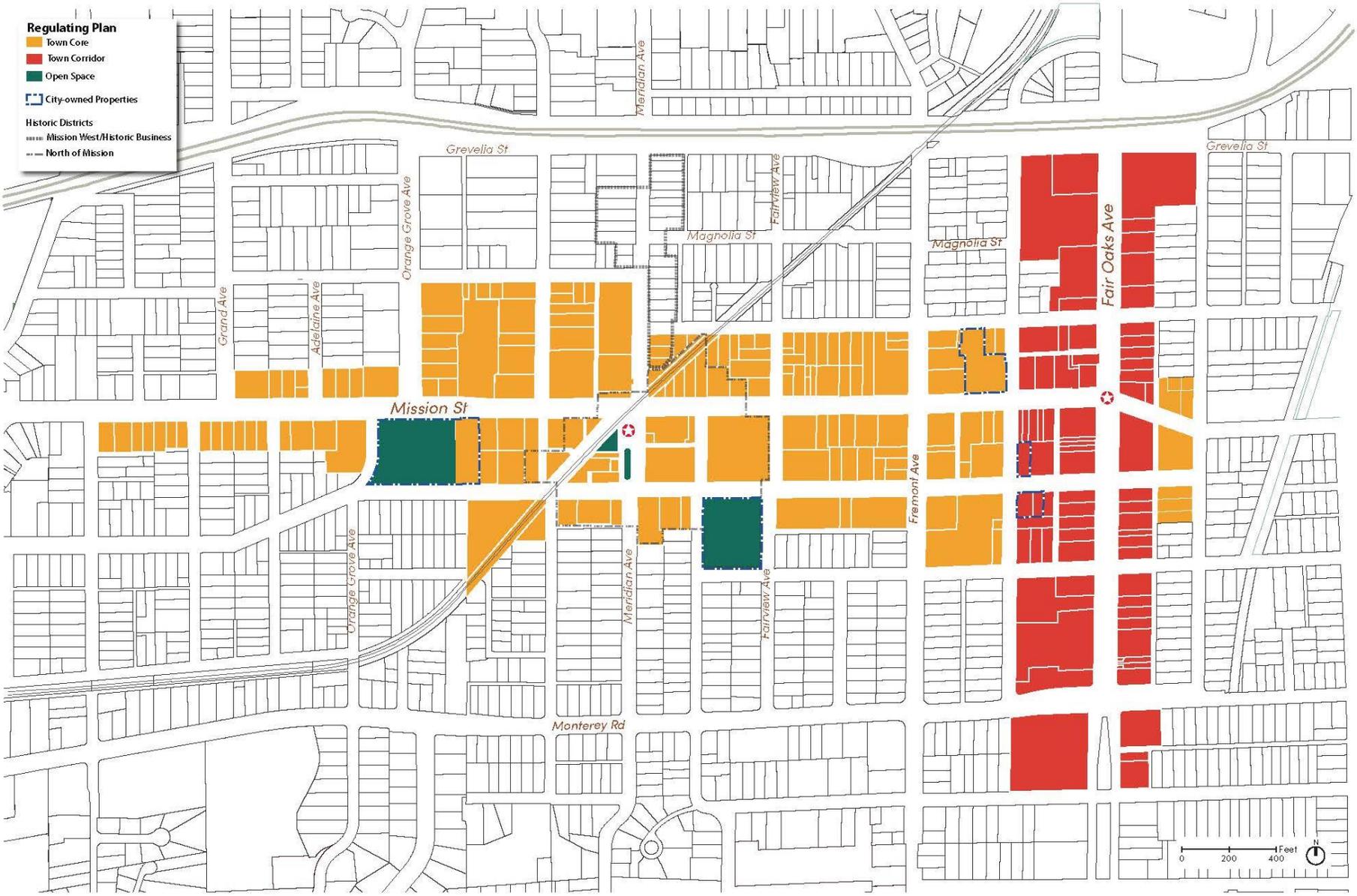


Figure 4.2.1: Downtown regulating plan.

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Figure 4.2.2: Summary of Zoning Districts

Zoning District	Mission Street Zone	Fair Oaks Avenue Zone
		
Intent	Mission Street is South Pasadena’s traditional Main Street with smaller-scale cultural, civic, retail, and transit-oriented mix of uses.	Fair Oaks Avenue is a wider street with larger format retail and office uses, including neighborhood serving shopping centers into a walkable urban format.
Desired Form	New buildings are block scale, up to three stories in height, buildings close to property line, and active ground floor commercial activities on key streets.	New buildings are block scale, up to four stories in height, buildings close to property line, and active ground floor commercial activities on key streets.
Streetscape and Public Realm	Active streetscapes providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment.	Fair Oaks Avenue is envisioned to be configured as a grand tree-lined street with commercial frontages, wide sidewalks, four travel lanes, two protected bicycle lanes and parallel parking on both sides.
Parking	Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided. Parking ratios are lower due to available transit and shared parking options.	Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided. Parking ratios are lower due to available transit and shared parking options.
General Use	Buildings are occupied with ground floor retail, cultural, entertainment, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, lodging, or housing uses.	Buildings are occupied with ground floor commercial, retail, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, lodging, and housing uses.



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Table 4.3.1: Land Use Table

	MS	FO
1		
Retail Stores and Shops		
Supermarket and home improvement center	—	P
Neighborhood market, pharmacy	P	P
Restaurants	P	P
Drive through (any retail use)	—	—
Retail businesses	P	P
Alcohol businesses, off sale and on sale, including on-site brewing	CUP	CUP
Banks, ATMs	P	P
2		
Services		
Personal Services		
Salons, barber shops, day care, tailors, shoe repair shops, and dry cleaning shops, and similar uses.	P	P
Personal Services (restricted)		
Banquet facility/catering, accessory massage (licensed, therapeutic, and in conjunction with primary businesses such as day spa, beauty salon, barber shop or similar uses) and tanning salons.	—	CUP
Professional Services		
Accounting, advertising agencies, attorneys, commercial art and design services, counseling services, scientific and research organizations, financial management and investment counseling, real estate and insurance office, management and public relations services, photo studio, urgent care clinic, and medical clinic (doctor, dentist).	P	P
3		
Light Industrial, Craft Manufacturing, and Processing		
Artisan/craft manufacturing, commercial kitchen, printing and publishing.	CUP	CUP
4		
Public Assembly, Education, Recreation		
Civic building	P	P
Public assembly, meeting facility, place of worship	P	P
Cultural Institutions (performing arts centers for theater, dance and events, museums, art galleries, and libraries)	P	P
Health/fitness facility, and studios for arts, dance, music, martial arts	CUP	CUP
School, public or private (includes business, trade schools, colleges)	CUP	CUP
Theater, cinema, or performing arts	CUP	CUP
Recreational and entertainment uses	CUP	CUP
5		
Residential		
Group home	P	P
Lodging: Hotel, motel, B&B Inn	CUP	CUP
Single-family dwelling(s), duplex, multiplex	P	—
Multi-family dwelling(s)	P	P

	MS	FO
Home occupation	P	P
Home office	AUP	AUP
6		
Auto Related		
Parking facility, public or private	CUP	CUP
Auto Service Station	CUP	CUP
7		
Other Uses		
Farmers market, certified	AUP	AUP
Outdoor community events	AUP	AUP

Key to Table

- P Permitted
- CUP Conditional Use Permit
- AUP Administrative Use Permit
- Not Permitted
- MS Mission Street Zone
- FO Fair Oaks Zone

Table 4.3.1 Requirements

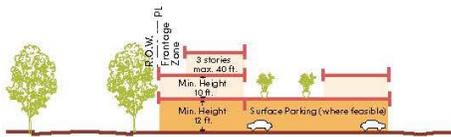
- 1 All land use types, including secondary and incidental accessory uses, are subject to the applicable requirements of the zoning district, including building size, frontage, and all applicable right-of-way and access requirements.
- 2 Uses not listed are prohibited.

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4.1 MISSION STREET ZONE

4.1A. Purpose

The Mission Street Zone permits community serving retail, office, cultural, and transit-oriented residential mixed-uses. Uses include small-scale commercial activities that are typically located along the main street. The standards in this zone are intended to promote a walkable, diverse, and well-connected area.



Legend: Allowed Building Placement (orange), Frontage Zone (yellow), Allowed Parking Placement (at-grade) (green)

4.1B. Building Placement

Setback		Building setback from PL		
		Frontage Zone		Side/Rear
		Min. (ft.)	Max. (ft.)	Min. (ft.)
i	Primary street	0	10	--
ii	Side street	0	10	--
iii	Rear yard with alley	--	--	5
	no alley	--	--	15

4.1C. Allowed Building Intensity, Density, Types, Height, and Site Size

Floor Area Ratio (FAR)

Intensity

2.5

Dwelling Units per Acre (units/acre)

Density

24 to 30

Allowed Building Types	Minimum		Maximum	
	Stories/ft.	Site W/D	Stories/ft.	Site W/D
Flex building	2/25	25/100	2/25 ¹	200/150
Liner	1/18	100/100	2/25 ¹	200/150
Hybrid court	2/25	125/125	2/25 ¹	200/200
Court	1/18	125/125	2/25 ¹	200/200
Live-work	1/18	70/95	2/25 ¹	200/150
Rowhouse	1/18	90/95	2/25 ¹	200/150
Rosewalk or Bungalow Court	1/18	125/125	2/25 ¹	150/150
Duplex, multiplex	1/18	50/95	2/25 ¹	150/150
Single-family	1/18	40/80	2/30	80/150

1: See Section 4.3 Height Bonus.

W = Building site width along primary frontage; D = Building site depth perpendicular to primary frontage.

Ground Floor Upper Stories

Interior ceiling height

12 ft. min.

10 ft. min.

4.1D. Parking

- i Required Parking
 - a Residential uses
 - Studio or 1 bedroom 1 space per unit
 - 2+ bedroom 1.5 spaces per unit
 - b Non-residential uses 2 spaces per 1,000 sq.ft.

Larger developments may reduce portion of the required parking in exchange for implementation of trip reduction measures. See Section 4.4.

- ii Parking Placement: On-site parking and access shall be located in compliance with the following requirements:

Setback

- a Primary street min. 30 ft.
- b Side street min. 15 ft.
- c Side property min. 5 ft.
- d Rear property/rear alley min. 5 ft.

Parking requirements may be revised to reflect the findings and recommendations of a Parking Management Plan for the Downtown Specific Plan Area.

4.1E. Frontages and Encroachments

- i Allowed Frontages
 - Arcade • Lightcourt • Dooryard
 - Gallery • Forecourt • Porch
 - Shopfront • Stoop • Frontyard
- ii Encroachments: Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

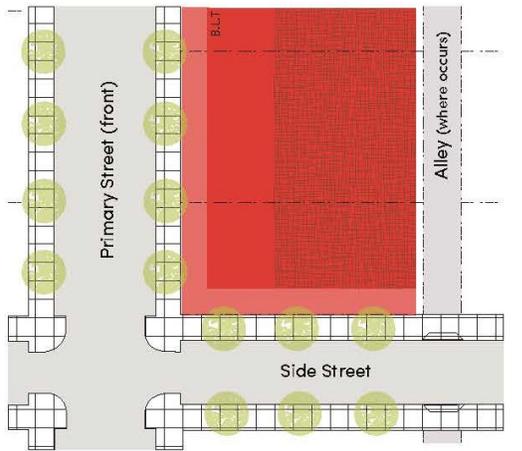
Description	Encroachment				
	Horizontal				Vertical
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.				min. 8ft. clear
Balcony	4 ft. max.				
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	

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4.2 FAIR OAKS AVENUE ZONE

4.2A. Purpose

The Fair Oak Avenue Zone permits regional and community serving retail, office, cultural, and residential mixed-uses. Uses include larger-scale commercial uses that are typically located along busy commercial street. The standards in this zone are intended to promote a walkable, diverse, and well-connected area. The buildings located along the edges that back-up to residential districts require very careful residential scale massing and articulation.



■ Allowed Building Placement ■ Frontage Zone ■ Allowed Parking Placement (at-grade)

4.2B. Building Placement

Setback	Building setback from PL			
	Frontage Zone		Side/Rear	
	Min. (ft.)	Max. (ft.)	Min. (ft.)	
i Primary street	5	15	--	
ii Side street	5	15	--	
iii Rear yard	with alley	--	--	5
	no alley	--	--	15

4.2C. Allowed Building Intensity, Density, Types, Height, and Site Size

	Floor Area Ratio (FAR)
Intensity	2.5
	Dwelling Units per Acre (units/acre)
Density	24 to 30

Allowed Building Types	Minimum		Maximum	
	Stories/ft.	Site W/D	Stories/ft.	Site W/D
Flex building	2/25	25/100	3/35 ¹	200/150
Liner	1/18	100/100	3/35 ¹	200/150
Hybrid court	2/25	125/125	3/35 ¹	200/200
Court	1/18	125/125	3/35 ¹	200/200
Live-work	1/18	70/95	3/35	200/150
Rowhouse	1/18	90/95	3/35	200/150
Rosewalk or Bungalow Court	1/18	125/125	3/35	150/150
Duplex, multiplex	1/18	50/95	3/35	150/150

1: See Section 4.3 Height Bonus.
W = Building site width along primary frontage; D = Building site depth perpendicular to primary frontage.

	Ground Floor	Upper Stories
Interior ceiling height	12 ft. min.	10 ft. min.

4.2D. Parking

- i Required Parking
 - a Residential uses
 - Studio or 1 bedroom: 1 space per unit
 - 2+ bedroom: 1.5 spaces per unit
 - b Non-residential uses: 2 spaces per 1,000 sq.ft.

Larger developments may reduce portion of the required amount of parking in exchange for implementation of trip reduction measures. See Section 4.4.

- ii Parking Placement: On-site parking and access shall be located in compliance with the following requirements:

Setback	Requirement
a Primary street	min. 30 ft.
b Side street	min. 15 ft.
c Side property	min. 5 ft.
d Rear property/rear alley	min. 5 ft.

Parking requirements may be revised to reflect the findings and recommendations of a Parking Management Plan for the Downtown Specific Plan Area.

4.2E. Frontages and Encroachments

- i Allowed Frontages
 - Arcade
 - Gallery
 - Shopfront
 - Lightcourt
 - Forecourt
 - Stoop
 - Dooryard
 - Porch
- ii Encroachments: Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				Vertical
	Horizontal				
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.				
Bay window	4 ft. max. on upper floors only.		min. 5 ft. from PL		
Eave	2ft. max	min. 3 ft. from PL	min. 3 ft. from PL		



Development Standards

- Base maximum building height: 25 feet in Mission Zone, 35 feet in Fair Oaks Zone
- Bonus height for projects providing any or a mix of the following community benefits:
Maximum 45 feet
 - *Extraordinary sustainable building and site development performance*
 - *Improves the street frontages beyond requirements*
 - *Provides additional and enhanced public amenities such as plazas, bicycle support facilities, or public parking*
 - *Provides community-desired goods and services*
 - *Provides additional affordable housing units*
 - *The project has a demonstrated net positive fiscal impact to the City*

4.5 Building Standards

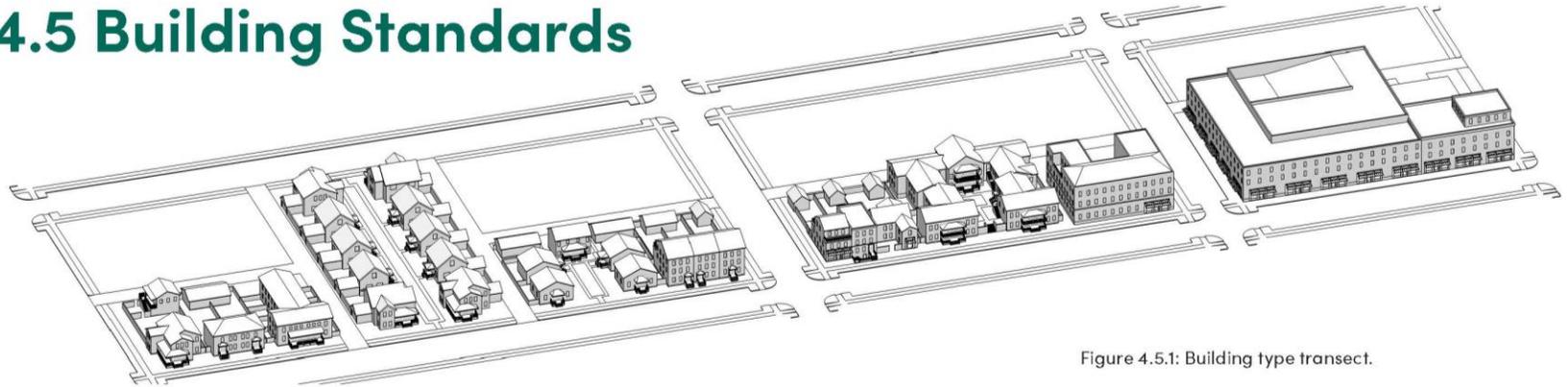


Figure 4.5.1: Building type transect.

5.1 BUILDING STANDARDS

5.1A Purpose

This section provides design standards for individual buildings to ensure that proposed development is consistent with the Downtown Plan’s goals for building form, physical character, land use, and quality.

5.1B Applicability

Each building shall be designed in compliance with the applicable general requirements in Section 5.2 and all applicable requirements of the California Building and Fire Code as amended and adopted by the City.

5.1C Allowed Building Types by Zoning District

Building Type	Mission Street Zone	Fair Oaks Zone
Single-family residence	See Section 5.2A	X
Duplex, Multiplex	See Section 5.2B	See Section 5.2B
Rosewalk/Bungalow Court	See Section 5.2C	See Section 5.2C
Rowhouse	See Section 5.2D	See Section 5.2D
Live-work	See Section 5.2E	See Section 5.2E
Court	See Section 5.2F	See Section 5.2F
Hybrid Court	See Section 5.2G	See Section 5.2G
Liner Building	See Section 5.2H	See Section 5.2H
Flex Building	See Section 5.2I	See Section 5.2I

Note: X = Building type not allowed in Zoning District.

Table 5.1 Allowed Building Types in each zone.

Development Standards: Building Typologies

House Scale Buildings



Single-family residence

A residential building occupied by one primary residence. The building is set back from all four sides of the property line with front, side, and rear yards. The building typically has similar setbacks, massing, scale, and frontage types as surrounding houses.



Duplex, multiplex

Duplex consists of a pair of dwelling units located side-by-side or one above the other to create a building that reads like a medium or large house. Multiplex is a residential building of three to four dwelling units respectively. Depending on the lot size and context the units can be placed side-by-side, front-to-back or stacked, or some combination of these options.



Rosewalk, Bungalow court

Rosewalk: Six or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Bungalow Court: Four or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.



Rowhouse

A building comprised of five or more attached two- or three-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard.



Live-work

Live/Work is an integrated residence and work space located at street level, occupied and utilized by a single household in an array of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Block Scale Buildings



Court

A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. The units may be arranged in four possible configurations: rowhouses, rowhouses over flats, flats, and flats over flats. Court buildings may accommodate ground floor commercial uses in either a live-work configuration or as solely commercial/retail space facing the primary street.



Hybrid court

Hybrid Court combines a point-access portion of the stacked dwelling with a walk-up portion of the courtyard housing building type. The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.



Liner

A liner building has a thin footprint that conceals parking garage or other large scale faceless building, such as a movie theater, or "big box" store to create a pedestrian friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.



Flex

Flex Block is a vertical mixed-use building typically of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair. Upper floors are accessed through a street level lobby. This building type is typically found in town centers and main streets.

Coding Criteria

- The size of the lot determines the size of the building. Varied lot widths will promote variation in building masses.
- Infill development should respect adjacent buildings by responding to their massing, scale, need for light, natural ventilation, privacy, and views.
- Parking and service location and access should be placed to reduce their visual impact on the street. Where an alley is present, parking should always be accessed from the alley.
- These medium to large footprint buildings requires a minimum lot width of 50 feet and a minimum depth of 100 feet.
- Duplex and multiplexes when packaged within house-like form and detailing, and with breaks in building elevations in the horizontal and vertical planes provide human scale and make the building contextual.
- Typical height of the building is 2 stories.
- The defining feature of Rosewalks and Bungalow Court is the communal central open space. The lot width should be large enough to allow a functional public and private open spaces and area for driveways.
- The building size and massing of individual buildings is similar to a single dwelling unit.
- Entrance to units shall be directly from the front yard or from the courtyard.
- The single family dwelling units can either be separated by property lines or located on narrow single tax lot 16 to 30 feet wide.
- Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.
- Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and screened by fence or wall to provide privacy.
- The floor to ceiling height of the work floor is typically about 15 feet.
- The main entrance to the street floor work space should be accessed directly from and face the street. The dwelling unit above the work space should be accessed by a separate entrance, and by a stair or elevator.
- Each unit should have access to private open space. The private open space should be in the rear yard of each unit.
- The main entry to ground floor units should be directly off the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.
- The open space is designed as a central court or partial, multiple, separated or interconnected courtyards.
- Stacked dwellings define the street edge and the building mass tapers down to a courtyard building type. The main entrance to all ground floor units should be directly from the street. Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Access to units above the second level in the stacked dwelling is through an interior, double-loaded corridor.
- The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor.
- Required parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.
- The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of occupants and guests.
- The main entrance to each ground floor tenant bay should be directly from the street. Required parking is accommodated in an underground garage, surface parking, structured parking, tucked under parking, or some combination of these options.

Development Standards: Building Typologies – Examples



Rowhouse

A building comprised of five or more attached two- or three-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard.

- The single family dwelling units can either be separated by property lines or located on narrow single tax lot 16 to 30 feet wide.
- Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.
- Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and screened by fence or wall to provide privacy.



Liner

A liner building has a thin footprint that conceals parking garage or other large scale faceless building, such as a movie theater, or “big box” store to create a pedestrian friendly environment. The building can be designed for occupancy by retail service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.

- The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor.
- Required parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.

Development Standards: Building Typologies Example

5.2 D Rowhouse

- 1 Description

A small- to medium-sized building comprised of five or more attached dwelling units arrayed side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear. Each dwelling unit is directly accessed from the front yard/street. Rowhouses are prohibited on a lot with-out alley access, since garages must be located and accessed from the rear of the lot. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.
- 2 Lot Size

Width	90 ft. min.
Depth	95 ft. min.
- 3 Pedestrian Access

Main entrance location: Primary street
- 4 Frontages

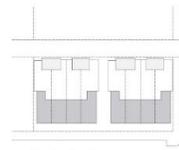
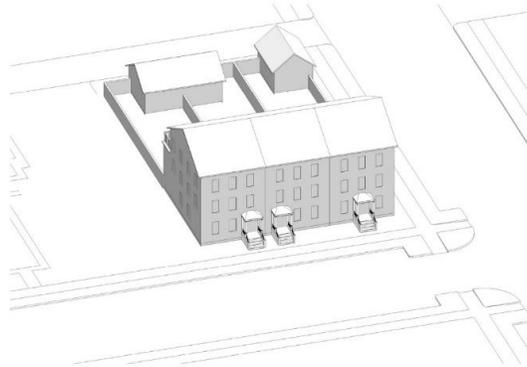
Porch
Stoop
Dooryard
- 5 Vehicle Access & Parking

At least one parking space per unit shall be enclosed in a garage at the rear of the lot or in a tuck-under condition. The remaining required parking may be covered or uncovered in the rear.
- 6 Private Open Space

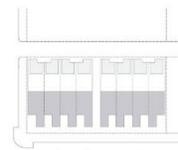
Width	Depth	Area
8 ft. min.	8 ft. min.	100 s.f. min.
- 7 Building Size & Massing

Width per rowhouse: 18 ft. min.; 36 ft. max
Length along side yard: 80 ft. max.

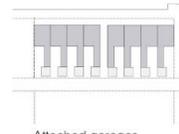
The front elevation and massing of each rowhouse building may be either symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident. The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.



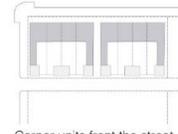
Detached garages



Carriage houses above detached garages



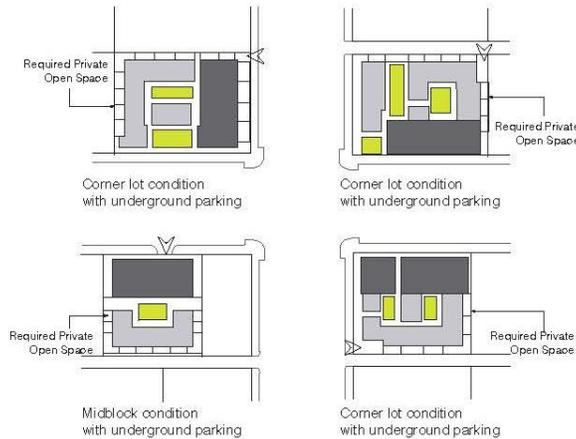
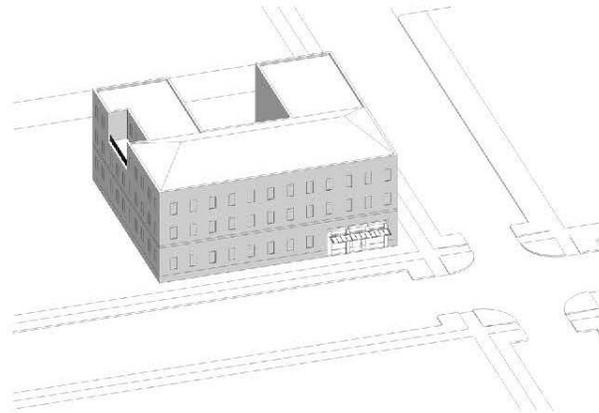
Attached garages



Corner units front the street



Development Standards: Building Typologies Example



5.2 G Hybrid Court

- 1 **Description** A building that combines a point-access portion of the building with a walk-up portion. The building may be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.
- 2 **Lot Size**

Width	125 ft. min.	200 ft. max.
Depth	125 ft. min.	200 ft. max.
- 3 **Pedestrian Access**

The main entrance to each ground floor is directly from the street.

Entrance to the residential portions of the building is through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.

Interior circulation to each unit above the second level in double-loaded corridor element of the building is through a corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at every 100 feet at a minimum. For other units, it is directly off a common courtyard or through stairs serving up to 3 dwellings.
- 4 **Frontages**

Porch
Stoop
Dooryard
- 5 **Vehicle Access & Parking**

Underground garage, surface parking, tuck under parking, or a combination of any of the above.
- 6 **Private Open Space**

Width	Depth	Area
8 ft. min.	8 ft. min.	100 s.f. min.

This open space is exclusive of the courtyard and may be located in a side or rear yard.
- 7 **Common Courtyard**

Width/depth/height ratio	1:1
Width/depth	20 ft. min.

Development Standards: Street Frontages



Table 6.1 Frontage Types

Front Yard: A frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The setback can be densely landscaped to buffer from the higher speed thoroughfares.

Porch: A frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard while not blocking view into the front yard. The porches shall be no less than 8 feet deep.

Dooryard: A frontage wherein the facade is set back from the frontage line with an elevated garden or terrace permitted to encroach. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable for cafes.

Stoop: A frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.

Forecourt: A frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt with a large tree offers visual and environmental variety to the urban street streetscape. The forecourt may accommodate a vehicular drop-off.

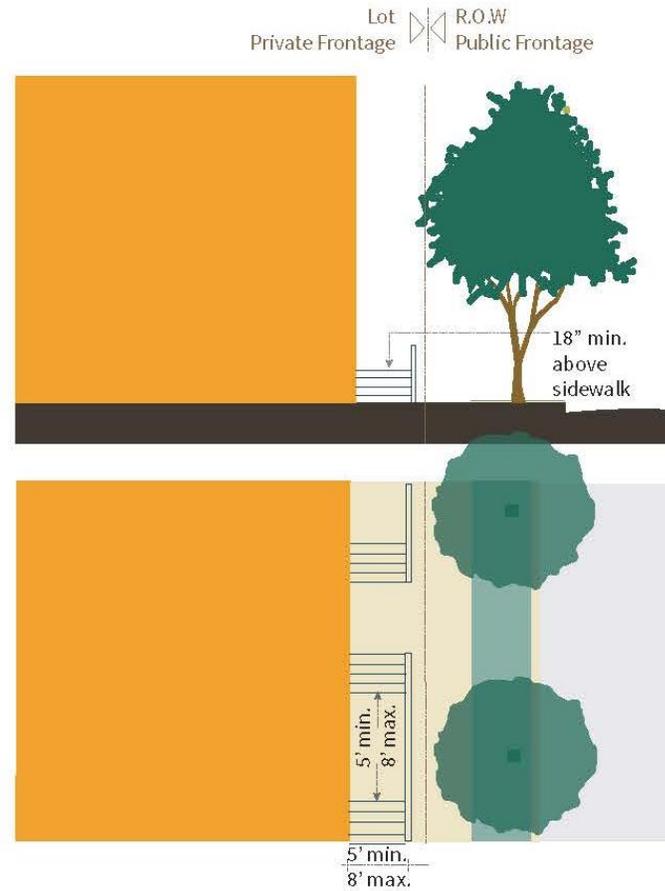
Lightcourt: A frontage wherein the facade is setback from the frontage line by a sunken lightcourt. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment.

Shopfront: A frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that may overlap the sidewalk.

Gallery: A frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

Arcade: A frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

Development Standards: Street Frontage Example



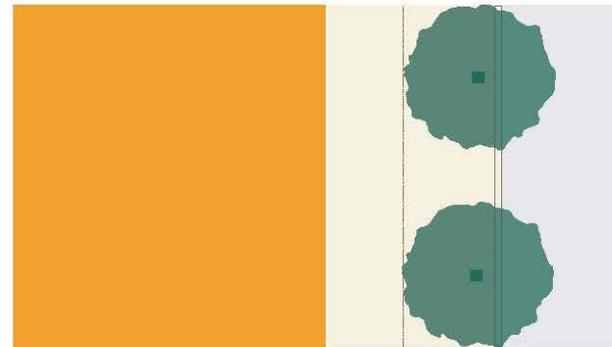
6.2D Stoop

- | | | | | | | | | |
|-----------------------------|------------------------|---|-------|------------------------|-------|------------------------|-----------------------------|-------------|
| 1 | Description | In the Stoop Frontage Type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks. | | | | | | |
| 2 | Size | <table border="0"> <tr> <td style="padding-right: 20px;">Width</td> <td>5 ft. min.; 8 ft. max.</td> </tr> <tr> <td>Depth</td> <td>5 ft. min.; 8 ft. max.</td> </tr> <tr> <td>Finish level above sidewalk</td> <td>18 in. min.</td> </tr> </table> | Width | 5 ft. min.; 8 ft. max. | Depth | 5 ft. min.; 8 ft. max. | Finish level above sidewalk | 18 in. min. |
| Width | 5 ft. min.; 8 ft. max. | | | | | | | |
| Depth | 5 ft. min.; 8 ft. max. | | | | | | | |
| Finish level above sidewalk | 18 in. min. | | | | | | | |
| 3 | Design Standard | <ul style="list-style-type: none"> a. Stairs may be perpendicular or parallel to the building facade. b. Ramps shall be parallel to facade or along the side of the building. c. The entry doors are encouraged to be covered or recessed to provide shelter from the elements. | | | | | | |

Development Standards: Street Frontage Example

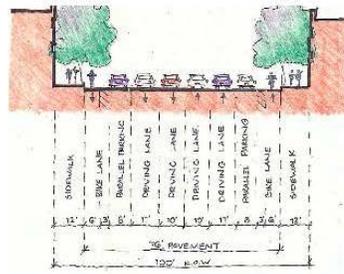
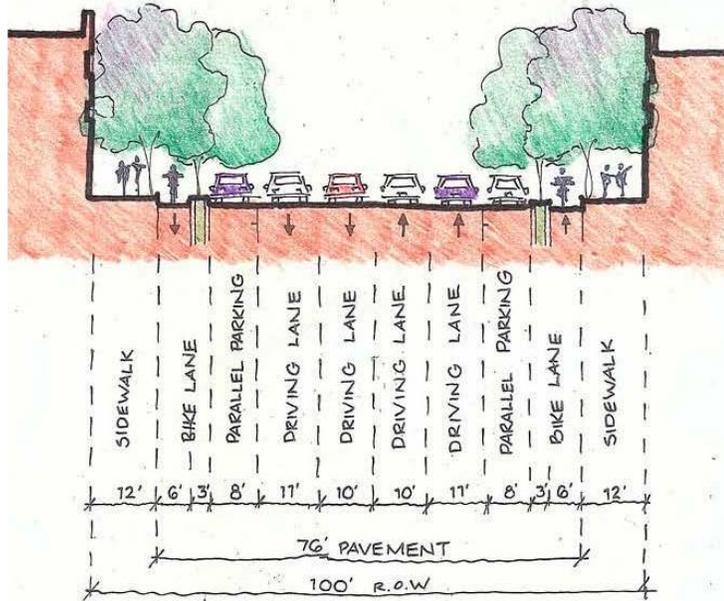
6.2 G Shopfront

- | | | | | | | | | |
|---------------------------------------|----------------------|---|---------------------------|----------------------|---------------------------------------|-------------|---------------|------------|
| 1 | Description | In the Shopfront Frontage Type, the main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and typically include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. An awning that extends over the sidewalk requires an encroachment permit. | | | | | | |
| 2 | Size | <table border="0"> <tr> <td style="padding-right: 20px;">Ground floor transparency</td> <td>75% of frontage min.</td> </tr> <tr> <td>Shopfront recessed from property line</td> <td>12 ft. min.</td> </tr> </table> | Ground floor transparency | 75% of frontage min. | Shopfront recessed from property line | 12 ft. min. | | |
| Ground floor transparency | 75% of frontage min. | | | | | | | |
| Shopfront recessed from property line | 12 ft. min. | | | | | | | |
| 3 | Awning | <table border="0"> <tr> <td style="padding-right: 20px;">Depth</td> <td>4 ft. min.</td> </tr> <tr> <td>Setback from curb</td> <td>2 ft. min.</td> </tr> <tr> <td>Height, clear</td> <td>8 ft. max.</td> </tr> </table> | Depth | 4 ft. min. | Setback from curb | 2 ft. min. | Height, clear | 8 ft. max. |
| Depth | 4 ft. min. | | | | | | | |
| Setback from curb | 2 ft. min. | | | | | | | |
| Height, clear | 8 ft. max. | | | | | | | |
| 4 | Design Standard | <ol style="list-style-type: none"> a. Shopfront glass shall be clear without reflective glass frosting or dark tinting. b. Shopfront windows may have clerestory windows (horizontal panels) between the shopfront and second floor/top of single-story parapet. Glass in clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass. c. Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged. d. Operable awnings are encouraged. | | | | | | |

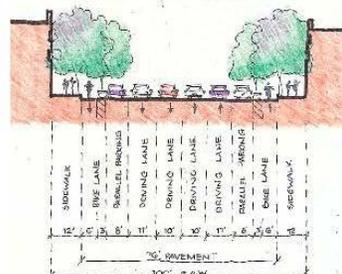


Development Standards: Street

7.1Di Fair Oaks Avenue



The bicycle lanes are located closest to the street curb and separated from the parallel parking by potted plants in the initial phases



and permanent planters in the eventual phases.

Fair Oaks Avenue is envisioned to be configured as a grand double-tree lined north-south arterial. It will be restriped to have four travel lanes, two bicycle lanes and parallel parking on both sides.



Development Standards: Public Open Spaces

7.3 OPEN SPACE STANDARDS

7.3A Purpose
 The purpose of this Section is to provide a catalog of pre-approved Public Open Space types that are appropriate to use within walkable urban environments.

7.3B Applicability

- i. This section describes the guidelines for development of Public Open Spaces in the Downtown Area.
- ii. The Standards shall apply to all proposed development within downtown zones, and shall be considered in combination with the standards for the applicable zone.
- iii. Additional Public Open Spaces can be integrated into this section as they are approved by the City.

7.2C Design Objectives
 Open Spaces play an important role in place-making. Their standards must be considered alongside building form, building types, frontage types, and thoroughfares in creating urban environments. The diverse palette of parks and other publicly accessible open spaces are assigned to one or more downtown zones.

7.2D Open Space Required
 Each application that involves at least 4 acres shall be required to provide a minimum of five percent of the project area as open space. The required open space shall be designed in compliance with the applicable requirements from Table 7.2

Zone	MS	FO	MS	FO	MS	FO	MS	FO	MS	FO	MS	FO
Type	Green		Square		Plaza		Pocket Park		Playground		Community Garden	
Illustration												
Example of Intended Character												
Description	An open space available for unstructured and limited amounts of structured recreation.		An open space available for civic purposes, unstructured and limited amounts of structured recreation.		Plazas are open spaces available for civic purposes and commercial activities. Building frontages should define these spaces. Plazas are typically hardscaped.		An open space available for informal activities in close proximity to neighborhood residences.		An open space designed for the recreation of children and interspersed within residential areas. Playgrounds may be included within other open spaces.		An open space designed as a grouping of plots for nearby residents for small-scale cultivation. Community Gardens may be included within other open spaces.	
Size	1 to 15 acres		½ to 5 acres		½ to 2½ acres		4,000 s.f. to ½ acre		There is no minimum or maximum size.		There is no minimum or maximum size.	
Frontage	2 streets		2 streets		2 streets		1 street		1 street		1 street	
Typical Facilities	Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facility < 5,000 gsf, and paths.		Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facility < 5,000 gsf, and paths.		Passive recreation, accessory structure, drinking fountains, and paths.		Passive recreation, accessory structure, drinking fountains, and paths.		Accessory structures, drinking fountain, and paths.		Accessory structures, drinking fountain, and paths.	

Table 7.2 Open Space Types

Development Standards: Street Trees

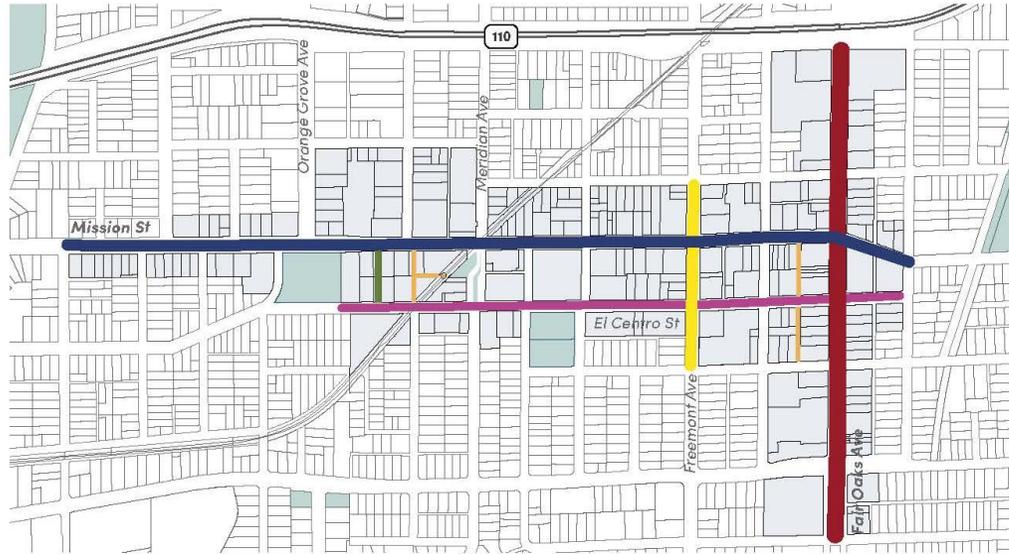
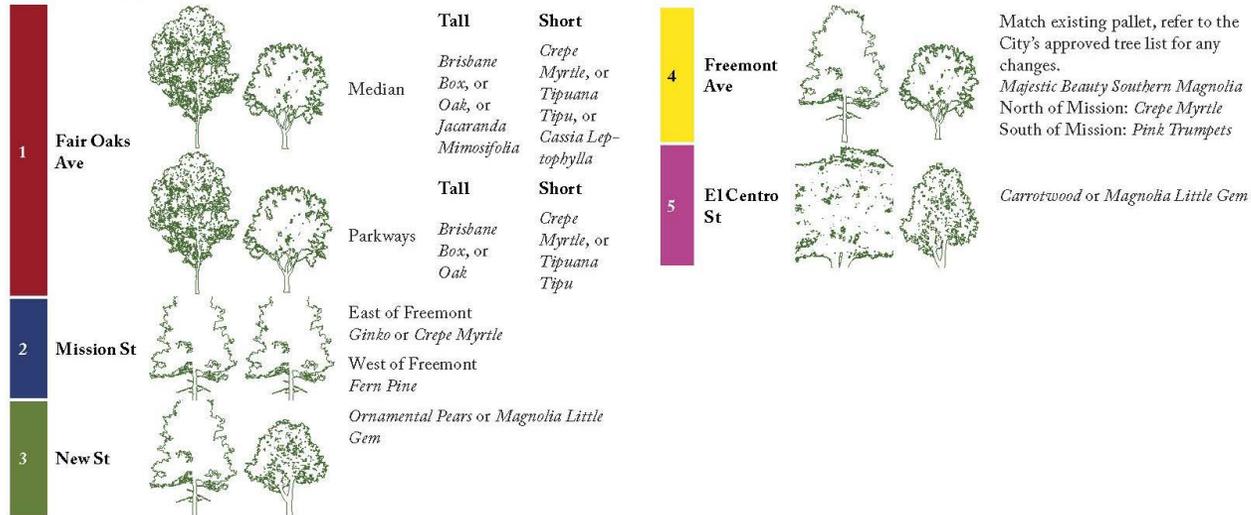


Figure 8.1. Tree species map



Vision for Fair Oaks Avenue



Vision for Mission Street

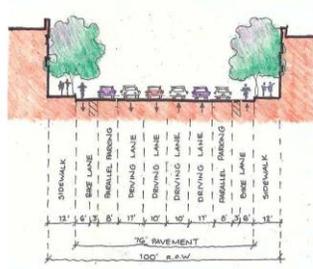


Brisbane Box

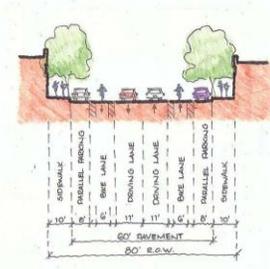


Tipuana Tipu

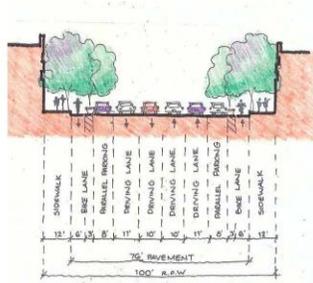
Development Standards: Street Trees



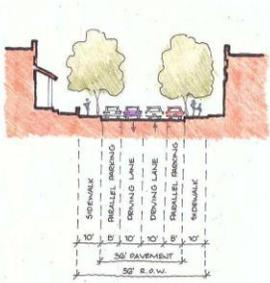
Fair Oaks Avenue, Option 1:
Existing condition with painted bike lanes



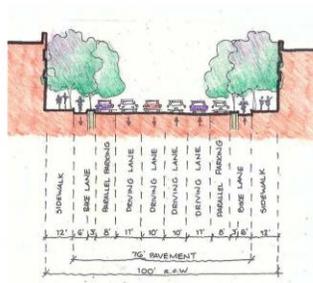
Mission Street



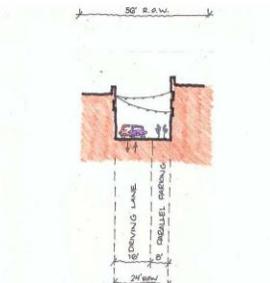
Fair Oaks Avenue, Option 2:
Painted bike lanes with potted plants separating bike lanes



New Street



Fair Oaks Avenue, Option 3:
Raised separator with landscape and tree wells



Alley



Crepe Myrtle



Ginkgo



Jacaranda Mimosifolia



Oak



Cassia Leptophylla



Fern Pine



Carrotwood



Magnolia Little Gem



Ornamental Pear



Pink Trumpet



Southern Magnolia

Development Standards: Sign Types

Wall		Window		Awning/Canopy		Sidewalk		Marquee		Projecting		Monument		Roof		Pole			
MS	FO	MS	FO	MS	FO	MS	FO	MS	FO	MS	FO	MS	FO	MS	FO	MS	FO		
<p>A sign that is painted or applied directly to the wall, typically above the shopfront or more creatively as approved by the City. This type consists of a single externally illuminated panel or individual letters including a logo and does not include cabinet signs. This type of sign is intended for viewing from across the street and along the sidewalk.</p>		<p>A sign that is painted or applied directly to the storefront window(s) and/or door(s). This type consists of individual letters, including a logo with allowances for contrasting background. This type of sign is intended for viewing from across the street and at close range.</p>		<p>A sign that is integral to the awning or canopy above a shopfront. This type of sign may be located either on the valence face of the awning that faces the street or on the valence perpendicular to the building. Also included is a feature area on the main panel. For canopies, this type of sign is located on top of and along the front edge of the canopy. This type of sign is intended for viewing at close range.</p>		<p>A two-sided, non-illuminated, portable sign that is placed outside of the shopfront on the adjacent sidewalk for viewing at close range. The sidewalk sign is intended for use by restaurants, cafes, other food-oriented businesses, theaters and other such activities.</p>		<p>A vertically-oriented two- to three-sided sign that projects from the facade over a sidewalk, public open space or other public right-of-way and may project above the building's parapet. This type of sign is intended for viewing along the sidewalk and down the street from the adjacent block.</p>		<p>A two-sided sign that projects over a sidewalk (public or private) or open space (public or private). This type of sign is intended for viewing at close range.</p>		<p>A sign that is located within front and side yards where the building is setback substantially from the sidewalk and the sign is to be viewed from a distance along the street. Wall-integral: Occurs as part of site-defining landscape, in the form of a low wall that may include a gateway that encloses outdoor dining or open space. Freestanding: Occurs as a freestanding sign subject to location and size limitations aimed at scale and compatibility with pedestrian frontages.</p>		<p>A sign that is for use on block-scale buildings at least 3 stories in height such as hotels, conference centers, and certain civic building. This type of sign is intended for viewing from a distance to help emphasize the identity and presence of a particular area as a whole and therefore, the signage is allowed to be more inventive.</p>		<p>A vertically-oriented sign that is detached from the main building, located along the primary frontage within the front setback, consisting of a structural support with the sign mounted at the top. This type of sign is for use on property that has a certain amount of street frontage and if intended for viewing from a distance to identify a business set back and not readily visible from the street.</p>			

Development Standards: Sign Types



9.2 A Wall Sign

- 1 Description A sign that is painted or applied directly to the wall, typically above the shopfront or more creatively as approved by the City. This type consists of a single externally illuminated panel or individual letters including a logo and does not include cabinet signs. This type of sign is intended for viewing from across the street and along the sidewalk.
- 2 Size

Height	18 in. max.
Width (as % of facade width)	60%
Features (allowed beyond sign area)	6 ft. max.
- 3 Design Standard
 - a. Maximum of 1 wall sign per storefront bay along frontage of building;
 - b. Multi-story buildings qualify for a building identification sign located on the uppermost story;
 - c. Maximum thickness of sign as measured from the wall shall not exceed 4 inches;
 - d. Minimum of 24 inches between sign and any opening or edge of the building facade;
 - e. Minimum of 12 inches between sign and an eave or parapet; and
 - f. If illuminated, individual letters required and shall be either internally illuminated or externally illuminated with decorative lamps mounted to maintain visual integrity of the sign.



9.2 B Window Sign

- 1 Description A sign that is painted or applied directly to the storefront window(s) and/or door(s). This type consists of individual letters, including a logo with allowances for contrasting background. This type of sign is intended for viewing from across the street and at close range.
- 2 Size

Height	15 in. max.
Width (as % of storefront width)	40%
Features (allowed beyond sign area)	2 ft. max.
- 3 Design Standard
 - a. Maximum of 1 window sign per storefront;
 - b. Minimum of 75% of window sign shall be independent of contrasting background;
 - c. Sign inside the shop-space is not allowed within 4 feet of the window; and
 - d. Storefront width is measured between walls or columns of at least 8 inches in width.



9.2 C Awning/Canopy Sign

- 1 Description A sign that is integral to the awning or canopy above a shopfront. This sign may be located either on the valence face of the awning facing the street or on the valence perpendicular to the building. Also included is a feature area on the main panel. For canopies, this type of sign is located on top of and along the front edge of the canopy. This type of sign is intended for viewing at close range.
- 2 Size

Height awning valance	6 in. min.; 12 in max.
Height canopy valance	2 ft. max.
Width (as % of awning/canopy width)	75%
Features (logo) for awning main panel	2 sq.ft.
Feature (beyond canopy sign area)	3 sq.ft.
Encroachment	within 2 ft. of curb
- 3 Design Standard
 - a. Maximum of 1 sign per awning / canopy;
 - b. Each awning / canopy shall correspond to a storefront.
 - c. The main panel of awnings shall only be used for a logo feature and shall not be for additional signage area;
 - d. Internal illumination of awning(s) is prohibited;
 - e. Canopy sign may extend up to 24 inches above the top of the canopy; and
 - f. Encroachment permit required.

Development Standards: Sign Types



9.2 D Sidewalk Sign

- 1 Description A two-sided, non-illuminated, portable sign that is placed outside of the shopfront on the adjacent sidewalk for viewing at close range. The sidewalk sign is intended for use by restaurants, cafes, other food-oriented businesses, theaters and other such activities.
- 2 Size

Height	18 in. min.; 3 ft. max.
Width	18 in. min.; 2 ft. max.
Thickness on each side	4 in. max.
Horizontal clearance from adjacent curb	18 in. max.
- 3 Design Standard
 - a. Maximum of 1 sign per business with a minimum distance of 25 feet from the nearest sidewalk sign;
 - b. Sign shall be vertically oriented and have no more than 2 sides;
 - c. Sign shall be placed as close as possible to the business storefront/edge of outdoor seating or along the street edge of the adjacent sidewalk;
 - d. Encroachment permit required within the r.o.w. Adequate pedestrian access shall be maintained; and
 - e. Materials shall not include vinyl or plastic. Lighting shall be from ambient sources.



9.2 E Marquee Sign

- 1 Description A vertically-oriented two- to three-sided sign that projects from the facade over a sidewalk, public open space or other public right-of-way and may project above the building's parapet. This type of sign is intended for viewing along the sidewalk and down the street from the adjacent block.
- 2 Size

Height single-story building	max. 35% of facade height
Height multi-story building	max. 75% of facade height
Height above eave or parapet	10 ft. max
Width of each sign face (up to 3 max.)	20 ft. max
Distance from wall	18 in.
Thickness	4 in. max.
Feature (allowed beyond sign area)	6 sq. ft.
Encroachment	within 3 ft. of curb
- 3 Design Standard
 - a. Maximum of 1 marquee sign per building;
 - b. Sign shall be vertically-oriented and placed within the top half of single-story buildings and on the upper floor(s) of multi-story buildings; and
 - c. Encroachment permit required.



9.2 F Projecting Sign

- 1 Description A two-sided sign that projects over a sidewalk (public or private) or open space (public or private). This type of sign is intended for viewing at close range.
- 2 Size

Height	2 ft. max.
Width	3 ft. max.
Thickness	3 in. max.
Feature (allowed-beyond sign area)	1.5 sq.ft.
Vertical clearance from sidewalk	8 ft. min.
Encroachment	within 3 ft. of curb
- 3 Design Standard
 - a. Maximum of 1 projecting sign per business along frontage;
 - b. If illuminated, shall not be internally illuminated cabinet sign;
 - c. Supporting hardware such as brackets shall be architecturally compatible with the building facade;
 - d. Not allowed under an awning or horizontally within 10 feet of another projecting sign; and
 - e. Encroachment permit required.

Development Standards: Sign Types



9.2 G Monument Sign

- 1 Description A sign within front and side yards where the building is setback from the sidewalk and the sign is to be viewed from a distance along the street.
Wall-integral: Occurs as part of site-defining landscape, in the form of a low wall that may include a gateway that encloses outdoor dining or open space.
Freestanding: Occurs as a freestanding sign subject to location and size limitations aimed at scale and compatibility with pedestrian frontages.
- 2 Size

Height of wall or freestanding panel	3 ft. min. 5 ft. max.
Height of sign area	18 in. max.
Width (freestanding)	2 ft. min., 7 ft. max.
Thickness	18 in.
Feature (allowed beyond sign area)	2 sq. ft.
Distance from adjacent curb	5 ft. min.
Encroachment into setbacks	within 3 ft. of property line
- 3 Design Standard
 - a. Wall-integral: Maximum 1 sign may be placed at each end of the wall if there is at least 50 feet between each sign;
 - b. Freestanding: Maximum of 1 sign and minimum of 75 feet horizontal separation from another monument sign;
 - c. Not allowed in any required visibility area, right-of-way, or private street;
 - d. Colors and materials shall match the building style and details; and
 - e. Lighting shall be from external or ambient sources.



9.2 H Roof Sign

- 1 Description A sign that is for use on block-scale buildings at least 3 stories in height such as hotels, conference centers, and certain civic building. This type of sign is intended for viewing from a distance to help emphasize the identity and presence of a particular area as a whole and therefore, the signage is allowed to be more inventive.
- 2 Size

Height	7 ft. min., 15 ft. max.
Length	10 ft. min., 30 ft. max.
Thickness	18 in. max.
Features (allowed beyond sign area)	25 ft. max.
- 3 Design Standard
 - a. Maximum of 1 roof sign per building;
 - b. Minimum building height of 3 stories and minimum site frontage along primary street of 150 feet;
 - c. Signs shall not encroach into right-of-way or private street;
 - d. If illuminated, external illumination required and shall be mounted to maintain visual integrity of the sign;
 - e. Supporting hardware such as brackets shall be architecturally compatible with the main building.



9.2 I Pole Sign

- 1 Description A vertically-oriented sign that is detached from the main building, located along the primary frontage within the front setback, consisting of a structural support with the sign mounted at the top. This type of sign is for use on property that has a certain amount of street frontage and if intended for viewing from a distance to identify a business set back and not readily visible from the street.
- 2 Size

Height to top of the sign	25 ft. max.
Width of sign	15 ft. max.
Height of sign area	10 ft. max.
Thickness	12 in. max.
Feature (allowed-beyond sign area)	25 sq.ft.
Distance from r.o.w.	min. 2 ft.
- 3 Design Standard
 - a. Maximum of 1 pole sign per site;
 - b. If illuminated, illumination shall maintain visual integrity of the sign; and
 - c. Supporting hardware such as brackets shall be architecturally compatible with the architectural style of the main building.

The background of the slide is an aerial architectural rendering of a city block. It shows a dense arrangement of buildings with various roof colors (grey, brown, red), interspersed with green trees. A prominent road or railway line runs vertically through the center of the block. The lighting is soft, suggesting a dusk or dawn setting.

Questions and Comments?