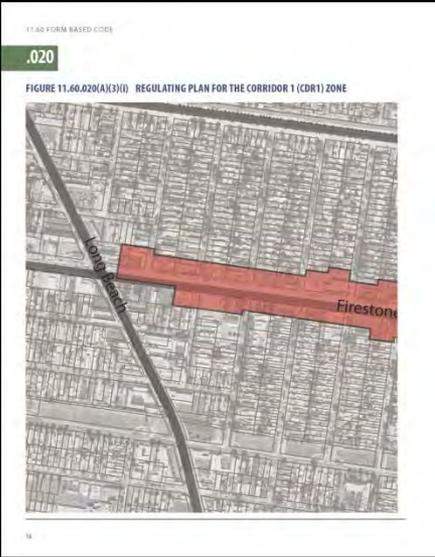


# Reinvestment through Vision-Based Codes



CITYWIDE REGULATING PLAN AND ZONES 11.60.020

**ZONE SUMMARIES**

CORRIDOR 1 ZONE	CORRIDOR 2 ZONE	SEMI-RESIDENTIAL 1 ZONE
<p><b>Plan Book:</b> 11.60.020(A)(3)(D)</p> <p><b>Height:</b> 4, 6, 8, 10 stories</p> <p><b>Use:</b> Residential (see table)</p> <p><b>Other:</b> Office, Retail, Restaurant, etc.</p>	<p><b>Plan Book:</b> 11.60.020(A)(3)(D)</p> <p><b>Height:</b> 4, 6, 8, 10 stories</p> <p><b>Use:</b> Residential (see table)</p> <p><b>Other:</b> Office, Retail, Restaurant, etc.</p>	<p><b>Plan Book:</b> 11.60.020(A)(3)(D)</p> <p><b>Height:</b> 4, 6, 8, 10 stories</p> <p><b>Use:</b> Residential (see table)</p> <p><b>Other:</b> Office, Retail, Restaurant, etc.</p>
<p><b>Table:</b> Density, Height, etc.</p>	<p><b>Table:</b> Density, Height, etc.</p>	<p><b>Table:</b> Density, Height, etc.</p>

CITY OF SOUTH GATE, CALIFORNIA

11.60 FORM BASED CODE

**.051 11.60.050(3)B - HYBRID COURT**

**EXAMPLES: HYBRID COURT**

**1. Description and Intent:**  
A building that combines the lower intensity courtyard housing type (walkup access) with the more intense five block type (common or private ground, ground shared upper spaces for functions, such as terraces, streets adjacent to small scale neighborhoods). This type may be occupied by mixed services, offices, residential and/or low-work uses on the ground floor, with upper floors also configured for those uses or strictly for one use such as housing. As this type combines two ends of the intensity spectrum, it is limited to 5 stories to maintain compatibility between the walkup and point-access components as well as livability for its tenants.

**2a. Residential Density:**  
The Hybrid Court type ranges from 40 to 60 dwellings per acre depending upon the actual number of stories, and size of dwelling units.

**Notes:** Do not exceed 100% of the maximum height of the building. Do not exceed 100% of the maximum height of the building. Do not exceed 100% of the maximum height of the building.

Anthony Perez  
13 June, 2011



**Great at what it wants to prevent  
But not at what it *intends* to make**

# Zoning Codes Decoded

## **At their core, Codes:**

- **Allow the use of property**
- **Provide standards for planning and design of development**
- **Provide procedures for review, approval, administration**

# Conventional Zoning

- **Emphasis on regulation by use**

19. Baths, Turkish

25. Boxing arena

28. Chinchillas, retail sales

41. Eleemosynary institutions

42. Embalming business

95. Physical culture institution

109. Potato chip manufacturing

127. Tombstones, retail sales

135. Turkish bath

- **Disconnect between land use, urban form and design**

- **Exceptions become the rule**

Residential zoning

Light Industrial zoning



# Conventional vs. Vision-Based



Street independent of its context



Street is part of the context

# Conventional vs. Vision-Based



Open space only as quantity



Open space scaled to its place

# Conventional vs. Vision-Based



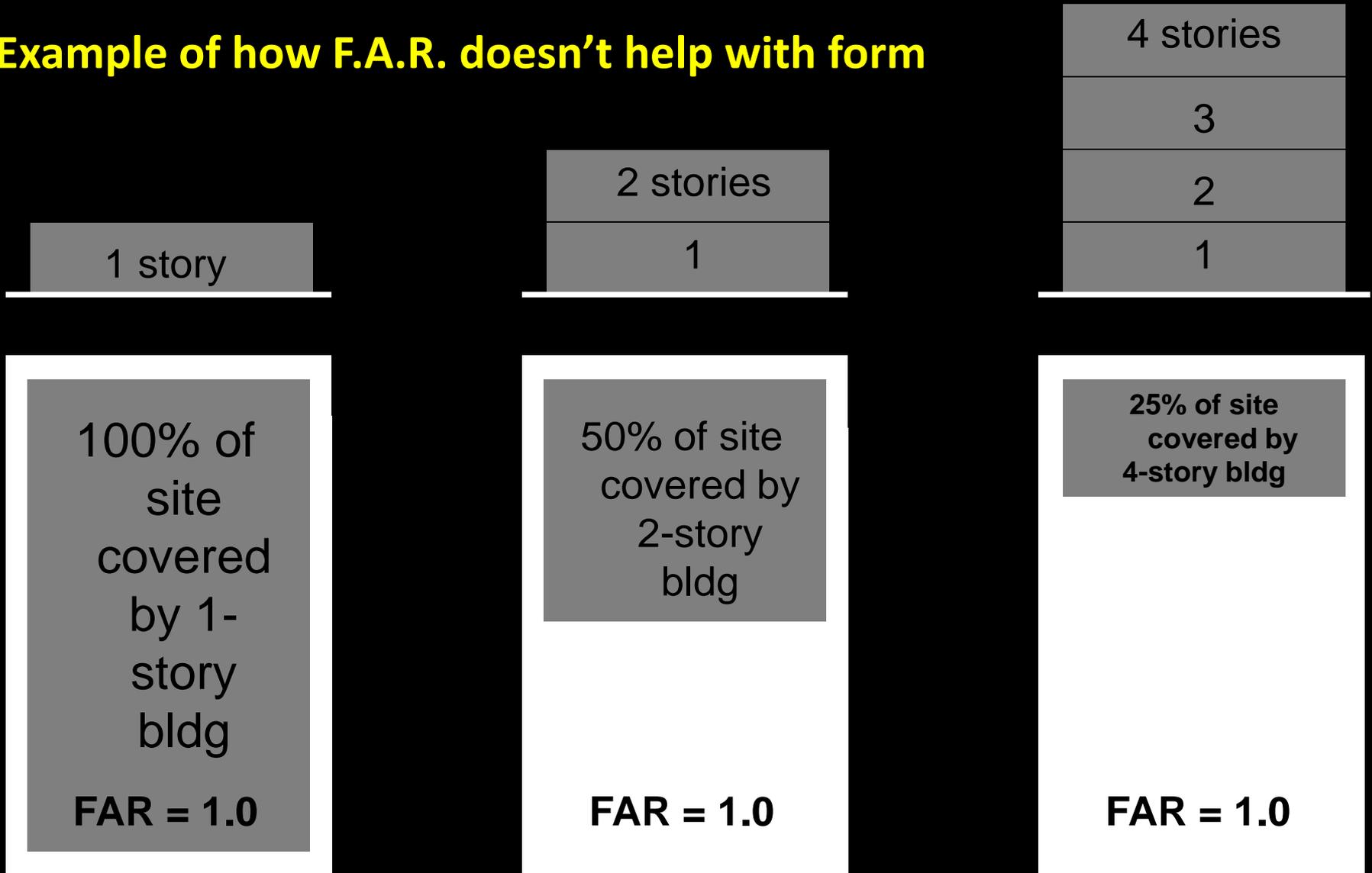
Relationship to street  
not considered



Streetscape is shaped  
intentionally

# Conventional Zoning

## Example of how F.A.R. doesn't help with form



# The Products of Conventional Zoning



**FAR = 0.37**



**FAR = 0.48**



**FAR = 0.37**



**FAR = 0.90**



**Incompatibility**

**But within height limit**





**Conventional  
Zoning**



**Vision-Based  
Zoning**

## Parallel Code: Compliance is always voluntary

- Supplements, but does not replace any aspects of the previous code
- May correspond to existing zoning, or span existing zoning with an overlay zone
- Adopted as an optional “overlay zone”
- Use of this code is encouraged by density bonuses
- Additional incentive: a streamlined approval process

## Floating Code

- Compliance is usually voluntary
- Supplements, but does not replace any aspects of the previous code
- Always replaces existing zoning, but only on request of the landowner

## Mandatory form-based code:

- Compliance is never voluntary
- Replaces many or all aspects of the previous code
- May replace existing zoning or may span existing zoning districts with an overlay zone

---

# TYPES OF CODES

---

**2004**

**Form-Based Codes become a legally viable zoning technique**

**AB 1268**

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 65302.4 is added to the Government Code, to read:

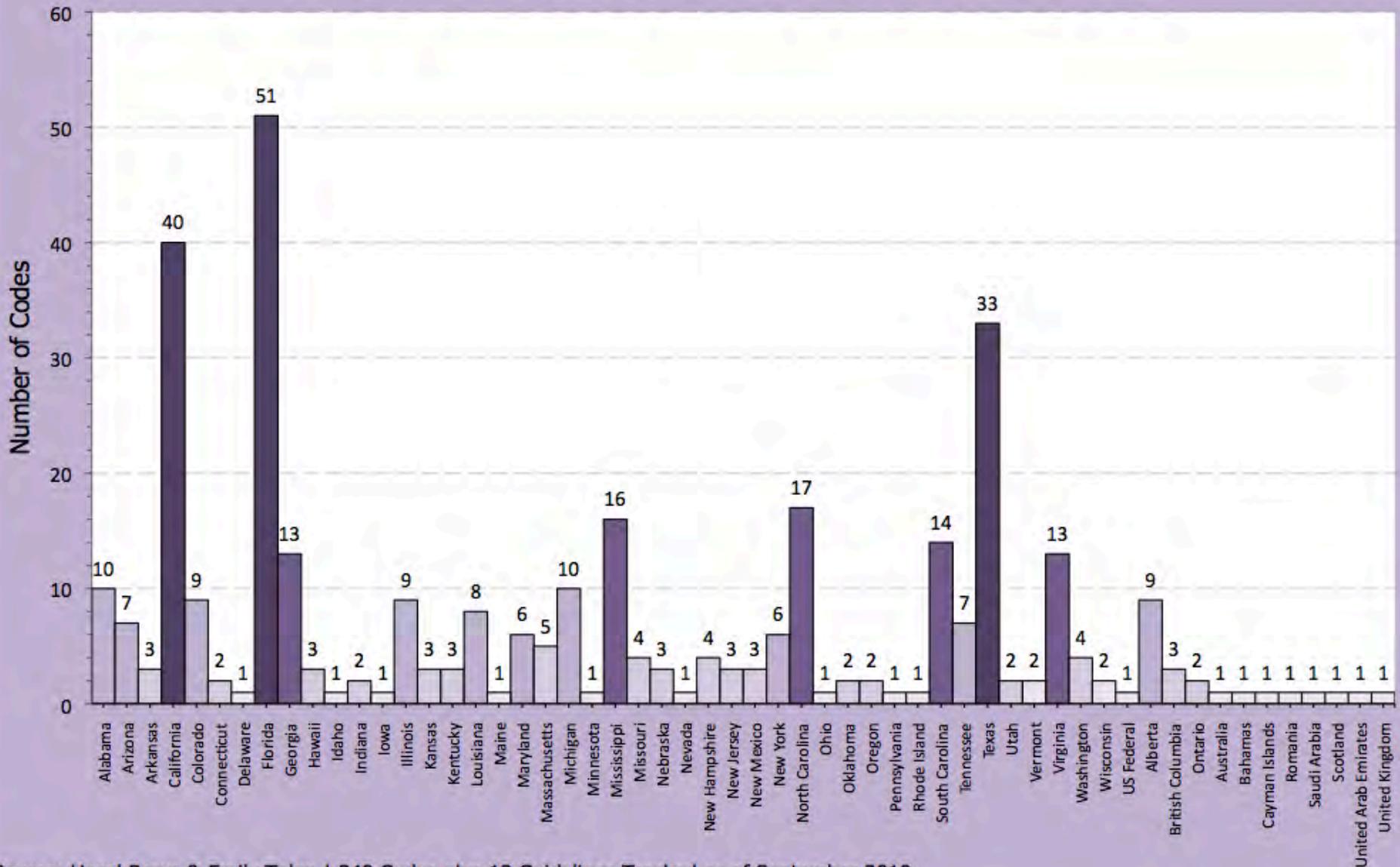
65302.4. The text and diagrams in the land use element that address the location and extent of land uses, and the zoning ordinances that implement these provisions, may also express community intentions regarding urban form and design. These expressions may differentiate neighborhoods, districts, and corridors, provide for a mixture of land uses and housing types within each, and provide specific measures for regulating relationships between buildings, and between buildings and outdoor public areas, including streets.

---

**VISION-BASED CODES IN CALIFORNIA**

---

# Code Study: SmartCodes and Other Form-Based Codes



Source: Hazel Borys & Emily Talen | 340 Codes plus 13 Guidelines Tracked as of September 2010

# Vision-Based Code Principles

**Rules:** Building form as important as land use regulation

**Emphasis:** Mixed-use and mixed housing types

**Public Realm:** Greater attention to streetscape, design, role of buildings

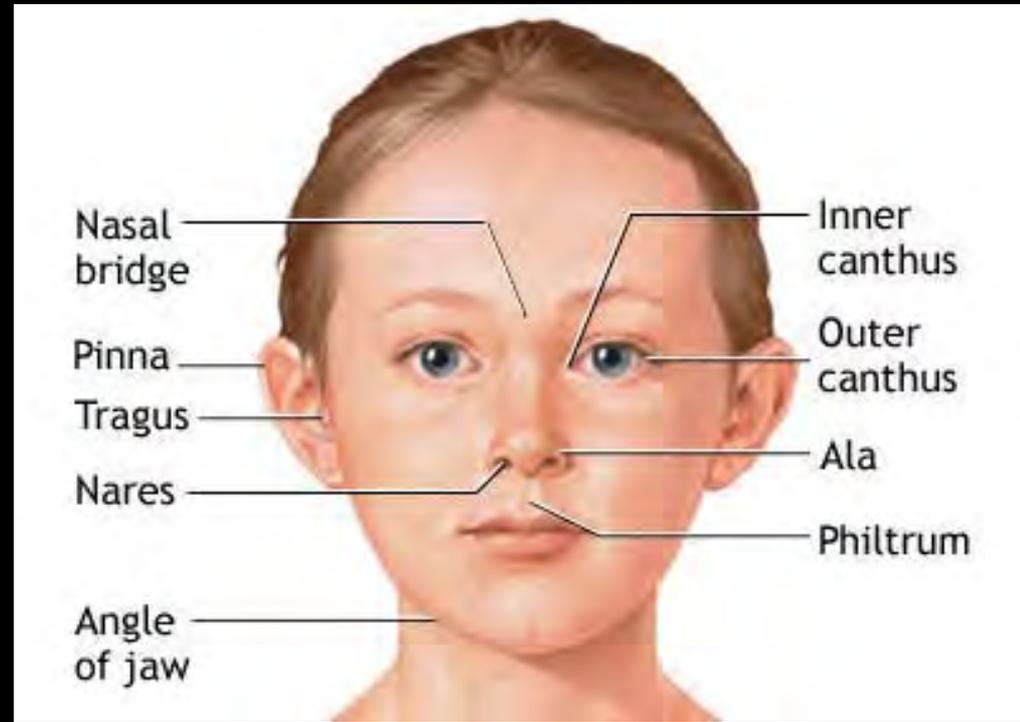
**Standards:** Intentionally based on existing / desired context (placemaking)

**Public Process:** Design-focused / informed by exstg conditions analysis



**Conventional Zoning: Generic Results**

# Zoning



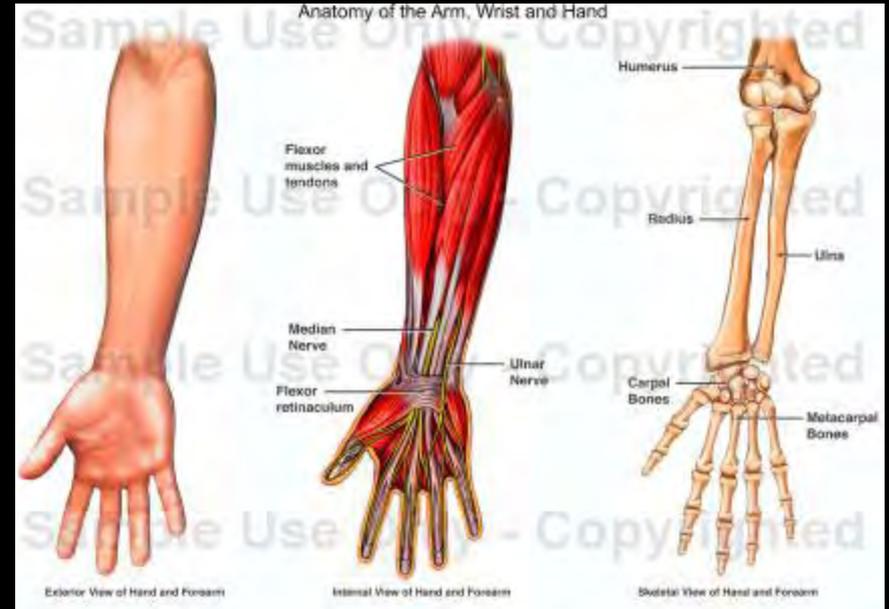
Conventional

Vision-Based

# Zoning



Conventional



Vision-Based

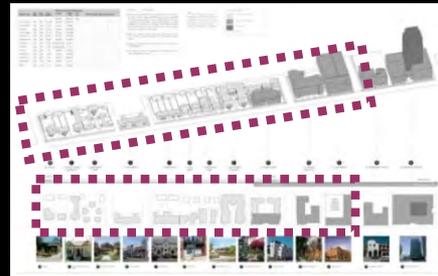
# Placemaking Components into Standards



**STREETSCAPE**



**FRONTAGE**



**BUILDING TYPES**



**LAND USE**



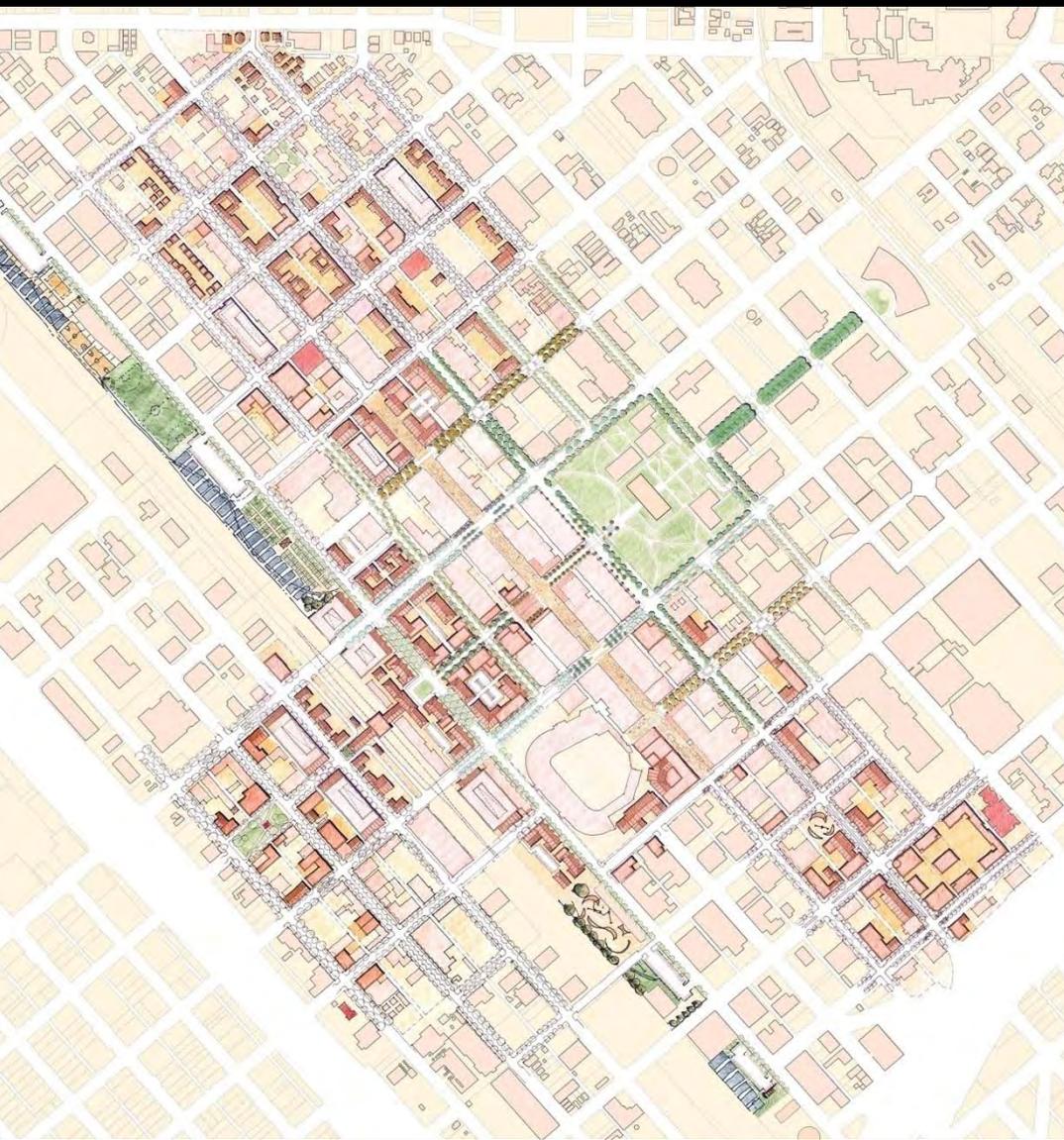
**SIGNAGE**



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**WHAT'S THE VISION?**

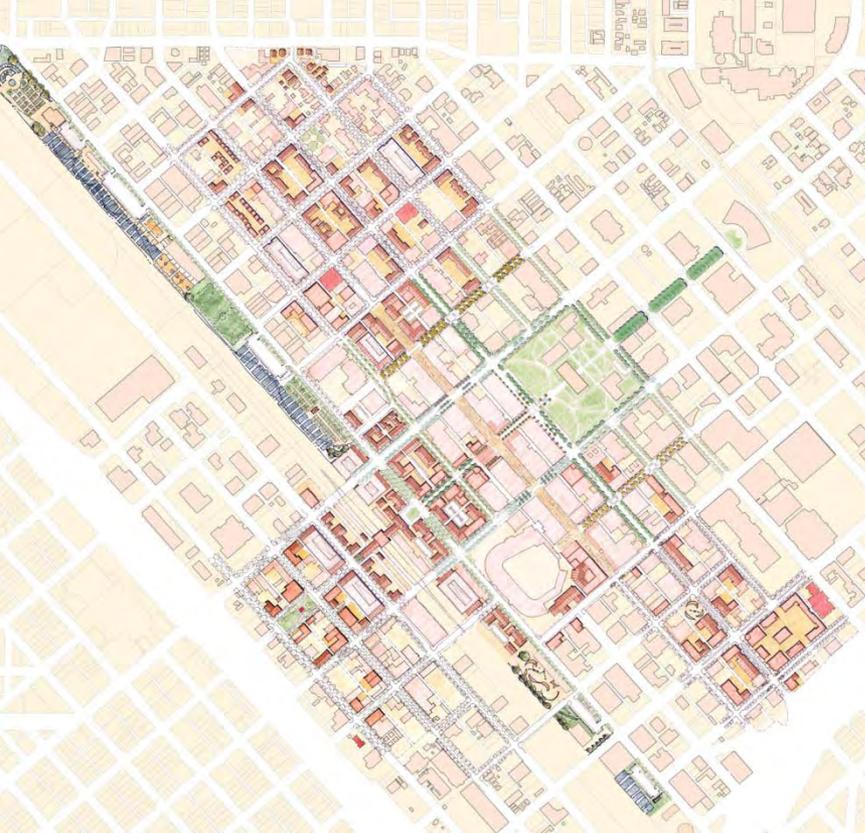
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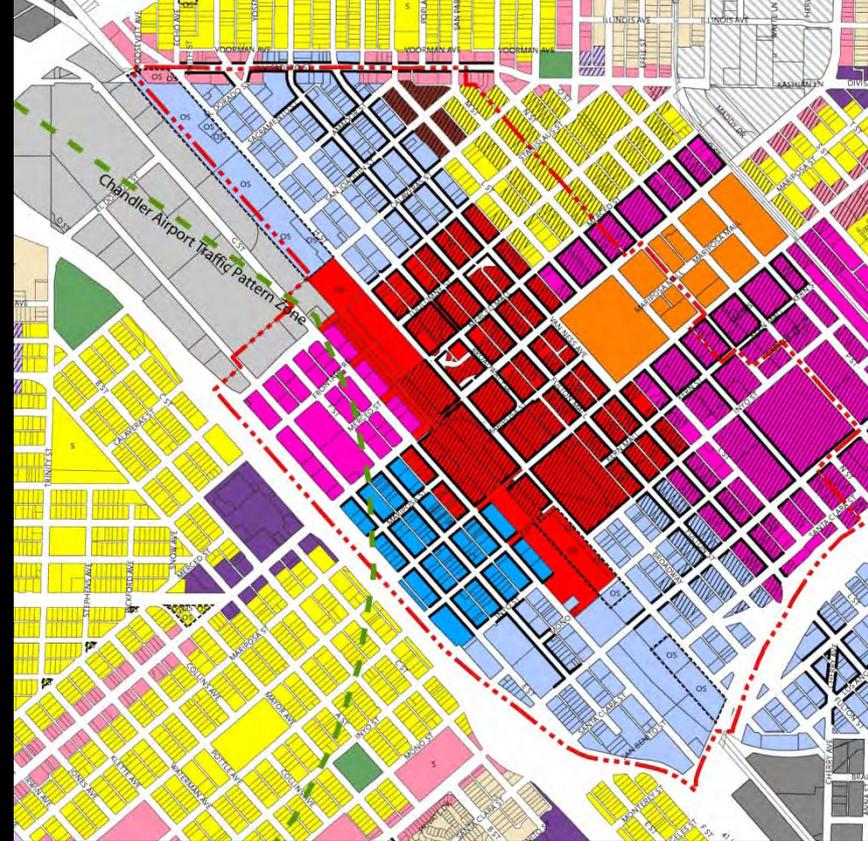
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**RANGE OF INTENDED CHARACTER**

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**Composite Change  
over Planning  
Horizon**



**Zoning Map**

**TABLE 2**

ZONING DISTRICT	1. City Center Zoning Districts		
	a. Central Business District 1	b. Central Business District 2	c. Civic Center
<p><b>1. EXAMPLES OF INTENDED PHYSICAL CHARACTER</b></p> <p>The examples are not intended to be interpreted literally as they represent the general range of scale, intensity, site organization and streetscape typical of the identified zoning district.</p>			
<b>2. INTENT AND PURPOSE OF ZONING DISTRICT</b>	The CBD 1 zone is the cultural, civic, shopping, and transit center of Fresno and the region. This zone is applied to areas of the downtown core bounded by Stanislaus Street, the Union Pacific tracks, Inyo Street and the alley between Van Ness Avenue and I Street.	The CBD 2 zone is comprised primarily of office, entertainment, and hospitality uses that serve Fresno and are secondary in intensity to the CBD 1 zone. This zone is applied to areas of the downtown core surrounding the Civic Center zone and adjacent to the CBD 1 zone.	The CC zone is made up primarily of civic and office uses, including numerous public buildings containing City, County, State, and Federal uses. This zone is applied to properties currently fronting Mariposa Street and the south side of Fresno Street and the north side of Tulare Street between Van Ness and O.
<b>3. INTENDED PHYSICAL CHARACTER</b> refer to Table 4 for Development Standards	New buildings are block-scale, at least 2 stories and up to 15 stories in height and located at or near the sidewalk to promote vibrant streets of active ground floor commercial activity. Most upper stories are expressed in a single volume to generate a consistent streetwall with upper most volumes massed for an interesting skyline. Multiple volumes are used on larger buildings. See Table 4A, Sections A-B for requirements.	New buildings are block-scale, up to 10 stories in height and are located at or near the sidewalk to promote vibrant streets and active ground floor commercial activity on key streets. Most upper stories are expressed in a single volume to generate a consistent streetwall with human-scale. Multiple volumes are used on larger buildings. See Table 4B, Sections A-B for requirements.	New buildings are block-scale, up to 10 stories in height and are set back from the sidewalk along a continuous build-to-line to maintain a formal alignment and arrangement of building frontages. Upper stories are expressed in volumes that enhance and support the civic presence of buildings along these streets. See Table 4C, Sections A-B for requirements.
<b>4. INTENDED STREETScape AND PUBLIC REALM</b> refer to Table 6 for Frontage Standards refer to Table 8 for Open Space Standards	Streetscapes are the most active and intense of all streetscapes in Fresno. Commercial frontages such as galleries, arcades, and shopfronts shape a network of walkable and interconnected streets with wide sidewalks. Street trees add human scale and provide shade from the summer sun, adding distinct character to each street. See Table 6, Table 8 for requirements.	Streetscapes are very active and intense providing continuity from CBD1 and CC areas. Commercial frontages such as galleries, arcades, and shopfronts shape a network of walkable and interconnected streets with wide sidewalks. Street trees add human scale and provide shade from the summer sun, adding distinct character to each street. See Table 6, Table 8 for requirements.	Streetscapes are more formal than in other zones. Frontages emphasize the civic nature of these buildings through galleries, arcades and forecourts which form and shape the axis between the Fresno County Courthouse and City Hall. Street trees add human scale, provide shade and reinforce the formal arrangement of open spaces. See Table 6, Table 8 for requirements.
<b>5. INTENDED PARKING</b> refer to Table 4 for Parking Standards	Parking consists of on-site spaces located either under or behind buildings with most parking provided through on-street spaces, and strategically dispersed public garages. Parking requirements are the lowest in the center city relying on transit and shared parking. See Table 4A, Section D for requirements.	Parking consists of on-site spaces located either under or behind buildings with most parking provided through on-street spaces, and strategically dispersed public garages. Parking requirements are the second lowest in the center city relying on transit and shared parking. See Table 4B, Section D for requirements.	Parking consists of on-site spaces located either under or behind buildings with most parking provided through on-street spaces, and strategically dispersed public lots and garages. Parking requirements are low, utilizing shared parking and transit. See Table 4C, Section D for requirements.
<b>6. INTENDED LAND USE RANGE</b> refer to Table 3 for Land Use Standards	Buildings are occupied with ground floor commercial, retail, and office activity to support active streetscapes and walking. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, civic, lodging, housing, or additional commercial uses. See Table 3 for requirements.	Buildings are occupied with ground floor commercial, retail, and office activity to support active streetscapes and walking. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, civic, lodging, housing, or additional commercial uses. See Table 3 for requirements.	Buildings are occupied with ground floor civic and office uses, including retail, to support active streetscapes and walking. Upper floors are flexible for office and civic uses. See Table 3 for requirements.

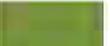
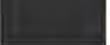
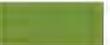
**SUMMARY OF ZONING DISTRICTS TABLE 2**

2. Urban Center Zoning Districts	
d. Chinatown	e. Cultural Arts/S. Stadium/S. VanNess
	
	
The CT zone is applied to the areas bounded by the Union Pacific Railroad tracks, Highway 99, Stanislaus Street and Inyo Street. Its close proximity to Highway 99 and downtown create the unique opportunity to introduce buildings and uses that serve both the region and the surrounding neighborhoods. F Street is preserved and developed as Chinatown's "main street."	The CA/SS/SVN zone is applied to the areas immediately to the north and south of the Central Business District, including the South Van Ness area. This zone is comprised primarily of small scale retail, office, industrial, and multi-family housing and is intended to serve the thriving artist community in the Cultural Arts area and the existing industrial uses in the South Stadium and South Van Ness areas.
New buildings are block-scale, up to 5 stories in height and are located at the sidewalk to activate the sidewalk with pedestrian-oriented commercial activity. Most upper stories are expressed in single volumes to enhance the small scale of this urban neighborhood and historic main street. See Table 4D, Sections A-B for requirements.	New buildings are block-scale, up to 5 stories in height and are located at or near the sidewalk to generate an active public realm and pedestrian-oriented commercial activity appropriate for an intense mixed-use neighborhood. Most upper stories are expressed in single volumes with multiple volumes moderating larger buildings. See Table 4E, Sections A-B for requirements.
Streetscapes are urban and shaped by commercial frontages such as galleries, arcades, and shopfronts. Street trees reinforce the human scale of the place along with inviting sidewalks, supporting pedestrian and commercial activity. See Table 6, Table 8 for requirements.	Streetscapes are urban and shaped by commercial frontages such as galleries, arcades, and shopfronts with stoops on some side streets. Street trees reinforce the human scale of these urban neighborhoods and mixed-use streets along with inviting sidewalks, supporting pedestrian and commercial activity. See Table 6, Table 8 for requirements.
Parking consists of on-site spaces located either under or behind buildings with most parking provided through on-street spaces, and strategically dispersed public lots and garages. Parking requirements are low, utilizing shared parking and transit. See Table 4D, Section D for requirements.	Parking consists of on-site spaces located either under or behind buildings with most parking provided through on-street spaces, and strategically dispersed public lots and garages. Parking requirements are moderate, encouraging walking from nearby neighborhoods while acknowledging community-level visitors. See Table 4E, Section D for requirements.
Buildings are occupied with ground floor commercial, retail, civic or office uses to support active streetscapes and walking. Upper floors and the space behind shopfronts are flexible for office, housing or additional commercial uses. See Table 3 for requirements.	Buildings are occupied with ground floor retail uses, live-work, and uses such as art galleries on key streets to support active streetscapes and walking. Secondary streets and upper floors are flexible for residential and office uses. See Table 3 for requirements.

---

# VISION-BASED STANDARDS

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Topic / Component	Level of Regulation			DT Fresno
	1	2	3	
<b>Character and Intensity</b>				
Regulating Plan				
Zones and Intent				
Terminated Vista Overlay				
Viewshed Overlay				
Open Space Overlay				
Shopfront Overlay				
Historic Resource Overlay				
Land Use				
<b>Subdivision of Land</b>				
Block size				
Lot size				
Street Types				
Open Space Types				
Streetscape Types				
<b>Development Standards</b>				
Building Placement				
Building Height				
Building Profile / Encroachments				
Varied Massing				
Building Size/Length				
Dwelling or Unit Size				
Dwelling mix in building				
Parking Placement				
Parking Supply				
<b>Building Standards</b>				
Building Types				
Frontage Types				
Signage Types				
Architectural Style				
<b>Administration</b>				
Procedures				
Administrative Flexibility				
Definitions				
Required Findings				

# LEVEL OF REGULATION

# TABLE 3 LAND USE STANDARDS

## PERMIT REQUIRED BY ZONING DISTRICT 1

LAND USE TYPE	CB0 1	CB2 2	CC	CT	CA/SS/SVN	TC	NC	CG	NC	NC P	NC R	NE	SD G1	SD G2	SD A	SD H
<b>RETAIL</b> (see section 11.0 for definitions)																
Retail w/out drive-through	BR	BR	BR	BR	BR	BR	BR	BR	BR	X	X	X	BR	BR	BR	BR
Retail w/ drive-through	X	X	X	X	X	BR 3	BR 3	BR 3	X	X	X	X	BR	BR	BR	BR
Neighborhood Retail, w/out drive-through	BR 3	BR 3	X	BR 3	X	BR 3	X	BR 3	X	X	X	X	X	X	X	X
Neighborhood Retail (+ 15,000 sq ft) w/D-11+	X	X	X	X	BR 3	BR 3	BR 3	BR 3	X	X	X	BR	BR	BR	BR	X
Alcoholic beverage sales (liquor store)	CUP	CUP	X	X	X	CUP	CUP	CUP	X	X	X	X	X	X	X	X
Alcoholic beverage sales as part of sit-down eatery	BR 10	BR 10	BR 10	BR 10	X	X	X	X	BR 10	BR 10	BR 10	BR 10				
Bar, tavern and night club	CUP	CUP	CUP	CUP	CUP	CUP	CUP	X	X	X	X	X	X	CUP	X	X
Blue Pub	BR 10	BR 10	BR 10	X	X	X	X	X	BR 10	BR 10	BR 10	X				
Eating establishment w/out drive-through	BR	BR	BR	BR	BR	BR	BR	BR	X	X	X	X	BR	BR	BR	BR
Eating establishment w/ drive-through	X	X	X	X	X	BR 3	BR 3	BR 3	X	X	X	X	X	X	X	X
Eating establishment on sidewalk	BR 5	BR 5	BR 5	BR 5	X	X	BR 5	BR 5	BR 5	BR 5	BR 5	BR 5				
Outdoor seating/flagpole	BR 6	BR 6	BR 6	BR 6	X	X	X	X	BR 6	BR 6	X	BR 13				
Public Market/Farmer's Market, per 3.4M	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	X	X	TUP	X	X	TUP	TUP	TUP
Temporary sales / activities, per 3.4B	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP

## SERVICES: GENERAL (see section 11.0 for definitions)

Antidote services/Param service	BR 2.4	X	BR	X	X	X	X	BR	BR	BR	BR 2.4					
Barber facility / saloon	BR	BR	BR	BR	BR	BR	BR	BR	X	X	X	X	BR	BR	BR	BR
Day care, 0 to more adults per 3.4F2	BR	BR	BR	BR	BR	BR	BR	BR	CUP	CUP	CUP	CUP	BR	BR	BR	BR
Dry cleaning/laundry	BR	BR	BR	BR	BR	BR	BR	BR	X	X	X	X	BR	BR	BR	BR
Family day care, 0 to 14 children, per 10.3D	BR	BR	BR	BR	BR	BR	BR	BR	CUP	CUP	CUP	CUP	BR	BR	BR	BR
Printing and publishing - 10,000 sq ft	BR	BR	BR	BR	BR	BR	BR	BR	X	X	X	X	BR	BR	BR	X
Repair appliances, furniture, garments	BR	BR	BR	BR	BR	BR	BR	BR	X	X	X	X	BR	BR	BR	BR

## SERVICES: PERSONAL (see section 11.0 for definitions)

Salon/ Tanning, aromatherapy, massage, bath, day spa	BR	X	X	X	X	X	X	BR	BR							
Spa grooming, Veterinary Clinic	BR	X	X	X	X	BR	BR	BR	BR							
Portable kiosk, public media, psychic	BR	BR	X	BR	BR	BR	BR	BR	X	X	X	X	BR	BR	BR	X
Clothing/garment rental	BR	X	X	X	X	BR	BR	BR	BR							
Hospital	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Medical services: clinic, urgent care	BR	BR	X	BR	BR	BR	BR	BR	X	X	X	X	BR	BR	BR	BR
Medical services: doctor, dentist, etc.	BR	X	X	BR	X	X	BR	BR	BR							
Medical services: extended care	BR	BR	X	BR	BR	X	BR	BR	X	X	X	X	X	BR	BR	BR

## SERVICES: PERSONAL, RESTRICTED (see section 11.0 for definitions)

Adult business (see 10.12, 12.66, 10.33 for types)	BR	BR	X	BR	BR	X	X	X	X	X	X	X	BR	BR	BR	X
Planetarium	BR	BR	X	X	X	X	X	BR	X	X	X	X	X	X	X	X
Tattoo and body piercing	BR	BR	X	BR	BR	BR	BR	BR	X	X	X	X	BR	BR	BR	X
Ball Bowling	BR	BR	BR	X	X	X	X	X	X	X	X	X	X	X	X	X
Funeral Home	BR	BR	X	BR	BR	X	X	X	X	X	X	X	BR	BR	X	X
Cannaboliary	CUP	CUP	CUP	CUP	CUP	X	X	X	X	X	X	X	CUP	CUP	CUP	CUP

## SERVICES: BUSINESS, ADMINISTRATIVE, PROCESSING (see section 11.0 for definitions)

Processing: administrative (see 10.12, 10.33 for types)	BR	X	X	X	BR	BR	BR	BR								
Processing: administrative (see 10.12, 10.33 for types)	BR	X	X	X	BR	BR	BR	BR								
Professional / Administrative: Bank, Financial services, accounting	BR	X	X	X	BR	BR	BR	BR								

### KEY TO TABLE 3

<b>BR</b>	Permitted by right subject to identified requirements
<b>TUP</b>	Permitted for a temporary purpose subject to Table 3 requirements
<b>CUP</b>	Permitted subject to the process identified in Section 3.2A.3
<b>2</b>	See Table 3 Requirements 1 for additional standards
<b>X</b>	Land Use Type not permitted

### TABLE 3 REQUIREMENTS:

- All land use types are subject to the applicable requirements of the zoning district, including building size, frontage, and, all applicable right-of-way and access requirements. Existing uses are allowed to continue in compliance with section 13B.4
- Allowed on ground floor when 30 feet from the adjacent sidewalk on front lot line.
- Drive through queuing/window shall not be within 50 feet of front or side street lot lines.
- Outdoor staging, storage or repair of vehicles not allowed within 60 feet of the front or side street lot lines.

# LAND USE STANDARDS TABLE 3

## PERMIT REQUIRED BY ZONING DISTRICT 1

LAND USE TYPE	CB0 1	CB2 2	CC	CT	CA/SS/SVN	TC	NC	CG	NC	NC P	NC R	NE	SD G1	SD G2	SD A	SD H
<b>Service Agency - employment, social services, insurance, and other services, utility office</b>																
	BR	BR	BR	BR	BR	BR	BR	BR	BR	X	X	X	BR	BR	BR	BR
<b>TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE (see section 11.0 for complete list and definitions)</b>																
Airport	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Communications equipment, Cell Tower	BR 11	BR 11	BR 11	BR 11	BR 11	BR 11	BR 11	BR 11	BR 11	BR 11	BR 11	BR 11				
Parking facility - public or commercial	BR	BR	BR	BR	BR	BR	BR	BR	X	X	X	X	BR	BR	BR	BR
Power distribution substation	CUP	CUP	CUP	X	X	X	X	X	X	X	X	X	CUP	CUP	CUP	X
Public utility (non transit / parking)	BR 2	BR 2	BR 2	BR 2	X	X	X	X	BR	BR	BR	BR				
Bus Terminal / Transit Station	CUP	CUP	CUP	CUP	CUP	CUP	CUP	X	X	X	X	X	X	X	X	X
Transit stop	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR	BR
Highway	BR	BR	BR	BR	BR	BR	BR	BR	X	X	X	X	X	BR	BR	BR
Tow Yard, Transit Storage	X	X	X	BR 11	BR 11	X	X	BR 11	X	X	X	X	X	BR	BR	BR
Track / Freight Terminal	X	X	X	X	X	X	X	X	X	X	X	X	X	BR	BR	BR

## INDUSTRY, MANUFACTURING, ASSEMBLY AND PROCESSING, WAREHOUSING, DISTRIBUTION (see section 11.0 for complete list and definitions)

Agriculture: hives, greenhouses per 3.4L	X	X	X	X	X	X	X	X	X	X	X	X	TUP	BR	BR	X
Agriculture: keeping of livestock per 3.4M	X	X	X	X	X	X	X	X	X	X	X	X	BR 12	X	X	X
Artisan/craft product manufacturing	BR	BR	X	BR	BR	BR	BR	BR	BR	X	X	BR	X	BR	BR	X
Commercial kitchen (see 10.33 for definitions)	BR	BR	BR	BR	BR	BR	BR	BR	BR	X	X	X	BR	BR	BR	X
Contract & Storage yard	X	X	X	BR 14	BR 14	X	X	BR 13	X	X	X	X	BR 13	BR 13	BR 13	X
Furniture, cabinet mfg	BR 13	BR 13	X	BR 13	BR 13	X	X	BR 13	X	X	X	X	BR 13	BR 13	BR 13	X
Printing and publishing - 10,000 sq ft	BR 13	BR 13	BR 14	BR 13	BR 13	BR 14	X	BR 13	X	X	X	X	BR 13	BR 13	BR 13	X
Manufacturing (non-purchase items)	X	X	X	X	BR 13	X	X	X	X	X	X	X	BR 13	BR 13	BR 13	X
Manufacturing (purchase items/animals)	X	X	X	CUP	CUP	CUP	X	X	X	X	X	X	BR 13	BR 13	BR 13	X
Personal Storage Facility	BR 2	BR 2	X	BR 2	BR 2	BR 2	BR 2	BR 2	X	X	X	X	BR	BR	BR	X
Recycling Center	BR 2	BR 2	X	BR 2	BR 2	BR 2	BR 2	BR 2	X	X	X	X	BR 13	BR 13	BR 13	X

## MOTOR VEHICLE-RELATED (see section 11.0 for complete list and definitions)

Automobile sales, cars and used	BR 4.7	BR 4	X	X	X	BR 4.7	BR 4.7	BR	X	X	X	X	BR	BR	BR	X
Automobile/Equipment rental	BR 4.7	BR 4	BR 4	BR 4	BR 4	BR 4.7	BR 4.7	BR	X	X	X	X	BR	BR	BR	X
Boat, Recreational vehicle sales, new and used	X	X	X	BR 4	BR 4	BR 4.7	BR 4.7	BR	X	X	X	X	BR	BR	BR	X
Car Wash	X	X	X	X	X	X	X	BR	X	X	X	X	BR	BR	BR	X
Fueling Station (non-zoom / vehicles) per 3.4H	X	X	X	X	CUP 2	CUP	X	CUP	X	X	X	X	CUP	CUP	CUP	X
Fueling Station (zoom) vehicles per 3.4H	X	X	X	X	X	X	X	X	X	X	X	X	CUP	CUP	CUP	X
Repair (non-zoom) vehicles per 3.4H	X	X	X	BR 4	BR 4	BR 4	BR 4	X	X	X	X	X	BR	BR	BR	X
Repair/Maint. zoom / vehicles per 3.4H	X	X	X	X	BR 4	X	X	BR 4	X	X	X	X	BR	BR	BR	X

## RECREATION, EDUCATION, PUBLIC ASSEMBLY (see section 11.0 for complete list and definitions)

Civic Building	BR 9	CUP 9	CUP 9	CUP 9	CUP 9	BR 9	BR 9	BR 9								
Public assembly, Meeting facility, Place of worship	BR	X	X	BR	X	BR	BR	BR								
Gallery art, exhibition	BR	X	X	X	X	BR	BR	BR								
Health / fitness facility	BR	X	X	X	BR	BR	BR	BR								
Indoor recreation facility: commercial	BR 2	BR 2	BR 2	BR 2	BR 2	BR 2	BR 2									
Library museum	CUP	X	X	X	X	CUP	CUP	CUP	CUP							
School - public or private	BR	X	X	X	BR	BR	BR	BR								
Stadium	CUP	CUP	X	X	CUP	X	X	X	X	X	X	X	X	X	X	X
Theater - drama or performing arts	BR 2	X	X	X	X	X	X	X	X							

## RESIDENTIAL (see section 11.0 for complete list and definitions)

Emergency/Residential shelter per 3.4E
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**TABLE 4A CENTRAL BUSINESS DISTRICT 1 (CBD1) STANDARDS**

**A. BUILDING STANDARDS**

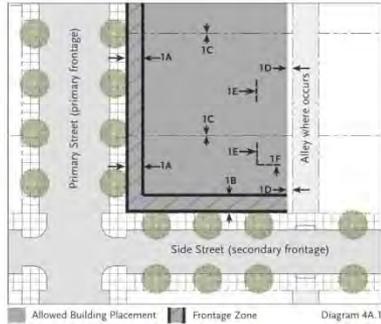
a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1. Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. [1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	0	10	n.a.	n.a.
1B. Side (secondary) street	0	10	n.a.	n.a.
1C. Side yard (intention)	n.a.	n.a.	0 [2]	no max
1D. Rear yard - no alley	n.a.	n.a.	15 [2]	no max
- with alley	n.a.	n.a.	5 [2]	no max

Accessory Structure Requirements	Min (ft)		Max (ft)	
	Primary street	Side street	Side yard	Rear yard
1E. Primary street	50		no max	
1F. Side street	50		no max	
1G. Side yard		0 [2]	no max	
1H. Rear yard - no alley			5 [2]	no max
- with alley			3 [2]	no max

[1] These portions of the building are subject to frontage requirements. See section A.3 [2] In compliance with all applicable California Building Code and Fire Code requirements



**2. BUILDING TYPES**

- a. Main buildings shall be designed per the allowed building types identified below:
- b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements:

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Tower	2	44775	15	487200	Table 5A
Flex Building	2	7800	5	290000	Table 5B
Lined Building	2	13500	5	290000	Table 5C
Hybrid Court	2	13425	5	94325	Table 5E
Live-Work	2	2505	3	53925	Table 5G

[1] Based on the allowed range of development potential for the CBD 1 zone and Section 5.0

**3. PROPERTY FRONTAGE**

- a. Main buildings and civic buildings shall incorporate only the frontage types identified below:
- b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below:
- c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below:
- d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	Min % of Frontage		Refer to DTC Section for requirements
	primary	secondary	
Arcade	25	no min	Table 6A
Gallery	25	no min	Table 6B
Shopfront	75	25	Table 6C
Forecourt	25	no min	Table 6D
<sup>a</sup> MIN req'd facade	90	50	

[1] Frontage types may be combined on a building, in compliance with the above requirements and the requirements of each type.

**B. ADJACENCY AND HEIGHT STANDARDS**

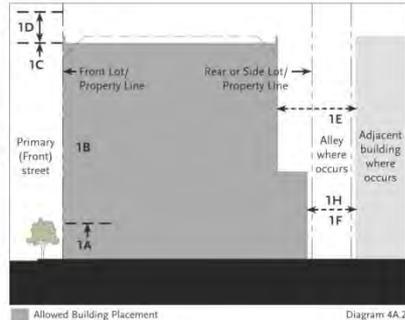
**1. BUILDING ADJACENCY AND HEIGHT**

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		Historic Bldgs match historic if greater
	Min	Max	
1A. Ground Floor Height	15	no max	
1B. Upper Floor Height	13 floor to floor	no max	n.a.
1C. Building Height	25 ft: 2 stories	155 ft: 15 stories	match historic along front 1/2
1D. Architectural Elements	no min	25 ft	

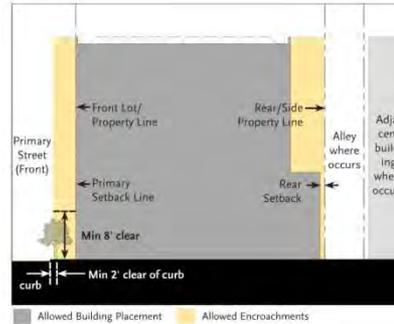
  

Existing adjacent building(s)	Adjacency Requirements		Historic Bldgs
	New Building / Building to be Modified		
	Min ft from adjacent bldg	Min ft from adjacent bldg	
1E. Residential > 4 stories	5' and above	50 ft	
1F. Residential < 4 stories	1 - 4'	25 ft	match if exstg greater than reqmt
1G. Non-res'l > 5 stories	6' and above	25 ft	
1H. Non-res'l < 4 stories	1 - 5'	15 ft	



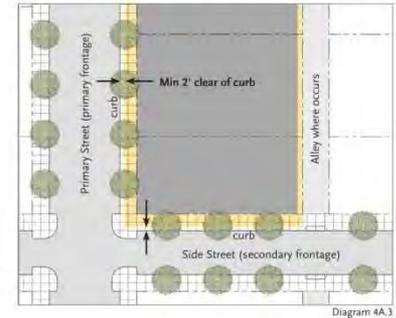
**1. INTO REQUIRED SETBACKS, R.O.W.**

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:



Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Arcade, Gallery, Awning	min 2 ft clear of curb			not allowed	min 8 ft clear
Balcony	4 ft max		min 5 ft from PL		min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max		min 5 ft from PL		min 8 ft clear
Eave	min 2 ft clear of curb		min 3 ft from PL	min 3 ft from PL	min 8 ft clear
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

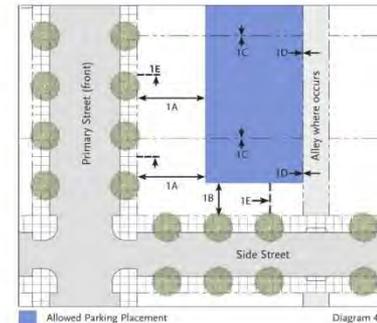


**D. PARKING STANDARDS**

**1. PARKING PLACEMENT AND ACCESS**

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	Above Grade	At Grade	Subterranean
1A. Primary street	min 30 ft	min 30 ft	0 ft
1B. Side street	min 30 ft	min 30 ft	0 ft
1C. Side Yard	0 ft	min 5 ft	0 ft
1D. Rear Yard - w/ alley	0 ft	min 4 ft	0 ft
- no alley	0 ft	min 5 ft	0 ft
1E. Driveway access	Primary Street: min 150 ft from street corner Side Street: min 50 ft from street corner		



**2. REQUIRED PARKING**

- a. All buildings shall comply with the following requirements:
- b. Buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3	Min		Max	
	Min	Max	Min	Max
Retail	0	n.a.		
Restaurant	0	n.a.		
Public Market	0	n.a.		
Services: General	0	n.a.		
Services: Personal	0	n.a.		
Services: Personal, Restricted	0	n.a.		
Services: Business	0	n.a.		
Transportation	0	n.a.		
Industry, Manufacturing	1/1000 [1]	n.a.		
Motor Vehicle-related	1/1000 [1]	n.a.		
Recreation, Education	0 [1]	n.a.		
Residential: Lodging	-25/unit	no max		
Residential: Live-Work	1/unit	no max		
Residential: 2BR or more	1 unit	no max		
Residential: 1BR or less	no min	no max		

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking



• Block Size

< 500 ft

• Safe streets

• Lined by positive uses not just landscaping



# STREETSCAPE STANDARDS



# FRONTAGE STANDARDS

# Less Urban Types



Front yard



Porch



Stoop



Forecourt



Shopfront



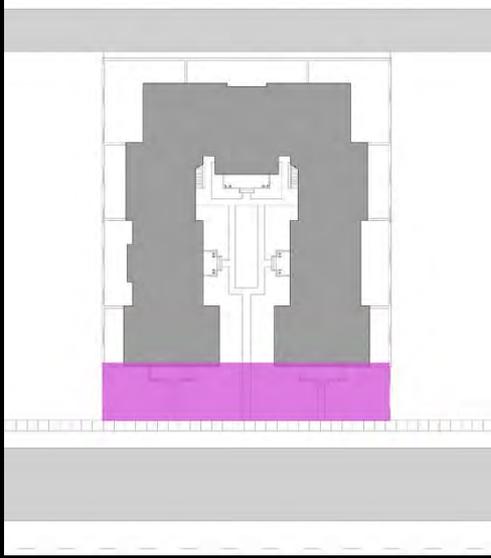
Gallery



Arcade



# More Urban Types



## Building Type: Courtyard

### Variety of Frontages:

- Frontyard
- Stoop
- Shopfront



Front yard



Stoop



Shopfront

# Flexibility

**TABLE 6C SHOPFRONT**



**A. Description and Intent:** Shopfronts are large openings in a facade that is at or near the sidewalk, enclosed with doors and transparent glass in a storefront assembly. This traditional retail frontage type is often provided with canopies or awnings, which may be fixed or retractable, to shelter pedestrians and shade the storefront glass from glare. The building entrance is at the grade of the sidewalk, and provides direct access to the commercial/retail uses on the ground floor. The storefront assembly may be recessed, as allowed by the zoning district, to provide a widened sidewalk or a covered area for outdoor dining.

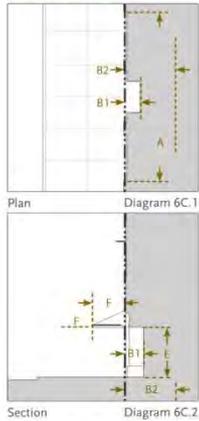
Awnings, shed roofs, or canopies may encroach into the public right-of-way and cover the sidewalk within two feet of the curb.

Landscaping is not required as the public streetscape serves that purpose. Vines grown in vine pockets or planter boxes at the building facade are allowed and may encroach into the public way as identified.

As allowed by Table 7 for the applicable zoning district, signage is located in a variety of places ranging from the storefront, wall, awnings and signs within the sidewalk to signs that project over the sidewalk.

**B. Design Standards.**

- Storefronts shall comply with the size requirements of Table 6C to be tall enough to provide adequate view into ground floor spaces.
- Storefronts shall occur at or near the property line per the building placement requirements in Section A.1 of the applicable zoning district.
- Storefront glass shall be clear without reflective glass frosting or dark tinting.
- Storefront windows may have clerestory windows (horizontal panels) between the storefront and second floor/top of single-story parapet. Glass in clerestory windows may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass.
- Storefront bulkhead shall be 10 to 36 inches tall and of material similar or complementary to main materials of the building.
- Shopfronts shall comply with Section 6.2A, General Requirements and 10.4E, as applicable.



**TABLE 6D FORECOURT**



**A. Description and Intent:** A Forecourt is a public space formed by a recess in the facade of a building. The Forecourt is typically at grade but may be raised from the sidewalk in compliance with ADA accessibility standards.

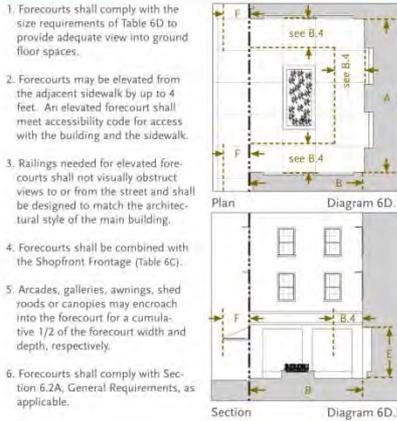
Forecourts are generally appropriate for commercial or civic uses, or when of sufficient size, they may be used for vehicular drop-off at a civic building or hotel. Forecourts may be combined with other frontage types as identified in the zoning district standards.

Forecourts may be further defined by low walls or landscape between the sidewalk and adjacent property line. Forecourts may be landscaped or paved. Landscape may include lawn, grasses, small shrubs, and accent trees with sufficiently transparent canopies to allow views of the building facade.

As allowed by Table 7 for the applicable zoning district, signage is located in a variety of places ranging from the storefront, wall, awnings and signs within the sidewalk to signs that project over the sidewalk.

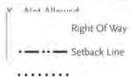
**B. Design Standards.**

- Forecourts shall comply with the size requirements of Table 6D to provide adequate view into ground floor spaces.
- Forecourts may be elevated from the adjacent sidewalk by up to 4 feet. An elevated forecourt shall meet accessibility code for access with the building and the sidewalk.
- Railings needed for elevated forecourts shall not visually obstruct views to or from the street and shall be designed to match the architectural style of the main building.
- Forecourts shall be combined with the Shopfront Frontage (Table 6C).
- Arcades, galleries, awnings, shed roofs or canopies may encroach into the forecourt for a cumulative 1/2 of the forecourt width and depth, respectively.
- Forecourts shall comply with Section 6.2A, General Requirements, as applicable.



**KEY TO TABLES 6C AND 6D**

Frontage Type	A Width along Facade (min-max)	B1 Storefront Recess from PL (min-max)	B2 Clear Depth (min-max)	C Entry Height above grade	D Fence/Wall/Hedge Height	E Clear Height of shopfront assembly (min)	F Encroachment into r.o.w. (min-max)
6C. Shopfront	per A.3 of zoning district standards	12' max	min 30'	must be at sidewalk grade	X	12' min except in CBD 1, CBD 2, CC; 15' min in CBD 1, CBD 2, C.	2' min from curb; 8' min vertical clear
6D. Forecourt	12' - 60'	12' max	20' - 60'	4' max	3' max		



**TABLE 6G PORCH**



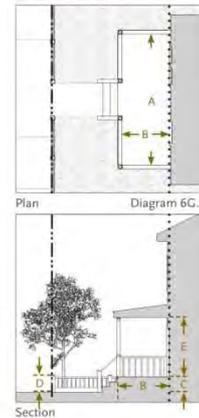
**A. Description and Intent:** The Porch frontage provides a physical transition from the sidewalk to the private lot and building while maintaining visual connection between buildings and the public space of the street. The porch frontage consists of a building with a front set back from the property line and a porch encroaching into the front yard. The Porch frontage accommodates non-residential as well as non-residential land uses.

Landscape consists of the front yard and its improvements.

As allowed by Table 7 for the zoning district, signage is located on the building wall, hanging from the porch, on awnings, or projecting from the building as well as within the front setback.

**B. Design Standards.**

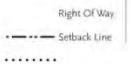
- Porches shall comply with the size requirements of Table 6G to be of such dimensions to accommodate furniture.
- The front yard may be enclosed by low walls or fences up to 3 feet tall, provided that the materials and design are compatible with the architectural style of the building.
- The porch may extend around to encroach into the street sideyard within 1/2 of the required setback. If insufficient distance exists, the minimum porch depth shall be achieved by extending the porch into the building.
- Awnings may be attached to the face of the porch provided that the awning is adequately supported and provided that the awning is compatible with the architectural style of the porch and building.
- The average grade of the porch surface shall be within 6 feet of the adjacent sidewalk or public open space.
- Porches shall comply with Section 6.2B, General Requirements and 10.4E, as applicable.



**KEY TO TABLES 6G AND 6H**

Frontage Type	A Width along Facade	B Clear Depth	C Entry Height above grade	D Fence/Wall/Hedge Height	E Clear Height (min)	F Encroachment into r.o.w. (min-max)
6G. Porch	12' min	8' min	2' min; 3' max w/in 10' of PL; 6' max w/in 20' of PL	3' max	8'	X
6H. Front yard	per A.3 of applicable zoning district	per A.3 of applicable zoning district	2' min; 4' max	3' max above grade of yard	not applicable	not applicable

X Not Allowed



**TABLE 6H FRONT YARD**



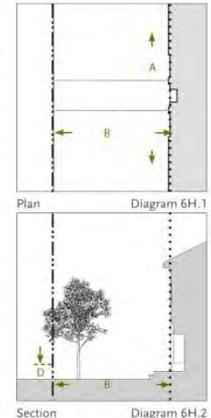
**A. Description and Intent:** Front yards provide a physical transition from the sidewalk to the private lot and building. Front Yard frontages consist of the building facade being set back from the front property line in a dimension large enough to create a front yard which is visually continuous with neighboring yards. The front yard may be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.

Landscape consists of the front yard and its improvements.

As allowed by Table 7 for the applicable zoning district, signage is located on the wall, within a porch, on awnings, projecting from the building.

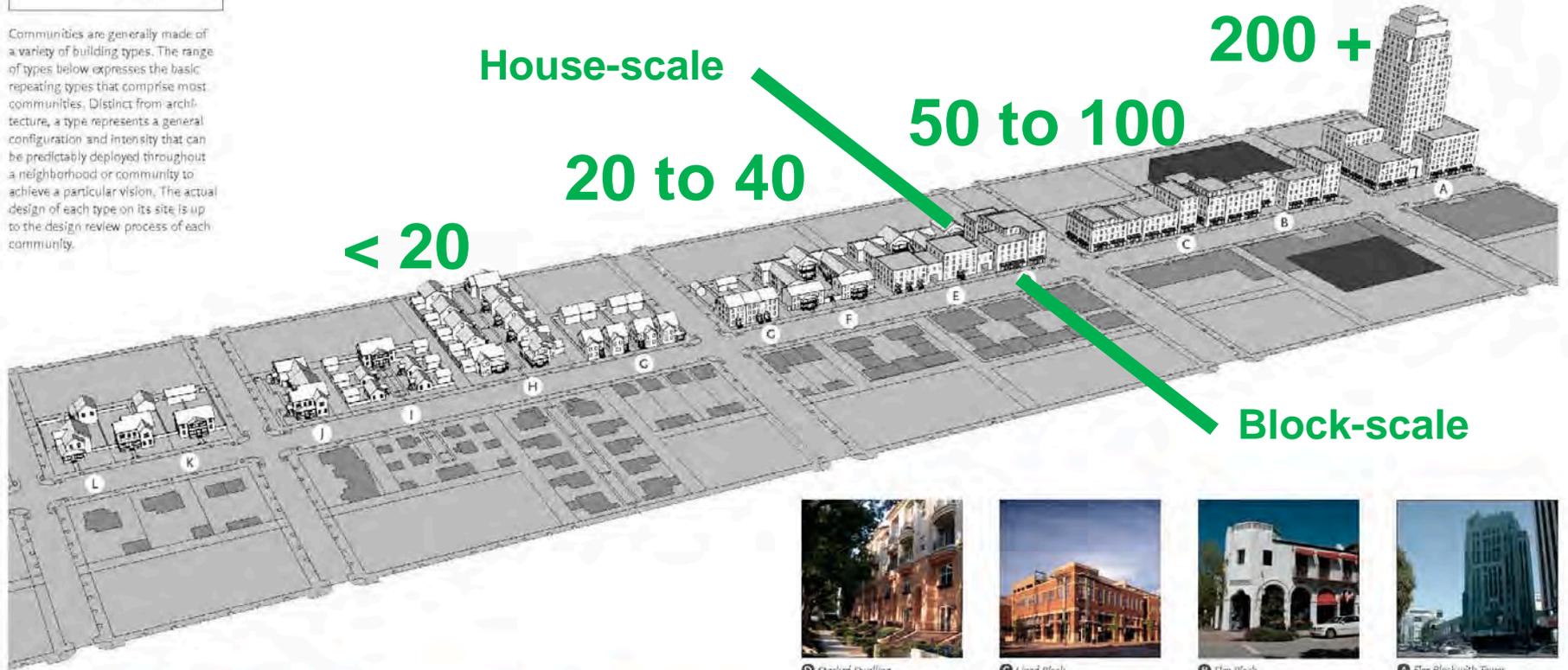
**B. Design Standards.**

- Front Yards shall comply with the size requirements of Table 6H to be of such dimensions to achieve visual compatibility with adjacent buildings.
- Front Yards shall be at similar elevations above grade, no more than 3 feet above the adjacent sidewalk. When Front Yards are raised from the level of the sidewalk, the resulting wall shall be decorative and clad in brick or stone (natural or veneer subject to Section 10.2B.7).
- The front yard may be enclosed by low walls or fences up to 3 feet tall, provided that the materials and design are compatible with the architectural style of the building.
- Awnings may be attached to the face of the building, provided that the awning is adequately supported and provided that the awning is compatible with the architectural style of the building.
- A parking space is allowed when less than 1,000 square feet, single-loaded, and behind a garden wall or hedge up to 4 ft tall at least 15 feet from the sidewalk.
- Front Yards shall comply with Section 6.2B, General Requirements, as applicable.



# THE RANGE OF BUILDING TYPES

Communities are generally made of a variety of building types. The range of types below expresses the basic repeating types that comprise most communities. Distinct from architecture, a type represents a general configuration and intensity that can be predictably deployed throughout a neighborhood or community to achieve a particular vision. The actual design of each type on its site is up to the design review process of each community.



M House



L Duplex/Triplex/Quadplex



K Tuck-Under Housing



J Bungalow Court



H Rose Walk



G Rowhouse



F Courtyard



E Hybrid Court



D Stacked Duelling



C Lined Block



B Flex Block



A Flex Block with Tower

# BUILDING STANDARDS



---

# BUILDING SIZE AND MASSING

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**265**

**250**

**165**

**245**

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# BUILDING SIZE AND MASSING

---

**30 ft max height**





5

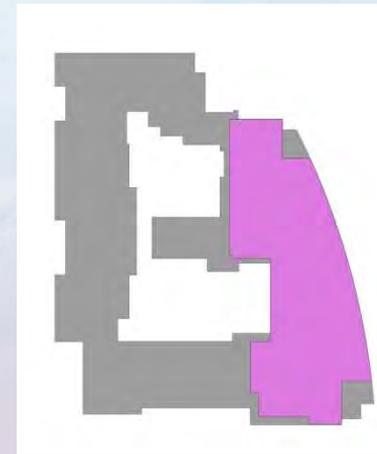
4

4

3

2 to 3

2 to 3



**TABLE 5K DUPLEX, TRIPLEX, QUADPLEX 'DUPLEX' (HOUSE-SCALE BUILDING)**

- A. Requirements.** Buildings designed per the Duplex standards shall comply with all applicable requirements of Table 5K for the identified zoning district.
- B. Description and Intent.** Duplexes, triplexes, and quadplexes are buildings surrounded on all four sides by setbacks (front yard, side yard, rear yard) and share similar setbacks, massing, scale, and form-type types as surrounding buildings. Duplexes, triplexes, and quadplexes may contain dwelling units and/or commercial uses as allowed by Table 3 (Land Use Standards).
- C. Lot and Building Requirements:** Each Duplex building shall comply with the requirements of Table 5K.
- D. Lot and Building Configuration:** Each Duplex building may be designed and configured on its site in any manner consistent with the requirements of Table 5K. Examples of configurations are shown in Diagram 5K.

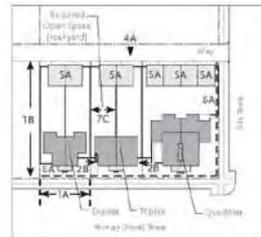
Standard	Zoning District																
	CBD 1	CBD 2	CC	CT	CA/SS/SVN	TC	NC	CG	NG	NGR	NGR	NE	SDG1	SDG2	SDA	SD H	
<b>1. Lot Size</b>																	
A. Minimum Lot Size					NOT APPLICABLE			50'x100' 76 min	50'x100' 36 min	50'x100' 125 min	50'x100' 35 min				NOT APPLICABLE	33'x120' 95 min	
<b>2. Building Size and Massing</b>																	
A. Maximum Stories								3	2 max	2 max	2.5 max						2.5 max
B. Length along front lot side					NOT APPLICABLE			40'x0'	40'x0'	40'x0'	40'x0'						40'x0'
C. Maximum length side lot side								80' max	80' max	80' max	80' max						80' max
<b>J. Pedestrian Access</b>																	
A. Street Frontage					NOT APPLICABLE			direct access from Street or Side Yard								same as NC zone	
B. Street Frontage								direct access from Street or Side Yard									
<b>K. Driveway and Service Access</b>																	
A. Driveway								from alley								from alley	
B. Driveway					NOT APPLICABLE			via driveway, max 17 ft wide, located as close to side yard property line as possible								same as NC zone	
C. Driveway								from side street via driveway max 17 ft wide								same as NC zone	
<b>L. Driveway Location</b>																	
A. Driveway								Rear, back under								same as NC zone	
B. Driveway					NOT APPLICABLE			not allowed								not allowed	
C. Driveway								not allowed									
<b>M. Service Location (by utilities, above ground equipment, trash containers)</b>																	
A. Utility					NOT APPLICABLE			adjacent to alley								same as NC zone	
B. Utility								as close to side yard and/or rear yard property line as possible								same as NC zone	
<b>N. Open Space and Landscape</b>																	
B. Setback								min 8 ft deep if provided								same as NC zone	
C. Setback					NOT APPLICABLE			min 10%	min 10%	min 10%	min 10%						min 10%
D. Setback								min 10 ft	min 10 ft	min 20 ft	min 15 ft						min 10 ft
<b>O. Frontage</b>																	
A. Street Frontage								along a public street or open space, per allowed frontage types per Section 6.5								same as NC zone	
B. Street Frontage					NOT APPLICABLE			along a public street or open space, per Section 10.0 General Standards								same as NC zone	

**DUPLEX, TRIPLEX, QUADPLEX (DUPLEX) TABLE 5K**

**DIAGRAM 5K**



*Illustrative Massing Diagram*



*Corner and mid-block condition with parking access for the alley*



*Private porches and balconies are provided for each unit that face the street*



*The quadplex fronts both streets on a corner lot with entries and porches*



*This duplex shows stacked dwelling units with parking placed at the rear*



*Quadplexes as house-tops forms line the residential street*



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# SIGNAGE STANDARDS

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**TABLE 7A WALL SIGN**



Examples of Wall Signage Type

**A. Description and Intent:** 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.

Wall signs shall comply with the applicable design standards in subsection B.

**B. Design Standards.**



Diagram 7A.1

- Maximum of 1 wall sign per business that pertains to a storefront bay along frontage of building;
- Sign shall be located above the openings on the ground floor or above the openings on the uppermost story of the building.
- Maximum thickness of sign as measured from the wall shall not exceed 4 inches;
- Minimum of 24 inches between sign and any opening or edge of the building facade;
- Minimum of 12 inches between sign and an eave or parapet;
- 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.

WALL SIGN Sign Size and Area		
	Min.	Max.
<b>a</b> Height	n.a.	70 in.
<b>b</b> Width (as % of facade width)	n.a.	60%
<b>c</b> Feature (allowed beyond sign area)	n.a.	6 sq ft

Building is allowed the following signs in addition to the Wall Sign as allowed by Table 7.

Window	Awning	Sidewalk	Marquee	Projecting	Monument	Yard	Roof	Pole
A	A	A	A	A	A	A	A	A

**Key** A = Allowed subject to applicable requirements

**TABLE 7B WINDOW SIGN**



Examples of Window Signage Type

**A. Description and Intent:** 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.

Window signs shall comply with the applicable design standards in subsection B.

**B. Design Standards.**

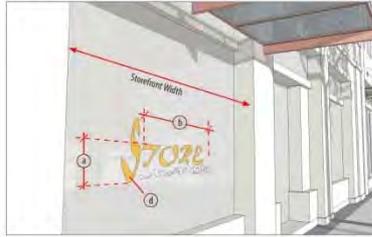


Diagram 7B.1

- Maximum of 1 window sign per storefront;
- Minimum of 75% of window sign shall be independent of contrasting background;
- Signage inside the shopspace is not allowed within 4 feet of the window;
- Storefront width is measured between walls or columns of at least 8" in width.

WINDOW SIGN Sign Size and Area		
	Min.	Max.
<b>a</b> Height	n.a.	75 in.
<b>b</b> Width (as % of storefront width)	n.a.	40%
<b>c</b> Contrasting background (as % of a x b)	n.a.	25%
<b>d</b> Feature (allowed beyond sign area)	n.a.	2 sq ft

Building is allowed the following signs in addition to the Window Sign as allowed by Table 7.

Wall	Awning	Sidewalk	Marquee	Projecting	Monument	Yard	Roof	Pole
A	A	A	A	A	A	A	A	A

**Key** A = Allowed subject to applicable requirements

**TABLE 7E MARQUEE SIGN**



Examples of Marquee Signage Type (3-sided on left; 2-sided on right)

**A. Description and Intent:** 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.

Marquee signs shall comply with the applicable design standards in subsection B.

**B. Design Standards.**



Diagram 7E.1

- Maximum of 1 marquee sign per building;
- 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;
- Encroachment permit required if projecting over R.O.W.

MARQUEE SIGN Sign Size and Area		
	Min.	Max.
<b>a</b> Height	n.a.	35% of Facade Height
<b>b</b> Height above eave or parapet	n.a.	10 ft
<b>c</b> Width of each sign face (up to 3 max)	n.a.	20 ft
<b>d</b> Distance from wall	n.a.	18 in.
<b>e</b> Thickness	n.a.	4 in.
<b>f</b> Feature (allowed beyond sign area)	n.a.	6 sq ft
<b>g</b> Vertical clearance from adjacent s.w.	10 ft	n.a.
<b>h</b> Horizontal clearance from adjacent curb	6 ft	n.a.

Building is allowed the following signs in addition to the Marquee sign as allowed by Table 7.

Wall	Window	Awning	Sidewalk	Projecting	Monument	Yard	Roof	Pole
A	A	A	A	A	A	A	A	A

**Key** A = Allowed subject to applicable requirements

**TABLE 7F PROJECTING SIGN**



Examples of Projecting Signage Type

**A. Description and Intent:** 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.

Projecting signs shall comply with the applicable design standards in subsection B.

**B. Design Standards.**

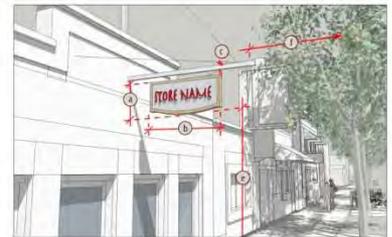


Diagram 7F.1

- Maximum of 1 projecting sign per business along frontage;
- If illuminated, shall not be internally illuminated cabinet sign;
- Supporting hardware such as brackets shall be architecturally compatible with the building facade;
- Not allowed under an awning or horizontally within 5 feet of an awning or another projecting sign;
- Encroachment permit required if within R.O.W.

PROJECTING SIGN Sign Size and Area		
	Min.	Max.
<b>a</b> Height	n.a.	2 ft
<b>b</b> Width	n.a.	3 ft
<b>c</b> Thickness	n.a.	3 in.
<b>d</b> Feature (allowed beyond sign area)	n.a.	1.5 sq ft
<b>e</b> Vertical clearance from adjacent s.w.	8 ft	12 ft
<b>f</b> Horizontal clearance from adjacent curb	2 ft	n.a.

Building is allowed the following signs in addition to the Projecting sign as allowed by Table 7.

Wall	Window	Awning	Sidewalk	Marquee	Monument	Yard	Pole
A	A	A	A	A	A	A	A

**Key** A = Allowed subject to applicable requirements

**TABLE 1A REVIEW AUTHORITY**

Application	Review Authority			
	D	HPC	PC	CC
<b>Ministerial</b>				
M1	A			
M2	A			
M3	A			
M4	A			
M5	A			
M6	A			
M7	A			
M8	A			
M9	A			
M10	A			
<b>Discretionary</b>				
D1	FD			
D2	FD			
D3	R	A	RA	RA
D4	D		RA	RA
D5	R		R	FD
D6	R		R	FD
D7	R		R	FD
D8	R		R	FD
D9	R		FD	
D10	R		R	FD
D11	D		RA	RA

**KEY to Table 1A**

Review Authority	Actions
D DARM Director	A Approves
HPC Historic Preservation Commission	R Recommends
PC Planning Commission	RA Reviews on Appeal
CC City Council	D Decision may be appealed
	FD Final Decision

**TABLE 1B ADMINISTRATIVE DEVIATION**

DEVELOPMENT STANDARD	MAX DEVIATION	
	Basic	Green
<b>A. Lot Width / Depth (f - findings 5.3)</b>	15%	20%
<b>B. Building Placement (f - findings 4.3)</b>		
Front Setback	15%	20%
Side Street Setback	15%	20%
Interior Side Setback	10%	20%
Rear Setback	15%	20%
Alley Setback	15%	20%
<b>C. Building Size (f - findings 5.3)</b>		
Building Height (total feet (all))	10%	20%
Volume / Massing (total for bldg)	10%	20%
Building Length	15%	20%
<b>D. Parking Placement (f - findings 4.3)</b>		
Front Setback	15%	20%
Side Street Setback	10%	15%
Interior Side Setback	10%	15%
Rear Setback	15%	20%
<b>E. Open Space Acreage (f - findings Section 8.3)</b>	15%	20%
<b>F. Height of Fences, Walls (f - findings Section 10.1.D)</b>		
Within Front Setback	10%	15%
Not within Front Setback	15%	20%
<b>G. Street Section (f - findings Section 9.3)</b>	10%	15%

**Key to Table 1B**

- 15%** Maximum amount of deviation from the standard that may granted
- X** Deviation not applicable for the particular standard
- f** Subject to compliance with the identified 'Required Findings' of the Downtown Code:  
  
No deviation from a standard shall exceed the amount identified in Table 1B.  
  
Upon determination by the Director, or designee, that the request for an administrative modification exceeds the limit(s) authorized by Table 1B, such request shall be deemed ineligible for a modification. The application shall be terminated.
- a** Excluding allowed architectural features that may project above the maximum height for the building, as specified in the development standards for the applicable zoning district.

# PROCESSING AND FLEXIBILITY

TABLE 1C

Table 1C illustrates the ministerial applications to be submitted per the Downtown Code and the required action(s) by an applicant. This is a summary and subject to the actual processing and review by the City of Fresno.

Ministerial Applications			
Zone Clearance for:	Site Plan for:	Facade Modification/Renovation	
<p><b>M1</b> • for a Business License to open a business</p> <p><b>M2</b> • for a Building Permit to construct a tenant improvement. If historic resource see process D3.</p> <p>IDENTIFY applicable zoning district in Figure 2.</p> <p>IDENTIFY if proposed land use is allowed in Table 3.</p> <p>If allowed in zoning district, apply all identified requirements of Table 3.</p> <p>APPROVED by DARM.</p> <p>Applicant can now obtain Business License.</p>	<p><b>M4</b> • to expand an existing building(s). If historic resource see process D3.</p> <p><b>M5</b> • to construct a new building(s).</p> <p>IDENTIFY applicable zoning district in Figure 2.</p> <p>IDENTIFY development standards in applicable zoning district.</p> <p>SELECT from allowed building type(s) in Section A.2 of applicable zoning district development standards.</p> <p>SELECT from allowed frontage type(s) in Section A.3 of the applicable zoning district development standards.</p> <p>DESIGN project per applicable standards.</p> <p>Option: Submit Preliminary Design to DARM for initial compliance review.</p> <p>Option: Submit Preliminary Design to DARM for processing.</p> <p>SUBMIT APPLICATION AND PLANS to DARM for processing.</p> <p>APPROVED by DARM if in compliance with applicable development standards. Section 3.0 and Section 6.0.</p> <p>Applicant can now apply for a zone clearance to submit CD's.</p>	<p><b>M6</b> (max 1 building per application)</p> <p>• to modify or renovate an existing façade. If historic resource see process D3.</p> <p>IDENTIFY applicable zoning district in Figure 2.</p> <p>IDENTIFY development standards in applicable zoning district.</p> <p>SELECT from allowed frontage type(s) in Section A.3 of the zoning district development standards.</p> <p>DESIGN façade modification/renovation per applicable standards of zoning district and Section 6.0.</p> <p>Option: Submit Preliminary Design to DARM for initial compliance review.</p> <p>SUBMIT APPLICATION AND PLANS to DARM for processing.</p> <p>APPROVED by DARM if in compliance with applicable development standards and Section 6.0.</p> <p>Applicant can now file CD's with Building Department to obtain a building permit.</p>	
<p><b>M3</b> • for a Building Permit to construct a new building</p> <p>• for a Building Permit to expand an existing building. If historic resource not within Historic Resource Overlay, see process D2.</p> <p>DARM staff to provide applicant with copy of Site Plan Approval.</p> <p>SUBMIT Construction Documents (CD's) to DARM for compliance review with Site Plan Approval.</p> <p>APPROVED by DARM if in compliance with Site Plan Approval.</p> <p>Applicant can now file CD's with Building Department.</p>	<p><b>M8</b> • to operate a seasonal or temporary land use.</p> <p>IDENTIFY applicable zoning district in Figure 2.</p> <p>IDENTIFY if proposed land use is allowed in Table 3. If allowed in zoning district, apply all identified requirements of Table 3.</p> <p>APPROVED by DARM.</p> <p>Applicant can now setup and operate the temporary land use as specified.</p>	<p><b>M10</b> • to adjust an existing lot line</p> <p>• to voluntarily merge two or more parcels.</p> <p>IDENTIFY applicable zoning district in Figure 2.</p> <p>SELECT from allowed building type(s) per Section A.2 of the applicable zoning district.</p> <p>IDENTIFY lot width, depth requirements in Table 5.</p> <p>PREPARE Plan per requirements of Table 5.</p> <p>SUBMIT Plan to DARM for review and processing.</p> <p>APPROVED by DARM if in compliance with applicable development standards and Section 5.0.</p> <p>Applicant can now file the approval with the County Recorder.</p>	
<p><b>Sign Permit (Types A-H)</b></p> <p><b>M7</b> (max 1 building per application)</p> <p>• to construct a new sign (Types A-H)</p> <p>• to modify or renovate an existing sign. If historic resource see process D3.</p> <p>IDENTIFY applicable zoning district in Figure 2.</p> <p>SELECT from allowed signage type(s) in Table 7.</p> <p>DESIGN sign or modification/renovation per applicable standards of Table 7.</p> <p>Option: Submit Preliminary Design to DARM for initial compliance review.</p> <p>SUBMIT APPLICATION AND PLANS to DARM for processing.</p> <p>APPROVED by DARM if in compliance with Section 7.0.</p> <p>Applicant can now file CD's with Building Department if a building/electrical permit is required.</p>	<p><b>Temporary Use Permit</b></p>	<p><b>LLA / Voluntary Lot Merger</b></p>	
	<p><b>Sidewalk Dining Permit</b></p> <p><b>M9</b> • to establish and operate outdoor dining within a public sidewalk or open space.</p> <p>IDENTIFY applicable zoning district in Figure 2.</p> <p>IDENTIFY if proposed land use is allowed in Table 3. If allowed in zoning district, apply all applicable requirements of Section 10.3B.</p> <p>APPROVED by DARM.</p> <p>Applicant can now setup and operate the sidewalk dining as specified.</p>		

APPLICATION AND APPROVAL PROCESS TABLE 1C

Discretionary Applications		
CUP	Infill Plan	Amendments to DT Code
<p><b>D4</b> • to establish a land use identified in Table 3 as requiring a CUP.</p> <p>IDENTIFY applicable zoning district in Figure 2.</p> <p>Option: Submit Preliminary Design to DARM for initial compliance review.</p> <p>SUBMIT CUP application to DARM for review and processing.</p> <p>REVIEW by DRC for compliance with applicable standards and to recommend modifications to application.</p> <p>CEQA DOCUMENTATION (as applicable) prepared by DARM.</p> <p>PUBLIC REVIEW of application set by Director to receive feedback and comments through community workshops per 1.3C2.a.(ii).</p> <p>REVIEW by Director.</p> <p>DECISION by Director.</p> <p>If approved, applicant can now prepare and submit CD's for Zone Clearance.</p>	<p><b>D5</b> • to adjust the zoning district boundaries for a site of at least 10 acres</p> <p>• to introduce a new zoning district to a site of at least 10 acres.</p> <p>IDENTIFY applicable zoning district(s) in Figure 2.</p> <p>PREPARE application per requirements of applicable zoning district(s) to show blocks, streets, open space(s) and adjusted or new zoning district(s).</p> <p>SUBMIT application to DARM for review and processing.</p> <p>REVIEW by DRC for compliance with applicable standards and to recommend modifications to application.</p> <p>PUBLIC REVIEW of application set by Director to receive feedback and comments through community workshops (per 1.3C.2a).</p> <p>CEQA DOCUMENTATION (as applicable) prepared by DARM.</p> <p>PC REPORT prepared by Director for presentation at PC public hearing per 1.3C1a.(iv).</p> <p>REVIEW and RECOMMENDATION by PC.</p> <p>REVIEW and DECISION by CC.</p> <p>If approved, applicant can now prepare and submit CD's for Zone Clearance.</p>	<p><b>D6</b> • to change the text, a table(s) or diagram(s) of the Downtown Code.</p> <p>PREPARE application per requirements of Section 1.3C1a.</p> <p>SUBMIT application to DARM for review, processing.</p> <p>REVIEW by DRC for compliance with applicable standards and to recommend modifications to application.</p> <p>CEQA DOCUMENTATION (as applicable) prepared by DARM.</p> <p>PC REPORT prepared by Director for presentation at PC public hearing per 1.3C1a.(v).</p> <p>REVIEW and RECOMMENDATION by PC.</p> <p>REVIEW and DECISION by CC.</p> <p>If adopted, applicable portion(s) of Downtown Code are amended to reflect decision.</p> <p><b>D7</b> • to change a zoning district boundary (Figure 2) and/or Figure 9 of the Downtown Code</p> <p><b>D8</b> • to change a zoning district (Figure 2)</p> <p>PREPARE application per requirements of Section 1.3C1b.</p> <p>SUBMIT application to DARM for review, processing.</p> <p>REVIEW by DRC for compliance with applicable standards and to recommend modifications to application.</p> <p>CEQA DOCUMENTATION (as applicable) prepared by DARM.</p> <p>PC REPORT prepared by Director for presentation at PC public hearing per 1.3C1b.(vii).</p> <p>REVIEW and RECOMMENDATION by PC.</p> <p>REVIEW and DECISION by CC.</p> <p>If adopted, applicable portion(s) of Figure 2 and Figure 9 are amended to reflect decision.</p>
<p><b>D9</b> • to generate less than 5 parcels from existing parcel.</p> <p>IDENTIFY applicable zoning district(s) in Figure 2.</p> <p>IDENTIFY block and street standards for zoning district in Tables 9A and 9B.</p> <p>PREPARE application per requirements of applicable zoning district(s) to show blocks, streets, open space(s) and adjusted or new zoning district(s), in compliance with requirements for content in FMC 12-1004.</p> <p>Option: Submit Preliminary Design to DARM for initial compliance review.</p> <p>SUBMIT application to DARM for review, processing.</p> <p>REVIEW by DRC for compliance with applicable standards and to recommend modifications to application.</p> <p>CEQA DOCUMENTATION (as applicable) prepared by DARM.</p> <p>PC REPORT prepared by Director for presentation at PC public hearing per FMC 12-1005.</p> <p>REVIEW and DECISION by PC.</p> <p>If approved, applicant can now prepare and submit Final Map for processing.</p>	<p><b>Subdivision</b></p> <p><b>D10</b> • to generate 5 or more parcels from existing parcel.</p> <p>IDENTIFY applicable zoning district(s) in Figure 2.</p> <p>IDENTIFY block and street standards for zoning district in Tables 9A and 9B.</p> <p>PREPARE application per requirements of applicable zoning district(s) to show blocks, streets, open space(s) and adjusted or new zoning district(s), in compliance with requirements for content in FMC 12-1004.</p> <p>Option: Submit Preliminary Design to DARM for initial compliance review.</p> <p>SUBMIT application to DARM for review, processing.</p> <p>REVIEW by DRC for compliance with applicable standards and to recommend modifications to application.</p> <p>CEQA DOCUMENTATION (as applicable) prepared by DARM.</p> <p>PC REPORT prepared by Director for presentation at PC public hearing per FMC 12-1005.</p> <p>REVIEW and RECOMMENDATION by PC.</p> <p>REVIEW and DECISION by CC.</p> <p>If approved, applicant can now prepare and submit Final Map for processing.</p>	<p><b>Variance</b></p> <p><b>D11</b> • to deviate from a Downtown Code standard beyond that allowed by Section 1.4D "Administrative Deviation" based on site's special circumstances.</p> <p>IDENTIFY applicable zoning district(s) in Figure 2.</p> <p>IDENTIFY standard(s) for which variance is being requested.</p> <p>PREPARE request for Variance stating the following:</p> <ol style="list-style-type: none"> <li>why the request is necessary and what results from applying the standard,</li> <li>how the request is consistent with the intent of the sections of the Downtown Code involved in the request.</li> </ol> <p>SUBMIT application to DARM for review, decision.</p> <p>REVIEW by Director per applicable findings required in FMC 12-405A.1.</p> <p>DECISION by Director.</p> <p>Applicant informed of decision.</p>

- ❖ **Work with local owners, developers and architects to:**
  - **determine if vision is fully enabled**
  - **test the limits of the code**
  
- ❖ **Identify adjustments or issues to address**
  
- ❖ **Discuss needed adjustments with community**
  
- ❖ **Finalize Code for Adoption by City Council**

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## **TESTING THE CODE**

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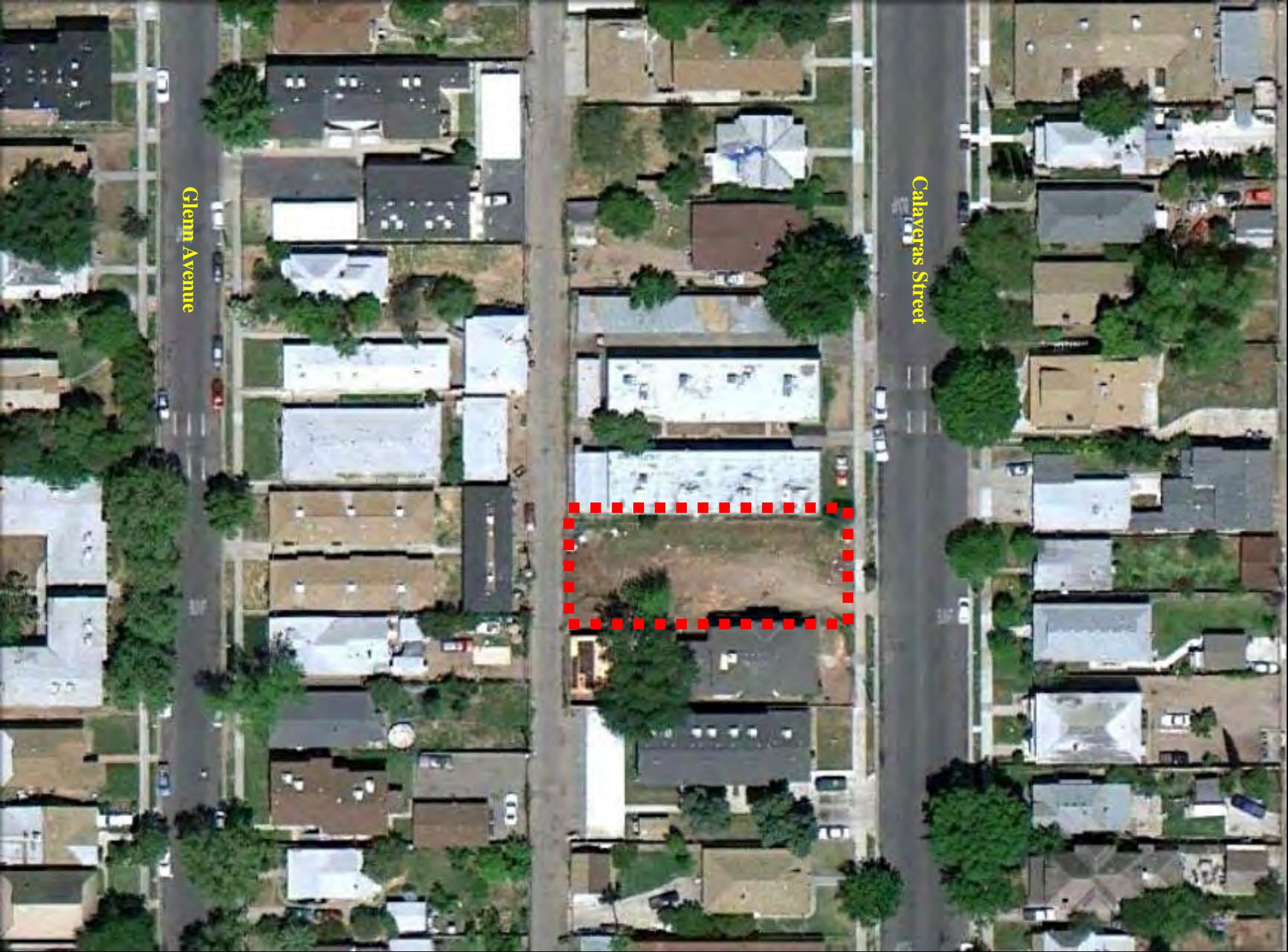
# TESTING THE CODE: 2 EXAMPLES

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Calaveras Street

Glenn Avenue



Van Ness Avenue

Fulton Mall

Tulare Street