

**PUBLIC REVIEW DRAFT (AUGUST 31, 2022)**  
**PART X. MIXED USE ZONE DISTRICTS (MU-DT, MU AND MU-TOD)**

**§ 155.XXX PURPOSE.**

**Commentary:**

The text below is based on the descriptions of the zones in Chapter 2 of the Land Use Element of the General Plan.

The following zone districts are referred to collectively in this Chapter as the “mixed use zones.”

- (A) The Mixed Use Downtown (MU-DT) zone district implements the City’s goal to establish a new downtown – one which is envisioned as a mixed-use district surrounding Heritage Park, with a newly created main street setting and vertical/horizontal mixed-use development featuring ground-floor commercial uses and residences above. The district provides opportunities for multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, entertainment, hospitality, lodging restaurants, entertainment venues and public gathering spaces for community events within highly walkable areas with broad pedestrian-friendly sidewalks, trees, landscaping, signage, and art.
- (B) The Mixed Use (MU) zone district provides opportunities to create mixed use corridors, such as Telegraph Road. The zone encourages mixed-use development along key frontages, with landscaped street edges designed to protect pedestrians and buildings from automobile and truck traffic. A mix of uses are permitted including multi-family residential (up to 40 units per acre), retail and service commercial, office, dining, and small-scale entertainment.
- (C) The Mixed Use Transit-Oriented Development (MU-TOD) zone district is intended for use around the planned Metro L Line station at Washington and Norwalk Boulevards) and the existing Metrolink Norwalk/Santa Fe Springs Station. Transit-oriented communities consist of residential and commercial activity. The standards are intended to help ensure that the physical environment around each station considers the pedestrian scale, with easy walking connections to the station platforms. A mix of uses are permitted including multi-family residential (up to 60 units per acre), retail and service commercial, office, dining, and entertainment.

**§ 155.XXX USES.**

Principal permitted uses and conditional uses are shown in Table XX. Where a “P” is indicated, the use is a principal permitted use in the zone. Where a “CUP” is indicated, the use is permitted in the zone only after a valid conditional use permit has first been issued.

<b>Table XX: Mixed Use Allowed Uses and Permit Requirements</b>				
<b>P: Permitted Use</b>		<b>CUP: Conditional Use Permit</b>		
<b>Blank: Use Not Allowed</b>				
<b>Use</b>	<b>Land Use Regulation</b>			<b>Specific Use Regulations</b>
	<b>MU-DT</b>	<b>MU</b>	<b>MU- TOD</b>	
<b>RESIDENTIAL USES</b>				
Single Unit Dwelling	--	--	--	
Multi-Unit Dwelling	P	P	P	
Accessory Dwelling Unit. / Junior Accessory Dwelling Unit	P	P	P	Subject to the regulations in § 155.XXX
Boarding House	CUP	CUP	CUP	

Use	Land Use Regulation			Specific Use Regulations
	MU-DT	MU	MU- TOD	
Caretaker Quarters	P	P	P	
Employee Housing, Large	P	P	P	
Employee Housing, Small	P	P	P	
Live/Work Unit	P	P	P	Subject to the regulations in § 155.XXX
Supportive Housing	P	P	P	Subject to the regulations in § 155.XXX
Transitional Housing	P	P	P	Subject to the regulations in § 155.XXX
<b>CARE SERVICES AND FACILITIES</b>				
Community Care Facilities, Large	CUP	CUP	CUP	
Community Care Facilities, Small	P	P	P	
Emergency Shelter, Permanent	---	CUP	---	Emergency shelter facilities are subject to § 155.629.1
Emergency Shelter, Low Barrier Navigation Centers	P	P	P	Low Barrier Navigation Centers are subject to § 155.XXX
Family Day Care Home, Large	CUP	CUP	CUP	See Section 155.625; Child Care Nurseries subject to § 155.619
Family Day Care Home, Small	P	P	P	Child Care Nurseries subject to § 155.619
Hospitals and Clinic/Urgent Care <ul style="list-style-type: none"> <li>● Clinic/Urgent Care</li> <li>● Hospital</li> </ul>	P / CUP ---	P / CUP CUP	P / CUP ---	CUP required for: blood/plasma donation centers; new clinic/urgent care establishments with more than 10,000 SF of floor area; and, hospitals.
<b>RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES</b>				
Commercial Recreation Facilities (Indoor facilities only)	CUP	CUP	CUP	Amusement arcades are subject to § 155.614; Bingo parlors and game rooms are subject to § 155.617; Clubs, lodges and similar organizations are subject to § 155.622.
Community Gardens	P	P	P	
Cultural Institutions	P	P	P	
Entertainment Venue (Indoor facilities only)	P / CUP	P / CUP	P / CUP	CUP required for new establishments with more than 10,000 SF of floor area or establishments with Live Entertainment (Incidental or Standalone). Adult uses are subject to §155.602.
Gymnasium and Fitness Centers (Large)	P / CUP	P / CUP	P / CUP	CUP required for new establishments with more than 10,000 SF of floor area.
Gymnasium and Fitness Centers (Small)	P	P	P	
Parks and Public Plazas	P	P	P	

Use	Land Use Regulation			Specific Use Regulations
	MU-DT	MU	MU- TOD	
Religious Assembly Facilities	P	P	P	
Schools, K-12 – Private	CUP	CUP	CUP	
Schools, K-12 – Public	P	P	P	
Technical Trade, Business or Professional Schools	CUP	CUP	CUP	
Colleges and Universities – Public and Private	CUP	CUP	CUP	
<b>EATING ESTABLISHMENTS</b>				
Breweries, Wineries, or Distilleries,	CUP	CUP	CUP	Subject to § 155.628 Sale or service of alcoholic beverages.
Cigar Lounges and Bars	P / CUP	P / CUP	P / CUP	Lounges serving alcoholic beverages are subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628 Sale or service of alcoholic beverages.
Cocktail Lounges and Bars	CUP	CUP	CUP	Subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628 Sale or service of alcoholic beverages.
Restaurants				
<ul style="list-style-type: none"> <li>Where the Outdoor Dining area is more than 50% of the overall seating area</li> </ul>	CUP	CUP	CUP	
<ul style="list-style-type: none"> <li>Serving Alcoholic Beverages</li> </ul>	CUP	CUP	CUP	Restaurants serving alcoholic beverages are subject to § 155.628 Sale or service of alcoholic beverages.
<ul style="list-style-type: none"> <li>With Drive-in or Drive-through Facilities</li> </ul>	--	CUP	--	
<ul style="list-style-type: none"> <li>All Other Restaurants</li> </ul>	P	P	P	
<b>RETAIL, COMMERCIAL SERVICE, AND OFFICE</b>				
Automated Teller Machines (ATMs) – Drive-through	CUP	CUP	CUP	
Automated Teller Machines (ATMs) – Standalone	P	P	P	
Business Support Services	P	P	P	
Check Cashing Business and/or Pawn Shop	--	CUP	--	
Financial Institutions and Related Services	P	P	P	
Hotel and/or Motel	CUP	CUP	CUP	
Office, Business, and Professional (non-medical and Dental Offices)	P	P	P	

Use	Land Use Regulation			Specific Use Regulations
	MU-DT	MU	MU- TOD	
Office, Medical or Dental	P/ CUP	P	P/CUP	CUP required for medical or dental office developments with more than 10,000 SF of floor area
Personal Services, General	P	P	P	
Personal Services, Restricted	CUP	CUP	CUP	
Retail, General	P/CUP	P/CUP	P/CUP	CUP required for new retail establishments with more than 20,000 SF of floor area or more than 2,000 SF of outdoor sales
Retail, Restricted	CUP	CUP	CUP	
Veterinary Clinic and/or Animal Grooming (Indoor Only)	P	P	P	Outdoor kennels or dog runs are not permitted.
<b>AUTOMOBILE-ORIENTED USES</b>				
Automobile Sales and Rental	--	--	--	
Automobile Washing/Detailing	--	--	--	
Automobile Service, Major	--	--	--	
Automobile Service, Minor	--	--	--	
Drive-in/Drive-through Establishments	--	CUP	--	
Service/Fueling Station, Automobile	--	--	--	
<b>LIGHT INDUSTRIAL</b>				
Laboratory – Medical, Analytical, Research, Testing (Existing uses only)	CUP	CUP	--	Expansion of existing uses is subject to CUP; new uses are prohibited
Manufacturing – Light (Existing uses only)	CUP	CUP	--	Expansion of existing uses is subject to CUP; new uses are prohibited
Research and Development (Existing uses only)	CUP	CUP	--	Expansion of existing uses is subject to CUP; new uses are prohibited
<b>OTHER USES</b>				
Temporary Uses/Activities	Temporary Use Permit required			See Chapter (Temporary Use Permits)
Transit Stations	CUP	CUP	P	
Utility Facilities				
• Facilities with On-site Staff	CUP	CUP	CUP	
• Facilities with No On-site Staff	P	P	P	
Wireless Telecommunication	Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise			

Use	Land Use Regulation			Specific Use Regulations
	MU-DT	MU	MU- TOD	
Facilities, Satellite Dish Antenna	regulated by this Section			

**§ 155.XXX ACCESSORY USES.**

The following accessory uses are permitted in the mixed use zones: those accessory uses and structures customarily appurtenant to a permitted use, such as incidental storage facilities.

**§ 155.XXX DEVELOPMENT STANDARDS.**

<p><b>Commentary:</b> The table below outlines the development standards that apply to all properties within the mixed use zones. In addition, there are pedestrian-oriented standards that vary by street type.</p>
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Table XX: Mixed Use Zones Development Standards			
Standards	Land Use Regulation		
	MU-DT	MU	MU- TOD
Minimum lot area	20,000 sf	20,000 sf	20,000 sf
Minimum lot width	None	None	None
Minimum lot depth	None	None	None
Maximum FAR	3.0	3.0	4.0
Minimum landscape area	25 SF per linear foot of frontage plus 6% of the total parking areas		
Open Space (residential only)	200 sf/unit	200 sf/unit	150 sf/unit
Storage (residential only)	240 cu ft/unit	240 cu ft/unit	240 cu ft/unit
Minimum setback	10 ft, except as specified in § 155.XXX		
Maximum building height (base)	6 stories; 80 ft	4 stories; 60 ft	6 stories; 80 ft
Maximum building height within 25 feet of a lot line abutting a residential zone (required step-down)	35 ft	35 ft	35 ft
Maximum density	40 du/ac	40 du/ac	60 du/ac
	See also residential density bonus in §155.625.1		

**§ 155.XXX PERMITTED FENCES, HEDGES AND WALLS.**

Fences, hedges and walls shall be permitted; except, that in a required front yard or required side or rear yard, where adjoining a dedicated street, the height shall not exceed three and one-half feet.

**§ 155.XXX SCREENING OF MECHANICAL EQUIPMENT**

- (A) Building walls. Where mechanical equipment is permitted on a building wall that abuts a public street or civic space, it shall be screened from view from the right-of-way or civic space. Standpipes, meters, vaults, and similar equipment need not be screened but shall not be placed on a front elevation when other feasible alternatives exist; such equipment shall be placed on a side or rear elevation or on a secondary street of a corner lot, where feasible.
- (B) Rooftops. Rooftop mechanical units shall be setback or screened behind a parapet wall so that they are not visible from any public street, civic space or abutting property.
- (C) Ground-mounted mechanical equipment. Ground-mounted equipment, such as generators, air compressors, trash compactors, and similar equipment, shall be limited to side or rear yards and screened with fences or walls constructed of materials similar to those on adjacent buildings. Hedges, trellises, and similar plantings may also be used as screens where there is adequate air circulation and sunlight, and irrigation is provided. The city may require additional setbacks and noise dampening equipment for compatibility with adjacent uses.

**§ 155.XXX REQUIRED OFF-STREET PARKING AND LOADING AND BICYCLE PARKING**

**Commentary:**

Sections A and B provide some additional flexibility and parking reduction in recognition of the trip reduction benefits of a compact, pedestrian-friendly environment as well as future transit improvements. The General Plan noted that bicycle parking was an important element of these new zones. Section C establishes bicycle parking standards.

Off-street parking and loading facilities shall be provided in accordance with §§ 155.475 through 155.502 of this chapter except as specified below.

- (A) Off-site parking. To allow flexibility in the location of required parking and to encourage efficient utilization of land, required parking may be located up to 600 feet from the development (as measured along the most direct walking path). Such parking shall be designated and signage shall be installed indicating that it has been assigned to the remote development. Confirmation of the parking assignment shall be required prior to occupancy of the development.
- (B) Shared parking. Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature; weekday uses versus weekend uses) or that one of the sites has an excess supply of parking. The application shall include a parking study demonstrating that this standard has been met. The right of joint use must be evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. Shared parking requests shall be subject to review and approval through the Conditional Use Permit process.
- (C) Bicycle parking. The minimum amount of bicycle parking required for new development is as follows:

(D)

Development Type	Short-term Bicycle Parking Spaces	Long-term Bicycle Parking Spaces
Residential projects adding 4 or more new units (multi-unit, transitional housing, supportive housing), including the residential portion of a mixed use project.	None required	1 bicycle parking space per four units
Non-residential projects adding 10 or more vehicular parking spaces, including the nonresidential portion of a mixed use project.	1 bicycle parking space per 20 vehicle parking spaces, minimum of 1 bicycle parking space	1 bicycle parking space per 20 vehicle parking spaces, minimum of 1 bicycle parking space

- (1) Required short-term bicycle parking must meet the following standards:
  - (a) Required spaces must be within 200 feet of, and visible from, the pedestrian visitors' entrance to the building.
  - (b) Each required bicycle parking space must have a parking rack securely fastened to the ground. Parking racks must support each bicycle at a minimum of two points, including at least one point on the frame, and must allow the frame and at least one wheel to be locked with a U-type lock.
  - (c) Bicycle parking areas must provide at least three feet of clearance around all three sides of a fully-loaded bicycle rack and have an overhead clearance of at least seven feet.
- (2) Required long-term bicycle parking must meet the following standards:
  - (a) Required bicycle parking spaces shall be accessible from the street without requiring the use of stairs.
  - (b) Long-term bicycle parking shall be provided in covered, lockable enclosures with permanently anchored racks for bicycles; lockable bicycle rooms with permanently anchored racks; or lockable, permanently anchored bicycle lockers. In addition, for residential developments, long-term bicycle storage can be provided in a storage closet that is either within the unit or onsite, secure and assigned to the unit.
- (3) Exemptions -- the Planning Commission may allow exemptions to or reductions in required bicycle spaces in connection with temporary uses or uses that are not likely to need the required amount of bicycle parking.

**§ 155.XXX REQUIRED ACCESS.**

Access to off-street parking facilities shall be provided in accordance with the provisions of §§ 155.488 through 155.490 of this chapter.

**§ 155.XXX SIGNS.**

**Commentary:**

Signs in the mixed use zones will be subject to the same sign standards as the C-4 zones (in § 155.16).

Signs in the mixed use zones are subject to the sign standards of the C-4 zone in § 155.169. The provisions of §§ 155.515 through 155.536 regarding signs shall also apply.

### § 155.XXX LANDSCAPING, OUTDOOR OPEN SPACE AND STORAGE.

The following landscaping provisions shall apply in the mixed use zones. In addition, the landscaping provisions of §§ 155.545 through 155.559 shall also apply:

- (A) Minimum landscaped area. Where a mixed use adjoins a dedicated street, a minimum area equivalent to 25 square feet for each foot of frontage on said street shall be landscaped and maintained. Landscape areas in required setbacks (see § 155.XXX) or in common outdoor open space (see § 155.XXX.D.3) may be applied towards meeting the minimum amount of required landscaped area.
- (B) Parking lot landscaping. All areas shall have landscaping installed equivalent to 6% of the total parking areas. This landscaping shall be distributed so that 50% of the landscaping is located around the perimeter of the parking area, and the balance located within the parking area.
- (C) Curbs. Concrete curbs shall be installed along the borders of all on-site landscaped areas where said landscaped areas interface with driveways, off-street parking and loading areas and other similar facilities.
- (D) Open Space. All residential projects and the residential component of a mixed use project shall provide shared and private open space. The minimum amount of open space area required for each dwelling unit on the site is stated in Table XXX. Required area may be provided as individual, private outdoor areas, such as patios or balconies, or as common shared areas. There also may be a combination of individual and common areas. Where a combination of individual unit and common areas is provided, each individual area must meet § 155.XXX.E.1 and each common area must meet § 155.XXX.E.2 below, and together must provide a total amount of space equivalent to the combined amount of outdoor area required for each dwelling unit.
  - (1) Where a separate outdoor area is provided for an individual unit, it must be designed so that a 4-foot by 6-foot dimension will fit entirely within it. The outdoor area must be directly accessible to the unit. Areas used for pedestrian circulation to more than one dwelling unit do not count towards meeting the required outdoor area.
  - (2) Common areas may be indoors or outdoors.
    - (a) Where outdoor areas are common, shared areas, each area must be designed so that it is at least 500 square feet in area and must measure at least 20 feet in all directions. A portion of the outdoor common area must be located within 20 feet of a building entrance providing access to residential units. Required outdoor areas must be surfaced with lawn, pavers, decking, or sport court paving which allows the area to be used for active or passive recreational use. User amenities, such as tables, benches, trees, shrubs, planter boxes, garden plots, drinking fountains, barbecues, spas, or pools, may be placed in the outdoor area. Common, shared outdoor areas may also be developed with amenities such as play areas, plazas, roof-top patios, picnic areas, and open recreational facilities.
    - (b) Where an indoor common area is provided, it must be an indoor recreational facility or an indoor tenant community room (e.g., exercise rooms, club rooms, etc.). Indoor common areas that are not recreational facilities or community rooms, such as lobbies, hallways, laundry facilities, mail rooms, storage rooms, and vehicle or bicycle facilities, cannot be used to meet this requirement.



## § XXX PEDESTRIAN-ORIENTED STANDARDS - PURPOSE AND APPLICABILITY.

### **Commentary:**

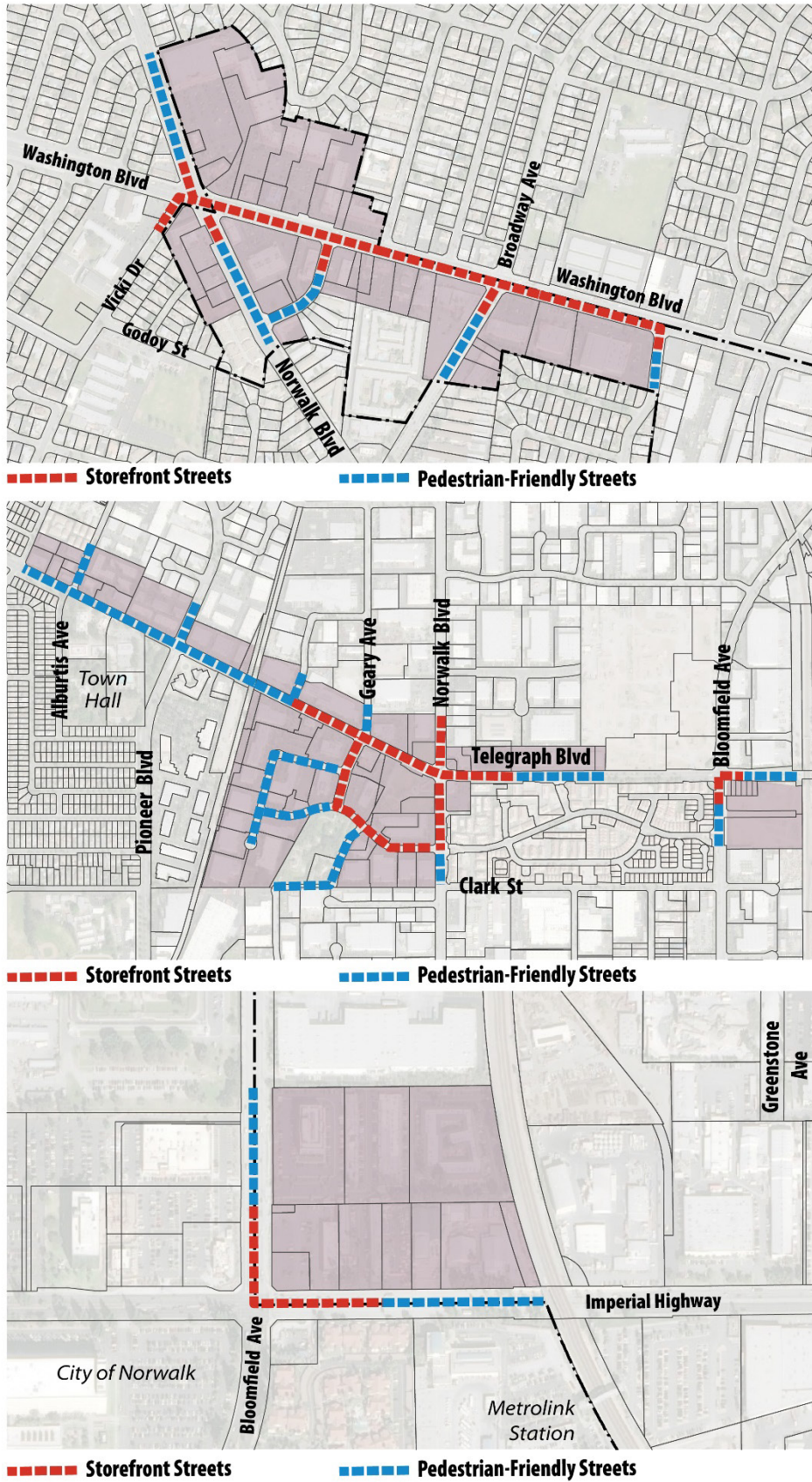
Some standards work best when applied to the entire lot or parcel (e.g., maximum floor area or lot coverage); however, pedestrian-friendly design standards, such as those outlined below, tend to work better when applied to street frontages (rather than to the entire lot). This approach allows the jurisdiction to focus energy on important pedestrian corridors while recognizing that businesses often need design flexibility on the rest of the site.

There are two types of streets (described below): "Storefront Streets" and "Pedestrian-Friendly Streets."

- (A) Purpose. The purpose of the design standards is to create pedestrian-oriented mixed use areas that will serve as the center of commercial and civic activity in the community and as a destination for residents and visitors. Pedestrian-oriented places provide visual interest at eye-level, feel safe and comfortable for people walking, contain a variety of activities and services, are easy to navigate on foot, and provide open areas and amenities for gathering and resting.
- (B) Street Design Types. Within the mixed use zones, streets have been designated as either "Storefront Streets" or "Pedestrian-Friendly Streets."
  - (1) Storefront streets. Storefront streets prioritize the pedestrian experience. These streets provide places to walk that are not only safe and comfortable, but that also provide visually interesting and engaging experiences. This is achieved through placing buildings closer to the street, designing buildings with architectural detail, and encouraging storefront shopping.
  - (2) Pedestrian-friendly streets. Pedestrian-friendly streets balance the pedestrian experience with the need to accommodate a range of development types. These streets are safe and comfortable for pedestrians. Buildings are encouraged to be placed close to the street, but not required. Other standards are relaxed slightly to provide flexibility in design while maintaining a pedestrian-friendly environment.

The design standards in this section apply to development and redevelopment on properties within the mixed use zones abutting streets designated as *storefront streets* and *pedestrian friendly streets*, as shown on Figure XXX. Table XXX provides an overview of the design standards that apply within the mixed use zones by street frontage type. See the referenced section of this chapter for specific regulations.

Figure XXX: Mixed Use Street Design Types



<b>Table XXX: Summary of Design Standard Applicability by Street Frontage Type</b>			
<b>Standard</b>	<b>Storefront Streets</b>	<b>Ped.-Friendly Streets</b>	<b>Code Section</b>
<b>Setbacks and Location of Vehicle Areas</b>			
Minimum setbacks	0 ft	0 ft	See § 155.XXX
No parking between building and the street	Required		See § 155.XXX
<b>Building Entries</b>			
Walkway connection	Required	Required	See § 155.XXX
Entry orientation	Required	Required	See § 155.XXX
Entry design	Required	Required	See § 155.XXX
<b>Windows Requirements</b>			
Minimum window requirements (as % of the ground level wall area) - Nonresidential	60%	40%	See § 155.XXX
Minimum window requirement (as % of façade) - Residential	15%	15%	See § 155.XXX
<b>Uses</b>			
Residential Use Limitation	Required		See § 155.XXX
<b>Architectural Design Standards</b>			
Façade articulation - Residential	Required	Required	See § 155.XXX
Architectural elements - Nonresidential	Required	Required	See § 155.XXX
<b>Streetscape</b>			
Sidewalk and pedestrian improvements	Required	Required	See § 155.XXX
Street trees	Required	Required	See § 155.XXX

**Commentary:**

Subsection C, below, establishes thresholds for new buildings and expansions and alterations. The thresholds should reflect the expected scale of development in the mixed use zones. The City could set the threshold as low as any development that triggers a building permit; however, that may be too small when considering the larger scale of development in these zones. The draft includes a threshold of 2000SF. Because the threshold for expansions and alterations of existing development is not objective, we recommend applying it to nonresidential development only.

(C) Development Types Subject to the Regulations.

- (1) New buildings. The design standards of this chapter apply to all new residential and nonresidential development proposals that include over 2,000 square feet in floor area.
- (2) Expansions to and alterations of existing nonresidential buildings. The standards of this chapter apply to expansions and alterations as follows:
  - (a) Building expansions or additions over 2,000 square feet that are visible from a public street or public space are required to be in conformance with the standards of this chapter. The standards only apply to the expansion or addition itself, not the existing building(s).
  - (b) Expansions or additions to nonresidential buildings that front a store-front street must, to the extent feasible, reduce the area dedicated to parking and vehicular circulation between the building and the right-of-way.

- (c) Exterior alterations or remodels of existing nonresidential buildings that do not conform to the standards for ground floor windows, weather protection, and architectural design must increase compliance with these standards where possible, and at a minimum must not increase nonconformance.
- (3) Expansions and alterations to parking and vehicle circulation areas. Expansions or alterations to existing parking and vehicle circulation areas must not increase non-conformity with the standard for the location of parking areas (see § 155.XXX).

**§ 155.XXX DESIGN EXCEPTIONS.**

**Commentary:**

The draft includes a process to allow exceptions or adjustments to the pedestrian-friendly standards through the Development Plan Approval process. Although this draft identifies no minimum setbacks to store front and pedestrian street frontages, the City is looking to identify standards that create pedestrian-friendly frontages and areas along these streets.

- (A) The planning commission may allow exceptions to the design standards in § 155.XXX through 155.XXX without the need to obtain a variance pursuant to § 155.XXX. For each standard for which a design exception is sought, the applicant must demonstrate that at least one of the following circumstances is met:
  - (1) The physical characteristics of the site or existing structure (e.g., existing buildings or other existing development, utility lines and easements, etc.) make compliance with the standard impractical; or
  - (2) The alternative design better complies with the following:
    - (a) The purpose of the mixed use zones and pedestrian friendly design standards as described in § 155.XXX and 155.XXX are met; and
    - (b) The intent of the standard for which the exception is being sought.
- (B) Requests for a design exception are subject to Development Plan Approval in accordance with the procedures in § 155.735 et sec. The request may be considered as part of the development application.

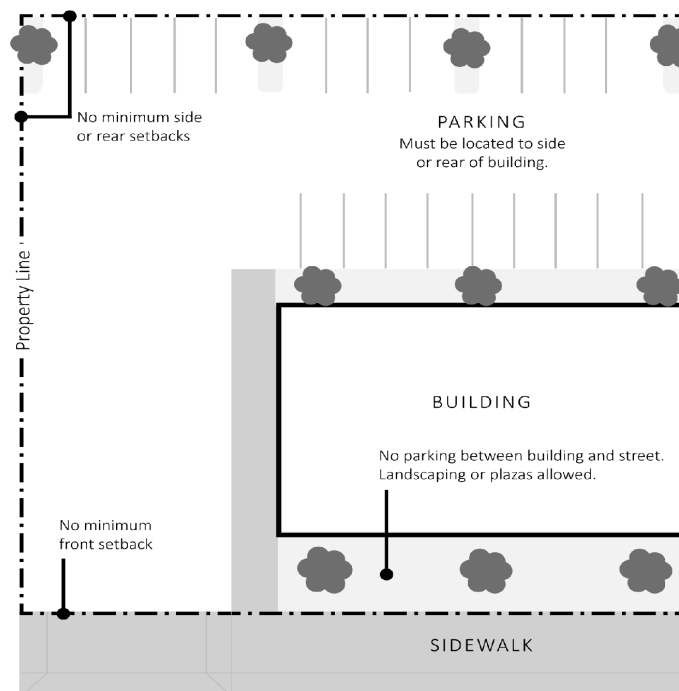
**§ 155.XXX SETBACKS AND LOCATION OF VEHICLE AREAS.**

The intent of the setback standards is to help ensure that buildings are placed close to the sidewalk to create both visual interest and a sense of enclosure or "an outdoor room." Buildings set back from the street with parking next to the sidewalk are less interesting and less comfortable for pedestrians.

- (A) Minimum setbacks.
  - (1) Lot lines abutting storefront and pedestrian-friendly streets. No minimum setback is required from a lot line that abuts a storefront street or pedestrian-friendly street.
  - (2) All other lot lines. A landscaped setback with a minimum width of 10 feet is required from all other lot lines except for lot lines which are internal to a development site.
- (B) Location of vehicle areas.
  - (1) Storefront streets. No vehicle areas (including surface parking, driveways, and queuing lanes) are permitted between a building and a lot line that abuts a storefront street (see Figure XXX). Any area between the building and a lot line that abuts a storefront street shall be developed as a pedestrian plaza or extension of the sidewalk or shall be landscaped.

- (2) Pedestrian-friendly streets. Vehicle areas are discouraged between buildings and pedestrian-friendly streets. If vehicle areas are located between a building and a lot line that abuts a pedestrian-friendly street, the following landscaping standards shall be met.
- (a) A minimum 15-foot-wide landscaped strip shall be provided between the on-site parking areas and the property line adjoining the pedestrian-friendly street, excepting locations for driveways. The landscaped area shall be located on private property behind the planned street width line.
  - (b) The landscaped area shall include minimum 24-inch box trees.
  - (c) Concrete curbs shall be installed along the borders of all on-site landscaped areas where said landscaped areas interface with driveways, off-street parking and loading areas and other similar facilities.

**Figure XXX: No Vehicle Areas between a Building and a Storefront Street**

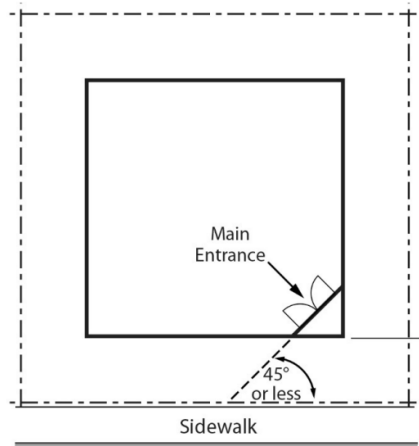


**§ 155.XXX BUILDING ENTRIES.**

These provisions ensure that all entrances to a primary building are visible and connected to the sidewalk by a pedestrian walkway. These features are important when the building is accessed by a pedestrian from the street (rather than from the parking lot). These standards apply to the primary building(s) on a site (e.g., not to accessory structures).

- (A) Required walkway. All primary entrances to a building (e.g., tenant entrance, lobby entrance, breezeway entrance, or courtyard entrance) must be connected to the sidewalk abutting a storefront or pedestrian-friendly street by a direct and continuous walkway.
- (B) Entry orientation. All buildings must have at least one primary entrance facing a storefront or pedestrian-friendly street (i.e., within 45 degrees of the street property line). For multi-tenanted nonresidential buildings, buildings with multiple entrances, or buildings with multiple frontages, only one primary entrance must comply with this standard. See Figure XX: Entry Orientation.

**Figure XXX: Entry Orientation**



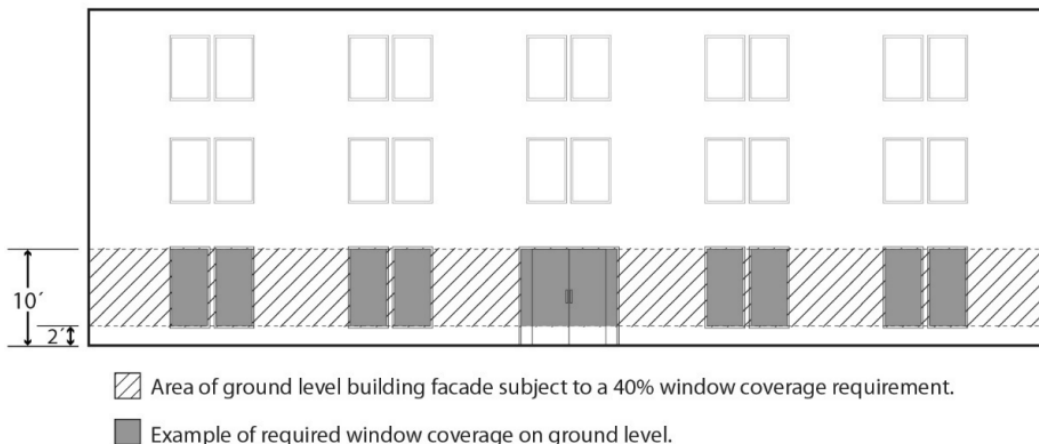
- (C) Entry design. The primary building entrance(s) facing the storefront or pedestrian-friendly street must be architecturally emphasized through the use of one or more of the following features: recessed doorway(s); overhangs or canopies; transom windows; ornamental light fixtures; larger, transparent or more prominent doors; or pilasters or columns that frame the principal doorway.

**§ 155.XXX WINDOW REQUIREMENTS.**

Window area or "glazing" requirements ensure that building facades will be composed of windows that provide views of activity, people, and merchandise, creating an interesting pedestrian experience.

- (A) Minimum window area required for nonresidential buildings.
1. Building facades facing a pedestrian-friendly street must have windows, display areas, or glass doorways for at least 40 percent of the area of the ground level wall area.
  2. Building facades facing a storefront street must have windows, display areas, or glass doorways for at least 60 percent of the area of the ground level wall area
  3. The ground level wall area is the wall area above 2 feet and below 10 feet, as measured from the finished grade (see Figure XXX).
  4. The window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and non-reflective, with a minimum visible light transmittance of 0.65 and maximum visible light reflectance of 0.20.

**Figure XXX: Ground Level Wall Area Measured for Window Standards**



- (B) Minimum window area required for residential buildings. Building facades that face a storefront or pedestrian-friendly street must have windows or glass doorways for at least 15 percent of the area of the entire façade (all floors). Ground floor dwelling units within 50 feet of a Storefront street are subject to the window requirements in § 155.XXX.

### § 155.XXX RESIDENTIAL USES ON STOREFRONT STREETS.

**Commentary:**

Standalone residential project would be allowed in all three mixed use zones. To help preserve the character of storefront streets, the draft includes some limitations on the design of ground floor units.

The intent of these use restrictions is to support the desired character of storefront streets, while providing flexibility for residential development.

- (A) Ground floor residential dwelling units are prohibited within 50 feet of a lot line that abuts a storefront street, unless the residential dwelling units are either part of a mixed use development and located behind a commercial use or the ground level dwelling units meet the standards in § 155.XXX.B, below.
- (B) The ground floor wall area of street-facing facades of dwelling units that are 50 feet or closer to a lot line that abuts a storefront street must be designed and constructed in compliance with the following standards.
  - (1) The distance from the finished floor to the bottom of the ceiling structure above must be at least 12 feet. The bottom of the structure above includes supporting beams. The area meeting this standard must be at least 25 feet deep, measured from the street-facing façade.
  - (2) Each unit must include a front entrance that is oriented to the storefront street.
  - (3) If dwelling units are setback from the storefront street, the setback area must be landscaped and/or hard-surfaced for use by pedestrians.
  - (4) Windows must cover at least 25 percent of the ground level wall area of the portion of the building with residential dwelling units on the ground-floor.
- (C) Lobbies and shared building entries and common open space (e.g., fitness centers or community rooms) are permitted within 50 feet of a lot line that abuts a storefront street.

### § 155.XXX ARCHITECTURAL DESIGN STANDARDS.

**Commentary:**

For residential developments the draft includes clear and objective standards to help ensure some variation of building facades facing storefront and pedestrian-friendly streets. For non-residential developments, the draft provides discretionary standards that address a wider range of design elements (e.g., materials, colors, etc.) which are similar to the Freeway Overlay Zone, but modified for the mixed use setting.

The facade articulation standards in subsection 155.XXX.A provide a clear and objective approach to ensure that residential building facades have variation and depth in the plane of the building in order to create a more interesting and welcoming environment to pedestrians. The additional discretionary standards in subsection 155.XXX.B apply to nonresidential buildings. The screening standard in subsection 155.XXX.C ensures that mechanical equipment is screened or otherwise minimized so that it does not detract from the pedestrian environment.

- (A) The facades of residential buildings or the residential component of mixed use buildings which are visible from a storefront street or a pedestrian-friendly street shall meet the following standards. The design shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break

up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 20 feet, and each floor shall contain at least two elements from the following options:

- (1) Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of four feet;
- (2) Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of two feet and runs horizontally for a minimum length of four feet; or
- (3) Offsets or breaks in roof elevation of two feet or greater in height.

**Figure XX: Residential Building Articulation**



(B) The facades of nonresidential buildings or the nonresidential component of mixed use buildings which are visible from a storefront street or a pedestrian-friendly street shall meet the following requirements.

- (1) All buildings must be constructed of durable, maintenance-free materials;
- (2) Various building materials and colors shall be used to create visual interest.
- (3) Architectural treatments shall include variations of mass, height, materials, colors, and textures to maintain a visually appealing appearance;
- (4) Various types of building cladding shall be used to produce different texture, shade, and shadow effects;
- (5) All buildings should feature a dominant (main) color on all elevations. Light colors in the white, cream and tan ranges are preferred;
- (6) Buildings may use up to three contrasting colors that complement the building's dominant color. Use of more than three contrasting colors is subject to approval by the Planning Director. Contrasting materials, textures, and colors shall be used to add emphasis to building entrances and to articulate long expanses of building walls;
- (7) Long, unarticulated facades are prohibited and walls shall not run for more than 25 feet in one continuous plane without significant enhancements. Enhancement features include: entry augmentations, horizontal offsets, change in roofline, unique corner treatment, reveal lines, building offsets, facade pop-outs, off-set bricks, window frames, glass treatments and changes in materials (tile or masonry materials), colors, texture and finishing. Public art, murals (which does not include signage and advertisements and which has been approved by the Heritage Arts Advisory Committee), and rich landscaping are also an acceptable option to enhance building facades. Windows and doors are key elements of any structure's form and shall relate to the scale of the elevation on which they appear. Recessed openings help to provide depth and contrast on elevation planes.



**§ XXX STREETScape REQUIREMENTS.**

- (A) Sidewalks and other pedestrian improvements. All sidewalk construction shall be designed and constructed to meet standard city specifications as approved by the City. On storefront and pedestrian-friendly street frontages, the Planning Director may condition development approvals on construction of wider sidewalks, pedestrian streetscape furniture, pedestrian-scale lighting, safety enhancements (e.g., bollards) and textured paving surfaces.
- (B) Street trees. Street trees are required on storefront and pedestrian-friendly streets. Street trees shall be selected, planted and maintained in accordance with city specifications for street trees. On storefront and pedestrian-friendly street frontages, if street trees are planted within tree wells, the Planning Director may condition development approvals on such wells having city-approved metal grates.

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