

PUBLIC REVIEW DRAFT (JUNE 2023)
PART 6.A. MIXED USE ZONE DISTRICTS (MU-DT, MU AND MU-TOD)

§ 155.175.1 PURPOSE.

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.

§ 155.175.2 USES.

Permitted uses and conditional uses are shown in Table 1. 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.

| Table 1: Mixed Use Allowed Uses and Permit Requirements | | | | |
|--|--|-----------|----------------|---|
| | P: Permitted Use X: Use Not Allowed | | | CUP: Conditional Use Permit AUP: Administrative Use Permit |
| Uses | Land Use Regulation | | | Specific Use Regulations |
| | MU-DT | MU | MU- TOD | |
| RESIDENTIAL USES | | | | |
| Single Unit Dwelling | X | X | X | |
| Multi-Unit Dwellings | P | P | P | |
| Accessory Dwelling Unit | P | P | P | Subject to the regulations in § 155.644 |
| Boarding House and Single Room Occupancy (SRO) | CUP | CUP | CUP | |
| Employee Housing, Large | P | P | P | |

| Uses | Land Use Regulation | | | Specific Use Regulations |
|--|---------------------|---------|---------|---|
| | MU-DT | MU | MU- TOD | |
| Employee Housing, Small | P | P | P | |
| Live/Work Unit | P | P | P | |
| Supportive Housing | P | P | P | |
| Transitional Housing | P | P | P | |
| CARE SERVICES AND FACILITIES | | | | |
| Community Care Facilities, Large | CUP | CUP | CUP | |
| Community Care Facilities, Small | P | P | P | |
| Emergency Shelter, Permanent | X | P | X | Emergency shelter facilities are subject to § 155.629.1 |
| Emergency Shelter, Temporary Low Barrier Navigation Centers | P | P | P | |
| Family Day Care Home, Large | AUP | AUP | AUP | Subject to Approval by Director of Planning and Development See Section 155.625; Day Care; Large Family Allowed in stand-alone residential uses only. |
| Family Day Care Home, Small | P | P | P | Allowed in stand-alone residential uses only. |
| Hospitals and Clinic/Urgent Care: Clinic/Urgent Care | P / CUP | P / 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. |
| Hospital | X | CUP | X | |
| RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES | | | | |
| 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 is 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 | |

| Uses | Land Use Regulation | | | Specific Use Regulations |
|--|---------------------|---------|---------|---|
| | MU-DT | MU | MU- TOD | |
| Parks and Public Plazas | P | P | P | |
| 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 | |
| EATING ESTABLISHMENTS | | | | |
| 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 |
| Cocktail Lounges and Bars | CUP | CUP | CUP | Subject to § 155.723 Conditional use permits for entertainment and other uses and § 155.628 |
| Restaurants | | | | |
| Where the Outdoor Dining area is more than 50% of the overall seating area | CUP | CUP | CUP | |
| Serving Alcoholic Beverages | CUP | CUP | CUP | Restaurants serving alcoholic beverages are subject to § 155.628 Sale or service of alcoholic beverages. |
| With Drive-in or Drive-through Facilities | CUP | CUP | CUP | |
| All Other Restaurants | P | P | P | |
| RETAIL, COMMERCIAL SERVICE, AND OFFICE | | | | |
| 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 | X | CUP | X | |
| Financial Institutions and Related Services | P | P | P | |

| Uses | Land Use Regulation | | | Specific Use Regulations |
|--|---------------------|-------|---------|--|
| | MU-DT | MU | MU- TOD | |
| Hotel and/or Motel | CUP | CUP | CUP | |
| Office, Business, and Professional (non-medical and dental offices) | P | P | P | |
| 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. |
| AUTOMOBILE-ORIENTED USES | | | | |
| Automobile Sales and Rental | X | X | X | |
| Automobile Washing/Detailing | X | X | X | |
| Automobile Service, Major | X | X | X | |
| Automobile Service, Minor | X | X | X | |
| Drive-in/Drive-through Establishments | CUP | CUP | CUP | |
| Service/Fueling Station, Automobile | X | X | X | |
| LIGHT INDUSTRIAL | | | | |
| Laboratory – Medical, Analytical, Research, Testing (Existing uses only) | CUP | CUP | X | Expansion of existing uses is subject to CUP; new uses are prohibited |
| Manufacturing – Light (Existing uses only) | CUP | CUP | X | Expansion of existing uses is subject to CUP; new uses are prohibited |
| Research and Development (Existing uses only) | CUP | CUP | X | Expansion of existing uses is subject to CUP; new uses are prohibited |
| OTHER USES | | | | |
| Transit Stations | CUP | CUP | P | |
| Utility Facilities | | | | |

| Uses | Land Use Regulation | | | Specific Use Regulations |
|---|--|-----|---------|--------------------------|
| | MU-DT | MU | MU- TOD | |
| Facilities with On-site Staff | CUP | CUP | CUP | |
| Facilities with No On-site Staff | P | P | P | |
| Wireless Telecommunication Facilities, Satellite Dish Antenna | Subject to Chapter 157 (Wireless Telecommunications Facilities) and as otherwise regulated by this Section | | | |

§ 155.175.3 ACCESSORY USES.

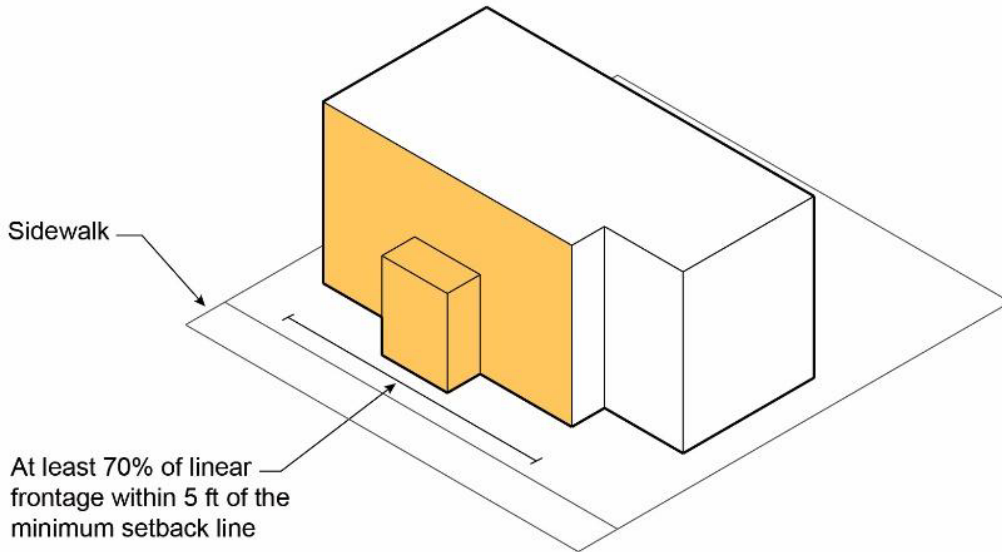
The following accessory uses are permitted in the mixed use zones: those accessory uses and structures customarily appurtenant to a permitted use, such as incidental storage facilities.

§ 155.175.4 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 | 10 SF per linear foot of frontage plus 5% of the total parking areas | | |
| Open Space (residential only) | 200 sf/unit | 200 sf/unit | 150 sf/unit |
| Storage (residential only) | 150 cu ft/unit | 150 cu ft/unit | 150 cu ft/unit |
| Minimum setback | 10 ft. See also § 155.175.5 | | |
| 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) | See § 155.175.7 Stepbacks | | |
| Maximum density | 40 du/ac | 40 du/ac | 60 du/ac |
| | See also residential density bonus in §155.625.1 | | |

§ 155.175.5 SETBACKS

- (A) Street setbacks: Buildings shall be located within 5 feet of the minimum setback for at least 70 percent of the building frontage along the primary right-of-way and 50 percent along any secondary right-of-way, excluding alleys.



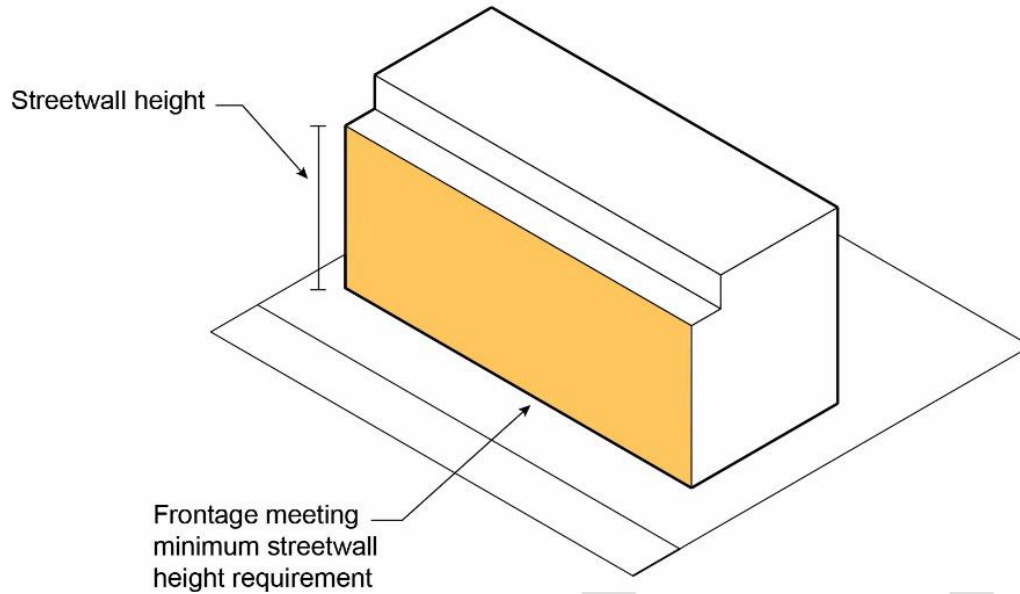
- (B) Landscaping. A minimum percentage of the setback area shall be landscaped with trees, shrubs, and/or groundcover, either in the form of in-ground landscaping or planters, as follows:

| Table 3: Setback Landscaping Requirement | Percentage |
|---|-------------------|
| Frontages with shared entrances to internal circulation | 50% |
| Frontages with individual residential unit entrances | 30% |
| With a stoop taller than 30 inches | 10% |
| Frontages with commercial tenant entrances | 30% |
| With outdoor dining | 10% |

- (C) Interior setbacks: Buildings shall be set back a minimum of 15 feet from adjacent residential zoning districts.

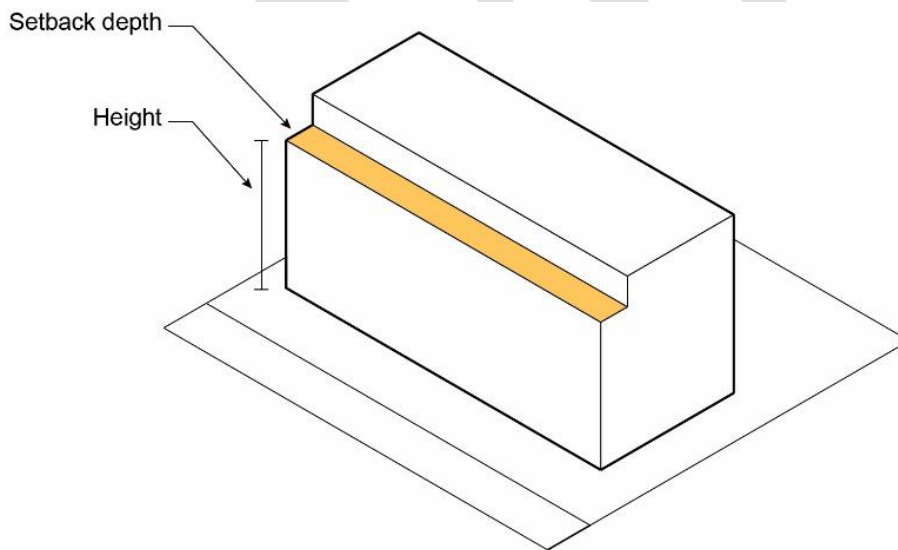
§ 155.175.6 STREETWALL

- (A) Streetwall: Street-facing facades shall meet or exceed 25 feet (or 2 stories in height) for at least 75 percent of building frontage along public rights-of-way, unless the overall building height is lower than 2 stories.
- (1) Streetwall is defined as any street-facing façade, excluding appurtenances, within 5 feet of the minimum setback and is not required to be continuous.

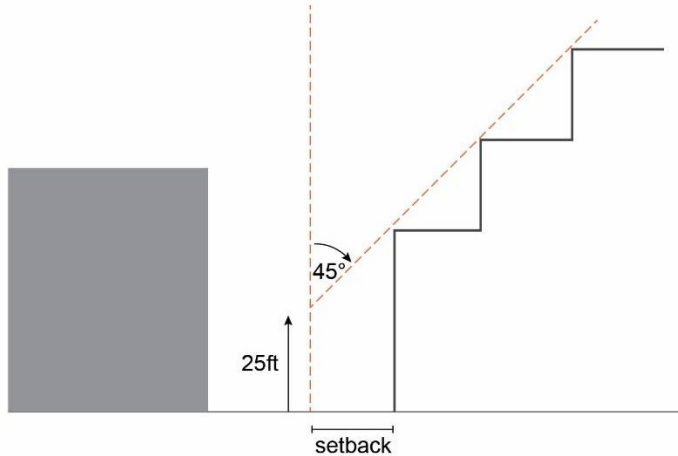


§ 155.175.7 STEPBACKS

- (A) Street stepbacks: Street-facing facades greater than 4 stories shall be stepped back a minimum of ten feet from the minimum setback line. Uses allowed within the stepback depth include balconies, terraces, shade structures, and similar open space features.



- (B) Interior/rear stepbacks: Adjacent to Residential zoning districts, buildings shall not be located within a plane sloping upward and inward at a 45-degree angle measured from the vertical, starting 25 feet above the existing grade along the property line. Uses allowed within the stepback include balconies, terraces, shade structures, and similar open space features.



§ 155.175.8 PERMITTED FENCES, HEDGES AND WALLS.

Fences, hedges and walls shall be permitted in accordance with the following provisions:

- (A) Fences, hedges and walls in the front yard area shall be limited to three and one-half feet in height.
- (B) Fences, hedges and walls in street side yard areas shall be limited to three and one-half feet in height.
- (C) In all other areas, the height shall be limited to seven feet.
- (D) Fences and walls: Barbed wire, chain-link, and razor wire are prohibited.

§ 155.175.9 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.

§ 155.175.10 REQUIRED OFF-STREET PARKING AND LOADING AND BICYCLE PARKING

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) Electric Vehicle Charging Stations.
 - (1) Where Allowed. Electric vehicle charging stations may be provided in any area designed for the parking or loading of vehicles.
 - (2) Where Required. In new parking areas with 20 or more parking spaces, a minimum of one electric vehicle charging station shall be provided for every 10 parking spaces.
- (D) Bicycle parking. The minimum amount of bicycle parking shall be provided based on primary use as follows:

| Table 4: Bicycle Parking Standards | | |
|---|--|---|
| Use | Short-term Bicycle Parking Spaces | Long-term Bicycle Parking Spaces |
| Residential | 10% of long-term; 2 minimum | 1 space per four units; 2 minimum |
| Office/Industrial | 1 space per 8,000 sq ft, 2 minimum | 1 space per 8,000 sq ft, 2 minimum |
| Other non-residential | 1 space per 4,000 sq ft, 2 minimum | 1 space per 4,000 sq ft, 2 minimum |

- (1) Short-term parking: Short-term bicycle parking shall be located within 50 feet of and visible from a primary entrance.
 - (a) Short-term bicycle parking may be located within the public right-of-way subject to approval from the Director of Planning and Development and the Director of Public Works, provided that an unobstructed sidewalk clearance of at least 5 feet is maintained for pedestrians at all times.
 - (b) Each required bicycle parking space shall have a parking rack securely fastened to the ground. Parking racks shall support each bicycle at a minimum of two points, including at least one point on the frame, and shall allow the frame and at least one wheel to be locked with a U-shaped lock.
- (2) Long-term parking: Long-term bicycle parking shall be located on the ground floor or one level below, within 75 feet of an accessible building entrance, and without requiring the use of stairs.
 - (a) 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.
 - (b) A minimum of 1 electrical outlet shall be available in each long-term bicycle parking area for the use of electric bicycle charging.
- (3) Horizontal storage: Each horizontal bicycle space shall be designed to maintain a minimum of two feet in width and six feet in length, with a minimum of seven feet of vertical clearance.

- (4) Vertical storage: Each vertical or wall-mounted bicycle space shall be designed to maintain a minimum of three feet six inches in length, with three feet between racks and a minimum of seven feet of vertical clearance.
- (5) Aisles: Access to bicycle parking spaces shall be at least five feet in width. Bicycle spaces shall be separated from auto parking spaces or drive aisles by a fence, wall, curb, or at least five feet of open area.

(E) Vehicle Access

- (1) Driveways: A maximum of one two-way driveway shall be permitted on sites with less than 200 feet of primary street frontage. A maximum of two two-lane driveways shall be permitted on sites with 200 feet or more of primary street frontage.
 - (a) A minimum of one driveway shall be located on a secondary street or alley, where available.
 - (b) Driveways and associated curb-cuts shall have a maximum width of 25 feet.
 - (c) The minimum distance between driveways on the same lot shall be 50 feet.
 - (d) Controlled entrances to parking (e.g. gates) shall be located at least 20 feet from the property line to allow for a queueing vehicle.

(F) Surface Parking

- (1) Setbacks: Parking shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and 5 feet from any adjacent Residential zoning district.
 - (a) Parking shall be buffered by permitted non-parking uses or a landscaped setback adjacent to the property line, except for vehicle/pedestrian access.
 - (b) Landscaped setbacks shall include hedges or shrubs with a minimum height of 3 feet at the time of planting that form a continuous visual screen to block vehicle headlights.
- (2) Landscaping: A minimum of 5 percent of the parking area shall be landscaped and permeable, in addition to any landscaped setbacks. This area shall be distributed throughout the parking area.
- (3) Trees: A minimum of one shade tree for every 4 vehicle parking spaces shall be planted and evenly distributed throughout the parking area.

(G) Structured Parking

- (1) Setbacks: Structured parking shall be set back a minimum of 15 feet from any adjacent Residential zoning district.
 - (a) Above ground parking shall be buffered by permitted non-parking uses with a minimum depth of 35 feet adjacent to the primary street property line, except for vehicle/pedestrian access.
 - (b) Semi-subterranean parking shall not extend beyond the building façade and may not project higher than four feet above sidewalk elevation.

§ 155.175.11 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.

§ 155.175.12 SIGNS.

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.

§ 155.175.13 LANDSCAPING AND OUTDOOR OPEN SPACE

The following landscaping and outdoor open space 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 § 155.175.5) or in common outdoor open space (see § 155.175.13.D.3) may be applied towards meeting the minimum amount of required landscaped area.
- (B) 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.
- (C) Open Space
 - (1) Minimum Open Space shall comply with the applicable design standards depending on type of open space. Areas used for parking, loading, or storage shall not be counted towards minimum Open Space.
 - (a) Residential Open Space: Projects with a residential component shall provide a minimum of 15 percent of the residential GFA as a combination of Common and Private Open Space.
 - (b) Non-residential: Projects with over 40,000 square feet of non-residential GFA shall provide a minimum of 5 percent of the non-residential GFA as Common Open Space.
 - (2) Private Open Space
 - (a) Access: Private Open Space shall abut and have direct access to the associated tenant space.
 - (b) Amount: A minimum of 30 percent of the required Residential Open Space shall be Private Open Space.
 - (c) Dimensions: Private Open Space shall have a minimum area of 40 square feet and a minimum dimension of 5 feet in each direction.
 - (d) Distribution: All Private Open Space shall be outdoors and may be located within a required setback or stepback.
- (D) Common Open Space
 - (1) Access: Common Open Space shall be available to all tenants of the building at no cost.
 - (2) Amount: A minimum of 30 percent of the required Residential Open Space shall be Common Open Space.
 - (3) Dimensions: Common Open Space shall have a minimum area of 500 square feet and a minimum dimension of 15 feet in each direction.
 - (a) Distribution: A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.
 - (4) A maximum of 30 percent of Common Open Space shall be indoors (i.e. lounges, fitness centers, and similar). Indoor Common Open Space shall not include spaces primarily used for circulation.
 - (5) Landscaping: A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in each direction, with a soil depth of at least 18 inches.
 - (6) Trees: A minimum of one 24-inch box tree per project or for every 500 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space, excluding rooftop decks.

- (7) Hardscape: A maximum of 25 percent of Common Open Space may be paved in standard concrete, with the remainder using enhanced paving such as brick, natural stone, unit concrete pavers, textured/colored concrete, or similar.
- (8) Water features: A maximum of 5 percent of Common Open Space shall be decorative water features, such as fountains or reflecting pools.

§ 155.175.14 FRONTAGES.

(A) Ground Floor

- (1) Floor Height: Ground floor commercial, non-residential, and residential common spaces shall have a minimum height of 15 feet, measured from finished floor to finished ceiling. Ground floor residential units shall have a minimum height of 10 feet, measured from finished floor to finished ceiling.
- (2) Elevation:
 - (a) The ground floor for commercial elevation shall be located within 2 feet above or below sidewalk elevation. Primary entrances shall be located at sidewalk elevation.
 - (b) The ground floor for residential elevation shall be located within 2 feet to 4 feet above elevation. Primary entrances shall be located at sidewalk elevation.
- (3) Entrances: Street-facing façades shall provide a minimum of one entrance per 100 feet of frontage that opens directly onto the sidewalk or another public open space.
 - (a) Entrances shall be set back at least 30 inches from the public right-of-way.
 - (b) Primary entrances shall be distinguished by at least one of the following
 1. Awning/canopy;
 2. Overhang/recessed entry;
 3. Porch/portico;
 4. Trellis.
- (4) Transparency: Street-facing façades shall incorporate glazing for a certain percentage of the building frontage between 2 and 8 feet in height from sidewalk elevation. Windows shall provide views into display, lobby, sales, work, or similar active areas.
 - (a) For non-residential and residential common space uses, at least 60 percent of the frontage shall be transparent.
 - (b) For ground floor residential units, at least 15 percent of the frontage shall be transparent.
- (5) Blank walls: Windowless expanses of walls on the ground floor shall not exceed 20 feet in length. Blank walls over 10 feet in length shall be enhanced by one of the following:
 - (a) Pattern, motif, etching, or similar decoration;
 - (b) Landscaping that covers at least 50 percent of the wall area;
 - (c) Trellis or similar projection;
 - (d) Public art approved by review authority.
- (6) Shading: Shade structures shall allow a minimum vertical clearance of eight feet above sidewalk elevation. Shade structures shall not conflict with existing street trees.
- (7) Security devices: Any security devices (i.e. roll-up doors) shall be designed to be fully concealed and hidden from view during business hours.

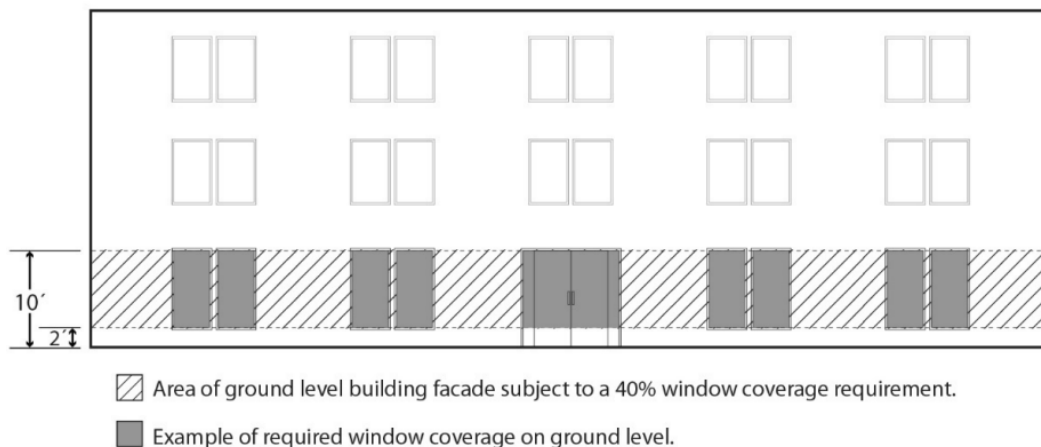
(B) Façades

- (1) Composition: Street-facing façades shall include at least three of the following:
 - (a) Pattern of modulation or fenestration;
 - (b) Datum lines along the length of the building (e.g. cornice) at least 4 inches in depth;
 - (c) Repeated projections (e.g. architectural detail, shading) at least 4 inches in depth;
 - (d) Balconies over 20 percent of the elevation;
 - (e) Screening (e.g. lattices, louvers).
- (2) Transparency: Street-facing façades shall incorporate glazing for at least 30 percent of the façade, including ground floor transparency.
- (3) Windows: Windows shall be recessed at least 2 inches from the face of the façade.
 - (a) Windows shall have a visible transmittance (VT) of 0.5 or higher. Mirrored, tinted or highly reflective glazing is prohibited.
 - (b) Vinyl windows are prohibited.
- (4) Materials: A minimum of two materials shall be used on any building façade, in addition to glazing, railings, and trim, and shall correspond to variations in building plane.
 - (a) A primary material shall cover at least 40 percent of any building façade, excluding windows.
 - (b) No more than four colors shall be applied to the building façade (one primary color and up to three trim colors), excluding art (e.g. a mural).
- (5) Color: No more than four colors shall be applied to the building façade (one primary color and up to three trim colors), excluding art (e.g. a mural).
- (6) Balconies: Balconies shall project a maximum of 4 feet from the building façade and shall not be located within 6 feet of any interior property line.
 - (a) Side-loaded townhomes shall incorporate at least one front-facing balcony.
- (7) Roof decks: Roof decks located within 25 feet of a Residential zoning district shall be set back a minimum of 5 feet from the building edge.
 - (a) The sum of all roof decks on a single building shall not exceed 60 percent of the roof area to allow for mechanical equipment including solar panels.
- (8) Lighting: All structures, entrances, parking areas, common open spaces, and pedestrian pathways shall be lit from dusk to dawn.
 - (a) Lighting shall be located to illuminate only the intended area, and a minimum of 90 percent of lighting shall be directed downward.
 - (b) Lighting shall not extend beyond an interior property line, and light sources shall not be visible from adjacent properties.
- (9) Screening: Rooftop equipment, excluding solar photovoltaic, shall be screened from public view.

(C) 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.

- (D) 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 1).
 - (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 1: Ground Level Wall Area Measured for Window Standards



- (E) 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.

§ 155.175.15 RESIDENTIAL USES ON STOREFRONT STREETS.

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 § 155.175.15.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.

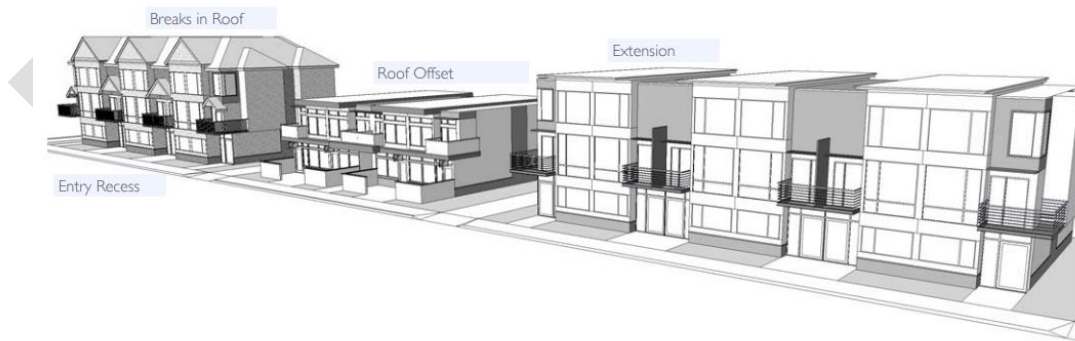
- (4) Windows must cover at least 25 percent of the ground level wall area of the portion of the building with residential dwelling units on the ground-floor.
- (C) Lobbies and shared building entries and common open space (e.g., fitness centers or community rooms) are permitted within 50 feet of a lot line that abuts a storefront street.

§ 155.175.16 ARCHITECTURAL DESIGN STANDARDS.

The facade articulation standards in subsection 155.175.16.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 155.175.16.B apply to nonresidential buildings. The screening standard in subsection 155.175.9 ensures that mechanical equipment is screened or otherwise minimized so that it does not detract from the pedestrian environment.

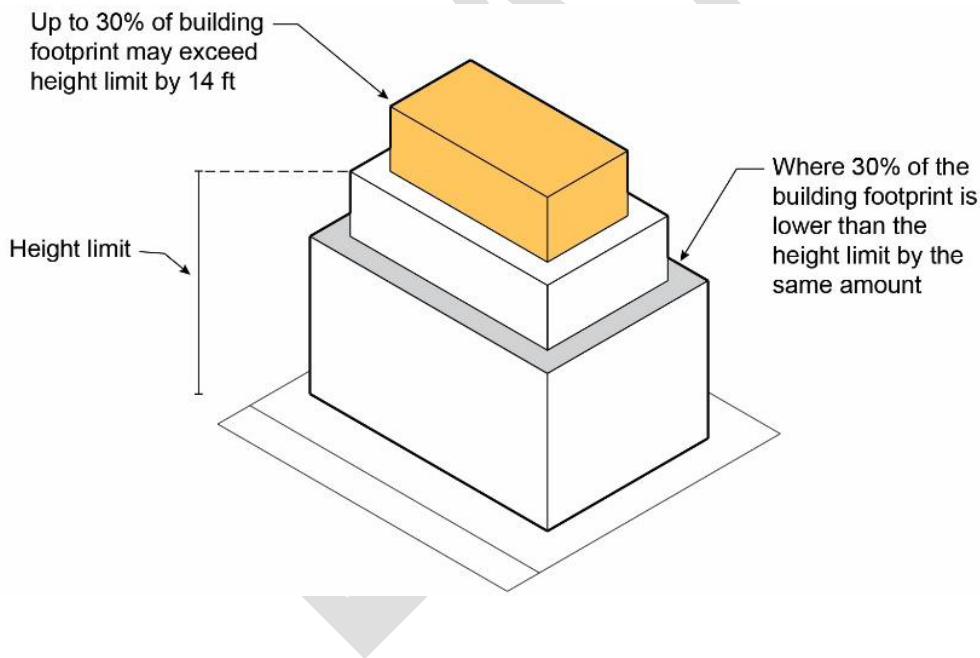
- (A) The facades of residential buildings or the residential component of mixed use buildings which are visible from a storefront street or a pedestrian-friendly street shall meet the following standards. The design shall incorporate design features such as varying rooflines, offsets, balconies, projections (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 2: 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 Director of Planning and Development. 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.
- (C) Roofline variation: Buildings may exceed the height limit by up to 14 feet for a maximum of 30 percent of a building's footprint. This allowance is not applicable within interior/rear setbacks or stepbacks and may not be used in conjunction with a concession for building height through density bonus.



(D) Modulation

- (1) Façade modulation: Façades shall be modulated with at least three of the following elements:
 - (a) Balconies recessed at least 2 feet in depth;
 - (b) Vertical pilasters 3 inches in depth reflecting building structure or architectural style;
 - (c) Horizontal bands, trims, or reveals 3 inches in depth along multiple levels;
 - (d) A change in material or texture (excluding windows, doors and railings).

- (2) Façade length: Street-facing façades of 150 feet or longer shall include a minimum break of 10 percent of the façade length or 20 feet in width, at least 10 feet deep and open to the sky.
- (3) Corner treatments: Corner-facing facades of 75 feet or longer shall incorporate at least two of the following elements within 50 feet of the building corner along the primary frontage:
 - (a) A building entrance;
 - (b) A change in height of at least 4 feet for an area 10 feet by 10 feet minimum;
 - (c) A change in façade plane on upper stories of at least 2 feet in depth;
 - (d) A change of façade material or texture (excluding windows, doors and railings);
 - (e) A public open space or outdoor dining.

§155.175.17 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 Director of Planning and Development 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 Director of Planning and Development may condition development approvals on such wells having city-approved metal grates.