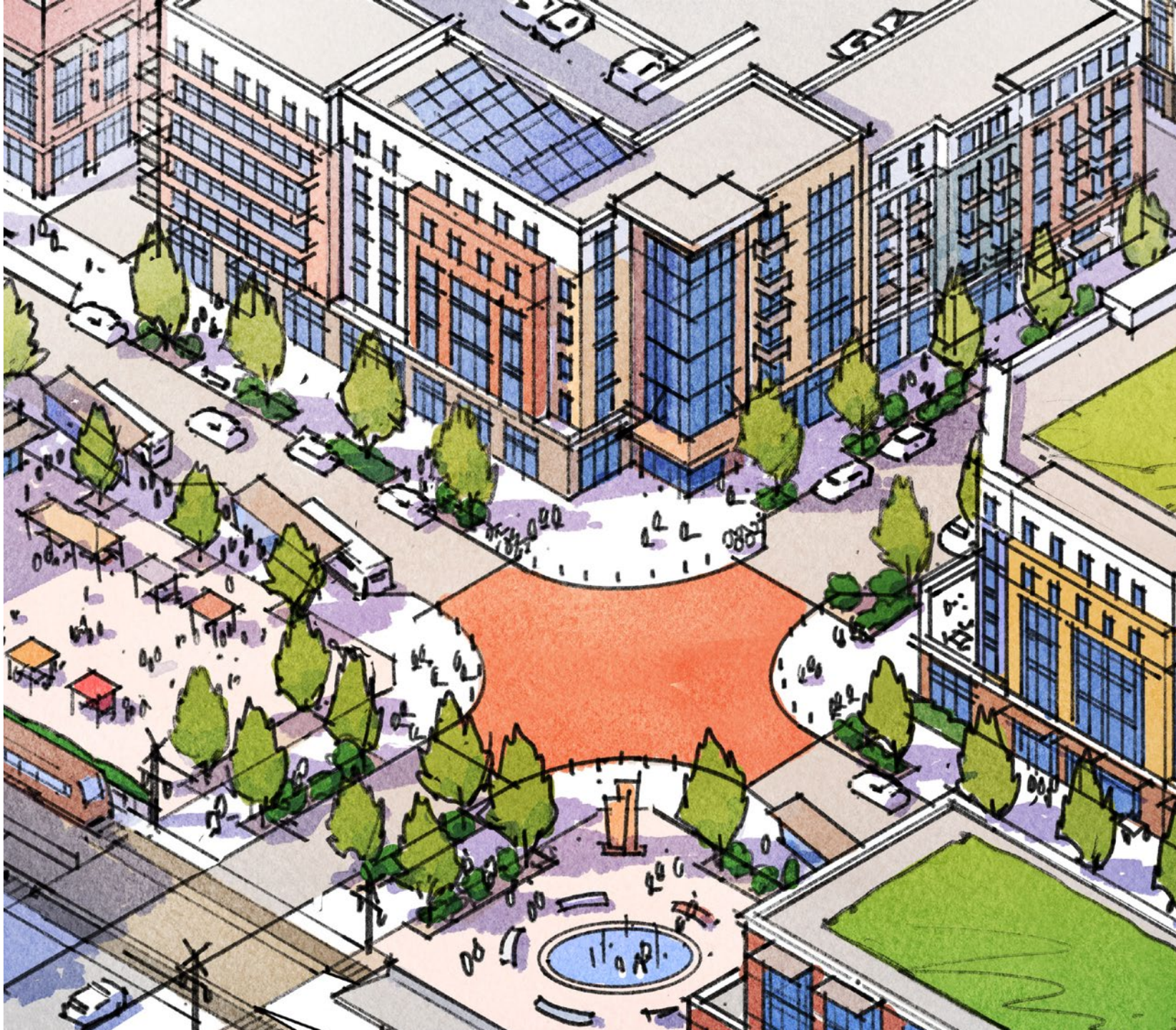
PLANNING COMMISSION MEETING #2
DESIGN TOOLS

Pomona Zoning Update

Draft Code Overview

August 9, 2023



TONIGHT'S MEETING

Section 1 Introduction

Section 2 7.26 Meeting Recap

Section 3 Form Rules

Section 4 Frontage Rules

Section 5 Site Rules

Section 6 Next Steps

SECTION 1

Introduction

UPCOMING PLANNING COMMISSION MEETING TOPIC

S	M	T	W	T	F	S
23	24	25	~~26~~	27	28	29
30	31	1	2	3	4	5
6	7	8	~~9~~	10	11	12
13	14	15	16	17	18	19
20	21	22	**23**	24	25	26
27	28	29	30	31	1	2

✓ Meeting 2 (7.26) Code Overview

✓ Meeting 2 (8.9) **Design Tools** (Form, Frontage + Site)

→ **Meeting 3 (8.23) Use Tools and Decisions** (Use + Admin)

UPCOMING COMMUNITY MEETING TOPICS

S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	**15**	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

✓	SMALL BUSINESS #1 English	Tonight August 1, 2023	6:30pm	The Village Conference Center Entrance 4 1460 E. Holt Ave Pomona CA 91767
✓	RESIDENTIAL #1 English/Spanish	Saturday, August 5, 2023	10am	Palomares Park Community Center 499 E Arrow Hwy Pomona, CA 91767
✓	SMALL BUSINESS #2 Spanish	Tuesday, August 8, 2023	6:30pm	The Village Conference Center Entrance 4 1460 E. Holt Ave Pomona, CA 91767

SESSION	DATE	TIME	LOCATION
DESIGN #1 English/Spanish	**Tuesday, August 15, 2023**	**6pm**	**DA Center for the Arts** 252 S Main St D Pomona, CA 91766
USES #1 English/Spanish	Wednesday, August 16, 2023	6pm	Palomares Park Community Center 499 E Arrow Hwy, Pomona, CA 91767
RESIDENTIAL #2 English/Spanish	Saturday, August 19, 2023	10am	Philadelphia Elementary School 600 E Philadelphia St, Pomona, CA 91766

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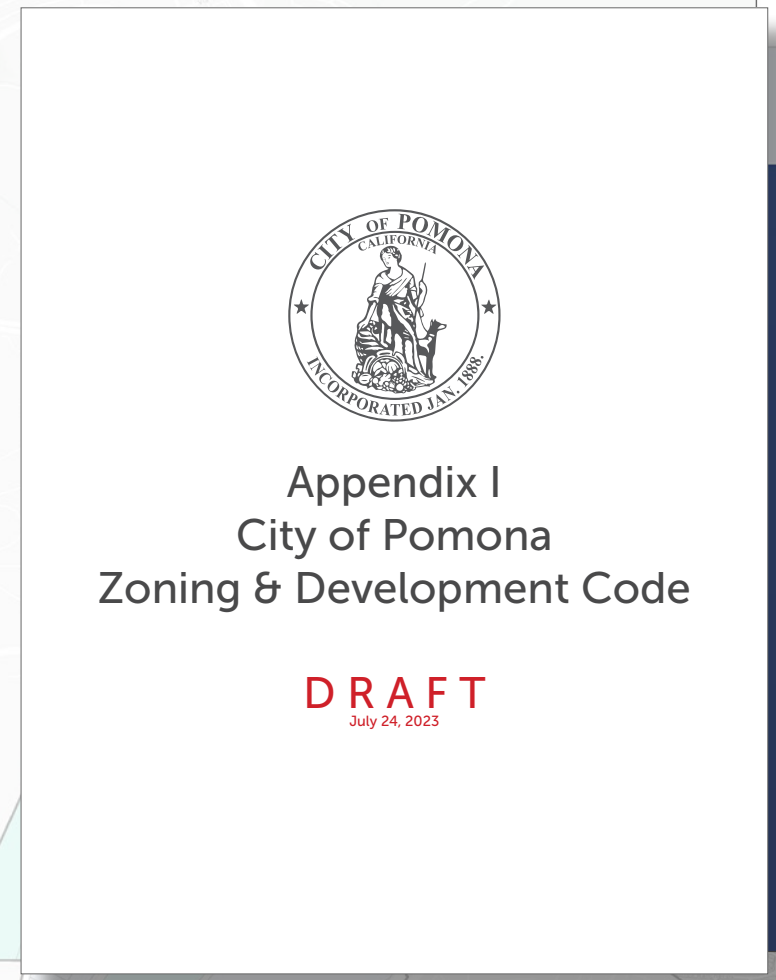
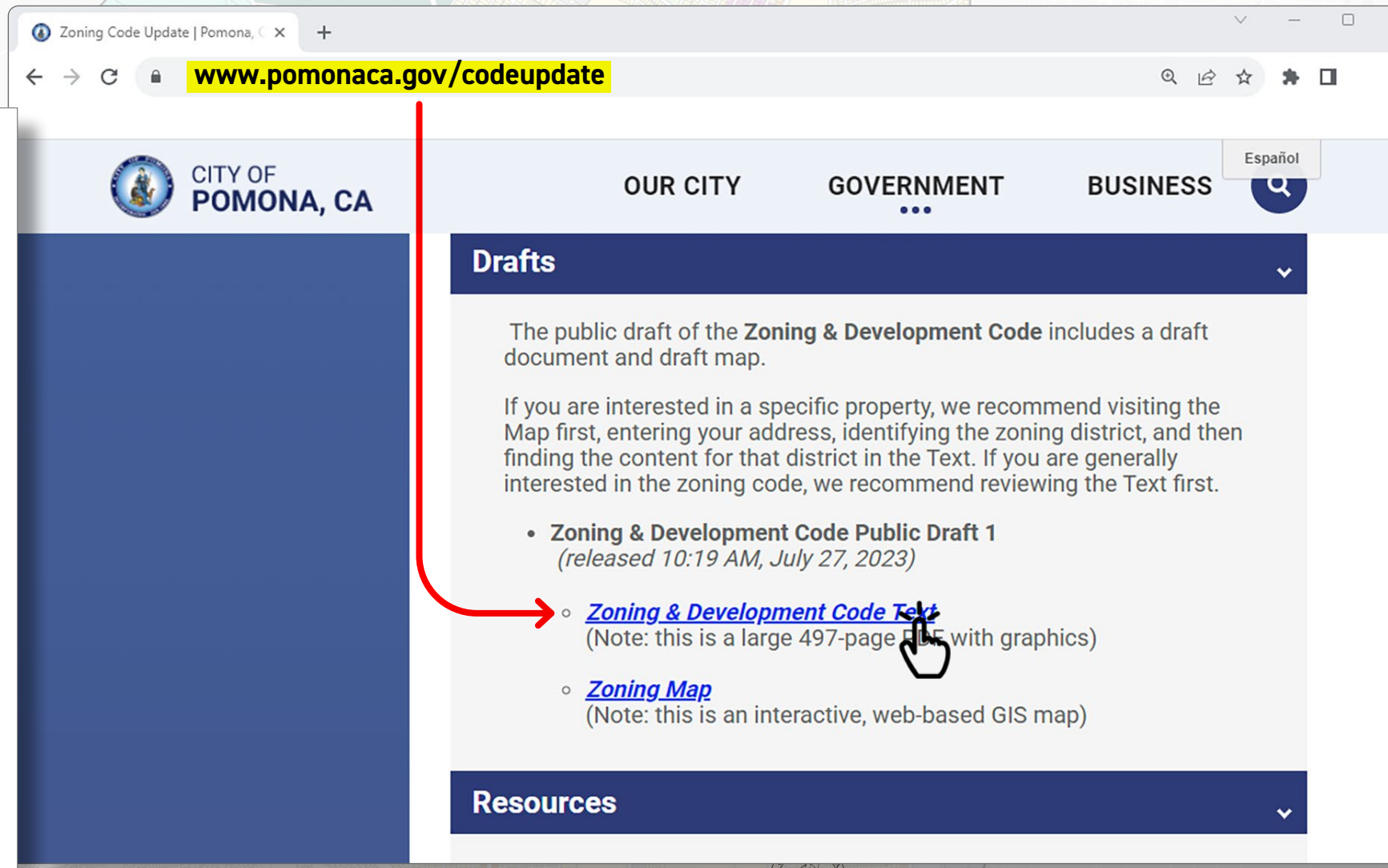
THE PUBLIC REVIEW DRAFT IS LIVE!





THE PUBLIC REVIEW DRAFT IS LIVE!

Zoning Code Update | Pomona,

www.pomonaca.gov/codeupdate

CITY OF POMONA, CA

OUR CITY | GOVERNMENT | BUSINESS | Español

Drafts

The public draft of the **Zoning & Development Code** includes a draft document and draft map.

If you are interested in a specific property, we recommend visiting the Map first, entering your address, identifying the zoning district, and then finding the content for that district in the Text. If you are generally interested in the zoning code, we recommend reviewing the Text first.

- **Zoning & Development Code Public Draft 1**
  (released 10:19 AM, July 27, 2023)
  - *Zoning & Development Code Text*
    (Note: this is a large 497-page PDF with graphics)
  - *Zoning Map*
    (Note: this is an interactive, web-based GIS map)

Resources

Zoning Code Update | Pomona,

www.pomona-utilities.maps.arcgis.com

ZONING CODE UPDATE DRAFT MAP AUGUST 2023

Find address or place

Existing Zoning

General Plan

ZONING CODE UPDATE DRAFT MAP AUGUST 2023

Imagery 2019

SECTION 2

7.26 Meeting Recap

RECAP
DOCUMENT CONTENTS

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Part. 4C. Frontage Rules 4-31
Sec. 470. Build-To 4-32
Sec. 480. Parking Location 4-43
Sec. 490. Landscaping 4-45
Sec. 4100. Transparency 4-52
Sec. 4110. Entrances 4-67
Sec. 4120. Ground Story 4-77

Part 5. Use 5-1
Part. 5A. Use Introduction 5-3
Sec. 500. General Provisions 5-4
Part. 5B. Use Modules 5-7
Sec. 510. Use Modules 5-8
Sec. 520. Allowed Uses 5-11
Part. 5C. Use Rules 5-19
Sec. 530. Use Definitions 5-20
Sec. 540. Use Standards 5-45
Sec. 550. Accessory Uses and Structures 5-62
Sec. 560. Temporary Uses and Structures 5-69

Part 6. Site 6-1
Part. 6A. Site Introduction 6-3
Sec. 600. General Provisions 6-4
Part. 6B. Site Rules 6-7
Sec. 610. Parking & Access 6-8
Sec. 620. Landscaping & Screening 6-39
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67

Part 7. Alternate Typologies 7-1
Part. 7A. Alternate Typologies Introduction 7-3
Sec. 700. General Provisions 7-4
Part. 7B. Alternate Typologies 7-7
Sec. 710. Open Lot 7-8
Sec. 720. Manufactured Housing Park 7-14
Part. 7C. Alternate Typology Rules 7-19
Sec. 730. Alternate Typology Rules 7-20

Part 8. Historic Preservation, Specific Plans, & Overlay Districts .. 8-1
Sec. 800. Historic Preservation 8-2
Sec. 810. Specific Plans 8-34
Sec. 820. Overlay Districts 8-36

Part 9. Streets 9-1
Part. 9A. Streets Introduction 9-3
Sec. 900. General Provisions 9-4
Part. 9B. Street Types 9-5
Sec. 900. Street Type 9-6
Part. 9C. Street Rules 9-9
Sec. 910. Street Types 9-10

Part 10. Division of Land 10-1
Sec. 1000. General Provisions 10-2
Sec. 1010. Subdivision Design Standards 10-4
Sec. 1020. Subdivision Map Standards 10-10

Part 11. Administration 11-1
Sec. 1100. Authority 11-4
Sec. 1110. Application Filing and Processing 11-8
Sec. 1120. Public Hearings 11-23
Sec. 1130. Appeals 11-26
Sec. 1140. Modification or Revocation by City 11-28
Sec. 1150. Performance Guarantees 11-32
Sec. 1160. Legislative Review 11-33
Sec. 1170. Discretionary Review 11-41
Sec. 1180. Administrative Review 11-51
Sec. 1190. Subdivision Review 11-54
Sec. 11100. Historic Preservation Review 11-55
Sec. 11110. Nonconformities 11-57
Sec. 11120. Violations and Enforcement 11-70

Part 12. General Rules 12-1
Sec. 1200. General Standards & Measurement 12-2

RECAP
DOCUMENT CONTENTS

July 26th MEETING

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Part. 4C. Frontage Rules 4-31
Sec. 470. Build-To 4-32
Sec. 480. Parking Location 4-43
Sec. 490. Landscaping 4-45
Sec. 4100. Transparency 4-52
Sec. 4110. Entrances 4-67
Sec. 4120. Ground Story 4-77

Part 5. Use 5-1
Part. 5A. Use Introduction 5-3
Sec. 500. General Provisions 5-4
Part. 5B. Use Modules 5-7
Sec. 510. Use Modules 5-8
Sec. 520. Allowed Uses 5-11
Part. 5C. Use Rules 5-19
Sec. 530. Use Definitions 5-20
Sec. 540. Use Standards 5-45
Sec. 550. Accessory Uses and Structures 5-62
Sec. 560. Temporary Uses and Structures 5-69

Part 6. Site 6-1
Part. 6A. Site Introduction 6-3
Sec. 600. General Provisions 6-4
Part. 6B. Site Rules 6-7
Sec. 610. Parking & Access 6-8
Sec. 620. Landscaping & Screening 6-39
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67

Part 7. Alternate Typologies 7-1
Part. 7A. Alternate Typologies Introduction 7-3
Sec. 700. General Provisions 7-4
Part. 7B. Alternate Typologies 7-7
Sec. 710. Open Lot 7-8
Sec. 720. Manufactured Housing Park 7-14
Part. 7C. Alternate Typology Rules 7-19
Sec. 730. Alternate Typology Rules 7-20

Part 8. Historic Preservation, Specific Plans, & Overlay Districts .. 8-1
Sec. 800. Historic Preservation 8-2
Sec. 810. Specific Plans 8-34
Sec. 820. Overlay Districts 8-36

Part 9. Streets 9-1
Part. 9A. Streets Introduction 9-3
Sec. 900. General Provisions 9-4
Part. 9B. Street Types 9-5
Sec. 900. Street Type 9-6
Part. 9C. Street Rules 9-9
Sec. 910. Street Types 9-10

Part 10. Division of Land 10-1
Sec. 1000. General Provisions 10-2
Sec. 1010. Subdivision Design Standards 10-4
Sec. 1020. Subdivision Map Standards 10-10

Part 11. Administration 11-1
Sec. 1100. Authority 11-4
Sec. 1110. Application Filing and Processing 11-8
Sec. 1120. Public Hearings 11-23
Sec. 1130. Appeals 11-26
Sec. 1140. Modification or Revocation by City 11-28
Sec. 1150. Performance Guarantees 11-32
Sec. 1160. Legislative Review 11-33
Sec. 1170. Discretionary Review 11-41
Sec. 1180. Administrative Review 11-51
Sec. 1190. Subdivision Review 11-54
Sec. 11100. Historic Preservation Review 11-55
Sec. 11110. Nonconformities 11-57
Sec. 11120. Violations and Enforcement 11-70

Part 12. General Rules 12-1
Sec. 1200. General Standards & Measurement 12-2

RECAP
DOCUMENT CONTENTS

TONIGHT'S MEETING

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
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Sec. 330. Low-Rise Form Modules 3-16
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Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Part. 4C. Frontage Rules 4-31
Sec. 470. Build-To 4-32
Sec. 480. Parking Location 4-43
Sec. 490. Landscaping 4-45
Sec. 4100. Transparency 4-52
Sec. 4110. Entrances 4-67
Sec. 4120. Ground Story 4-77

Part 5. Use 5-1
Part. 5A. Use Introduction 5-3
Sec. 500. General Provisions 5-4
Part. 5B. Use Modules 5-7
Sec. 510. Use Modules 5-8
Sec. 520. Allowed Uses 5-11
Part. 5C. Use Rules 5-19
Sec. 530. Use Definitions 5-20
Sec. 540. Use Standards 5-45
Sec. 550. Accessory Uses and Structures 5-62
Sec. 560. Temporary Uses and Structures 5-69

Part 6. Site 6-1
Part. 6A. Site Introduction 6-3
Sec. 600. General Provisions 6-4
Part. 6B. Site Rules 6-7
Sec. 610. Parking & Access 6-8
Sec. 620. Landscaping & Screening 6-39
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67

Part 7. Alternate Typologies 7-1
Part. 7A. Alternate Typologies Introduction 7-3
Sec. 700. General Provisions 7-4
Part. 7B. Alternate Typologies 7-7
Sec. 710. Open Lot 7-8
Sec. 720. Manufactured Housing Park 7-14
Part. 7C. Alternate Typology Rules 7-19
Sec. 730. Alternate Typology Rules 7-20

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Sec. 800. Historic Preservation 8-2
Sec. 810. Specific Plans 8-34
Sec. 820. Overlay Districts 8-36

Part 9. Streets 9-1
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Sec. 900. General Provisions 9-4
Part. 9B. Street Types 9-5
Sec. 900. Street Type 9-6
Part. 9C. Street Rules 9-9
Sec. 910. Street Types 9-10

Part 10. Division of Land 10-1
Sec. 1000. General Provisions 10-2
Sec. 1010. Subdivision Design Standards 10-4
Sec. 1020. Subdivision Map Standards 10-10

Part 11. Administration 11-1
Sec. 1100. Authority 11-4
Sec. 1110. Application Filing and Processing 11-8
Sec. 1120. Public Hearings 11-23
Sec. 1130. Appeals 11-26
Sec. 1140. Modification or Revocation by City 11-28
Sec. 1150. Performance Guarantees 11-32
Sec. 1160. Legislative Review 11-33
Sec. 1170. Discretionary Review 11-41
Sec. 1180. Administrative Review 11-51
Sec. 1190. Subdivision Review 11-54
Sec. 11100. Historic Preservation Review 11-55
Sec. 11110. Nonconformities 11-57
Sec. 11120. Violations and Enforcement 11-70

Part 12. General Rules 12-1
Sec. 1200. General Standards & Measurement 12-2

RECAP
DOCUMENT CONTENTS

August 23rd MEETING

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

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Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Part. 4C. Frontage Rules 4-31
Sec. 470. Build-To 4-32
Sec. 480. Parking Location 4-43
Sec. 490. Landscaping 4-45
Sec. 4100. Transparency 4-52
Sec. 4110. Entrances 4-67
Sec. 4120. Ground Story 4-77

Part 5. Use 5-1
Part. 5A. Use Introduction 5-3
Sec. 500. General Provisions 5-4
Part. 5B. Use Modules 5-7
Sec. 510. Use Modules 5-8
Sec. 520. Allowed Uses 5-11
Part. 5C. Use Rules 5-19
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Sec. 700. General Provisions 7-4
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Sec. 710. Open Lot 7-8
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Part. 7C. Alternate Typology Rules 7-19
Sec. 730. Alternate Typology Rules 7-20

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Sec. 800. Historic Preservation 8-2
Sec. 810. Specific Plans 8-34
Sec. 820. Overlay Districts 8-36

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Sec. 900. General Provisions 9-4
Part. 9B. Street Types 9-5
Sec. 900. Street Type 9-6
Part. 9C. Street Rules 9-9
Sec. 910. Street Types 9-10

Part 10. Division of Land 10-1
Sec. 1000. General Provisions 10-2
Sec. 1010. Subdivision Design Standards 10-4
Sec. 1020. Subdivision Map Standards 10-10

Part 11. Administration 11-1
Sec. 1100. Authority 11-4
Sec. 1110. Application Filing and Processing 11-8
Sec. 1120. Public Hearings 11-23
Sec. 1130. Appeals 11-26
Sec. 1140. Modification or Revocation by City 11-28
Sec. 1150. Performance Guarantees 11-32
Sec. 1160. Legislative Review 11-33
Sec. 1170. Discretionary Review 11-41
Sec. 1180. Administrative Review 11-51
Sec. 1190. Subdivision Review 11-54
Sec. 11100. Historic Preservation Review 11-55
Sec. 11110. Nonconformities 11-57
Sec. 11120. Violations and Enforcement 11-70

Part 12. General Rules 12-1
Sec. 1200. General Standards & Measurement 12-2

MODULAR ZONING SYSTEM

POMONA'S ZONING DISTRICTS

ZONING DISTRICT = [FORM - FRONTAGE - USE] [HISTORIC - OVERLAY]

BUILT ENVIRONMENT

ACTIVITY

HISTORIC DISTRICT OR LANDMARK

OVERLAY DISTRICT

REQUIRED

APPLICABLE WHERE INCLUDED

ZONING DISTRICT BRACKETS

MODULAR ZONING SYSTEM

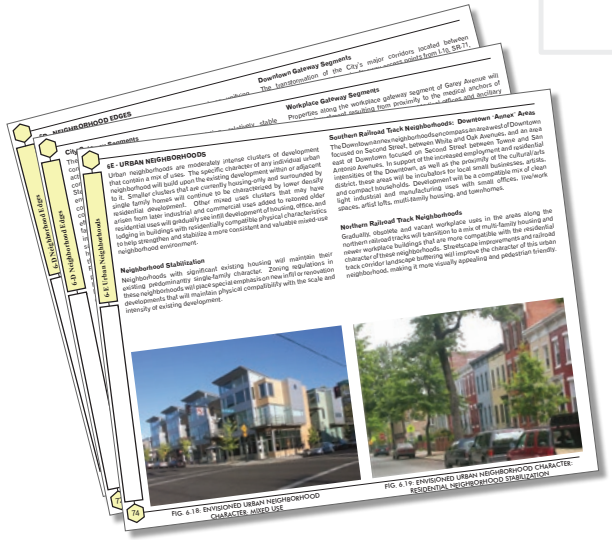
POMONA'S ZONING DISTRICTS

ZONING DISTRICT = [FORM - FRONTAGE - USE] [HISTORIC - OVERLAY]

BUILT ENVIRONMENT | ACTIVITY | HISTORIC DISTRICT OR LANDMARK | OVERLAY DISTRICT

REQUIRED | APPLICABLE WHERE INCLUDED

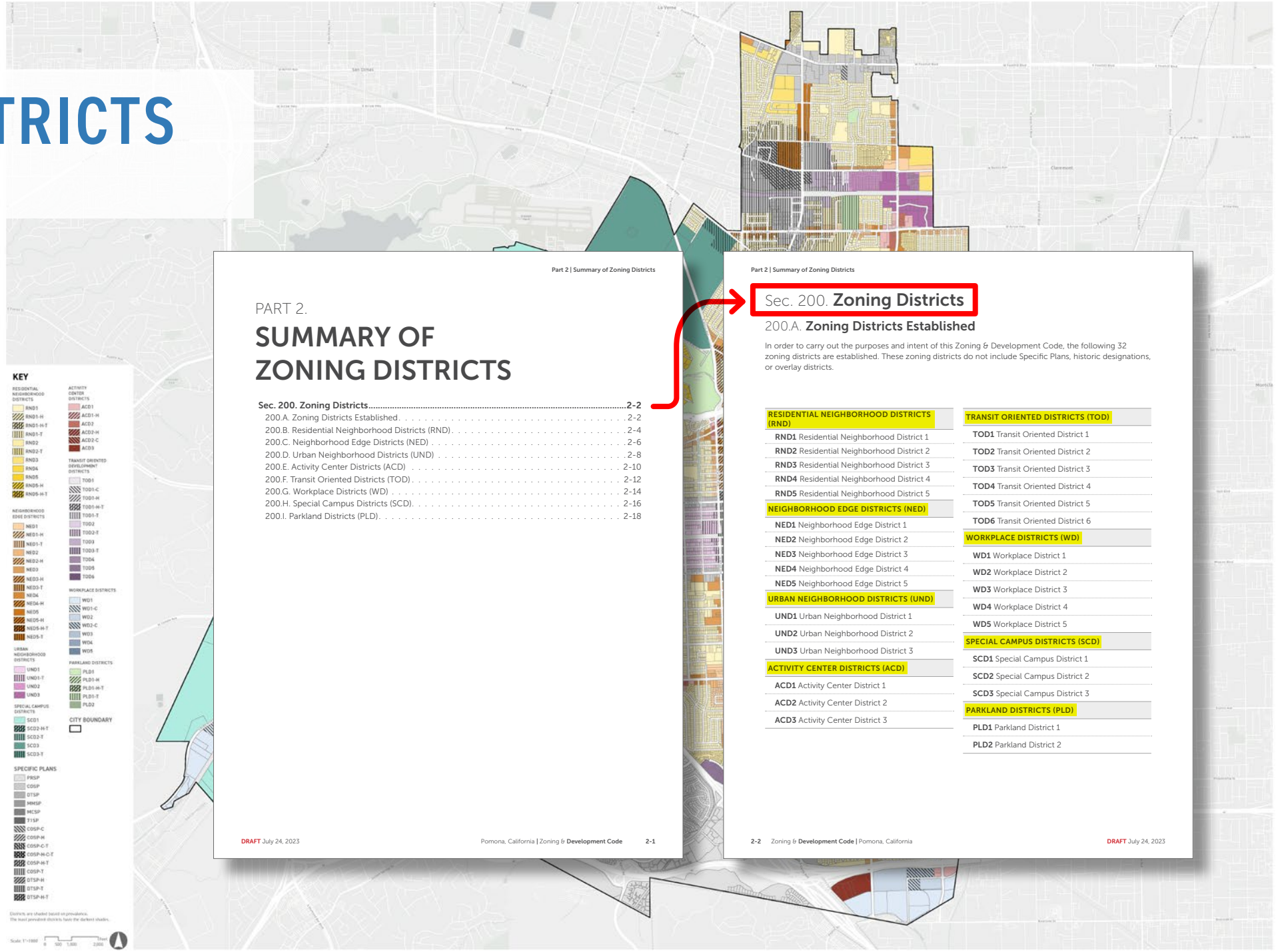
ZONING DISTRICT BRACKETS



Name DIRECTLY ties back to the General Plan.

ZONING DISTRICTS
NAMES

+ **8** TOTAL zoning district names



Part 2 | Summary of Zoning Districts

PART 2.

SUMMARY OF ZONING DISTRICTS

Sec. 200. Zoning Districts **2-2**
200.A. Zoning Districts Established 2-2
200.B. Residential Neighborhood Districts (RND) 2-4
200.C. Neighborhood Edge Districts (NED) 2-6
200.D. Urban Neighborhood Districts (UND) 2-8
200.E. Activity Center Districts (ACD) 2-10
200.F. Transit Oriented Districts (TOD) 2-12
200.G. Workplace Districts (WD) 2-14
200.H. Special Campus Districts (SCD) 2-16
200.I. Parkland Districts (PLD) 2-18

Sec. 200. **Zoning Districts**

200.A. **Zoning Districts Established**

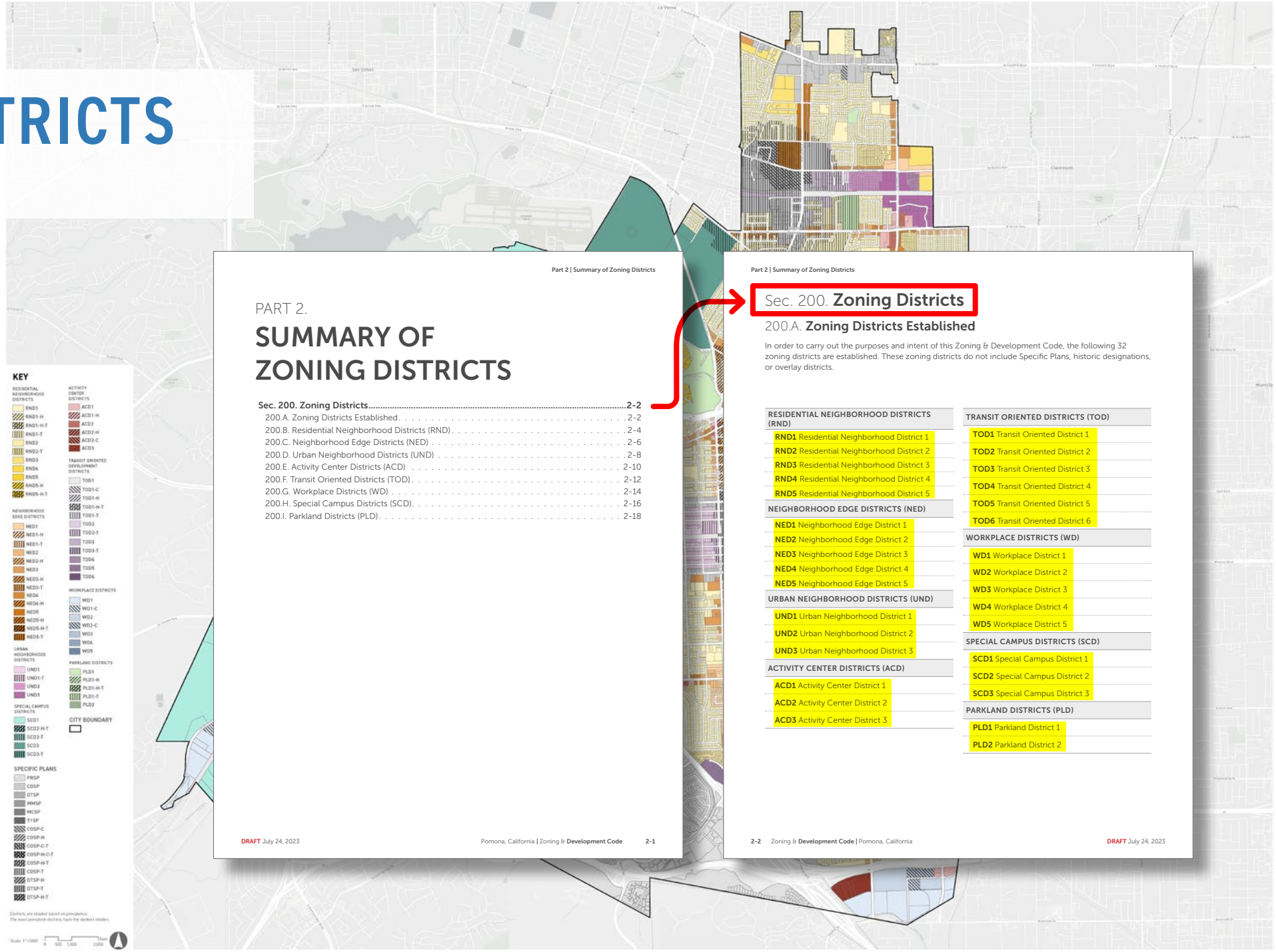
In order to carry out the purposes and intent of this Zoning & Development Code, the following 32 zoning districts are established. These zoning districts do not include Specific Plans, historic designations, or overlay districts.

RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)
RND1 Residential Neighborhood District 1
RND2 Residential Neighborhood District 2
RND3 Residential Neighborhood District 3
RND4 Residential Neighborhood District 4
RND5 Residential Neighborhood District 5
NEIGHBORHOOD EDGE DISTRICTS (NED)
NED1 Neighborhood Edge District 1
NED2 Neighborhood Edge District 2
NED3 Neighborhood Edge District 3
NED4 Neighborhood Edge District 4
NED5 Neighborhood Edge District 5
URBAN NEIGHBORHOOD DISTRICTS (UND)
UND1 Urban Neighborhood District 1
UND2 Urban Neighborhood District 2
UND3 Urban Neighborhood District 3
ACTIVITY CENTER DISTRICTS (ACD)
ACD1 Activity Center District 1
ACD2 Activity Center District 2
ACD3 Activity Center District 3

TRANSIT ORIENTED DISTRICTS (TOD)
TOD1 Transit Oriented District 1
TOD2 Transit Oriented District 2
TOD3 Transit Oriented District 3
TOD4 Transit Oriented District 4
TOD5 Transit Oriented District 5
TOD6 Transit Oriented District 6
WORKPLACE DISTRICTS (WD)
WD1 Workplace District 1
WD2 Workplace District 2
WD3 Workplace District 3
WD4 Workplace District 4
WD5 Workplace District 5
SPECIAL CAMPUS DISTRICTS (SCD)
SCD1 Special Campus District 1
SCD2 Special Campus District 2
SCD3 Special Campus District 3
PARKLAND DISTRICTS (PLD)
PLD1 Parkland District 1
PLD2 Parkland District 2

ZONING DISTRICTS
VARIATIONS

+ **8** TOTAL zoning district names
+ **32** TOTAL zoning district variations



Part 2 | Summary of Zoning Districts

PART 2.

SUMMARY OF ZONING DISTRICTS

Sec. 200. Zoning Districts **2-2**
200.A. Zoning Districts Established 2-2
200.B. Residential Neighborhood Districts (RND) 2-4
200.C. Neighborhood Edge Districts (NED) 2-6
200.D. Urban Neighborhood Districts (UND) 2-8
200.E. Activity Center Districts (ACD) 2-10
200.F. Transit Oriented Districts (TOD) 2-12
200.G. Workplace Districts (WD) 2-14
200.H. Special Campus Districts (SCD) 2-16
200.I. Parkland Districts (PLD) 2-18

Sec. 200. **Zoning Districts**

200.A. **Zoning Districts Established**

In order to carry out the purposes and intent of this Zoning & Development Code, the following 32 zoning districts are established. These zoning districts do not include Specific Plans, historic designations, or overlay districts.

RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)
- **RND1** Residential Neighborhood District 1
- **RND2** Residential Neighborhood District 2
- **RND3** Residential Neighborhood District 3
- **RND4** Residential Neighborhood District 4
- **RND5** Residential Neighborhood District 5

NEIGHBORHOOD EDGE DISTRICTS (NED)
- **NED1** Neighborhood Edge District 1
- **NED2** Neighborhood Edge District 2
- **NED3** Neighborhood Edge District 3
- **NED4** Neighborhood Edge District 4
- **NED5** Neighborhood Edge District 5

URBAN NEIGHBORHOOD DISTRICTS (UND)
- **UND1** Urban Neighborhood District 1
- **UND2** Urban Neighborhood District 2
- **UND3** Urban Neighborhood District 3

ACTIVITY CENTER DISTRICTS (ACD)
- **ACD1** Activity Center District 1
- **ACD2** Activity Center District 2
- **ACD3** Activity Center District 3

TRANSIT ORIENTED DISTRICTS (TOD)
- **TOD1** Transit Oriented District 1
- **TOD2** Transit Oriented District 2
- **TOD3** Transit Oriented District 3
- **TOD4** Transit Oriented District 4
- **TOD5** Transit Oriented District 5
- **TOD6** Transit Oriented District 6

WORKPLACE DISTRICTS (WD)
- **WD1** Workplace District 1
- **WD2** Workplace District 2
- **WD3** Workplace District 3
- **WD4** Workplace District 4
- **WD5** Workplace District 5

SPECIAL CAMPUS DISTRICTS (SCD)
- **SCD1** Special Campus District 1
- **SCD2** Special Campus District 2
- **SCD3** Special Campus District 3

PARKLAND DISTRICTS (PLD)
- **PLD1** Parkland District 1
- **PLD2** Parkland District 2

SECTION 3

Form Rules

FORM RULES
PART 3C OF THE CODE

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Code Contents

PART. 3C.
FORM RULES

Sec. 360. Lot Size 3-34
360.A. Lot Area 3-34
360.B. Lot Width 3-35
Sec. 370. Coverage 3-36
370.A. Impervious Coverage 3-36
370.B. Building Coverage 3-37
370.C. Building Setbacks 3-39
Sec. 380. Amenity 3-41
380.A. Outdoor Amenity Space 3-41
380.B. Outdoor Amenity Space Design Standards 3-42
Sec. 390. Building 3-44
390.A. Building Height 3-44
390.B. Building Width 3-49
390.C. Building Depth 3-52

Rules Contents

FORM RULES
PART 3C OF THE CODE

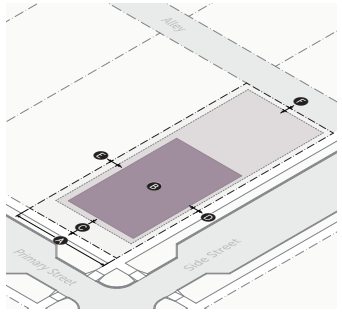
PART. 3C.
FORM RULES

Sec. 360. Lot Size **3-34**
360.A. Lot Area 3-34
360.B. Lot Width 3-35
Sec. 370. Coverage **3-36**
370.A. Impervious Coverage 3-36
370.B. Building Coverage 3-37
370.C. Building Setbacks 3-39
Sec. 380. Amenity **3-41**
380.A. Outdoor Amenity Space 3-41
380.B. Outdoor Amenity Space Design Standards 3-42
Sec. 390. Building **3-44**
390.A. Building Height 3-44
390.B. Building Width 3-49
390.C. Building Depth 3-52

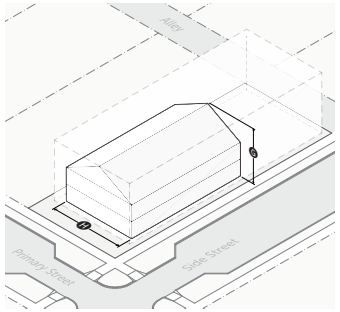
Rules Contents

320.C. **House Medium 1 (HM1)**

1. **BUILDING PLACEMENT**



2. **BUILDING FORM**



LOT SIZE	Sec. 360.
Lot Area (min)	n/a
A Lot Width	
Front access (min)	45'
Side/alley access (min)	30'
COVERAGE	*Sec. 370.*
Impervious coverage (max)	75%
B Building coverage (max)	40%
Building setbacks	
C Primary street lot line (min)	15'
D Side street lot line (min)	5'
E Side lot line (min)	5'
Rear lot line (min)	10'
Alley setbacks	
F Alley lot line (min)	3' or 20'
Alley centerline (min)	13' or 30'
AMENITY	*Sec. 380.*
Outdoor amenity space (min)	n/a

BUILDING	Sec. 390.
G Building height (max stories/feet)	2.5/32'
H Building width (max)	60'
Building break (min)	n/a
I Building depth (max)	n/a
FENCES & WALLS	*Sec. 620.E.*
Front yard type	See Frontage Module
Side/rear yard type	Type VI
REQUIRED PARKING	*Sec. 610.C.*
Residential	
1-3 dwelling units (min)	Not required
4+ dwelling units (min)	1 parking space per dwelling unit required after 3rd dwelling unit
Nonresidential	
<15,000 square feet (min)	Not required
≥15,000 square feet (min)	Parking study required

Module Table

Sec. 360. **Lot Size**

360.A. **Lot Area**

The total area within the boundaries of a lot.

1. **Intent**

   To ensure that newly established lots are consistent in size with surrounding lots.

2. **Applicability**

   Minimum lot area requirements apply to all lots.

3. **Standards**

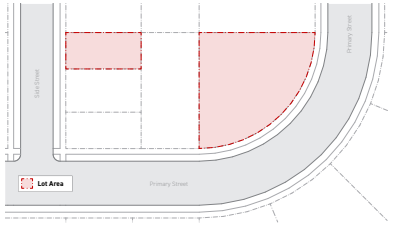
   a. No lot may have an area less than the minimum specified in the applied Form Module *(Part 3B)*.

   b. For the purpose of meeting minimum lot size standards, multiple lots may be grouped together as a lot when a lot tie affidavit is filed and approved by the Department of Development Services.

4. **Measurement**

   a. Lot area is measured as the total area within the boundary of a lot, measured horizontally.

   b. Lot area includes all portions of a lot allocated for required easements.



5. **Relief**

   a. A reduction in required lot area of 10% or less may be requested in accordance with *Sec. 13.X. (Adjustments)*.

   b. A reduction in required lot area may be requested as a variance in accordance with *Sec. 13.X. (Variance)*.

Rule

FORM RULES
PART 3C OF THE CODE

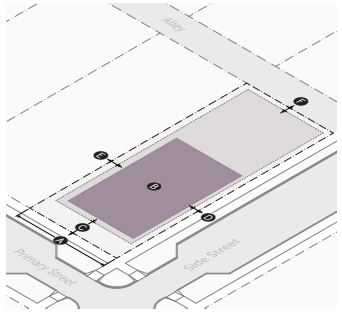
PART. 3C.
FORM RULES

Sec. 360. Lot Size **3-34**
360.A. Lot Area 3-34
360.B. Lot Width 3-35
Sec. 370. Coverage **3-36**
370.A. Impervious Coverage 3-36
370.B. Building Coverage 3-37
370.C. Building Setbacks 3-39
Sec. 380. Amenity **3-41**
380.A. Outdoor Amenity Space 3-41
380.B. Outdoor Amenity Space Design Standards 3-42
Sec. 390. Building **3-44**
390.A. Building Height 3-44
390.B. Building Width 3-49
390.C. Building Depth 3-52

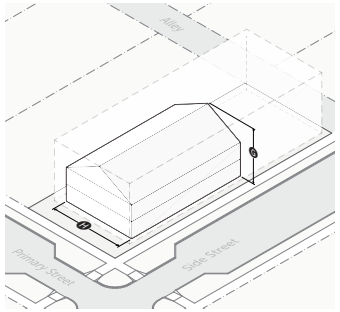
Rules Contents

320.C. **House Medium 1 (HM1)**

1. **BUILDING PLACEMENT**



2. **BUILDING FORM**



LOT SIZE	Sec. 360.
Lot Area (min)	n/a
A Lot Width	
Front access (min)	45'
Side/alley access (min)	30'
COVERAGE	Sec. 370.
Impervious coverage (max)	75%
B Building coverage (max)	40%
Building setbacks	
C Primary street lot line (min)	15'
D Side street lot line (min)	5'
E Side lot line (min)	5'
Rear lot line (min)	10'
Alley setbacks	
F Alley lot line (min)	3' or 20'
Alley centerline (min)	13' or 30'
AMENITY	Sec. 380.
Outdoor amenity space (min)	n/a

BUILDING	Sec. 390.
G Building height (max stories/feet)	2.5/32'
H Building width (max)	60'
Building break (min)	n/a
I Building depth (max)	n/a
FENCES & WALLS	Sec. 620.E.
Front yard type	See Frontage Module
Side/rear yard type	Type VI
REQUIRED PARKING	Sec. 610.C.
Residential	
1-3 dwelling units (min)	Not required
4+ dwelling units (min)	1 parking space per dwelling unit required after 3rd dwelling unit
Nonresidential	
<15,000 square feet (min)	Not required
≥15,000 square feet (min)	Parking study required

Module Table

Sec. 370. **Coverage**

370.A. **Impervious Coverage**

The percentage of lot area that is covered by buildings, structures and impervious pavement.

1. **Intent**

   To ensure that the amount of impervious ground coverage on a lot is limited to minimize stormwater runoff during extreme flooding events and improve the overall environmental health of the City.

2. **Applicability**

   The maximum impervious coverage requirements apply to all lots.

3. **Standards**

   A lot must have no more than the maximum impervious coverage specified by the applied Form Module *(Part 3B)*.

4. **Measurement**

   a. Impervious coverage is calculated by dividing the cumulative area of all impervious surfaces by the lot area, and is represented as a percentage of the lot area.

   b. Impervious surfaces, for the purpose of impervious coverage calculation include, but are not limited to, the following:

      1. Roads;
      2. Buildings, sheds, and similar structures;
      3. Flatwork including concrete slabs, sidewalks, patios, parking areas, pool coping and driveways;
      4. Mechanical equipment;
      5. Impermeable construction covering the natural land surface; and
      6. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50% of the horizontal area of the deck.

Rule

FORM RULES
PART 3C OF THE CODE

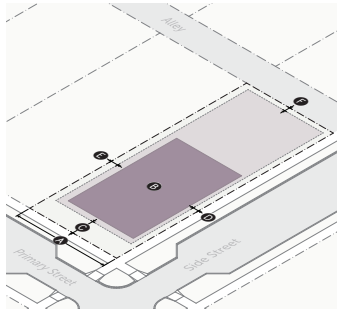
PART. 3C.
FORM RULES

Sec. 360. Lot Size **3-34**
360.A. Lot Area 3-34
360.B. Lot Width 3-35
Sec. 370. Coverage **3-36**
370.A. Impervious Coverage 3-36
370.B. Building Coverage 3-37
370.C. Building Setbacks 3-39
Sec. 380. Amenity **3-41**
380.A. Outdoor Amenity Space 3-41
380.B. Outdoor Amenity Space Design Standards 3-42
Sec. 390. Building **3-44**
390.A. Building Height 3-44
390.B. Building Width 3-49
390.C. Building Depth 3-52

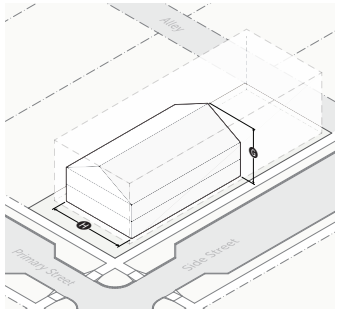
Rules Contents

320.C. **House Medium 1 (HM1)**

1. **BUILDING PLACEMENT**



2. **BUILDING FORM**



LOT SIZE	Sec. 360.
Lot Area (min)	n/a
A Lot Width	
Front access (min)	45'
Side/alley access (min)	30'
COVERAGE	*Sec. 370.*
Impervious coverage (max)	75%
B Building coverage (max)	40%
Building setbacks	
C Primary street lot line (min)	15'
D Side street lot line (min)	5'
E Side lot line (min)	5'
Rear lot line (min)	10'
Alley setbacks	
F Alley lot line (min)	3' or 20'
Alley centerline (min)	13' or 30'
AMENITY	*Sec. 380.*
Outdoor amenity space (min)	n/a

BUILDING	Sec. 390.
G Building height (max stories/feet)	2.5/32'
H Building width (max)	60'
Building break (min)	n/a
I Building depth (max)	n/a
FENCES & WALLS	*Sec. 620.E.*
Front yard type	See Frontage Module
Side/rear yard type	Type VI
REQUIRED PARKING	*Sec. 610.C.*
Residential	
1-3 dwelling units (min)	Not required
4+ dwelling units (min)	1 parking space per dwelling unit required after 3rd dwelling unit
Nonresidential	
<15,000 square feet (min)	Not required
≥15,000 square feet (min)	Parking study required

Module Table

6. **Relief**

a. A reduction in required setback of 10% or less may be requested in accordance with *Sec. 13.X (Adjustments)*, provided the resulting setback is at least 3 feet.

b. A setback reduction may be requested as a variance in accordance with *Sec. 13.X. (Variance)*.

Sec. 380. **Amenity**

380.A. **Outdoor Amenity Space**

An area on a lot designated to be used for active or passive recreation.

1. **Intent**

To help provide adequate recreation and open space areas for residents and tenants, and to ensure such spaces are accessible, usable, and safe to persons with varying abilities and ages.

2. **Applicability**

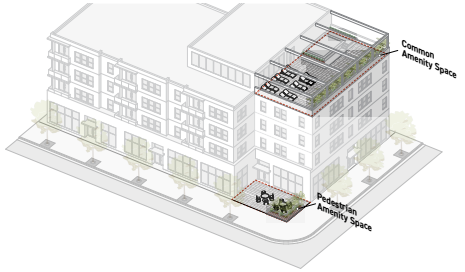
a. The outdoor amenity space requirements apply to all lots unless specified ad "n/a" by the Form Module *(Part 3B.)*.

b. Where the calculation of outdoor amenity space requires less than 400 square feet, no outdoor amenity space is required.

3. **Standards**

a. The cumulative area of outdoor amenity space provided on a lot cannot be less than required by the zoning district.

b. Required outdoor amenity space must meet the design standards in *Sec. 3C.380.B. (Outdoor Amenity Space Design Standards)*.



Rule

FORM RULES
PART 3C

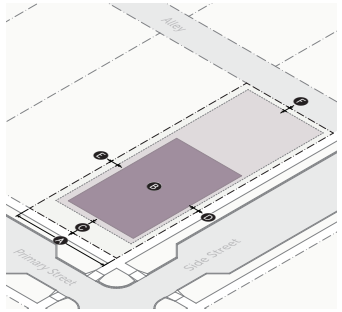
PART. 3C.
FORM RULES

Sec. 360. Lot Size **3-34**
360.A. Lot Area 3-34
360.B. Lot Width 3-35
Sec. 370. Coverage **3-36**
370.A. Impervious Coverage 3-36
370.B. Building Coverage 3-37
370.C. Building Setbacks 3-39
Sec. 380. Amenity **3-41**
380.A. Outdoor Amenity Space 3-41
380.B. Outdoor Amenity Space Design Standards 3-42
Sec. 390. Building **3-44**
390.A. Building Height 3-44
390.B. Building Width 3-49
390.C. Building Depth 3-52

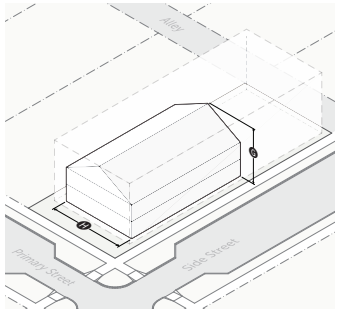
Rules Contents

320.C. **House Medium 1 (HM1)**

1. **BUILDING PLACEMENT**



2. **BUILDING FORM**



LOT SIZE	*Sec. 360.*
Lot Area (min)	n/a
A Lot Width	
Front access (min)	45'
Side/alley access (min)	30'
COVERAGE	*Sec. 370.*
Impervious coverage (max)	75%
B Building coverage (max)	40%
Building setbacks	
C Primary street lot line (min)	15'
D Side street lot line (min)	5'
E Side lot line (min)	5'
Rear lot line (min)	10'
Alley setbacks	
F Alley lot line (min)	3' or 20'
Alley centerline (min)	13' or 30'
AMENITY	*Sec. 380.*
Outdoor amenity space (min)	n/a

BUILDING	*Sec. 390.*
G Building height (max stories/feet)	5/62'
H Building width (max)	60'
Building break (min)	n/a
I Building depth (max)	n/a
FENCES & WALLS	*Sec. 620.E.*
Front yard type	See Frontage Module
Side/rear yard type	Type VI
REQUIRED PARKING	*Sec. 610.C.*
Residential	
1-3 dwelling units (min)	Not required
4+ dwelling units (min)	1 parking space per dwelling unit required after 3rd dwelling unit
Nonresidential	
<15,000 square feet (min)	Not required
≥15,000 square feet (min)	Parking study required

Module Table

5. **Relief**
   a. A change of up to 10% from an amenity design dimensional standard may be requested in accordance with *Sec. 13.X (Adjustments)*.
   b. A change beyond 10% may be requested as a variance in accordance with *Sec. 13.X. (Variance)*.

Sec. 390. **Building**

390.A. **Building Height**

The vertical dimension of a building or structure measured from average grade in feet and stories.

1. **Intent**

   To provide adequate light, air, safety, and to protect the character of an area and the interests of the general public.

2. **Applicability**

   The height limitations apply to all lots.

3. **Standards**

   No building, portion of a building or structure can exceed the maximum height in number of feet or stories allowed in the zoning district, unless listed as an exception in *Sec. 3C.390.A.5. (Exceptions)*.

4. **Measurement**

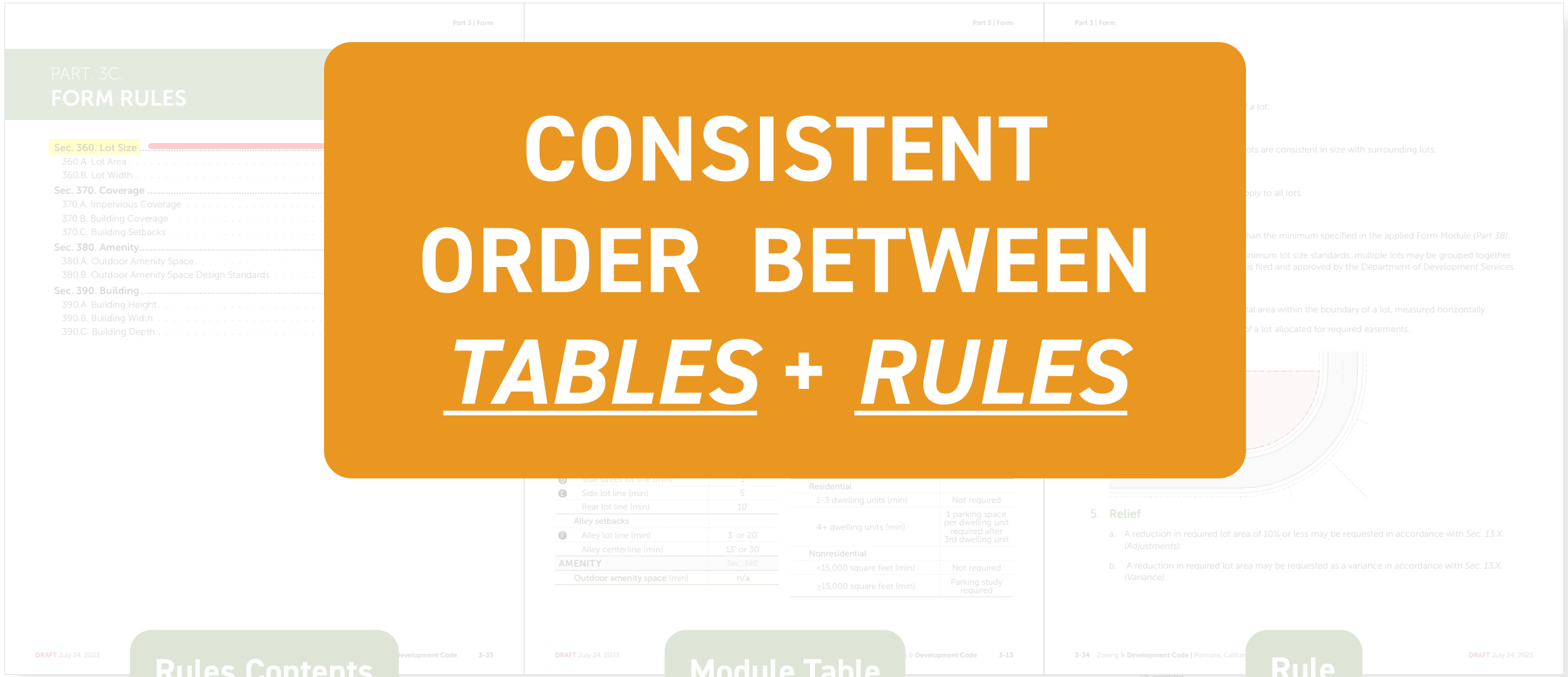
   a. **Height in Feet**

   Height in feet is the number of feet from average grade to:

   1. The mid-point of the roof, for a building with a roof having a pitch greater than 4:12;
   2. The top of the roof deck, for a building with roof having a pitch of 4:12 and less; and
   3. The topmost point of the structure, for all other structures.

Rule

FORM RULES
PART 3C OF THE CODE



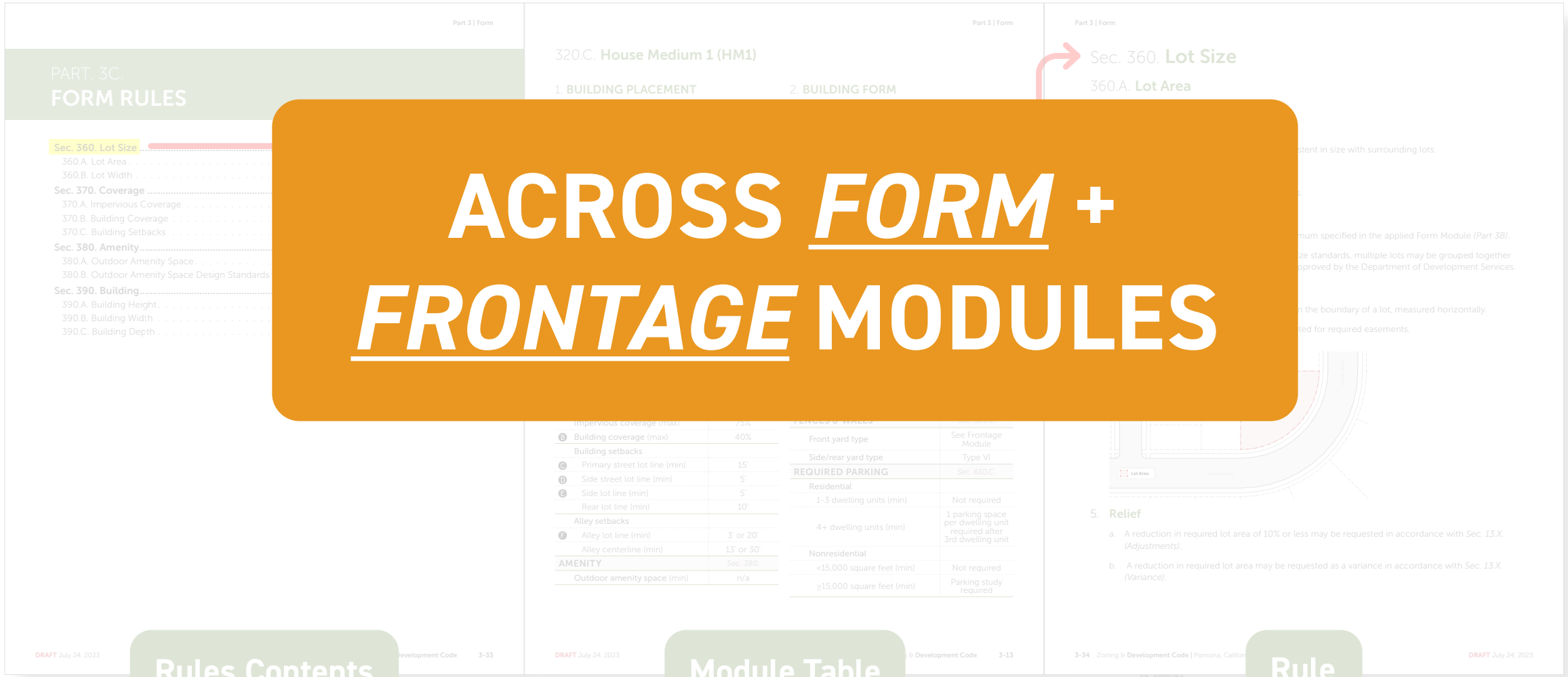
CONSISTENT ORDER BETWEEN *TABLES* + *RULES*

Rules Contents

Module Table

Rule

FORM RULES
PART 3C OF THE CODE



ACROSS *FORM* + *FRONTAGE* MODULES

Rules Contents

Module Table

Rule

FORM RULES

APPLICABLE RULES BASED ON PROJECT

Refer to Project Activity Tables

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. **General**

   All projects filed after the effective date of this Zoning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see *Sec. 13.X (Vested Rights)*, and for continuance of existing development, see *Sec. 13.X (Continuance of Existing Development)*.

2. **Project Activities**

   a. Categories of Form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	●	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

   b. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Sec. 410. General Provisions

410.A. Frontage Intent

Frontage Modules regulate the portions of a lot and exterior building facades that impact the public realm to ensure that projects respond to the public realm appropriately. Modules range from minimal standards for Park Frontages to more robust standards for Shopfront Frontages which require projects to support a high-quality public realm that is active, comfortable, safe, and visually interesting, with strong connections between the public realm and uses inside buildings.

410.B. Frontage Applicability

1. **Project Applicability**

   All projects filed after the effective date of this Zoning & Development Code must comply with the Frontage Module standards and rules in Part 4, as further specified below. For vested rights, see *Sec. XX (Vested Rights)*, and for continuance of existing development, see *Sec. 13.X (Continuance of Existing Development)*.

2. **Project Activities**

   a. Categories of Frontage rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, a street-facing addition concealing a portion of an existing building facade includes both new construction and a facade modification).

   b. For all Frontage Modules, Frontage rule categories apply to project activities as shown in the table below:

Frontage Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470.	Build-To	●	●	○	○	○	○	○
Sec. 480.	Parking Location	●	●	●	○	○	○	○
Sec. 490.	Landscaping	●	●	●	●	○	○	○
Sec. 4100.	Transparency	●	●	○	●	○	○	○
Sec. 4110.	Entrances	●	●	○	●	○	○	○
Sec. 4120.	Ground Story	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

   c. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Frontage Rules

Sec. 500. General Provisions

500.A. Use Intent

The intent of Part 5 is to establish the Use Modules, use standards, and use definitions in order to regulate the activities on a lot, and to mitigate any potential impacts within a lot and on surrounding property as a result of those activities.

500.B. Use Applicability

1. **General**

   a. Most lots, operations, and facilities will contain more than 1 use. Any combination of uses permitted by the Use Module will be allowed unless specified within the use standards of an eligible Alternate Typology *(Sec. XX.)*.

   b. All projects filed after the effective date of this Zoning & Development Code must comply with the Use Module standards and all other provisions in Part 5, as further specified below. For vested rights, see *Sec. XX. (Vested Rights)*, and for continuance of existing development, see *Sec. XX. (Continuance of Existing Development)*.

2. **Project Activities**

   a. Categories of use rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition will also include a use modification).

Use Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 520.	Allowed Uses	●	●	●	○	●	●	○
Sec. 530.	Use Definitions	●	●	●	○	●	●	○
Sec. 540.	Use Standards	●	●	●	○	●	●	○
Sec. 550.	Accessory Uses and Structures	●	●	●	○	●	●	○

● = Standards may apply ○ = Standards are not applicable

   b. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Use Rules

2. **Project Activities**

   Categories of Site rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Site Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	●	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	●	○	○	○	○
Sec. 610.C.	Automobile Parking	●	●	●	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	●	●	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	●	●	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	●	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	●	○	●	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	●	○	●	●	○
Sec. 620.F.	Planting Standards	●	●	●	○	○	○	○
Sec. 620.G.	Retaining Walls	●	●	●	○	○	○	○
Sec. 630.	Signs	●	○	●	●	●	●	○
Sec. 640.A.	Outdoor Lighting	●	○	●	●	○	●	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	●	●	○	●	○
Sec. 640.C.	Floodplains	●	●	●	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	●	●	●	●	●	●

● = Standards may apply ○ = Standards are not applicable

   a. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

   b. Where a category of Site rules is listed as generally applicable in the table above, the project activity must meet all applicable Site standards within the Section. This general applicability may be further specified for each standard in the applicability provisions for each Site standard. Project applicability may also be modified by *Sec. XX.* (Nonconformities). Where a category of Site rules is listed as not applicable in the table above, no standards from that Site rule category apply to the project activity.

Site Rules

FORM RULES

APPLICABLE RULES BASED ON PROJECT

Example: Home Addition

Form Rule Categories		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
		Project Activities						
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	●	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Frontage Rules

Use Rules

Site Rules

FORM RULES

APPLICABLE RULES BASED ON PROJECT

Refer to Project Activity Tables

PROJECT ACTIVITIES

DEFINED IN PART 12

Form Rules

Frontage Rules

Use Rules

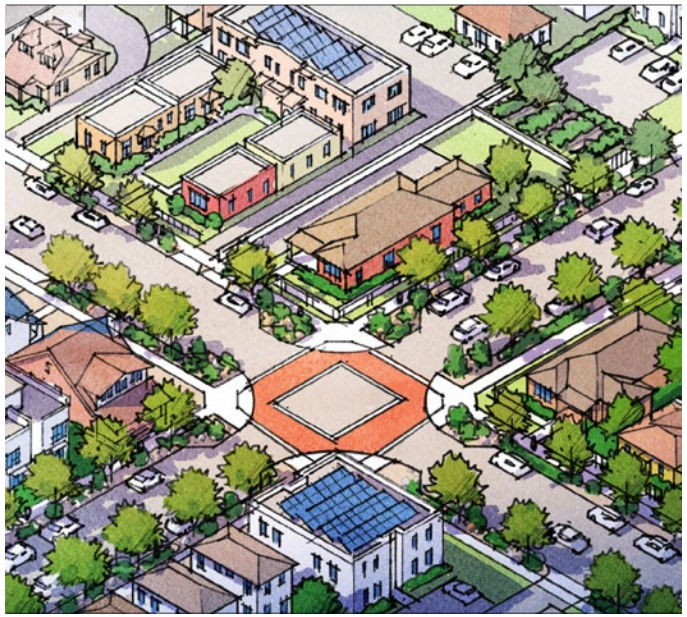
Site Rules

FORM RULES

APPLICABLE METRICS BASED ON MODULE

Part 2 | Summary of Zoning Districts

200.B. RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)



1. **GENERAL INTENT**

a. A walkable neighborhood environment intended to accommodate a variety of lower-intensity housing options—up to 2.5 stories tall—including single-unit homes, cottage courts, duplexes, triplexes, fourplexes, and other small multifamily development.

b. Residential Neighborhood Districts (RND) implement the Residential Neighborhood Place Type established in the *General Plan*.

2-4 Zoning & Development C

DRAFT July 24, 2023

District Intent

2. **DISTRICTS**

There are 5 Residential Neighborhood Districts (RNDs). The first brac summarized below:

Zoning District	[Form Module	-	First Bracket Set Frontage Module	-	Use Mo
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.C	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Reside 1 (R1 Sec. 52
Residential Neighborhood District 2 (RND2)	House Narrow 1 (HN1) Sec. 320.A	-	Neighborhood Yard 2 (N2) Sec. 420.B	-	Reside 1 (R1 Sec. 52
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Reside 1 (R1 Sec. 52
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Reside 1 (R1 Sec. 52
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Reside Mixe (RX Sec. 52

DRAFT July 24, 2023

District Modul

2. **DISTRICTS**

There are 5 Residential Neighborhood Districts (RNDs). The first bracket set [ ] of each RND zoning district is summarized below:

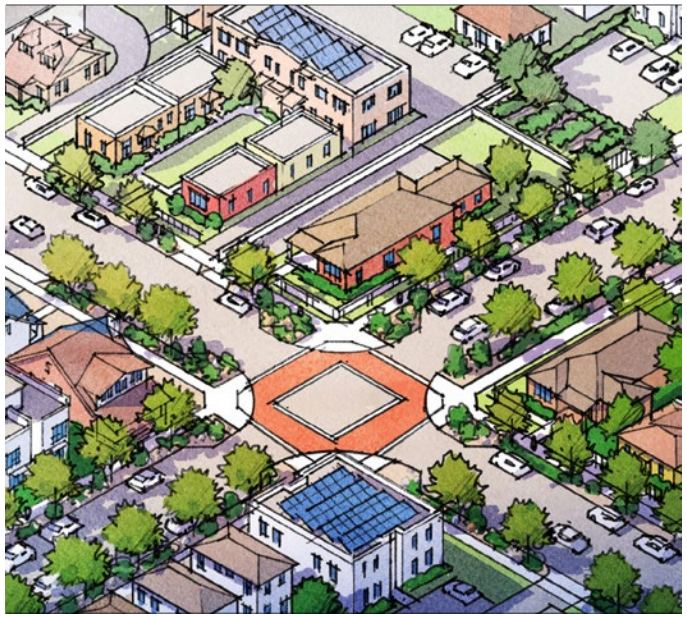
Zoning District	[Form Module	-	First Bracket Set Frontage Module	-	Use Module	]	Zoning District Description
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.C	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	]	Sites with house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 2 (RND2)	House Narrow 1 (HN1) Sec. 320.A	-	Neighborhood Yard 2 (N2) Sec. 420.B	-	Residential 1 (R1) Sec. 520.C	]	Sites with narrow house-scale buildings up to 2.5 stories tall, shallow frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	]	Sites with low-rise buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	]	Sites with wide house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential Mixed 1 (RX1) Sec. 520.C	]	Sites with house-scale buildings up to 2.5 stories tall, frontyards, and residential and limited nonresidential primary uses.

Form Rules

FORM RULES

APPLICABLE METRICS BASED ON MODULE

200.B. RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)



1. **GENERAL INTENT**

a. A walkable neighborhood environment intended to accommodate a variety of lower-intensity housing options—up to 2.5 stories tall—including single-unit homes, cottage courts, duplexes, triplexes, fourplexes, and other small multifamily development.

b. Residential Neighborhood Districts (RND) implement the Residential Neighborhood Place Type established in the *General Plan*.

District Intent

2. **DISTRICTS**

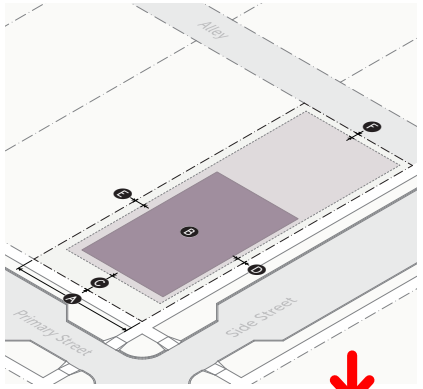
There are 5 Residential Neighborhood Districts (RNDs). The first bracket set [ ] of each F
summarized below:

Zoning District	[Form Module	-	Frontage Module	-	Use Module]	
	First Bracket Set					
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.A	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	Sites building frontyar uses, li prima nonresi
Residential Neighborhood District 2 (RND2)	House Narrow 1 (HN1) Sec. 320.A	-	Neighborhood Yard 2 (N2) Sec. 420.B	-	Residential 1 (R1) Sec. 520.C	Sites wi building shallow pri nonres and li
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	Sites w up frontyar uses, li prima nonresi
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	Sites w building frontyar uses, li prima nonresi
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential Mixed 1 (RX1) Sec. 520.C	Sites building frontyar limited

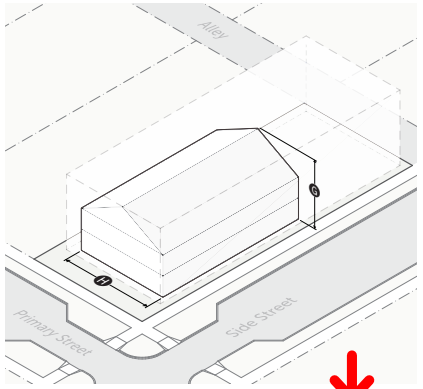
District Modules

320.C. House Medium 1 (HM1)

1. **BUILDING PLACEMENT**



2. **BUILDING FORM**



LOT SIZE	*Sec. 360.*
Lot Area (min)	n/a
A Lot Width	
Front access (min)	45'
Side/alley access (min)	30'
COVERAGE	*Sec. 370.*
Impervious coverage (max)	75%
B Building coverage (max)	40%
Building setbacks	
C Primary street lot line (min)	15'
D Side street lot line (min)	5'
E Side lot line (min)	5'
Rear lot line (min)	10'
Alley setbacks	
F Alley lot line (min)	3' or 20'
Alley centerline (min)	13' or 30'
AMENITY	*Sec. 380.*
Outdoor amenity space (min)	n/a

BUILDING	*Sec. 390.*
G Building height (max stories/feet)	2.5/32'
H Building width (max)	60'
Building break (min)	n/a
I Building depth (max)	n/a
FENCES & WALLS	*Sec. 620.E.*
Front yard type	See Frontage Module
Side/rear yard type	Type VI
REQUIRED PARKING	*Sec. 610.C.*
Residential	
1-3 dwelling units (min)	Not required
4+ dwelling units (min)	1 parking space per dwelling unit required after 3rd dwelling unit
Nonresidential	
<15,000 square feet (min)	Not required
≥15,000 square feet (min)	Parking study required

Module Table

FORM RULES

COVERAGE (PROJECT ACTIVITIES)

Form Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	●	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Frontage Rules

Use Rules

Site Rules

FORM RULES

COVERAGE (TOTAL BUILDING FOOTPRINTS + PAVED AREAS)

Sec. 370. Coverage

370.A. Impervious Coverage

The percentage of lot area that is covered by buildings, structures and impervious pavement.

1. **Intent**

   To ensure that the amount of impervious ground coverage on a lot is limited to minimize stormwater runoff during extreme flooding events and improve the overall environmental health of the City.

2. **Applicability**

   The maximum impervious coverage requirements apply to all lots.

3. **Standards**

   A lot must have no more than the maximum impervious coverage specified by the applied Form Module *(Part 3B)*.

4. **Measurement**

   a. Impervious coverage is calculated by dividing the cumulative area of all impervious surfaces by the lot area, and is represented as a percentage of the lot area.

   b. Impervious surfaces, for the purpose of impervious coverage calculation include, but are not limited to, the following:

      1. Roads;
      2. Buildings, sheds, and similar structures;
      3. Flatwork including concrete slabs, sidewalks, patios, parking areas, pool coping and driveways;
      4. Mechanical equipment;
      5. Impermeable construction covering the natural land surface; and
      6. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50% of the horizontal area of the deck.

5. **Relief**

   a. Up to a 10% increase to the total allowed area of impervious surfaces on a lot may be requested in accordance with *Sec. 13.X. (Adjustments)*.

   b. Increased impervious coverage may be requested as a variance in accordance with *Sec. 13.X. (Variance)*.

370.B. Building Coverage

The percentage of lot area that is covered by buildings or structures.

1. **Intent**

   To preserve open area and reduce the bulk of buildings on a lot by limiting the amount of buildings or structures that cover a lot.

2. **Applicab**

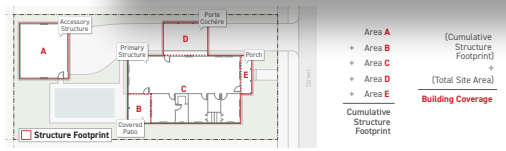
   The maximu

3. **Standard**

   Covered stru
   coverage sp

4. **Measure**

   a. Building
   structures on the lot by the lot area.



% of TOTAL impervious surfaces on a lot

3. **Standards**

A lot must have no more than the maximum impervious coverage specified by the applied Form Module *(Part 3B)*.

FORM RULES

COVERAGE (TOTAL BUILDING FOOTPRINTS + PAVED AREAS)

Sec. 370. Coverage

370.A. Impervious Coverage

The percentage of lot area that is covered by buildings, structures and impervious pavement.

1. **Intent**

   To ensure that the amount of impervious ground coverage on a lot is limited to minimize stormwater runoff during extreme flooding events and improve the overall environmental health of the City.

2. **Applicability**

   The maximum impervious coverage requirements apply to all lots.

3. **Standards**

   A lot must have no more than the maximum impervious coverage specified by the applied Form Module *(Part 3B)*.

4. **Measurement**

   a. Impervious coverage is calculated by dividing the cumulative area of all impervious surfaces by the lot area, and is represented as a percentage of the lot area.

   b. Impervious surfaces, for the purpose of impervious coverage calculation include, but are not limited to, the following:

      1. Roads;
      2. Buildings, sheds, and similar structures;
      3. Flatwork including concrete slabs, sidewalks, patios, parking areas, pool coping and driveways;
      4. Mechanical equipment;
      5. Impermeable construction covering the natural land surface; and
      6. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50% of the horizontal area of the deck.

5. **Relief**

   a. Up to a 10% increase to the total allowed area of impervious surfaces on a lot may be requested in accordance with *Sec. 13.X. (Adjustments)*.

   b. Increased impervious coverage may be requested as a variance in accordance with *Sec. 13.X. (Variance)*.

370.B. Building Coverage

The percentage of lot area that is covered by buildings or structures.

1. **Intent**

   To preserve open area and reduce the bulk of buildings on a lot by limiting the amount of buildings or structures that cover a lot.

2. **Applicability**

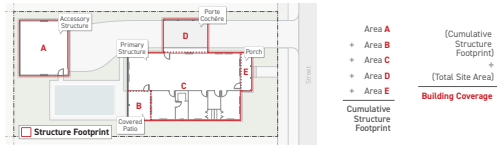
   The maximum building coverage requirements apply to all lots.

3. **Standards**

   Covered structures on a lot must not have a cumulative area in excess of the maximum building coverage specified by the applied Form Module *(Part 3B)*.

4. **Measurement**

   a. Building coverage is measured by dividing the cumulative area of all buildings and roofed structures on the lot by the lot area.



% of TOTAL roofed structures on a lot

3. **Standards**

Covered structures on a lot must not have a cumulative area in excess of the maximum building coverage specified by the applied Form Module *(Part 3B)*.

FORM RULES

COVERAGE (TOTAL BUILDING FOOTPRINTS + PAVED AREAS)

Sec. 370. Coverage

370.A. Impervious Coverage

The percentage of lot area that is covered by buildings, structures and impervious pavement.

1. **Intent**

   To ensure that the amount of impervious ground coverage on a lot is limited to minimize stormwater runoff during extreme flooding events and improve the overall environmental health of the City.

2. **Applicability**

   The maximum impervious coverage requirements apply to all lots.

3. **Standards**

   A lot must have no more than the maximum impervious coverage specified by the applied Form Module *(Part 3B)*.

4. **Measurement**

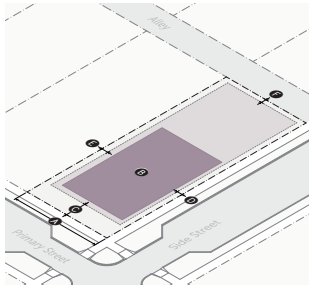
   a. Impervious coverage is calculated by dividing the cumulative area of all impervious surfaces by the lot area, and is represented as a percentage of the lot area.

   b. Impervious surfaces, for the purpose of impervious coverage calculation include, but are not limited to, the following:

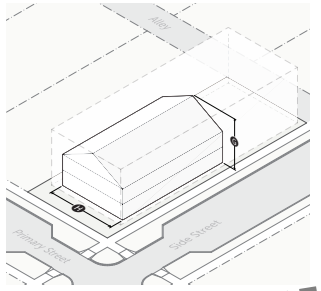
      1. Roads;
      2. Buildings, sheds, and similar structures;
      3. Flatwork including concrete slabs, sidewalks, patios, parking areas, pool coping and driveways;
      4. Mechanical equipment;
      5. Impermeable construction covering the natural land surface; and
      6. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50% of the horizontal area of the deck.

320.C. House Medium 1 (HM1)

1. BUILDING PLACEMENT



2. BUILDING FORM



LOT SIZE	Sec. 360.
Lot Area (min)	n/a
A Lot Width	
Front access (min)	45'

COVERAGE	Sec. 370.
Impervious coverage (max)	75%
B Building coverage (max)	40%
Building setbacks	
C Primary street lot line (min)	15'
D Side street lot line (min)	5'
E Side lot line (min)	5'
Rear lot line (min)	10'
Alley setbacks	
F Alley lot line (min)	3' or 20'
Alley centerline (min)	13' or 30'

AMENITY	Sec. 380.
Outdoor amenity space (min)	n/a

BUILDING	Sec. 390.
G Building height (max stories/feet)	2.5/32'
H Building width (max)	60'
Building break (min)	n/a
I Building depth (max)	n/a

FENCES & WALLS	Sec. 620.E.
Front yard type	See Frontage Module
Side/rear yard type	Type VI

REQUIRED PARKING	Sec. 610.C.
Residential	
1-3 dwelling units (min)	Not required
4+ dwelling units (min)	1 parking space per dwelling unit required after 3rd dwelling unit
Nonresidential	
<15,000 square feet (min)	Not required
≥15,000 square feet (min)	Parking study required

%'s are NOT additive

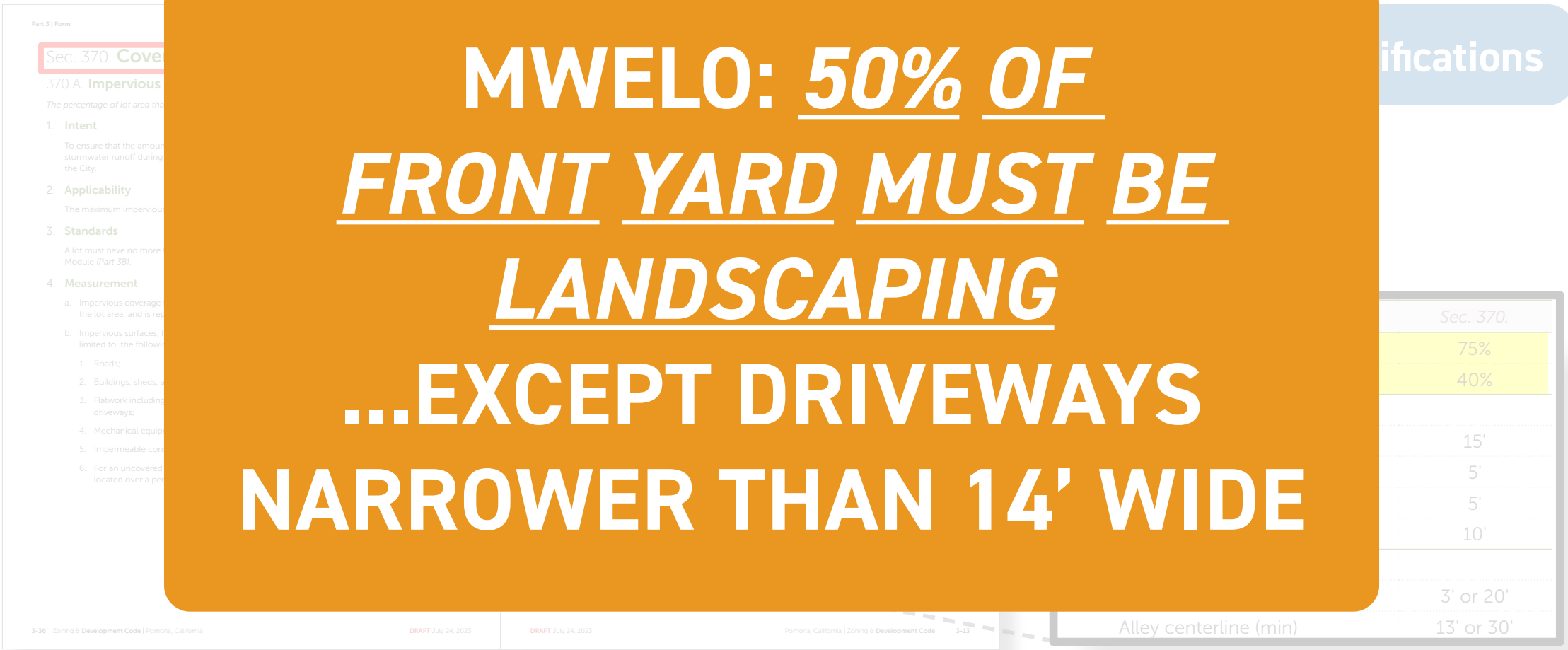
COVERAGE	Sec. 370.
Impervious coverage (max)	75%
B Building coverage (max)	40%
Building setbacks	
C Primary street lot line (min)	15'
D Side street lot line (min)	5'
E Side lot line (min)	5'
Rear lot line (min)	10'
Alley setbacks	
F Alley lot line (min)	3' or 20'
Alley centerline (min)	13' or 30'

FORM RULES

COVERAGE (TOTAL BUILDING FOOTPRINTS + PAVED AREAS)

MWELO: *50% OF FRONT YARD MUST BE LANDSCAPING*

...EXCEPT DRIVEWAYS NARROWER THAN 14' WIDE



FORM RULES
AMENITY (OUTDOOR AMENITY SPACE)

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Code Contents

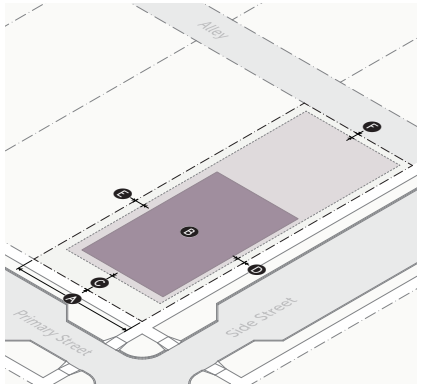
PART. 3C.
FORM RULES

Sec. 360. Lot Size
360.A. Lot Area
360.B. Lot Width
Sec. 370. Coverage
370.A. Impervious Coverage
370.B. Building Coverage
370.C. Building Setbacks
Sec. 380. Amenity
380.A. Outdoor Amenity Space
380.B. Outdoor Amenity Space Design Standards
Sec. 390. Building
390.A. Building Height
390.B. Building Width
390.C. Building Depth

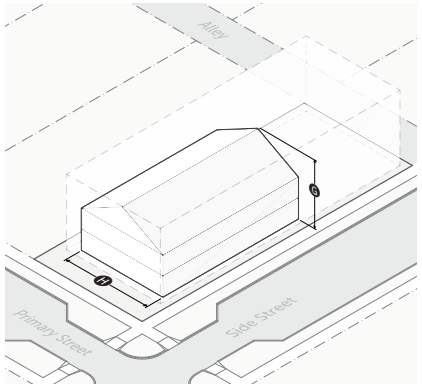
Rules Contents

320.C. House Medium 1 (HM1)

1. BUILDING PLACEMENT



2. BUILDING FORM



LOT SIZE	Sec. 360.
Lot Area (min)	n/a
A Lot Width	
Front access (min)	45'
Side/alley access (min)	30'
COVERAGE	*Sec. 370.*
Impervious coverage (max)	75%
B Building coverage (max)	40%
Building setbacks	
C Primary street lot line (min)	15'
D Side street lot line (min)	5'
E Side lot line (min)	5'
Rear lot line (min)	10'
Alley setbacks	
F Alley lot line (min)	3' or 20'
Alley centerline (min)	13' or 30'
AMENITY	*Sec. 380.*
Outdoor amenity space (min)	n/a

BUILDING	Sec. 390.
G Building height (max stories/feet)	2.5/32'
H Building width (max)	60'
Building break (min)	n/a
I Building depth (max)	n/a
FENCES & WALLS	*Sec. 620.E.*
Front yard type	See Frontage Module
Side/rear yard type	Type VI
REQUIRED PARKING	*Sec. 610.C.*
Residential	
1-3 dwelling units (min)	Not required
4+ dwelling units (min)	1 parking space per dwelling unit required after 3rd dwelling unit
Nonresidential	
<15,000 square feet (min)	Not required
≥15,000 square feet (min)	Parking study required

Module Table

FORM RULES

AMENITY (OUTDOOR AMENITY SPACE)

Form Rule Categories		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
		Project Activities						
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	●	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Frontage Rules

Use Rules

Site Rules

FORM RULES

AMENITY (OUTDOOR AMENITY SPACE)

6. **Relief**
   a. A reduction in required setback of 10% or less may be requested in accordance with *Sec. 13.X (Adjustments)*, provided the resulting setback is at least 3 feet.
   b. A setback reduction may be requested as a variance in accordance with *Sec. 13.X. (Variance)*.

Sec. 380. Amenity

380.A. Outdoor Amenity Space

An area on a lot designated to be used for active or passive recreation.

1. **Intent**

   To help provide adequate recreation and open space areas for residents and tenants, and to ensure such spaces are accessible, usable, and safe to persons with varying abilities and ages.

2. **Applicability**
   a. The outdoor amenity space requirements apply to all lots unless specified ad "n/a" by the Form Module *(Part 3B.)*.
   b. Where the calculation of outdoor amenity space requires less than 400 square feet, no outdoor amenity space is required.

3. **Standards**
   a. The cumulative area of outdoor amenity space provided on a lot cannot be less than required by the zoning district.
   b. Required outdoor amenity space must meet the design standards in *Sec. 3C.380.B. (Outdoor Amenity Space Design Standards)*.

4. **Measurement**
   a. Outdoor amenity space is a percentage calculated by dividing the cumulative area of all outdoor amenity spaces by the lot area.
   b. The minimum required outdoor amenity space is calculated by multiplying the required minimum outdoor amenity percentage by the lot area.
   c. Private outdoor balconies with a minimum area of 50 square feet, and no depth dimension less than 6 feet may be counted as outdoor amenity space.
   d. As a bonus for providing public space, outdoor amenity space area meeting *Sec. Sec. 3C.380.B.4. (Privately-Owned Public Space)*, counts as 1.25 square feet of outdoor amenity space for every 1 square foot of provided outdoor amenity space area.

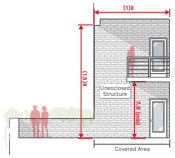
5. **Relief**
   a. A reduction of up to 10% of the total required area of outdoor amenity space may be requested in accordance with *Sec. 13.X (Adjustments)*.

380.B. Outdoor Amenity Space Design Standards

1. **Intent**

   To ensure that amenity spaces provided by projects are sufficient enough to provide spaces which are accessible, usable, and safe to persons of all ages and abilities, and provide adequate access to open space, recreation, and shared amenities.

2. **General**
   a. Outdoor amenity space cannot be fully enclosed.
   b. No portion of an outdoor amenity space can have a clear height of less than 7.5 feet.
   c. Outdoor amenity space that is roofed must have a minimum clear height of 1.5 times the depth of the roofed area.

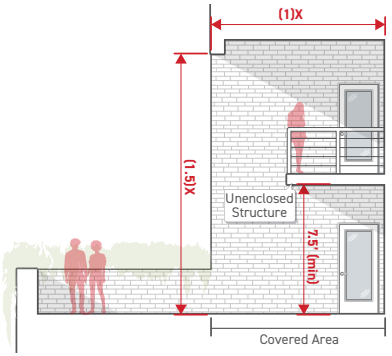


380.B. Outdoor Amenity Space Design Standards

1. **Intent**

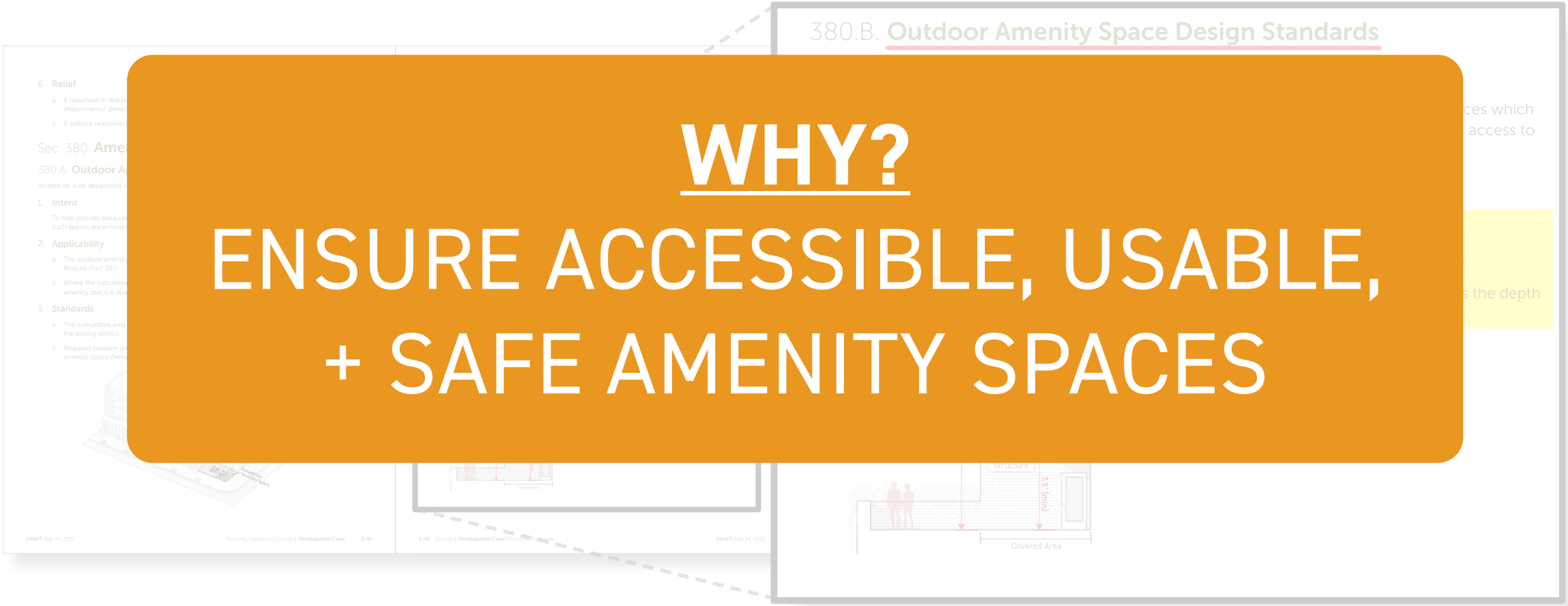
   To ensure that amenity spaces provided by projects are sufficient enough to provide spaces which are accessible, usable, and safe to persons of all ages and abilities, and provide adequate access to open space, recreation, and shared amenities.

2. **General**
   a. Outdoor amenity space cannot be fully enclosed.
   b. No portion of an outdoor amenity space can have a clear height of less than 7.5 feet.
   c. Outdoor amenity space that is roofed must have a minimum clear height of 1.5 times the depth of the roofed area.



FORM RULES

AMENITY (OUTDOOR AMENITY SPACE)



WHY?

ENSURE ACCESSIBLE, USABLE,
+ SAFE AMENITY SPACES

FORM RULES

BUILDING (BUILDING WIDTH + DEPTH)

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Code Contents

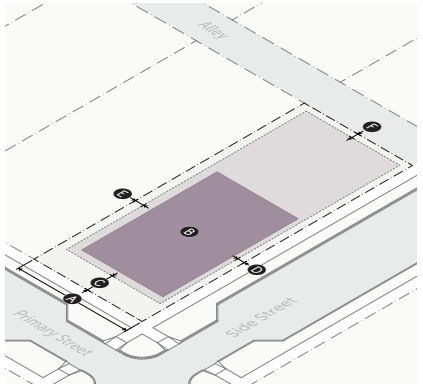
PART. 3C.
FORM RULES

Sec. 360. Lot Size .....
360.A. Lot Area .....
360.B. Lot Width .....
Sec. 370. Coverage .....
370.A. Impervious Coverage .....
370.B. Building Coverage .....
370.C. Building Setbacks .....
Sec. 380. Amenity .....
380.A. Outdoor Amenity Space .....
380.B. Outdoor Amenity Space Design Standards .....
Sec. 390. Building .....
390.A. Building Height .....
390.B. Building Width .....
390.C. Building Depth .....

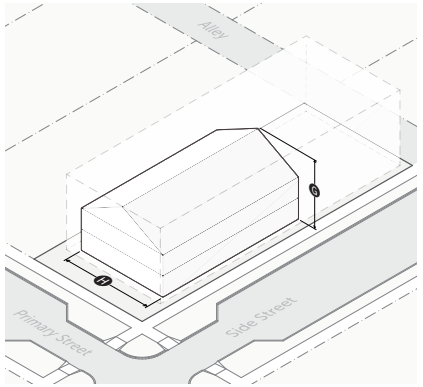
Rules Contents

320.C. House Medium 1 (HM1)

1. BUILDING PLACEMENT



2. BUILDING FORM



LOT SIZE	Sec. 360.
Lot Area (min)	n/a
A Lot Width	
Front access (min)	45'
Side/alley access (min)	30'
COVERAGE	*Sec. 370.*
Impervious coverage (max)	75%
B Building coverage (max)	40%
Building setbacks	
C Primary street lot line (min)	15'
D Side street lot line (min)	5'
E Side lot line (min)	5'
Rear lot line (min)	10'
Alley setbacks	
F Alley lot line (min)	3' or 20'
Alley centerline (min)	13' or 30'
AMENITY	*Sec. 380.*
Outdoor amenity space (min)	n/a

BUILDING	Sec. 390.
G Building height (max stories/feet)	2.5/32'
H Building width (max)	60'
Building break (min)	n/a
I Building depth (max)	n/a
FENCES & WALLS	*Sec. 620.E.*
Front yard type	See Frontage Module
Side/rear yard type	Type VI
REQUIRED PARKING	*Sec. 610.C.*
Residential	
1-3 dwelling units (min)	Not required
4+ dwelling units (min)	1 parking space per dwelling unit required after 3rd dwelling unit
Nonresidential	
<15,000 square feet (min)	Not required
≥15,000 square feet (min)	Parking study required

Module Table

FORM RULES

BUILDING (BUILDING WIDTH + DEPTH)

Form Rule Categories		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
		Project Activities						
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	●	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Frontage Rules

Use Rules

Site Rules

FORM RULES

BUILDING (BUILDING WIDTH + DEPTH)

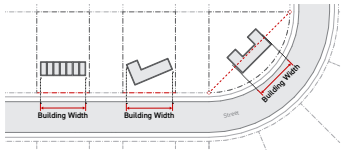
Width maximums are ABSOLUTE

390.B. Building Width

The horizontal dimension of a building on a lot.

1. **Intent**
   a. To promote fine-grained patterns of development and prevent buildings that are significantly out of context with traditional patterns by breaking wide buildings into multiple, clearly distinguished, building widths.
   b. To encourage larger projects to provide open space for pedestrians and recreation.
2. **Applicability**
   a. Building width requirements apply to all street-facing building facades.
   b. Building width requirements do not apply to the exceptions listed in *Sec. 390.C.5. (Exceptions)*.
3. **Standards**
   a. No building located on the same lot can be wider than the maximum building width allowed by the zoning district.
   b. Two buildings can abut one another provided that they have no shared components and are structurally independent from one another.
4. **Measurement**

Building width is measured horizontally and parallel to each abutting primary street or side street lot line from one end of a building to the opposite end.



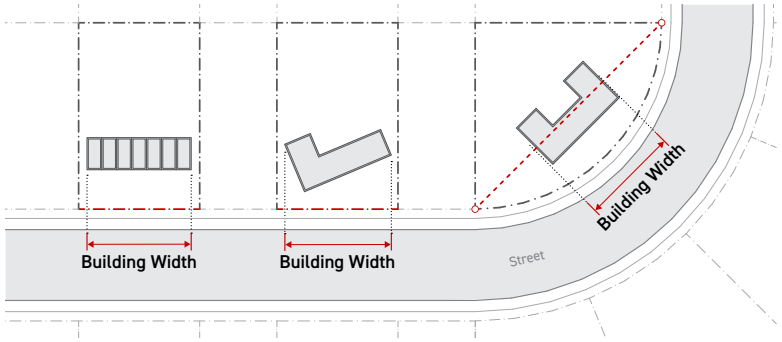
3. **Standards**

a. No building located on the same lot can be wider than the maximum building width allowed by the zoning district.

b. Two buildings can abut one another provided that they have no shared components and are structurally independent from one another.

4. **Measurement**

Building width is measured horizontally and parallel to each abutting primary street or side street lot line from one end of a building to the opposite end.

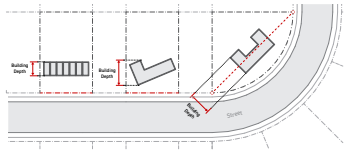


390.C. Building Depth

The horizontal depth dimension of a building on a lot.

1. **Intent**
   a. To promote fine-grained patterns of development within a site and prevent buildings that are significantly out of context with traditional patterns by breaking buildings into multiple, clearly distinguished buildings.
   b. To encourage larger projects to provide open space and outdoor circulation for pedestrians and recreation within a site.
2. **Applicability**
   a. Building width requirements apply to any building facade that does not face a street.
   b. Building depth requirements do not apply to the exceptions listed in *Sec. 390.C.5. (Exceptions)*.
3. **Standards**
   a. No building located on the same lot can be deeper than the maximum building depth allowed by the zoning district.
   b. Two buildings can abut one another provided that they have no shared components and are structurally independent from one another.
4. **Measurement**

Building width is measured horizontally and perpendicularly to each abutting primary street or side street lot line from one end of a building to the opposite end.



FORM RULES

BUILDING (BUILDING WIDTH + DEPTH)

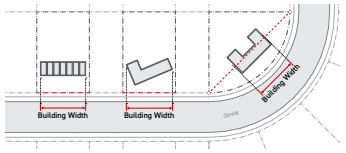
ALL dimensions allow space for pedestrian access

390.B. Building Width

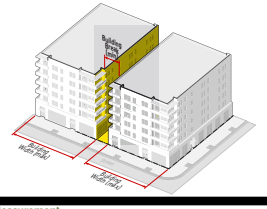
The horizontal dimension of a building on a lot.

1. **Intent**
   a. To promote fine-grained patterns of development and prevent buildings that are significantly out of context with traditional patterns by breaking wide buildings into multiple, clearly distinguished, building widths.
   b. To encourage larger projects to provide open space for pedestrians and recreation.
2. **Applicability**
   a. Building width requirements apply to all street-facing building facades.
   b. Building width requirements do not apply to the exceptions listed in *Sec. 390.C.5. (Exceptions)*.
3. **Standards**
   a. No building located on the same lot can be wider than the maximum building width allowed by the zoning district.
   b. Two buildings can abut one another provided that they have no shared components and are structurally independent from one another.
4. **Measurement**

Building width is measured horizontally and parallel to each abutting primary street or side street lot line from one end of a building to the opposite end.

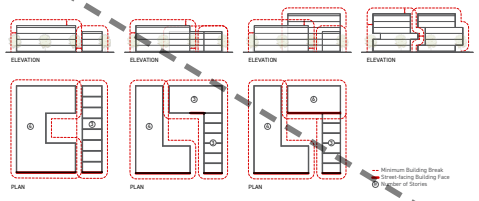


5. **Building Break**
   a. **Standards**
      1. All buildings and collections of abutting buildings located on the same lot must be separated by at least the minimum building break dimension in order to establish them as separate buildings for the purpose of measuring building width.
      2. No building or structure is permitted to encroach into the building break, except where allowed in *Sec. 390.B.5.X (Exceptions)*.



   b. **Measurement**

All building break is measured perpendicular to the outermost surface of each applicable portion of a building both vertically and horizontally.



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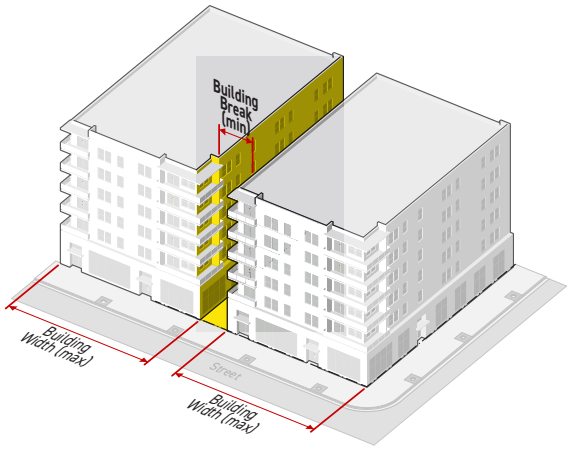

FORM RULES

BUILDING (BUILDING WIDTH + DEPTH)

Depth maximums are ABSOLUTE

390.B. **Building Width**

The horizontal dimension of a building on a lot.

1. **Intent**
   a. To promote fine-grained patterns of development of context with traditional patterns by breaking wi building widths.
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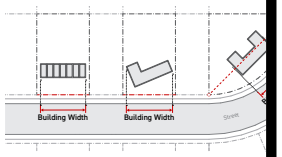
3. **Standards**
   a. No building located on the same lot can be wider the zoning district.
   b. Two buildings can abut one another provided that structurally independent from one another.
4. **Measurement**

Building width is measured horizontally and parallel to line from one end of a building to the opposite end.



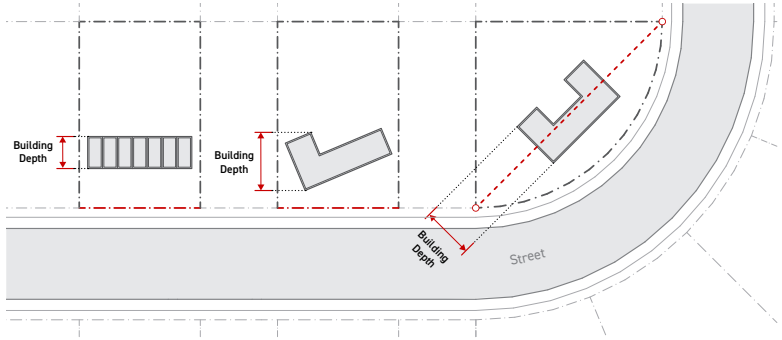
3. **Standards**

a. No building located on the same lot can be deeper than the maximum building depth allowed by the zoning district.

b. Two buildings can abut one another provided that they have no shared components and are structurally independent from one another.

4. **Measurement**

Building width is measured horizontally and perpendicularly to each abutting primary street or side street lot line from one end of a building to the opposite end.



ng break, as listed below:

NCROACHMENTS	
	2'
	3'
	2.5'
	3'
	1.5'
	3'

be used to establish a continuous structure
ximum building width requirement:

1/2 the width of the widest adjacent
width of widest adjacent building width

imes the width of the open space.

ed for each building.

or Amenity Space Design Standards).

ed in accordance with *Sec. 13.X*

ed in accordance with *Sec. 13.X. (Variance).*

390.C. **Building Depth**

The horizontal depth dimension of a building on a lot.

1. **Intent**
   a. To promote fine-grained patterns of development within a site and prevent buildings that are significantly out of context with traditional patterns by breaking buildings into multiple, clearly distinguished buildings.
   b. To encourage larger projects to provide open space and outdoor circulation for pedestrians and recreation within a site.
2. **Applicability**
   a. Building width requirements apply to any building facade that does not face a street.
   b. Building depth requirements do not apply to the exceptions listed in *Sec. 390.C.5. (Exceptions)*.
3. **Standards**
   a. No building located on the same lot can be deeper than the maximum building depth allowed by the zoning district.
   b. Two buildings can abut one another provided that they have no shared components and are structurally independent from one another.
4. **Measurement**

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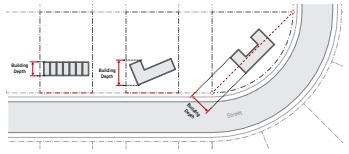
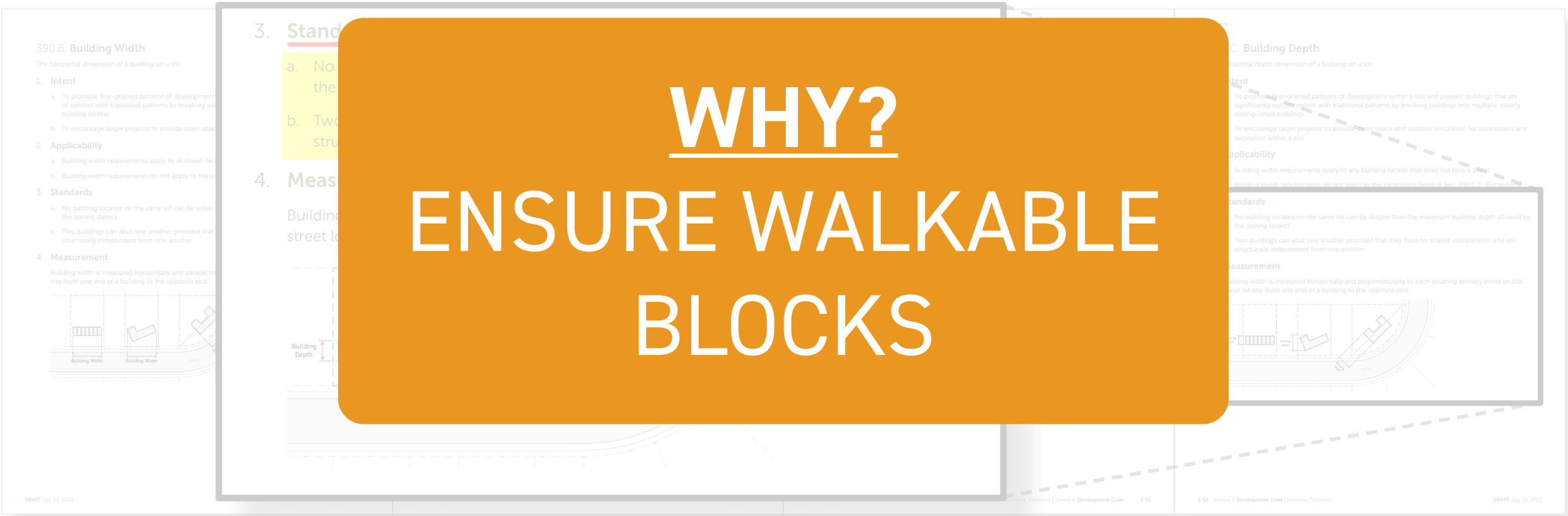


FORM RULES

BUILDING (BUILDING WIDTH + DEPTH)



WHY?

ENSURE WALKABLE BLOCKS

? QUESTIONS OR COMMENTS?

SECTION 4

Frontage Rules

FRONTAGE RULES
PART 4C

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Code Contents

PART. 4C.
FRONTAGE RULES

Sec. 470. Build-To 4-32
470.A. Applicable Stories 4-32
470.B. Build-To Depth 4-33
470.C. Build-To Width 4-35
470.D. Pedestrian Amenity Allowance 4-39
470.E. Active Depth 4-42
Sec. 480. Parking Location 4-43
480.A. Parking Between Building & Street 4-43
Sec. 490. Landscaping 4-45
490.A. Frontage Planting Area 4-45
490.B. Frontage Yard Fence & Wall 4-46
Sec. 4100. Transparency 4-52
4100.A. Transparent Area 4-52
4100.B. Active Wall Spacing 4-56
Sec. 4110. Entrances 4-67
4110.A. Street-Facing Entrance 4-67
4110.B. Entry Feature 4-69
Sec. 4120. Ground Story 4-77
4120.A. Ground Story Height 4-77
4120.B. Ground Story Elevation 4-78

Rules Contents

FRONTAGE RULES

APPLICABLE RULES BASED ON PROJECT

Refer to Project Activity Tables

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. **General**

   All projects filed after the effective date of this Zoning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see *Sec. 13.X (Vested Rights)*, and for continuance of existing development, see *Sec. 13.X (Continuance of Existing Development)*.

2. **Project Activities**

   a. Categories of Form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	●	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

   b. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Sec. 410. General Provisions

410.A. Frontage Intent

Frontage Modules regulate the portions of a lot and exterior building facades that impact the public realm to ensure that projects respond to the public realm appropriately. Modules range from minimal standards for Park Frontages to more robust standards for Shopfront Frontages which require projects to support a high-quality public realm that is active, comfortable, safe, and visually interesting, with strong connections between the public realm and uses inside buildings.

410.B. Frontage Applicability

1. **Project Applicability**

   All projects filed after the effective date of this Zoning & Development Code must comply with the Frontage Module standards and rules in Part 4, as further specified below. For vested rights, see *Sec. XX (Vested Rights)*, and for continuance of existing development, see *Sec. 13.X (Continuance of Existing Development)*.

2. **Project Activities**

   a. Categories of Frontage rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, a street-facing addition concealing a portion of an existing building facade includes both new construction and a facade modification).

   b. For all Frontage Modules, Frontage rule categories apply to project activities as shown in the table below:

Frontage Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470.	Build-To	●	●	○	○	○	○	○
Sec. 480.	Parking Location	●	●	●	○	○	○	○
Sec. 490.	Landscaping	●	●	●	●	○	○	○
Sec. 4100.	Transparency	●	●	○	●	○	○	○
Sec. 4110.	Entrances	●	●	○	●	○	○	○
Sec. 4120.	Ground Story	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

   c. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Frontage Rules

Sec. 500. General Provisions

500.A. Use Intent

The intent of Part 5 is to establish the Use Modules, use standards, and use definitions in order to regulate the activities on a lot, and to mitigate any potential impacts within a lot and on surrounding property as a result of those activities.

500.B. Use Applicability

1. **General**

   a. Most lots, operations, and facilities will contain more than 1 use. Any combination of uses permitted by the Use Module will be allowed unless specified within the use standards of an eligible Alternate Typology *(Sec. XX.)*.

   b. All projects filed after the effective date of this Zoning & Development Code must comply with the Use Module standards and all other provisions in Part 5, as further specified below. For vested rights, see *Sec. XX. (Vested Rights)*, and for continuance of existing development, see *Sec. XX. (Continuance of Existing Development)*.

2. **Project Activities**

   a. Categories of use rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition will also include a use modification).

Use Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 520.	Allowed Uses	●	●	●	○	●	●	○
Sec. 530.	Use Definitions	●	●	●	○	●	●	○
Sec. 540.	Use Standards	●	●	●	○	●	●	○
Sec. 550.	Accessory Uses and Structures	●	●	●	○	●	●	○

● = Standards may apply ○ = Standards are not applicable

   b. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Use Rules

2. **Project Activities**

   Categories of Site rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Site Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	●	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	●	○	○	○	○
Sec. 610.C.	Automobile Parking	●	●	●	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	●	●	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	●	●	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	●	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	●	○	●	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	●	○	●	●	○
Sec. 620.F.	Planting Standards	●	●	●	○	○	○	○
Sec. 620.G.	Retaining Walls	●	●	●	○	○	○	○
Sec. 630.	Signs	●	○	●	●	●	●	○
Sec. 640.A.	Outdoor Lighting	●	○	●	●	○	●	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	●	●	○	●	○
Sec. 640.C.	Floodplains	●	●	●	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	●	●	●	●	●	●

● = Standards may apply ○ = Standards are not applicable

   a. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

   b. Where a category of Site rules is listed as generally applicable in the table above, the project activity must meet all applicable Site standards within the Section. This general applicability may be further specified for each standard in the applicability provisions for each Site standard. Project applicability may also be modified by *Sec. XX.* (Nonconformities). Where a category of Site rules is listed as not applicable in the table above, no standards from that Site rule category apply to the project activity.

Site Rules

FRONTAGE RULES

APPLICABLE RULES BASED ON PROJECT

Example: Home Addition

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. General

All projects filed after the effective date of this Zoning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see *Sec. 13.X (Vested Rights)*, and for continuance of existing development, see *Sec. 13.X (Continuance of Existing Development)*.

2. Project Activities

a. Categories of Form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
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Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	●	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Sec. 410. General Provisions

410.A. Frontage Intent

Frontage Modules regulate the portions of a lot and exterior building facades that impact the public realm to ensure that projects respond to the public realm appropriately. Modules range from minimal standards for Park Frontages to more robust standards for Shopfront Frontages, which require projects to support a high-quality public realm that is active, comfortable, safe, and visually interesting, with strong connections between the public realm and uses inside buildings.

410.B. Frontage Applicability

1. Project Applicability

All projects filed after the effective date of this Zoning & Development Code must comply with the Frontage Module standards and rules in Part 4, as further specified below. For vested rights, see *Sec. XX (Vested Rights)*, and for continuance of existing development, see *Sec. 13.X (Continuance of Existing Development)*.

2. Project Activities

a. Categories of Frontage rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, a street-facing addition concealing a portion of an existing building facade includes both new construction and a facade modification).

b. For all Frontage Modules, Frontage rule categories apply to project activities as shown in the table below.

Frontage Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470.	Build-To	●	●	○	○	○	○	○
Sec. 480.	Parking Location	●	●	●	○	○	○	○
Sec. 490.	Landscaping	●	●	●	●	○	○	○
Sec. 4100.	Transparency	●	●	○	●	○	○	○
Sec. 4110.	Entrances	●	●	○	●	○	○	○
Sec. 4120.	Ground Story	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

c. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Frontage Rules

Frontage Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470.	Build-To	●	●	○	○	○	○	○
Sec. 480.	Parking Location	●	●	●	○	○	○	○
Sec. 490.	Landscaping	●	●	●	●	○	○	○
Sec. 4100.	Transparency	●	●	○	●	○	○	○
Sec. 4110.	Entrances	●	●	○	●	○	○	○
Sec. 4120.	Ground Story	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

c. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

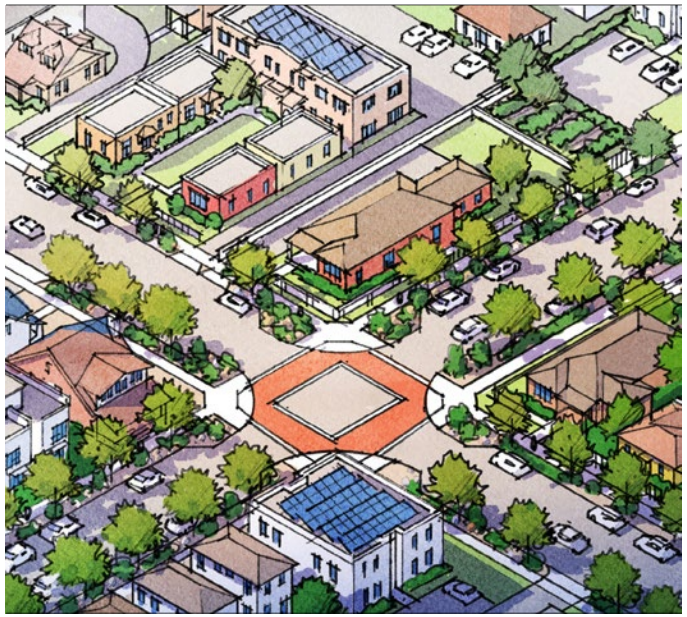
Use Rules

Site Rules

FRONTAGE RULES

APPLICABLE METRICS BASED ON MODULE

200.B. RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)



1. **GENERAL INTENT**

a. A walkable neighborhood environment intended to accommodate a variety of lower-intensity housing options—up to 2.5 stories tall—including single-unit homes, cottage courts, duplexes, triplexes, fourplexes, and other small multifamily development.

b. Residential Neighborhood Districts (RND) implement the Residential Neighborhood Place Type established in the *General Plan*.

District Intent

2. **DISTRICTS**

There are 5 Residential Neighborhood Districts (RNDs). The first brac
summarized below:

Zoning District	[Form Module	-	First Bracket Set Frontage Module	-	Use Mo
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.C	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Reside 1 (R1 Sec. 52
Residential Neighborhood District 2 (RND2)	House Narrow 1 (HN1) Sec. 320.A	-	Neighborhood Yard 2 (N2) Sec. 420.B	-	Reside 1 (R1 Sec. 52
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Reside 1 (R1 Sec. 52
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Reside 1 (R1 Sec. 52
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Reside Mixe (RX Sec. 52

District Modul

2. **DISTRICTS**

There are 5 Residential Neighborhood Districts (RNDs). The first bracket set [ ] of each RND zoning district is summarized below:

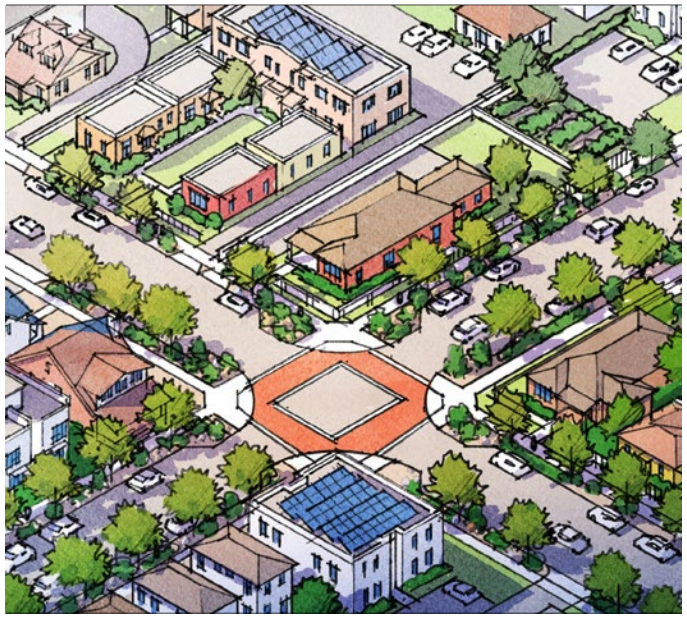
Zoning District	[Form Module	-	First Bracket Set Frontage Module	-	Use Module	]	Zoning District Description
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.C	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	]	Sites with house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 2 (RND2)	House Nar	-	Neighborhood	-	Residential	]	Sites with narrow house-scale buildings up to 2.5 stories tall, shallow frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	]	Sites with low-rise buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	]	Sites with wide house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential Mixed 1 (RX1) Sec. 520.C	]	Sites with house-scale buildings up to 2.5 stories tall, frontyards, and residential and limited nonresidential primary uses.

Frontage Rules

FRONTAGE RULES

APPLICABLE METRICS BASED ON MODULE

200.B. RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)



1. **GENERAL INTENT**

a. A walkable neighborhood environment intended to accommodate a variety of lower-intensity housing options—up to 2.5 stories tall—including single-unit homes, cottage courts, duplexes, triplexes, fourplexes, and other small multifamily development.

b. Residential Neighborhood Districts (RND) implement the Residential Neighborhood Place Type established in the *General Plan*.

District Intent

2. **DISTRICTS**

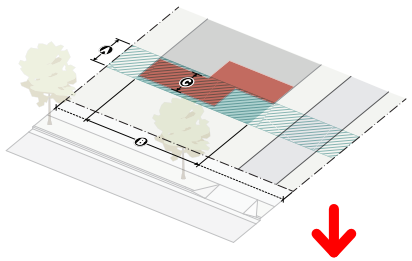
There are 5 Residential Neighborhood Districts (RNDs). The first bracket set [ ] of each F
summarized below:

Zoning District	[Form Module	-	First Bracket Set: Frontage Module	-	Use Module]	
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.C	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	Sites building frontyar uses, li prima nonresi
Residential Neighborhood District 2 (RND2)	House Narrow 1 (HN1) Sec. 320.A	-	Neighborhood Yard 1 (N2) Sec. 420.B	-	Residential 1 (R1) Sec. 520.C	Sites wit building shallow pri nonres and li a
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	Sites w up frontyar uses, li prima nonresi
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	Sites w building frontyar uses, li prima nonresi
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential Mixed 1 (RX1) Sec. 520.C	Sites building frontyar limited

District Modules

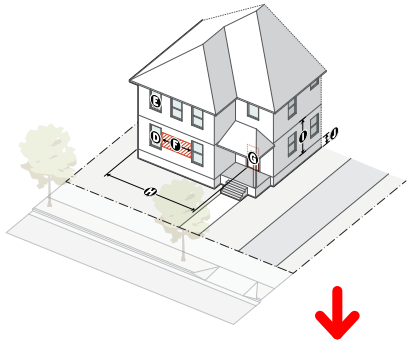
420.A. Neighborhood Yard 1 (N1)

1. **STREET ORIENTATION**



	Primary Street	Side Street
BUILD-TO	*Sec. 470.*	
Applicable stories (min)	All	All
A Build-to depth (max)	25'	20'
B Build-to width (min)	50%	30%
Pedestrian amenity allowance	n/a	n/a
C Active depth (min)	9'	5'
PARKING LOCATION	*Sec. 480.*	
Parking between building and street	Not allowed	Not allowed
LANDSCAPING	*Sec. 490.*	
Frontage planting area (min)	50%	50%
Frontage yard fence & wall type allowed	Type A3	Type A3

2. **STREET-FACING FACADE**



	Primary Street	Side Street
TRANSPARENCY	*Sec. 4100.*	
D Ground story transparency	20%	10%
E Upper story transparency	15%	10%
F Active wall spacing (max)	30'	40'
ENTRANCES	*Sec. 4110.*	
G Street-facing entrance	Required	n/a
H Entrance spacing (max)	30'	n/a
Required Entry feature	Required	No
Options	• Porch • Stoop • Forecourt	
GROUND STORY	*Sec. 4120.*	
I Ground story-height		
Residential (min)	9'	9'
Non-residential (min)	10'	10'
J Ground-story elevation		
Residential (min/max)	0'/5'	0'/5'
Non-residential (min/max)	0'/2'	0'/2'

Module Table

FRONTAGE RULES

APPLICABLE METRICS BASED ON MODULE

District Intent

District Modules

Module Table

STREET DETERMINATIONS *DEFINED IN PART 12*

FRONTAGE RULES
BUILD-TO (ACTIVE DEPTH)

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Code Contents

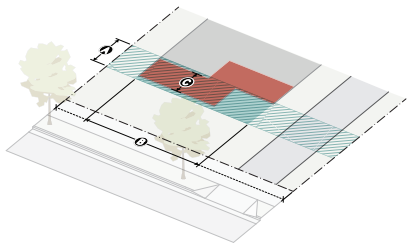
PART. 4C.
FRONTAGE RULES

Sec. 470. Build-To
470.A. Applicable Stories
470.B. Build-To Depth
470.C. Build-To Width
470.D. Pedestrian Amenity Allowance
470.E. Active Depth
Sec. 480. Parking Location
480.A. Parking Between Building & Street
Sec. 490. Landscaping
490.A. Frontage Planting Area
490.B. Frontage Yard Fence & Wall
Sec. 4100. Transparency
4100.A. Transparent Area
4100.B. Active Wall Spacing
Sec. 4110. Entrances
4110.A. Street-Facing Entrance
4110.B. Entry Feature
Sec. 4120. Ground Story
4120.A. Ground Story Height
4120.B. Ground Story Elevation

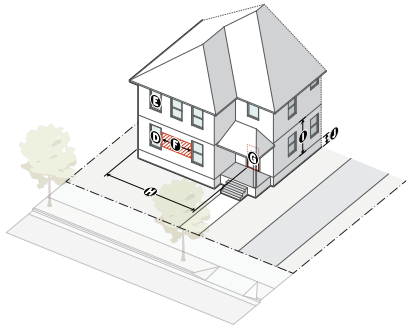
Rules Contents

420.A. Neighborhood Yard 1 (N1)

1. STREET ORIENTATION



2. STREET-FACING FACADE



	Primary Street	Side Street
BUILD-TO	*Sec. 470.*	
Applicable stories (min)	All	All
A Build-to depth (max)	25'	20'
B Build-to width (min)	50%	30%
Pedestrian amenity allowance	n/a	n/a
C Active depth (min)	9'	5'
PARKING LOCATION	*Sec. 480.*	
Parking between building and street	Not allowed	Not allowed
LANDSCAPING	*Sec. 490.*	
Frontage planting area (min)	50%	50%
Frontage yard fence & wall type allowed	Type A3	Type A3

	Primary Street	Side Street
TRANSPARENCY	*Sec. 4100.*	
D Ground story transparency	20%	10%
E Upper story transparency	15%	10%
F Active wall spacing (max)	30'	40'
ENTRANCES	*Sec. 4110.*	
G Street-facing entrance	Required	n/a
H Entrance spacing (max)	30'	n/a
Required Entry feature	Required	No
Options	• Porch • Stoop • Forecourt	
GROUND STORY	*Sec. 4120.*	
I Ground story-height		
Residential (min)	9'	9'
Non-residential (min)	10'	10'
J Ground-story elevation		
Residential (min/max)	0'/5'	0'/5'
Non-residential (min/max)	0'/2'	0'/2'

Module Table

FRONTAGE RULES

BUILD-TO (ACTIVE DEPTH)

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. General

All projects filed after the effective date of this Zoning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see *Sec. 13.X (Vested Rights)*, and for continuance of existing development, see *Sec. 13.X (Continuance of Existing Development)*.

2. Project Activities

a. Categories of Form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
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Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	●	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Sec. 410. General Provisions

410.A. Frontage Intent

Frontage Modules regulate the portions of a lot and exterior building facades that impact the public realm to ensure that projects respond to the public realm appropriately. Modules range from minimal standards for Park Frontages to more robust standards for Shopfront Frontages, which require projects to support a high-quality public realm that is active, comfortable, safe, and visually interesting, with strong connections between the public realm and uses inside buildings.

410.B. Frontage Applicability

1. Project Applicability

All projects filed after the effective date of this Zoning & Development Code must comply with the Frontage Module standards and rules in Part 4, as further specified below. For vested rights, see *Sec. XX (Vested Rights)*, and for continuance of existing development, see *Sec. 13.X (Continuance of Existing Development)*.

2. Project Activities

a. Categories of Frontage rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, a street-facing addition concealing a portion of an existing building facade includes both new construction and a facade modification).

b. For all Frontage Modules, Frontage rule categories apply to project activities as shown in the table below.

Frontage Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470.	Build-To	●	●	○	○	○	○	○
Sec. 480.	Parking Location	●	●	●	○	○	○	○
Sec. 490.	Landscaping	●	●	●	●	○	○	○
Sec. 4100.	Transparency	●	●	○	●	○	○	○
Sec. 4110.	Entrances	●	●	○	●	○	○	○
Sec. 4120.	Ground Story	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

c. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Frontage Rules

Frontage Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470.	Build-To	●	●	○	○	○	○	○
Sec. 480.	Parking Location	●	●	●	○	○	○	○
Sec. 490.	Landscaping	●	●	●	●	○	○	○
Sec. 4100.	Transparency	●	●	○	●	○	○	○
Sec. 4110.	Entrances	●	●	○	●	○	○	○
Sec. 4120.	Ground Story	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

c. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Use Rules

Site Rules

FRONTAGE RULES
BUILD-TO (ACTIVE DEPTH)

Floor area dedicated to PEOPLE

Sec. 470. Build-To

470.A. Applicable Stories

The number of stories that are required to meet build-to standards.

1. **Intent**

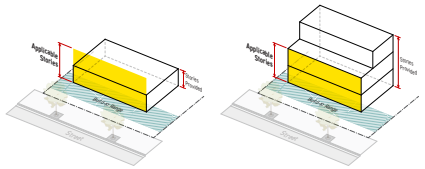
   To ensure that multi-story buildings locate both the ground story and a contextually appropriate number of upper stories along the street.

2. **Applicability**

   Build-to applicable stories standards apply to all portions of buildings and structures required to satisfy a minimum build-to width requirement.

3. **Standards**

   Where minimum applicable stories are required, build-to standards apply to the ground story and any additional story provided on a lot, up to, and including, the minimum build-to applicable stories.



4. **Measurement**

   For measuring height in stories, see *Sec. XX (Height in Stories)*.

5. **Relief**

   a. A reduction in number of applicable stories of 1 story may be requested in accordance with *Sec. XX (XX)*.

   b. A reduction in number of applicable stories may be requested as a variance in accordance with *Sec. XX (XX)*.

470.E. Active Depth

The horizontal depth of a building that must contain habitable space.

1. **Intent**

   To help minimize the impact of dead space on the public realm and to promote a comfortable, safe, engaging and attractive built environment with active uses along the public realm.

2. **Applicability**

   a. The active depth requirement applies to all portions of a building used to meet build-to requirements. See *Sec. XX (XX)*.

   b. The active depth requirement applies to all applicable stories, See *Sec. XX (XX)*.

3. **Standards**

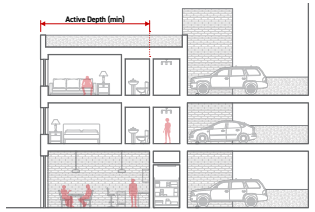
   a. Applicable portions of a building must provide the minimum active depth required by the zoning district.

   b. No more than 20% of the floor area of the required active depth can be used for inactive uses such as storage, hallways, stairwells, elevators, and equipment rooms.

   c. Parking and motor vehicle use areas are not allowed in any portion of the required active depth.

4. **Measurement**

   Active depth is measured from the front building facade inward to the interior of the building.



5. **Relief**

   a. A decreased active depth of up to 10% may be requested in accordance with may be requested in accordance with *Sec. XX (XX)*.

   b. A decreased active depth beyond 10% may be requested as a variance in accordance with *Sec. XX (XX)*.

2. **Applicability**

   a. The active depth requirement applies to all portions of a building used to meet build-to requirements. See *Sec. XX (XX)*.

   b. The active depth requirement applies to all applicable stories, See *Sec. XX (XX)*.

3. **Standards**

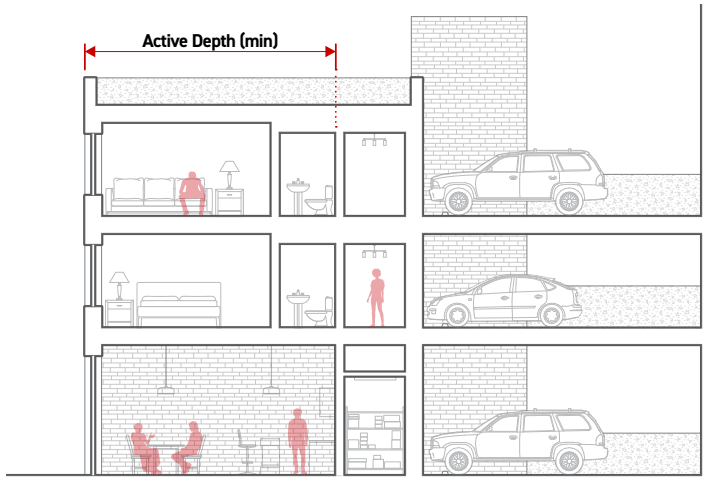
   a. Applicable portions of a building must provide the minimum active depth required by the zoning district.

   b. No more than 20% of the floor area of the required active depth can be used for inactive uses such as storage, hallways, stairwells, elevators, and equipment rooms.

   c. Parking and motor vehicle use areas are not allowed in any portion of the required active depth.

4. **Measurement**

   Active depth is measured from the front building facade inward to the interior of the building.



FRONTAGE RULES
BUILD-TO (ACTIVE DEPTH)

WHY?

- MORE 'EYES ON THE STREET'
- MORE ACTIVE STREETSCAPES

FRONTAGE RULES

FENCES & WALLS (WITHIN FRONTAGE YARDS)

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Code Contents

PART. 4C.

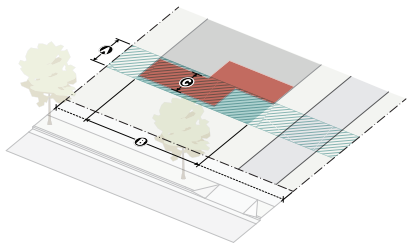
FRONTAGE RULES

Sec. 470. Build-To
470.A. Applicable Stories
470.B. Build-To Depth
470.C. Build-To Width
470.D. Pedestrian Amenity Allowance
470.E. Active Depth
Sec. 480. Parking Location
480.A. Parking Between Building & Street
Sec. 490. Landscaping
490.A. Frontage Planting Area
490.B. Frontage Yard Fence & Wall
Sec. 4100. Transparency
4100.A. Transparent Area
4100.B. Active Wall Spacing
Sec. 4110. Entrances
4110.A. Street-Facing Entrance
4110.B. Entry Feature
Sec. 4120. Ground Story
4120.A. Ground Story Height
4120.B. Ground Story Elevation

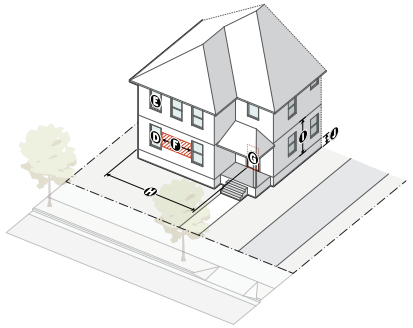
Rules Contents

420.A. Neighborhood Yard 1 (N1)

1. STREET ORIENTATION



2. STREET-FACING FACADE



	Primary Street	Side Street
BUILD-TO	*Sec. 470.*	
Applicable stories (min)	All	All
A Build-to depth (max)	25'	20'
B Build-to width (min)	50%	30%
Pedestrian amenity allowance	n/a	n/a
C Active depth (min)	9'	5'
PARKING LOCATION	*Sec. 480.*	
Parking between building and street	Not allowed	Not allowed
LANDSCAPING	*Sec. 490.*	
Frontage planting area (min)	50%	50%
Frontage yard fence & wall type allowed	Type A3	Type A3

	Primary Street	Side Street
TRANSPARENCY	*Sec. 4100.*	
D Ground story transparency	20%	10%
E Upper story transparency	15%	10%
F Active wall spacing (max)	30'	40'
ENTRANCES	*Sec. 4110.*	
G Street-facing entrance	Required	n/a
H Entrance spacing (max)	30'	n/a
Required Entry feature	Required	No
Options	• Porch • Stoop • Forecourt	
GROUND STORY	*Sec. 4120.*	
I Ground story-height		
Residential (min)	9'	9'
Non-residential (min)	10'	10'
J Ground-story elevation		
Residential (min/max)	0'/5'	0'/5'
Non-residential (min/max)	0'/2'	0'/2'

Module Table

FRONTAGE RULES

FENCES & WALLS (WITHIN FRONTAGE YARDS)

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. General

All projects filed after the effective date of this Zoning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see *Sec. 13.X (Vested Rights)*, and for continuance of existing development, see *Sec. 13.X (Continuance of Existing Development)*.

2. Project Activities

a. Categories of Form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

Form Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	●	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Sec. 410. General Provisions

410.A. Frontage Intent

Frontage Modules regulate the portions of a lot and exterior building facades that impact the public realm to ensure that projects respond to the public realm appropriately. Modules range from minimal standards for Park Frontages to more robust standards for Shopfront Frontages, which require projects to support a high-quality public realm that is active, comfortable, safe, and visually interesting, with strong connections between the public realm and uses inside buildings.

410.B. Frontage Applicability

1. Project Applicability

All projects filed after the effective date of this Zoning & Development Code must comply with the Frontage Module standards and rules in Part 4, as further specified below. For vested rights, see *Sec. XX (Vested Rights)*, and for continuance of existing development, see *Sec. 13.X (Continuance of Existing Development)*.

2. Project Activities

a. Categories of Frontage rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, a street-facing addition concealing a portion of an existing building facade includes both new construction and a facade modification).

b. For all Frontage Modules, Frontage rule categories apply to project activities as shown in the table below.

Frontage Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470.	Build-To	●	●	○	○	○	○	○
Sec. 480.	Parking Location	●	●	●	○	○	○	○
Sec. 490.	Landscaping	●	●	●	●	○	○	○
Sec. 4100.	Transparency	●	●	○	●	○	○	○
Sec. 4110.	Entrances	●	●	○	●	○	○	○
Sec. 4120.	Ground Story	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

c. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Frontage Rule Categories		Project Activities						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470.	Build-To	●	●	○	○	○	○	○
Sec. 480.	Parking Location	●	●	●	○	○	○	○
Sec. 490.	Landscaping	●	●	●	●	○	○	○
Sec. 4100.	Transparency	●	●	○	●	○	○	○
Sec. 4110.	Entrances	●	●	○	●	○	○	○
Sec. 4120.	Ground Story	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

c. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Frontage Rules

Use Rules

Site Rules

FRONTAGE RULES

FENCES & WALLS (FRONTAGE YARDS)

Allows slightly taller fence in exchange for MORE TRANSPARENCY

490.B. Frontage Yard Fence & Wall

Fences, walls, and hedges allowed in a frontage yard.

1. **Intent**

   To balance the needs for human-scale activation and visual interest along the public realm, and to provide security and privacy for private ground story uses in a manner appropriate to context.

2. **Applicability**

   All fences, walls or hedges located in a frontage yard. For retaining walls see *Sec. XX (Retaining Walls)*.

3. **Standards**

   a. **General**

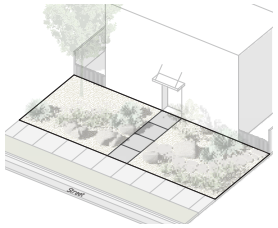
   1. Allowed frontage yard fence and wall types *(Sec. XX)* are hierarchical. Where a frontage yard fence and wall type with a higher number designator is allowed by the applied Frontage Module *(Part 4B)*, all frontage yard fence and wall types having a lower number designator are also allowed. For example, if a Type A2 is allowed a Type A1 is also allowed.
   2. No frontage yard fence and wall type with a greater number designator than the allowed frontage yard fence and wall type may be located in the frontage yard. For example, if an A3 is allowed, an A4 is not allowed.
   3. Where a required frontage screen *(Sec. XX)* includes a wall or fence, the required fence or wall may only be located in the frontage yard if the wall or fence complies with the allowed frontage yard fence and wall standards specified by the applied Frontage Module *(Part 4B)*.
   4. All fences and walls including their sub-grade elements, such as footings or foundation, must be located on-site and offset 3 feet from any street lot line for utility access.
   5. All fences and walls provided must include the necessary gates or openings, that meet minimum ADA pathway widths, to comply with the applicable pedestrian access package standards in *Sec. XX. (Pedestrian Access Packages)*.
   6. All fences and walls provided must comply with *Sec. XX. (Fence/Wall Design and Installation)*.
   7. All hedges provided must comply with *Sec. XX (Plant Design & Installation)*.

b. Frontage Yard Fence & Wall Types

A package of standards, specified by the applied Frontage Module (Part 4B), that applies to fences, walls, and hedges located in a frontage yard.

1. Type A1

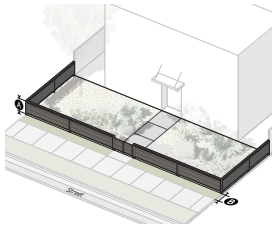
Intended for frontage yards where buildings should engage directly with the public realm to provide visual interest and activation, especially where ground story uses are commercial or non-fenced frontage yards are predominant.



DIMENSIONAL STANDARDS	Sec. XX
Hedge height (max)	Not allowed
Fence/wall height (max)	Not allowed

2. Type A2

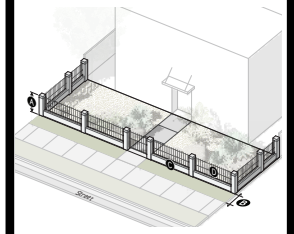
Intended for frontage yards where the need for visual interest and activation along the public realm must be balanced with the need for separation between private ground story uses and the public realm.



DIMENSIONAL STANDARDS	Sec. XX
Hedge height (max)	3'
Fence/wall	
A Height (max)	3'
B Street lot line setback (min)	3'

3. Type A3

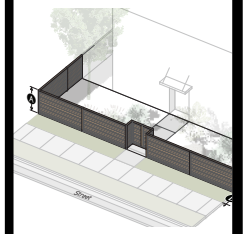
Intended for frontage yards where the need for visual interest and activation along the public realm must be balanced with the need for security between private ground story uses and the public realm.



DIMENSIONAL STANDARDS	Sec. XX
Hedge height (max)	4.5'
Fence/wall	
A Height (max)	4.5'
B Street lot line setback (min)	3'
C Opacity below 3' in height (max)	100%
D Opacity 3' and above in height (max)	50%

4. Type A4

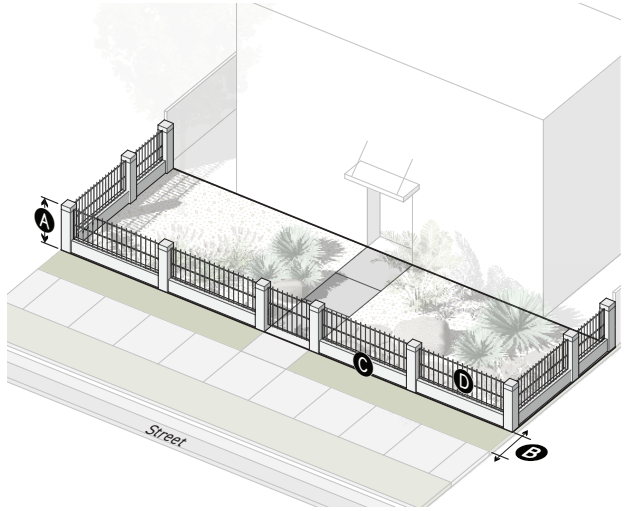
Intended for frontage yards in areas with hig pedestrian and automobile traffic, where visu interest and activation along the public realm critical than the need to mitigate impacts fro public realm on private ground story uses.



DIMENSIONAL STANDARDS
Hedge height (max)
Fence/wall
A Height (max)
B Street lot line setback (min)

3. Type A3

Intended for frontage yards where the need for visual interest and activation along the public realm must be balanced with the need for security between private ground story uses and the public realm.



DIMENSIONAL STANDARDS	Sec. XX
Hedge height (max)	4.5'
Fence/wall	
A Height (max)	4.5'
B Street lot line setback (min)	3'
C Opacity below 3' in height (max)	100%
D Opacity 3' and above in height (max)	50%

FRONTAGE RULES

FENCES & WALLS (SIDE + REAR YARDS)

Generally CONSISTENT with current rules

620.E. Fence & Wall Standards

1. **Intent**

   To balance the needs for natural surveillance and visual interest along the public realm and security and privacy for private ground story uses in a manner appropriate to context.

2. **Applicability**

   a. The wall and fence height standards apply to all zoning lots.

   b. Allowed wall and fences types are set in *Part 3B (Form Modules)* and *Part 4B (Frontage Modules)*.

   c. Where a buffering or screening requirement requires a taller wall or fence, the buffer or screening requirements supersede.

3. **Standards**

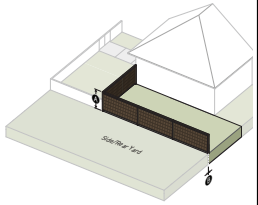
   a. **Front/Side Street Yard Fence and Wall Types**

   See *Sec. 490.B.3.b. (Frontage Yard Fence & Wall Types)*.

b. **Side/Rear Yard Fence & Wall Types**

1. Fence Type VI

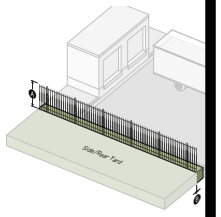
Intended for typical side and rear yards.



STANDARDS	
A Wall/fence height (max)	6'
B Setback from lot line (min)	0.5'

2. Fence Type VII

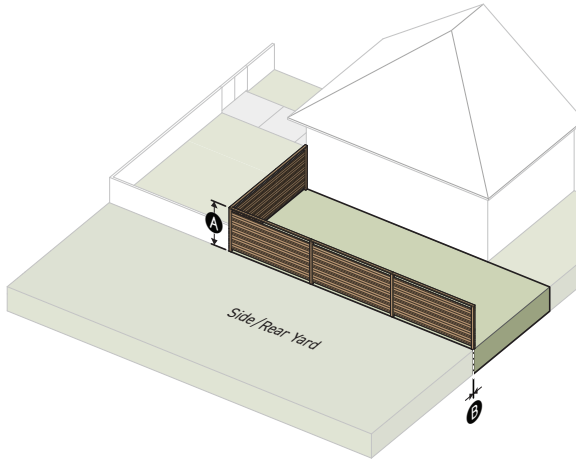
Intended for industrial side and rear yards wh
additional screening and security might be n



SCREENING AREA	
A Wall/fence height (max)	
B Setback from lot line (min)	

1. Fence Type VI

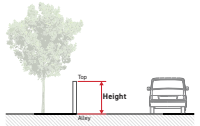
Intended for typical side and rear yards.



STANDARDS	
A Wall/fence height (max)	6'
B Setback from lot line (min)	0.5'

2. When a wall or fence is located within 3 feet of the exterior face of a retaining wall and the retaining wall is 2 feet in height or greater, height is measured from the top of the wall or fence to the midpoint of the retaining wall.

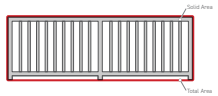
3. Fences and walls located in a rear or side yard abutting an alley are measured from the surface of the adjacent alley, vertically to the topmost point of the wall or fence.



b. **Opacity**

1. Opacity is measured as a percentage, calculated by dividing the solid portion of the fence or wall by the total area of the fence or wall.

2. The total area of the fence or wall is measured as the smallest regular shape containing all elements of the fence or wall.



$$\frac{\text{Solid Area}}{\text{Total Area}} = \textbf{Opacity (\%)}$$

5. **Relief**

A change to a wall or fence dimensional standard of up 10% may be requested in accordance with *Sec. 13.X. (Adjustments)*.

FRONTAGE RULES
FENCES & WALLS (MATERIALS)

Applies to ALL fences and walls

c. **Design and Installation**

1. **Material**

   i. Fences, walls, and gates must be constructed of standard building materials that are customarily used for wall and fence construction, such as brick, stone, concrete masonry, stucco, concrete, or wood. Scrap or "recycled" material may not be used. Tires, junk, recycled garage doors, sheet metal, or plywood are not allowed as fencing material.

   ii. Chain-linked fences are not allowed in front or side yards.

   iii. Barbed wire and concertina wire are not allowed.

2. **Location**

   i. The finished side of a wall or fence must be placed on the outside of the property.

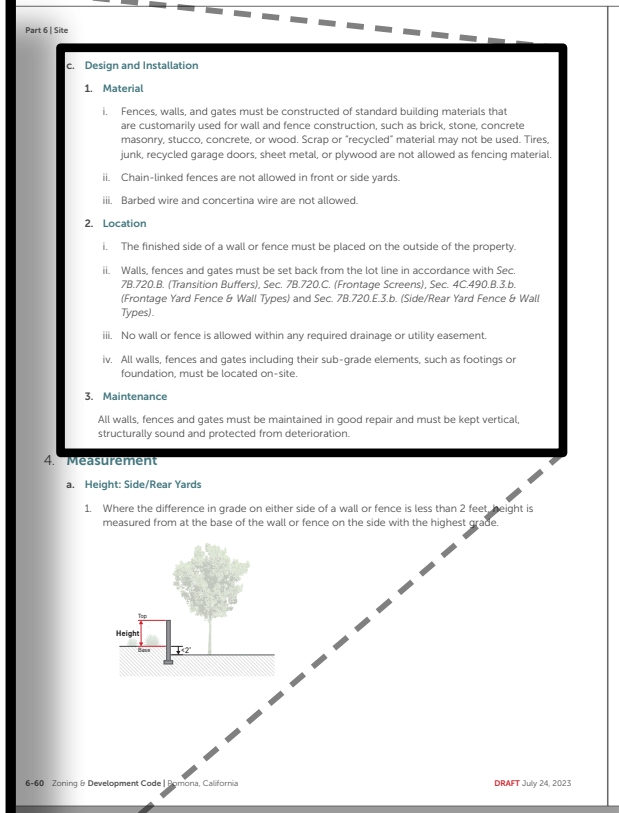
   ii. Walls, fences and gates must be set back from the lot line in accordance with *Sec. 7B.720.B. (Transition Buffers)*, *Sec. 7B.720.C. (Frontage Screens)*, *Sec. 4C.490.B.3.b. (Frontage Yard Fence & Wall Types)* and *Sec. 7B.720.E.3.b. (Side/Rear Yard Fence & Wall Types)*.

   iii. No wall or fence is allowed within any required drainage or utility easement.

   iv. All walls, fences and gates including their sub-grade elements, such as footings or foundation, must be located on-site.

3. **Maintenance**

   All walls, fences and gates must be maintained in good repair and must be kept vertical, structurally sound and protected from deterioration.


Part 6 | Site

c. Design and Installation

1. Material

i. Fences, walls, and gates must be constructed of standard building materials that are customarily used for wall and fence construction, such as brick, stone, concrete masonry, stucco, concrete, or wood. Scrap or "recycled" material may not be used. Tires, junk, recycled garage doors, sheet metal, or plywood are not allowed as fencing material.

ii. Chain-linked fences are not allowed in front or side yards.

iii. Barbed wire and concertina wire are not allowed.

2. Location

i. The finished side of a wall or fence must be placed on the outside of the property.

ii. Walls, fences and gates must be set back from the lot line in accordance with *Sec. 7B.720.B. (Transition Buffers), Sec. 7B.720.C. (Frontage Screens), Sec. 4C.490.B.3.b. (Frontage Yard Fence & Wall Types)* and *Sec. 7B.720.E.3.b. (Side/Rear Yard Fence & Wall Types)*.

iii. No wall or fence is allowed within any required drainage or utility easement.

iv. All walls, fences and gates including their sub-grade elements, such as footings or foundation, must be located on-site.

3. Maintenance

All walls, fences and gates must be maintained in good repair and must be kept vertical, structurally sound and protected from deterioration.

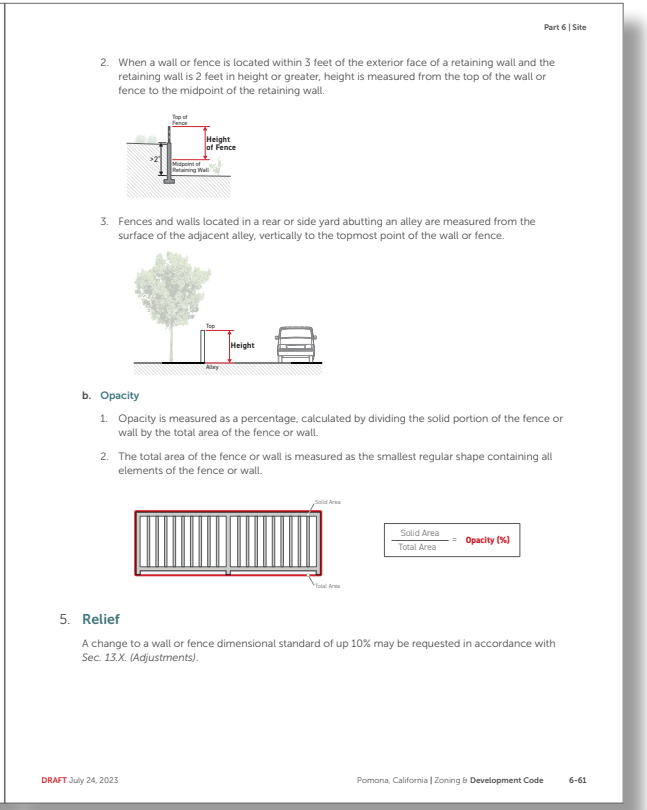
4. Measurement

a. Height: Side/Rear Yards

1. Where the difference in grade on either side of a wall or fence is less than 2 feet, height is measured from at the base of the wall or fence on the side with the highest grade.

Top
Height
Base
2'

6-60 Zoning & Development Code | Pomona, California DRAFT July 24, 2023


Part 6 | Site

2. When a wall or fence is located within 3 feet of the exterior face of a retaining wall and the retaining wall is 2 feet in height or greater, height is measured from the top of the wall or fence to the midpoint of the retaining wall.

Top of Fence
Height of Fence
2'
Midpoint of Retaining Wall

3. Fences and walls located in a rear or side yard abutting an alley are measured from the surface of the adjacent alley, vertically to the topmost point of the wall or fence.

Top
Height
Alley

b. Opacity

1. Opacity is measured as a percentage, calculated by dividing the solid portion of the fence or wall by the total area of the fence or wall.

2. The total area of the fence or wall is measured as the smallest regular shape containing all elements of the fence or wall.

Solid Area
Total Area

Solid Area / Total Area = Opacity (%)

5. Relief

A change to a wall or fence dimensional standard of up 10% may be requested in accordance with *Sec. 13.X. (Adjustments)*.

DRAFT July 24, 2023 Pomona, California | Zoning & Development Code 6-61

FRONTAGE RULES

FENCES & WALLS (MATERIALS)

c. Design and Installation

1. Material

   i. Fences, walls, and
   are customarily u
   masonry, stucco,
   junk, recycled gar

   ii. Chain-linked fenc

   iii. Barbed wire and c

2. Location

   i. The finished side

   ii. Walls, fences and
   7B.720.B. (Transiti
   (Frontage Yard Fe
   Types).

   iii. No wall or fence is allowed within any required drainage or utility easement.

   iv. All walls, fences and gates including their sub-grade elements, such as footings or foundation, must be located on-site.

3. Maintenance

All walls, fences and gates must be maintained in good repair and must be kept vertical, structurally sound and protected from deterioration.

<u>*CURRENT*</u> MATERIAL REQUIREMENTS TO BE INCLUDED IN NEXT DRAFT

FRONTAGE RULES

TRANSPARENCY (ACTIVE WALL SPACING)

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Code Contents

PART. 4C.

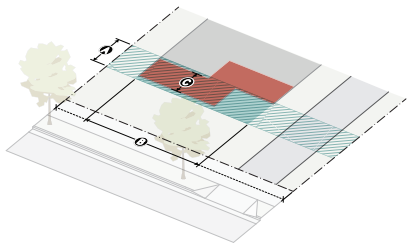
FRONTAGE RULES

Sec. 470. Build-To
470.A. Applicable Stories
470.B. Build-To Depth
470.C. Build-To Width
470.D. Pedestrian Amenity Allowance
470.E. Active Depth
Sec. 480. Parking Location
480.A. Parking Between Building & Street
Sec. 490. Landscaping
490.A. Frontage Planting Area
490.B. Frontage Yard Fence & Wall
Sec. 4100. Transparency
4100.A. Transparent Area
4100.B. Active Wall Spacing
Sec. 4110. Entrances
4110.A. Street-Facing Entrance
4110.B. Entry Feature
Sec. 4120. Ground Story
4120.A. Ground Story Height
4120.B. Ground Story Elevation

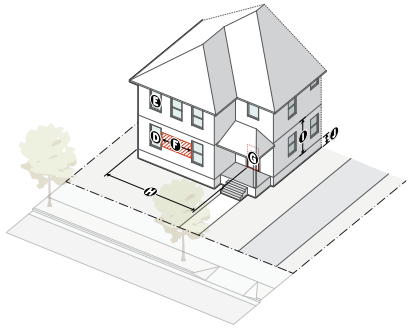
Rules Contents

420.A. Neighborhood Yard 1 (N1)

1. STREET ORIENTATION



2. STREET-FACING FACADE



	Primary Street	Side Street
BUILD-TO	*Sec. 470.*	
Applicable stories (min)	All	All
A Build-to depth (max)	25'	20'
B Build-to width (min)	50%	30%
Pedestrian amenity allowance	n/a	n/a
C Active depth (min)	9'	5'
PARKING LOCATION	*Sec. 480.*	
Parking between building and street	Not allowed	Not allowed
LANDSCAPING	*Sec. 490.*	
Frontage planting area (min)	50%	50%
Frontage yard fence & wall type allowed	Type A3	Type A3

	Primary Street	Side Street
TRANSPARENCY	*Sec. 4100.*	
D Ground story transparency	20%	10%
E Upper story transparency	15%	10%
F Active wall spacing (max)	30'	40'
ENTRANCES	*Sec. 4110.*	
G Street-facing entrance	Required	n/a
H Entrance spacing (max)	30'	n/a
Required Entry feature	Required	No
Options	• Porch • Stoop • Forecourt	
GROUND STORY	*Sec. 4120.*	
I Ground story-height		
Residential (min)	9'	9'
Non-residential (min)	10'	10'
J Ground-story elevation		
Residential (min/max)	0'/5'	0'/5'
Non-residential (min/max)	0'/2'	0'/2'

Module Table

FRONTAGE RULES

TRANSPARENCY (ACTIVE WALL SPACING)

Sec. 310. General Provisions

310.A. Form Intent

310.B. Form Applicability

1. General

2. Project Activities

Form Rule Categories

		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	●	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

b. Project activities are defined in Sec. 1400.X. (Project Activities).

Form Rules

Sec. 410. General Provisions

410.A. Frontage Intent

410.B. Frontage Applicability

1. Project Applicability

2. Project Activities

Frontage Rule Categories		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470.	Build-To	●	●	○	○	○	○	○
Sec. 480.	Parking Location	●	●	●	○	○	○	○
Sec. 490.	Landscaping	●	●	●	●	○	○	○
Sec. 4100.	Transparency	●	●	○	●	○	○	○
Sec. 4110.	Entrances	●	●	○	●	○	○	○
Sec. 4120.	Ground Story	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

c. Project activities are defined in Sec. 1400.X. (Project Activities).

Frontage Rules

Frontage Rule Categories		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470.	Build-To	●	●	○	○	○	○	○
Sec. 480.	Parking Location	●	●	●	○	○	○	○
Sec. 490.	Landscaping	●	●	●	●	○	○	○
Sec. 4100.	Transparency	●	●	○	●	○	○	○
Sec. 4110.	Entrances	●	●	○	●	○	○	○
Sec. 4120.	Ground Story	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

c. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Use Rules

Site Rules

FRONTAGE RULES

TRANSPARENCY (ACTIVE WALL SPACING)

Prioritizes what's visible to PEDESTRIANS

Sec. 4100. Transparency

4100.A. Transparent Area

The amount of transparent area on a building facade.

1. **Intent**

   To provide visual interest along the public realm by encouraging visual connections between the public realm and the interior of a building.

2. **Applicability**

   Transparency standards apply to all portions of a building used to meet build-to requirements. See *Sec. XX (XX)*.

3. **Standards**

   a. Each applicable facade must provide no less than the minimum transparency specified by the applied Frontage Module *(Part 4B)*.

   b. Window and door openings that meeting the following requirements count toward transparent area:

      1. No walls, shelving, facade screens, or other interior or exterior visual obstructions may be located within 5 feet of any ground story transparent area. Exterior visual obstructions must not be located within 5 feet of any upper story transparent area. Distance from transparent area is measured perpendicular to the exterior face of the transparent area. Visual obstructions may be located 5 feet or greater from facade area counting toward transparent area, with the exception of those visual obstructions allowed in *Sec XX (XX)*.

4100.B. Active Wall Spacing

The distance between widths of ground story facade and foundation wall with window or door openings.

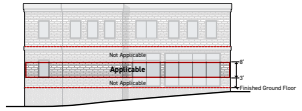
1. **Intent**

   To provide visual interest and activation along the public realm by limiting the area without visual or physical connections between the public realm and the interior of a building.

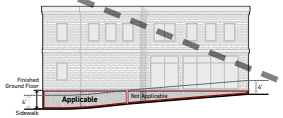
2. **Applicability**

   Active wall spacing standards apply to the following facades:

   a. All portions of ground story frontage applicable facades *(Sec. XX)* located between 3 feet and 8 feet from the ground floor elevation measured vertically.



   b. All portions of foundation walls on frontage applicable facades *(Sec. XX)* that are exposed 4 feet in height or greater above sidewalk grade are applicable. If foundation walls are set back more than 10 feet from a sidewalk, exposed height is measured from the lowest elevation of finished grade within 5 feet, measured from and perpendicular to the foundation wall.



   c. Active wall spacing standards do not apply to upper story facades.

   d. Active wall spacing standards do not apply to parking structure facades except for wrapped parking structures *(Sec. XX)*.

3. **Standards**

   a. Active Wall Spacing on Ground Story Facade

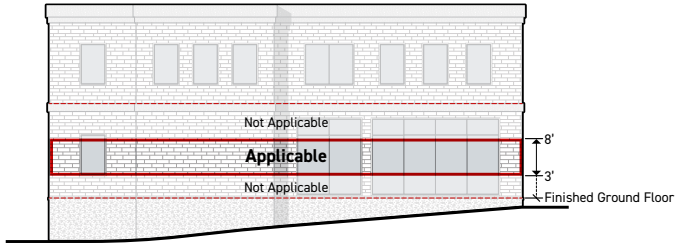
5. **Exceptions**

   a. General

2. **Applicability**

Active wall spacing standards apply to the following facades:

a. All portions of ground story frontage applicable facades *(Sec. XX)* located between 3 feet and 8 feet from the ground floor elevation measured vertically.



FRONTAGE RULES

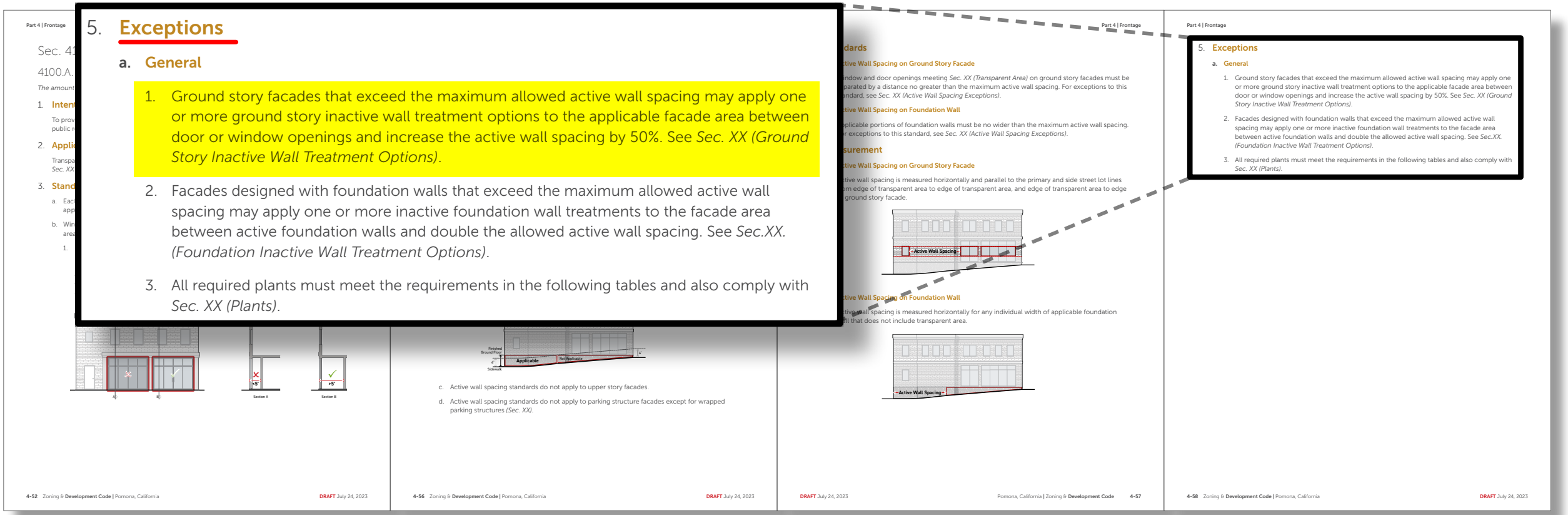
TRANSPARENCY (ACTIVE WALL SPACING)

Trades transparency for other visual interests for PEDESTRIANS

5. **Exceptions**

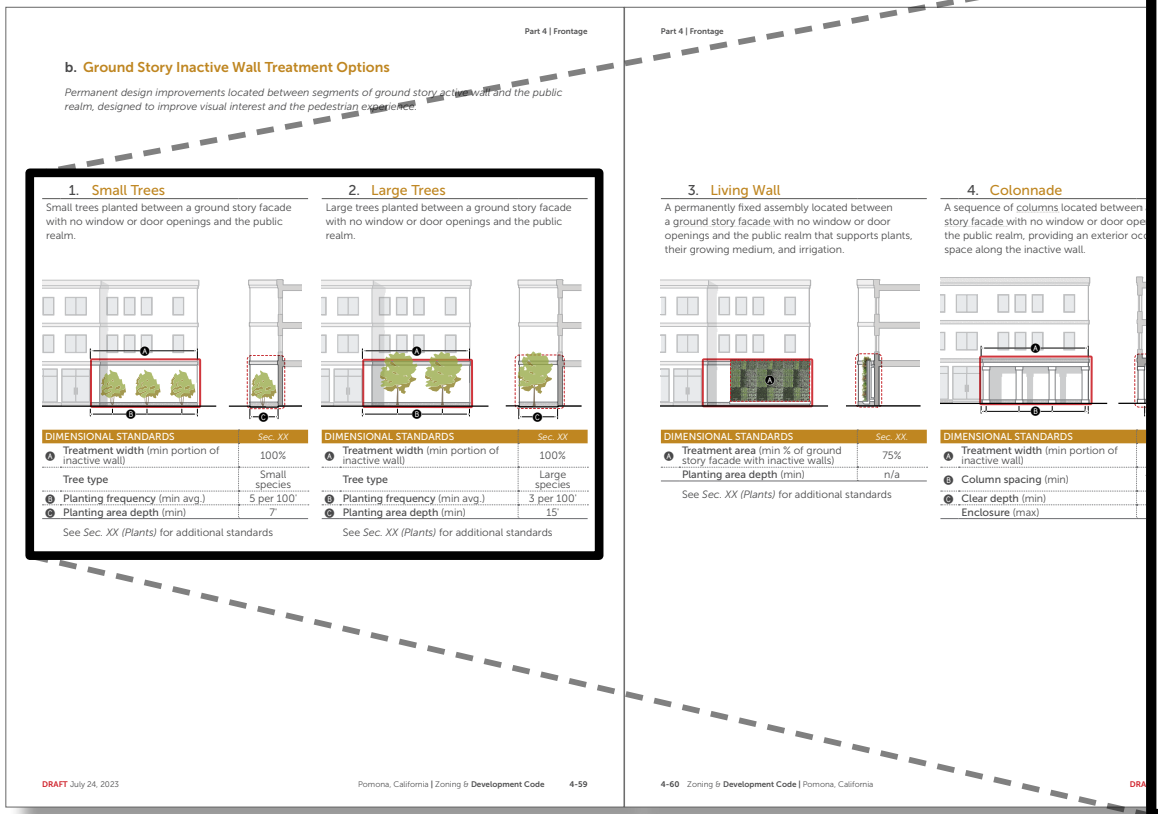
   a. **General**

   1. Ground story facades that exceed the maximum allowed active wall spacing may apply one or more ground story inactive wall treatment options to the applicable facade area between door or window openings and increase the active wall spacing by 50%. See *Sec. XX (Ground Story Inactive Wall Treatment Options)*.
   2. Facades designed with foundation walls that exceed the maximum allowed active wall spacing may apply one or more inactive foundation wall treatments to the facade area between active foundation walls and double the allowed active wall spacing. See *Sec.XX. (Foundation Inactive Wall Treatment Options)*.
   3. All required plants must meet the requirements in the following tables and also comply with *Sec. XX (Plants)*.



FRONTAGE RULES

TRANSPARENCY (INACTIVE WALL TREATMENTS)



Part 4 | Frontage

b. Ground Story Inactive Wall Treatment Options

Permanent design improvements located between segments of ground story active wall and the public realm, designed to improve visual interest and the pedestrian experience.

1. Small Trees

Small trees planted between a ground story facade with no window or door openings and the public realm.

DIMENSIONAL STANDARDS	Sec. XX
A Treatment width (min portion of inactive wall)	100%
Tree type	Small species
B Planting frequency (min avg.)	5 per 100'
C Planting area depth (min)	7'

See Sec. XX (Plants) for additional standards

2. Large Trees

Large trees planted between a ground story facade with no window or door openings and the public realm.

DIMENSIONAL STANDARDS	Sec. XX
A Treatment width (min portion of inactive wall)	100%
Tree type	Large species
B Planting frequency (min avg.)	3 per 100'
C Planting area depth (min)	15'

See Sec. XX (Plants) for additional standards

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Part 4 | Frontage

3. Living Wall

A permanently fixed assembly located between a ground story facade with no window or door openings and the public realm that supports plants, their growing medium, and irrigation.

DIMENSIONAL STANDARDS	Sec. XX
A Treatment area (min % of ground story facade with inactive walls)	75%
Planting area depth (min)	n/a

See Sec. XX (Plants) for additional standards

4. Colonnade

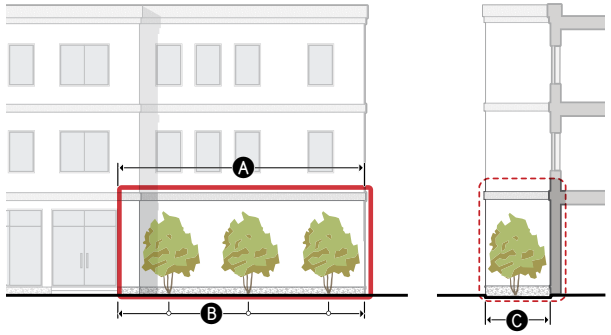
A sequence of columns located between story facade with no window or door ope the public realm, providing an exterior oc space along the inactive wall.

DIMENSIONAL STANDARDS
A Treatment width (min portion of inactive wall)
B Column spacing (min)
C Clear depth (min)
Enclosure (max)

4-60 Zoning & Development Code | Pomona, California

1. Small Trees

Small trees planted between a ground story facade with no window or door openings and the public realm.

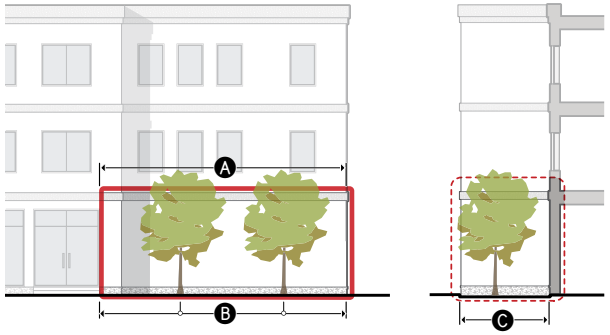


DIMENSIONAL STANDARDS	Sec. XX
A Treatment width (min portion of inactive wall)	100%
Tree type	Small species
B Planting frequency (min avg.)	5 per 100'
C Planting area depth (min)	7'

See *Sec. XX (Plants)* for additional standards

2. Large Trees

Large trees planted between a ground story facade with no window or door openings and the public realm.



DIMENSIONAL STANDARDS	Sec. XX
A Treatment width (min portion of inactive wall)	100%
Tree type	Large species
B Planting frequency (min avg.)	3 per 100'
C Planting area depth (min)	15'

See *Sec. XX (Plants)* for additional standards

FRONTAGE RULES

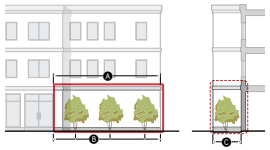
TRANSPARENCY (INACTIVE WALL TREATMENTS)

b. Ground Story Inactive Wall Treatment Options

Permanent design improvements located between segments of ground story active wall and the public realm, designed to improve visual interest and the pedestrian experience.

1. Small Trees

Small trees planted between a ground story facade with no window or door openings and the public realm.

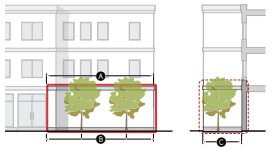


DIMENSIONAL STANDARDS	Sec. XX
A Treatment width (min portion of inactive wall)	100%
Tree type	Small species
B Planting frequency (min avg.)	5 per 100'
C Planting area depth (min)	7'

See *Sec. XX (Plants)* for additional standards

2. Large Trees

Large trees planted between a ground story facade with no window or door openings and the public realm.



DIMENSIONAL STANDARDS	Sec. XX
A Treatment width (min portion of inactive wall)	100%
Tree type	Large species
B Planting frequency (min avg.)	3 per 100'
C Planting area depth (min)	15'

See *Sec. XX (Plants)* for additional standards

3. Living Wall

A permanently fixed assembly located between a ground story facade with no window or door openings and the public realm that supports plants, their growing medium, and irrigation.

DIMENSIONAL STANDARDS	Sec. XX
A Treatment area (min % of ground story facade with inactive walls)	75%
Planting area depth (min)	n/a

See *Sec. XX (Plants)* for additional standards

4. Colonnade

A sequence of columns located between a ground story facade with no window or door ope the public realm, providing an exterior occ space along the inactive wall.

DIMENSIONAL STANDARDS
A Treatment width (min portion of inactive wall)
B Column spacing (min)
C Clear depth (min)
Enclosure (max)

3. Living Wall

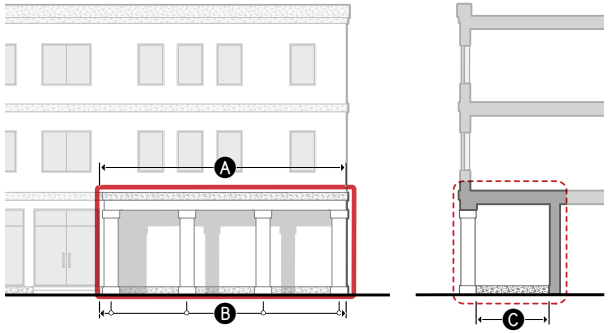
A permanently fixed assembly located between a ground story facade with no window or door openings and the public realm that supports plants, their growing medium, and irrigation.

DIMENSIONAL STANDARDS	Sec. XX.
A Treatment area (min % of ground story facade with inactive walls)	75%
Planting area depth (min)	n/a

See *Sec. XX (Plants)* for additional standards

4. Colonnade

A sequence of columns located between a ground story facade with no window or door openings and the public realm, providing an exterior occupiable space along the inactive wall.



DIMENSIONAL STANDARDS	Sec. XX.
A Treatment width (min portion of inactive wall)	100%
B Column spacing (min)	4x column diameter
C Clear depth (min)	6'
Enclosure (max)	60%

FRONTAGE RULES

TRANSPARENCY (INACTIVE WALL TREATMENTS)

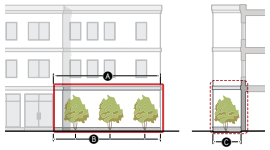
Requires Cultural Arts Commission's APPROVAL

b. Ground Story Inactive Wall Treatment Options

Permanent design improvements located between segments of ground story active wall and the public realm, designed to improve visual interest and the pedestrian experience.

1. Small Trees

Small trees planted between a ground story facade with no window or door openings and the public realm.

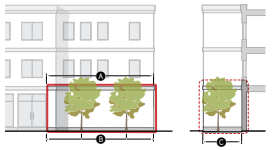


DIMENSIONAL STANDARDS	Sec. XX
A Treatment width (min portion of inactive wall)	100%
Tree type	Small species
B Planting frequency (min avg.)	5 per 100'
C Planting area depth (min)	7'

See *Sec. XX (Plants)* for additional standards

2. Large Trees

Large trees planted between a ground story facade with no window or door openings and the public realm.

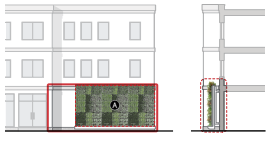


DIMENSIONAL STANDARDS	Sec. XX
A Treatment width (min portion of inactive wall)	100%
Tree type	Large species
B Planting frequency (min avg.)	3 per 100'
C Planting area depth (min)	15'

See *Sec. XX (Plants)* for additional standards

3. Living Wall

A permanently fixed assembly located between a ground story facade with no window or door openings and the public realm that supports plants, their growing medium, and irrigation.

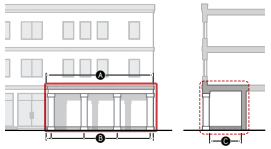


DIMENSIONAL STANDARDS	Sec. XX
A Treatment area (min % of ground story facade with inactive walls)	75%
Planting area depth (min)	n/a

See *Sec. XX (Plants)* for additional standards

4. Colonnade

A sequence of columns located between a ground story facade with no window or door openings and the public realm, providing an exterior occupiable space along the inactive wall.



DIMENSIONAL STANDARDS	Sec. XX
A Treatment width (min portion of inactive wall)	100%
B Column spacing (min)	4x column diameter
C Clear depth (min)	6'
Enclosure (max)	60%

5. Mural

A noncommercial image located between a ground story facade with no window or door openings and the public realm.

DIMENSIONAL STANDARDS	Sec. XX
A Treatment area (min % of ground story facade with inactive walls)	75%

Murals are not allowed on primary street facades, and must be approved by the Cultural Arts Commission. See *Sec. 1100. (Cultural Arts Commission)* for additional standards.

5. Mural

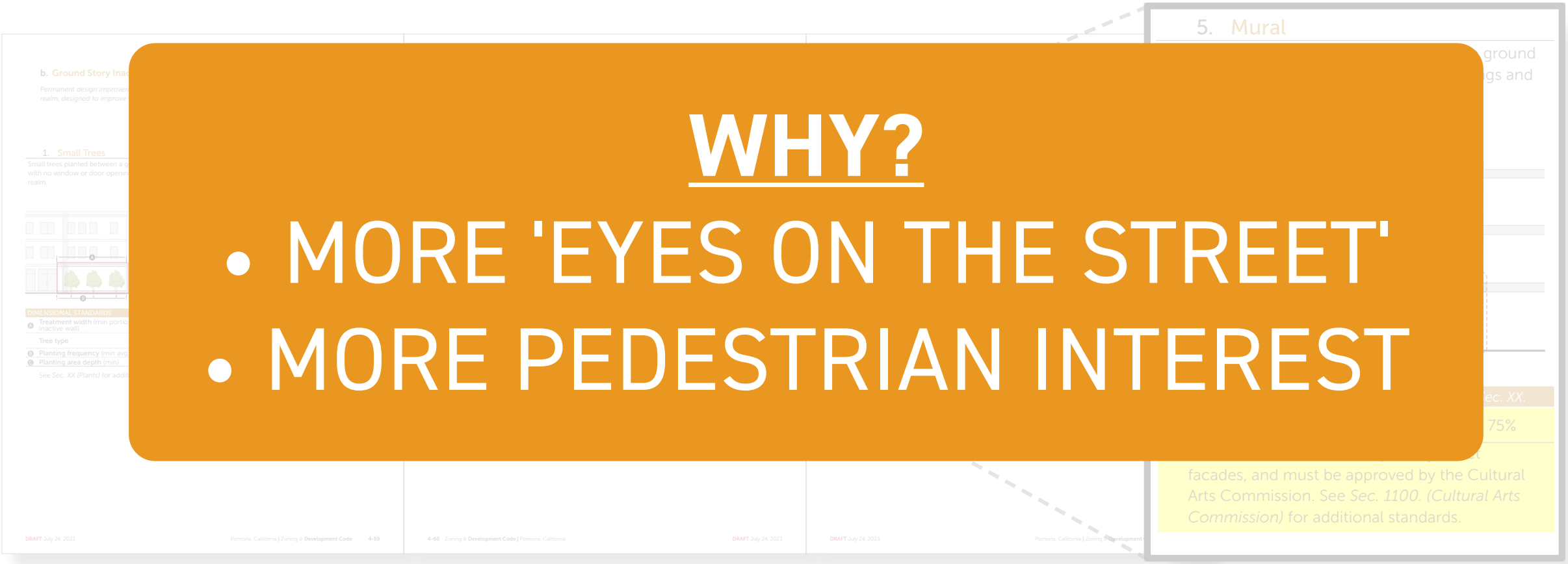
A noncommercial image located between a ground story facade with no window or door openings and the public realm.

DIMENSIONAL STANDARDS	Sec. XX.
A Treatment area (min % of ground story facade with inactive walls)	75%

Murals are not allowed on primary street facades, and must be approved by the Cultural Arts Commission. See *Sec. 1100. (Cultural Arts Commission)* for additional standards.

FRONTAGE RULES

TRANSPARENCY (INACTIVE WALL TREATMENTS)



WHY?

- MORE 'EYES ON THE STREET'
- MORE PEDESTRIAN INTEREST

FRONTAGE RULES

ENTRANCES (STREET-FACING + FEATURES)

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Code Contents

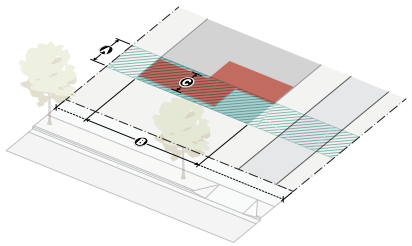
PART. 4C.
FRONTAGE RULES

Sec. 470. Build-To
470.A. Applicable Stories
470.B. Build-To Depth
470.C. Build-To Width
470.D. Pedestrian Amenity Allowance
470.E. Active Depth
Sec. 480. Parking Location
480.A. Parking Between Building & Street
Sec. 490. Landscaping
490.A. Frontage Planting Area
490.B. Frontage Yard Fence & Wall
Sec. 4100. Transparency
4100.A. Transparent Area
4100.B. Active Wall Spacing
Sec. 4110. Entrances
4110.A. Street-Facing Entrance
4110.B. Entry Feature
Sec. 4120. Ground Story
4120.A. Ground Story Height
4120.B. Ground Story Elevation

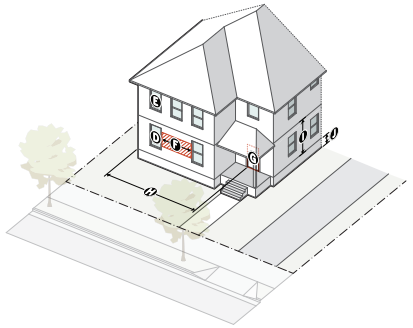
Rules Contents

420.A. Neighborhood Yard 1 (N1)

1. STREET ORIENTATION



2. STREET-FACING FACADE



	Primary Street	Side Street
BUILD-TO	*Sec. 470.*	
Applicable stories (min)	All	All
A Build-to depth (max)	25'	20'
B Build-to width (min)	50%	30%
Pedestrian amenity allowance	n/a	n/a
C Active depth (min)	9'	5'
PARKING LOCATION	*Sec. 480.*	
Parking between building and street	Not allowed	Not allowed
LANDSCAPING	*Sec. 490.*	
Frontage planting area (min)	50%	50%
Frontage yard fence & wall type allowed	Type A3	Type A3

	Primary Street	Side Street
TRANSPARENCY	*Sec. 4100.*	
D Ground story transparency	20%	10%
E Upper story transparency	15%	10%
F Active wall spacing (max)	30'	40'
ENTRANCES	*Sec. 4110.*	
G Street-facing entrance	Required	n/a
H Entrance spacing (max)	30'	n/a
Required Entry feature	Required	No
Options	• Porch • Stoop • Forecourt	
GROUND STORY	*Sec. 4120.*	
I Ground story-height		
Residential (min)	9'	9'
Non-residential (min)	10'	10'
J Ground-story elevation		
Residential (min/max)	0'/5'	0'/5'
Non-residential (min/max)	0'/2'	0'/2'

Module Table

FRONTAGE RULES

ENTRANCES (STREET-FACING + FEATURES)

Sec. 310. General Provisions

310.A. Form Intent

310.B. Form Applicability

Sec. 410. General Provisions

410.A. Frontage Intent

410.B. Frontage Applicability

Frontage Rule Categories		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470.	Build-To	●	●	○	○	○	○	○
Sec. 480.	Parking Location	●	●	●	○	○	○	○
Sec. 490.	Landscaping	●	●	●	●	○	○	○
Sec. 4100.	Transparency	●	●	○	●	○	○	○
Sec. 4110.	Entrances	●	●	○	●	○	○	○
Sec. 4120.	Ground Story	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

c. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Frontage Rules

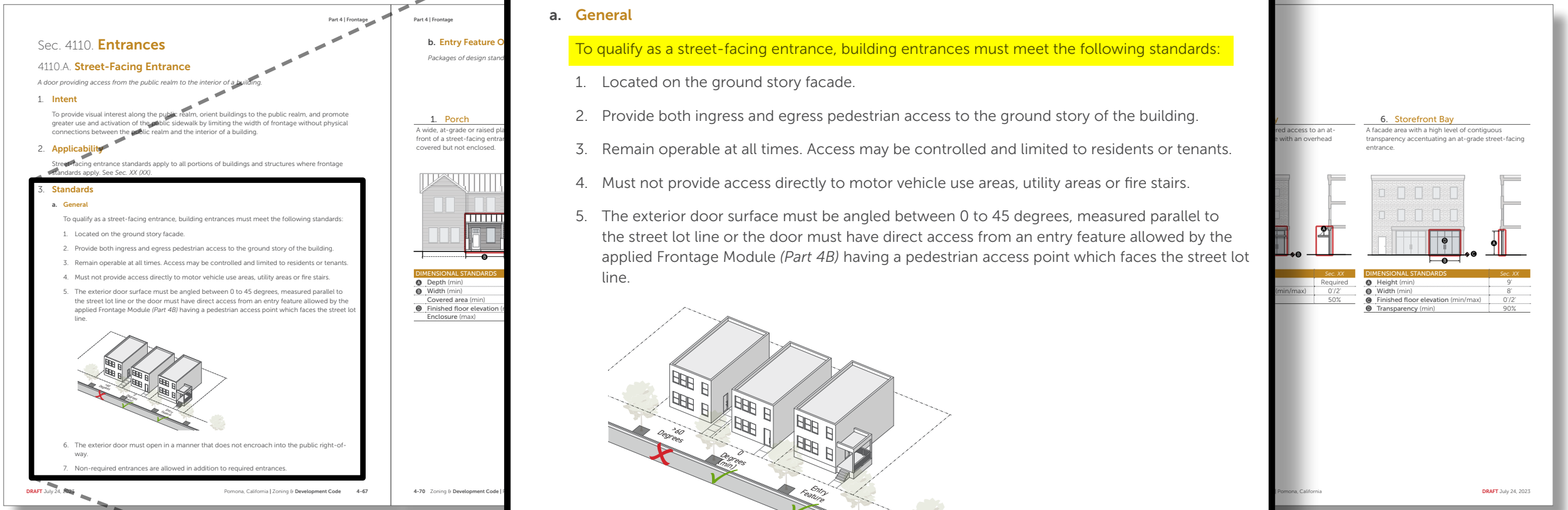
Use Rules

Site Rules

FRONTAGE RULES

ENTRANCES (STREET-FACING + FEATURES)

MUST be a pedestrian entrance



Part 4 | Frontage

Sec. 4110. **Entrances**

4110.A. **Street-Facing Entrance**

A door providing access from the public realm to the interior of a building.

1. **Intent**

To provide visual interest along the public realm, orient buildings to the public realm, and promote greater use and activation of the public sidewalk by limiting the width of frontage without physical connections between the public realm and the interior of a building.

2. **Applicability**

Street-facing entrance standards apply to all portions of buildings and structures where frontage standards apply. See *Sec. XX (XX)*.

3. **Standards**

a. **General**

To qualify as a street-facing entrance, building entrances must meet the following standards:

1. Located on the ground story facade.
2. Provide both ingress and egress pedestrian access to the ground story of the building.
3. Remain operable at all times. Access may be controlled and limited to residents or tenants.
4. Must not provide access directly to motor vehicle use areas, utility areas or fire stairs.
5. The exterior door surface must be angled between 0 to 45 degrees, measured parallel to the street lot line or the door must have direct access from an entry feature allowed by the applied Frontage Module *(Part 4B)* having a pedestrian access point which faces the street lot line.
6. The exterior door must open in a manner that does not encroach into the public right-of-way.
7. Non-required entrances are allowed in addition to required entrances.

DRAFT July 24, 2023 Pomona, California | Zoning & Development Code 4-67

Part 4 | Frontage

b. **Entry Feature O**

Packages of design stand

1. **Porch**

A wide, at-grade or raised pla
front of a street-facing entra
covered but not enclosed.

DIMENSIONAL STANDARDS	
A Depth (min)	
B Width (min)	
Covered area (min)	
D Finished floor elevation (	
Enclosure (max)	

4-70 Zoning & Development Code |

6. **Storefront Bay**

A facade area with a high level of contiguous transparency accentuating an at-grade street-facing entrance.

	Sec. XX
	Required
(min/max)	0'/2'
	50%

DIMENSIONAL STANDARDS	Sec. XX
A Height (min)	9'
B Width (min)	8'
C Finished floor elevation (min/max)	0'/2'
D Transparency (min)	90%

Pomona, California DRAFT July 24, 2023

3. **Standards**

a. **General**

To qualify as a street-facing entrance, building entrances must meet the following standards:

1. Located on the ground story facade.
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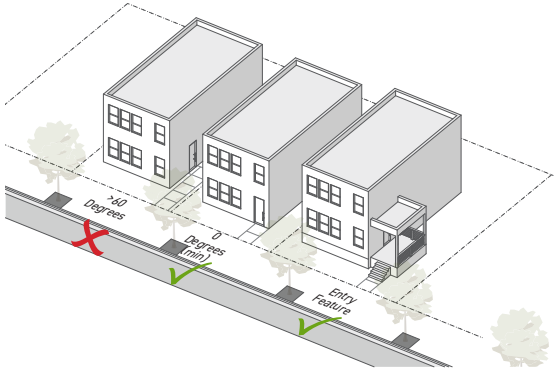
3. Remain operable at all times. Access may be controlled and limited to residents or tenants.
4. Must not provide access directly to motor vehicle use areas, utility areas or fire stairs.
5. The exterior door surface must be angled between 0 to 45 degrees, measured parallel to the street lot line or the door must have direct access from an entry feature allowed by the applied Frontage Module *(Part 4B)* having a pedestrian access point which faces the street lot line.



6. The exterior door must open in a manner that does not encroach into the public right-of-way.
7. Non-required entrances are allowed in addition to required entrances.

FRONTAGE RULES

ENTRANCES (STREET-FACING + FEATURES)

MUST be usable

Sec. 4110. Entrances

4110.A. Street-Facing Entrance

A door providing access from the public realm to the interior of a building.

1. **Intent**

   To provide visual interest along the public realm, orient buildings to the public realm, and promote greater use and activation of the public sidewalk by limiting the width of frontage without physical connections between the public realm and the interior of a building.

2. **Applicability**

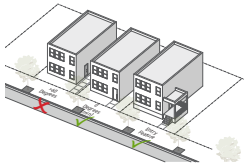
   Street-facing entrance standards apply to all portions of buildings and structures where frontage standards apply. See *Sec. XX (XX)*.

3. **Standards**

   a. **General**

   To qualify as a street-facing entrance, building entrances must meet the following standards:

   1. Located on the ground story facade.
   2. Provide both ingress and egress pedestrian access to the ground story of the building.
   3. Remain operable at all times. Access may be controlled and limited to residents or tenants.
   4. Must not provide access directly to motor vehicle use areas, utility areas or fire stairs.
   5. The exterior door surface must be angled between 0 to 45 degrees, measured parallel to the street lot line or the door must have direct access from an entry feature allowed by the applied Frontage Module *(Part 4B)* having a pedestrian access point which faces the street lot line.



   6. The exterior door must open in a manner that does not encroach into the public right-of-way.
   7. Non-required entrances are allowed in addition to required entrances.

b. **Entry Feature Options**

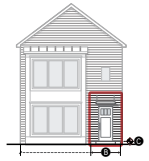
Packages of design standards applied to each entrance along the public realm.

1. Porch

A wide, at-grade or raised platform, projecting in front of a street-facing entrance, that is entirely covered but not enclosed.

2. Stoop

An at-grade or raised platform access
exterior walkway, providing covered a
street-facing entrance.



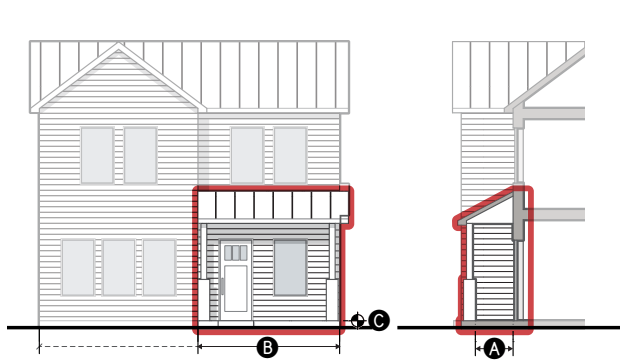
DIMENSIONAL STANDARDS	Sec. XX
A Depth (min)	4.5'
B Width (min)	30%
Covered area (min)	100%
D Finished floor elevation (min/max)	0'/5'
Enclosure (max)	50%

DIMENSIONAL STANDARDS
A Depth (min)
B Width (min)
Covered entrance
D Finished floor elevation (min/max)
Enclosure (max)

Part 4 | Frontage

1. Porch

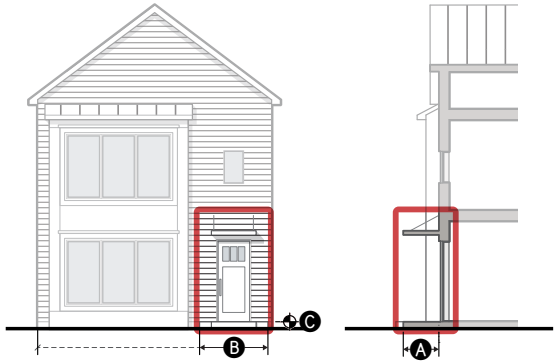
A wide, at-grade or raised platform, projecting in front of a street-facing entrance, that is entirely covered but not enclosed.



DIMENSIONAL STANDARDS	Sec. XX
A Depth (min)	4.5'
B Width (min)	30%
Covered area (min)	100%
D Finished floor elevation (min/max)	0'/5'
Enclosure (max)	50%

2. Stoop

An at-grade or raised platform accessed from an exterior walkway, providing covered access to a street-facing entrance.



DIMENSIONAL STANDARDS	Sec. XX
A Depth (min)	3'
B Width (min)	4'
Covered entrance	Required
D Finished floor elevation (min/max)	0'/5'
Enclosure (max)	50%

FRONTAGE RULES

ENTRANCES (STREET-FACING + FEATURES)

MUST be usable

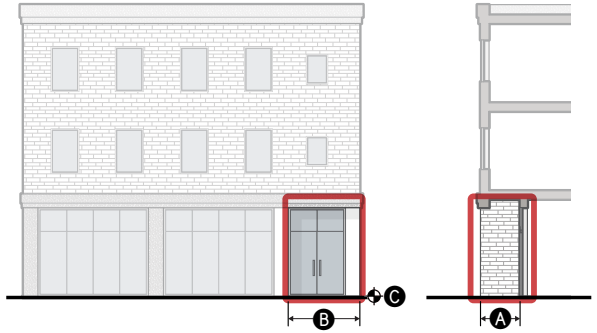
3. Forecourt

A yard screened with a short wall, fence or hedge that provides significant privacy for tenants located on the ground story, near sidewalk grade.

DIMENSIONAL STANDARDS	Sec. XX
A Depth (min)	8'
B Width (min)	10'
Covered entrance	Required
C Finished floor elevation (min/max)	0'/5'
Fence or wall height (min/max)	2.5'/4'

4. Recessed Entry

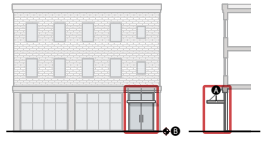
A space set behind the building face plane providing sheltered access to a street-facing entrance.



DIMENSIONAL STANDARDS	Sec. XX
A Depth (min/max)	3'/15'
B Width (min)	5'
Covered entrance	Required
C Finished floor elevation (min/max)	0'/5'
Enclosure (max)	75%

5. Covered Entry

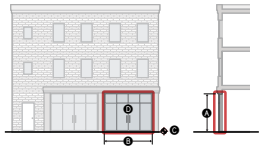
A space that provides sheltered access to an at-grade street-facing entrance with an overhead projecting structure.



DIMENSIONAL STANDARDS	Sec. XX
A Covered entrance	Required
B Finished floor elevation (min/max)	0'/2'
Enclosure (max)	50%

6. Storefront Bay

A facade area with a high level of contiguous transparency accentuating an at-grade street-facing entrance.



DIMENSIONAL STANDARDS	Sec. XX
A Height (min)	9'
B Width (min)	8'
C Finished floor elevation (min/max)	0'/2'
D Transparency (min)	90%

FRONTAGE RULES

ENTRANCES (STREET-FACING + FEATURES)

MUST be usable

Sec. 4110. Entrances

4110.A. Street-Facing Entrance

A door providing access from the public realm to the interior of a building.

1. **Intent**

   To provide visual interest along the public realm, orient buildings to the public realm, and promote greater use and activation of the public sidewalk by limiting the width of frontage without physical connections between the public realm and the interior of a building.

2. **Applicability**

   Street-facing entrance standards apply to all portions of buildings and structures where frontage standards apply. See *Sec. XX (XX)*.

3. **Standards**

   a. **General**

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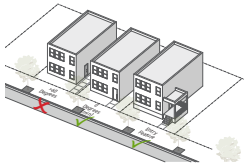
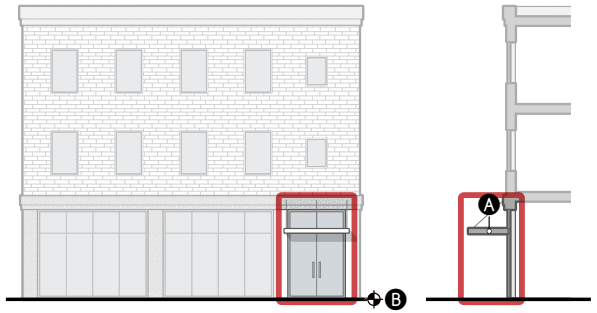
   3. Remain operable at all times. Access may be controlled and limited to residents or tenants.
   4. Must not provide access directly to motor vehicle use areas, utility areas or fire stairs.
   5. The exterior door surface must be angled between 0 to 45 degrees, measured parallel to the street lot line or the door must have direct access from an entry feature allowed by the applied Frontage Module *(Part 4B)* having a pedestrian access point which faces the street lot line.



   6. The exterior door must open in a manner that does not encroach into the public right-of-way.
   7. Non-required entrances are allowed in addition to required entrances.

5. Covered Entry

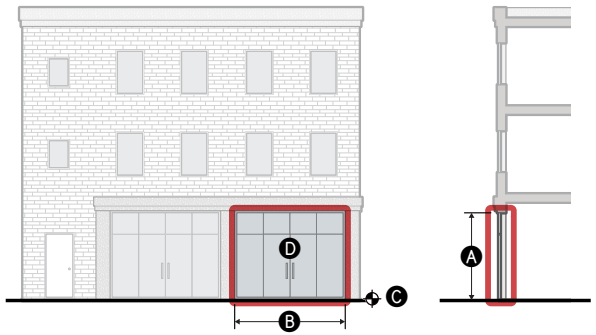
A space that provides sheltered access to an at-grade street-facing entrance with an overhead projecting structure.



DIMENSIONAL STANDARDS	Sec. XX
A Covered entrance	Required
B Finished floor elevation (min/max)	0'/2'
Enclosure (max)	50%

6. Storefront Bay

A facade area with a high level of contiguous transparency accentuating an at-grade street-facing entrance.



DIMENSIONAL STANDARDS	Sec. XX
A Height (min)	9'
B Width (min)	8'
C Finished floor elevation (min/max)	0'/2'
D Transparency (min)	90%

vered Entry
provides sheltered access to an at-
facing entrance with an overhead
ucture.

6. Storefront Bay
A facade area with a high level of contiguous transparency accentuating an at-grade street-facing entrance.

STANDARDS Sec. XX
ntrance Required
loor elevation (min/max) 0'/2'
(max) 50%

DIMENSIONAL STANDARDS Sec. XX
A Height (min) 9'
B Width (min) 8'
C Finished floor elevation (min/max) 0'/2'
D Transparency (min) 90%

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DRAFT July 24, 2023

FRONTAGE RULES

ENTRANCES (STREET-FACING + FEATURES)

WHY?

- MORE STREETSCAPE INTERACTION
- PRIORITIZE PEDESTRIANS FIRST

? QUESTIONS OR COMMENTS?

SECTION 5

Site Rules

SITE RULES
PART 6B

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Part. 4C. Frontage Rules 4-31
Sec. 470. Build-To 4-32
Sec. 480. Parking Location 4-43
Sec. 490. Landscaping 4-45
Sec. 4100. Transparency 4-52
Sec. 4110. Entrances 4-67
Sec. 4120. Ground Story 4-77

Part 5. Use 5-1
Part. 5A. Use Introduction 5-3
Sec. 500. General Provisions 5-4
Part. 5B. Use Modules 5-7
Sec. 510. Use Modules 5-8
Sec. 520. Allowed Uses 5-11
Part. 5C. Use Rules 5-19
Sec. 530. Use Definitions 5-20
Sec. 540. Use Standards 5-45
Sec. 550. Accessory Uses and Structures 5-62
Sec. 560. Temporary Uses and Structures 5-69

Part 6. Site 6-1
Part. 6A. Site Introduction 6-3
Sec. 600. General Provisions 6-4
Part. 6B. Site Rules 6-7
Sec. 610. Parking & Access 6-8
Sec. 620. Landscaping & Screening 6-39
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67

Part 7. Alternate Typologies 7-1
Part. 7A. Alternate Typologies Introduction 7-3
Sec. 700. General Provisions 7-4
Part. 7B. Alternate Typologies 7-7
Sec. 710. Open Lot 7-8
Sec. 720. Manufactured Housing Park 7-14
Part. 7C. Alternate Typology Rules 7-19
Sec. 730. Alternate Typology Rules 7-20

Code Contents

PART. 6B.
SITE RULES

Sec. 610. Parking & Access 6-8
610.A. Vehicle Access 6-8
610.B. Pedestrian Access 6-12
610.C. Automobile Parking 6-21
610.D. Motor Vehicle Use Areas 6-32
610.E. Bicycle Parking 6-35
Sec. 620. Landscaping & Screening 6-39
620.A. Parking Lots 6-39
620.B. Transition Buffers 6-41
620.C. Frontage Screens 6-48
620.D. Structural Screens 6-54
620.E. Fence & Wall Standards 6-58
620.F. Planting Standards 6-62
620.G. Retaining Walls 6-65
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67
640.A. Outdoor Lighting 6-67
640.B. Recycling and Solid Waste Disposal 6-71
640.C. Floodplains 6-73
640.D. Operational Performance Standards 6-73

Rules Contents

SITE RULES

APPLICABLE RULES BASED ON PROJECT

Refer to Project Activity Tables

Sec. 310. General Provisions

310.A. Form Intent

The intent of Part 3 is to regulate the placement, scale, and intensity of buildings and structures on a lot in order to ensure building forms are compatible with their context and promote projects that support community goals.

310.B. Form Applicability

1. **General**

   All projects filed after the effective date of this Zoning & Development Code must comply with the Form Module standards in Part 3, as further specified below. For vested rights, see *Sec. 13.X (Vested Rights)*, and for continuance of existing development, see *Sec. 13.X (Continuance of Existing Development)*.

2. **Project Activities**

   a. Categories of Form rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

		Project Activities						
Form Rule Categories		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 360.	Lot Size	●	○	●	○	○	○	○
Sec. 370.	Coverage	●	●	○	○	○	○	○
Sec. 380.	Amenity	●	●	●	○	●	○	○
Sec. 390.	Building	●	●	○	○	○	○	○
Sec. 620.E.	Fences & Walls	●	●	●	○	○	○	○
Sec. 610.C.	Required Parking	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

   b. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Sec. 410. General Provisions

410.A. Frontage Intent

Frontage Modules regulate the portions of a lot and exterior building facades that impact the public realm to ensure that projects respond to the public realm appropriately. Modules range from minimal standards for Park Frontages to more robust standards for Shopfront Frontages which require projects to support a high-quality public realm that is active, comfortable, safe, and visually interesting, with strong connections between the public realm and uses inside buildings.

410.B. Frontage Applicability

1. **Project Applicability**

   All projects filed after the effective date of this Zoning & Development Code must comply with the Frontage Module standards and rules in Part 4, as further specified below. For vested rights, see *Sec. XX (Vested Rights)*, and for continuance of existing development, see *Sec. 13.X (Continuance of Existing Development)*.

2. **Project Activities**

   a. Categories of Frontage rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, a street-facing addition concealing a portion of an existing building facade includes both new construction and a facade modification).

   b. For all Frontage Modules, Frontage rule categories apply to project activities as shown in the table below:

		Project Activities						
Frontage Rule Categories		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 470.	Build-To	●	●	○	○	○	○	○
Sec. 480.	Parking Location	●	●	●	○	○	○	○
Sec. 490.	Landscaping	●	●	●	●	○	○	○
Sec. 4100.	Transparency	●	●	○	●	○	○	○
Sec. 4110.	Entrances	●	●	○	●	○	○	○
Sec. 4120.	Ground Story	●	●	○	○	○	○	○

● = Standards may apply ○ = Standards are not applicable

   c. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Frontage Rules

Sec. 500. General Provisions

500.A. Use Intent

The intent of Part 5 is to establish the Use Modules, use standards, and use definitions in order to regulate the activities on a lot, and to mitigate any potential impacts within a lot and on surrounding property as a result of those activities.

500.B. Use Applicability

1. **General**

   a. Most lots, operations, and facilities will contain more than 1 use. Any combination of uses permitted by the Use Module will be allowed unless specified within the use standards of an eligible Alternate Typology *(Sec. XX.)*.

   b. All projects filed after the effective date of this Zoning & Development Code must comply with the Use Module standards and all other provisions in Part 5, as further specified below. For vested rights, see *Sec. XX. (Vested Rights)*, and for continuance of existing development, see *Sec. XX. (Continuance of Existing Development)*.

2. **Project Activities**

   a. Categories of use rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition will also include a use modification).

		Project Activities						
Use Rule Categories		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 520.	Allowed Uses	●	●	●	○	●	●	○
Sec. 530.	Use Definitions	●	●	●	○	●	●	○
Sec. 540.	Use Standards	●	●	●	○	●	●	○
Sec. 550.	Accessory Uses and Structures	●	●	●	○	●	●	○

● = Standards may apply ○ = Standards are not applicable

   b. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Use Rules

2. **Project Activities**

   Categories of Site rules apply to a project based on what types of project activities are proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an addition that expands an existing use includes both new construction and a use modification).

		Project Activities						
Site Rule Categories		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	●	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	●	○	○	○	○
Sec. 610.C.	Automobile Parking	●	●	●	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	●	●	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	●	●	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	●	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	●	○	●	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	●	○	●	●	○
Sec. 620.F.	Planting Standards	●	●	●	○	○	○	○
Sec. 620.G.	Retaining Walls	●	●	●	○	○	○	○
Sec. 630.	Signs	●	○	●	●	●	●	○
Sec. 640.A.	Outdoor Lighting	●	○	●	●	○	●	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	●	●	○	●	○
Sec. 640.C.	Floodplains	●	●	●	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	●	●	●	●	●	●

● = Standards may apply ○ = Standards are not applicable

   a. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

   b. Where a category of Site rules is listed as generally applicable in the table above, the project activity must meet all applicable Site standards within the Section. This general applicability may be further specified for each standard in the applicability provisions for each Site standard. Project applicability may also be modified by *Sec. XX.* (Nonconformities). Where a category of Site rules is listed as not applicable in the table above, no standards from that Site rule category apply to the project activity.

Site Rules

SITE RULES

APPLICABLE RULES BASED ON PROJECT

Example: Home Addition

Form Rules

Site Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	●	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	●	○	○	○	○
Sec. 610.C.	Automobile Parking	●	●	●	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	●	●	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	●	●	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	●	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	●	○	●	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	●	○	●	●	○
Sec. 620.F.	Planting Standards	●	●	●	○	○	○	○
Sec. 620.G.	Retaining Walls	●	●	●	○	○	○	○
Sec. 630.	Signs	●	○	●	●	●	●	○
Sec. 640.A.	Outdoor Lighting	●	○	●	●	○	●	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	●	●	○	●	○
Sec. 640.C.	Floodplains	●	●	●	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	●	●	●	●	●	●

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Site Rules

Site Rule Categories		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	●	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	●	○	○	○	○
Sec. 610.C.	Automobile Parking	●	●	●	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	●	●	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	●	●	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	●	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	●	○	●	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	●	○	●	●	○
Sec. 620.F.	Planting Standards	●	●	●	○	○	○	○
Sec. 620.G.	Retaining Walls	●	●	●	○	○	○	○
Sec. 630.	Signs	●	○	●	●	●	●	○
Sec. 640.A.	Outdoor Lighting	●	○	●	●	○	●	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	●	●	○	●	○
Sec. 640.C.	Floodplains	●	●	●	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	●	●	●	●	●	●

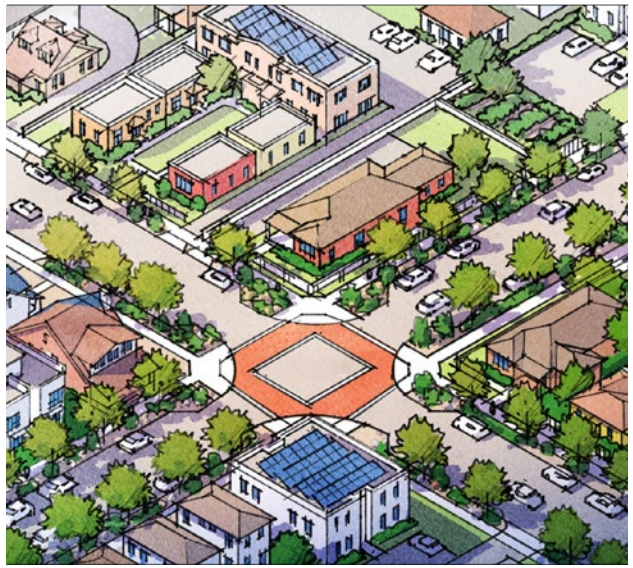
● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

SITE RULES

APPLICABLE METRICS BASED ON MODULE

200.B. RESIDENTIAL NEIGHBORHOOD DISTRICTS (RND)



1. **GENERAL INTENT**

a. A walkable neighborhood environment intended to accommodate a variety of lower-intensity housing options—up to 2.5 stories tall—including single-unit homes, cottage courts, duplexes, triplexes, fourplexes, and other small multifamily development.

b. Residential Neighborhood Districts (RND) implement the Residential Neighborhood Place Type established in the *General Plan*.

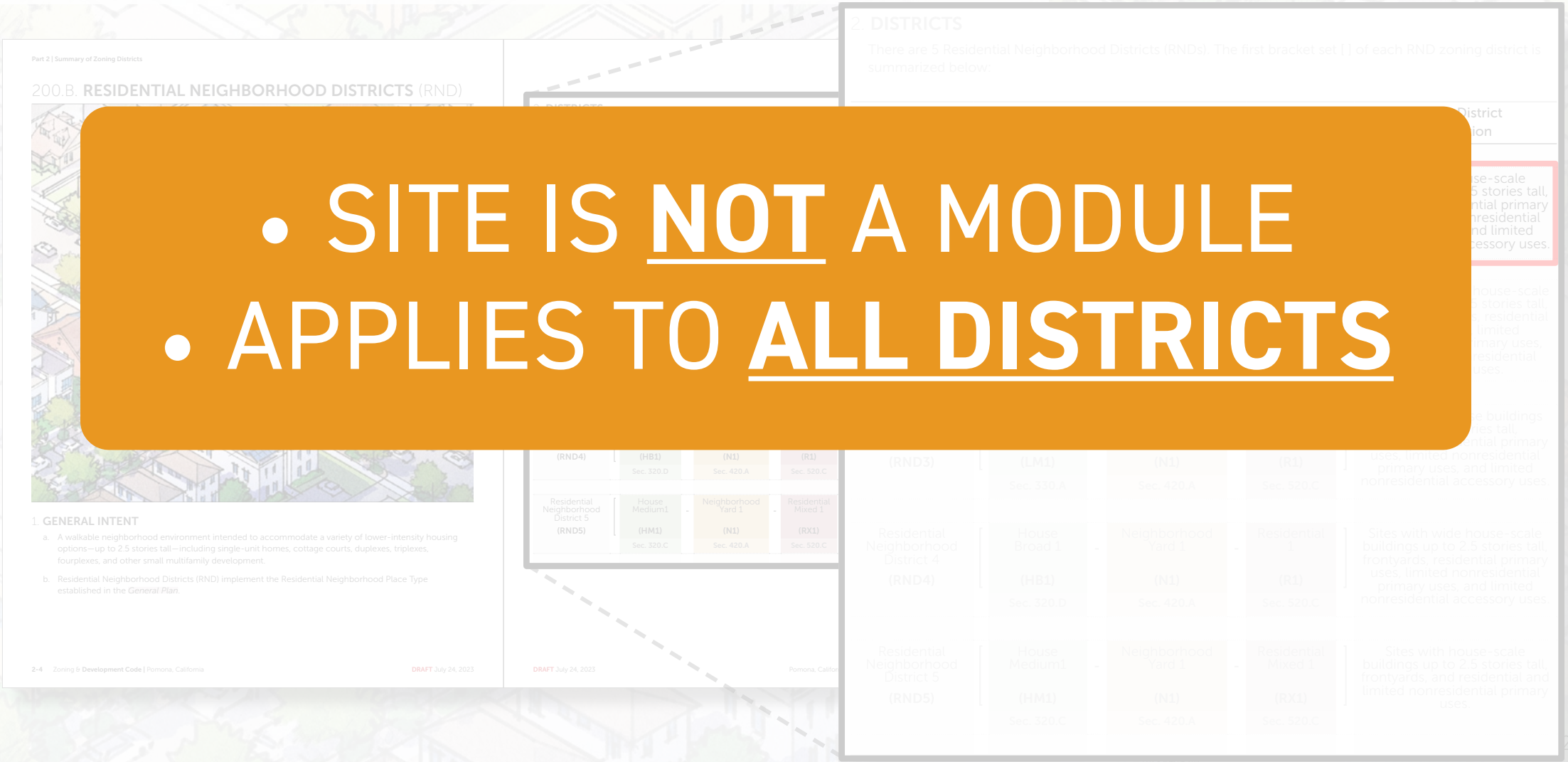
2. **DISTRICTS**

There are 5 Residential Neighborhood Districts (RNDs). The first bracket set [ ] of each RND zoning district is summarized below:

Zoning District	[Form Module	-	First Bracket Set Frontage Module	-	Use Module]	Zoning District Description
Residential Neighborhood District 1 (RND1)	House Medium1 (HM1) Sec. 320.C	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	Sites with house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 2 (RND2)	House Narrow 1 (HN1) Sec. 320.A	-	Neighborhood Yard 2 (N2) Sec. 420.B	-	Residential 1 (R1) Sec. 520.C	Sites with narrow house-scale buildings up to 2.5 stories tall, shallow frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 3 (RND3)	Low-Rise Medium 1 (LM1) Sec. 330.A	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	Sites with low-rise buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 4 (RND4)	House Broad 1 (HB1) Sec. 320.D	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential 1 (R1) Sec. 520.C	Sites with wide house-scale buildings up to 2.5 stories tall, frontyards, residential primary uses, limited nonresidential primary uses, and limited nonresidential accessory uses.
Residential Neighborhood District 5 (RND5)	House Medium1 (HM1) Sec. 320.C	-	Neighborhood Yard 1 (N1) Sec. 420.A	-	Residential Mixed 1 (RX1) Sec. 520.C	Sites with house-scale buildings up to 2.5 stories tall, frontyards, and residential and limited nonresidential primary uses.

SITE RULES

APPLICABLE METRICS BASED ON MODULE



- SITE IS **NOT** A MODULE
- APPLIES TO **ALL DISTRICTS**

SITE RULES

PARKING & ACCESS (DRIVEWAYS, FIRE LANES)

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Part. 4C. Frontage Rules 4-31
Sec. 470. Build-To 4-32
Sec. 480. Parking Location 4-43
Sec. 490. Landscaping 4-45
Sec. 4100. Transparency 4-52
Sec. 4110. Entrances 4-67
Sec. 4120. Ground Story 4-77

Part 5. Use 5-1
Part. 5A. Use Introduction 5-3
Sec. 500. General Provisions 5-4
Part. 5B. Use Modules 5-7
Sec. 510. Use Modules 5-8
Sec. 520. Allowed Uses 5-11
Part. 5C. Use Rules 5-19
Sec. 530. Use Definitions 5-20
Sec. 540. Use Standards 5-45
Sec. 550. Accessory Uses and Structures 5-62
Sec. 560. Temporary Uses and Structures 5-69

Part 6. Site 6-1
Part. 6A. Site Introduction 6-3
Sec. 600. General Provisions 6-4
Part. 6B. Site Rules 6-7
Sec. 610. Parking & Access 6-8
Sec. 620. Landscaping & Screening 6-39
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67

Part 7. Alternate Typologies 7-1
Part. 7A. Alternate Typologies Introduction 7-3
Sec. 700. General Provisions 7-4
Part. 7B. Alternate Typologies 7-7
Sec. 710. Open Lot 7-8
Sec. 720. Manufactured Housing Park 7-14
Part. 7C. Alternate Typology Rules 7-19
Sec. 730. Alternate Typology Rules 7-20

Code Contents

PART. 6B.
SITE RULES

Sec. 610. Parking & Access 6-8
610.A. Vehicle Access 6-8
610.B. Pedestrian Access 6-12
610.C. Automobile Parking 6-21
610.D. Motor Vehicle Use Areas 6-32
610.E. Bicycle Parking 6-35
Sec. 620. Landscaping & Screening 6-39
620.A. Parking Lots 6-39
620.B. Transition Buffers 6-41
620.C. Frontage Screens 6-48
620.D. Structural Screens 6-54
620.E. Fence & Wall Standards 6-58
620.F. Planting Standards 6-62
620.G. Retaining Walls 6-65
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67
640.A. Outdoor Lighting 6-67
640.B. Recycling and Solid Waste Disposal 6-71
640.C. Floodplains 6-73
640.D. Operational Performance Standards 6-73

Rules Contents

SITE RULES

PARKING & ACCESS (DRIVEWAYS, FIRE LANES)

Site Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	●	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	●	○	○	○	○
Sec. 610.C.	Automobile Parking	●	●	●	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	●	●	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	●	●	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	●	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	●	○	●	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	●	○	●	●	○
Sec. 620.F.	Planting Standards	●	●	●	○	○	○	○
Sec. 620.G.	Retaining Walls	●	●	●	○	○	○	○
Sec. 630.	Signs	●	○	●	●	●	●	○
Sec. 640.A.	Outdoor Lighting	●	○	●	●	○	●	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	●	●	○	●	○
Sec. 640.C.	Floodplains	●	●	●	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	●	●	●	●	●	●

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Site Rules

SITE RULES

PARKING & ACCESS (DRIVEWAYS, FIRE LANES)

Sec. 610. Parking & Access

610.A. Vehicle Access

1. **Intent**

   To ensure motor vehicle access to sites to support the safety of all users by minimizing conflicts with pedestrians, cyclists, emergency service vehicles, transit vehicles, micro-mobility devices, and motor vehicles on the abutting public right-of-way, and to avoid detrimental effects on the surrounding public realm, while providing sufficient access to structures, vehicle parking and other motor vehicle use areas.

2. **Applicability**

   a. Any lot that provides access to motor vehicles.

   b. A permit is required for any cutting of the curb or pavement of a public right-of-way to provide vehicle access to a property. A driveway may only be installed with a permit issued by the Public Works Director.

3. **General**

   a. All existing and proposed development that provides on-site parking must provide a satisfactory means of motor vehicle access to and from a street or alley.

   b. Each lot is permitted at least one driveway or one fire apparatus access road unless otherwise modified by the Development Services Director.

   c. Driveways and fire apparatus access roads must be located to minimize conflicts with pedestrians, cyclists, and motor vehicles on the abutting public right-of-way.

   d. Driveways and fire apparatus access roads near intersections must comply with city standard *A-27-10*.

   e. No new driveway is allowed within six feet of fire hydrant.

   f. On corner lots, driveways and fire apparatus access roads must be placed along a side street or alley, unless otherwise permitted by the Development Services Director.

4. **Access Road Spacing**

   The minimum spacing requirements between driveway and fire apparatus access road curb cuts along a public street.

   a. **Applicability**

      1. All driveways serving an on-site parking area with 5 or more parking spaces.

      2. All fire apparatus access roads.

b. **Standards**

No new driveway serving 5 or more parking spaces or new fire apparatus access road is permitted to be located closer to any other driveway on the site than the minimum spacing listed below. The table provides criteria that will be used in making a determination. Additional driveways or fire apparatus roads may be considered by the Development Services Director.

ROADWAY CLASSIFICATION	SPACING (MIN)
Major Arterial	250'
Minor Arterial	200'
Collector	150'
Local	100'
Alley	Unlimited

c. **Measurement**

Driveway and fire apparatus access road spacing is measured along the street lot line from edge of pavement to edge of pavement from all existing and proposed driveways located on-site.

5. **Driveway Design**

   a. **Applicability**

   All driveways serving an on-site parking area of any size, except for driveways that take access from an alley.

   b. **Standards**

      1. **General Provisions**

      All driveways must meet the following standards.

DRIVEWAY STANDARDS				
Driveway Type	Number of driveways per lot (max)	Number of lanes per driveway (max)	Lane width (min/max)	
			Primary St.	Side St.
Driveway serving up to 10 on-site parking spaces	1	1	8'/10'	8'/11'
Driveway serving 11 to 50 on-site parking spaces	1	2	8'/11'	8'/12'
Driveway serving more than 51 to 100 on-site parking spaces	2	2	9'/12'	9'/12'
Driveway serving more than 100 on-site parking spaces	3	3	9'/12'	9'/12'
Driveway serving an off-street loading facility (of any size parking area)	--	2	12'/20'	12'/20'

b. **Standards**

No new driveway serving 5 or more parking spaces or new fire apparatus access road is permitted to be located closer to any other driveway on the site than the minimum spacing listed below. The table provides criteria that will be used in making a determination. Additional driveways or fire apparatus roads may be considered by the Development Services Director.

ROADWAY CLASSIFICATION	SPACING (MIN)
Major Arterial	250'
Minor Arterial	200'
Collector	150'
Local	100'
Alley	Unlimited

b. **Standards**

1. All fire apparatus access roads must meet the design standards of a Residential Case 2 roadway type as defined in the Public Works Department's *Standard Drawings (Sec. XX)*.

2. All fire apparatus access roads are considered secondary streets and are subject to the frontage standards of *Part 4. (Frontage)*.

3. At the discretion of the LA County Fire Department, a fire apparatus access road may take access from a street or fire apparatus access road located on an adjoining property if a reciprocal easement agreement is established.

b. A driveway lane width minimum standard may be reduced up to 10%, but must not be narrower than 8 feet, in accordance with *Sec. XX.* (Adjustments).

c. An alternative to a fire apparatus access road design standard may be requested in accordance with Sec. 13.X. (Alternative Compliance).

d. A deviation from a fire apparatus access road design standard may be allowed as a variance in accordance with *Sec. 13.X. (Variance)*.

SITE RULES

PARKING & ACCESS (DRIVEWAYS, FIRE LANES)

Part 6 | Site

Sec. 610. Parking & Access

610.A. Vehicle Access

1. Intent

To ensure motor vehicle access to sites to support the safety of a
pedestrians, cyclists, emergency service vehicles, transit vehicles,
vehicles on the abutting public right-of-way, and to avoid detrim
public realm, while providing sufficient access to structures, vehic
use areas.

2. Applicability

a. Any lot that provides access to motor vehicles.

b. A permit is required for any cutting of the curb or pavement o
vehicle access to a property. A driveway may only be installed
Works Director.

3. General

a. All existing and proposed development that provides on-site
means of motor vehicle access to and from a street or alley.

b. Each lot is permitted at least one driveway or one fire apparat
modified by the Development Services Director.

c. Driveways and fire apparatus access roads must be located to
pedestrians, cyclists, and motor vehicles on the abutting publ

d. Driveways and fire apparatus access roads near intersections
A-27-10.

e. No new driveway is allowed within six feet of fire hydrant.

f. On corner lots, driveways and fire apparatus access roads mu
alley, unless otherwise permitted by the Development Service

4. Access Road Spacing

The minimum spacing requirements between driveway and fire a
along a public street.

a. Applicability

1. All driveways serving an on-site parking area with 5 or more
2. All fire apparatus access roads.

6-8 Zoning & Development Code | Pomona, California DRAFT July 24, 2023

loading facility (of any size parking area) 2 12720 12720

DRAFT July 24, 2023 Pomona, California | Zoning & Development Code 6-9

paratus access road is
han the minimum spacing
g a determination. Additional
opment Services Director.

mum standard may be reduced up to 10%, but must not be narrower
with Sec. XX. (Adjustments).

ratus access road design standard may be requested in accordance
Compliance).

ratus access road design standard may be allowed as a variance in
(Variance).

6-10 Zoning & Development Code | Pomona, California DRAFT July 24, 2023

DRAFT July 24, 2023 Pomona, California | Zoning & Development Code 6-11

MINIMUM SPACING <u>ONLY</u> <u>APPLIES</u> TO DRIVEWAYS SERVING <u>5+</u> <u>SPACES</u>

SITE RULES

PARKING & ACCESS (DRIVEWAYS, FIRE LANES)

Treating fire lanes like STREETS

Sec. 610. **Parking & Access**

610.A. **Vehicle Access**

1. All driveways serving an on-site parking area with 5 or more parking spaces.
2. All fire apparatus access roads.

b. Standards

No new driveway serving 5 or more parking spaces or new fire apparatus access road is permitted to be located closer to any other driveway on the site than the minimum spacing listed below. The table provides criteria that will be used in making a determination. Additional

loading facility (of any size parking area)	--	2	12'/20'	12'/20'

6. Fire Apparatus Access Road Design

a. Applicability

All fire apparatus access roads.

b. Standards

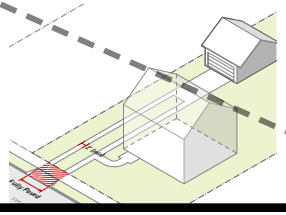
1. All fire apparatus access roads must meet the design standards of a Residential Case 2 roadway type as defined in the Public Works Department's *Standard Drawings (Sec. XX.)*.
2. All fire apparatus access roads are considered secondary streets and are subject to the frontage standards of *Part 4. (Frontage)*.
3. At the discretion of the LA County Fire Department, a fire apparatus access road may take access from a street or fire apparatus access road located on an adjoining property if a reciprocal easement agreement is established.

2. Hollywood Driveway

For driveways serving up to 5 on-site parking spaces, a Hollywood driveway is allowed as an alternative to a fully paved driveway.

i. The concrete strips in a Hollywood driveway must be at least 2 feet in width. When the concrete strip is also used as a walkway, the width of strips must be increased to at least 3 feet.

ii. Within the right-of-way, the driveway must be fully paved along its total width.



6. Fire Apparatus Access Road Design

a. Applicability

All fire apparatus access roads.

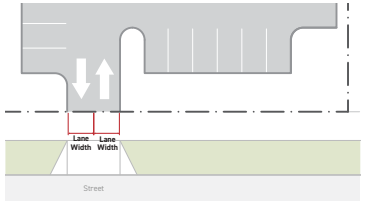
b. Standards

1. All fire apparatus access roads must meet the design standards of a Residential Case 2 roadway type as defined in the Public Works Department's *Standard Drawings (Sec. XX.)*.
2. All fire apparatus access roads are considered secondary streets and are subject to the frontage standards of *Part 4. (Frontage)*.
3. At the discretion of the LA County Fire Department, a fire apparatus access road may take access from a street or fire apparatus access road located on an adjoining property if a reciprocal easement agreement is established.

7. Measurement

a. Driveway lane width is measured separately for each driveway lane.

b. Driveway lane width is measured for each driveway lane from edge of designated lane to edge of designated lane along the street lot line.



c. The outer edge of a fire apparatus access road cross section, labeled as a 'property line' or 'P.L.' in the Public Works Department's *Standard Drawings (Sec. XX.)*, is equivalent to a street lot line for the purposes of measuring frontage rules in *Part 4C. (Frontage Rules)*.

8. Relief

a. A driveway spacing minimum standard may be reduced up to 10% in accordance with *Sec. XX.* (Adjustments).

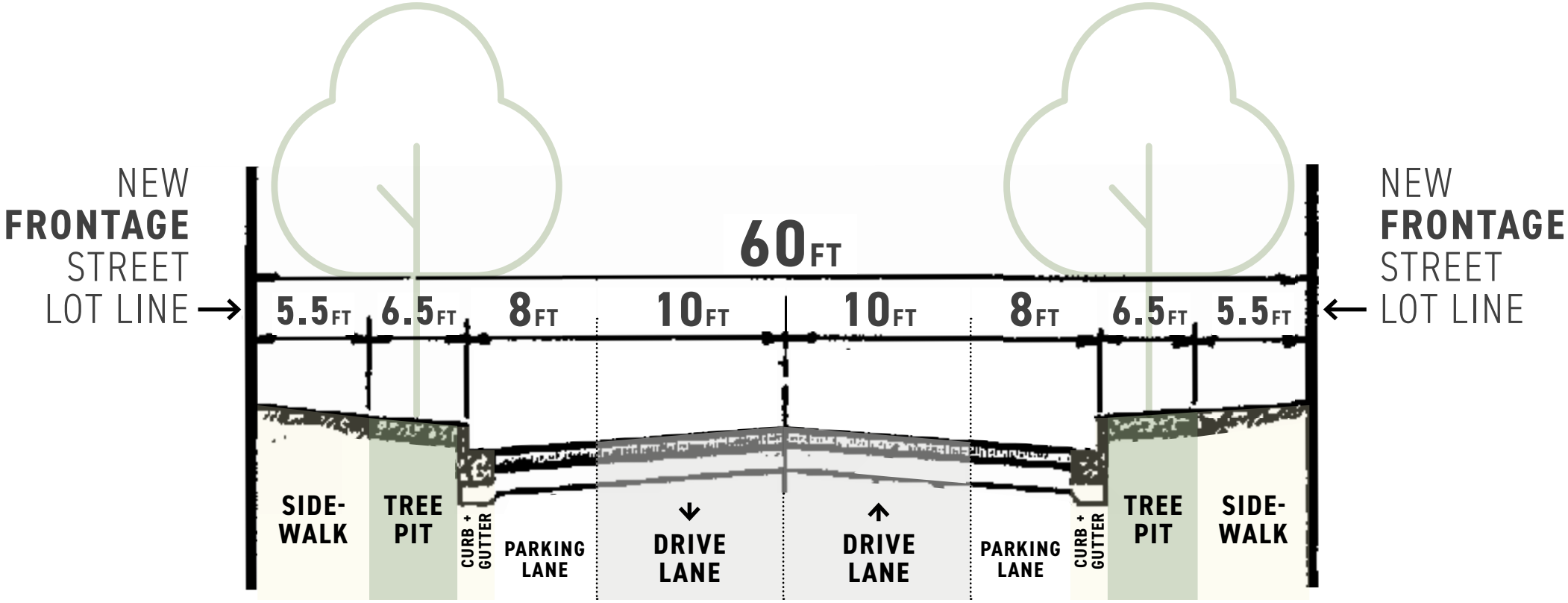
b. A driveway lane width minimum standard may be reduced up to 10%, but must not be narrower than 8 feet, in accordance with *Sec. XX.* (Adjustments).

c. An alternative to a fire apparatus access road design standard may be requested in accordance with Sec. 13.X. (Alternative Compliance).

d. A deviation from a fire apparatus access road design standard may be allowed as a variance in accordance with *Sec. 13.X. (Variance)*.

SITE RULES

PARKING & ACCESS (DRIVEWAYS, FIRE LANES)



RESIDENTIAL CASE 2 ROADWAY TYPE

SITE RULES
PARKING & ACCESS (DRIVEWAYS, FIRE LANES)

Encouraging CONNECTIVITY

Sec. 610. **Parking & Access**

610.A. **Vehicle Access**

1. At driveways serving an on-site parking area with 5 or more parking spaces.
2. All fire apparatus access roads.

b. Standards

No new driveway serving 5 or more parking spaces or new fire apparatus access road is permitted to be located closer to any other driveway on the site than the minimum spacing listed below. The table provides criteria that will be used in making a determination. Additional

loading facility (of any size parking area)	--	2	12'/20'	12'/20'

6. Fire Apparatus Access Road Design

a. Applicability

All fire apparatus access roads.

b. Standards

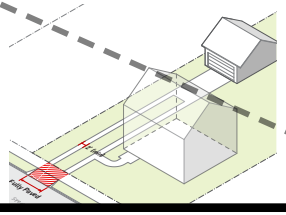
1. All fire apparatus access roads must meet the design standards of a Residential Case 2 roadway type as defined in the Public Works Department's *Standard Drawings (Sec. XX.)*.
2. All fire apparatus access roads are considered secondary streets and are subject to the frontage standards of *Part 4. (Frontage)*.
3. At the discretion of the LA County Fire Department, a fire apparatus access road may take access from a street or fire apparatus access road located on an adjoining property if a reciprocal easement agreement is established.

2. Hollywood Driveway

For driveways serving up to 5 on-site parking spaces, a Hollywood driveway is allowed as an alternative to a fully paved driveway.

i. The concrete strips in a Hollywood driveway must be at least 2 feet in width. When the concrete strip is also used as a walkway, the width of strips must be increased to at least 3 feet.

ii. Within the right-of-way, the driveway must be fully paved along its total width.



6. Fire Apparatus Access Road Design

a. Applicability

All fire apparatus access roads.

b. Standards

1. All fire apparatus access roads must meet the design standards of a Residential Case 2 roadway type as defined in the Public Works Department's *Standard Drawings (Sec. XX.)*.
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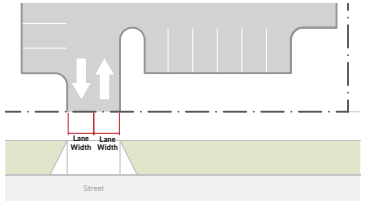


c. The outer edge of a fire apparatus access road cross section, labeled as a 'property line' or 'P.L.' in the Public Works Department's *Standard Drawings (Sec. XX.)*, is equivalent to a street lot line for the purposes of measuring frontage rules in *Part 4C. (Frontage Rules)*.

8. Relief

a. A driveway spacing minimum standard may be reduced up to 10% in accordance with *Sec. XX.* (Adjustments).

b. A driveway lane width minimum standard may be reduced up to 10%, but must not be narrower than 8 feet, in accordance with *Sec. XX.* (Adjustments).

c. An alternative to a fire apparatus access road design standard may be requested in accordance with Sec. 13.X. (Alternative Compliance).

d. A deviation from a fire apparatus access road design standard may be allowed as a variance in accordance with *Sec. 13.X. (Variance)*.

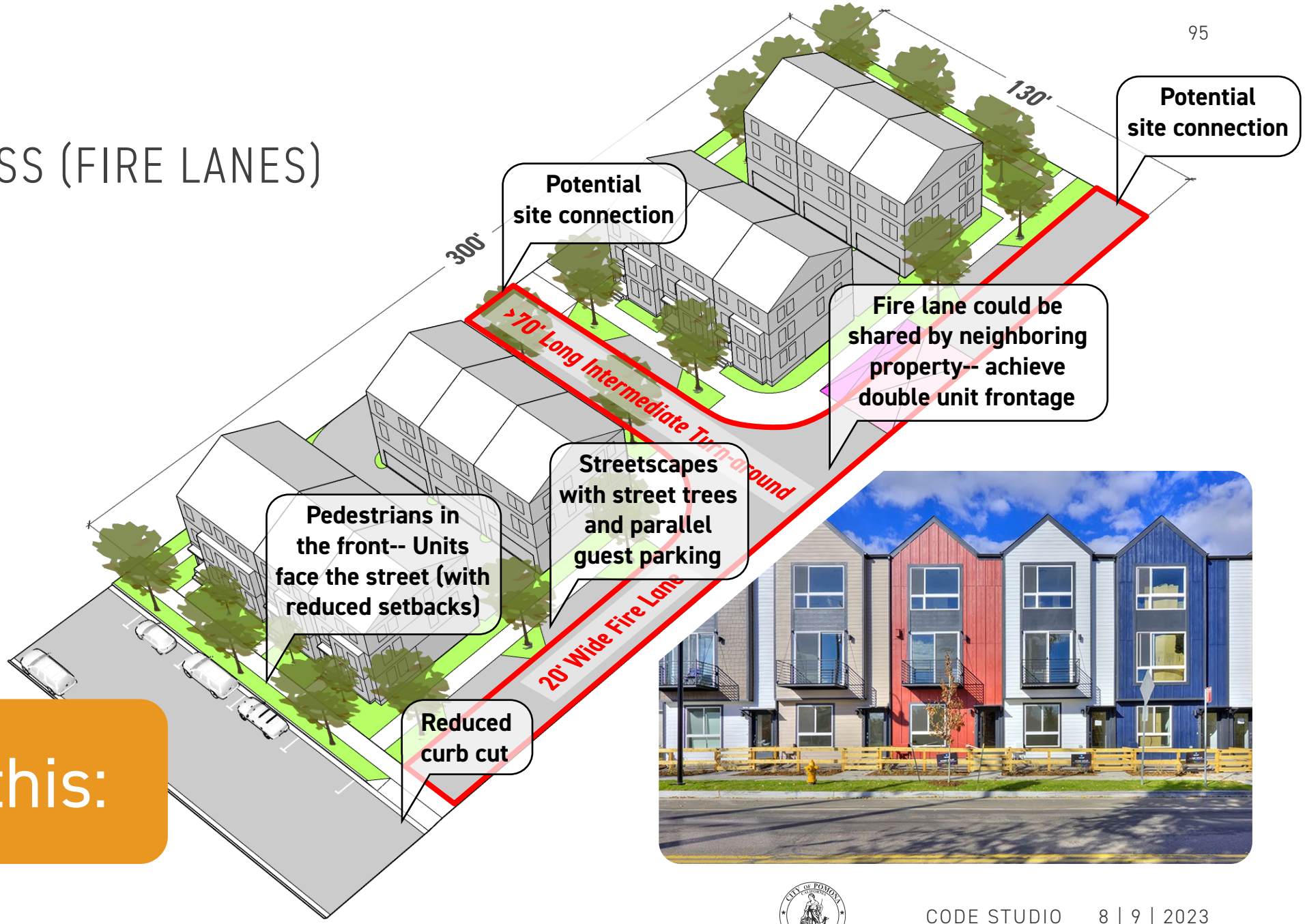
SITE RULES

PARKING & ACCESS (DRIVEWAYS, FIRE LANES)

WHY?

- MORE INTERCONNECTED + WALKABLE BLOCKS
- MORE ACTIVE STREETSCAPES

SITE RULES
PARKING & ACCESS (FIRE LANES)



MORE of this:

SITE RULES

PARKING & ACCESS (DRIVEWAYS, FIRE LANES)

Wide curb cuts create conflicts for pedestrians

LESS of this:

SITE RULES
PARKING & ACCESS (PEDESTRIAN ACCESS)

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Part. 4C. Frontage Rules 4-31
Sec. 470. Build-To 4-32
Sec. 480. Parking Location 4-43
Sec. 490. Landscaping 4-45
Sec. 4100. Transparency 4-52
Sec. 4110. Entrances 4-67
Sec. 4120. Ground Story 4-77

Part 5. Use 5-1
Part. 5A. Use Introduction 5-3
Sec. 500. General Provisions 5-4
Part. 5B. Use Modules 5-7
Sec. 510. Use Modules 5-8
Sec. 520. Allowed Uses 5-11
Part. 5C. Use Rules 5-19
Sec. 530. Use Definitions 5-20
Sec. 540. Use Standards 5-45
Sec. 550. Accessory Uses and Structures 5-62
Sec. 560. Temporary Uses and Structures 5-69

Part 6. Site 6-1
Part. 6A. Site Introduction 6-3
Sec. 600. General Provisions 6-4
Part. 6B. Site Rules 6-7
Sec. 610. Parking & Access 6-8
Sec. 620. Landscaping & Screening 6-39
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67

Part 7. Alternate Typologies 7-1
Part. 7A. Alternate Typologies Introduction 7-3
Sec. 700. General Provisions 7-4
Part. 7B. Alternate Typologies 7-7
Sec. 710. Open Lot 7-8
Sec. 720. Manufactured Housing Park 7-14
Part. 7C. Alternate Typology Rules 7-19
Sec. 730. Alternate Typology Rules 7-20

Code Contents

PART. 6B.
SITE RULES

Sec. 610. Parking & Access 6-8
610.A. Vehicle Access 6-8
610.B. Pedestrian Access 6-12
610.C. Automobile Parking 6-21
610.D. Motor Vehicle Use Areas 6-32
610.E. Bicycle Parking 6-35
Sec. 620. Landscaping & Screening 6-39
620.A. Parking Lots 6-39
620.B. Transition Buffers 6-41
620.C. Frontage Screens 6-48
620.D. Structural Screens 6-54
620.E. Fence & Wall Standards 6-58
620.F. Planting Standards 6-62
620.G. Retaining Walls 6-65
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67
640.A. Outdoor Lighting 6-67
640.B. Recycling and Solid Waste Disposal 6-71
640.C. Floodplains 6-73
640.D. Operational Performance Standards 6-73

Rules Contents

SITE RULES

PARKING & ACCESS (PEDESTRIAN ACCESS)

Site Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	●	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	●	○	○	○	○
Sec. 610.C.	Automobile Parking	●	●	●	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	●	●	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	●	●	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	●	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	●	○	●	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	●	○	●	●	○
Sec. 620.F.	Planting Standards	●	●	●	○	○	○	○
Sec. 620.G.	Retaining Walls	●	●	●	○	○	○	○
Sec. 630.	Signs	●	○	●	●	●	●	○
Sec. 640.A.	Outdoor Lighting	●	○	●	●	○	●	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	●	●	○	●	○
Sec. 640.C.	Floodplains	●	●	●	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	●	●	●	●	●	●

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Site Rules

SITE RULES

PARKING & ACCESS (PEDESTRIAN ACCESS)

610.B. Pedestrian Access

1. **Intent**

To promote walkability, improve pedestrian access from the public realm to the interior of buildings, ensure that required entrances are conveniently and effectively accessible to pedestrians, and activate the public realm with building access points and improve convenient pedestrian circulation through large sites to an extent and frequency appropriate to the context.

2. **Applicability**

a. **Site Access**

Site access standards apply to all required street-facing entrances (*Sec. XX*). Site access standards do not apply to non-required entrances.

b. **Through Access**

1. Through access standards apply only to projects that include one or more of the following project activities:
   i. Site modification; and
   ii. New construction.
2. Through access standards apply only to lots that meet all of the following conditions:
   i. Lot area is greater than 2 acres; and
   ii. Lot is a through lot or abuts either a public right-of-way or publicly accessible easement or open space.

3. **Standards**

a. **By District**

Lots must meet the following site and through access requirements for the applicable zoning district.

PEDESTRIAN ACCESS BY DISTRICT

District Type	Site Access Packages			Through Access Standards	
	1	2	3	Passageway	Spacing (max)
RN	--	Required	--	Required	400'
NE	--	Required	--	Required	300'
UN	Required	--	--	Required	300'
AC	Required	--	--	Required	300'
TOD	Required	--	--	Required	300'
WD	--	--	Required	Required	600'
SC	--	--	Required	Required	500'
PL	--	--	--	--	--

b. **Site Access Packages**

1. **Site Access Package 1**

i. Intended to ensure buildings are highly integrated with the surrounding public realm and promote walking as a safe and convenient mobility option through frequent physical connections between the public realm and the interior of a building and improved

3. **Site Access Package 3**

i. Intended to ensure buildings are accessible from the public realm by requiring a physical connection between the public realm and the interior of a building.

ii. A minimum of one direct or linked pedestrian accessway (*Sec. XX*) must be provided along the primary street lot line.

c. **Through Lot**

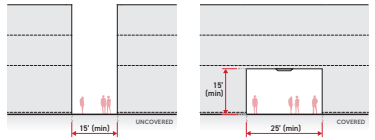
1. **Pedestrian Passageway**

When a pedestrian passageway is required (*Sec. XX*), a pedestrian passageway meeting the following requirements must be provided:

i. The pedestrian passageway must connect from the public sidewalk on the primary street through the lot to either the public sidewalk, alley, other public way or easement abutting the opposing lot line.

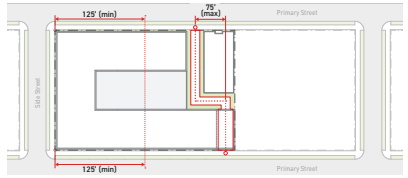
ii. The pedestrian passageway must be a minimum width of 15 feet for uncovered portions and a minimum width of 25 feet for covered portions.

iii. The pedestrian passageway must have a minimum clear height of 15 feet, with the exception of required luminaires.



iv. The centerline of the pedestrian passageway must be located within 75 feet of the sidewalk access point on the primary street, measured parallel to the primary street lot line.

v. The pedestrian passageway must take access from the sidewalk along the primary street lot line a minimum of 125 feet from a street intersection.



3. Standards

a. By District

Lots must meet the following site and through access requirements for the applicable zoning district.

PEDESTRIAN ACCESS BY DISTRICT

District Type	Site Access Packages			Through Access Standards	
	1	2	3	Passageway	Spacing (max)
RN	--	Required	--	Required	400'
NE	--	Required	--	Required	300'
UN	Required	--	--	Required	300'
AC	Required	--	--	Required	300'
TOD	Required	--	--	Required	300'
WD	--	--	Required	Required	600'
SC	--	--	Required	Required	500'
PL	--	--	--	--	--

- **Amount of DIRECT Pedestrian Passageways** +

SITE RULES
PARKING & ACCESS (PEDESTRIAN ACCESS)

LOTS of access

610.B. Pedestrian Access

1. **Intent**

To promote walkability, improve pedestrian access from the public realm to the interior of buildings, ensure that required entrances are conveniently and effectively accessible to pedestrians, and activate the public realm with building access points and improve convenient pedestrian circulation through large sites to an extent and frequency appropriate to the context.

2. **Applicability**

a. **Site Access**

Site access standards apply to all required street-facing entrances (*Sec. XX*). Site access standards do not apply to non-required entrances.

b. **Through Access**

1. Through access standards apply only to projects that include one or more of the following project activities:
   i. Site modification; and
   ii. New construction.
2. Through access standards apply only to lots that meet all of the following conditions:
   i. Lot area is greater than 2 acres; and
   ii. Lot is a through lot or abuts either a public right-of-way or publicly accessible easement or open space.

3. **Standards**

a. **By District**

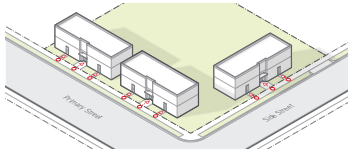
Lots must meet the following site and through access requirements for the applicable zoning district.

PEDESTRIAN ACCESS BY DISTRICT

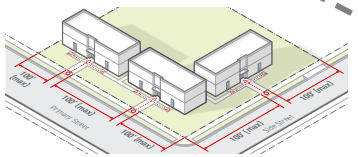
District Type	Site Access Packages			Through Access Standards	
	1	2	3	Passageway	Spacing (max)
RN	--	Required	--	Required	400'
NE	--	Required	--	Required	300'
UN	Required	--	--	Required	300'
AC	Required	--	--	Required	300'
TOD	Required	--	--	Required	300'
WD	--	--	Required	Required	600'
SC	--	--	Required	Required	500'
PL	--	--	--	--	--

b. **Site Access Packages**

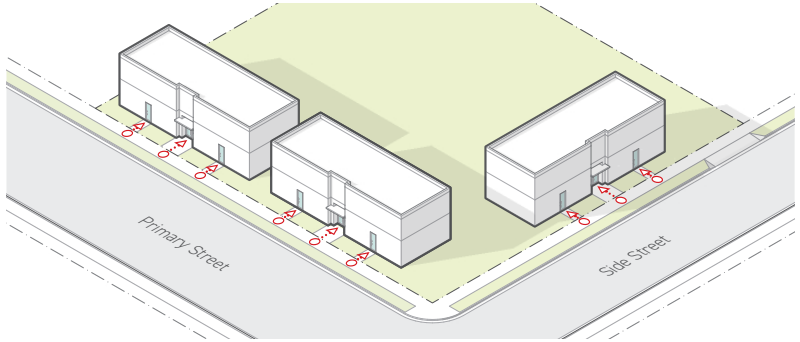
1. **Site Access Package 1**
   i. Intended to ensure buildings are highly integrated with the surrounding public realm and promote walking as a safe and convenient mobility option through frequent physical connections between the public realm and the interior of a building and improved porosity through large sites.
   ii. A minimum of one direct pedestrian accessway (*Sec. XX*) must be provided to each required street-facing entrance.



2. **Site Access Package 2**
   i. Intended to ensure buildings are conveniently accessible from the public realm and promote walking as a safe and convenient mobility option through regular physical connections between the public realm and the interior of a building and improved porosity through very large sites.
   ii. A minimum of one direct pedestrian accessway (*Sec. XX*) must be provided for each primary street lot line and side street lot line.
   iii. Pedestrian accessway spacing can be no more than 100 feet.
   iv. Pedestrian accessway spacing can be no more than 100 feet from a street intersection.
   v. All required entrances must be accessible from a pedestrian accessway.



1. **Site Access Package 1**
   i. Intended to ensure buildings are highly integrated with the surrounding public realm and promote walking as a safe and convenient mobility option through frequent physical connections between the public realm and the interior of a building and improved porosity through large sites.
   ii. A minimum of one direct pedestrian accessway (*Sec. XX*) must be provided to each required street-facing entrance.



SITE RULES
PARKING & ACCESS (PEDESTRIAN ACCESS)

MODERATE access

610.B. Pedestrian Access

1. **Intent**

To promote walkability, improve pedestrian access from the public realm to the interior of buildings, ensure that required entrances are conveniently and effectively accessible to pedestrians, and activate the public realm with building access points and improve convenient pedestrian circulation through large sites to an extent and frequency appropriate to the context.

2. **Applicability**

a. **Site Access**

Site access standards apply to all required street-facing entrances (*Sec. XX*). Site access standards do not apply to non-required entrances.

b. **Through Access**

1. Through access standards apply only to projects that include one or more of the following project activities:
   i. Site modification; and
   ii. New construction.
2. Through access standards apply only to lots that meet all of the following conditions:
   i. Lot area is greater than 2 acres; and
   ii. Lot is a through lot or abuts either a public right-of-way or publicly accessible easement or open space.

3. **Standards**

a. **By District**

Lots must meet the following site and through access requirements for the applicable zoning district.

PEDESTRIAN ACCESS BY DISTRICT

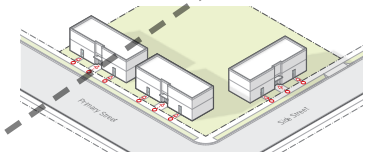
District Type	Site Access Packages			Through Access Standards	
	1	2	3	Passageway	Spacing (max)
RN	--	Required	--	Required	400'
NE	--	Required	--	Required	300'
UN	Required	--	--	Required	300'
AC	Required	--	--	Required	300'
TOD	Required	--	--	Required	300'
WD	--	--	Required	Required	600'
SC	--	--	Required	Required	500'
PL	--	--	--	--	--

b. **Site Access Packages**

1. **Site Access Package 1**

i. Intended to ensure buildings are highly integrated with the surrounding public realm and promote walking as a safe and convenient mobility option through frequent physical connections between the public realm and the interior of a building and improved porosity through large sites.

ii. A minimum of one direct pedestrian accessway (*Sec. XX*) must be provided to each required street-facing entrance.



2. **Site Access Package 2**

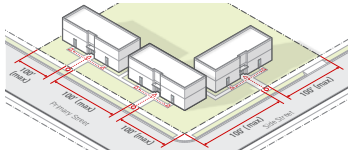
i. Intended to ensure buildings are conveniently accessible from the public realm and promote walking as a safe and convenient mobility option through regular physical connections between the public realm and the interior of a building and improved porosity through very large sites.

ii. A minimum of one direct pedestrian accessway (*Sec. XX*) must be provided for each primary street lot line and side street lot line.

iii. Pedestrian accessway spacing can be no more than 100 feet.

iv. Pedestrian accessway spacing can be no more than 100 feet from a street intersection.

v. All required entrances must be accessible from a pedestrian accessway.



2. **Site Access Package 2**

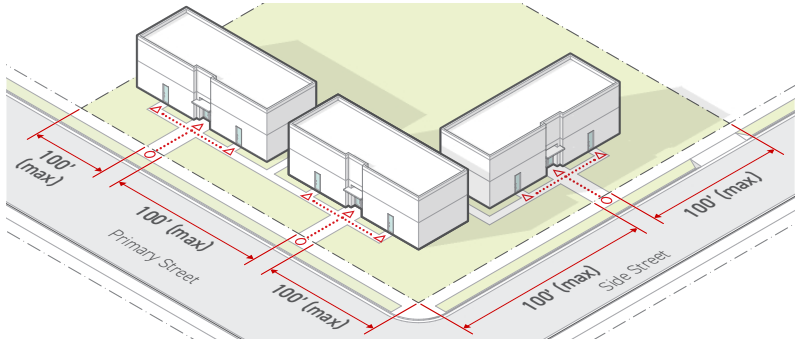
i. Intended to ensure buildings are conveniently accessible from the public realm and promote walking as a safe and convenient mobility option through regular physical connections between the public realm and the interior of a building and improved porosity through very large sites.

ii. A minimum of one direct pedestrian accessway (*Sec. XX*) must be provided for each primary street lot line and side street lot line.

iii. Pedestrian accessway spacing can be no more than 100 feet.

iv. Pedestrian accessway spacing can be no more than 100 feet from a street intersection.

v. All required entrances must be accessible from a pedestrian accessway.



SITE RULES
PARKING & ACCESS (PEDESTRIAN ACCESS)

MINIMAL access

Part 6 | Site

610.B. **Pedestrian Access**

1. **Intent**

To promote walkability, improve pedestrian access from the public realm to the interior of buildings, ensure that [redacted] are conveniently and effectively accessible to pedestrians, and

Part 6 | Site

b. **Site Access Packages**

1. **Site Access Package 1**

i. Intended to ensure buildings are highly integrated with the surrounding public realm and promote walking as a safe and convenient mobility option through frequent physical

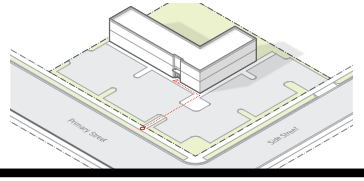
Part 6 | Site

3. **Site Access Package 3**

i. Intended to ensure buildings are accessible from the public realm by requiring a physical connection between the public realm and the interior of a building.

ii. A minimum of one direct or linked pedestrian accessway (*Sec. XX*) must be provided along the primary street lot line.

iii. All required entrances must be accessible from a pedestrian accessway.



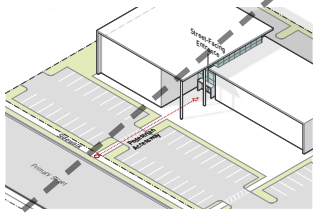
4. **Pedestrian Accessways Standards**

i. Pedestrian accessways must connect to the sidewalk, or other publicly accessible pedestrian-facility along the street lot line, to a required street-facing entrance.

ii. Pedestrian accessways must be at least 6 feet wide.

iii. Finished ground or floor surfaces must be stable, firm and slip resistant in accordance with ADA floor and ground surface standards.

iv. Pedestrian accessways must be physically separated from and uninterrupted by motor vehicle use areas except where required to cross a drive-aisle. Drive-aisle crossings must be the shortest practical.



Part 6 | Site

c. **Through Lot**

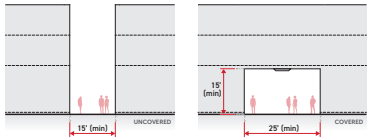
1. **Pedestrian Passageway**

When a pedestrian passageway is required (*Sec. XX*), a pedestrian passageway meeting the following requirements must be provided:

i. The pedestrian passageway must connect from the public sidewalk on the primary street through the lot to either the public sidewalk, alley, other public way or easement abutting the opposing lot line.

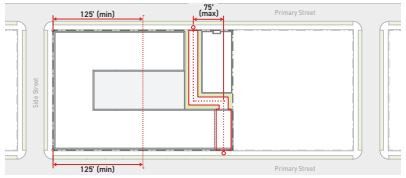
ii. The pedestrian passageway must be a minimum width of 15 feet for uncovered portions and a minimum width of 25 feet for covered portions.

iii. The pedestrian passageway must have a minimum clear height of 15 feet, with the exception of required luminaires.



iv. The centerline of the pedestrian passageway must be located within 75 feet of the sidewalk access point on the primary street, measured parallel to the primary street lot line.

v. The pedestrian passageway must take access from the sidewalk along the primary street lot line a minimum of 125 feet from a street intersection.

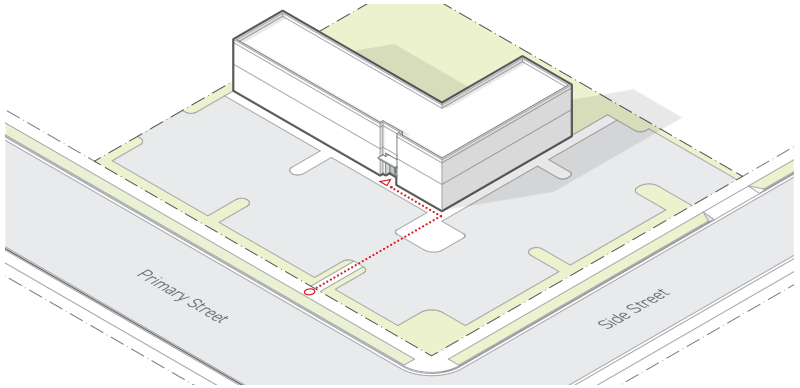


3. **Site Access Package 3**

i. Intended to ensure buildings are accessible from the public realm by requiring a physical connection between the public realm and the interior of a building.

ii. A minimum of one direct or linked pedestrian accessway (*Sec. XX*) must be provided along the primary street lot line.

iii. All required entrances must be accessible from a pedestrian accessway.



SITE RULES

PARKING & ACCESS (PEDESTRIAN ACCESS)

WHY?

MORE PEDESTRIAN-ORIENTED DEVELOPMENT

SITE RULES
PARKING & ACCESS (AUTOMOBILE PARKING)

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Part. 4C. Frontage Rules 4-31
Sec. 470. Build-To 4-32
Sec. 480. Parking Location 4-43
Sec. 490. Landscaping 4-45
Sec. 4100. Transparency 4-52
Sec. 4110. Entrances 4-67
Sec. 4120. Ground Story 4-77

Part 5. Use 5-1
Part. 5A. Use Introduction 5-3
Sec. 500. General Provisions 5-4
Part. 5B. Use Modules 5-7
Sec. 510. Use Modules 5-8
Sec. 520. Allowed Uses 5-11
Part. 5C. Use Rules 5-19
Sec. 530. Use Definitions 5-20
Sec. 540. Use Standards 5-45
Sec. 550. Accessory Uses and Structures 5-62
Sec. 560. Temporary Uses and Structures 5-69

Part 6. Site 6-1
Part. 6A. Site Introduction 6-3
Sec. 600. General Provisions 6-4
Part. 6B. Site Rules 6-7
Sec. 610. Parking & Access 6-8
Sec. 620. Landscaping & Screening 6-39
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67

Part 7. Alternate Typologies 7-1
Part. 7A. Alternate Typologies Introduction 7-3
Sec. 700. General Provisions 7-4
Part. 7B. Alternate Typologies 7-7
Sec. 710. Open Lot 7-8
Sec. 720. Manufactured Housing Park 7-14
Part. 7C. Alternate Typology Rules 7-19
Sec. 730. Alternate Typology Rules 7-20

Code Contents

PART. 6B.
SITE RULES

Sec. 610. Parking & Access 6-8
610.A. Vehicle Access 6-8
610.B. Pedestrian Access 6-12
610.C. Automobile Parking 6-21
610.D. Motor Vehicle Use Areas 6-32
610.E. Bicycle Parking 6-35
Sec. 620. Landscaping & Screening 6-39
620.A. Parking Lots 6-39
620.B. Transition Buffers 6-41
620.C. Frontage Screens 6-48
620.D. Structural Screens 6-54
620.E. Fence & Wall Standards 6-58
620.F. Planting Standards 6-62
620.G. Retaining Walls 6-65
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67
640.A. Outdoor Lighting 6-67
640.B. Recycling and Solid Waste Disposal 6-71
640.C. Floodplains 6-73
640.D. Operational Performance Standards 6-73

Rules Contents

SITE RULES

PARKING & ACCESS (AUTOMOBILE PARKING)

Site Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	●	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	●	○	○	○	○
Sec. 610.C.	Automobile Parking	●	●	●	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	●	●	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	●	●	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	●	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	●	○	●	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	●	○	●	●	○
Sec. 620.F.	Planting Standards	●	●	●	○	○	○	○
Sec. 620.G.	Retaining Walls	●	●	●	○	○	○	○
Sec. 630.	Signs	●	○	●	●	●	●	○
Sec. 640.A.	Outdoor Lighting	●	○	●	●	○	●	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	●	●	○	●	○
Sec. 640.C.	Floodplains	●	●	●	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	●	●	●	●	●	●

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Site Rules

SITE RULES
PARKING & ACCESS (AUTOMOBILE PARKING)

LESS than previously required

610.C. **Automobile Parking**

1. **Intent**
   a. To help ensure automobile parking areas and structures are designed to create safe, comfortable and attractive environments for users and pedestrians, while also mitigating negative environmental effects through landscaping and surface design.
   b. To reduce parking demand, support the use of alternative forms of transportation, promote reuse and redevelopment of existing buildings, reduce the overall cost of construction and development and increase the overall efficiency and use of taxable land within the city.
2. **Applicability**
   a. All uses established in accordance with *Part 5 (Use)*.
   b. When provided, all on-site parking areas must meet the following requirements.

3. **Standards**
   a. **Required Parking**
      1. **General**
         i. Automobile parking must be provided in accordance with the following table.

REQUIRED AUTOMOBILE PARKING	
Use	Required Off-Street Parking Spaces (min)
RESIDENTIAL	
All:	
1st 3 dwelling units	none
4th+ dwelling units	1 per 1 du after 3rd du
NONRESIDENTIAL	
All:	
Under 15,000 SF	none
15,000+ SF	subject to a parking study

automobile parking space, fractions of ½ or more are counted as 1 space.

b) The extent to which the project meets the anticipated transportation demand without placing an unreasonable burden on public infrastructure, such as the availability of transit and on-street parking facilities within the neighborhood.

3. **Substituting Required Automobile Parking**
   i. **Bicycle Parking**

iv. All parking lots must be graded and drained to collect, retain and infiltrate surface water on-site by applying low impact development practices and standards.

v. Continuous curbing or parking blocks of no less than 6 inches in height must be installed around the edge of all parking lots. Curbing must have openings to allow drainage to enter and percolate through landscaped areas.

3. **Standards**
   a. **Required Parking**
      1. **General**
         i. Automobile parking must be provided in accordance with the following table.

REQUIRED AUTOMOBILE PARKING	
Use	Required Off-Street Parking Spaces (min)
RESIDENTIAL	
All:	
1st 3 dwelling units	none
4th+ dwelling units	1 per 1 du after 3rd du
NONRESIDENTIAL	
All:	
Under 15,000 SF	none
15,000+ SF	subject to a parking study

iv. **Mechanical Automobile Lifts**
   a) Mechanical automobile lifts may be used to meet the required parking requirement *(Sec. 610.C.3.a.)* when the mechanical automobile lift design allows for access to a specific vehicle on demand.
   b) One mechanical lift parking space is equivalent to one standard parking space when calculating a project's required parking *(Sec. 610.C.3.a.)*.
   c) The mechanical automobile lift must be fully enclosed in a structure.

v. **Lighting**
   Parking area lighting must meet *Sec. 7B.X (Parking and Pedestrian Area Lighting)*.

vi. **Electric Vehicle Charging Stations**
   a) Electric vehicle charging equipment, including pedestals, bollards, or cables must not adversely affect building elements or encroach into drive aisles or pedestrian walkways.
   b) Anchorage of either ground-mounted or wall-mounted electric vehicle charging equipment must meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions.
   c) Electric vehicle charging equipment must be designed and installed in compliance with the *California Electrical Code (Art. 625.)* and must be incorporated into load calculations of all new or existing electrical services as a continuous load.
   d) Transformers and other utility equipment associated with electric vehicle chargers must be screened from the public right-of-way according to *Sec. 620.C. (Frontage Screens)*.

vii. **Landscaping**
   Parking lots must be landscaped and screened in accordance with *Sec. 7B.X (Parking Lots)*.

c. **Parking Structure Screening**
   1. **Applicability**
      Applies to all structures that include exposed above-grade parking structure facades located within 30 feet of a street lot line.
   2. **Standards**
      i. Screened parking structure facades cannot be used to meet an active depth requirement *(Sec. 4C.X)* and must meet the frontage standards required by the applicable Frontage Module *(Part 4B)*.
      ii. All exposed above-grade parking structure facades located within 30 feet of a street-lot line must be screened with a permanent structure that meets the following standards:

SITE RULES
PARKING & ACCESS (AUTOMOBILE PARKING)

Could be LESS than previously required

610.C. **Automobile Parking**

1. **Intent**
   a. To help ensure automobile parking areas and structures are designed to create safe, comfortable and attractive environments for users and pedestrians, while also mitigating negative environmental effects through landscaping and surface design.
   b. To reduce parking demand, support the use of alternative forms of transportation, promote reuse and redevelopment of existing buildings, reduce the overall cost of construction and development and increase the overall efficiency and use of available land within the city.
2. **Applicability**
   a. All uses established in accordance with *Part 5 (Use)*.
   b. When provided, all on-site parking areas must meet the following requirements.
3. **Standards**
   a. **Required Parking**
      1. **General**
         i. Automobile parking must be provided in accordance with the following table.

REQUIRED AUTOMOBILE PARKING	
Use	Required Off-Street Parking Spaces (min)
RESIDENTIAL	
All:	
1st 3 dwelling units	none
4th+ dwelling units	1 per 1 du after 3rd du
NONRESIDENTIAL	
All:	
Under 15,000 SF	none
15,000+ SF	subject to a parking study

automobile parking space, fractions of ½ or more are counted as 1 space.

b) The extent to which the project meets the anticipated transportation demand without placing an unreasonable burden on public infrastructure, such as the availability of transit and on-street parking facilities within the neighborhood.

3. **Substituting Required Automobile Parking**
   i. **Bicycle Parking**

iv. All parking lots must be graded and drained to collect, retain and infiltrate surface water on-site by applying low impact development practices and standards.

v. Continuous curbing or parking blocks of no less than 6 inches in height must be installed around the edge of all parking lots. Curbing must have openings to allow drainage to enter and percolate through landscaped areas.

3. **Standards**

a. **Required Parking**

1. **General**

i. Automobile parking must be provided in accordance with the following table.

REQUIRED AUTOMOBILE PARKING	
Use	Required Off-Street Parking Spaces (min)
RESIDENTIAL	
All:	
1st 3 dwelling units	none
4th+ dwelling units	1 per 1 du after 3rd du
NONRESIDENTIAL	
All:	
Under 15,000 SF	none
15,000+ SF	subject to a parking study

iv. **Mechanical Automobile Lifts**
   a) Mechanical automobile lifts may be used to meet the required parking requirement *(Sec. 610.C.3.a.)* when the mechanical automobile lift design allows for access to a specific vehicle on demand.
   b) One mechanical lift parking space is equivalent to one standard parking space when calculating a project's required parking *(Sec. 610.C.3.a.)*.
   c) The mechanical automobile lift must be fully enclosed in a structure.

v. **Lighting**

Parking area lighting must meet *Sec. 7B.X (Parking and Pedestrian Area Lighting)*.

vi. **Electric Vehicle Charging Stations**
   a) Electric vehicle charging equipment, including pedestals, bollards, or cables must not adversely affect building elements or encroach into drive aisles or pedestrian walkways.
   b) Anchorage of either ground-mounted or wall-mounted electric vehicle charging equipment must meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions.
   c) Electric vehicle charging equipment must be designed and installed in compliance with the *California Electrical Code (Art. 625.)* and must be incorporated into load calculations of all new or existing electrical services as a continuous load.
   d) Transformers and other utility equipment associated with electric vehicle chargers must be screened from the public right-of-way according to *Sec. 620.C. (Frontage Screens)*.

vii. **Landscaping**

Parking lots must be landscaped and screened in accordance with *Sec. 7B.X (Parking Lots)*.

c. **Parking Structure Screening**

1. **Applicability**

Applies to all structures that include exposed above-grade parking structure facades located within 30 feet of a street lot line.

2. **Standards**
   i. Screened parking structure facades cannot be used to meet an active depth requirement *(Sec. 4C.X)* and must meet the frontage standards required by the applicable Frontage Module *(Part 4B)*.
   ii. All exposed above-grade parking structure facades located within 30 feet of a street-lot line must be screened with a permanent structure that meets the following standards:

SITE RULES

PARKING & ACCESS (AUTOMOBILE PARKING)

SMALLER than previously required

5. **Dimensions**

i. **Parking Spaces**

a) Parking spaces must meet the following minimum dimensions.

PARKING SPACE DIMENSIONS				
Parking Space		Dimension	Parking Space Type	
Type	Angle		Standard	Tandem
Perpendicular and Angled	30°-90°	Width	9'-0"	9'-0"
		Depth	18'-0"	33'-0"
Parallel	0°	Width	8'-0"	n/a
		Depth	24'-0"	n/a

ii. **Parking Bays and Drive Aisles**

a) Parking bays and drive aisles must meet the following minimum dimensions.

PARKING BAY & DRIVE AISLE DIMENSIONS								
Parking Space	One-Way Drive Aisle				Two-Way Drive Aisle			
	Double Loaded		Single Loaded		Double Loaded		Single Loaded	
Angle	Aisle Width	Bay Width	Aisle Width	Bay Width	Aisle Width	Bay Width	Aisle Width	Bay Width
0° (Parallel)	10'-0"	26'-0"	10'-0"	18'-0"	20'-0"	36'-0"	20'-0"	28'-0"
30°	16'-0"	49'-8"	16'-0"	32'-10"	n/a	n/a	n/a	n/a
45°	18'-0"	56'-3"	18'-0"	37'-2"	n/a	n/a	n/a	n/a
60°	20'-0"	60'-3"	20'-0"	40'-2"	n/a	n/a	n/a	n/a
90°	24'-0"	60'-0"	24'-0"	42'-0"	24'-0"	60'-0"	24'-0"	42'-0"

iv. All parking lots must be graded and drained to collect, retain and infiltrate surface water on-site by applying low impact development practices and standards.

v. Continuous curbing or parking blocks of no less than 6 inches in height must be installed around the edge of all parking lots. Curbing must have openings to allow drainage to enter and percolate through landscaped areas.

5. Dimensions

i. Parking Spaces

a) Parking spaces must meet the following minimum dimensions.

PARKING SPACE DIMENSIONS

Parking Space		Dimension	Parking Space Type	
Type	Angle		Standard	Tandem
Perpendicular and Angled	30°-90°	Width	9'-0"	9'-0"
		Depth	18'-0"	33'-0"
Parallel	0°	Width	8'-0"	n/a
		Depth	24'-0"	n/a

ii. Parking Bays and Drive Aisles

a) Parking bays and drive aisles must meet the following minimum dimensions.

PARKING BAY & DRIVE AISLE DIMENSIONS

Parking Space	One-Way Drive Aisle				Two-Way Drive Aisle			
	Double Loaded		Single Loaded		Double Loaded		Single Loaded	
Angle	Aisle Width	Bay Width	Aisle Width	Bay Width	Aisle Width	Bay Width	Aisle Width	Bay Width
0° (Parallel)	10'-0"	26'-0"	10'-0"	18'-0"	20'-0"	36'-0"	20'-0"	28'-0"
30°	16'-0"	49'-8"	16'-0"	32'-10"	n/a	n/a	n/a	n/a
45°	18'-0"	56'-3"	18'-0"	37'-2"	n/a	n/a	n/a	n/a
60°	20'-0"	60'-3"	20'-0"	40'-2"	n/a	n/a	n/a	n/a
90°	24'-0"	60'-0"	24'-0"	42'-0"	24'-0"	60'-0"	24'-0"	42'-0"

b) Where a parking space abuts a landscaped island, the front 2 feet of the required parking space length may overhang the landscaped island, provided that a wheel stop with a minimum height of 6 inches is provided.

iii. Tandem Spaces

a) Automobiles may be parked in tandem in a private parking area serving a residential use, where the tandem parking is not more than 2 cars in depth.

b) Tandem parking is not allowed for recreational vehicles or guest parking provided as part of a private parking area serving a residential use.

iv. Mechanical Automobile Lifts

a) Mechanical automobile lifts may be used to meet the required parking requirement *(Sec. 610.C.3.a.)* when the mechanical automobile lift design allows for access to a specific vehicle on demand.

b) One mechanical lift parking space is equivalent to one standard parking space when calculating a project's required parking *(Sec. 610.C.3.a.)*.

c) The mechanical automobile lift must be fully enclosed in a structure.

v. Lighting

Parking area lighting must meet *Sec. 7B.X (Parking and Pedestrian Area Lighting)*.

vi. Electric Vehicle Charging Stations

a) Electric vehicle charging equipment, including pedestals, bollards, or cables must not adversely affect building elements or encroach into drive aisles or pedestrian walkways.

b) Anchorage of either ground-mounted or wall-mounted electric vehicle charging equipment must meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions.

c) Electric vehicle charging equipment must be designed and installed in compliance with the *California Electrical Code (Art. 625.)* and must be incorporated into load calculations of all new or existing electrical services as a continuous load.

d) Transformers and other utility equipment associated with electric vehicle chargers must be screened from the public right-of-way according to *Sec. 620.C. (Frontage Screens)*.

vii. Landscaping

Parking lots must be landscaped and screened in accordance with *Sec. 7B.X (Parking Lots)*.

c. Parking Structure Screening

1. Applicability

Applies to all structures that include exposed above-grade parking structure facades located within 30 feet of a street lot line.

2. Standards

i. Screened parking structure facades cannot be used to meet an active depth requirement *(Sec. 4C.X)* and must meet the frontage standards required by the applicable Frontage Module *(Part 4B)*.

ii. All exposed above-grade parking structure facades located within 30 feet of a street-lot line must be screened with a permanent structure that meets the following standards:

SITE RULES
PARKING & ACCESS (AUTOMOBILE PARKING)

NEW feature

610.C. Automobile Parking

1. **Intent**
   a. To help ensure automobile parking areas and structures are designed to create safe, comfortable and attractive environments for users and pedestrians, while also mitigating negative environmental effects through landscaping and surface design.
   b. To reduce parking demand, support the use of alternative forms of transportation, promote reuse and redevelopment of existing buildings, reduce the overall cost of construction and development and increase the overall efficiency and use of taxable land within the city.
2. **Applicability**
   a. All uses established in accordance with *Part 5 (Use)*.
   b. When provided, all on-site parking areas must meet the following requirements.
3. **Standards**
   a. **Required Parking**
      1. **General**
         i. Automobile parking must be provided in accordance with the following table.

REQUIRED AUTOMOBILE PARKING	
Use	Required Off-Street Parking Spaces (min)
RESIDENTIAL	
All:	
1st 3 dwelling units	none
4th+ dwelling units	1 per 1 du after 3rd du
NONRESIDENTIAL	
All:	
Under 15,000 SF	none
15,000+ SF	subject to a parking study

         ii. When the application of these regulations results in the requirement of a fractional automobile parking space, fractions of ½ or more are counted as 1 space.

b) The extent to which the project meets the anticipated transportation demand without placing an unreasonable burden on public infrastructure, such as the availability of transit and on-street parking facilities within the neighborhood.

3. **Substituting Required Automobile Parking**
   a) **Bicycle Parking**

d) Nonresidential uses subject to a parking study (Sec. 7B.X) may substitute up to 20% of their projected automobile parking spaces with ride-share pick-up/drop-off spaces.

e) Residential uses may substitute up to 10% of the required automobile parking with ride-share pick-up/drop-off spaces.

4. **Shared Parking**

To minimize underutilized parking spaces, the total number of required automobile parking spaces may be reduced when an applicant demonstrates that automobile parking spaces can be shared among multiple uses and sites. The parking strategy must meet all of the following criteria:

i. A shared parking facility must be located within a 660-foot (1/8th of a mile) walking distance of each participating use.

ii. Participating uses must have mutually exclusive periods of peak parking demand.

iii. The shared parking strategy will sufficiently alleviate the demand for the specified number of required parking spaces.

iv. All parking lots must be graded and drained to collect, retain and infiltrate surface water on-site by applying low impact development practices and standards.

v. Continuous curbing or parking blocks of no less than 6 inches in height must be installed around the edge of all parking lots. Curbing must have openings to allow drainage to enter and percolate through landscaped areas.

0° (Parallel)	10'-0"	26'-0"	10'-0"	18'-0"	20'-0"	36'-0"	20'-0"	28'-0"
30°	16'-0"	49'-8"	16'-0"	32'-10"	n/a	n/a	n/a	n/a
45°	18'-0"	56'-3"	18'-0"	37'-2"	n/a	n/a	n/a	n/a
60°	20'-0"	60'-3"	20'-0"	40'-2"	n/a	n/a	n/a	n/a
90°	24'-0"	60'-0"	24'-0"	42'-0"	24'-0"	60'-0"	24'-0"	42'-0"

b) Where a parking space abuts a landscaped island, the front 2 feet of the required parking space length may overhang the landscaped island, provided that a wheel stop with a minimum height of 6 inches is provided.

iii. **Tandem Spaces**
   a) Automobiles may be parked in tandem in a private parking area serving a residential use, where the tandem parking is not more than 2 cars in depth.
   b) Tandem parking is not allowed for recreational vehicles or guest parking provided as part of a private parking area serving a residential use.

iv. **Mechanical Automobile Lifts**
   a) Mechanical automobile lifts may be used to meet the required parking requirement *(Sec. 610.C.3.a.)* when the mechanical automobile lift design allows for access to a specific vehicle on demand.
   b) One mechanical lift parking space is equivalent to one standard parking space when calculating a project's required parking *(Sec. 610.C.3.a.)*.
   c) The mechanical automobile lift must be fully enclosed in a structure.

v. **Lighting**

Parking area lighting must meet *Sec. 7B.X (Parking and Pedestrian Area Lighting)*.

vi. **Electric Vehicle Charging Stations**
   a) Electric vehicle charging equipment, including pedestals, bollards, or cables must not adversely affect building elements or encroach into drive aisles or pedestrian walkways.
   b) Anchorage of either ground mounted or wall-mounted electric vehicle charging equipment must meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions.
   c) Electric vehicle charging equipment must be designed and installed in compliance with the *California Electrical Code (Art. 625.)* and must be incorporated into load calculations of all new or existing electrical services as a continuous load.
   d) Transformers and other utility equipment associated with electric vehicle chargers must be screened from the public right-of-way according to *Sec. 620.C. (Frontage Screens)*.

vii. **Landscaping**

Parking lots must be landscaped and screened in accordance with *Sec. 7B.X (Parking Lots)*.

c. **Parking Structure Screening**
   1. **Applicability**

Applies to all structures that include exposed above-grade parking structure facades located within 30 feet of a street lot line.

   2. **Standards**
      i. Screened parking structure facades cannot be used to meet an active depth requirement *(Sec. 4C.X)* and must meet the frontage standards required by the applicable Frontage Module *(Part 4B)*.
      ii. All exposed above-grade parking structure facades located within 30 feet of a street-lot line must be screened with a permanent structure that meets the following standards:

iv. **Mechanical Automobile Lifts**
   a) Mechanical automobile lifts may be used to meet the required parking requirement *(Sec. 610.C.3.a.)* when the mechanical automobile lift design allows for access to a specific vehicle on demand.
   b) One mechanical lift parking space is equivalent to one standard parking space when calculating a project's required parking *(Sec. 610.C.3.a.)*.
   c) The mechanical automobile lift must be fully enclosed in a structure.

SITE RULES

PARKING & ACCESS (AUTOMOBILE PARKING)

Incorporates ORDINANCE 4330

610.C. **Automobile Parking**

1. **Intent**
   a. To help ensure automobile parking areas and structures are designed to create safe, comfortable and attractive environments for users and pedestrians, while also mitigating negative environmental effects through landscaping and surface design.
   b. To reduce parking demand, support the use of alternative forms of transportation, promote reuse and redevelopment of existing buildings, reduce the overall cost of construction and development and increase the overall efficiency and use of taxable land within the city.
2. **Applicability**
   a. All uses established in accordance with *Part 5 (Use)*.
   b. When provided, all on-site parking areas must meet the following requirements.
3. **Standards**
   a. **Required Parking**
      1. **General**
         i. Automobile parking must be provided in accordance with the following table.

REQUIRED AUTOMOBILE PARKING	
Use	Required Off-Street Parking Spaces (min)
RESIDENTIAL	
All:	
1st 3 dwelling units	none
4th+ dwelling units	1 per 1 du after 3rd du
NONRESIDENTIAL	
All:	
Under 15,000 SF	none
15,000+ SF	subject to a parking study

         ii. When the application of these regulations results in the requirement of a fractional automobile parking space, fractions of ½ or more are counted as 1 space.

b) The extent to which the project meets the anticipated transportation demand without placing an unreasonable burden on public infrastructure, such as the availability of transit and on-street parking facilities within the neighborhood.

3. **Substituting Required Automobile Parking**

Bicycle Parking

iii. The shared parking strategy will sufficiently alleviate the demand for the specified number of required parking spaces.

iv. All parking lots must be graded and drained to collect, retain and infiltrate surface water on-site by applying low impact development practices and standards.

v. Continuous curbing or parking blocks of no less than 6 inches in height must be installed around the edge of all parking lots. Curbing must have openings to allow drainage to enter and percolate through landscaped areas.

iv. Mechanical Automobile Lifts

a) Mechanical automobile lifts may be used to meet the required parking requirement *(Sec. 610.C.3.a.)* when the mechanical automobile lift design allows for access to a specific vehicle on demand.

b) One mechanical lift parking space is equivalent to one standard parking space when calculating a project's required parking *(Sec. 610.C.3.a.)*.

c) The mechanical automobile lift must be fully enclosed in a structure.

v. Lighting

Parking area lighting must meet *Sec. 7B.X (Parking and Pedestrian Area Lighting)*.

vi. Electric Vehicle Charging Stations

a) Electric vehicle charging equipment, including pedestals, bollards, or cables must not adversely affect building elements or encroach into drive aisles or pedestrian walkways.

b) Anchorage of either ground-mounted or wall-mounted electric vehicle charging equipment must meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions.

c) Electric vehicle charging equipment must be designed and installed in compliance with the *California Electrical Code (Art. 625.)* and must be incorporated into load calculations of all new or existing electrical services as a continuous load.

d) Transformers and other utility equipment associated with electric vehicle chargers must be screened from the public right-of-way according to *Sec. 620.C. (Frontage Screens)*.

vii. Landscaping

Parking lots must be landscaped and screened in accordance with *Sec. 7B.X (Parking Lots)*.

c. **Parking Structure Screening**

1. **Applicability**

Applies to all structures that include exposed above-grade parking structure facades located within 30 feet of a street lot line.

2. **Standards**

i. Screened parking structure facades cannot be used to meet an active depth requirement *(Sec. 4C.X)* and must meet the frontage standards required by the applicable Frontage Module *(Part 4B)*.

ii. All exposed above-grade parking structure facades located within 30 feet of a street-lot line must be screened with a permanent structure that meets the following standards:

vi. Electric Vehicle Charging Stations

a) Electric vehicle charging equipment, including pedestals, bollards, or cables must not adversely affect building elements or encroach into drive aisles or pedestrian walkways.

b) Anchorage of either ground-mounted or wall-mounted electric vehicle charging equipment must meet the requirements of the California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer's installation instructions.

c) Electric vehicle charging equipment must be designed and installed in compliance with the *California Electrical Code (Art. 625.)* and must be incorporated into load calculations of all new or existing electrical services as a continuous load.

d) Transformers and other utility equipment associated with electric vehicle chargers must be screened from the public right-of-way according to *Sec. 620.C. (Frontage Screens)*.

SITE RULES

PARKING & ACCESS (AUTOMOBILE PARKING)

610.C. Automobile Parking
1. Intent
2. Applicability
3. Standards
a. Required Parking
1. General

WHY?

- SMALLER BUILDINGS ON WALKABLE BLOCKS
- LOWER HOUSING COSTS

SITE RULES

PARKING & ACCESS (MOTOR VEHICLE AREAS)

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Part. 4C. Frontage Rules 4-31
Sec. 470. Build-To 4-32
Sec. 480. Parking Location 4-43
Sec. 490. Landscaping 4-45
Sec. 4100. Transparency 4-52
Sec. 4110. Entrances 4-67
Sec. 4120. Ground Story 4-77

Part 5. Use 5-1
Part. 5A. Use Introduction 5-3
Sec. 500. General Provisions 5-4
Part. 5B. Use Modules 5-7
Sec. 510. Use Modules 5-8
Sec. 520. Allowed Uses 5-11
Part. 5C. Use Rules 5-19
Sec. 530. Use Definitions 5-20
Sec. 540. Use Standards 5-45
Sec. 550. Accessory Uses and Structures 5-62
Sec. 560. Temporary Uses and Structures 5-69

Part 6. Site 6-1
Part. 6A. Site Introduction 6-3
Sec. 600. General Provisions 6-4
Part. 6B. Site Rules 6-7
Sec. 610. Parking & Access 6-8
Sec. 620. Landscaping & Screening 6-39
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67

Part 7. Alternate Typologies 7-1
Part. 7A. Alternate Typologies Introduction 7-3
Sec. 700. General Provisions 7-4
Part. 7B. Alternate Typologies 7-7
Sec. 710. Open Lot 7-8
Sec. 720. Manufactured Housing Park 7-14
Part. 7C. Alternate Typology Rules 7-19
Sec. 730. Alternate Typology Rules 7-20

Code Contents

PART. 6B.
SITE RULES

Sec. 610. Parking & Access 6-8
610.A. Vehicle Access 6-8
610.B. Pedestrian Access 6-12
610.C. Automobile Parking 6-21
610.D. Motor Vehicle Use Areas 6-32
610.E. Bicycle Parking 6-35
Sec. 620. Landscaping & Screening 6-39
620.A. Parking Lots 6-39
620.B. Transition Buffers 6-41
620.C. Frontage Screens 6-48
620.D. Structural Screens 6-54
620.E. Fence & Wall Standards 6-58
620.F. Planting Standards 6-62
620.G. Retaining Walls 6-65
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67
640.A. Outdoor Lighting 6-67
640.B. Recycling and Solid Waste Disposal 6-71
640.C. Floodplains 6-73
640.D. Operational Performance Standards 6-73

Rules Contents

SITE RULES

PARKING & ACCESS (MOTOR VEHICLE AREAS)

Site Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	●	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	●	○	○	○	○
Sec. 610.C.	Automobile Parking	●	●	●	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	●	●	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	●	●	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	●	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	●	○	●	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	●	○	●	●	○
Sec. 620.F.	Planting Standards	●	●	●	○	○	○	○
Sec. 620.G.	Retaining Walls	●	●	●	○	○	○	○
Sec. 630.	Signs	●	○	●	●	●	●	○
Sec. 640.A.	Outdoor Lighting	●	○	●	●	○	●	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	●	●	○	●	○
Sec. 640.C.	Floodplains	●	●	●	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	●	●	●	●	●	●

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Site Rules

SITE RULES
PARKING & ACCESS (MOTOR VEHICLE AREAS)

NEW drive-throughs NO LONGER allowed

610.D. Motor Vehicle Use Areas

1. **Intent**

To ensure motor vehicle use areas are designed in a manner that does not detract from the safety, comfort, or enjoyment of users of neighboring lots or the public realm.

2. **Applicability**

a. Motor vehicle use area design standards apply to portions of a lot designed and intended for use by motor vehicles, including areas to be used by motor vehicles for circulation, maneuvering, loading, staging, queuing, service areas and areas to be used for the sale or storage of motor vehicles.

b. Parking lots and parking structures are excluded from motor vehicle use area design standards. For parking lots and parking structure design standards see *Sec. 7B.X. (Parking Area Design)*.

c. Freight loading area standards apply to all freight loading areas on-site.

d. Loading space standards do not apply to change-of-use projects.

e. Drive-through standards apply to any improved and expanded drive-through facility.

3. **Standards**

a. **General**

1. **Location**

Motor vehicle use areas cannot be located in a primary street or side street yard.

2. **Paving**

i. All vehicle use areas must be constructed with an all-weather surface. An all-weather surface includes compacted asphaltic paving or Portland cement paving at least 6 inches thick.

ii. Alternative materials such as porous asphalt, porous concrete, permeable interlocking concrete pavers, permeable pavers, decomposed granite, crushed rock, gravel, or restrained systems (a plastic or concrete grid system confined on all sides to restrict lateral movement, and filled with gravel or grass in the voids) may be allowed if demonstrated that the materials will be properly maintained. Proper maintenance includes ensuring that materials are kept and regularly scheduled maintenance is provided to retain parking lot functionality.

iii. Alternate paving materials are subject to the following standards:

a) Paving materials located in a designated fire apparatus access road must be approved by the LA County Fire Department.

b) Permeable interlocking concrete pavers and permeable pavers must have a minimum thickness of 80 mm (3.14 inches).

c) If plantings are an element of the alternative paving material, the irrigation system cannot utilize potable water except for plant establishment.

d) Products and underlying drainage material must be installed per manufacturers' specifications. Sub-grade soils must be compacted as required per the product installation specifications.

e) Decomposed granite, crushed rock and gravel are only allowed for parking areas serving 1 or 2 parking spaces.

iv. All parking lots must be graded and drained to collect, retain and infiltrate surface water on-site by applying low impact development practices and standards.

v. Continuous curbing or parking blocks of no less than 6 inches in height must be installed around the edge of all parking lots. Curbing must have openings to allow drainage to enter and percolate through landscaped areas.

3. **Buffer/Screening**

i. A Transition Buffer may be required between the motor vehicle use area and a common lot line. See *Transition Buffer (Sec. 7B.X.)*.

ii. A Frontage Screen may be required between the motor vehicle use area and a street lot line *Frontage Screen (Sec. 7B.X.)*.

4. **Lighting**

Motor vehicle use area lighting must meet *Sec. 7B.X. (Parking and Pedestrian Area Lighting)*.

b. **Loading**

1. A loading area is not required. If determined necessary by the Development Services Director, adequate space must be made available on-site for the unloading and loading of goods, materials, items or stock for delivery and shipping.

2. With the exception of alleys and areas specifically designated by the City, loading and unloading activities are not allowed on a public street.

3. Loading and unloading activities cannot encroach on or interfere with the use of sidewalks, driveways, drive aisles, stacking spaces, or parking lots.

c. **Drive-Through Facilities**

New construction drive-through facilities are not permitted on any site in any zoning district. Improvements and expansions of existing drive-through facilities must meet the standards defined in *Sec. XX. (Nonconformities)*.

4. **Measurement**

a. For lot line determination, see *Sec. 14.X. (Lot Line Designation)*.

b. For frontage yard designation, see *Sec. 14.X. (Yard Designation)*.

5. **Relief**

A change to a motor vehicle use area standard of up 10% may be requested in accordance with *Sec. 13.X (Adjustments)*.

c. **Drive-Through Facilities**

New construction drive-through facilities are not permitted on any site in any zoning district. Improvements and expansions of existing drive-through facilities must meet the standards defined in *Sec. XX. (Nonconformities)*.

SITE RULES

PARKING & ACCESS (MOTOR VEHICLE AREAS)

WHY?

- REDUCES EMISSIONS
- IMPROVES PEDESTRIAN SAFETY

SITE RULES
PARKING & ACCESS (BICYCLE PARKING)

CONTENTS

Part 1. Introductory Provisions 1-1
Sec. 100. Legal Requirements 1-2
Sec. 110. Orientation 1-6

Part 2. Summary of Zoning Districts 2-1
Sec. 200. Zoning Districts 2-2

Part 3. Form 3-1
Part. 3A. Form Introduction 3-3
Sec. 300. Orientation 3-4
Sec. 310. General Provisions 3-7
Part. 3B. Form Modules 3-9
Sec. 320. House Form Modules 3-10
Sec. 330. Low-Rise Form Modules 3-16
Sec. 340. Mid-Rise Form Modules 3-22
Sec. 350. Special Form Modules 3-26
Part. 3C. Form Rules 3-33
Sec. 360. Lot Size 3-34
Sec. 370. Coverage 3-36
Sec. 380. Amenity 3-41
Sec. 390. Building 3-44

Part 4. Frontage 4-1
Part. 4A. Frontage Introduction 4-3
Sec. 400. Orientation 4-4
Sec. 410. General Provisions 4-5
Part. 4B. Frontage Modules 4-11
Sec. 420. Neighborhood Yard Frontage Modules 4-12
Sec. 430. Multi-Unit Frontage Modules 4-16
Sec. 440. General Frontage Modules 4-18
Sec. 450. Shopfront Frontage Modules 4-22
Sec. 460. Special Frontage Modules 4-24

Part. 4C. Frontage Rules 4-31
Sec. 470. Build-To 4-32
Sec. 480. Parking Location 4-43
Sec. 490. Landscaping 4-45
Sec. 4100. Transparency 4-52
Sec. 4110. Entrances 4-67
Sec. 4120. Ground Story 4-77

Part 5. Use 5-1
Part. 5A. Use Introduction 5-3
Sec. 500. General Provisions 5-4
Part. 5B. Use Modules 5-7
Sec. 510. Use Modules 5-8
Sec. 520. Allowed Uses 5-11
Part. 5C. Use Rules 5-19
Sec. 530. Use Definitions 5-20
Sec. 540. Use Standards 5-45
Sec. 550. Accessory Uses and Structures 5-62
Sec. 560. Temporary Uses and Structures 5-69

Part 6. Site 6-1
Part. 6A. Site Introduction 6-3
Sec. 600. General Provisions 6-4
Part. 6B. Site Rules 6-7
Sec. 610. Parking & Access 6-8
Sec. 620. Landscaping & Screening 6-39
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67

Part 7. Alternate Typologies 7-1
Part. 7A. Alternate Typologies Introduction 7-3
Sec. 700. General Provisions 7-4
Part. 7B. Alternate Typologies 7-7
Sec. 710. Open Lot 7-8
Sec. 720. Manufactured Housing Park 7-14
Part. 7C. Alternate Typology Rules 7-19
Sec. 730. Alternate Typology Rules 7-20

Code Contents

PART. 6B.
SITE RULES

Sec. 610. Parking & Access 6-8
610.A. Vehicle Access 6-8
610.B. Pedestrian Access 6-12
610.C. Automobile Parking 6-21
610.D. Motor Vehicle Use Areas 6-32
610.E. Bicycle Parking 6-35
Sec. 620. Landscaping & Screening 6-39
620.A. Parking Lots 6-39
620.B. Transition Buffers 6-41
620.C. Frontage Screens 6-48
620.D. Structural Screens 6-54
620.E. Fence & Wall Standards 6-58
620.F. Planting Standards 6-62
620.G. Retaining Walls 6-65
Sec. 630. Signs 6-67
Sec. 640. Environmental Protection 6-67
640.A. Outdoor Lighting 6-67
640.B. Recycling and Solid Waste Disposal 6-71
640.C. Floodplains 6-73
640.D. Operational Performance Standards 6-73

Rules Contents

SITE RULES

PARKING & ACCESS (BICYCLE PARKING)

Site Rule Categories		Project Activities: New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance & Repair
Sec. 610.A.	Vehicle Access	●	○	●	○	○	○	○
Sec. 610.B.	Pedestrian Access	●	○	●	○	○	○	○
Sec. 610.C.	Automobile Parking	●	●	●	○	○	○	○
Sec. 610.D.	Motor Vehicle Use Areas	●	●	●	○	○	○	○
Sec. 610.E.	Bicycle Parking	●	●	●	○	○	○	○
Sec. 620.A.	Parking Lots	●	○	●	○	○	○	○
Sec. 620.A.	Transition Buffers	●	○	○	○	○	○	○
Sec. 620.C.	Frontage Screens	●	○	●	○	●	○	○
Sec. 620.D.	Structural Screens	●	○	○	○	○	○	○
Sec. 620.E.	Fence & Wall Standards	●	○	●	○	●	●	○
Sec. 620.F.	Planting Standards	●	●	●	○	○	○	○
Sec. 620.G.	Retaining Walls	●	●	●	○	○	○	○
Sec. 630.	Signs	●	○	●	●	●	●	○
Sec. 640.A.	Outdoor Lighting	●	○	●	●	○	●	○
Sec. 640.B.	Recycling and Solid Waste Disposal	●	○	●	●	○	●	○
Sec. 640.C.	Floodplains	●	●	●	○	○	○	○
Sec. 640.D.	Operational Performance Standards	●	●	●	●	●	●	●

● = Standards may apply ○ = Standards are not applicable

a. Project activities are defined in *Sec. 1400.X. (Project Activities)*.

Form Rules

Site Rules

SITE RULES

PARKING & ACCESS (BICYCLE PARKING)

NOT required for residential projects with LESS than 4 units

610.E. Bicycle Parking

1. **Intent**

To promote bicycling as an alternative to automobile transportation and to help ensure safe, secure, accessible, and convenient storage of bicycles for all users.

2. **Applicability**

a. All uses established in accordance with *Part 5 (Use)*.

b. Projects with less than 5 dwellings units are not required to provided short or long-term bicycle parking.

c. Dwelling units with individually accessed private garages are not required to provide long-term bicycle parking.

3. **Standards**

a. **Required Bicycle Parking Spaces**

1. Bicycle parking must be provided in accordance with the following table.

REQUIRED BICYCLE PARKING		
Use	Short-Term *Sec. 610.E.3.b.2.*	Long-Term *Sec. 610.E.3.b.3.*
RESIDENTIAL		
All:		
1st 3 Dwelling Units	none	none
4th-25th Dwelling Unit	1 per 10 du (2 min)	1 per 1 du
26th-100th Dwelling Unit	1 per 15 du (2 min)	1 per 1.5 du
101st-200th Dwelling Unit	1/20 du (2 min)	1 per 2 du
201st + Dwelling Units	1/40 du (2 min)	1 per 4 du
ASSEMBLY		
All Assembly, Except:	1 per 10,000 SF, (2 min)	1 per 5,000 SF, (2 min)
College or University	1 per 500 SF or 1 per 50 fixed seats whichever is greater, (2 min)	1 per 1,000 SF or 1 per 100 fixed seats whichever is greater, (2 min)
OPEN SPACE & RECREATION		
All Open Space & Recreation, Except:	1 per 10,000 SF, (2 min)	none
Indoor Recreation, Commercial	1 per 5,000 SF, (2 min)	1 per 10,000 SF, (2 min)
Sports Arena & Stadium	1 per 500 SF or 1 per 50 fixed seats whichever is greater, (2 min)	1 per 1,000 SF or 1 per 100 fixed seats whichever is greater, (2 min)
INFRASTRUCTURE		
All	none	none

REQUIRED BICYCLE PARKING		
Use	Short-Term *Sec. 610.E.3.b.2.*	Long-Term *Sec. 610.E.3.b.3.*
GENERAL COMMERCIAL		
All General Commercial, Except:	1 per 10,000 SF, (2 min)	1 per 10,000 SF, (2 min)
Food and Beverage: All	1 per 2,500 SF, (2 min)	1 per 5,000 SF (2 min)
Entertainment Venue: All	1 per 350 SF or 1 per 50 fixed seats whichever is greater, (2 min)	1 per 700 SF or 1 per 100 fixed seats whichever is greater, (2 min)
General Office	1 per 10,000 SF (2 min)	1 per 5,000 SF (2 min)
AUTO-ORIENTED COMMERCIAL		
All	1 per 10,000 SF, (2 min)	1 per 10,000 SF, (2 min)
PRODUCTION-ORIENTED INDUSTRIAL		
All	1 per 10,000 SF (2 min)	1 per 10,000 SF (2 min)
DISTRIBUTION-ORIENTED INDUSTRIAL		
All	1 per 10,000 SF (2 min)	1 per 10,000 SF (2 min)
FULFILLMENT-ORIENTED INDUSTRIAL		
All	1 per 10,000 SF (2 min)	1 per 10,000 SF (2 min)
WASTE-ORIENTED INDUSTRIAL		
All	none	none
URBAN AGRICULTURAL		
All	none	none

2. When the application of these regulations results in the requirement of a fractional bicycle parking space, fractions of ½ or more are counted as 1 space.

b. **Bicycle Facilities**

1. **General**

i. Bicycle parking must consist of bicycle racks that support the bicycle frame at two points.

ii. Racks must allow for the bicycle frame and at least one wheel to be locked to the rack.

iii. If bicycles can be locked to each side of the rack, each side can be counted as a required space.

iv. Spacing of bicycle racks must provide clear and maneuverable access.

v. Bicycle parking spaces must be located on paved or pervious, dust-free surface with a slope no greater than 3%. Surfaces cannot be gravel, landscape stone, or wood chips. Racks must be securely anchored to a permanent surface.

vi. Bicycle parking spaces must be a minimum of 2 feet wide and 6 feet long.

a. **Required Bicycle Parking Spaces**

1. Bicycle parking must be provided in accordance with the following table.

REQUIRED BICYCLE PARKING		
Use	Short-Term *Sec. 610.E.3.b.2.*	Long-Term *Sec. 610.E.3.b.3.*
RESIDENTIAL		
All:		
1st 3 Dwelling Units	none	none
4th-25th Dwelling Unit	1 per 10 du (2 min)	1 per 1 du
26th-100th Dwelling Unit	1 per 15 du (2 min)	1 per 1.5 du
101st-200th Dwelling Unit	1/20 du (2 min)	1 per 2 du
201st + Dwelling Units	1/40 du (2 min)	1 per 4 du
ASSEMBLY		
All Assembly, Except:	1 per 10,000 SF, (2 min)	1 per 5,000 SF, (2 min)
College or University	1 per 500 SF or 1 per 50 fixed seats whichever is greater, (2 min)	1 per 1,000 SF or 1 per 100 fixed seats whichever is greater, (2 min)
OPEN SPACE & RECREATION		
All Open Space & Recreation, Except:	1 per 10,000 SF, (2 min)	none
Indoor Recreation, Commercial	1 per 5,000 SF, (2 min)	1 per 10,000 SF, (2 min)
Sports Arena & Stadium	1 per 500 SF or 1 per 50 fixed seats whichever is greater, (2 min)	1 per 1,000 SF or 1 per 100 fixed seats whichever is greater, (2 min)
INFRASTRUCTURE		
All	none	none

SITE RULES

PARKING & ACCESS (BICYCLE PARKING)

MORE required for more INTENSE assembly uses

610.E. **Bicycle Parking**

1. **Intent**

To promote bicycling as an alternative to automobile transportation and to help ensure safe, secure, accessible, and convenient storage of bicycles for all users.

2. **Applicability**

a. All uses established in accordance with *Part 5 (Use)*.

b. Projects with less than 5 dwellings units are not required to provided short or long-term bicycle parking.

c. Dwelling units with individually accessed private garages are not required to provide long-term bicycle parking.

3. **Standards**

a. **Required Bicycle Parking Spaces**

1. Bicycle parking must be provided in accordance with the following table.

REQUIRED BICYCLE PARKING		
Use	Short-Term *Sec. 610.E.3.b.2.*	Long-Term *Sec. 610.E.3.b.3.*
RESIDENTIAL		
All:		
1st 3 Dwelling Units	none	none
4th-25th Dwelling Unit	1 per 10 du (2 min)	1 per 1 du
26th-100th Dwelling Unit	1 per 15 du (2 min)	1 per 1.5 du
101st-200th Dwelling Unit	1/20 du (2 min)	1 per 2 du
201st + Dwelling Units	1/40 du (2 min)	1 per 4 du
ASSEMBLY		
All Assembly, Except:	1 per 10,000 SF, (2 min)	1 per 5,000 SF, (2 min)
College or University	1 per 500 SF or 1 per 50 fixed seats whichever is greater, (2 min)	1 per 1,000 SF or 1 per 100 fixed seats whichever is greater, (2 min)
OPEN SPACE & RECREATION		
All Open Space & Recreation, Except:	1 per 10,000 SF, (2 min)	none
Indoor Recreation, Commercial	1 per 5,000 SF, (2 min)	1 per 10,000 SF, (2 min)
Sports Arena & Stadium	1 per 500 SF or 1 per 50 fixed seats whichever is greater, (2 min)	1 per 1,000 SF or 1 per 100 fixed seats whichever is greater, (2 min)
INFRASTRUCTURE		
All	none	none

REQUIRED BICYCLE PARKING		
Use	Short-Term *Sec. 610.E.3.b.2.*	Long-Term *Sec. 610.E.3.b.3.*
GENERAL COMMERCIAL		
All General Commercial, Except:	1 per 10,000 SF, (2 min)	1 per 10,000 SF, (2 min)
Food and Beverage: All	1 per 2,500 SF, (2 min)	1 per 5,000 SF (2 min)
Entertainment Venue: All	1 per 350 SF or 1 per 50 fixed seats whichever is greater, (2 min)	1 per 700 SF or 1 per 100 fixed seats whichever is greater, (2 min)
General Office	1 per 10,000 SF (2 min)	1 per 5,000 SF (2 min)
AUTO-ORIENTED COMMERCIAL		
All	1 per 10,000 SF, (2 min)	1 per 10,000 SF, (2 min)
PRODUCTION-ORIENTED INDUSTRIAL		
All	1 per 10,000 SF (2 min)	1 per 10,000 SF (2 min)
DISTRIBUTION-ORIENTED INDUSTRIAL		
All	1 per 10,000 SF (2 min)	1 per 10,000 SF (2 min)
FULFILLMENT-ORIENTED INDUSTRIAL		
All	1 per 10,000 SF (2 min)	1 per 10,000 SF (2 min)
WASTE-ORIENTED INDUSTRIAL		
All	none	none
URBAN AGRICULTURAL		
All	none	none

2. When the application of these regulations results in the requirement of a fractional bicycle parking space, fractions of ½ or more are counted as 1 space.

b. **Bicycle Facilities**

1. **General**

i. Bicycle parking must consist of bicycle racks that support the bicycle frame at two points.

ii. Racks must allow for the bicycle frame and at least one wheel to be locked to the rack.

iii. If bicycles can be locked to each side of the rack, each side can be counted as a required space.

iv. Spacing of bicycle racks must provide clear and maneuverable access.

v. Bicycle parking spaces must be located on paved or pervious, dust-free surface with a slope no greater than 3%. Surfaces cannot be gravel, landscape stone, or wood chips. Racks must be securely anchored to a permanent surface.

vi. Bicycle parking spaces must be a minimum of 2 feet wide and 6 feet long.

a. **Required Bicycle Parking Spaces**

1. Bicycle parking must be provided in accordance with the following table.

REQUIRED BICYCLE PARKING		
Use	Short-Term *Sec. 610.E.3.b.2.*	Long-Term *Sec. 610.E.3.b.3.*
RESIDENTIAL		
All:		
1st 3 Dwelling Units	none	none
4th-25th Dwelling Unit	1 per 10 du (2 min)	1 per 1 du
26th-100th Dwelling Unit	1 per 15 du (2 min)	1 per 1.5 du
101st-200th Dwelling Unit	1/20 du (2 min)	1 per 2 du
201st + Dwelling Units	1/40 du (2 min)	1 per 4 du
ASSEMBLY		
All Assembly, Except:	1 per 10,000 SF, (2 min)	1 per 5,000 SF, (2 min)
College or University	1 per 500 SF or 1 per 50 fixed seats whichever is greater, (2 min)	1 per 1,000 SF or 1 per 100 fixed seats whichever is greater, (2 min)
OPEN SPACE & RECREATION		
All Open Space & Recreation, Except:	1 per 10,000 SF, (2 min)	none
Indoor Recreation, Commercial	1 per 5,000 SF, (2 min)	1 per 10,000 SF, (2 min)
Sports Arena & Stadium	1 per 500 SF or 1 per 50 fixed seats whichever is greater, (2 min)	1 per 1,000 SF or 1 per 100 fixed seats whichever is greater, (2 min)
INFRASTRUCTURE		
All	none	none

SITE RULES
PARKING & ACCESS (BICYCLE PARKING)

More SECURE bicycle parking

610.E. **Bicycle Parking**

3. **Long-Term Bicycle Parking**

i. Long-term bicycle parking offers a secure and weather protected place to park bicycles for employees, residents, commuters, and other visitors who generally stay at a site for several hours.

ii. Long-term bicycle parking must be covered, include a bicycle repair station, and include at least one of the following:

a) A locked room;

b) A bicycle locker;

c) An area enclosed by a fence with a locked gate;

d) An area within view of an attendant or security guard or monitored by a security camera; or

e) An area visible from employee work areas.

iii. The bicycle parking area must be located on-site or in an area within 200 feet of the building it serves.

REQUIRED BICYCLE PARKING

Use	Short-Term	Long-Term

vii. Bicycle parking must be provided in a well-lit area.

2. **Short-Term Bicycle Parking**

i. Short-term bicycle parking must be publicly accessible and be located on-site or no more than 100 feet of the building it serves.

ii. Short-term bicycle parking may be located within the public right-of-way subject to review and approval by the Public Works Director.

iii. Business operators or property owners who choose to install bicycle parking within the public right-of-way are responsible for maintaining the racks.

iv. Any site located within 500 feet of a City-funded bicycle corral may count up to 2 bicycle parking spaces within the bicycle corral towards their required short-term bicycle parking.

3. **Long-Term Bicycle Parking**

i. Long-term bicycle parking offers a secure and weather protected place to park bicycles for employees, residents, commuters, and other visitors who generally stay at a site for several hours.

ii. Long-term bicycle parking must be covered, include a bicycle repair station, and include at least one of the following:

a) A locked room;

b) A bicycle locker;

c) An area enclosed by a fence with a locked gate;

d) An area within view of an attendant or security guard or monitored by a security camera; or

e) An area visible from employee work areas.

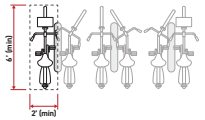
iii. The bicycle parking area must be located on-site or in an area within 200 feet of the building it serves.

4. **Measurement**

a. When the application of these regulations results in the requirement of a fractional bicycle parking space, fractions of ½ or more are counted as 1 space.

b. Distance is measured in walking distance from the nearest point of the bicycle rack to the primary entrance of the use served.

c. Bicycle parking space width and length are measured as shown in the image below:



5. **Relief**

A change to a parking standard of up 10% may be requested in accordance with *Sec. 13.X (Adjustments)*.

SITE RULES

PARKING & ACCESS (BICYCLE PARKING)

WHY?

- REDUCE BARRIERS TO BIKING
- IMPROVE VIABILITY OF ACTIVE TRANSPORTATION OPTIONS

? QUESTIONS OR COMMENTS?

SECTION 6

Next Steps

SCHEDULE
NEXT STEPS

✓ PC Code Meeting 1 (7.26) Code Overview

→ **Public Comment (7.23 - 8.24) 7 Engagement Sessions**

✓ PC Code Meeting 2 (8.9) **Code Design Tools** (Form, Frontage + Site)

→ **PC Code Meeting 3 (8.23) Code Use Tools and Decisions** (Use + Admin)

UPCOMING COMMUNITY MEETING TOPIC

S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	**15**	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

✓	SMALL BUSINESS #1 English	Tonight August 1, 2023	6:30pm	The Village Conference Center Entrance 4 1460 E. Holt Ave Pomona CA 91767
✓	RESIDENTIAL #1 English/Spanish	Saturday, August 5, 2023	10am	Palomares Park Community Center 499 E Arrow Hwy Pomona, CA 91767
✓	SMALL BUSINESS #2 Spanish	Tuesday, August 8, 2023	6:30pm	The Village Conference Center Entrance 4 1460 E. Holt Ave Pomona, CA 91767

SESSION	DATE	TIME	LOCATION
DESIGN #1 English/Spanish	**Tuesday, August 15, 2023**	**6pm**	**DA Center for the Arts** 252 S Main St D Pomona, CA 91766
USES #1 English/Spanish	Wednesday, August 16, 2023	6pm	Palomares Park Community Center 499 E Arrow Hwy, Pomona, CA 91767
RESIDENTIAL #2 English/Spanish	Saturday, August 19, 2023	10am	Philadelphia Elementary School 600 E Philadelphia St, Pomona, CA 91766

? QUESTIONS OR COMMENTS?

ADDITIONAL QUESTIONS?

HOW TO CONTACT US

Zoning Code Update | Pomona,

www.pomonaca.gov/codeupdate

CITY OF POMONA, CA

OUR CITY GOVERNMENT BUSINESS

Español

Contacts

For ***Questions or Comments*** regarding the Zoning Code Update please contact:

- **Alina Barron**, Associate Planner
  alina.barron@pomonaca.gov
  (909) 802-7729

To ***Stay Involved & Join our Community Contact List*** please contact:

- **Monica Montanez**, Community Health Worker
  monica.montanez@pomonaca.gov
  (909) 643-4950

City Of Pomona

505 South Garey Avenue,
Pomona, California

City Hall Hours

Monday–Thursday: 7:30 AM–6:00 PM
Friday: Closed