LWC

City of Beaumont

Objective Design Standards

Adopted September 2023

Prepared for:

City of Beaumont
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Beaumont, CA 92223

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Contents

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17.03.060 Residential, Single-Family Zone (R-SF Zone)

A. *No change*

B. *No change*

C. *No change*

D. *No change*

E. *No change*

F. *No change*

G. *No change*

H. **Single-Family Design Standards.**

1. ***Building Form and Visual Interest.***

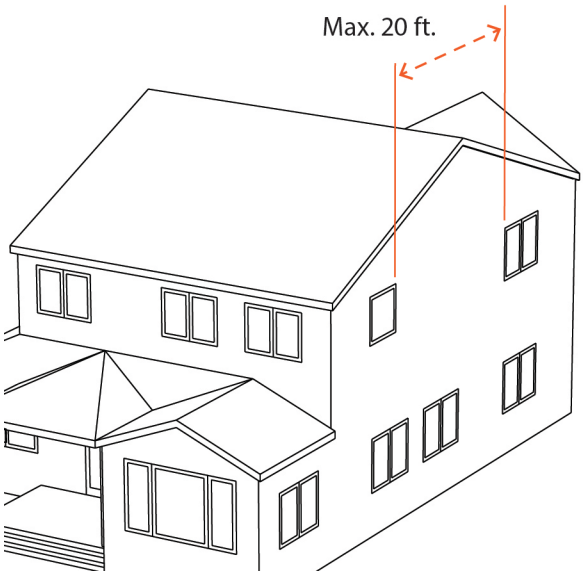
a. *Required Planes.*

i. Elevations Facing a Street, Public Right-of-Way, or Open Space. A minimum of four planes are required on any street-facing elevation. Each plane must be at least 80 square feet in surface area and offset a minimum of four feet from any adjacent plane.

ii. Interior Side and Rear Elevations. A minimum of two planes are required on any interior side or rear elevation. Each plane must be at least 80 square feet in surface area and offset a minimum of four feet from any adjacent plane.

b. *Limits on Blank Walls.* No wall on any level except for garages may run in a continuous plane of more than 20 feet without a window or a projection, offset, or recess of the building wall at least one foot in depth.

Figure 17.03-1. Limit on Blank Walls in Residential, Single-Family Zone



c. *Allowed Roof Forms.* Allowed roof forms are limited to hipped, gabled, shed, or flat roofs with parapets.

d. *Roof Design.*

i. When pitched roofs are used, the slope must be 3:12 to 5:12 ratio.

ii. Eaves may not exceed 24 inches in depth, or as allowed by the California Fire Code, Chapter 7.

iii. Parapet segments may not exceed 25 feet in length without a change in height at least 24 inches or a change in form.

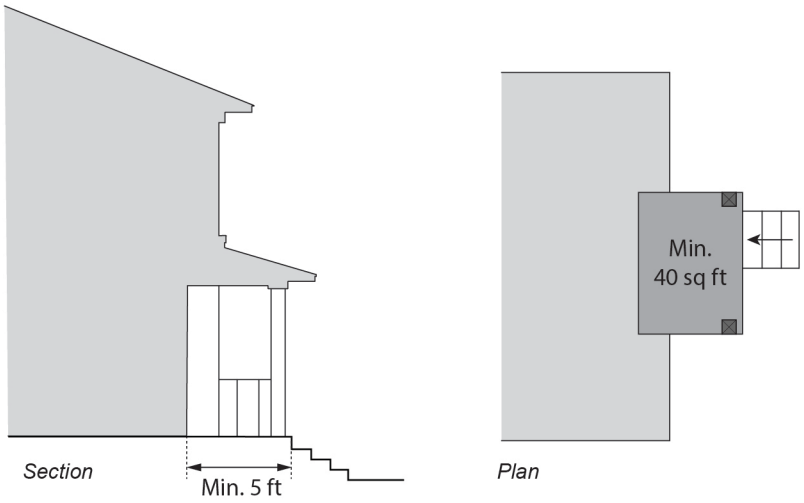
iv. Subdivisions with more than 20 units must include a minimum of three distinct roof forms.

2. ***Entrances***

a. *Orientation.* The primary entrance of any unit located along public rights-of-way or pathways must face public street or pathway. Exceptions to this requirement may be approved where the site is located on a major arterial carrying high traffic volumes.

b. *Protection.* The primary entry must incorporate a projection, recess, or combination of projection and recess at least 40 square feet in area, with a minimum depth of five feet.

Figure 17.03-2. Entrance Protection



3. ***Rear Access.*** Rear doors wider than three feet must be accessible by a landing area that is a minimum six feet in depth and a width that is no less than that of the door opening or three feet, whichever is greater. Doors three feet wide or less shall have a landing of a minimum depth of three feet and a width that is at least as wide as the size of the opening.

4. ***Building Materials***

a. *Cladding Materials.* Primary and secondary cladding materials are limited to:

i. Stucco, three-step system in accordance with the CBC (synthetic stucco or Exterior Insulation and Finish Systems [EIFS] are not allowed).

ii. Wood, composite wood, cement fiberboard, painted aluminum, or vinyl siding.

(a) All siding must be lap, vertical, or shingle.

(b) Wood siding must be painted or stained and sealed.

iii. Stone (natural or manufactured).

iv. Metal.

v. Brick/masonry.

vi. Tile.

b. *Prohibited Building Materials.* Plywood, corrugated metal, sheet metal, and unfinished aluminum are prohibited.

c. *Change in Exterior Building Material.* When there is a change in exterior building material, the material change must occur at the inside corner of a building form, or a minimum of two feet beyond an outside corner.

d. *Material durability/protection.*

i. Exterior finish materials must have an expected lifespan of no less than 30 years.

ii. Exterior timber must be protected from decay by stain and sealant.

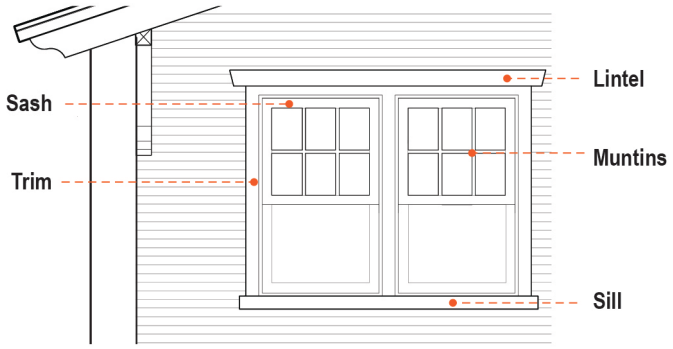
iii. Exterior ferrous metals must be protected from corrosion either through the use of galvanized, stainless, weathering steel, or powder coating.

e. *Colors.* Reflective or bright colors that contrast dramatically with the colors of the surrounding land, structures, and vegetation may be used for trim or for accents only.

5. ***Windows.***

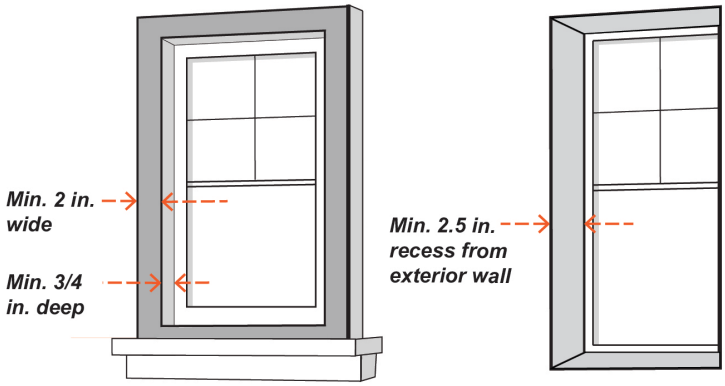
a. All windows facing rights-of-way or public open spaces must be double-hung with operable sashes. Grids of small panes must be true divided lites separated by muntins or as approved by the Community Development Director.

Figure 17.03-3. Window Design



b. *Window recess or trim.* Trim at least two inches in width and ¾-inch in depth must be provided around all windows, or windows must be recessed at least 2.5 inches from the plane of the surrounding exterior wall.

Figure 17.03-4. Window Trim or Recess



c. Reflective or opaque tinting of glazing is prohibited.

6. ***360-Degree Design.*** All buildings must be designed with "360-degree design" where each exterior wall is designed equivalent to the primary facade in the extent of building articulation, level of detail, and quality of exterior materials, and consistent with the color scheme of the primary facade. Details include but are not limited to door recesses, door trim, cornices, belt courses, columns/piers, posts/beams, brackets, columns/arches, and roof forms.

7. ***Parking Design and Access.***

a. *Driveways.*

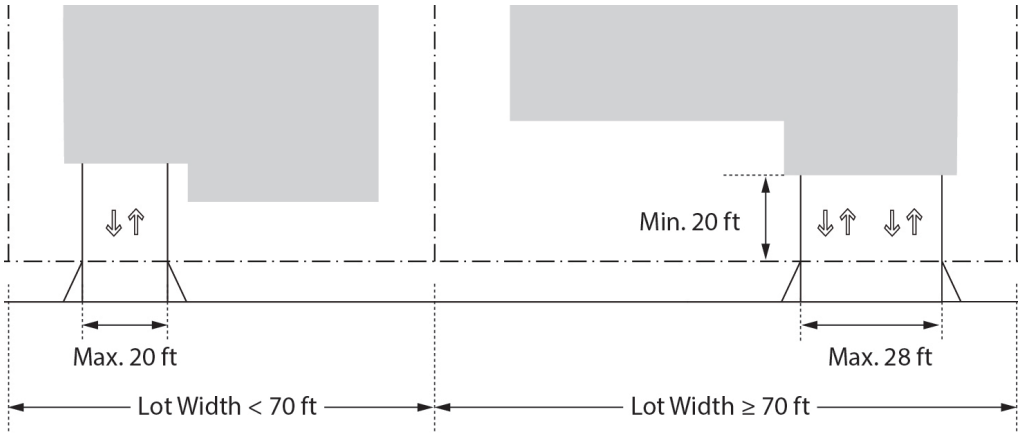
i. For lots less than 70 feet in width, a maximum of one driveway up to 20 feet wide is allowed for required parking.

ii. For lots 70 feet wide or more, the width of a driveway to a two-car garage may not exceed 28 feet in width.

iii. The minimum paved apron length is 20 feet.

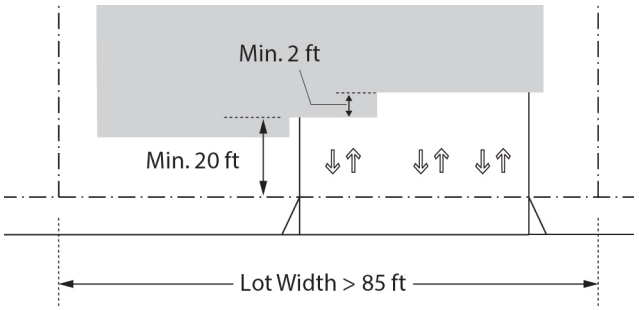
iv. Sidewalks may not encroach into the minimum driveway length area.

Figure 17.03-5. Driveway Design



b. *Three-car garages.* A garage with three or more doors, or garages designed to accommodate three or more non-tandem parked cars, are allowed only on lots 85 feet wide or greater, and at least one garage front must be separated from the remaining garage fronts by at least two feet.

Figure 17.03-6. Three-Car Garages



c. *Corner Lots.* Corner lots and through lots are allowed one driveway. Where a lot has more than one approved garage, carport, or parking space, a second driveway may be allowed with Community Development Director and City Engineer approval.

d. *Carports and Detached Garages.*

i. Carports and detached garages must be constructed of the same materials and in the same style as the main building.

ii. Carports are recommended to be solar ready.

e. *Garage Design.*

i. Garage doors must be recessed a minimum of six inches from the face of the garage.

ii. Garage doors must be articulated with windows, paneling, recesses, or other details.

iii. All two-car garages must have a minimum free and clear interior dimension of 23 feet by 22 feet, while one-car garages must have a minimum dimension of 13 feet by 22 feet.

iv. Notwithstanding the design standards of this Chapter, all garage structures, attached or detached, must match the architectural design and detail of the existing building.

f. *Tandem Parking.* Tandem parking must be allowed for single family residences and duplexes. However, tandem parking may not encroach into the public right-of-way.

g. *Continuous Walkway.* A continuous paved walkway at least three feet wide must connect on-site side gates, driveways to garages, and the front door.

8. ***Outdoor Lighting.*** All exterior doors, including garage doors, must be illuminated with outdoor light fixtures. *See Chapter 8.50 – Outdoor Lighting for additional standards.*

~~1.~~9. ***Additions/remodels.*** Notwithstanding the design standards of this Chapter, additions to and remodels of existing buildings, including porches, balconies and decks, must match the architectural design and detail of the existing building.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020; Ord. No. 1150 , § 4(Exh. A), 10-4-2022)

17.03.065 Residential, Traditional Neighborhood (R-TN Zone)

A. *No change*

B. *No change*

C. *No change*

D. *No change*

E. *No change*

F. *No change*

G. *No change*

H. *No change*

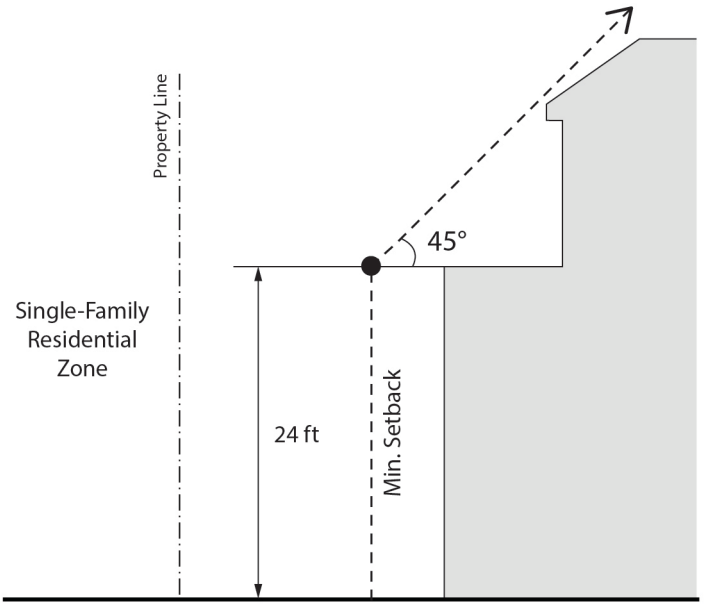
I. **Supplemental Multiple Family** ~~*Development*~~**Design Standards.** The following standards apply to multiple family developments, including attached single unit developments~~.~~, in the R-TN, R-MF, UV, TOD Overlay, DMF, DMU, SSMU, and SSMU-R zones.

1. ***Building Scale and Massing.***

a. Street-facing Facades. Along the front and street side façade, the fourth story must be stepped back a minimum six feet from the ground floor façade.

b. Interior Side and Rear Facades. Along the interior side and rear façade, when abutting a single-family residential zone, building massing is limited by a 45-degree plane beginning at 24 feet above the interior or rear minimum setback line.

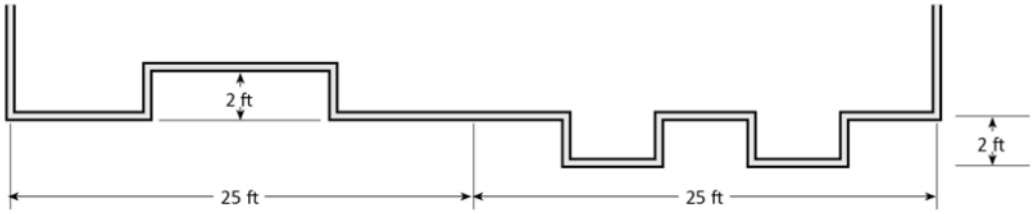
Figure 17.03-7. Required 45-Degree Plane



2. ***Building Design.***

a. All street-facing façades shall have at least one horizontal or vertical projection or recess at least two feet in depth, for every 25 horizontal feet of wall. Building entrances and front porches may count towards meeting this requirement.

Figure 17.03-8. Façade Articulation, Multiple Family Development Requirements Exhibit



Street-facing facades shall have at least one horizontal projection or recess at least 2 feet, for every 25 linear feet of wall.

b. Horizontal articulation must include a differentiated base, a roof cornice line or parapet, and an eave, awning, overhang, transom feature, belt course, or other architectural element that frames the middle section of the building.

c. Buildings or portions of buildings over two stories must include articulation for the top story of the building. This may be accomplished through two or more of the following:

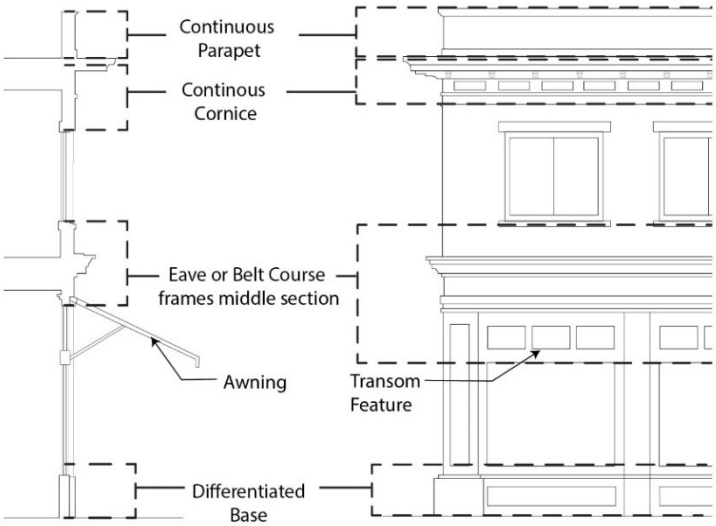
i. Change in color

ii. Change in material

iii. Cornice/belt course at the bottom of the uppermost floor

iv. Change in roof pitch, such as a gable, or an upper-story step-back

Figure 17.03-9. Building Façade Elements Exhibit



d. *Staggering of Attached Units.* For attached townhouse and rowhouse development, facades of adjacent attached units must be staggered a minimum of 12 inches in plan view to avoid monotony in design.

e. *Privacy.*

i. Upper-story balconies, roof decks, and other habitable outdoor space must maintain a minimum 10 feet clear from the property line abutting a lower-intensity residential zone and must include an opaque wall at least four feet in height as measured from the floor of the open space.

ii. Floor-to-ceiling windows are not allowed on upper-story facades within 10 feet of a property line abutting a lower-intensity residential zone.

f. *Wrap-around Balconies and Decks.*

i. All balconies and decks that turn the corner of a building must be fully covered.

ii. Required coverings must be architecturally consistent with the design features of the ground floor.

g. *Roof Design.* Allowed roof forms are limited to hipped, gabled, shed, or flat roofs with parapets.

i. When pitched roofs are used, the slope must be 3:12 to 5:12 ratio.

ii. Eaves must not exceed 24 inches in depth, or as allowed by the California Fire Code, Chapter 7.

iii. Street-facing eaves and overhangs that exceed 18 inches in depth must be either fully stuccoed on the underside or must incorporate a visible pattern of exterior brackets or beams.

iv. Parapet segments may not exceed 25 feet in length without a change in height of at least 24 inches or a change in form.

~~i.~~v. The roof line at each elevation of attached units shall demonstrate an offset of at least 24 inches for each one to three units exposed on that elevation, but in no case shall a roof line be more than 50 feet in length without a minimum 18-inch offset.

Figure 17.03-10. Roof Line, Multiple Family Development Requirements Exhibit

The roof line for each elevation shall be offset at least 18 inches for each one to three units exposed on that elevation.

h. *Transparency and Blank Walls.*

i. At least 75 percent of the façade of each building adjacent to a street shall be occupied by habitable space with windows.

ii. Each street-facing building façade shall have at least one pedestrian entry into the structure.

iii. No wall on any level may run in a continuous plane of more than 12 feet without a projection, offset, or recess of the building wall at least 18 inches in depth.

Figure 17.03-11. Required Facade Articulation

i. *Building Materials.* Primary and secondary cladding materials are limited to:

i. Stucco, three-step system accordance with the CBC (synthetic stucco or Exterior Insulation and Finish Systems [EIFS] are not allowed).

ii. Wood, composite wood, cement fiberboard, painted aluminum, or vinyl siding.

(a) All siding must be lap, vertical, or shingle.

(b) Wood siding must be painted or stained and sealed.

iii. Stone (natural or manufactured).

iv. Metal.

v. Brick/masonry.

vi. Tile.

j. *Prohibited Building Materials.* Plywood, corrugated metal, sheet metal, and unfinished aluminum are prohibited.

k. *Changes in Exterior Material.* When there is a change in exterior building material, the material change must occur at the inside corner of a building form, or a minimum of two feet beyond an outside corner.

l. *Material Durability/Protection.*

i. Exterior finish materials must have an expected lifespan of no less than 30 years.

ii. Exterior timber must be protected from decay by stain and sealant.

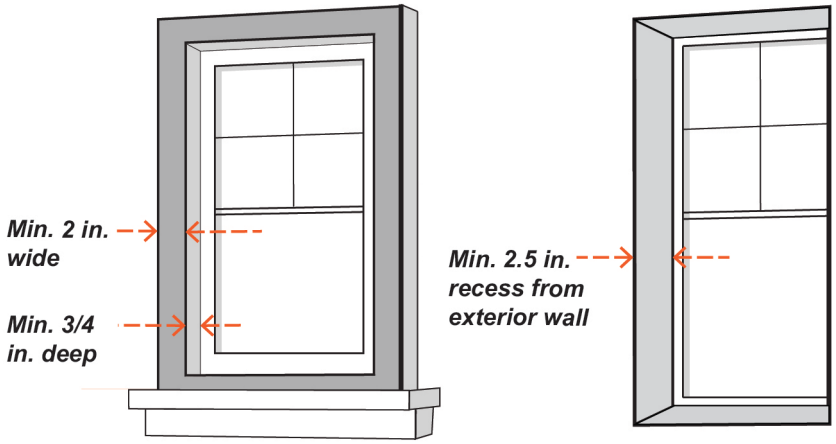
iii. Exterior ferrous metals must be protected from corrosion either through the use of galvanized, stainless, weathering steel, or powder coating.

m. *Colors.* Reflective or bright colors that contrast dramatically with the colors of the surrounding land, structures, and vegetation may be used for trim or for accents only.

3. ***Windows.***

a. Window Recess or Trim. Trim at least two inches in width and ¾-inch in depth must be provided around all windows, or windows must be recessed at least 2.5 inches from the plane of the surrounding exterior wall.

Figure 17.03-12. Window Design



b. Reflective or opaque tinting of glazing is prohibited.

~~2.~~4. ***Building Entrances.***

a. All dwelling units located along streets shall have the primary entrance facing the street. Exceptions to this requirement may be approved where the site is located on a major arterial carrying high traffic volumes.

b. Dwelling units located in the interior of a multiple family development shall be designed so that the primary entryway is visible from a pedestrian pathway that is connected to a street.

c. Building entrances shall have a roofed projection (such as a porch) or recess with a minimum depth of at least five feet and a minimum horizontal area of 30 square feet. ~~Exceptions to this requirement may be approved for alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry.~~

d. Multi-family building frontages must take one of the following forms:

i. Porch. Individual covered porch frontages with dimensions as indicated below:

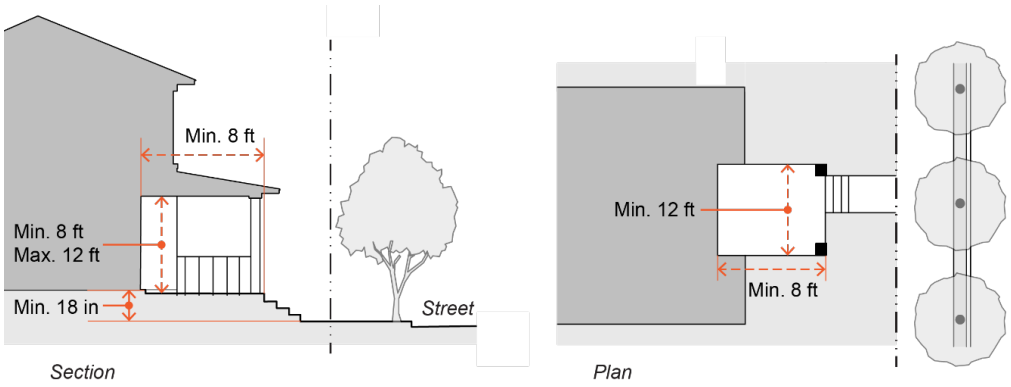
(a) Porch clear width: Minimum 12 feet

(b) Porch clear depth (excluding stairs): Minimum 8 feet

(c) Porch finish level above sidewalk: Minimum 18 inches

(d) Porch clear height: Minimum 8 feet, maximum 12 feet

Figure 17.03-13. Porch Frontage Exhibit



ii. Stoop. Individual covered stoop frontages with dimensions as indicated below:

(a) Stoop width: Minimum 5 feet, maximum 8 feet

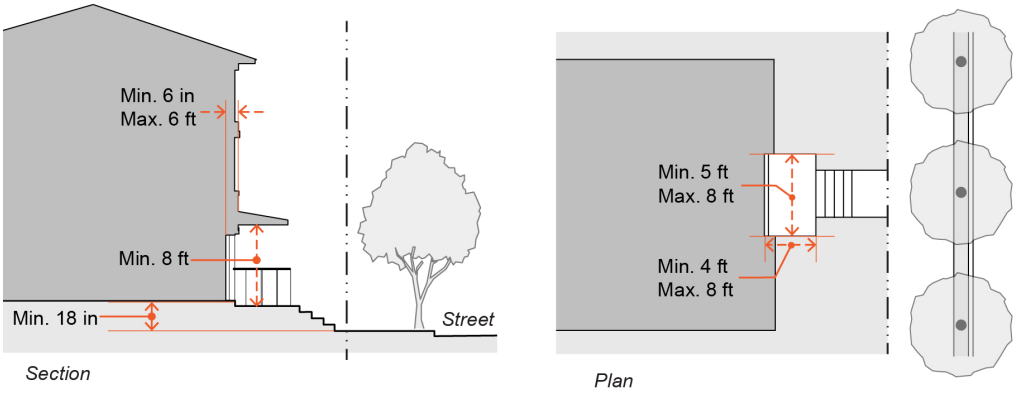
(b) Stoop depth: Minimum 4 feet, maximum 8 feet

(c) Stoop height above sidewalk: Minimum 18 inches

(d) Stoop entry recession: Minimum 6 inches, maximum 6 feet

(e) Stoop clear height: Minimum 8 feet

Figure 17.03-14. Stoop Frontage Exhibit



iii. Dooryard. Individual covered dooryard frontages with dimensions as indicated below:

(a) Dooryard width: Minimum 5 feet, maximum 8 feet

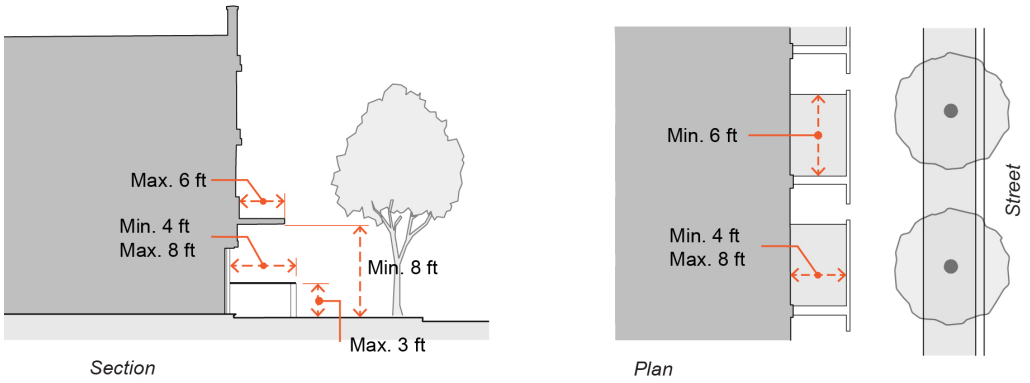
(b) Dooryard depth: Minimum 4 feet, maximum 8 feet

(c) Dooryard overhead projection depth: Maximum 6 feet

(d) Dooryard clear height: Minimum 8 feet

(e) Dooryard wall/planter/fence height: Maximum 3 feet

Figure 17.03-15. Dooryard Frontage Exhibit



iv. Arcade. Individual covered arcade frontages with dimensions as indicated below:

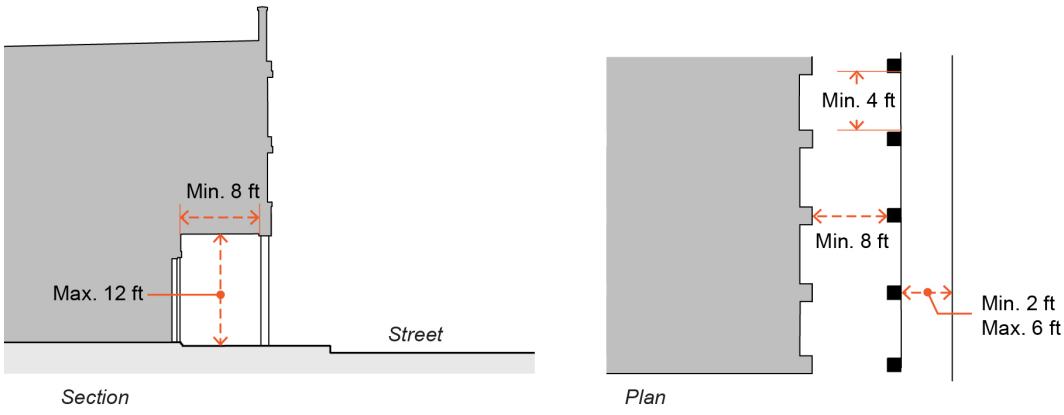
(a) Arcade depth: Minimum 8 feet, must be consistent for the length of the arcade.

(b) Arcade clear height: Maximum 12 feet.

(c) Arcade column spacing: Minimum 4 feet clear between columns.

(d) Arcade distance from curb (encroachment permit may be required): Minimum 2 feet, maximum 6 feet.

Figure 17.03-16. Arcade Frontage Exhibit



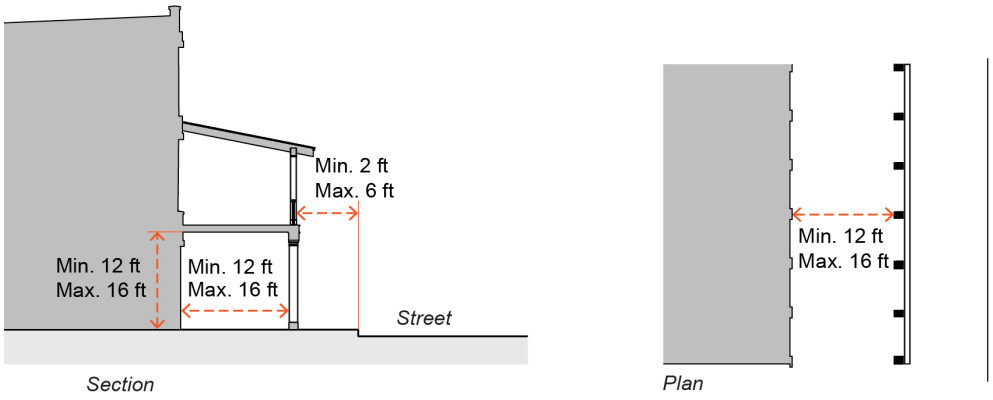
v. Gallery. Individual covered gallery frontages with dimensions as indicated below:

(a) Gallery depth: Minimum 12 feet, maximum 16 feet, must be consistent for the length of the gallery.

(b) Gallery clear height: Minimum 12 feet, maximum 16 feet.

(c) Gallery distance from curb (encroachment permit may be required): Minimum 2 feet, maximum 6 feet.

Figure 17.03-17. Gallery Frontage Exhibit



vi. *ADA Accessibility.* All frontages must comply with ADA accessibility requirements.

~~3.~~5. ***Private Storage Space.*** Each unit shall have at least 200 cubic feet of enclosed, weather-proofed, and lockable private storage space with a minimum horizontal dimension of four feet.

6. ***360-Degree Design.*** All buildings must be designed with "360-degree design" where each exterior wall is designed equivalent to the primary facade in the extent of building articulation, level of detail, and quality of exterior materials, and consistent with the color scheme of the primary facade. Details include but are not limited to window and door trim, window and door recesses, cornices, belt courses, columns/piers, posts/beams, brackets, columns/arches, and roof forms.

7. ***Additions/Remodels.*** Notwithstanding the design standards of this Chapter, additions to and remodels of existing buildings, including porches, balconies and decks, must match the architectural design and detail of the existing building.

8. ***Usable Open Space Design.***

a. *Required private open space design.*

i. Required private open space must take the form of balconies, decks, patios, fenced yards, or other similar areas outside the residence.

ii. Required private open space must be accessible to only one living unit by a doorway to a habitable room.

b. *Required common open space design.*

i. Required common areas must include landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, or other such improvements that enhance the outdoor environment of the development.

ii. Required common open space must be accessible to all living units on the development site by a stairway or other accessway qualifying as an egress facility from a habitable room.

iii. Common open spaces may be at-grade, elevated, on parking podiums, or on rooftops. See Section 17.03.065.I.2.e.i for additional limitations on elevated open space.

iv. A surface must be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any combination of lawn, garden, flagstone, wood planking, concrete, or other dust-free surfacing.

v. The slope of required common open space may not exceed 10 percent.

~~4.~~9. ***Pedestrian Access and Circulation*****.** On-site pedestrian circulation and access shall be provided consistent with the following standards.

a. *Internal ~~c~~Connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.

~~a.~~b. *Paving.* Paving within required setback areas must be distinct from the adjacent public sidewalk in color, design, or texture.

~~b.~~c. To ~~c~~Circulation ~~n~~Network. Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.

~~c.~~d. To ~~n~~Neighbors. Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.

~~d.~~e. To ~~t~~Transit. Safe and convenient pedestrian connections shall be ADA-compliant and shall be provided from transit stops to building entrances.

~~e.~~f. Pedestrian walkway design.

i. Walkways shall be a minimum of ~~six~~ 8 feet wide, shall be hard-surfaced, and paved with permeable materials. Walkway widths may be reduced to three feet wide for small lot development (Section~~–~~17.11.030.D) or as required by the Building Official.

ii. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.

iii. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or another physical barrier.

10. ***Parking Design and Access.***

a. *Surface Parking Area Design.* Surface parking areas must be separated from on-site buildings by a minimum distance of five feet that is either paved or landscaped.

b. *Parking in the Front Setback*. Any driveways or other paved parking areas located in the front setback must be a minimum 18 feet in length.

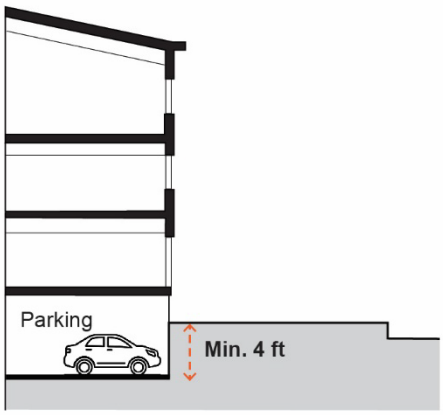
c. *Garages.*

i. Garage doors must be recessed a minimum of six inches from the face of the garage.

ii. All two-car garages must have a minimum free and clear interior dimension of 24 feet by 24 feet, while one-car garages must have a minimum dimension of 14 feet by 24 feet.

d. *Structured Parking Levels Facing the Right-of-Way.* Where ground level structured parking occupies more than 30 percent of a building facade facing a right-of-way or pedestrian walkway, the finished floor of the parking level must be a minimum four vertical feet below the finished grade at the building facade.

Figure 17.03-18. Structured Parking Facing the Right-of-Way Exhibit



e. *Tandem Parking.* Tandem parking may be permitted to satisfy the off-street parking requirement in accordance with the following.

i. No more than two vehicles may be placed one behind the other.

ii. Both spaces must be assigned to a single dwelling unit or to employees of the same non-residential establishment.

iii. The tandem parking bay must be a minimum 40 feet by 10 feet in dimension.

iv. Tandem parking to meet required parking for multi-unit development must be located within an enclosed structure and the number of tandem parking spaces may not exceed 50 percent of the total number of spaces provided.

v. Tandem parking may not be used to satisfy the parking requirement for guest parking.

f. *Driveway width.* Driveways to shared garages may not exceed 24 feet in width.

g. *Parking visibility.* Visible structured parking must be screened from view from the right-of-way by architectural features in addition to landscaping or living walls.

~~f.~~h. *Parking separation.* Parking for residential units must be separated from parking for non-residential uses through a controlled fence, gate, or other barrier.

i. *Curb cut frequency.*

i. A maximum of one curb cut for driveway access may be permitted per street frontage per building.

ii. On corner lots, curb cuts must be located on the street frontage with the least pedestrian activity whenever feasible.

j. *Shared garage doors.*

i. All garage doors must be motorized.

ii. Controlled entrances to shared parking facilities (gates, doors, etc.) may not exceed 20 feet in width.

11. ***Bicycle Parking.***

a. *Short-term Bicycle Parking.* Short-term secure bicycle parking must be provided to serve guests.

i. *Spaces Required.* The minimum number of short-term secure bicycle parking spaces is 10 percent of the required vehicular parking spaces, in no case fewer than four secure bicycle parking spaces provided per development.

ii. *Location.*

(a) Short-term secure bicycle parking must be located outside of pedestrian walkways, and within 100 feet of the main entrance to the building it serves.

(b) Short-term secure bicycle parking must be located outside of the public right-of-way except as allowed through an encroachment permit.

iii. *Anchoring and Security.* For each short-term bicycle parking space required, a stationary, securely-anchored bicycle rack must be provided to which a bicycle frame and one wheel (two points of contact) can be secured with a high-security U-shaped shackle lock if both wheels are left on the bicycle. One such bicycle rack may serve multiple bicycle parking spaces.

iv. *Size and Accessibility.* Each short-term bicycle parking space must be a minimum of two feet in width and six feet in length and must be accessible without moving other bicycles. Two feet of clearance must be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian walkways. Five feet of clearance must be provided from vehicle parking spaces.

b. *Long-Term Bicycle Parking.* Long-term bicycle parking must be provided to serve employees, students, residents, commuters, and others who generally stay at a site for four hours or longer.

i. *Spaces Required.*

(a) A minimum of one long-term secured bicycle parking space must be provided for every four dwelling units or portion thereof.

(b) Any establishment with six or more full-time equivalent employees must provide long-term bicycle parking designated on a site plan at a minimum ratio of one bicycle parking space per 10 required vehicle parking spaces. Parking areas with fewer than six spaces are encouraged but not required to provide long-term bicycle parking.

ii. *Location.* Long-term bicycle parking must be located on the same lot as the use it serves and near a building entrance. In parking structures, long-term bicycle parking must be located near an entrance to the facility. Where the bicycle parking area is not visible from the entrance of the building, signs located at the entrance or in an entry lobby of the building must identify the location of bicycle parking.

iii. *Anchoring and Security.* Long-term bicycle parking must be located in an enclosed bicycle locker or other secure areas approved by the Community Development Director.

iv. *Size and Accessibility.* Each long-term bicycle parking space must be a minimum of two feet in width and six feet in length and must be accessible without moving other bicycles. Two feet of clearance must be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian walkways. Five feet of clearance must be provided from vehicle parking spaces.

17.19.040 Downtown Mixed Use Zone (DMU Zone)

A. *No change*

B. *No change*

C. **Downtown Mixed Use Zone, Development Standards.** The following ~~s~~Standards shall apply to the Downtown Mixed Use Zone (DMU Zone):

1. ***Lot Area and Dimensions.*** No minimum requirement.

2. ***Setbacks and Yards.*** The following setback requirements are applicable to the Downtown Mixed Use Zone (DMU Zone):

   a. *Front Yard ~~Setbacks. No front yard setback is~~Setback, Commercial Uses.* None required. ~~for commercial uses; five-foot maximum setback for residential development.~~

   ~~a.~~b. *Front Yard Setback, Residential Uses.* Maximum five feet. All portions not used for access must be landscaped.

   ~~b.~~c. *Front Yard Setback, Above Ground Parking.* Minimum 40 feet. The setback for above ground parking may be waived by the Community Development Director upon making the following findings:

      i. ~~a.~~ The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; and

      ii. ~~b.~~ The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.

   b. *Rear Yard Setbacks.* No rear yard setback is required, except when adjacent to single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.

   c. *Side Yard Setbacks.* No side yard setback is required, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.

   d. *Freeway Setbacks for Residential Uses.* Residential uses shall have a minimum setback of 500 feet from Interstate 10 or any highway.

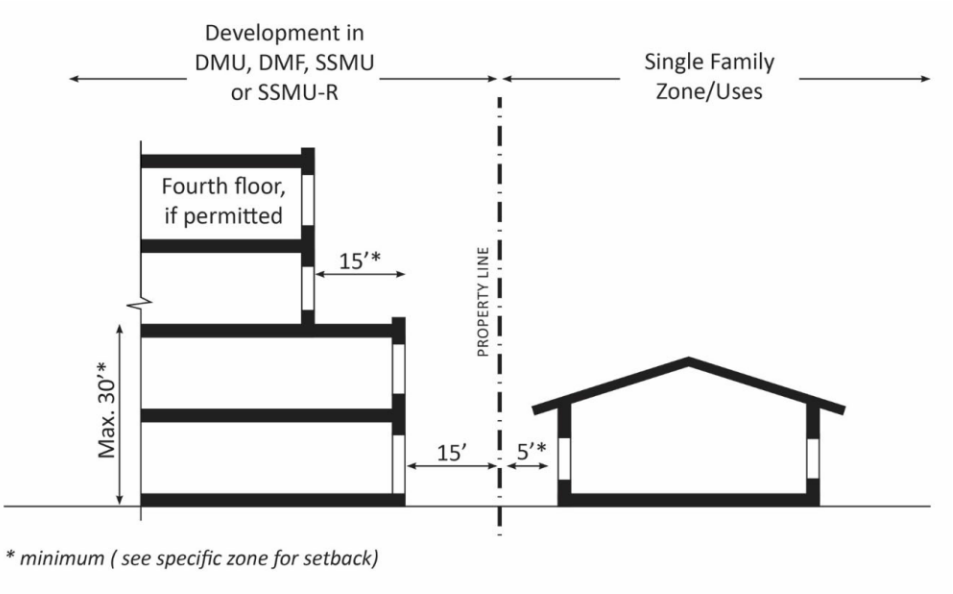
3. *Density.* The maximum density shall be 15 units per acre.

4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.35. The floor area ratio standard applies to non-residential uses only.

5. *Building Height.* In the Downtown Mixed Use Zone (DMU Zone), the maximum height of any building shall not exceed 3 stories or 45 feet.

6. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.

Figure 17.19-2. Step Back from Adjacent Residential Uses



D. *No change*

E. *No change*

F. *No change*

G. *No change*

H. *No change*

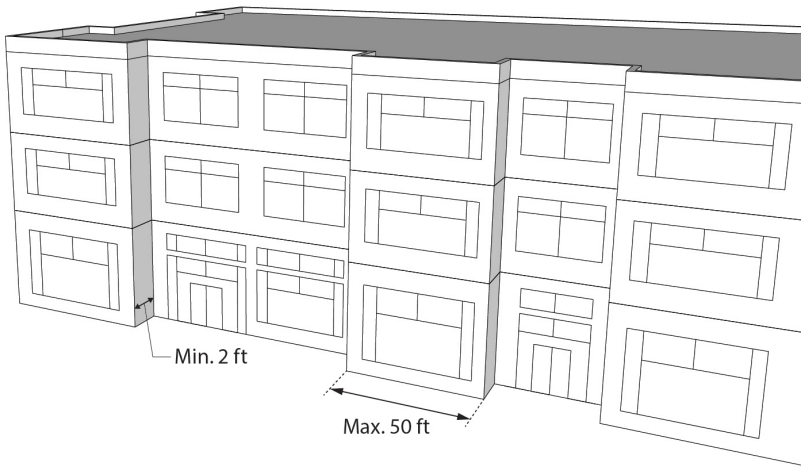
I. **Supplemental Standards for Multiple-family, Residential Mixed-Use, and Attached Single-Family Development**. ~~These Supplemental Standards~~The standards of Section 17.03.065.I, Supplemental Standards apply to all multiple-family, residential mixed-use, and attached single family development within the DMU, SSMU, and SSMU-R Zones~~:~~.

J. **Supplemental Standards, All Development**. The standards below apply to all development in the DMU, zones.

1. ***Wall Plane Modulation.***

a. All non-residential street-facing façades must have at least one horizontal or vertical projection or recess at least two feet in width and depth, for every 50 horizontal feet of wall.

Figure 17.19-3. Wall Plane Modulation



b. Horizontal articulation must include a differentiated base, a roof cornice line or parapet, and an eave, awning, overhang, transom feature, belt course, or other architectural element that frames the middle section of the building.

c. Buildings or portions of buildings over two stories must include articulation for the top story of the building. This may be accomplished through two or more of the following:

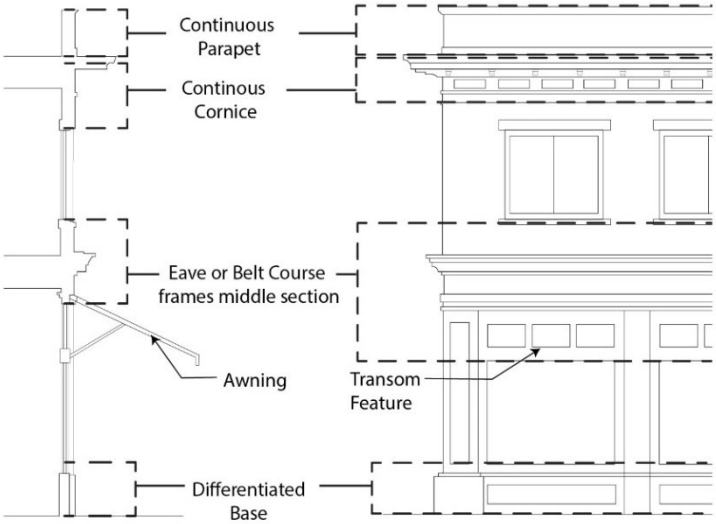
i. Change in color;

ii. Change in material;

iii. Cornice/belt course at the bottom of the uppermost floor; and

iv. Change in roof pitch, such as a gable, or an upper-story step-back.

Figure 17.19-4. Building Façade Visible from Public Street



2. ***Ground Floor Height.***

a. Non-residential ground level floor-to-ceiling height must be a minimum 11 feet.

b. Non-residential ground floor height may not differ from the height of any adjacent non-residential use by more than two feet or as approved by the Community Development Director.

~~1.~~3. ***Building Transparency/Required Openings.*** Exterior walls facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than 30 feet without an opening.

a. *Design of openings.* Openings fulfilling this requirement shall have transparent glazing and provide views into display areas, sales areas, work areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.

b. *Exceptions.* The following are exempt from this requirement:

i. Residential uses; and

ii. Multi-level garages.

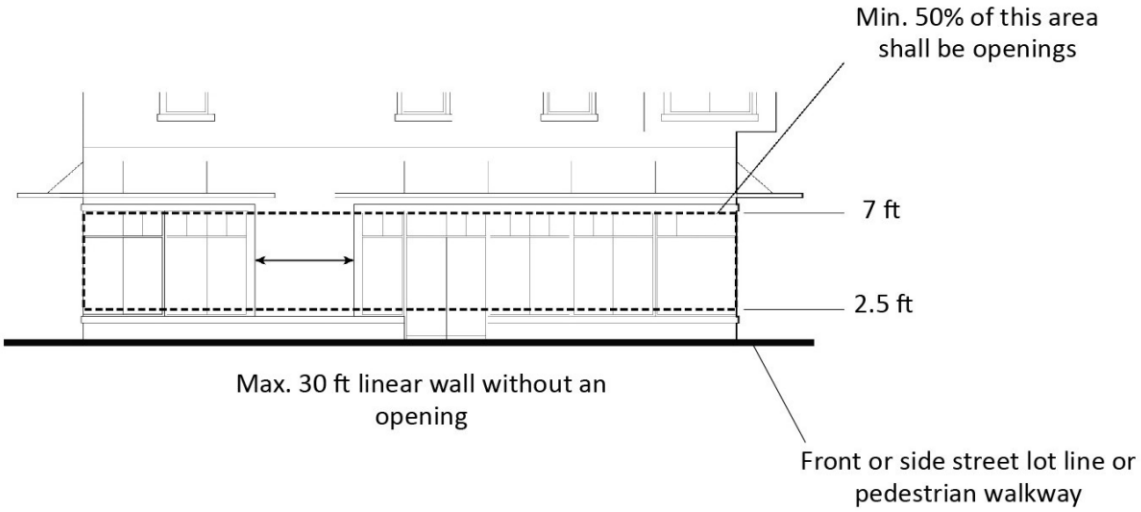
c. *Reductions.* This requirement may be reduced to 40 percent if street-facing building walls exhibit architectural relief (articulated building base, columns/piers, transom) and are enhanced with landscaping at the pedestrian level.

d. *Reductions by Director.* This requirement may be further reduced or waived if the Community Development Director ~~makes~~finds that the ~~following findings:~~

~~1. The~~ proposed use has unique operational characteristics with which providing the required transparency and openings is incompatible~~; and~~.

~~2. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping to create visual interest at the pedestrian level.~~

Figure 17.19-~~3~~5. Building Transparency/Required Openings Exhibit



e. *Enhancement on Blank Walls.* Blank walls that exceed eight horizontal feet at the ground level must include one or more of the following:

i. A pattern of insets;

ii. A building base of at least 2.5 feet in height and a cornice or other architectural features at the top of the ground level;

iii. Landscaping that, at maturity, obscures a minimum 50 percent of the wall area; or

iv. Landscaped metal trellises or lattices over a minimum 50 percent of the wall area.

4. ***Building Orientation.*** Building frontages shall be generally parallel to streets and pedestrian walkways.

5. ***Building Entrances.***

a. *Orientation.* The primary building entrance shall face a public sidewalk. Buildings located in the interior of a site shall have the primary entrance facinge a pedestrian walkway that is connected to a public sidewalk.

b. *Separation of Residential and Non-Residential Entrances.* Entrances to residential units, either shared or common, must be a minimum of 30 horizontal feet from commercial entrances. Live/work units are excluded from this standard.

6. ***Corner Design.*** Building design at intersections must exhibit signature architectural features at the corner. Features may include but are not limited to tower elements, wrap-around bay windows, or rounded or chamfered corners elements, or decorative parapets.

7. ***360-Degree Design.*** All buildings must be designed with "360-degree design" where each exterior wall is designed equivalent to the primary facade in the extent of building articulation, level of detail, and quality of exterior materials, and consistent with the color scheme of the primary facade. Details include but are not limited to window and door trim, window and door recesses, cornices, belt courses, columns/piers, posts/beams, brackets, columns/arches, and roof forms.

8. ***Additions/remodels.*** Notwithstanding the design standards of this Chapter, additions to and remodels of existing buildings, including porches, balconies and decks, must match the architectural design and detail of the existing building.

~~2.~~9. ***Pedestrian Access and Circulation.*** On-site pedestrian circulation and access shall be provided consistent with the following standards~~.~~:

a. *Internal ~~c~~Connections.* A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.

b. *Paving.* Paving within required setback areas must be distinct from the adjacent public sidewalk in color, design, or texture.

~~a.~~c. *To ~~c~~Circulation ~~n~~Network.* Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.

~~b.~~d. *To ~~n~~Neighbors.* Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.

~~c.~~e. *To ~~t~~Transit.* Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.

~~d.~~f. *Pedestrian ~~w~~Walkway ~~d~~Design.*

i. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with permeable materials. Walkway widths may be reduced to three feet wide for small lot development (Section 17.11.030.D).

ii. Where a required walkway crosses a driveway, parking area, or loading area, it must be clearly identified using a raised crosswalk, a different paving material, or a similar method.

iii. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or another physical barrier.

~~3.~~10. ***Public Open Space Requirement.*** Developments with 50,000 square feet or more of non-residential floor area on sites of five acres or larger shall provide open space consistent with the following:

a. Forty square feet of open space shall be provided for every 1,000 square feet of nonresidential floor area for the first 100,000 square feet of non-residential floor area, plus 20 square feet of open space for every 1,000 square feet of non-residential floor area over 100,000 square feet.

b. Such open space shall be visible and accessible from a public street, or from on-site areas normally frequented by customers and shall be accessible during business hours. Areas within required setbacks may count towards the open space requirement.

c. Such open space shall have a minimum dimension of 40 feet.

d. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including trees, landscaping, shade structures, seating (e.g., fixed seating, planter ledges, etc.), lighting, drinking fountains, public art, or performance areas.

e. The surface of the open space shall allow for convenient outdoor activity, recreation, and/or gathering. Such surface may be plant or hardscape material, or a combination thereof.

11. ***Parking Design.***

a. *Surface Parking Area Design.* Surface parking areas must be separated from on-site buildings by a minimum distance of five feet that is either paved or landscaped.

b. *Garages.* Garage doors must be recessed a minimum of six inches from the face of the garage.

c. *Tandem Parking.* Tandem parking may be permitted to satisfy the off-street parking requirement in accordance with the following.

i. No more than two vehicles may be placed one behind the other.

ii. Both spaces must be assigned to a single dwelling unit or to employees of the same non-residential establishment.

iii. The tandem parking bay must be a minimum 40 feet by 10 feet in dimension.

iv. Tandem parking to meet required parking for multi-unit development must be located within an enclosed structure and the number of tandem parking spaces may not exceed 50 percent of the total number of spaces.

v. Tandem parking may not be used to satisfy the parking requirement for guest parking.

d. *Driveway Width.* Driveways to shared garages may not exceed 35 feet in width.

e. *Parking Visibility.* Visible structured parking must be screened from view from the right-of-way by landscaping or decorative screening, or a combination of architectural features and landscaping or living walls.

f. *Curb Cut Frequency.*

i. A maximum of one curb cut for driveway access may be permitted per street frontage per development project site, unless additional curb cuts are approved by the Community Development Director, Public Works Director and Public Safety or the Development Review Committee.

ii. On corner lots, curb cuts must be located on the street frontage with the least pedestrian activity whenever feasible.

12. ***Bicycle Parking.***

a. *Short-term Bicycle Parking.* Short-term secure bicycle parking must be provided to serve shoppers, customers, messengers, guests, and other visitors to a site who generally stay for a period of four hours or less.

i. *Spaces Required.* For the following uses, the required number of short-term secure bicycle parking spaces is ten percent of the parking spaces required in Chapter 17.05, Off-Street Parking and Loading Standards, in no case fewer than four secure bicycle parking spaces provided per use.

(a) Multi-family dwellings;

(b) All public uses; and

(c) All commercial uses, except automobile/vehicle sales and services.

ii. *Location.*

(a) Short-term secure bicycle parking must be located outside of pedestrian walkways, and within 100 feet of the main entrance to the building it serves.

(b) Short-term secure bicycle parking must be located outside of the public right-of-way except as allowed through an encroachment permit.

(c) Where the secure bicycle parking area is not visible from the main entrance of the buildings, signs located at the main entrance of the building must identify the location of bicycle parking.

iii. *Anchoring and Security.* For each short-term bicycle parking space required, a stationary, securely-anchored bicycle rack must be provided to which a bicycle frame and one wheel (two points of contact) can be secured with a high-security U-shaped shackle lock if both wheels are left on the bicycle. One such bicycle rack may serve multiple bicycle parking spaces.

iv. *Size and Accessibility.* Each short-term bicycle parking space must be a minimum of two feet in width and six feet in length and must be accessible without moving other bicycles. Two feet of clearance must be provided between bicycle parking

spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian walkways. Five feet of clearance must be provided from vehicle parking spaces.

b. *Long-Term Bicycle Parking.* Long-term bicycle parking must be provided to serve employees, students, residents, commuters, and others who generally stay at a site for four hours or longer.

i. *Spaces Required.*

(a) A minimum of one long-term secured bicycle parking space must be provided for every four dwelling units or portion thereof.

(b) Any establishment with six or more full-time equivalent employees must provide long-term bicycle parking designated on a site plan at a minimum ratio of one bicycle parking space per 10 required vehicle parking spaces. Parking areas with fewer than six spaces are encouraged but not required to provide long-term bicycle parking.

ii. *Location.* Long-term bicycle parking must be located on the same lot as the use it serves and near a building entrance. In parking structures, long-term bicycle parking must be located near an entrance to the facility. Where the bicycle parking area is not visible from the entrance of the building, signs located at the entrance or in an entry lobby of the building must identify the location of bicycle parking.

iii. *Anchoring and Security.* Long-term bicycle parking must be located in an enclosed bicycle locker or other secure areas approved by the Community Development Director.

iv. *Size and Accessibility.* Each long-term bicycle parking space must be a minimum of two feet in width and six feet in length and must be accessible without moving other bicycles. Two feet of clearance must be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian walkways. Five feet of clearance must be provided from vehicle parking spaces.

~~8. Additional standards listed in Section 17.03.065.I apply to multiple family developments, multiple family residential components of mixed-use developments, and attached single unit developments, in the DMU Zone.~~

~~(Ord. No. 1128 , § 2(Exh. B), 12-1-2020; Ord. No. 1150 , § 4(Exh. A), 10-4-2022)~~

17.19.060 Sixth Street Mixed Use Zone (SSMU Zone)

A. *No change*

B. *No change*

C. **Sixth Street Mixed Use Zone, Development Standards.** The following ~~s~~Standards shall apply to the Sixth Street Mixed Use Zone (SSMU Zone):

1. ***Lot Area and Dimensions.*** Lot sizes for the Sixth Street Mixed Use Zone (SSMU Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 80 feet.

2. ***Setbacks and Yards.*** The following setback requirements are applicable to the Sixth Street Mixed Use Zone (SSMU Zone):

a. *Front Yard Setbacks.* ~~The m~~Minimum ~~front yard setback is~~ five~~5~~ feet ~~and the m~~. Maximum ~~front yard setback is~~ 10 feet. All portions not used for access must be landscaped.~~;~~

b. *Front Yard Setback, Above Ground Parking.* ~~and m~~Minimum 40 feet ~~for above ground parking~~. The setback for above ground parking may be waived by the Community Development Director upon making the following findings:

i. The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; and

ii. The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.

~~a.~~c. *Rear Yard Setbacks.* The minimum rear yard setback is 10 feet, except when adjacent to a single family residential use. The rear yard setback is 20 feet when adjacent to single family residential use.

~~b.~~d. *Side Yard Setbacks.* The *minimum* side yard setback is 5 feet, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.

~~c.~~e. *Freeway Setbacks for Residential Uses.* Residential uses shall have a minimum setback of 500 feet from Interstate 10.

3. *Density.* The maximum density shall be 22 units per acre.

4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.5. The floor area ratio standard applies to non-residential uses only.

5. *Building Height.* In the Sixth Street Mixed Use Zone (SSMU Zone), the maximum height of any building shall not exceed 4 stories or 60 feet, except as noted below.

6. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.

D. *No change*

E. *No change*

F. *No change*

G. *No change*

H. *No change*

I. **Supplemental Standards.** Additional standards listed in Section 17.19.040.I and Section 17.19.040.J apply in the SSMU Zone.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020; Ord. No. 1150 , § 4(Exh. A), 10-4-2022)

17.19.070 Sixth Street Mixed Use—Residential Zone (SSMU-R Zone)

A. *No change*

B. *No change*

C. **Sixth Street Mixed Use—Residential Zone, Development Standards.** The following standards shall apply to the Sixth Street Mixed Use—Residential Zone (SSMU-R Zone):

1. ***Lot Area and Dimensions.*** Lot sizes for the Sixth Street Mixed Use—Residential Zone (SSMU-R Zone) shall not be less than 10,000 square feet with a minimum average lot depth of 100 feet and a minimum average lot width of 80 feet.

2. ***Setbacks and Yards.*** The following setback requirements are applicable to the Sixth Street Mixed Use—Residential Zone (SSMU-R Zone):

a. *Front Yard Setbacks.* ~~The m~~Minimum ~~front yard setback is~~ five~~5~~ feet ~~and the m~~. Maximum ~~front yard setback is~~ 10 feet. All portions not used for access must be landscaped.~~;~~

b. *Front Yard Setback, Above Ground Parking.* ~~and m~~Minimum 40 feet ~~for above ground parking~~. The setback for above ground parking may be waived by the Community Development Director upon making the following findings:

i. The site is small and/or constrained such that underground parking or surface parking located more than 40 feet from the street is not feasible; and

ii. The parking area located within 40 feet of the street is landscaped along the street with a hedge, trellis, and/or landscaping consistent with Chapter 17.06.

~~a.~~c. *Side Yard Setbacks.* The minimum side yard setback is 5 feet, except when adjacent to single family residential use. The side yard setback is 15 feet when adjacent to single family residential use.

3. *Density.* The maximum density shall be 22 units per acre.

4. *Floor Area Requirements.* The maximum permitted floor area ratio is 0.5. The floor area ratio standard applies to non-residential uses only.

5. *Building Height.* In the Sixth Street Mixed Use—Residential Zone (SSMU-R Zone), the maximum height of any building shall not exceed 4 stories or 60 feet.

6. *Step back from Adjacent Residential.* New development when sited next to single-family uses shall step back upper floors (third and higher) an additional 15 feet to maintain solar access and privacy for adjacent single family residential uses. See Figure 17.19-2.

D. *No change*

E. *No change*

F. *No change*

G. *No change*

H. **Supplemental Standards.** Additional standards listed in Section 17.19.040.I and Section 17.19.040.J apply in the SSMU-R Zone.

(Ord. No. 1128 , § 2(Exh. B), 12-1-2020; Ord. No. 1150 , § 4(Exh. A), 10-4-2022)

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