

5.1.010 - Purpose

This Chapter of the North Montclair Downtown Specific Plan provides detailed regulations for development and new land uses within the specific plan area, and describes how these regulations will be used as part of the City's development review process. These provisions supersede and replace regulations in the Montclair Zoning Code (Title 11 of the Montclair Municipal Code) as noted in Section 5.1.020 (Applicability of Development Code Standards). This Development Code is intended to provide for the continuing evolution of North Montclair into a place where:

- A. A mixture of land uses including shops, workplaces, residences, and civic buildings are within walking distance of one another;
- B. Streets that are attractive to pedestrians also conveniently and efficiently accommodate the needs of cyclists and the automobile; and
- C. New and remodeled buildings work together to define the pedestrian-oriented space of the public streets within the specific plan area, and are harmonious with each other and the desired character of the specific plan area.

5.1.020 - Applicability of Development Code Standards

Proposed development, subdivisions, and new land uses within the specific plan area shall comply with all applicable requirements of this Development Code, as follows.

- A. **Regulating Plan.** The Regulating Plan (Section 5.2.010) defines the zones within the specific plan area that differentiate standards for building placement, design, and use; and identifies the parcels included within each zone.
- B. **Land use standards.** Section 5.2.020 identifies the land use types allowed by the City in each of the zones established by the Regulating Plan. A parcel within the specific plan area shall be occupied only by land uses identified as allowed within the applicable zone by Section 5.2.020, subject to the type of City approval (for example, Precise Plan of Design, Conditional Use Permit, etc.) required by Section 5.2.020.
- C. **Urban standards.** The urban standards in Chapter 5.2 regulate the features of buildings that affect the public realm. The urban standards regulate building placement, height, and facade design, and vary according to the zone applied to a parcel by the Regulating Plan. Proposed development and new land uses shall comply with all applicable standards in Chapter 5.2.
- D. **Architectural Standards.** Beyond the regulations about where buildings can be placed and how they need to behave to positively shape the public realm, the Architectural Standards regulate the manner in which individual parcels and blocks are developed to create diverse and finely-grained development. This is accomplished through the use of three main components: a) architectural typologies (e.g., duplex, rowhouse, courtyard housing), b) frontage typologies (e.g., front yard/porch, stoop, arcade, shopfront) and, c) architectural styles (e.g., Main Street Commercial, Art Deco, Craftsman, etc).
- E. **Effect on existing development and land uses.** Development and land uses that were lawfully established, and exist within the plan boundaries as of the effective date of this specific plan are affected by this code as follows:
 - 1. Existing development and land uses that comply with all applicable requirements of this code shall continue to operate, and may be altered or replaced, only in compliance with this code.
 - 2. Development or a land use that does not comply with the requirements of this code may continue to operate, and may be sold or otherwise transferred in compliance with the city's regulations for nonconformities in Montclair Municipal Code Section 11.10.020. (An example of this circumstance would be a lawfully established existing land use that is not allowed by this code in the applicable zone, or an existing building that does not comply with the setback requirements or height limits of this code.)
 - 3. Development or a land use that was nonconforming with respect to the requirements of the city's codes that applied before the adoption of this specific plan, and also does not comply with the requirements of this code, may continue to operate, and may be sold or otherwise transferred in compliance with the city's regulations for nonconformities in Montclair Municipal Code Section 11.10.020.
- F. **Effect on properties designated for civic buildings or parking structures.** A property designated by the Regulating Plan as a potential site for a civic building or parking structure may continue to be used as follows:
 - 1. Existing land uses and development may continue on the site in compliance with Subsection E., above;
 - 2. The property owner may choose to propose new development and land uses in compliance with this code; and
 - 3. The property owner may choose to work with the city to develop the proposed public facility.

- F. **Relationship to Zoning Code.** This Development Code is intended to supplement, and in some cases replace the requirements of the City's Zoning Code, Title 11 of the Montclair Municipal Code. The provisions of this Development Code supersede regulations in the Zoning Code on the same topic (for example, the requirements for numbers of parking spaces in Chapter 5.2 supersede the parking space requirements of the Zoning Code), but otherwise applicable requirements of the Zoning Code that are not covered by this Development Code apply to development within the specific plan area, as noted in this Code. If a conflict occurs between a requirement of this Development Code and the Zoning Code, the provisions of this Development Code shall control.

5.1.030 - Administration

The standards and other requirements of this Development Code shall be administered and enforced by the Planning Division of the Montclair Community Development Department, Planning Commission, and City Council in the same manner as the provisions of the City's Zoning Code.

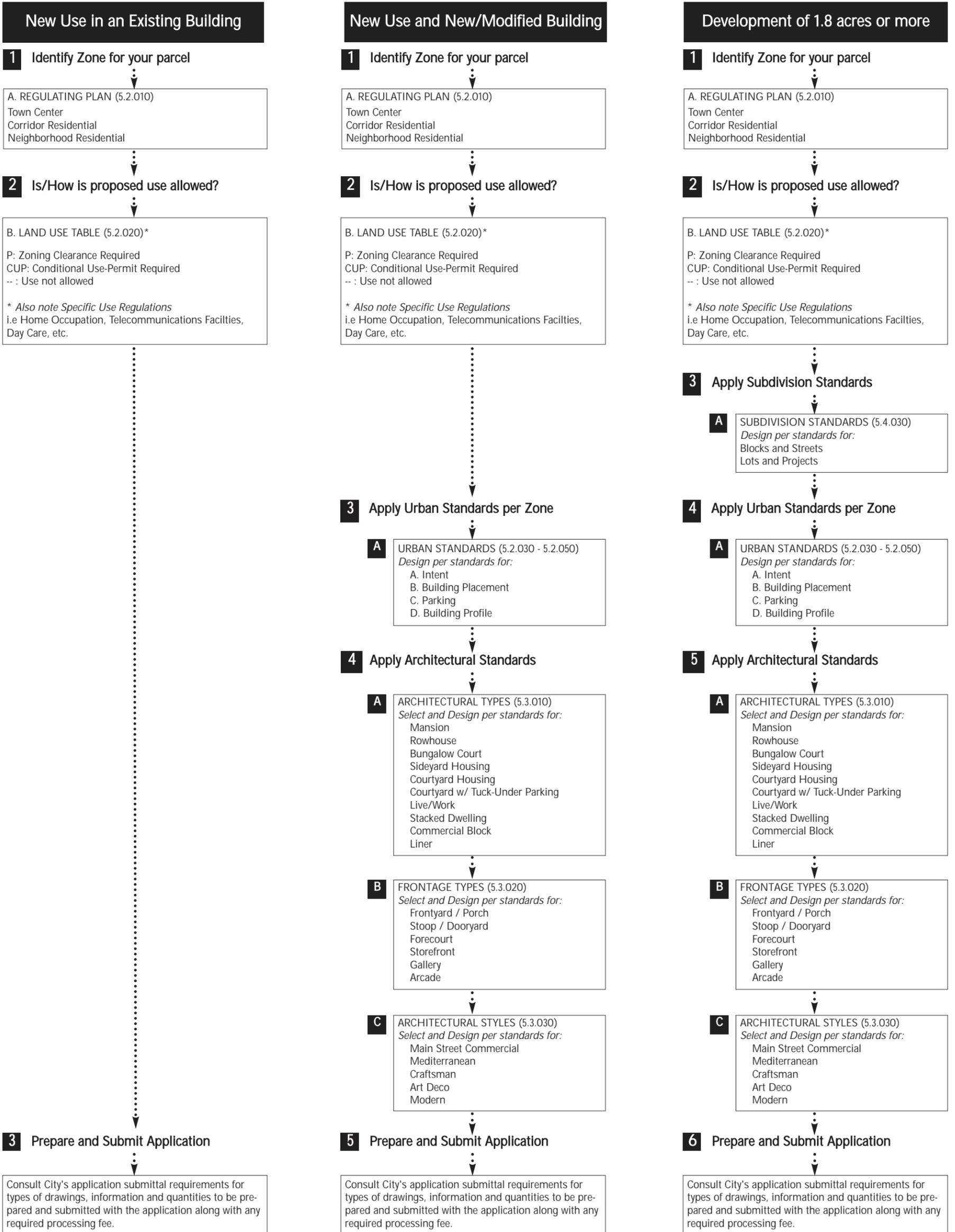
5.1.040 - Peer Review

For the purposes of maintaining consistency with the Specific Plan; establishing a high standard of architectural quality and design variety; and compatibility with adjoining properties, all development applications within the North Montclair Downtown Specific Plan will be subject to an external peer review. Such a review will be conducted by an architect, urban designer or planner in private practice, as chosen by the review authority. The review authority shall establish fees and procedures for such a review.

B. Code Organization and Use

The following diagram illustrates the three general types of land use or development actions and the corresponding process associated with implementing the plan. Generally, there are three categories of land use or development action as follows:

a) a new use in an existing building, b) a new use and new or modified building on a site less than 2 acres, and c) development on parcels 1.8 acres or larger



5.2 - Urban Standards

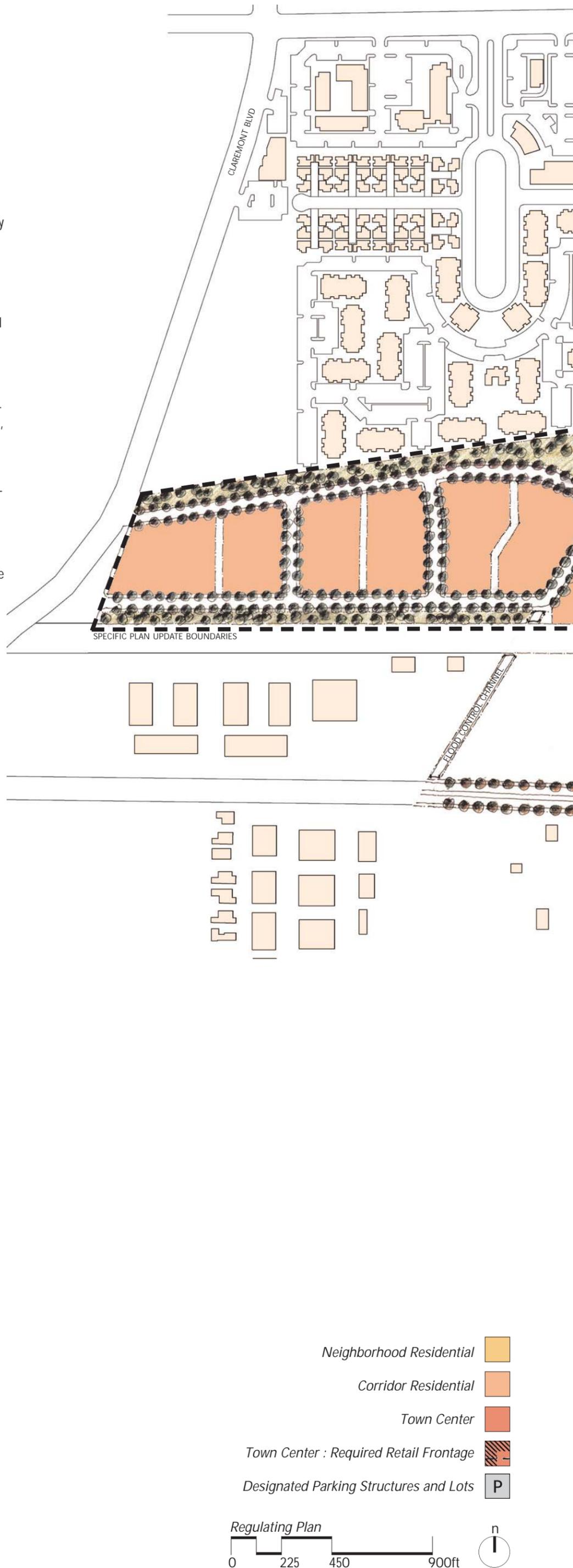
5.2.010 - Regulating Plan and Zones

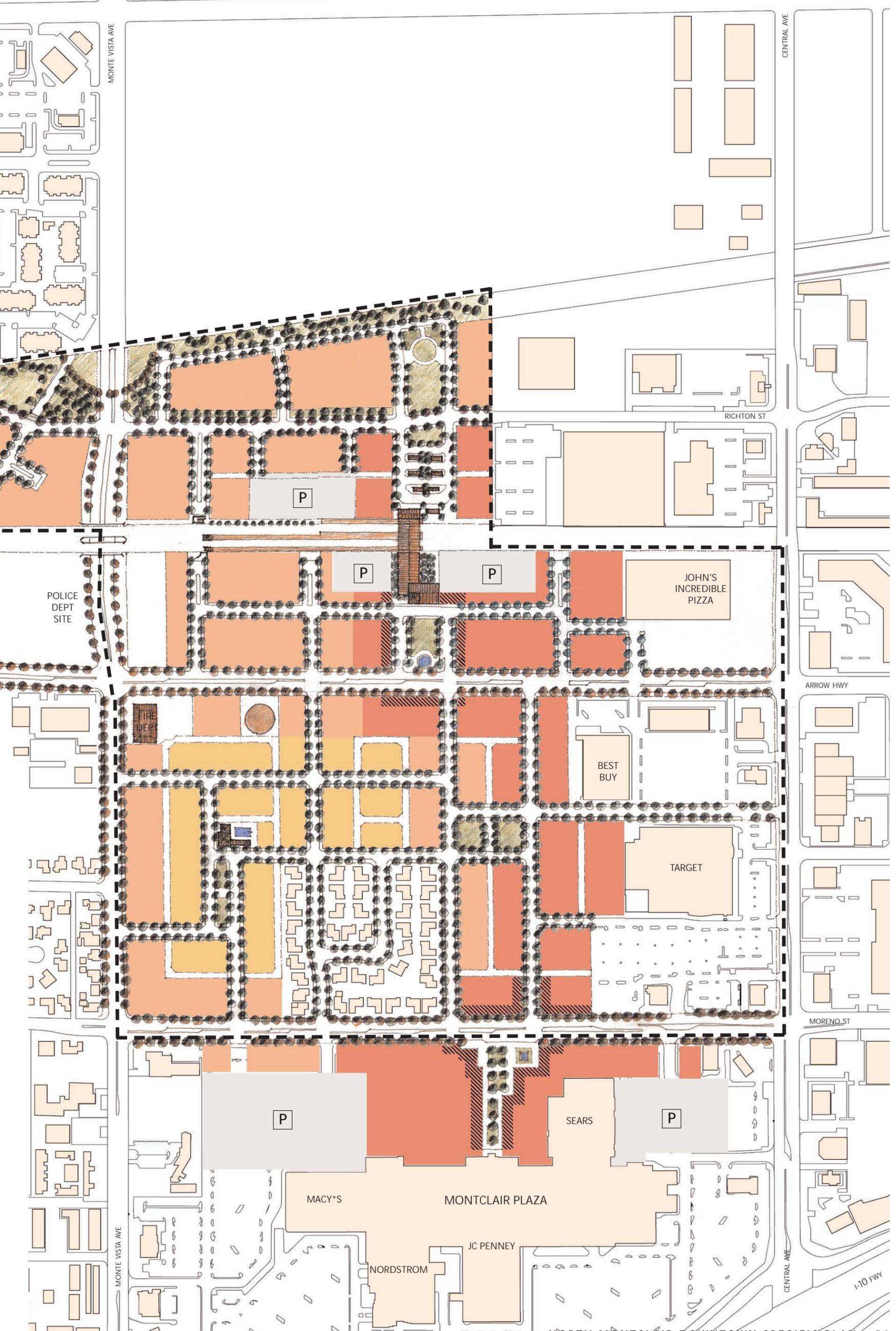
A. Purpose. This Section establishes the zones applied to property within the specific plan area by the Regulating Plan. The Regulating Plan divides the specific plan area into separate zones that are based on a transect of intensity that ranges from the most urban types of development and land use within the specific plan area to the most suburban types, with most of the zones providing for a significant mixture of land uses within them.

This approach differs from conventional zoning maps that typically divide cities into zones that rigidly segregate residential, commercial, industrial, and institutional uses into separate areas, and thereby require residents to drive or use public transportation for nearly all daily activities. The use of transect-based zones instead of land use-based zones as the spatial basis for regulating development directly reflects the functions of, and interrelationships between, each part of the specific plan area. The zones also effectively implement the City's urban design objectives for each part of the specific plan area, to establish and maintain attractive distinctions between each zone.

The zones of the regulating plan allocate architectural types, frontage types, and land uses within the specific plan area, as well as providing detailed standards for building placement, height and profile.

B. Zones established. The zones identified in Sections 5.2.030 (Town Center), 5.2.040 (Corridor Residential), and 5.2.050 (Neighborhood Residential) are hereby established by this specific plan, and are applied to property within the specific plan area as shown on the Regulating Plan.





5.2.020 - Allowable Land Uses and Planning Permit Requirements

A. Allowable land uses. A parcel or building within the specific plan area shall be occupied by only the land uses allowed by Table 5-1 within the zone applied to the site by the Regulating Plan. Each land use listed in the table is defined in Section 5.5 (Glossary).

1. **Multiple uses.** Any one or more land uses identified by Table 5-1 as being allowable within a specific zone may be established on any parcel within that zone, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this Development Code.
2. **Use not listed.** A land use that is not listed in Table 5-1 is not allowed within the specific plan area, except as otherwise provided in following Subsection A.3. A land use that is listed in the table, but not within a particular zone, is not allowed within that zone.
3. **Similar and compatible use may be allowed.** The Director may determine that a proposed use not listed in Table 5-1 is similar to, and compatible with a listed use and may be allowed, after first making all of the following findings:
 - (1) The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve greater impacts than the uses listed in the zone;
 - (2) The use will be consistent with the purposes of the applicable zone;
 - (3) The use will be consistent with the General Plan and this specific plan;
 - (4) The use will be compatible with the other uses allowed in the zone;
and
 - (5) The use is not listed as allowable in another specific plan zone.

A determination that a use qualifies as a "similar use" and the findings supporting the determination shall be in writing. When the Director determines that a proposed, but unlisted, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Development Code apply.

B. Permit requirements. Table 5-1 provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Development Code, and a Precise Plan of Design in compliance with Zoning Code Chapter 11.80. These are shown as "P" uses in the tables;
2. Allowed subject to the approval of a Conditional Use Permit in compliance with Zoning Code Chapter 11.78, and shown as "CUP" uses in the tables;
and
3. Not allowed in particular zones, and shown as a "-" in the tables.

C. Standards for specific land uses. Where the last column in Table 5-1 ("Specific Use Regulations") includes a section number, the regulations in the referenced section of this Development Code or the Zoning Code apply to the use. Provisions in other sections of this Development Code may also apply.

TABLE 5-1 Allowed Land Uses and Permit Requirements	P Permitted Use			
	CUP Conditional Use Permit required			
— Use not allowed				
LAND USE TYPE (1)	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	TC	CR	NR	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Commercial recreation facility - Indoor	P	—	—	11.44
Health/fitness facility	P	—	—	
Library, museum	P	CUP	—	
Meeting facility, public or private	CUP	—	—	
School, public or private	CUP(2)	CUP	—	
Studio - Art, dance, martial arts, music, etc.	P	CUP	—	
Theater, cinema or performing arts	CUP	CUP	—	

RESIDENTIAL USES

Home occupation	P	P	P	11.58
Dwelling - Multi-family - Bungalow court	—	—	P	
Dwelling - Multi-family - Courtyard housing	—	P	P	
Dwelling - Multi-family - Duplex, triplex, quadplex	—	—	P	
Dwelling - Multi-family - Mansion apartment	—	P	P	
Dwelling - Multi-family - Rowhouse	—	P	P	
Dwelling - Multi-family - Sideyard housing	—	P	P	
Dwelling - Multi-family - Stacked dwellings	P(3)	P(3)	—	
Dwelling - Single family	—	P	P	
Live/work unit	P	CUP	—	
Residential accessory use or structure	P	P	P	
Residential care, 6 or fewer clients	—	P	P	
Residential care, 7 or more clients	—	CUP	CUP	
Second unit or carriage house	—	P	P	

RETAIL

Bar, tavern, night club	CUP	—	—	
General retail, except with any of the following features	P	—	—	
Alcoholic beverage sales	CUP	—	—	
Drive-through facilities	—	—	—	
Floor area over 50,000 sf	CUP	—	—	
On-site production of items sold	CUP	—	—	
Operating between 9:00 pm and 7:00 am	CUP	—	—	
Used merchandise	CUP	—	—	
Neighborhood market	P	CUP	—	
Restaurant, café, coffee shop	P	CUP	—	
Service station	CUP	—	—	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	—	—	
Bank, financial services	P	—	—	
Business support service	P	—	—	
Medical services - Clinic, urgent care	P(2)	—	P	
Medical services - Doctor office	P(2)	—	—	
Medical services - Extended care	—	CUP	CUP	
Office - Business, service, government, processing	P(2)	P	CUP	
Office - Professional, administrative	P(2)	P	CUP	

SERVICES - GENERAL

Child day care - Large or small family day care home	—	P	P	11.48
Day care center - Child or adult	CUP	CUP	CUP	11.48
Drive-through service	—	—	—	
Lodging - Hotel or motel	CUP	—	—	
Personal services	P	—	—	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Parking facility, public or commercial	P	—	—	
Wireless telecommunications facility	CUP	CUP	—	11.73
Transit station or terminal	CUP	CUP	—	

Key to Zone Symbols

TC	Town Center	NR	Neighborhood Residential
CR	Corridor Residential		

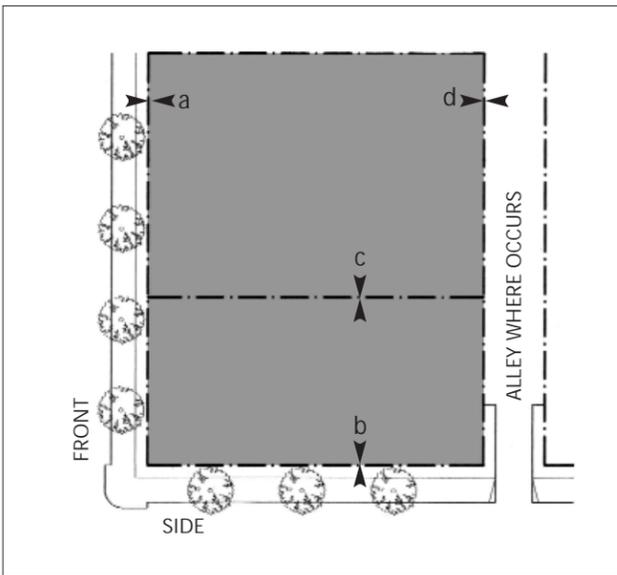
Notes:

- (1) A definition of each listed use type is in Section 5.5 (Glossary).
- (2) Allowed only on second or upper floors, or behind ground floor use where Regulating Plan requires ground floor retail
- (3) Allowed only on a second or upper floor as part of a vertical mixed use project or above another housing type that has ground floor access to each unit.

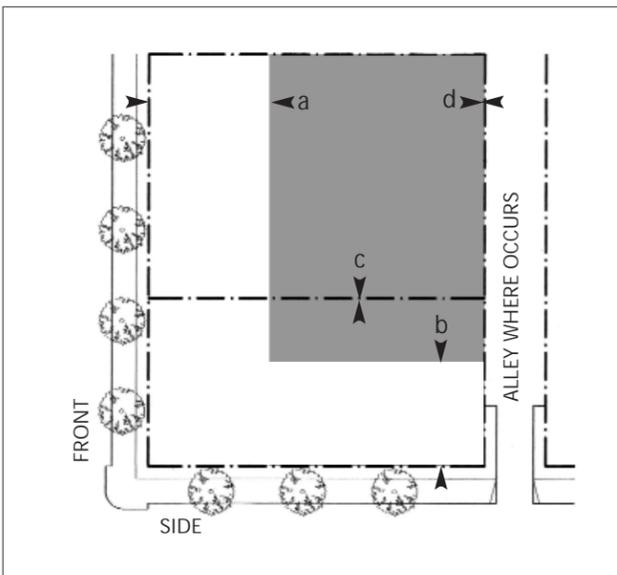
5.2.030 - Town Center : Mixed Use / Retail



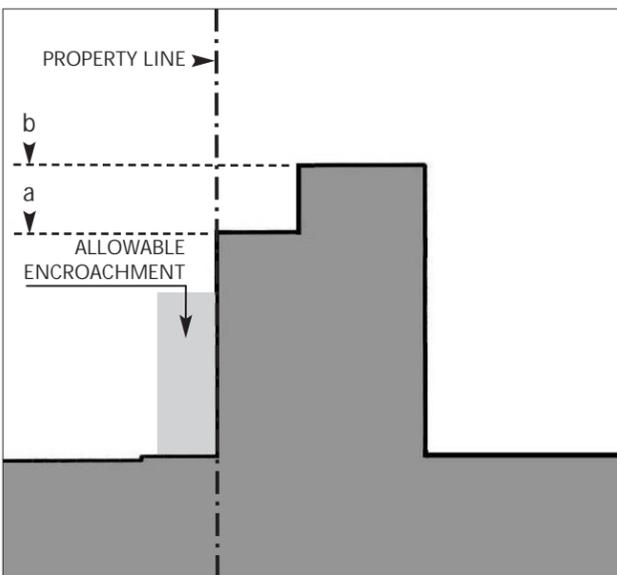
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Plan Diagram



Plan Diagram



Section Diagram

A. Intent

The Town Center zone is intended to generate a central place within the plan, that is accessible to the adjacent rail transit and allows for long-term commercial development in a pattern that is desirable for both visitors and residents. The parks are large, urban, regular in form and planted strictly in the interest of providing a sense of unique identity for the entire project. The architectural types preferred in this zone are denser and taller and they allow for a combination of uses including housing that generate a permanent town fabric. The Town Center code is written to allow 5 story mixed-use buildings of ground floor retail, 2 levels of stacked flats, topped by 2-story townhouses with rooftop terraces, with underground parking. Assuming this development potential, the Town Center zone is expected to yield a maximum of 40-60 units/acre (net).

B. Building Placement

1. Setbacks

Buildings shall be placed within the shaded area as shown in the adjacent diagram, as measured from the property line.

- (a) Front Setback: 0 ft min - 5 ft max (for 85% of lot frontage)
- (b) Side Street Setback: 0 ft min - 5 ft max (for 85% of lot frontage)
- (c) Sideyard Setback: 0 ft min - 10 ft max
- (d) Rear Setback: 0 ft min

C. Parking

1. Parking Placement

On-grade parking is allowed in the shaded area as shown in the adjacent diagram, as measured from the property line.

- (a) Front setback: 20% lot depth
- (b) Side street setback: 20% lot depth
- (c) Side yard setback: 10 ft min
- (d) Rear setback: 0 ft min

2. Parking Access

Vehicular access is permitted only from the alley or side streets.

3. Parking Requirements

- Residential Uses: 1 space per unit (minimum)
- Lodging Uses: 1 space per room
- Live/Work: under 1500 sq ft = 1 space per unit; greater than 1500 sq ft = 1 space / 400 gross sq ft
- All other uses: 1 space / 400 gross sq ft of building area

D. Building Profile

1. Building Height *

- (a) Maximum height: three stories or 38ft
- (b) Maximum height (setback 15 ft from street frontages): five stories or 55 ft
- (c) Towers/Penthouses: an area equal to 10% of the building's ground floor footprint may exceed the height limit by 12 ft
- * Building height shall be measured in a horizontal line from the highest point of natural grade

2. Encroachments

Encroachments into the public right-of-way will comply with the following:

- (a) Front encroachment: 8 ft max
- (b) Side Street encroachment: 8 ft max
- (c) Maximum height: 20 ft
- (d) Maximum length: 50% of lot frontage

* Encroachments shall be limited to awnings, bay windows, balconies, and open arcades

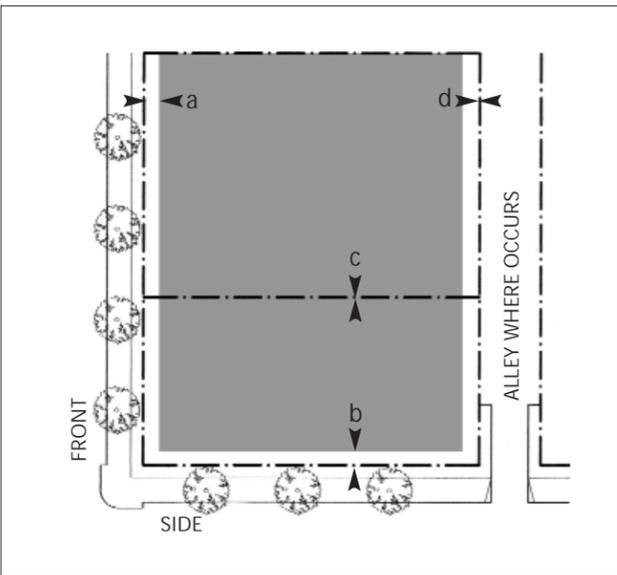
3. Frontage Types (see Section 5.3.020 for Definitions and Design Standards)

Arcade, Shopfront, Stoop

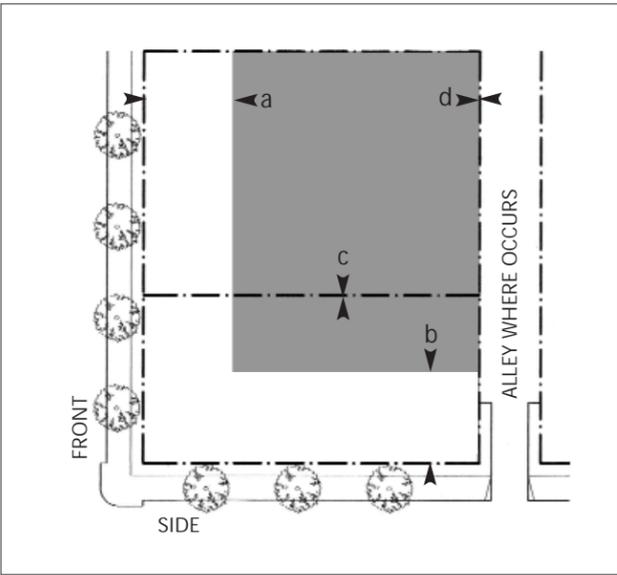
5.2.040 - Corridor Residential



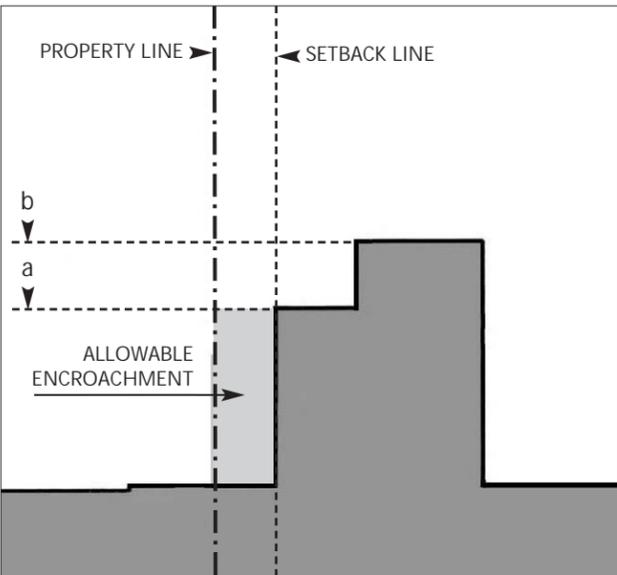
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Plan Diagram



Plan Diagram



Section Diagram

A. Intent

The Corridor Residential zone is intended to establish a denser fabric of residential buildings, appropriate for locations on arterial roads. It is therefore the portion of the plan where the more intense residential development is expected. The most typical buildings here will be 2-story lofts, and homes in stacked perimeter block and the densest forms of courtyard housing on full or semi-underground parking podiums - permitting up to 30-50 dwelling units/acre (net). The building height along Corridor Residential frontage will be primarily three stories, with a fourth story allowed if additionally setback from the frontage.

B. Building Placement

1. Setbacks

Buildings shall be placed within the shaded area as shown in the adjacent diagram as measured from the property line.

- (a) Front Setback: 5 ft min -15 ft max (for 70% of lot frontage)
- (b) Side Street Setback: 5 ft min -15 ft max (for 70% of lot frontage)
- (c) Sideyard Setback: 8 ft min
- (d) Rear Setback: 5 ft min

C. Parking

1. Parking Placement

On-grade parking is allowed in the shaded area as shown in the adjacent diagram.

- (a) Front setback: 30% of lot depth
- (b) Side street setback: 30% of lot depth
- (c) Sideyard setback: 0 ft min
- (d) Rear setback: 0 ft min

2. Parking Access

Vehicular access is permitted only from the alley or side streets.

3. Parking Requirements

- Residential Uses: 1 space per unit (minimum)
- Lodging Uses: 1 space per room
- Live/Work: under 1500 sq ft = 1 space per unit; greater than 1500 sq ft = 1 space / 400 gross sq ft
- All other uses: 1 space / 400 gross sq ft of building area

D. Building Profile

1. Building Height *

- (a) Maximum height: three stories or 38 ft
- (b) Maximum height (setback 20 ft from street frontages): four stories or 45 ft
- (c) Towers/Penthouses: an area equal to 10% of the building's ground floor footprint may exceed the height limit by 12 ft
- * Building height shall be measured in a line parallel to natural grade

2. Encroachments

Encroachments into the setbacks will comply with the following:

- (a) Front encroachment: 5 ft max
- (b) Side Street encroachment: 5 ft max
- (c) Maximum height: 20 ft
- (d) Maximum length: 30% of lot frontage

* Encroachments shall be limited to awnings, bay windows, stoops, balconies, open porches, and open arcades

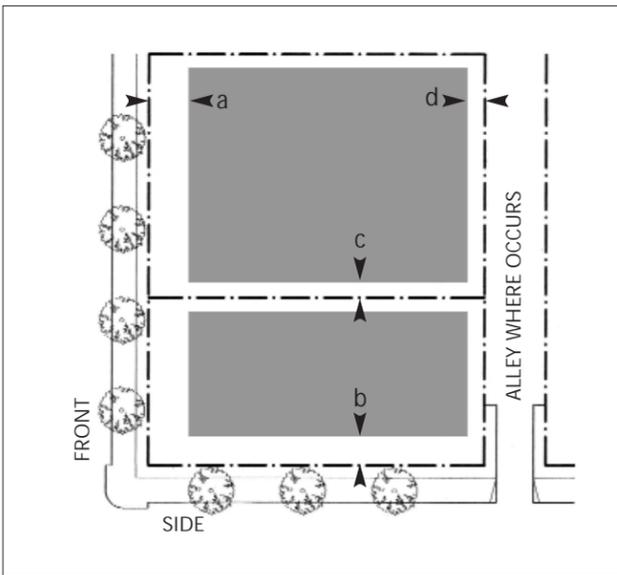
3. Frontage Types (see Section 5.3.020 for Definitions and Design Standard

Arcade, Shopfront, Stoop, Forecourt

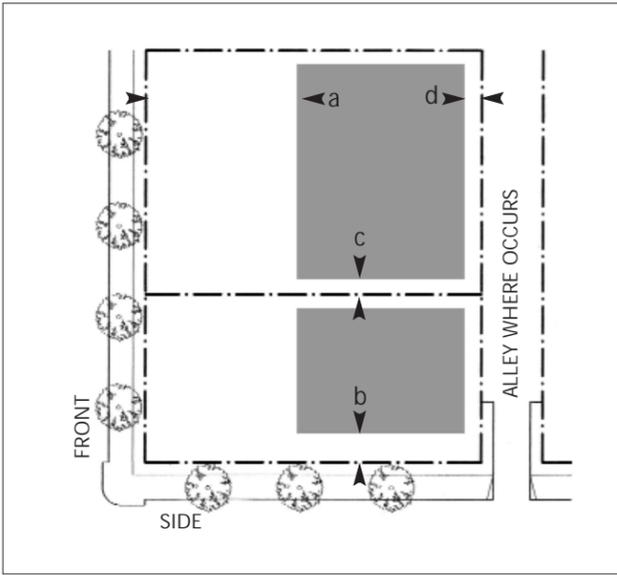
5.2.050 - Neighborhood Residential



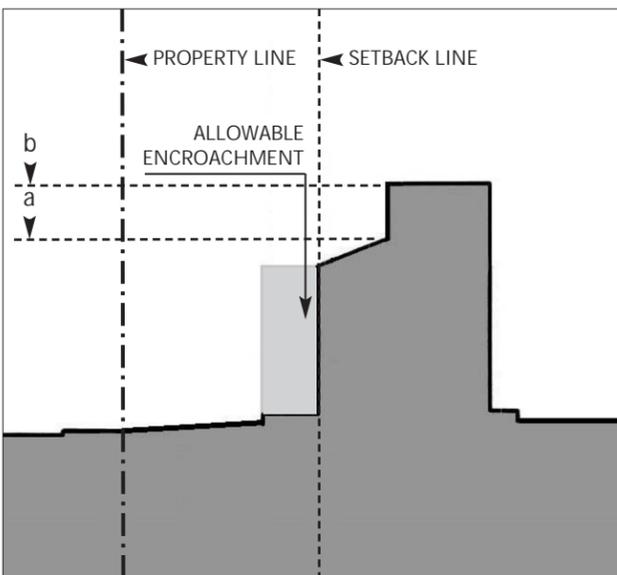
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Plan Diagram



Plan Diagram



Section Diagram

A. Intent

The Neighborhood Residential zone is intended to provide areas for a variety of residential architectural types at various densities, all of them single family house form-compatible. These zones are located within the interior of the Plan Area, in transition to the existing single family house neighborhoods. This is the most neighborhood typical, residential townscape of this project, and it is here more than anywhere else, that orchestrating the various architectural types well will have a great influence on the image and quality of life possible on every street and small park of North Montclair. Although courtyard housing with full or semi-underground parking of 20-30 units/acre (net) is permitted in Neighborhood Residential zone, less complicated kinds of development - mixture of rowhouses, bungalow courts, and other forms of attached, ife-simplei homes - will generate between 10-20 dwelling units/acre (net).

B. Building Placement

1. Setbacks

Buildings shall be placed within the shaded area as shown in the adjacent diagram, as measured from the property line.

- (a) Front Setback: 7 ft min - 10 ft max (for 60% of lot frontage)
- (b) Side Street Setback: 7 ft min - 10 ft max (for 60% of lot frontage)
- (c) Sideyard Setback: 5 ft min
- (d) Rear Setback: 5 ft min

C. Parking

1. Parking Placement

On-grade parking is allowed in the shaded area as shown in the adjacent diagram, as measured from the property line.

- (a) Front setback: 50% lot depth
- (b) Side street setback: 10 ft min
- (c) Side yard setback: 10 ft min
- (d) Rear setback: 5 ft min

2. Parking Access

Vehicular access is permitted only from the alley or side streets.

3. Parking Requirements

- Residential Uses: 1 space per unit (minimum)
- Lodging Uses: 1 space per room
- Live/Work: under 1500 sq ft = 1 space per unit; greater than 1500 sq ft = 1 space / 400 gross sq ft
- All other uses: 1 space / 400 gross sq ft of building area

D. Building Profile

1. Building Height *

- (a) Maximum height: two stories or 28 ft
 - (b) Maximum height (setback 25 ft from street frontages): three stories or 35 ft
- * Building height shall be measured in a line parallel to natural grade

2. Encroachments

Encroachments into the setback will comply with the following:

- (a) Front encroachment: 5 ft max
- (b) Side Street encroachment: 5 ft max
- (c) Maximum height: 10 ft
- (d) Maximum length: 20% of lot frontage

* Encroachments shall be limited to balconies, bay windows, stoops, steps and open porches.

3. Frontage Types (see Section 5.3.020 for Definitions and Design Standards)

Frontyard

5.3 - Architectural Standards

5.3.010 - Architectural Types

A. Requirements

- Purpose.** This Chapter identifies the architectural types allowed within the Specific Plan area, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for building form, character, and quality within North Montclair. This Chapter serves the same function as specific ordinances utilized by other cities to establish design standards for particular building types (such as Pasadena's "City of Gardens" ordinance).
- Applicability.** Each proposed building shall be designed in compliance with the standards of this Chapter for the applicable architectural type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with building type requirements.
- Allowable architectural types by zone.** Each proposed building shall be designed as one of the types allowed by the following table for the zone applicable to the site:

Architectural Type	Architectural Types Allowed		
	NR	CR	TC
Mansion	Y	Y	
Rowhouse	Y	Y	
Bungalow Court	Y	Y	
Sideyard Housing	Y	Y	
Court	Y	Y	
Court with Tuck-under Parking	Y	Y	
Live/Work		Y	Y
Stacked Dwellings		Y*	Y**
Commercial Block			Y
Liner			Y
	Key: Y = Architectural type allowed		

* as part of hybrid building only

** as part of mixed-use building or hybrid building only



Mansion Apartment



Rowhouse



Bungalow Court



Sideyard Housing



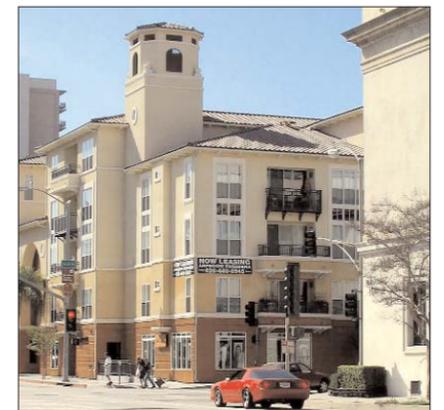
Court



Court with Tuck-under Parking



Live/Work



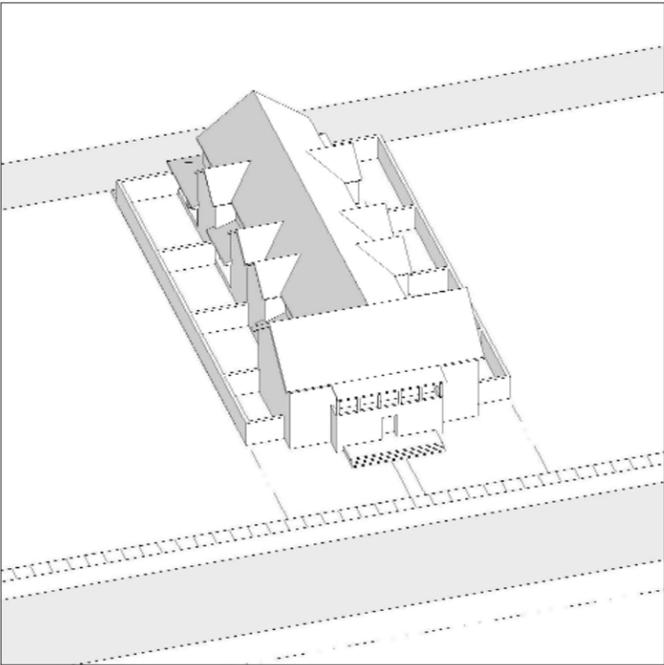
Stacked Dwellings



Commercial Block



Liner



B. Mansion

A mansion is a house-like form that accommodates five to eight individual residences.

1: Lot Width

- (a) Minimum: 75ft

2: Access

(a) Standards

- i. The main entrance to the building shall be accessed directly from and face the street.
- ii. Where an alley is present, parking and services shall be accessed through the alley.
- iii. Where an alley is not present, parking and services shall be accessed by a ramped driveway from the street, located as close as possible to a side or rear property line.
- iv. Access from resident parking to each dwelling shall be by way of an elevator, stairs, and corridor.

(b) Guidelines

- i. Direct access from adjacent street to ground floor dwellings is encouraged.
- ii. On a corner lot without access to an alley, parking and services may be accessed from the side street.

3: Parking

(a) Standards

- i. Required parking shall be in an underground garage.
- ii. Where an alley is present, services shall be located on the alley or underground.
- iii. Where an alley is not present, services shall be underground or in a side or rear yard, at least 10 feet behind the facade and screened from view from the street with a hedge or fence.

(b) Guidelines

- N.A.

4: Open Space

(a) Standards

- i. Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular).
- ii. Each ground floor dwelling shall have a private or semi-private required yard of at least 80 square feet, and each upper floor dwelling shall have a balcony of at least 80 square feet, unless approved otherwise through Design Review.
- iii. Required Yards shall be at least 8 feet wide, and enclosed by a fence, wall or hedge.

(b) Guidelines

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. Side yards should be useable by and accessible from the dwellings where possible.
- iii. Porches, stoops and dooryards may encroach into required yards. See Frontages, below.

5: Landscape

(a) Standards

- i. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- ii. At least one large tree shall be provided in each rear yard for shade and privacy.

(b) Guidelines

- i. Side yard trees may be placed to protect the privacy of neighbors.

6: Frontage

(a) Standards

- i. The building shall be designed so that living areas (e.g., living rooms, family rooms, dining rooms, etc.), rather than sleeping and service rooms, are oriented toward the fronting street.
- ii. The applicable frontage requirements apply per Section 5.3.020.

(b) Guidelines

- i. Frontage types that provide a transition from public to private, indoor to outdoor, at the main entrance, and at any direct entrances to individual dwellings, are required. Porches, loggias, dooryards and stoops are preferred.
- ii. Stoops up to 3 feet in height and dooryards up to 2 feet in height may be placed above subterranean parking, provided that they are landscaped and scaled to the street and building.
- iii. See the requirements of the applicable zone for allowed encroachments into required setbacks.

7: Building Size and Massing

(a) Standards

- i. Buildings shall be massed as large houses, composed principally of two and three story volumes.
- ii. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. Significant projecting architectural elements - such as bay windows, projecting rooms or covered balconies - may be provided in lieu of one plane break.
- iii. Buildings on corner lots shall be designed with two front facades.

(b) Guidelines

- i. Dwellings within the building may be flats and/or townhouses.
- ii. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone.

8: Accessory Dwellings

Not Allowed

C. Rowhouse

An individual structure occupied by one primary residence or a structure of multiple townhouse unit types arrayed side by side.

1: Lot Width

- (a) Minimum: 25 ft

2: Access

- (a) Standards
 - i. The main entrance to each unit shall be accessed directly from and face the street.
 - ii. Garages and services shall be accessed from an alley. This type is not allowed on a lot without an alley.
- (b) Guidelines
 - N.A.

3: Parking

- (a) Standards
 - i. Required parking shall be in a garage, which may be attached to or detached from the dwelling.
 - ii. Services, including all utility access, aboveground equipment, and trash containers, shall be located on an alley.
- (b) Guidelines
 - N.A.

4: Open Space

- (a) Standards
 - i. Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular).
- (b) Guidelines
 - i. Front yards are defined by the setback and frontage type requirements of the applicable zone.

5: Landscape

- (a) Standards
 - i. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
 - ii. At least one large tree shall be provided in each rear yard for shade and privacy.
- (b) Guidelines
 - N.A.

6: Frontage

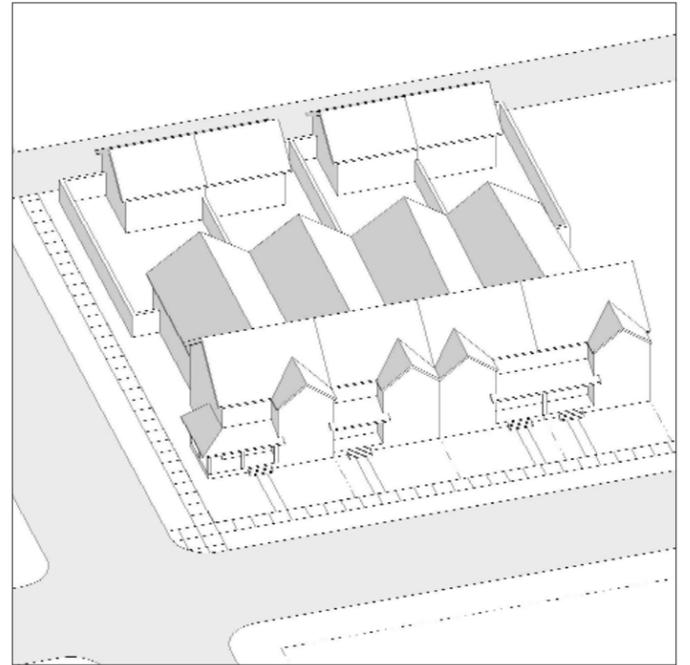
- (a) Standards
 - i. Each rowhouse ground level shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
 - ii. Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Porches, dooryards and stoops are preferred types.
 - iii. The applicable frontage requirements apply per Section 5.3.020.
- (b) Guidelines
 - i. See the requirements of the applicable zone for allowed encroachments into required setbacks.

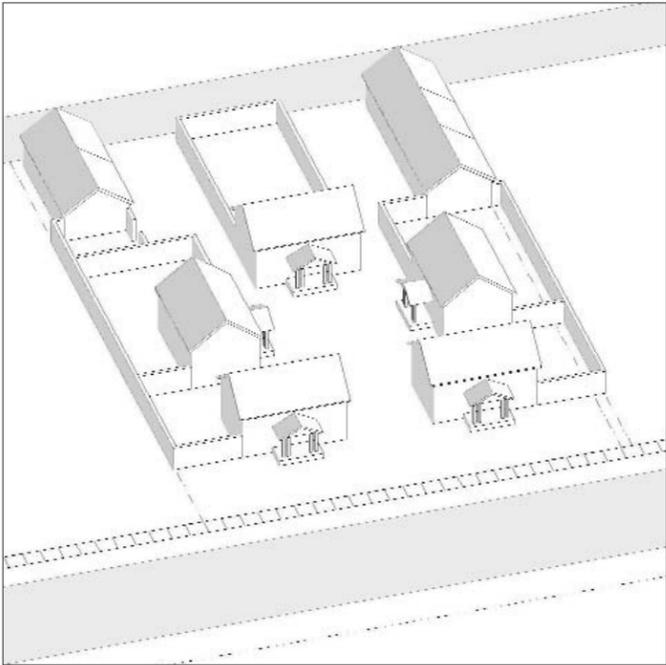
7: Building Size and Massing

- (a) Standards
 - i. Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
 - ii. Buildings on corner lots shall be designed with two front facades.
 - iii. Each rowhouse building shall maintain setbacks from property lines on at least 2 sides, with as much direct access to yards as possible.
- (b) Guidelines
 - i. In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the frontage, and the townhouse dwelling shall be accessed by a separate front door and a stair.

8: Accessory Dwellings

See Section 5.5.020 "Second Unit or Carriage House"





D. Bungalow Court

Bungalow Courts are an architectural type consisting of freestanding single-family residences arranged around a common, shared courtyard. The individual buildings are arrayed next to each other to form a shared type that is wholly open to the street.

1: Lot Width

- (a) Minimum: 125 ft

2: Access

(a) Standards

- i. Entrances to dwellings shall be directly from the front yard or from the courtyard. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
- ii. Where an alley is present, parking and services shall be accessed through the alley.
- iii. Where an alley is not present, parking and services shall be accessed by of a driveway 7 to 10 feet wide, and with 2-foot planters on each side.

(b) Guidelines

- i. On a corner lot without access to an alley, parking and services may be accessed from the side street.

3: Parking

(a) Standards

- i. Required parking shall be in garages, which may contain up to four cars.
- ii. Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
- iii. Where an alley is not present, utility access, above ground equipment and trash container areas shall be located in a side or rear yard, at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or fence.

(b) Guidelines

- i. Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and with driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.

4: Open Space

(a) Standards

- i. A central courtyard shall comprise at least 15% of the lot area. See Courtyard Types.
- ii. Each ground floor dwelling shall have a private or semi-private required yard of at least 150 square feet, which may be located in a side yard, the rear yard, or the courtyard.
- iii. Required yards shall be at least 8 feet wide, and enclosed by a fence, wall or hedge.

(b) Guidelines

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. Porches, stoops and dooryards may encroach into required yards. See Frontages, below.

5: Landscape

(a) Standards

- i. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- ii. At least one large tree shall be provided in each rear yard for shade and privacy.

(b) Guidelines

- i. Side yard trees may be placed to protect the privacy of neighbors.

6: Frontage

(a) Standards

- i. Buildings shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
- ii. Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Porches, dooryards and stoops are preferred types, and may encroach into the courtyard.
- iii. The applicable frontage requirements apply per Section 5.3.020.

(b) Guidelines

- i. See the requirements of the applicable zone for allowed encroachments into required setbacks.

7: Building Size and Massing

(a) Standards

- i. Buildings shall be composed of one and/or two story volumes and massed as houses.
- ii. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.

(b) Guidelines

- i. Dwellings within the buildings may be flats and/or townhouses.
- ii. Attic space may be occupied and not count as a story.

8: Accessory Dwellings

See Section 5.5.020 "Second Unit or Carriage House"

E. Sideyard Housing

A building or group of buildings containing one or more residences, that are arranged on the site in a row with the first unit near the front of the lot and the last unit near the rear of the lot, and with the primary entrance of each unit from a walkway parallel to and along one side of the lot. (The first unit in the row may also take its access from the fronting street sidewalk.)

1: Lot Width

- (a) Minimum: 50 ft

2: Access

(a) Standards

- i. Entrances to dwellings shall be directly from the front yard or active side yard. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
- ii. Where an alley is present, parking and services shall be accessed through the alley.
- iii. Where an alley is not present, parking and services shall be accessed by of a driveway 7 to 10 feet wide, and with 2-foot planters on each side.

(b) Guidelines

- i. On a corner lot without access to an alley, parking and services may be accessed from the side street.

3: Parking

(a) Standards

- i. Required parking shall be in garages, which may contain up to four cars.
- ii. Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
- iii. Where an alley is not present, utility access, above ground equipment and trash container areas shall be located in a side or rear yard, at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or fence.

(b) Guidelines

- i. Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and with driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.

4: Open Space

(a) Standards

- i. The active side yard shall include a garden or court at least 20 feet wide, with major ground floor rooms opening to it with large windows and, where possible, doors.
- ii. When located in an active side yard, a driveway shall be integrated into the design of the yard.
- iii. The inactive side yard may be built with or without a fence at the property line. If built without a fence, windows in that side of the building shall be at least 6 feet above the grade of the yard, providing light and ventilation while ensuring privacy and compliance with UBC requirements.

(b) Guidelines

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. Rear yards are not required for this type, as the private, useable outdoor space is provided in the side yard.

5: Landscape

(a) Standards

- i. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- ii. At least one large tree shall be provided in each side yard for shade and privacy.
- iii. Driveways in active side yards shall have pavement that contributes to the livability of the space and/or be separated from yard with low walls or hedges.

(b) Guidelines

- i. Side yard trees may be placed to protect the privacy of neighbors.

6: Frontage

(a) Standards

- i. Buildings shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street.
- ii. The applicable frontage requirements apply per Section 5.3.020.

(b) Guidelines

- i. Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to each ground floor dwelling are required. Porches, dooryards and stoops are preferred types.
- ii. See the requirements of the applicable zone for allowed encroachments into required setbacks.

7: Building Size and Massing

(a) Standards

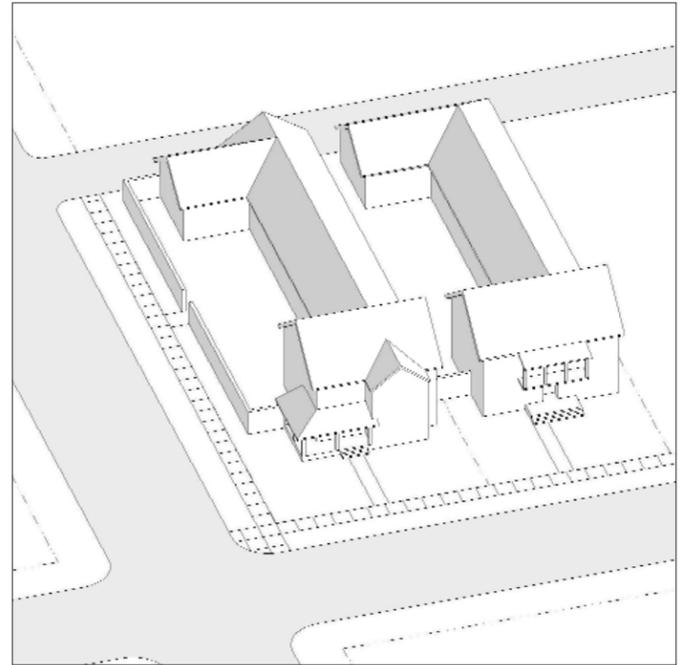
- i. Buildings shall be massed to the street as large houses of primarily two story volumes, and to the side yards as one-and two-story masses at the scale of houses.
- ii. The building elevation abutting an inactive side yard shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
- iii. Buildings on corner lots shall be designed with two front facades.

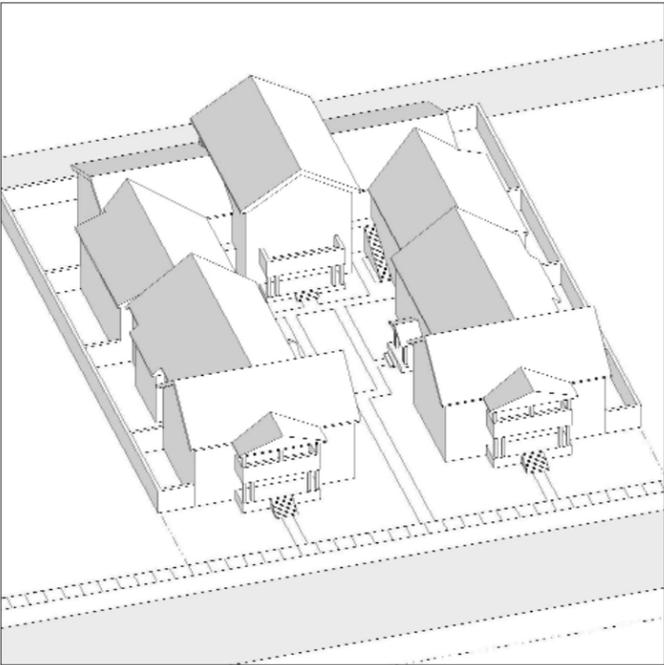
(b) Guidelines

- i. Dwellings within the buildings may be flats and/or townhouses.

8: Accessory Dwellings

Not allowed





F. Court

Courts are an architectural type consisting of residences that can be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. These are arrayed next to each other, on one or more courts, to form a shared type that is partly or wholly open to the street.

1: Lot Width

(a) Minimum: 125 ft

2: Access

(a) Standards

- i. The main entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the street.
- ii. Access to second story dwellings shall be through an open or roofed stair, serving no more than 2 dwellings.
- iii. Elevator access may be provided between the garage and podium only.
- iv. Where an alley is present, parking shall be accessed through the alley and services through the alley and side yards.
- v. Where an alley is not present, parking and services shall be accessed from the street by side yard driveways flanked by planters, at least 1-foot wide.
- vi. On a corner lot without access to an alley, parking and services shall be accessed from the side street and services shall be underground and/ or in the side and rear yards.

(b) Guidelines

N.A.

3: Parking

(a) Standards

- i. Required parking shall be in an underground garage, or may be surface parking, tuck under parking, an aboveground garage, or a combination of any of the above.
- ii. Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
- iii. Where an alley is not present, services shall be located in compliance with the setback requirements of the applicable zone.

(b) Guidelines

- i. Dwellings may have direct or indirect access to their parking stall(s), or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged.
- ii. Parking entrances to subterranean garages and/or driveways shall be located as close as possible to the side or rear of each lot.

4: Open Space

(a) Standards

- i. Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated or interconnected courtyards of a size of at least 15% of the lot.
- ii. In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns below.
- iii. Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented East/West and 30 feet when the courtyard is oriented North/South.
- iv. In 40-foot wide courtyards, the frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. They are permitted on one side of 30-foot wide courtyards.
- v. Private patios may be provided at side yards, rear yards and courtyards.
- vi. Courtyards shall be connected to each other and to the public way by zaguanes or paseos.
- vii. Surface parking for five cars or less is allowed in a front garden, screened from the street by a decorative wall.

(b) Guidelines

N.A.

5: Landscape

(a) Standards

- i. Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- ii. At least one large tree shall be provided in each rear yard for shade and privacy.
- iii. At least one large tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale.

(b) Guidelines

- i. Sideyard trees may be placed to protect the privacy of neighbors.
- ii. Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

6: Frontage

(a) Standards

- i. Entrance doors, living space (e.g., living rooms and dining rooms) shall be oriented toward the courtyard(s) and the fronting street to the degree possible. Service rooms shall be oriented backing to sideyards, service yards and rear yards to the degree possible.
- ii. Frontage types are required that provide a transition from public to private, indoor to outdoor at the entrance to each dwelling. Porches, towers, loggias, dooryards entry stairs and stoops are allowed. No arcade or gallery may encroach into the required minimum width of a courtyard.
- iii. Stoops up to 3 feet in height and dooryards up to 2 feet in height may be placed above subterranean parking, provided that they are landscaped and scaled to the street and building.
- iv. The applicable frontage requirements apply per Section 5.3.020.

(b) Guidelines

- i. See the requirements of the applicable zone for allowed encroachments into required setbacks.

7: Building Size and Massing

(a) Standards

- i. Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling.
- ii. The intent of these regulations is to provide for courtyard housing projects with varying building heights. Suggested height ratios for various courts are as follows:
 - 2.0 stories: 80% 2 stories, 20% 1 stories
 - 2.5 stories: 60% 2 stories, 40% 3 stories
 - 3.0 stories: 40% 2 stories, 50% 3 stories, 10% 4 stories
- iii. Three story buildings shall be composed of single loaded and stacked dwellings. In this case, the visibility of elevators and of exterior corridors at the third story shall be minimized by incorporation into the mass of the building.

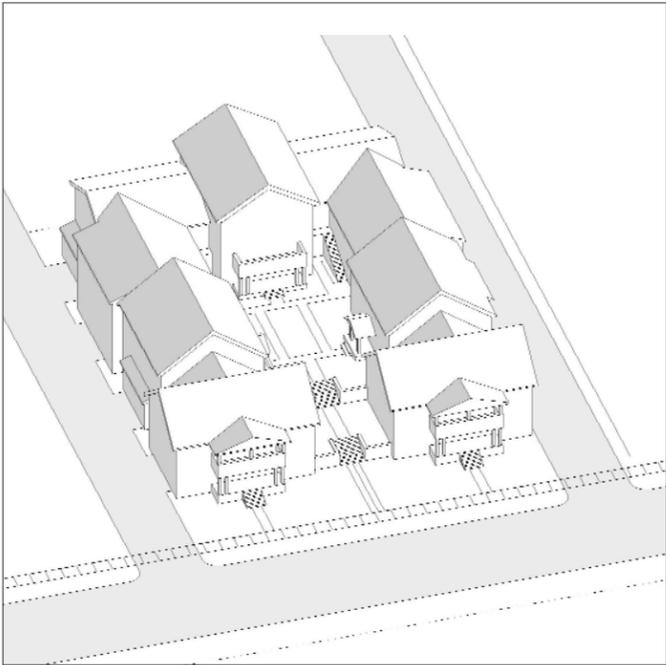
(b) Guidelines

- i. Buildings may contain any of four combinations of units: flats, flats over flats, townhouses, and townhouses over flats.
- ii. Dwellings may be as repetitive or unique as deemed by individual designs.
- iii. Four story masses should be minimized inside courtyards and apparent on street frontages.

8: Accessory Dwellings

Not allowed





G. Court with Tuck-under Parking

A variant of the Court, the Court with Tuck-under Parking (CTP) is flanked on each side by an alley, providing surface parking. Like Courts, the CTP type consists of residences that can be arranged townhouses, townhouses over flats, flats, and flats over flats. These are arrayed next to each other, on one or more courts, to form a shared type that is partly or wholly open to the street.

1: Lot Width

- (a) Minimum: 125 ft

2: Access

(a) Standards

- i. The main entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the street.
- ii. Access to second story dwellings shall be through an open or roofed stair, serving no more than 2 dwellings.
- iii. Parking and services shall be accessed through the alley.

(b) Guidelines

N.A.

3: Parking

(a) Standards

- i. Required parking shall be surface parking or tuck under parking or a combination of the two.

(b) Guidelines

- i. Dwellings may have direct or indirect access to their parking stall(s).

4: Open Space

(a) Standards

- i. Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated or interconnected courtyards of a size of at least 15% of the lot.
- ii. In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns below.
- iii. Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented East/West and 30 feet when the courtyard is oriented North/South.
- iv. In 40-foot wide courtyards, the frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. They are permitted on one side of 30-foot wide courtyards.
- v. Private patios may be provided at side yards, rear yards and courtyards.
- vi. Courtyards shall be connected to each other and to the public way by zaguans or paseos.
- vii. Surface parking for five cars or less is allowed in a front garden, screened from the street by a decorative wall.

(b) Guidelines

N.A.

5: Landscape

(a) Standards

- i. Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- ii. At least one large tree shall be provided in each rear yard for shade and privacy.
- iii. At least one large tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale.

(b) Guidelines

- i. Sideyard trees may be placed to protect the privacy of neighbors.
- ii. Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

6: Frontage

(a) Standards

- i. Entrance doors, living space (e.g., living rooms and dining rooms) shall be oriented toward the courtyard(s) and the fronting street to the degree possible. Service rooms shall be oriented backing to sideyards, service yards and rear yards to the degree possible.
- ii. Frontage types are required that provide a transition from public to private, indoor to outdoor at the entrance to each dwelling. Porches, towers, loggias, dooryards entry stairs and stoops are allowed. No arcade or gallery may encroach into the required minimum width of a courtyard.
- iii. Stoops up to 3 feet in height and dooryards up to 2 feet in height may be placed above subterranean parking, provided that they are landscaped and scaled to the street and building.
- iv. The applicable frontage requirements apply per Section 5.3.020.

(b) Guidelines

- i. See the requirements of the applicable zone for allowed encroachments into required setbacks.

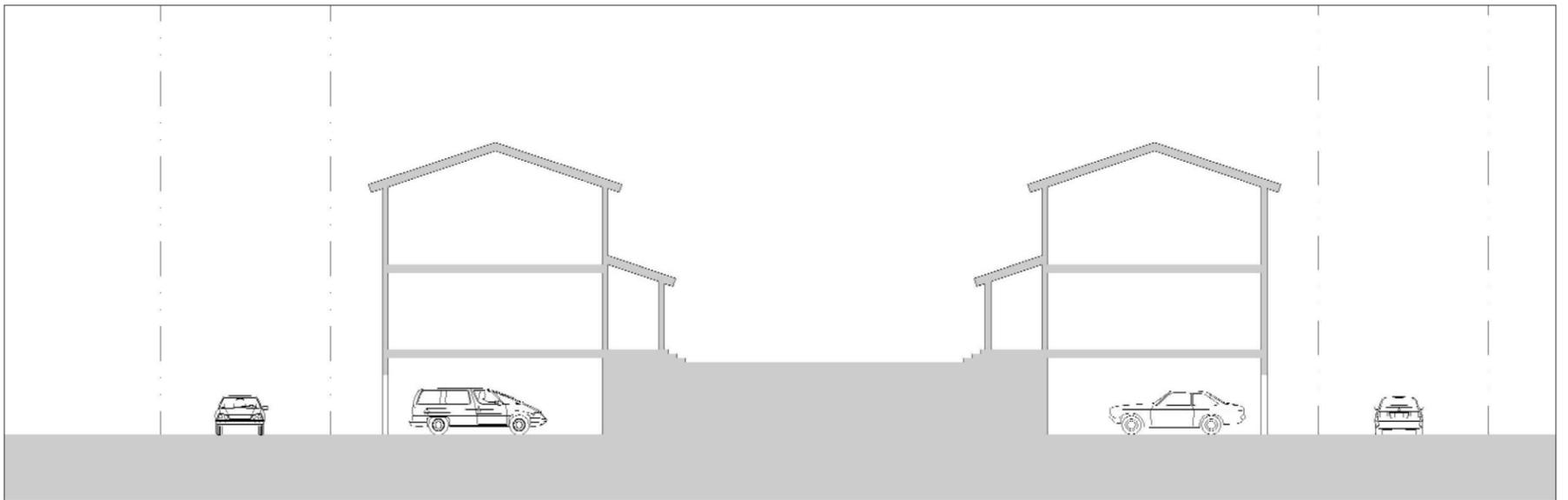
7: Building Size and Massing

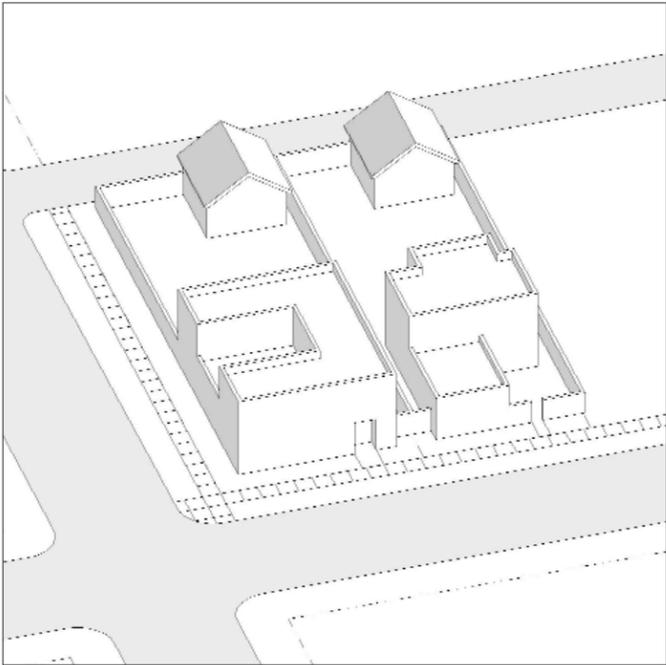
(a) Standards

- i. Buildings shall be composed of two and three story masses, each designed to house scale, and not necessarily representing a single dwelling.
- ii. The intent of these regulations is to provide for courtyard housing projects with varying building heights. Suggested height ratios for various courts are as follows:
 - 2.0 stories: 80% 2 stories, 20% 1 stories
 - 2.5 stories: 60% 2 stories, 40% 3 stories
 - 3.0 stories: 40% 2 stories, 50% 3 stories, 10% 4 stories
- iii. Three story buildings shall be composed of single loaded and stacked dwellings. In this case, the visibility of elevators and of exterior corridors at the third story shall be minimized by incorporation into the mass of the building.

(b) Guidelines

- i. Buildings may contain any of four combinations of units: flats, flats over flats, townhouses, and townhouses over flats.
- ii. Dwellings may be as repetitive or unique as deemed by individual designs.
- iii. Four story masses should be minimized inside courtyards and apparent on street frontages.





H. Live/Work

An integrated residence and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

1: Lot Width

(a) Minimum: 25 ft

2: Access

(a) Standards

- i. The main entrance to the ground floor flex space shall be accessed directly from and face the street.
- ii. The upstairs dwelling shall be accessed by a separate entrance, and by a stair.
- iii. Garages and services shall be accessed from an alley. This type is not allowed on a lot without an alley.

(b) Guidelines
N.A.

3: Parking

(a) Standards

- i. At least one required parking space shall be in a garage, which may be attached to or detached from the dwelling.
- ii. Services, including all utility access, aboveground equipment, and trash containers, shall be located on an alley.

(b) Guidelines

- i. Additional required parking spaces may be enclosed, covered or open.

4: Open Space

(a) Standards

- i. Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular).

(b) Guidelines

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.

5: Landscape

(a) Standards

- i. Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- ii. At least one large tree shall be provided in each rear yard for shade and privacy.

(b) Guidelines

N.A.

6: Frontage

(a) Standards

- i. Each livework unit shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
- ii. The applicable frontage requirements apply per Section 5.3.020.

(b) Guidelines

- i. Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Shopfronts, dooryards and stoops are preferred types.
- ii. See the requirements of the applicable zone for allowed encroachments into required setbacks.

7: Building Size and Massing

(a) Standards

- i. Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
- ii. Buildings on corner lots shall be designed with two front facades.

(b) Guidelines

N.A.

8: Accessory Dwellings

Not allowed

I. Stacked Dwellings

A structure of single-floor residences of similar configuration either above or below.

1: Lot Width

- (a) Minimum: 125 ft

2: Access

(a) Standards

- i. Entrance to the building is through a street level lobby, or through a combination of street/podium lobby directly accessible from the street.
- ii. The main entrance to each ground floor dwelling is directly from the street. Secondary access is through an elevator and corridor.
- iii. Interior circulation to each dwelling is through a corridor.
- iv. Where an alley is present, parking may be accessed through the alley.
- v. For corner lots without access to an alley, parking is accessed from the side street through the building.
- vi. Where an alley is not present, parking is accessed from the street through the building.

(b) Guidelines

- i. Elevator access should be provided between the garage, and every one of the levels of the building.

3: Parking

(a) Standards

- i. Required parking is accommodated in an underground garage, surface parking, tuck under parking, or a combination of any of the above.
- ii. Dwellings have indirect access to their parking stall(s).
- iii. Services, including all utility access and above ground equipment and trash are located on alleys.
- iv. Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.

(b) Guidelines

- i. Parking entrances to subterranean garages and/ or driveways are located as close as possible to the side or rear of each lot.

4: Open Space

(a) Standards

- i. The primary shared open space is the rear yard designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide common use gardens.
- ii. Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Under no circumstances will a courtyard be of a proportion of less than 1:1 between its width and height.
- iii. In 40 foot wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. They are permitted on one side of 30 foot wide courtyards.

(b) Guidelines

- i. Private patios may be provided at side yards and rear yards.

5: Landscape

(a) Standards

- i. In the front yard, trees shall be of a size lesser than the height of the buildings, except at the margins of the lot, where they can be used to frame and separate the building from its neighbors.
- ii. At least one large tree planted directly in the ground shall be provided in the rear yard.

(b) Guidelines

- i. Sideyard trees may be placed to create a particular sense of place.
- ii. Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

6: Frontage

(a) Standards

- i. Living rooms, dining rooms and bedrooms are oriented fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
- ii. The applicable frontage requirements apply per Section 5.3.020.

(b) Guidelines

- ii. Frontage types that provide a transition from public to private, indoor to outdoor at the sidewalk are allowed. Stoops and porches are preferred.

7: Building Size and Massing

(a) Standards

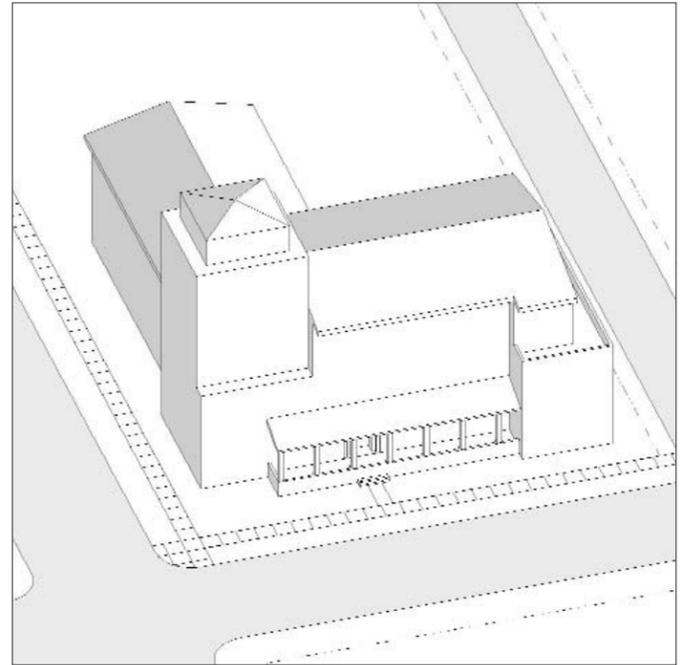
- i. The target height ratio for this type is as follows:
35% 2 stories, 55% 3 stories, 10% 4 stories

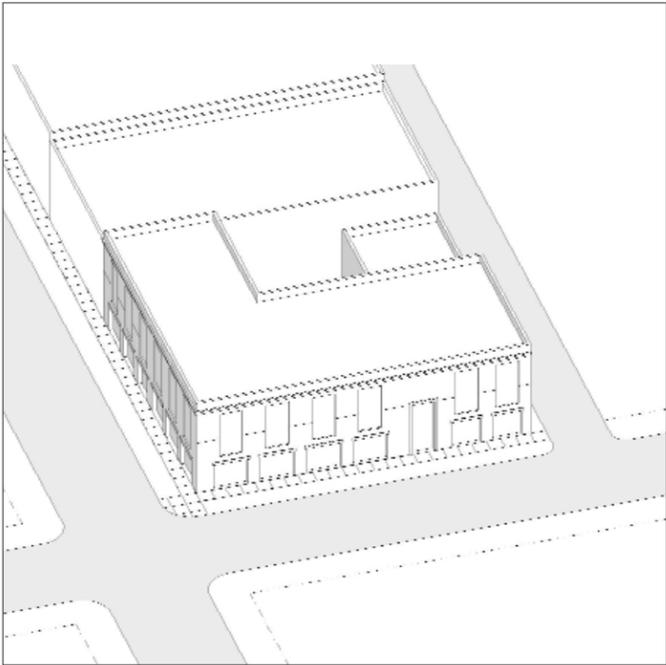
(b) Guidelines

- i. Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- ii. Dwellings may be as repetitive or unique as deemed by individual designs.
- iii. Buildings may be composed of one dominant volume, flanked by secondary ones.

8: Accessory Dwellings

Not Allowed





J. Commercial Block

A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

1: Lot Width

- (a) Minimum: 25 ft

2: Access

(a) Standards

- i. The main entrance to each ground floor commercial or residential storefront is directly from the street.
- ii. Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
- iii. Interior circulation to each dwelling is through a corridor.
- iv. Where an alley is present, parking may be accessed through the alley.
- v. For corner lots without access to an alley, parking is accessed from the side street through the building.
- vi. Where an alley is not present, parking is accessed from the street through the building.

(b) Guidelines

- i. Elevator access should be provided between the garage, and every one of the levels of the building.

3: Parking

(a) Standards

- i. Required parking is accommodated in an underground garage, surface parking, tuck under parking, or a combination of any of the above.
- ii. Dwellings have indirect access to their parking stall(s).
- iii. Services, including all utility access and above ground equipment and trash are located on alleys.
- iv. Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.

(b) Guidelines

- i. Parking entrances to subterranean garages and/ or driveways are located as close as possible to the side or rear of each lot.

4: Open Space

(a) Standards

- i. The primary shared open space is the rear yard designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide outdoor patios connected to ground floor commercial uses.
- ii. Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Under no circumstances will a courtyard be of a proportion of less than 1:1 between its width and height.
- iii. In 40 foot wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. They are permitted on one side of 30 foot wide courtyards.

(b) Guidelines

- i. Private patios may be provided at side yards and rear yards.

5: Landscape

(a) Standards

- i. In the front yard, there is no landscape, but the streetscape.
- ii. At least one large tree planted directly in the ground shall be provided in the rear yard.
- iii. Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

(b) Guidelines

- i. Sideyard trees may be placed to create a particular sense of place.

6: Frontage

(a) Standards

- i. Entrance doors, public rooms, such as living rooms and dining rooms are oriented to the degree possible fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
- ii. The applicable frontage requirements apply per Section 5.3.020.

(b) Guidelines

- i. Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor spaces are allowed. Store fronts, arcades and galleries are preferred.

7: Building Size and Massing

(a) Standards

- i. Target height ratios for various commercial blocks are as follows:
 - 1.0 story: 100% 1 story
 - 2.0 stories: 85% 2 stories, 15% 3 stories
 - 3.0 stories: 40% 2 stories, 50% 3 stories, 10% 4 stories
- ii. Each dwelling may have only one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace or balcony.

(b) Guidelines

- i. Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- ii. Dwellings may be as repetitive or unique as deemed by individual designs.
- iii. Buildings may be composed of one dominant volume.

8: Accessory Dwellings

Not Allowed

K. Liner

A building that conceals a larger building such as a public garage that is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

1: Lot Width

- (a) Minimum: 125 ft

2: Access

(a) Standards

- i. The main entrance to each ground floor commercial or residential storefront is directly from the street.
- ii. Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
- iii. Interior circulation to each dwelling is through a corridor.
- iv. For corner lots without access to an alley, parking is accessed from the side street through the building.
- v. Where an alley is not present, parking is accessed from the street through the building.

(b) Guidelines

- i. Elevator access should be provided between the garage, and every one of the levels of the building.
- ii. Where an alley is present, parking may be accessed through the alley.

3: Parking

(a) Standards

- i. Required parking is accommodated in an underground or above-grade garage, tuck under parking, or a combination of any of the above.
- ii. Dwellings have indirect access to their parking stall(s).
- iii. Services, including all utility access and above ground equipment and trash are located on alleys.
- iv. Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.

(b) Guidelines

- i. Parking entrances to subterranean garages and/ or driveways are located as close as possible to the side or rear of each lot.

4: Open Space

(a) Standards

- i. The primary shared open space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide out door patios connected to ground floor commercial uses.
- ii. Minimum courtyard dimension shall be 20 feet when the long axis of the courtyard is oriented EW and 15 feet for a NS orientation. Under no circumstances will a courtyard be of a proportion of less than 1:1 between its width and height.
- iii. In 20 foot wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. They are permitted on one side of 15 foot wide courtyards.

(b) Guidelines

- i. Private patios may be provided at side yards and rear yards.

5: Landscape

(a) Standards

- i. In the front yard, there is no landscape, but the streetscape.

(b) Guidelines

- i. Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

6: Frontage

(a) Standards

- i. Entrance doors, public rooms, such as living rooms and dining rooms are oriented, to the degree possible, fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
- ii. The applicable frontage requirements apply per Section 5.3.020.

(b) Guidelines

- i. Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor spaces are allowed. Storefronts, arcades and galleries are preferred.

7: Building Size and Massing

(a) Standards

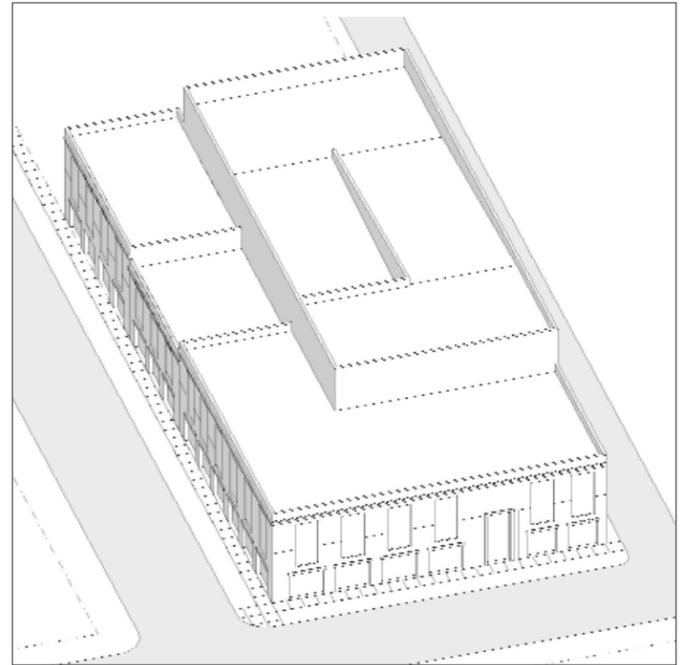
- i. Target height ratios for various liners are as follows:
 - 1.0 story: 100% 1 story
 - 2.0 stories: 75% 2 stories, 30% 3 stories
 - 3.0 stories: 40% 2 stories, 50% 3 stories, 10% 4 stories
- ii. Each dwelling may have only one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace or balcony.

(b) Guidelines

- i. Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- ii. Dwellings may be as repetitive or unique as deemed by individual designs.
- iii. Buildings may be composed of one dominant volume.

8: Accessory Dwellings

Not Allowed

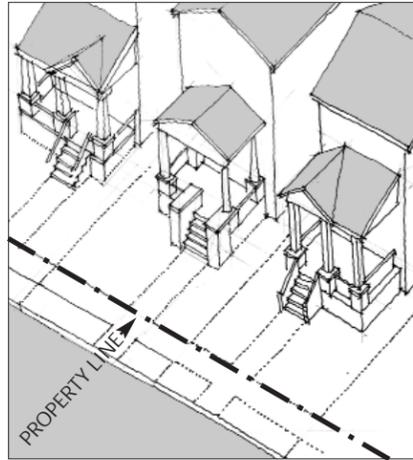


5.3.020 - Frontage Type Standards

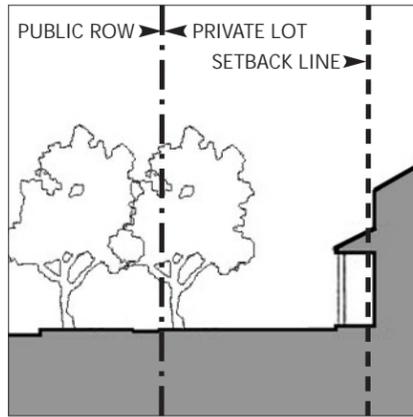
- A. **Purpose.** This Chapter identifies the frontage types allowed within the Specific Plan area, and for each type, provides a description, a statement as to the type's intent and, design standards, to ensure that proposed development is consistent with the City's goals for building form, character, and quality within North Montclair.
- B. **Applicability.** The provisions of this Chapter work in combination with the underlying Zone as identified on the Regulating Plan.
- C. **Allowable Frontage types by zone.** Each Zone identifies the Frontage Types allowed and refers to this Chapter for the appropriate information.
- D. **Definitions and Standards**

1. **Frontyard / Porch** - Frontyards are a common frontage associated with single family houses, where the facade is set back from the right of way with a front yard. An encroaching porch may also be appended to the facade. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.
 - (a) A great variety of porch designs are possible, but none shall be less than 6 feet deep (clear), 12 feet wide (clear) and 10 feet tall (clear).
 - (b) Porches may be at grade or raised to transition into the building. In no case shall porches be raised more than 3 feet from the adjacent grade.
 - (c) Fences defining the front yard shall not exceed 4 feet in height from the adjacent sidewalk.
2. **Stoop / Dooryard** - Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. Dooryards are depressed entries to sub-basements, and are usually paired with a stoop. This type is suitable for ground-floor residential uses at short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop.
 - (a) In no case shall the ground story be elevated more than 3 feet above the adjacent sidewalk.
 - (b) Stoops must correspond directly to the building entry(s) and be at least 3 feet wide (perpendicular to or parallel with the adjacent sidewalk).
 - (c) Sub-basements accessed by a dooryard shall not be more than 6 feet below the adjacent sidewalk.
3. **Forecourt** - Forecourts are a recessed court within a storefront, gallery or arcade frontage. The court is suitable for gardens, vehicular drop offs, and utility off loading. This type should be used sparingly.
 - (a) In no case, shall the forecourt be deeper than 40 feet.
 - (b) A 1-story fence or wall at the property line may be used to define the private space of the yard.
 - (c) The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court, but should not exceed 36 inches above the sidewalk grade.
4. **Storefront** - Storefronts are facades placed at or close to the right-of-way line, with the entrance at sidewalk grade. This type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street, although such use is appropriate above.
 - (a) Shopfronts shall be between 10 feet and 16 feet tall, as measured from the adjacent sidewalk.
 - (b) The corresponding storefront(s) opening(s) along the primary frontage shall be at least 65% of the 1st floor wall area and not have opaque or reflective glazing.
5. **Gallery** - Galleries are storefronts with an attached colonnade that projects over the sidewalk and encroaches into the public right of way. This frontage type is ideal for retail use but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it.
 - (a) Galleries shall be no less than 10 feet wide clear in all directions.
 - (b) Along primary frontages, the arcade shall correspond to storefront openings.
 - (c) Primary frontage storefront openings shall be at least 65% of the 1st floor wall area and not have opaque or reflective glazing.
6. **Arcade** - Arcades are facades with an attached colonnade, that is covered by upper stories. This type is ideal for retail use, but only when the sidewalk is absorbed within the arcade so that a pedestrian cannot bypass it. For Building Code considerations, this frontage type cannot cover the public r.o.w. as can the Gallery frontage type.
 - (a) Arcades shall be no less than 10 feet wide clear in all directions.
 - (b) Along primary frontages, the arcade shall correspond to storefront openings.
 - (c) Primary frontage storefront openings shall be at least 65% of the 1st floor wall area and not have opaque or reflective glazing.

Frontyard / Porch



Frontyard / Porch : Diagram



Frontyard / Porch : Section Diagram



Frontyard / Porch : Illustrative Photo

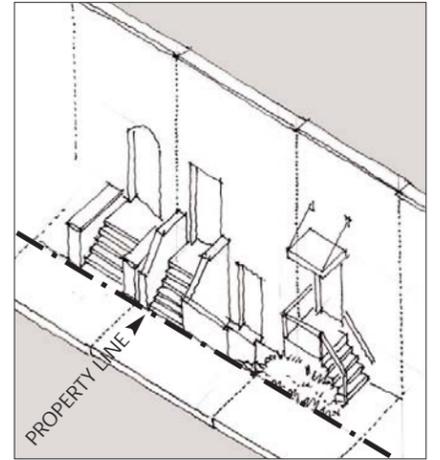


Frontyard / Porch : Illustrative Photo

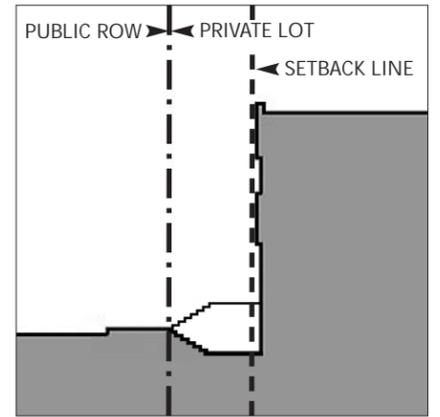


Frontyard / Porch : Illustrative Photo

Stoop / Dooryard



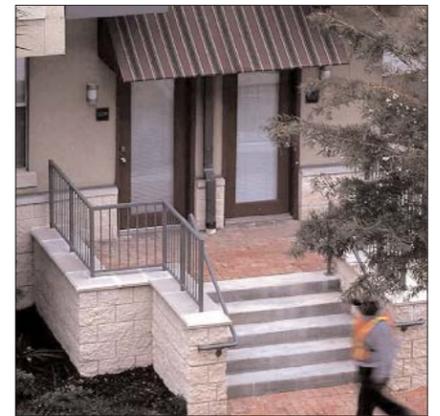
Stoop / Dooryard : Diagram



Stoop / Dooryard : Section Diagram



Stoop / Dooryard : Illustrative Photo

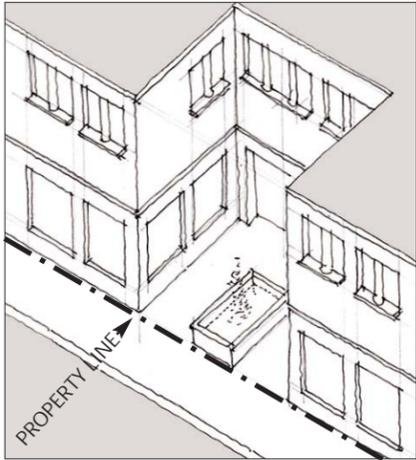


Stoop / Dooryard : Illustrative Photo

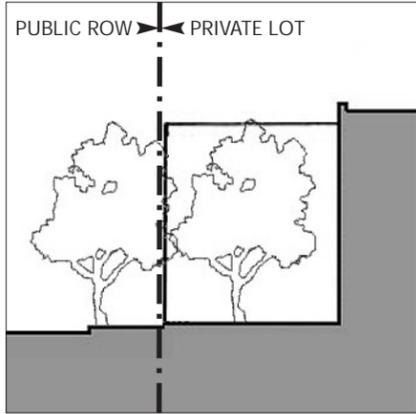


Stoop / Dooryard : Illustrative Photo

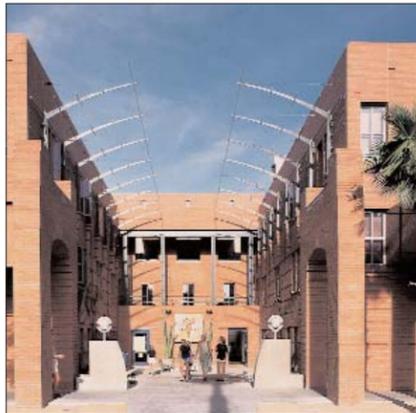
Forecourt



Forecourt : Diagram



Forecourt : Section Diagram



Forecourt : Illustrative Photo

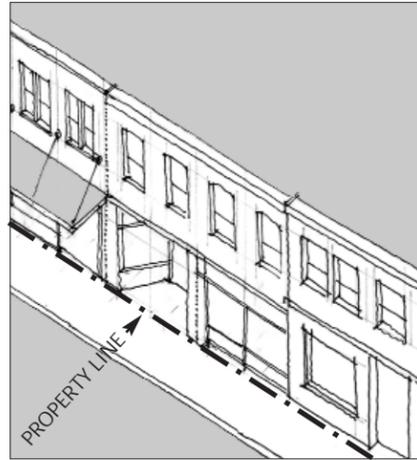


Forecourt : Illustrative Photo

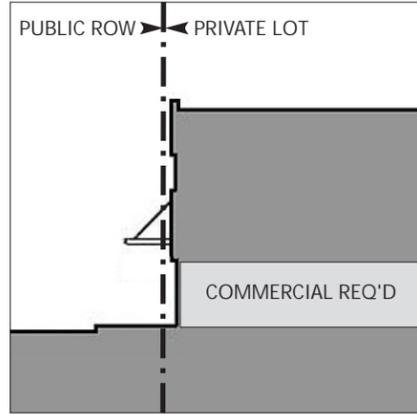


Forecourt : Illustrative Photo

Storefront



Storefront : Diagram



Storefront : Section Diagram



Storefront : Illustrative Photo

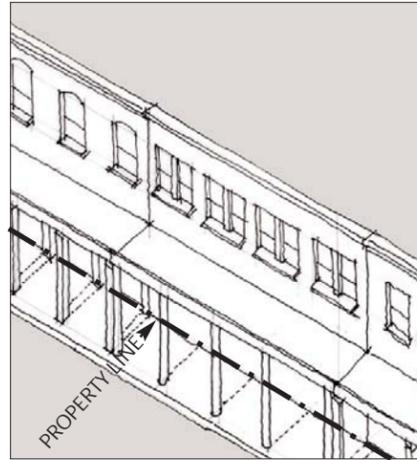


Storefront : Illustrative Photo

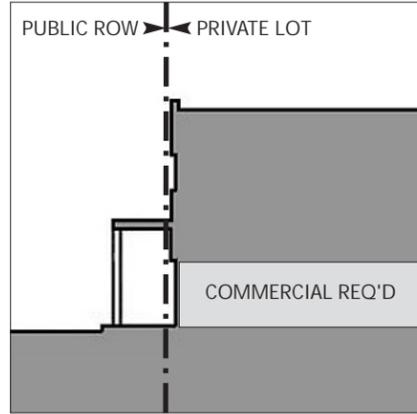


Storefront : Illustrative Photo

Gallery



Gallery : Diagram



Gallery : Section Diagram



Gallery : Illustrative Photo

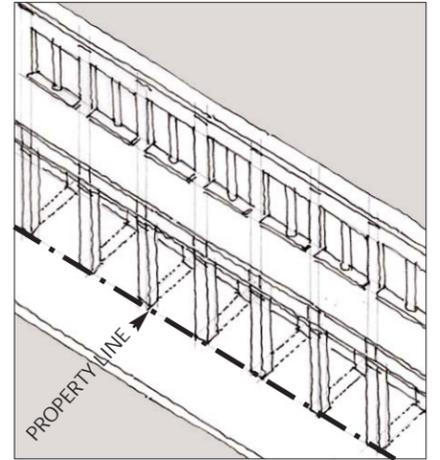


Gallery : Illustrative Photo

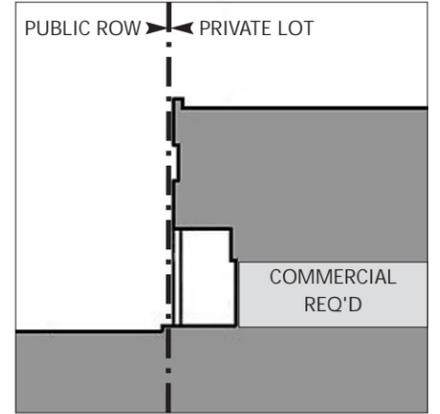


Gallery : Illustrative Photo

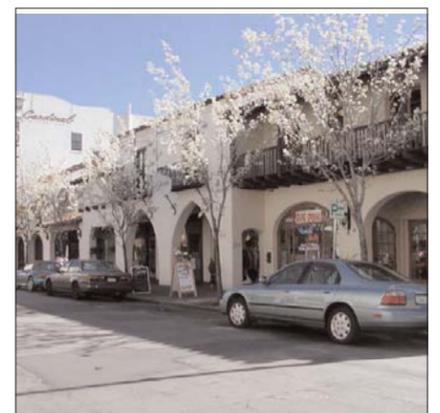
Arcade



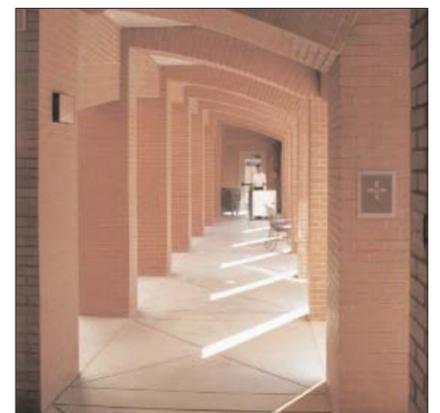
Arcade : Diagram



Arcade : Section Diagram



Arcade : Illustrative Photo



Arcade : Illustrative Photo



Arcade : Illustrative Photo

5.3.030 - Architectural Style Guidelines

Intent - In preparing this Specific Plan, it was determined that a framework is necessary with which to both express architectural objectives within the project area and a set of clear guidelines that provides the City and future applicants a basis for proposing and reviewing development proposals. These guidelines are not intended as a style manual but rather as a framework that appropriately represents the salient characteristics of various traditional styles for design exploration and application in North Montclair projects. It is expected that the City will use them through a formal design review process, assisted by a consulting architect versed in these matters.

Five architectural styles were identified as relevant to the area's history and deserving of continued use and interpretation. These styles are:

- A. Main Street Commercial
- B. Mediterranean
- C. Craftsman
- D. Art Deco
- E. California Contemporary

The above styles are described in terms that assist the user of this Specific Plan to understand their historic precedence and prepare contemporary designs in these historic styles. Each style is described, and differentiated from the others, through nine subjects. These describe their prevalent language of composition, technique, materiality and detail for the user to apply to new designs:

1. Base
2. Primary Walls
3. Roof-Wall Connections
4. Roof
5. Drainage
6. Openings
7. Attached Elements
8. Massing
9. Site Definition and Landscape



A. Main Street Commercial



B. Mediterranean

C. Craftsman



D. Art Deco



E. California Contemporary



5.3.030 - Architectural Style Guidelines

A. Main Street Commercial

The Main Street Commercial building is found on almost every pre-World War II American Main Street. Basically a decorated rectangular masonry box in form, one-story buildings are always commercial in use, while multi-story buildings are mixed-use with commercial ground floors. Multi-story facades are typically divided into base, body and top with the ground floor taller than the shorter upper floor which is finished by a significant parapet. The ground floor has expansive glass interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Upper floor windows are smaller with vertical windows directly relating to the ground floor openings.



1. Base

- a. Multi-story buildings: ground floor is the base and is articulated by large storefront windows and, in some cases, walls or columns of different materials form upper floors.
- b. Elements (not walls) setback within the wall, may have their own material connection to the ground, such as tile, wood, and/or cast iron.



Storefront with cast iron columns



Painted brick transom



Ground floor as base

2. Primary Walls

- a. The primary walls, usually composed of brick, comprise the main body of the building's tripartite facade structure. The masonry-work can be very plain or highly decorative.
- b. Decorative moldings, cornices, or an applied ornament of stone or cast concrete may be used to express the vertical division between the base, the body, and the top.



Single plane



Commercial frontage



Oranamental brick frame

3. Roof-Wall Connections

- a. The roof-wall connection is the top of the facade's tripartite elevational composition. This top, articulated as a substantial cornice, can be formed with the same material as the rest of the wall or fashioned of complimentary materials such as stone, concrete, or metal.



Brick cornice



Parapet and cornice



Italianate woven cornice

4. Roof

- a. Invariably flat roofs are used. Parapets are articulated as an explicit exterior wall making a visual transition to the sky through plain or elaborate profiles.
- b. Roofs may be accessible and be used as balconies or terraces.



Parapet



Roof garden



Articulated parapet with integrated signage

5. Drainage

- a. Since these buildings typically maintain a zero setback, rainwater may be diverted away from public sidewalks in several ways:
 - i) downspouts on the the back-side or alley-side of the building,
 - ii) internal drain pipes imbedded within the buildings walls (visible only on rear),
 - iii) awnings or canopies



Downspout on back side of building;



Awnings at commercial frontage



Drainage imbedded in exterior wall

6. Openings

- a. Ground floor windows and doors are large and expansive, typically with a transom.
- b. Upper floor windows are typically grouped with a rhythm relating to the major storefront openings below.
- c. Upper floor windows are typically double-hung (two lites) and vertically oriented.



Ground floor storefront windows



Grouped second-floor windows



Windows grouped in pairs

7. Attached Elements

- a. Awnings, canopies, and second floor balconies may extend into the public right-of-way. Such attachments provide shelter to passing pedestrians, emphasize the ground floor uses, and add interest to the box-like massing inherent to the style.



Awnings at commercial frontage



Canopy frontage



Balcony frontage

8. Massing

- a. Whether one-story or multiple-story, Main Street Commercial buildings tend to be square or rectangular boxes. However, subtle variations in height can add interest to a facade, emphasize important architectural features such as a building entrance, or can accentuate a corner condition.



2-story block with higher massing at center



One-story commercial block



Articulated corner block

9. Site Defintion and Landscape

- a. Since buildings are typically zero-setback and urban, planting on ground floor street-facing facades is not permitted.
- b. Landscape, however, is to be in internal courtyards and steet-facing forecourts.



Commercial frontage



Forecourt frontage



Courtyard within a commercial block

5.3.030 - Architectural Style Guidelines

B. Mediterranean

This architecture is derived from Spanish, Italian, Greek and North African precedents, and their extraordinary progeny in North and South America from the Colonial period, up to 1950. The Mediterranean style is a mature and complex architectural language. Its heritage is so extensive, that when applied, it evokes a heightened sense of urbanity, and an intimate relationship with nature.



1. Base

- a. Exterior walls reach the ground with an expression of weight, with or without a base.
- b. An explicit element of base is described either as a painted band of traditional colors or an applied band of stone or cast concrete.
- c. Elements setback within the wall, may have their own material connection to the ground, such as tile, plaster or concrete.



painted base with deep recess



monolithic wall and base



continuous material base or can be highlighted at corners

2. Primary Walls

- a. Expressed as single-plane expanses of plaster wall.
- b. May be articulated by traditional moldings or applied ornament of stone or cast concrete, to describe the vertical divisions into base, body and top.
- c. Plaster finish shall be Santa Barbara Mission-Stucco, Humpy-Bumpy brown coat 16/20 finish with 0 - 3/8" variation, or 20-30 fine sand finish
- d. Control joints allowed.



Single plane composition



Intermediate molding at base



applique at cornice

3. Roof-Wall Connections

- a. Exterior walls will transition into roof form by one of three devices: i) a projected wooden eave with exposed wooden rafters, ii) a plaster molding or, iii) a tile cap
- b. Foam moldings are expressly prohibited.



expressed rafters, broad eave



clay tile with no eave



tile on profiled parapet

4. Roof

- a. May be pitched at a 3:12 ratio and finished in Roman or Mission tile laid irregularly.
- b. Flat roofs are allowed and shall be articulated as an explicit exterior wall (tile may be multi-color randomly placed) visual transition to the sky. May be accessible and used as balconies or terraces.
- c. No birdstops allowed at end condition: must be mortar filled.



sloped tile roof



parapet with flat roof



roof as balcony behind articulated parapet

5. Drainage

- a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
- b. Flat roofs may be drained by use of trumpet scuppers. Such roofs draining internally to the roof will need tile or ceramic scuppers on exterior walls.
- c. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.



projecting scuppers



water retention and control



gutter and downspout

6. Openings

- a. Deep-set (min 3" plaster return) and combined with deeper balcony, loggia, and arcade elements to generate complex building-wide vertical or horizontal compositions.
- b. Such compositions can be symmetrical overall, locally symmetrical or, asymmetrical.
- c. Shutters are the aggregate size of the associated opening.
- d. Double-hung or multi-pane; No aluminum or white vinyl



deep, recessed openings



trimmed major openings



paired, recessed openings

7. Attached Elements

- a. All allowable urban frontages in the project area can be expressed in terms particular to this architecture.
- b. A number of architectural elements such as balconies, stairs and, chimneys can encroach beyond the primary exterior surface of buildings and into their setbacks.



useful balconies and grilles



integral stairs



integral chimneys

8. Massing

- a. Volumetric compositions can be of a single primary volume offset by a variety of lesser ones. Also possible are compositions that are expressed in a single volume.
- b. It is common and desirable to articulate building corners on corner lots.
- c. Such designs can be devised at the geometric corner or adjacent to it.



vertical articulation of corner



single-volume composition



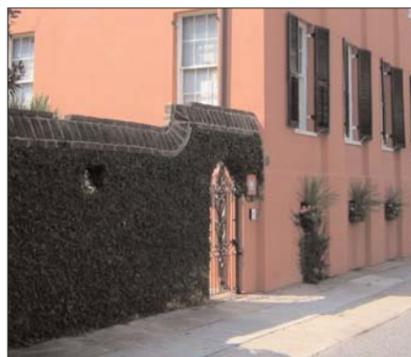
articulation of corner

9. Site Definition and Landscape

- a. Buildings typically collect surrounding public and private space into walled precincts consistent with their use. Forecourts, garden walls, and zaguans are common.
- b. The landscape of gardens and courtyards heightens the spatial character of each such enclosed exterior room.



fountain as garden focus



1-story wall with doorway



forecourt with entry gate

5.3.030 - Architectural Style Guidelines

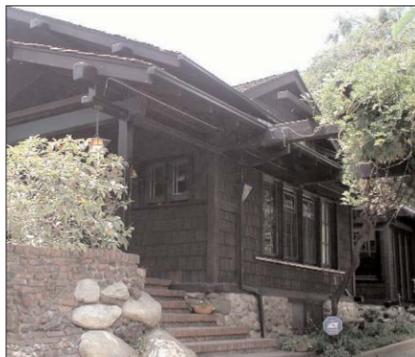
C. Craftsman

This style was initiated in the Midwest and applied mildly to the Southern California climate. It carries strong Asian and Swiss influences and was most popular from 1900 to 1920. Buildings are composed of horizontal, single- and two-story volumes. An additional floor may be concealed within the volume of the roof. In its most simple form, it is a wood box surrounded by various attached elements. Walls are typically horizontally placed wood siding, shingles or board-and-batten, with a foundation base and piers in river stone, brick or stucco. Rafter tails and porch columns are exposed, smooth, woodwork. Windows and doors are vertical in proportion, trimmed in wood. Roofs are composed of shallow sloped gabled forms, and made of wood or asphalt shingles with broad overhangs and eaves.



1. Base

- a. Craftsman houses invariably rest upon a base of concrete, stone, or brick.
- b. Stone is largest at the bottom and smallest at the top reflecting the natural stacking of the material.
- c. The lower floor may be stucco (20-30 fine sand finish) with the upper floor(s) clad in wood or shingle siding.



Combination stone and brick base



Concrete base



Masonry and stone base

2. Primary Walls

- a. Walls shall show no more than two materials along any vertical section of the building, with no more than 90% of the total wall surface in one material. Single family detached houses are exempt.
- b. Piers are a minimum of 6"x6" if wood posts, and 18"x18" if stone or stucco.
- c. Stone is largest at the bottom and smallest at the top.



Siding above painted plaster



Unpainted siding above painted plaster



Painted shingles above painted lap siding

3. Roof-Wall Connections

- a. Wide eaves with exposed rafters
- b. Wood braces may be used.
- c. Min 3' overhang
- d. Decorative, spaced boards to vent attics



Brace and exposed rafters



Structural elements as decoration



Large overhangs

4. Roof

- a. Principal gables are between 3:12 and 4:12, and shed slopes are less than the principal slope (between 2:12 and 6:12).
- b. Dormers may be used to provide light and air to rooms in the attic space.
- c. Heavy timber throughout in lookouts and brackets (6x8 min)



Roofs parallel to street



Dormer window with pitched roof



Dormer with "flap-up" roof

5. Drainage

- a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
- b. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.
- c. Downspouts are painted or copper and typically round or square.



Gutter and downspout



Downspout



Gutter and downspout

6. Openings

- a. Window openings should be oriented vertically, although several windows may abut to form a horizontal overall opening.
- b. Window lites may be divided into equal increments or be divided on a portion of a window (such as the upper portion of a double-hung or casement window: 4 over 1, 3 over 1)



Vertical openings



'Ganged' vertical openings



Paired openings composed horizontally

7. Attached Elements

- a. Porches, chimneys, and trellises can encroach beyond the primary exterior surface of buildings and into their setbacks.
- b. Tapered, square columns
- c. Deep porches to block sun and provide shade to interiors.



Front Porch



Chimney



Porte-cochere

8. Massing

- a. 3rd story always concealed in roof with dormers
- b. 2-story with 1-story components attached such as porches or veranda.
- c. 1-story simple house forms with 1-story components attached such as porches or veranda.



Intersecting gables with porch



Horizontal volumes, projected upper floor



Hip with wrap-around verandah

9. Site Defintion and Landscape

- a. Buildings typically face a front yard.
- b. Garden walls of rounded stone and/or clinker brick, brick are common.
- c. Trellis and other woodwork define outdoor porches and patios.



Walls comprised of natural materials to blend into landscape



Trellis as entry

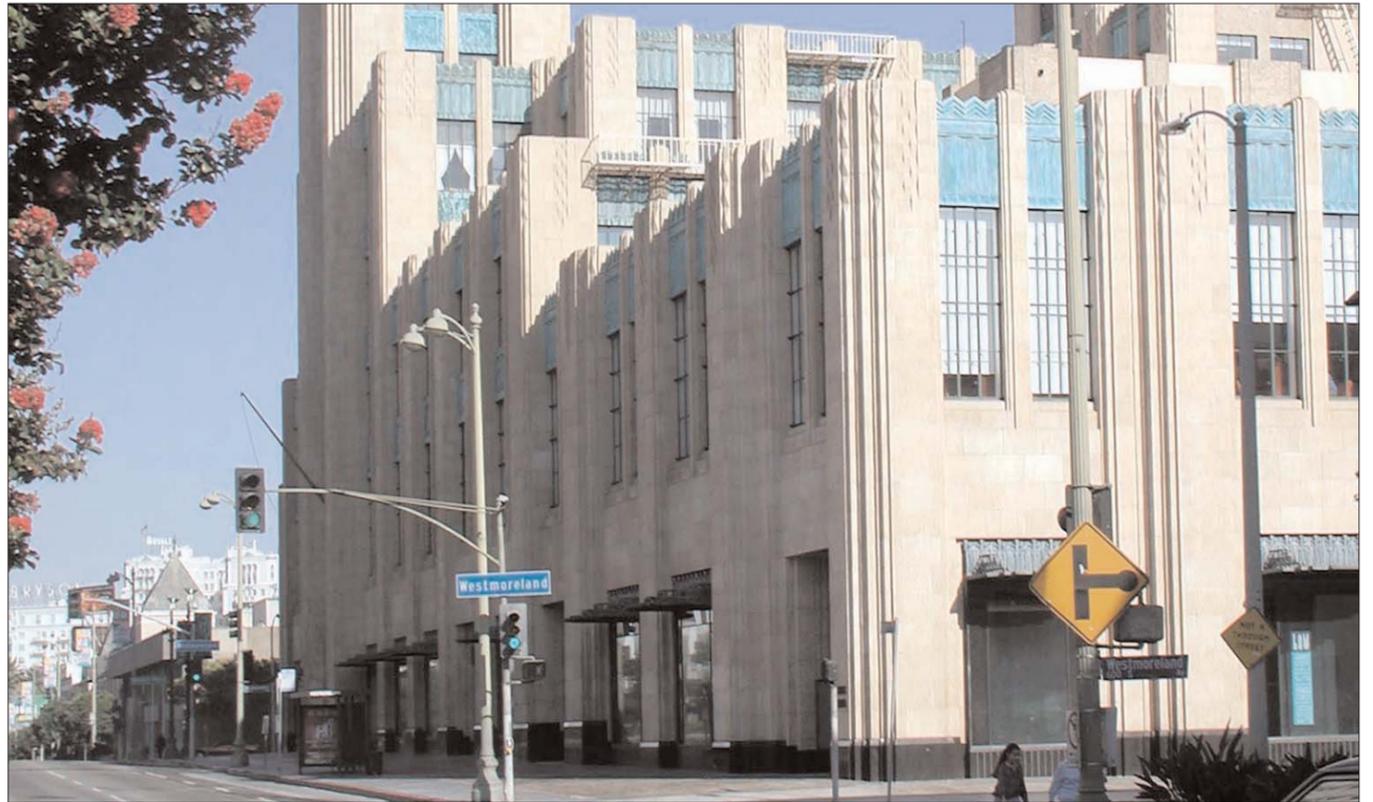


Natural materials with accented gate

5.3.030 - Architectural Style Guidelines

D. Art Deco

The Art Deco style is inspired by the streamlined styling of modern technology. Characterized by volumes that step back at upper floors and long pilasters that run the entire height of the building, Art Deco's sleek and cubic forms are decorated with patterns and motifs taken from the Far East, ancient Greece and Rome, Africa, India, and Mayan and Aztec cultures. Windows typically are located between the pilasters and, between floors, are often separated by decorated transom panels.



1. Base

- a. Exterior walls are supported on a base composed of stone, cast concrete, glazed terra cotta tile, or glazed ceramic tile (bathroom tile is not permitted).
- b. The entire ground floor height may be articulated as the base of the building.



Masonry base and monolithic wall



Marble base



Ground floor as base

2. Primary Walls

- a. Exterior walls may be constructed of cast concrete or plaster.
- b. Pilasters running the entire height of the building should be included as part of the facade design.
- c. Windows shall be located between the pilasters.



Stone



Plaster and metal



Glazed Terra Cotta

3. Roof-Wall Connections

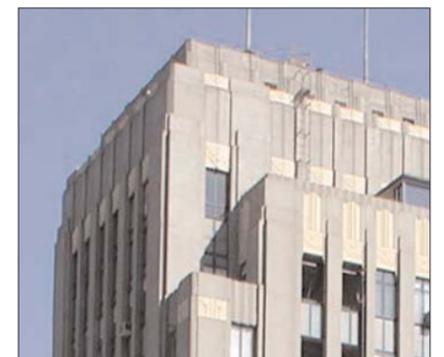
- a. Exterior walls shall extend beyond the roof level and form a parapet that is configured in one of three ways: i) pilasters that continue beyond height of interstitial walls, ii) walls that continue beyond height of the pilasters, iii) wall and pilaster that reach to same height.
- b. Decorated metal, ceramic tile, or glazed terra cotta transoms may be incorporated as part of parapet.



Column extensions with metal transoms



Plaster wall extensions with metal columns



Undulating parapet

4. Roof

- a. In most cases, roofs should be flat with the exterior walls extending beyond the roofline to form parapet walls.
- b. Towers with whimsical roofs are permitted.



Flat roof (lower volume) and sloped roof (upper volume)



Decorative cap



Corner stepped tower

5. Drainage

- a. To preserve the stylized lines of the Art Deco facades, roof drainage should be located within walls of the building itself and therefore not visible on the facade.
- b. Where external scuppers and downspouts are utilized, they should be located on the side or rear facades.



Sloped roofs without gutters



Scupper and downspout on building side



Gutter with downspout into wall

6. Openings

- a. Windows shall be situated between pilasters and shall be recessed.
- b. Windows shall be multi-paned and be vertical in orientation.
- c. Finely crafted, metal window grates are permitted.
- d. Metal or tile transom panels between windows on consecutive floors are encouraged, but not required.



Simple trim with operable shutters



Recessed metal window with metal transom



Recessed double-hung with metal decorative transoms

7. Attached Elements

- a. Architectural elements such as balconies and awnings must be designed and assembled of finely-crafted metal. These elements may encroach into the building's setbacks.
- b. Metal window grilles are permitted.



Decorative metal awnings



Metal window grille and metal balcony



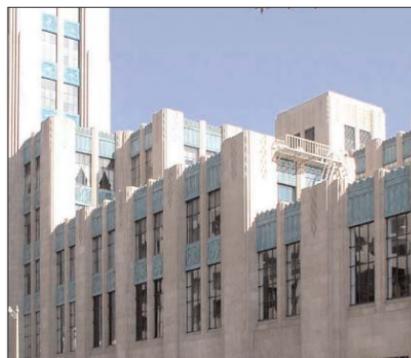
Punched metal letter signage

8. Massing

- a. Upper stories should step back, particularly for tall buildings.
- b. Pilasters should run the entire height of the building.



Stepped-back volumes



Stepped-back volumes



Higher volume at corner

9. Site Definition and Landscape

- a. Buildings may be situated in a zero-setback urban condition.
- b. Buildings may also utilize the following frontages: front yard, porch, forecourt, arcade or storefront.



Storefront with awnings



Porches



Storefront

5.3.030 - Architectural Style Guidelines

E. California Contemporary

The California Contemporary style, the architectural analog of "California Cuisine," reinterprets the modernist tradition with a local and eclectic flair. The style tends to emphasize massing over structural articulation and is characterized by interlocking volumes of different colors and materials. Architectural elements such as awnings, balconies, and trellises are appended to the volumes, often occurring in the interstitial spaces between volumes. Roofs may be flat with parapets, sloped, barrel-shaped, domed, or a combination thereof.



1. Base

- a. Exterior walls reach the ground with or without a base.
- b. Where present, the base is articulated as a band of stone, concrete block, cast concrete, or corrugated metal.
- c. The entire ground floor height may be articulated at the base.



Concrete block base



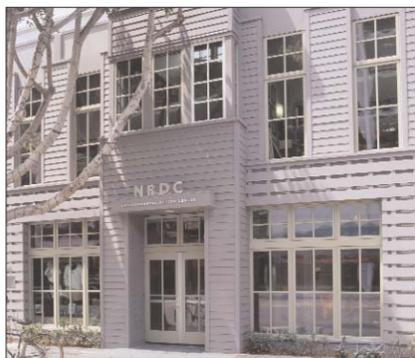
Ground floor as concrete base



No base

2. Primary Walls

- a. Expressed as single-plane expanses of wood, cementitious, or metal siding (no T-111), plaster, corrugated metal, cast concrete, or concrete block. These various materials may be used in conjunction with one another.



Painted Hardiplank® siding



Cast concrete



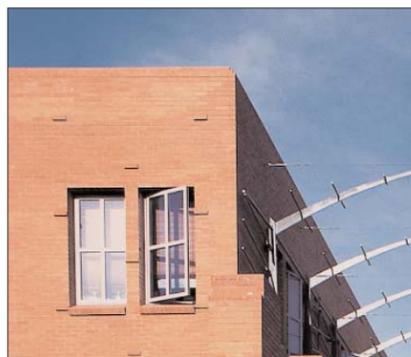
Plaster combined with siding

3. Roof-Wall Connections

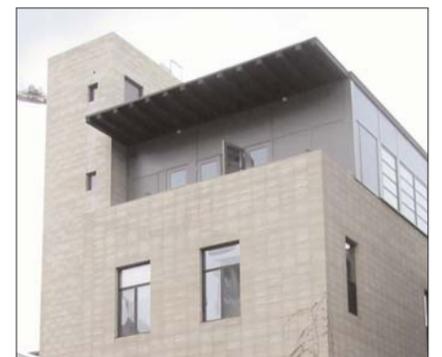
- a. The parapet of flat-roofed volumes may be articulated in a variety of ways: with a cornice, without a cornice, with a receding cornice.
- b. Sloped roofs may or may not have overhangs. For roofs with sloped overhangs, exposed rafters are encouraged.
- c. Wood braces may be used.



Parapet with cornice



Parapet with receding cornice



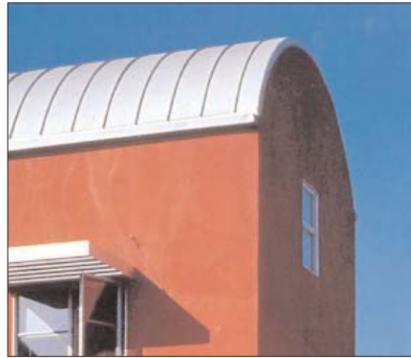
Overhang

4. Roof

- a. Roofs may be sloped, barrel-shaped, flat, or a combination thereof. Sloped roofs shall be clad in metal.



Sloped metal roof



Metal barrel roof



Parapet

5. Drainage

- a. Downspouts may be utilized as decorative vertical elements and facade accents.
- b. Scuppers may be used to provide shadowed effects on flat facade surfaces.
- c. Drainage components should be metal.



Scupper and downspout



Scupper and downspout



Scuppers and downspouts

6. Openings

- a. Windows should be manufactured of quality materials such as metal or wood.
- b. Window openings may be either framed or unframed.
- c. Windows should be multi-paned and be vertical in orientation.



Projecting corner window



Metal Window with metal transom



Bay Window

7. Attached Elements

- a. Architectural elements (balconies, trellises, awnings, and bay windows) must be designed and assembled of finely-crafted metal or wood. These elements may encroach into the building's setbacks.
- b. Arcades and galleries may also extend into the front setback.



Awnings with braces



Canvas Awning



Trellis

8. Massing

- a. In order to avoid monolithic buildings of the same continuous height, buildings should be composed of interlocking volumes of differing heights and widths.
- b. Though repetition of building volumes is permitted, the repetition should not be overbearing.



Volumes of differing height, width, color, and material



Repetitive interlocking volumes of differing height and width



Interlocking volumes and planes

9. Site Definition and Landscape

- a. Buildings may be situated in a zero-setback, urban condition where landscaping is limited to planted pots or planters.
- b. Buildings may also utilize the following frontages: front yard, arcade, or forecourt.
- c. Creative solutions to landscaping atop garage podiums should be sought.



Landscaped Driveway



Landscape over concrete podium



Raised planters

5.4 - Other Project Design and Development Standards

5.4.010 - Parking Design

A. Applicability

1. **Parking required.** Each building and land use, including a change or expansion of a building or land use, shall provide parking areas in compliance with this Section. No building shall be occupied and no land use shall be commenced until the improvements required by this Section are completed and approved by the Director.
2. **Number of parking spaces.**
 - a. Off-street parking spaces shall be provided for each land use as required by Sections 5.2.030 through 5.2.050 for the applicable zone, except where the parking requirement is reduced or otherwise changed in compliance with Section 5.4.010.c.
 - b. On-street parking along the frontage lines of the site shall be counted toward fulfilling the parking requirements.
 - c. Where Sections 5.2.030 through 5.2.050 establish a parking requirement based upon square feet (for example: "1 space/300 sq. ft"), the term "square feet" means the gross square footage of floor area.
 - d. Where Sections 5.2.030 through 5.2.050 establish a parking requirement based upon the number of units (for example: "1 space per unit"), the term "unit" means per dwelling unit, and each Live/Work Unit, including both its living space and working space, shall be counted as one dwelling unit.
 - e. Where Sections 5.2.030 through 5.2.050 establish a parking requirement based upon the number of rooms (for example: "1 space per room"), the term "room" means a guest room or suite, and no additional spaces are required for accessory facilities such as restaurants, meeting rooms, swimming pools, etc.

B. Location of Parking

Required off-street parking shall be located on the same parcel as the uses served unless off-site parking is authorized in compliance with Subsection C.5 herein (Off-site parking). Parking shall be located in compliance with Parking Placement requirements in Sections 5.2.030 through 5.2.050.

C. Reduction of Parking Requirements

The number of parking spaces required by Sections 5.2.030 through 5.2.050 may be reduced, and the type or location of parking spaces required by this Section may be modified as follows:

1. **Alternative parking arrangements.** The City Council may reduce the number of parking spaces or eliminate on-site parking requirements for projects where the applicant executes an agreement with the City to:
 - a. Pay a parking in-lieu fee;
 - b. Waive the right to protest the formation of a parking district; or
 - c. Provide some other fair share contribution acceptable to the review authority.

The agreement shall be recorded.

The parking in-lieu fee shall be set initially at \$20,000 per parking space. Thereafter, the fee schedule for the City's parking in-lieu fees shall be reviewed and adjusted annually by the Director, with adjustments to the fee schedule coming into force on July 1 of each year. The fee schedule may include differing in-lieu fees for properties located in different geographical areas of the City. Considerations in setting this fee schedule shall include (but are not limited to) the incremental cost to add additional parking spaces in the area surrounding the site.

2. **Shared on-site parking.** Where two or more uses on the same site have distinct and differing peak parking usage periods, (e.g. a theater and a bank), a reduction in the required number of parking spaces may be allowed by the Director. Approval shall also require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the use or activity served for the duration of the use or activity. Possible options for determining shared parking arrangements include the Urban Land Institute publication "Shared Parking."

3. **Waiver of parking.** The Director may reduce or waive the number of parking spaces required based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the proposed land use by other cities, etc.).

4. **Waiver of parking - Off-hour uses.** The review authority may waive the parking requirements of this Part for land uses that are determined by the review authority to operate exclusively when their peak parking demand occurs after the evening peak period parking demand for the North Montclair area, and adequate on-street or public parking is available.

5. **Off-site Parking.** A project that is not located within a parking assessment district may locate required parking away from the site of the proposed use.

- a. **Location of Parking.** Off-site parking shall be located within a 1250 foot walking distance of the site. (This distance corresponds to a five minute walk.) Where approved by the review authority, off-site parking may be located at a more remote site.
- b. **Evaluation of proposal.** In considering a request for off-site parking at a distance of greater than 1250 feet, the review authority shall consider whether adequate provisions, such as shuttle service, have been provided to bring drivers from the parking to the site.
- c. **Guarantee of continued availability.** Required parking spaces that are off-site shall be committed by a recordable covenant, lease or other agreement, acceptable to the City Attorney. The parties to the covenant, lease, or agreement shall include the owners, and if applicable, the lessees of the off-site parking spaces and the owners, and if applicable, the lessees of the subject site, with covenants reflecting the conditions of approval and the approved off-site parking plan.

d. Loss of off-site spaces.

- (1) **Notification to the City.** The owner or operator of a business that uses approved off-site spaces to satisfy the parking requirements of this Section shall immediately notify the Director of any change of ownership or use of the property for which spaces are required, and of any termination or default of the agreement between the parties.
- (2) **Effect of termination of agreement.** Upon notification that a lease for required off-site parking has terminated, the Director shall determine a reasonable time in which one of the following shall occur:
 - i. Substitute parking is provided that is acceptable to the Director;
 - ii. The size or capacity of the use is reduced in proportion to the parking spaces lost; or
 - iii. A parking in-lieu fee shall be paid for each space eliminated.

- e. **Valet Parking.** Off-site valet parking may be authorized through Conditional Use Permit approval, provided that the off-site parking location shall comply with the requirements of Subsection 5.c and 5.d above. Compliance with Subsections 5.a and 5.b is not required for valet parking.

- D. **Parking Design and Development Standards.** Required parking areas shall be designed and constructed as follows. The standards of this Section may be modified by the review authority where it determines that alternative parking designs and standards will more appropriately relate to the operating characteristics of the proposed development or new land use, while being equally effective in providing parking areas that are safe, convenient, use land efficiently, and are aesthetically attractive.

1. Access to Parking

- a. Within the Specific Plan area, no parking shall be placed between a building and a street, except where allowed adjacent to a side street in the CR and NR zones.
- b. Parking, including parking garages, shall be accessed from an alley or secondary frontage when possible. The opening of a parking lot or garage on a frontage shall not exceed two lanes in width.
- c. Pedestrian entrances to all parking lots and parking garages shall be directly from a frontage line. Only underground parking garages may be entered directly from a building.
- d. Parking areas for nonresidential uses shall maintain a minimum unobstructed clearance height of 14 feet above areas accessible to vehicles.

2. **Access to adjacent sites.** Applicants are encouraged to provide off-street vehicle access to parking areas on adjacent properties to provide for convenience, safety, and efficient circulation. Shared pedestrian access between adjacent properties is also strongly encouraged.
3. **Parking space and lot dimensions.** Parking lots and stalls shall be designed with the following minimum dimensions.

Angle of Parking	Length of Pkg Stall	Width of Pkg Stall	Aisle Width
60° or less (one way) 90° (one way)	18 ft	8.5 ft	18 ft
90° (two-way)	18 ft	8.5 ft	24 ft

4. **Landscaping.** Parking areas shall be landscaped in compliance with the requirements as provided in Section 5.4.020, below.
5. **Lighting.** Parking lot lighting shall comply with the following requirements.
 - a. Outdoor light fixtures shall be limited to a maximum height of 15 feet or the height of the nearest building, whichever is less.
 - b. Lighting shall be energy-efficient, and shielded or recessed so that:
 - (1) The light source (i.e., bulb, etc.) is not visible from off the site; and
 - (2) Glare and reflections are confined to the maximum extent feasible within the boundaries of the site.

Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way.
 - c. No lighting on private property shall produce an illumination level greater than one footcandle on any property within a residential zoning district except on the site of the light source.
 - d. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness, as determined by the Director.
6. **Striping and identification.**
 - a. Vehicle spaces. Parking spaces shall provide understandable markings to indicate where drivers should park. Subtle markings, such as contrasting colors in paving stones, are encouraged.
 - b. Restriping. The restriping of any parking space or lot shall require the approval of a restriping plan by the Director.
7. **Surfacing.**
 - a. Parking spaces and maneuvering areas shall be provided with all-weather surfaces consistent with City standards and as approved by the review authority.
 - b. The City desires to reduce stormwater run-off and water pollution, and to allow for the replenishment of groundwater. For parking areas, the goal is to reduce the amount of run-off generating surface area. Therefore, permeable surfaces for parking and maneuvering areas are encouraged. Acceptable permeable surfaces include:
 - pervious concrete;
 - pervious pavers (products such as Unipaver, Eco-stone and SF Rima or an approved equivalent);
 - gravel, bark or grass when reinforced to provide adequate load-bearing (including geotechnical structures such as Invisible Structures' Grasspave and Gravelpave products, or an approved equivalent);

Other permeable surfaces may be approved by the Director.
8. **Loading.** No loading spaces are required. Off-street loading spaces may be striped "loading zone" by the City of Montclair by warrant.

E. Sunset Clause: Establishment of Parking Infrastructure

All minimum parking requirements for all uses may be waived after the City Council makes all of the following findings:

1. Protection of residential neighborhoods from 'spill-over' parking: Residential neighborhoods have the option of adopting Residential Parking Permit

Districts to protect the on-street parking in their neighborhood from being overwhelmed by the cars of downtown employees or others.

2. **Approval of New Public Parking:** A secure site and a viable funding mechanism for new parking lots or garages, providing at least 300 net new parking spaces to the North Montclair Downtown Specific Plan are in place. This parking area (or areas) may be a public or public/private venture.

5.4.020 - Landscape Standards

- A. **Street trees.** Proposed development shall include street trees as provided by Chapter 4 (Great Squares & Streets) of this specific plan.
- B. **Parking facility landscaping.** Surface parking areas shall be planted with shade trees at a minimum ratio of one tree for every four spaces in an orchard planting arrangement. In the limited circumstances where this Development Code allows parking areas adjacent to a street or sidewalk, the parking area shall be screened with landscaping, and a decorative wall between 36 and 48 inches in height, as approved by the review authority.
- C. **Irrigation.** Irrigation shall be provided for landscape areas.

5.4.030 - Subdivision Standards

A. Purpose. The desired pedestrian scale and character of North Montclair requires that new project development not appear as massive, monolithic structures, but instead as a series of smaller scale buildings. This goal is a particular challenge when one large ownership, or smaller consolidated parcels are proposed for development as a single project. The standards of this Section are intended to ensure that larger projects are designed as carefully conceived groups of separate structures, that each contribute to an attractive streetscape and the overall quality of North Montclair.

B. Applicability. The requirements of this Section apply to development proposed on a site that is equivalent to the size of one-half of a traditional downtown block (400 by 400 feet, or approximately 1.8 acres) or larger. A proposed subdivision shall consist of blocks and streets, and shall be designed and constructed with streets and alleys in compliance with the standards in Chapter 4 (Great Squares & Streets).

C. Application requirements. An application for project approval shall include a Regulating Plan that illustrates compliance with the requirements of this Section, and the other applicable requirements of this Code.

D. Design objectives. Each site shall be designed to be divided into smaller blocks with:

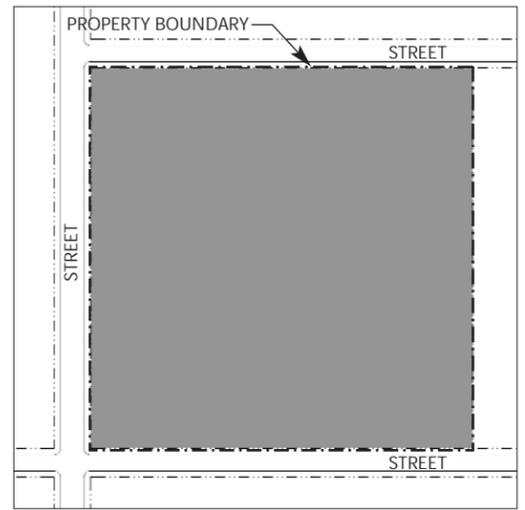
1. Internal streets, where appropriate to connect with off-site streets and/or to create a series of smaller, walkable blocks;
2. Service alleys within the new blocks; and
3. Multiple buildings on the site, with their entrances on bordering streets.

E. Subdivision requirements. Each site shall be designed as a subdivision in compliance with the following standards, and to achieve the objectives in Subsection D.

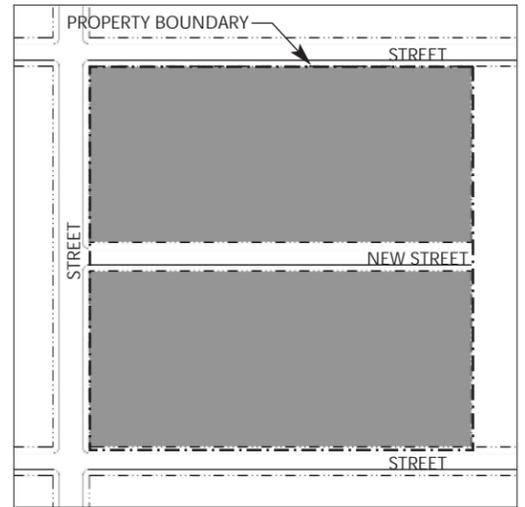
1. Each proposed building site shall not exceed one acre.
2. Each proposed parcel frontage shall not exceed a maximum width of 180 feet.

F. Building design. Buildings proposed on a site of one-half block or larger shall be designed in compliance with the following requirements, in addition to all other applicable provisions of this Code.

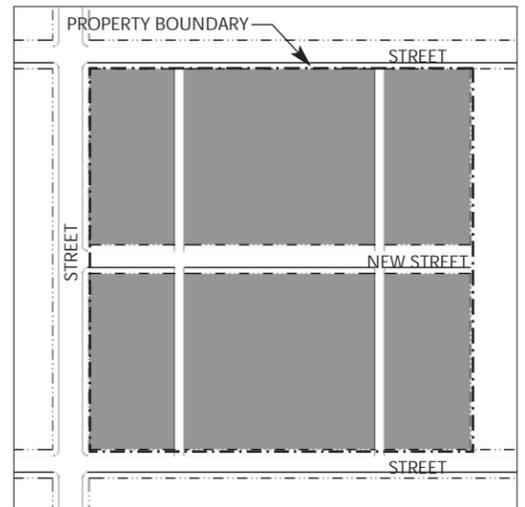
1. No more than 30 percent of dwelling units on the site may be stacked flats.
2. Buildings shall be designed to have fronts and backs, with front facades containing primary building entrances and facing streets.



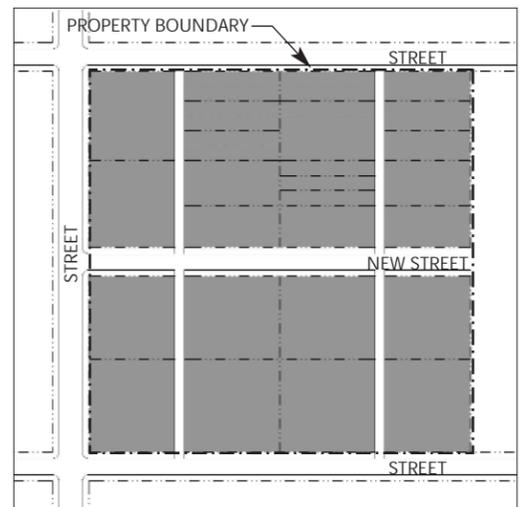
Subdivision Standards: A - Site



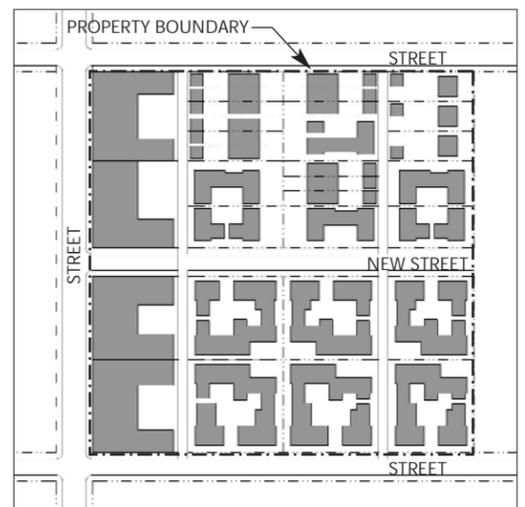
Subdivision Standards: B - Introduce Streets



Subdivision Standards: C - Introduce Alleys



Subdivision Standards: D - Introduce Lots



Subdivision Standards: E - Introduce Projects

5.5 - Glossary

5.5.010 - Purpose

This Section provides definitions of terms and phrases used in this Development Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Section conflict with definitions in the Zoning Code or other provisions of the Municipal Code, these definitions shall control for the purposes of this Development Code. If a word is not defined in this Section, or in other provisions of the Montclair Municipal Code, the Director shall determine the correct definition.

5.5.020 - Definitions of Specialized Terms and Phrases

As used in this Development Code, each of the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

Automated Teller Machine (ATM). A computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel. The machines may be located at or within banks, or in other locations. Does not include drive-up ATMs.

Bank, Financial Services. Financial institutions including:

- banks and trust companies
- credit agencies
- holding (but not primarily operating) companies
- lending and thrift institutions
- other investment companies
- securities/commodity contract brokers and dealers
- security and commodity exchanges
- vehicle finance (equity) leasing agencies

See also, "Automated Teller Machine." Does not include check cashing stores, which are instead defined under "Personal Services - Restricted."

Bar/Tavern. A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a microbrewery ("brew-pub"), and other beverage tasting facilities. Does not include adult oriented businesses.

Commercial Recreation Facility - Indoor. Establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

- bowling centers
- coin-operated amusement arcades
- dance halls, clubs and ballrooms
- electronic game arcades (video games, pinball, etc.)
- ice skating and roller skating
- pool and billiard rooms as primary uses

This use does not include adult oriented businesses, which are separately defined and regulated in the Montclair Municipal Code. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are not considered a land use separate from the primary use of the site.

Day Care, Adult. A state-licensed facility that provides nonmedical care and supervision for adult clients for periods of less than 24 hours for any client.

Day Care, Child. Facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services.

1. **Day Care Center.** Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.
2. **Family Day Care Home.** As defined by Health and Safety Code Section 1596.78, a home that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home.

3. **Large Family Day Care Home.** As defined by Health and Safety Code Section 1596.78, a day care facility in a single-family dwelling where an occupant of the residence provides family day care for seven to 14 children, inclusive, including children under the age of 10 years who reside in the home.

4. **Small Family Day Care Home.** As defined by Health and Safety Code Section 1596.78, a day care facility in a single-family residence where an occupant of the residence provides family day care for eight or fewer children, including children under the age of 10 years who reside in the home.

Drive-Through Retail or Service. A facility where food or other products may be purchased, or where services may be obtained by motorists without leaving their vehicles. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, dairy product, photo stores, pharmacies, etc. Examples of drive-through service facilities include drive-through bank teller windows, dry cleaners, etc., but do not include automated teller machines (ATMs), gas stations or other vehicle services, which are separately defined.

Dwelling. A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

1. **Bungalow Court.** Four or more detached houses arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.
2. **Courtyard Housing.** A group of dwelling units arranged to share one or more common courtyards, where the individual units are townhouses or rowhouses, flats, or flats located over or under flats or townhouses.
3. **Duplex, Triplex, or Fourplex.** A structure containing two, three, or four dwelling units, respectively, where no unit is located over another unit.
4. **Mansion.** A detached building with the exterior appearance of a large house, which contains more than four dwelling units.
5. **Rowhouse.** Two or more detached two- or three-story dwellings with zero lot line side setbacks.
6. **Sideyard Housing.** A building or group of buildings containing one or more dwelling units, that are arranged on the site in a row with the first unit near the front of the lot and the last unit near the rear of the lot, and with the primary entrance of each unit from a walkway parallel to and along one side of the lot. (The first unit in the row may also take its access from the fronting street sidewalk.
7. **Single-Family.** A detached building designed as a residence for one household. A house may be used for other than residential purposes where allowed by the zoning of the site. Houses include frontyard and sideyard types. The frontyard type has its primary entrance accessed from the fronting street sidewalk; and the sideyard type has its primary entrance accessed from a walkway parallel to and along one side of the lot, through a side yard of a width comparable to a front yard that would otherwise provide access.
8. **Stacked Dwelling.** A single-floor dwelling unit in a structure with other dwelling units of similar configuration either above or below.

5.5 - Glossary (cont'd)

General Retail. Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include:

antique stores
appliances
art galleries, retail
art supplies, including framing services
bicycles
books, magazines, and newspapers
cameras and photographic supplies
clothing, shoes, and accessories
collectibles (cards, coins, comics, stamps, etc.)
computers, home electronics
department stores
drug stores and pharmacies
dry goods
fabrics and sewing supplies
florists and houseplant stores (indoor sales only)
furniture, home furnishings
groceries, specialty foods
hobby materials
jewelry
luggage and leather goods
musical instruments (small), parts and accessories (large instruments are under "Furniture, Furnishings, and Appliance Store")
orthopedic supplies
small wares
specialty shops
sporting goods and equipment
stationery
toys and games
variety stores
videos, DVDs, records, CDs, including rental stores

Does not include adult oriented businesses, or second hand stores, which are separately defined.

Health/Fitness Facility. A fitness center, gymnasium, health and athletic club, which may include any of the following: sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities. Does not include adult entertainment businesses or massage establishments.

Home Occupation. The conduct of a business within a dwelling unit or residential site, employing only the occupants of the dwelling, with the business activity being subordinate to the residential use of the property.

Library, Museum. Public or quasi-public facilities, examples of which include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, planetariums, and zoos. May also include accessory retail uses such as a gift/book shop, restaurant, etc.

Live/Work Unit. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Hotel or Motel. A facility with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Medical Services - Doctor Office. A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."

Medical Services - Extended Care. Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care."

Meeting Facility, Public or Private. A facility for public or private meetings, including community centers, religious assembly facilities (e.g., churches, mosques, synagogues, etc.), civic and private auditoriums, Grange halls, union halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory

and incidental to another primary use that are typically used only by on-site employees and clients, and occupy less floor area on the site than the offices they support (see "Offices"). Does not include: commercial entertainment facilities (see "Theater"). Related on-site facilities such as day care centers and schools are separately defined, and separately regulated.

Mixed-Use Project. A project that combines both commercial and residential uses on the same site.

Office. This Development Code distinguishes between the following types of offices. These do not include medical offices (see "Medical Service - Doctor Office.")

1. **Accessory.** Office facilities for administration, and/or on-site business and operations management, that are incidental and accessory to another business, sales, and/or service activity that is the primary use.
2. **Business/Service.** Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Bank, Financial Services," which are separately defined.
3. **Government.** Administrative, clerical, or public contact and/or service offices of a local, state, or federal government agency or service facilities.
4. **Processing.** Office-type facilities characterized by high employee densities, and occupied by businesses engaged in information processing, and other computer-dependent and/or telecommunications-based activities. Examples of these uses include:

airline, lodging chain, and rental car company reservation centers
computer software and hardware design and development
consumer credit reporting
data processing services
health management organization (HMO) offices where no medical services are provided
insurance claim processing
mail order and electronic commerce transaction processing
telecommunications facility design and management
telemarketing

5. **Professional/Administrative.** Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include:

accounting, auditing and bookkeeping services
advertising agencies
attorneys
business associations, chambers of commerce
commercial art and design services
construction contractors (office facilities only)
counseling services
court reporting services
detective agencies and similar services
design services including architecture, engineering, landscape architecture, urban planning
educational, scientific and research organizations
financial management and investment counseling
literary and talent agencies
management and public relations services
media postproduction services
news services
photographers and photography studios
political campaign headquarters
psychologists
secretarial, stenographic, word processing, and temporary clerical employee services
security and commodity brokers
writers and artists offices

Parking Facility, Public or Commercial. A parking lot or structure operated by the City, or a private entity providing parking for a fee. Does not include towing impound and storage facilities.

Pedestrian Orientation. A physical structure or place with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians that typically includes most of the following elements:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Visibility into buildings at the street level;
3. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;

4. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
5. Signs oriented and scaled to the pedestrian rather than the motorist.

Pedestrian orientation may also include: design amenities related to the street level, such as awnings, paseos, and arcades; landscaping and street furniture.

Pedestrian Oriented Use. A land use that is intended to encourage walk-in customers and that generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to visual interest, high customer turnover, and/or social interaction.

Personal Services. Establishments providing non-medical services to individuals as a primary use. Examples of these uses include:

- barber and beauty shops
- clothing rental
- dry cleaning pick-up stores with limited equipment
- home electronics and small appliance repair
- laundromats (self-service laundries)
- locksmiths
- pet grooming with no boarding
- shoe repair shops
- tailors
- tanning salons

These uses may also include accessory retail sales of products related to the services provided.

Personal Services - Restricted. Personal services that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include:

- check cashing stores
- fortune tellers
- palm and card readers
- pawnshops
- psychics
- spas and hot tubs for hourly rental
- tattoo and body piercing services

Residential Accessory Use or Structure. Any use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. This definition includes the following detached accessory structures, and other similar structures normally associated with a residential use of property.

- garages
- gazebos
- greenhouses (non-commercial)
- spas and hot tubs
- storage sheds
- studios
- swimming pools
- tennis and other on-site sport courts
- workshops

Also includes the indoor storage of automobiles, personal recreational vehicles and other personal property, accessory to a residential use. Does not include: second units, which are separately defined; guest houses, which are included under the definition of second units; or home satellite dish and other receiving antennas for earth-based TV and radio broadcasts (see "Telecommunications Facilities").

Residential Care. A single-family dwelling or multi-unit facility licensed or supervised by a Federal, State, or local health/welfare agency that provides 24-hour non-medical care of unrelated persons who are disabled and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Does not include day care facilities, which are separately defined.

Restaurant, Café, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out.

School. Includes the following facilities.

1. **Elementary, Middle, Secondary.** A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades). May also include any of these schools that also provide room and board.

2. **Specialized Education/Training.** A school that provides education and/or training, including vocational training, in limited subjects. Examples of these schools include:

- art school
- ballet and other dance school
- business, secretarial, and vocational school
- computers and electronics school
- drama school
- driver education school
- establishments providing courses by mail
- language school
- martial arts
- music school
- professional school (law, medicine, etc.)
- seminaries/religious ministry training facility

Does not include pre-schools and child day care facilities (see "Day Care"). See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." for smaller-scale facilities offering specialized instruction.

Second Hand Store. A retail store that buys and sells used products, including clothing, furniture and household goods, jewelry, appliances, musical instruments, business machines and office equipment, tools, motors, machines, instruments, or any similar secondhand articles or objects. Does not include bookstores ("General Retail"); the sale of antiques and collectibles ("Antique or Collectible Store"); or pawnshops ("Personal Services - Restricted").

Second Unit or Carriage House. A second permanent dwelling that is accessory to a primary dwelling on the same site. A second unit or carriage house provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling. A carriage house is a second unit located on an upper floor above the detached garage of a single-family dwelling. Includes guest houses.

Service Station. A retail business selling gasoline and/or other motor vehicle fuels, and related products. Does not include neighborhood market/convenience stores, which are separately defined, and regulated by this Development Code as a separate land use type.

Studio - Art, Dance, Martial Arts, Music, etc. Small scale facilities, typically accommodating one group of students at a time, in no more than one instructional space. Larger facilities are included under the definition of "Schools - Specialized education and training." Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

Theater. An indoor facility for group entertainment, other than sporting events. Examples of these facilities include:

- civic theaters, and facilities for "live" theater and concerts
- movie theaters

See also "Sports and Entertainment Assembly."

Transit Station or Terminal. A passenger station for vehicular, and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses terminals, taxi stands, railway stations, etc.