

DIVISION II: ZONE REGULATIONS

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Chapter 17.24 Residential Zones

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17.24.010 Purpose and Applicability

The purpose of this Chapter is to provide for the development of residential dwellings that are suitable to the character of Woodland’s residential neighborhoods while allowing for neighborhood services that meet the daily needs of residents. Additional purposes of each zone are described below.

- A. **Low-Density Residential (R-L).** The R-L zone is intended to accommodate primarily low-density housing with private yards and private parking; to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment. The R-L zone implements areas of the Low Density Residential General Plan land use designation.
- B. **Neighborhood Preservation (N-P).** The purpose of the N-P zone is to stabilize and protect the established diverse character of older, predominately residential neighborhoods, where a mix of housing types and other uses exist. These areas are along the fringes of the Downtown zones and are characterized by homes generally constructed prior to 1940. This zone is intended to be applied to those areas designated Low Density Residential in the General Plan. This zone is intended to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment.
- C. **Residential Low-Medium (R-LM).** The R-LM zone is intended to provide a variety of housing types with a compatible mixture of low and medium density housing; to provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment. The R-LM zone implements areas of the Medium-Low-Medium Density Residential General Plan land use designation.
- D. **Residential Medium (R-M).** The R-M zone is intended to provide residential areas which can accommodate a suitable mixture of more intensive land uses, including multiple-unit dwellings, community facilities, and limited commercial and office uses compatible with the surrounding area. The R-M zone also accommodates a range of detached and attached housing types including triplexes, fourplexes, and townhomes. The R-M zone implements the Medium Density Residential General Plan land use designation.
- E. **Residential High (R-H).** The R-H zone is intended to accommodate a mix of higher density multi-unit development types including rowhouses and stacked flats (apartments or condominiums). Units can be contained in single structures or in a collection of cohesive structures with common open spaces and amenities. Multi-story structures are intended to

include centrally located parking in order to provide urban intensity at locations within easy walking distance to transit, recreation, and community facilities. In addition, ancillary commercial uses as well as medical and professional offices may be allowed when found to be compatible with the surrounding neighborhood. The R-H zone implements the High Density Residential General Plan land use designation.

17.24.020 Use Regulations

Table 17.24.020-1, Use Regulations – Residential Zones, lists the uses permitted, permitted with a staff-level Zoning Administrator Permit (see Section 17.100.140, Zoning Administrator Permit), and permitted with a Conditional Use Permit (see Section 17.100.100, Conditional Use Permit) granted at a public hearing. The right-hand column provides references to other Sections of this Code where additional regulations are located. Refer to Division V, Chapter 17.144 for Definitions of Uses.

Table 17.24.020-1: Use Regulations – Residential Zones						
Use Classification	R-L	N-P	R-LM	R-M	R-H	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>						
Residential Uses						
Single-Family						
<i>Detached</i>	P	P	P	—	—	
<i>Attached</i>	P	P	P	—	—	
Duplex	P	P	P	—	—	
SB 9 Project	P	P	P	—	—	See Title 16, Subdivisions and Section 17.84.380, Two-Unit Projects
Small Lot Subdivision	A	A	A	P	P	
Multi-Unit Dwelling	—	—	A	P	P	
Accessory Dwelling Unit	See Section 17.84.030, Accessory Dwelling Units					
Family Day Care						
<i>Small</i>	P	P	P	P	P	
<i>Large</i>	A	A	A	A	A	See Section 17.84.150, Day Care Centers, Family Day Cares and Residential Care Facilities
Live/Work	—	—	A	A	P	See Section 17.84.230, Live/Work
Manufactured Home Park	—	—	C	C	—	See Section 17.84.240, Manufactured Home Parks, RV/Trailer Parks, and Manufactured Buildings
Residential Care Facilities						
<i>Small</i>	P	P	P	P	P	

Division II: Zone Regulations

Table 17.24.020-1: Use Regulations – Residential Zones						
Use Classification	R-L	N-P	R-LM	R-M	R-H	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>						
<i>Large</i>	P	P	P	P	P	See Section 17.84.150, Day Care Centers, Family Day Cares and Residential Care Facilities
Supportive Housing	Subject only to those restrictions that apply to other residential uses of the same type in the same zone					
Transitional Housing	Subject only to those restrictions that apply to other residential uses of the same type in the same zone					
Commercial Uses						
Eating and Drinking Establishments						
<i>Restaurant, Limited Counter Service/Fast Casual Food (no drive-through)</i>	—	—	—	A ¹	A ¹	See also Section 17.84.320, Residential Limited Retail
<i>Tasting Room</i>	—	—	—	A ¹	A ¹	See Section 17.84.060, Alcoholic Beverage Sales
Lodging						
<i>Bed and Breakfast</i>	—	C	—	A	A	See Section 17.84.100, Bed and Breakfast Lodging
<i>Short-Term Rental</i>	—	—	—	—	—	See Section 17.84.330, Short-Term Rental
Office Uses						
<i>Business, Professional, and Technology</i>	—	—	—	A ¹	P ¹	
<i>Medical and Dental Offices</i>	—	—	—	C	—	
Personal Services						
<i>General Personal Services</i>	—	—	—	A ¹	P ¹	See Section 17.84.290, Personal Services
<i>Instructional Services</i>	—	—	—	A ¹	P ¹	See Section 17.84.290, Personal Services
<i>Massage Establishments</i>	—	—	—	A ¹	A ¹	See Section 17.84.290, Personal Services and WMC Chapter 5.20, Massage Establishments
Recreation, Fitness, and Entertainment						
<i>Indoor Sports and Recreation, Small-Scale</i>	—	—	—	C	C ¹	
<i>Indoor Entertainment Facility</i>	—	—	—	—	—	
<i>Outdoor Sports and Recreation Facility</i>	C	C	C	C	—	

Table 17.24.020-1: Use Regulations – Residential Zones

Use Classification	R-L	N-P	R-LM	R-M	R-H	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>						
Retail						
<i>Residential Limited Retail</i>	A	A	A	A	A	See Section 17.84.320, Residential Limited Retail
Public/Institutional Uses						
College and Trade School	—	—	—	A ¹	A ¹	
Community and Religious Assembly	C	C	C	C	A	
Community Garden	A	A	A	A ¹	A ¹	See Section 17.84.130, Community Gardens
Cultural Facility	—	—	C	C	A ¹	
Day Care Center	C	C	C	A	A	See Section 17.84.150, Day Care Centers, Family Day Cares and Residential Care Facilities
Government Buildings	C	C	C	P	P	
Hospitals and Clinics						
<i>Skilled Nursing Facility</i>	A	A	A	A	—	
<i>Clinic</i>	—	—	—	C	A ¹	
Park and Recreation Facility, Public	P	P	P	P	—	
School	C	C	C	C	—	
Transportation, Communications, and Utilities						
Communication Facilities						
<i>Antennas and Transmission Towers</i>	See Section 17.84.360, Telecommunication Facilities					
<i>Equipment within Buildings</i>	See Section 17.84.360, Telecommunication Facilities					
Cannabis Uses						
Indoor Personal Cannabis Cultivation	P	P	P	P	P	See Section 17.84.280, Personal Cultivation of Cannabis
Other Uses						
Accessory Uses	See Section 17.84.020, Accessory Uses					
Home Occupations	See Section 17.84.200, Home Occupations and Cottage Food Operations					
Temporary Uses	See Section 17.84.370, Temporary Uses					

Division II: Zone Regulations

Notes

1. Use shall be considered as accessory to a primary use only.

17.24.030 Development Standards

Table 17.24.030-1, Development Standards – Residential Zones, establishes the development standards for the Residential zones. Letters refer to subsections that directly follow the table.

Table 17.24.030-1: Development Standards – Residential Zones					
Standard	R-L	N-P	R-LM	R-M	R-H
Density and Lot Standards					
Density (units/acre)	1- 8	1- 8	5-15	8.1-19.9	20-40
Lot Area (sf)					
<i>Corner Lot</i>	Min. 6,000	Min. 6,000	Min. 5,000	n/a	n/a
<i>Interior Lot</i>	Min. 5,000	Min. 5,000	Min. 5,000	n/a	n/a
<i>Small Lot Subdivision (see Section 17.56.040)</i>	n/a	n/a	n/a	n/a	n/a
Lot Width (ft.)					
<i>Corner Lot</i>	Min. 60	Min. 60	Min. 60	n/a	n/a
<i>Interior Lot</i>	Min. 50	Min. 50	Min. 50	n/a	n/a
<i>Small Lot Subdivision (see Section 17.56.040)</i>	n/a	n/a	n/a	n/a	n/a
Max. Lot Coverage	50%	50%	60%	60%	70%
Building Form and Placement Standards					
Max. Building Height (ft.)	30	40	30	40; 30 within 40 feet of an R-L, N-P or R-LM zone	45; 30 within 40 ft of an R-L, N-P or R-LM zone
Min. Setbacks (ft.)					
<i>Front, Primary Structure</i>	20 (A)	20 (A)	20 (A)	15	15
<i>Front, Porch/Stoop</i>	14 (C)	14 (C)	14 (C)		
<i>Front, Garage</i>	20	20	20	n/a	n/a
<i>Street Side</i>	15	15	10	10	10
<i>Interior Side</i>	5	5	5	5; 10 when abutting R-L or N-P	5, 10 when abutting R-L or N-P
<i>Rear</i>	20	20	20	10; 15 when abutting R-L or N-P	10; 15 when abutting R-L or N-P

Table 17.24.030-1: Development Standards – Residential Zones

Standard	R-L	N-P	R-LM	R-M	R-H
<i>Alley</i>	4 (B)	4 (B)	4 (B)	4 (B)	4 (B)
<i>Small Lot Subdivision</i>	See Section 17.56.040				
Site and Open Space Standards					
Max. Impervious/Paved Area	50% of required front and street side setbacks	50% of required front and street side setbacks	50% of required front and street side setbacks	n/a	n/a
Min. Private Open Space	n/a	n/a	100 sf per unit	48 sf per unit	n/a
Min. Private Open Space Dimension	n/a	n/a	6 ft.	6 ft.	n/a
Min. Common Open Space	n/a	n/a	100 sf per unit	100 sf per unit	n/a
Private OR Common Open Space	n/a	n/a	n/a	n/a	48 sf per unit

- A. Where a uniform setback which differs from the above standard exists on the block or cul-de-sac, the setback shall conform to the established setback of the block or cul-de-sac.
- B. Setbacks facing alleys may be reduced to zero where determined by the Director to allow adequate maneuverability for emergency and waste vehicles and where no garage access is required.
- C. A front porch may project into the required front setback up to six feet in order to provide a covered porch that is open on three sides and parallel to the street frontage.

17.24.040 Supplemental Regulations

- A. **General Design Standards.** See Section 17.56.010, General Design Standards.
- B. **Single-Family and Duplex Design Standards.** See Section 17.56.020, Single-Family and Duplex Design Standards.
- C. **Multi-Unit Use Design Standards.** See Section 17.56.030, Multi-Unit Design Standards.
- D. **Small Lot Subdivision Design Standards.** See Section 17.56.040, Small Lot Subdivision Design Standards.
- E. **Citywide Standards.** All development is subject to the provisions of Division III, Citywide Standards.

Chapter 17.28 Downtown Zones

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17.28.010 Purpose and Applicability

The purpose of this Chapter is to provide for the development of a range of uses suitable to the character of Downtown Woodland. Additional purposes of each zone are described below.

- A. **Downtown Core (DX-1).** The Downtown Core zone is intended to support a diverse mix of offices, housing, and active uses such as theaters, retail, professional services, restaurants, and entertainment in Woodland’s historic downtown core. The zone envisions primarily a vertical mix of uses that support a vibrant district centered on Main Street. The DX-1 zone implements areas of the Downtown Mixed Use General Plan land use designation.
- B. **Downtown Civic (DX-2).** The Downtown Civic zone is intended to support a mix of public uses and offices, housing, retail, professional services, and open space in the Court Street corridor of Woodland’s historic downtown core. The zone envisions both vertical and horizontal mix of uses that support a vibrant and walkable civic-oriented downtown district. The DX-2 zone implements areas of the Downtown Mixed Use General Plan land use designation.
- C. **Downtown Transitional (DX-3).** The Downtown Transitional zone is intended to support a mix of offices, housing, and active uses on the edges of Woodland’s historic downtown core. Centered on the Lincoln Avenue and North Street corridors, this zone provides a transition from the downtown core to the residential neighborhoods north and south of the zone. The zone supports vertical and horizontal mixed-use development with a lower intensity urban feel that provides walkable transition to the residential neighborhoods to the north and south. The DX-3 zone implements areas of the Downtown Mixed Use General Plan land use designation.
- D. **Downtown Gateway (DX-4).** The Downtown Gateway zone supports a vibrant mixed-use node at the primary entry point to Woodland’s historic downtown core. Centered on Main Street between 5th Street and East Street, the DX-4 zone facilitates a mix of uses and open spaces that welcome residents and visitors to the Downtown, that intensify opportunity areas abutting the railroad, and that ensure appropriate transitions to the corridor, downtown, and residential areas. The DX-4 zone implements areas of the Downtown Mixed Use General Plan land use designation.

17.28.020 Use Regulations

Table 17.28.020-1, Use Regulations – Downtown Zones lists the uses permitted, permitted with a staff-level Zoning Administrator Permit (see Section 17.100.140, Zoning Administrator Permit), and permitted with a Conditional Use Permit (see Section 17.100.100, Conditional Use Permit) granted at a public hearing. The right-hand column provides references to other Sections of this Code where additional regulations are located. Refer to Division V, Chapter 17.144 for Definition of Uses.

Table 17.28.020-1: Use Regulations – Downtown Zones					
Use Classification	DX-1	DX-2	DX-3	DX-4	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>					
Residential Uses					
Single-Family					
<i>Detached</i>	—	—	P	—	
<i>Attached</i>	—	—	P	—	
Duplex	—	—	P	—	
Small Lot Subdivision	P ¹	P	P	P ¹	
Multi-Unit Dwelling	P ¹	P	P	P ¹	
Accessory Dwelling Unit	See Section 17.84.030, Accessory Dwelling Units				
Family Day Care					
<i>Small</i>	P	P	P	P	
<i>Large</i>	P ¹	C	A	P	
Live/Work	A ¹	P	P	A ¹	See Section 17.84.230, Live/Work
Residential Care Facilities					
<i>Small</i>	—	—	P	—	
<i>Large</i>	—	A ²	A	—	
Commercial Uses					
Animal Care, Sales, and Services					
<i>Grooming</i>	A	P	A	P	
<i>Pet Store</i>	P	P	A	P	
<i>Veterinary Services</i>	P ²	A	A	C ²	
Automobile/Vehicle Sales and Services					
<i>Automobile Rental Office</i>	P	P	P	P	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses

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Table 17.28.020-1: Use Regulations – Downtown Zones

Use Classification	DX-1	DX-2	DX-3	DX-4	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>					
<i>Automobile/Vehicle Sales and Leasing, New</i>	C	—	—	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Automobile/Vehicle Service and Repair, Minor³</i>	—	—	—	—	
Banks and Financial Institution					
<i>Bail Bonds</i>	—	C ⁴	—	—	See Section 17.84.260, Non-Traditional Financial Institutions
<i>Bank and Savings and Loan</i>	P	P	—	P	
Business and Communication Services					
<i>General Business Services</i>	P	P	A	P	
<i>Printing and Copy Services</i>	P	P	A	P	
Eating and Drinking Establishments					
<i>Bar/Night Club/Lounge</i>	C	C	—	C	See Section 17.84.060, Alcoholic Beverage Sales
<i>Brewpub</i>	A	A	—	A	See Section 17.84.060, Alcoholic Beverage Sales
<i>Microbrewery</i>	A	A	—	A	See Section 17.84.060, Alcoholic Beverage Sales
<i>Micro-Distillery</i>	C	A	—	A	See Section 17.84.060, Alcoholic Beverage Sales
<i>Restaurant, Full Service</i>	P	P	A	P	
<i>Restaurant, Limited Counter Service/Fast Casual Food</i>	P	P	A	P	
<i>Tasting Room</i>	P	P	A	P	See Section 17.84.060, Alcoholic Beverage Sales
<i>Funeral and Internment Service</i>	P ²	P	A	—	
Lodging					
<i>Bed and Breakfast</i>	A	A	A	A	See Section 17.84.100, Bed and Breakfast Lodging
<i>Boarding House</i>	—	C	—	—	
<i>Hotel and Motel</i>	C	C	—	C	
<i>Short-Term Rental</i>	A	—	A	—	See Section 17.84.330, Short-Term Rental

Table 17.28.020-1: Use Regulations – Downtown Zones

Use Classification	DX-1	DX-2	DX-3	DX-4	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>					
Maintenance and Repair Services	P	P	A	P	
Office Uses					
<i>Business, Professional, and Technology</i>	P	P	A	P	
<i>Medical and Dental Offices</i>	P ¹	P	A	P	
Personal Services					
<i>General Personal Services</i>	P	P	A	P	See Section 17.84.290, Personal Services
<i>Dry Cleaner/Self Service Laundry</i>	P ^{1,2}	P ^{1,2}	—	—	See Section 17.84.290, Personal Services
<i>Instructional Services</i>	P	P	P	P	See Section 17.84.290, Personal Services
<i>Massage Establishments</i>	C	C	C	C	See Section 17.84.290, Personal Services
<i>Tattoo/Body Modification Parlor</i>	A	A	—	A	See Section 17.84.290, Personal Services
Recreation, Fitness, and Entertainment					
<i>Cinema/Theaters</i>	P	—	—	—	
<i>Indoor Entertainment Facility</i>	P	A	—	A	
<i>Indoor Sports and Recreation, Small-Scale</i>	P	P	—	P	
Retail					
<i>Artisan Shop</i>	P	P	P	P	
<i>Convenience/Small Grocery Market</i>	P	P	A	P	
<i>General Retail Sales</i>	P	P	P	P	
<i>Liquor Sales as Primary Use</i>	C	C	—	—	See Section 17.84.060, Alcoholic Beverage Sales
<i>Liquor Sales as Accessory Use, Small</i>	A	A	A	A	See Section 17.84.020, Accessory Uses and Section 17.84.060, Alcoholic Beverage Sales
<i>Liquor Sales as Accessory Use, Large</i>	A	A	—	A	See Section 17.84.020, Accessory Uses and Section 17.84.060, Alcoholic Beverage Sales
<i>Secondhand/Consignment Store</i>	P	P	P	P	

Division II: Zone Regulations

Table 17.28.020-1: Use Regulations – Downtown Zones

Use Classification	DX-1	DX-2	DX-3	DX-4	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>					
Public/Institutional Uses					
College and Trade School	P	P	—	P	
Community and Religious Assembly	A	A	A	C	
Community Garden	—	—	A	—	See Section 17.84.130, Community Gardens
Cultural Facility	P	p ⁵	p ⁵	p ⁵	
Day Care Center	A ²	A	C	—	See Section 17.84.150, Day Care Centers, Family Day Care and Residential Care Facilities
Emergency Shelter	—	C	A	A	See Section 17.84.170, Emergency Shelters, Daytime Services Facilities, and Low Barrier Navigation Centers
Government Buildings	P	P	C	P	
Hospitals and Clinics					
<i>Skilled Nursing Facility</i>	—	C	C	—	
<i>Clinic</i>	—	—	—	—	
Park and Recreation Facility, Public	P	P	P	P	
School	C	C	C	C	
Industrial Uses					
Artisan/Small-Scale Manufacturing	A	A	A	P	
Artist's Studio	P	P	P	P	
Food and Beverage Manufacturing					
<i>Small Scale</i>	p ¹	P	p ¹	—	
Food Preparation	P	P	A	P	
Research and Development	p ⁵	p ⁵	—	p ⁵	
Transportation, Communications, and Utilities					
Communication Facilities					
<i>Antennas and Transmission Towers</i>	See Section 17.84.360, Telecommunication Facilities				
<i>Equipment within Buildings</i>	See Section 17.84.360, Telecommunication Facilities				

Table 17.28.020-1: Use Regulations – Downtown Zones

Use Classification	DX-1	DX-2	DX-3	DX-4	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>					
Emergency Services	P	P	P	P	
Cannabis Uses					
Indoor Personal Cannabis Cultivation	P	P	P	P	See Section 17.84.280, Personal Cultivation of Cannabis
Cannabis Retail	—	—	—	—	See Section 17.84.280, Personal Cultivation of Cannabis
Other Uses					
Accessory Uses	See Section 17.84.020, Accessory Uses				
Home Occupations	See Section 17.84.200, Home Occupations and Cottage Food Operations				
Temporary Uses	See Section 17.84.370, Temporary Uses				

Notes:

1. Not permitted on the ground floor facing Main Street.
2. Not permitted on properties fronting/adjacent to Main Street.
3. Existing auto repair businesses, established prior to the Effective Date may remain. Any proposed expansion or modification shall be subject to a Conditional Use Permit (see Section 17.100.100, Conditional Use Permit) and shall be subject to the standards of Chapter 17.80, Nonconforming Provisions.
4. Bail bonds are subject to the same design and operational standards as non-traditional financial institution; see Section 17.84.260, Non-Traditional Financial Institutions.
5. A ZAP is required for establishments greater than 5,000 gross square feet.

17.28.030 Development Standards

Table 17.28.030-1, Development Standards – Downtown Zones establishes the development standards for the Downtown zones. Letters refer to subsections that directly follow the table.

Table 17.28.030-1: Development Standards – Downtown Zones

Standard	DX-1	DX-2	DX-3	DX-4
Intensity and Lot Standards				
Density (du/ac)	Min. 15; Max. Unlimited	Min. 15; Max. Unlimited	Unlimited	Min. 15; Max. Unlimited
FAR of Residential and Non-residential Combined	Min 1.0, Max. 4.0 (A)	Min 1.0, Max. 4.0 (A)	Min 1.0, Max. 4.0 (A)	Min 1.0, Max. 4.0 (A)
Max. Lot Coverage	100%	70%	60%	70%(B)
Building Form and Placement Standards				
Building Height				

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<i>Principal Structure</i>	Min. 25 ft., Max. 65 ft., 50 ft. within 50 ft. of DX-3 zone	Max. 55 ft., 50 ft. within 50 ft. of DX-3 zone	Max. 40 ft.	Min. 25 ft., Max 65 ft.
<i>Min. Ground Floor Height, Floor to Ceiling</i>	12 ft.	10 ft.	10 ft.	12 ft.
<i>Min. Upper Floor Height, Floor to Ceiling</i>	9 ft.	9 ft.	9 ft.	9 ft.
Setbacks				
<i>Front and Street Side</i>	Min. 0, Max. 15 ft.; Max. 5 ft. if fronting Main Street (C)	Min. 0, Max. 20 ft.	Min. 8, Max. 20 ft.	Min. 5, Max. 15 ft. (C)
<i>Interior Side</i>	0 ft.; Min. 5 ft. adjacent to DX-3 or adjacent residential land use	5 ft.	5 ft.	0 ft.
<i>Rear</i>	Min. 0 ft.; Min. 10 ft. adjacent to DX-3 or any Residential zone	Min. 0 ft.; Min. 10 ft. adjacent to DX-3 or any Residential zone	Min. 10 ft.; 15 ft. if building is over 30' in height and adjacent to any Residential zone	Min. 0 ft.; Min. 30 ft. adjacent to railroad centerline
Open Space Standards for Residential Uses				
Min. Private Open Space	n/a	48 sf per unit	48 sf per unit	n/a
Min. Private Open Space Dimension	n/a	6 ft.	6 ft.	n/a
Min. Common Open Space	0 sf if development fronts Main Street; 50 sf per unit if off Main Street	50 sf per unit	100 sf per unit	50 sf per unit

- A. Additional FAR may be granted for uses that offer community benefits. Eligible benefits include but are not limited to public open space beyond what is required, restoration or adaptive reuse of a historic structure, or the promotion of alternative modes of transportation. The additional development capacity and nature of community benefits may be determined through a Development Agreement (see Section 17.100.180, Development Agreements).
- B. In the Downtown Gateway DX-4 district, development approved as part of a master plan or precise plan, may allow for increase in lot coverage for one or more individual parcels if community serving features have been incorporated, such as a plaza, open space, or pass through to an interior courtyard.

- C. Building setback from Main Street may be increased to allow for outdoor dining, patio, or plaza space at the discretion of the Director or applicable Review Authority.

17.28.040 Supplemental Regulations

- A. **Preservation/Restoration of and Additions to Historic Structures.** See Section 17.56.050, Preservation/Restoration of and Additions to Historic Structures.
- B. **New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones.** See Section 17.56.060, New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones.
- C. **Citywide Standards.** All development is subject to the provisions of Division III, Citywide Standards.

Chapter 17.32 Mixed-Use Zones

Sections:

17.32.010	Purpose and Applicability.....	II-16
17.32.020	Use Regulations	II-17
17.32.030	Development Standards.....	II-27
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17.32.010 Purpose and Applicability

The purpose of this Chapter is to provide for the development of a range of uses suitable to the character of Woodland's corridors. Additional purposes of each zone are described below.

- A. **Corridor Mixed-Use-West Main (CMU-WM).** West of Downtown, the Corridor Mixed-Use-West Main Zone is a mixed-use corridor intended to accommodate residential infill and neighborhood-serving retail. The residential density and intensity of non-residential uses are intended to give the corridor an urban character and revitalize and replace older strip commercial development. Residential, retail, commercial service, and office uses are permitted in a horizontal or vertical mixed-use setting to enhance the streetscape. The CMU-WM zone implements the Corridor Mixed-use General Plan land use designation.
- B. **Corridor Mixed-Use-East (CMU-E).** The Corridor Mixed-Use-East zone facilitates the revitalization of the auto-oriented East Street corridor. Supporting a mix of uses, the zone permits a flexibility of design intended to enhance the urban character and streetscape of the corridor. Residential, retail, commercial service, office, and light industrial uses are permitted in a horizontal or vertical mixed-use configuration. The CMU-E zone implements the Corridor Mixed-use General Plan land use designation.
- C. **Corridor Mixed-Use-Kentucky (CMU-K).** The Corridor Mixed-Use-Kentucky zone accommodates a mix of uses including service and light industrial uses. Residential uses are allowed on the south side of Kentucky. The zone allows this area to continue to function as an agriculture-industrial corridor while sensitively integrating new, mixed-use development to activate specific sections of the corridor. The CMU-K zone implements the Corridor Mixed-use General Plan land use designation.
- D. **Corridor Mixed-Use-Armfield (CMU-A).** The Corridor Mixed-Use-Armfield zone supports a mix of uses similar to the CMU-E zone and permits a flexibility of design intended to enhance the urban character and streetscape of the area with residential, retail, commercial service, and office, uses in a horizontal or vertical mixed-use configuration while providing appropriate transitions and buffers between newer higher intensity uses and existing single family residential uses. The CMU-A zone implements the Corridor Mixed-use General Plan land use designation.
- E. **Corridor Mixed-Use-Flex (CMU-F).** The Corridor Mixed-Use-Flex zone supports a sensitive transition between the North East Street corridor and the industrial areas to the east. Like the

CMU-E zone, it facilitates the revitalization of the auto-oriented East Street corridor and supports a mix of uses to enhance the urban character and streetscape of the corridor, with residential, retail, commercial service, office, and light industrial uses in a horizontal or vertical mixed-use configuration. Smaller-scale custom, light industrial and artisan manufacturing are allowed to add flexibility and vitality to the corridor. The CMU-F zone implements the Corridor Mixed-use General Plan land use designation.

- F. **Community Commercial Mixed-Use (CCMU).** The Community Commercial Mixed-Use zone is intended to support commercial development that serves local neighborhoods as well as the rest of the City but does not regularly attract regional, visitor, or pass-through traffic. Uses in this zone include retail, services, grocery stores, restaurants, professional offices, hotels, and similar commercial uses, as well as higher density housing and mixed-use development. The CCMU zone implements the Community Commercial General Plan land use designation.
- G. **Neighborhood Mixed-Use (NMU).** The Neighborhood Mixed-Use zone supports commercial development that meets the needs of local neighborhoods. Uses in this zone include smaller-scale retail, grocery stores, office, and service-oriented businesses, as well as higher density housing and mixed-use development. The NMU zone implements the Neighborhood Commercial General Plan land use designation.
- H. **Corridor Mixed-Use-Gateway (CMU-G).** The Corridor Mixed-Use-Gateway zone, located along an important north-south corridor, is envisioned by the General Plan to support a mix of uses including retail, medical services, offices, business park development and housing. The zone allows for vertical and horizontal mixed-use development. The CMU-G zone implements the Corridor Mixed-use General Plan land use designation.

17.32.020 Use Regulations

Table 17.32.020-1, Use Regulations – Mixed-Use Zones lists the uses permitted, permitted with a staff-level Zoning Administrator Permit, and permitted with a Conditional Use Permit (see Section 17.100.100, Conditional Use Permit) granted at a public hearing. The right-hand column provides references to other Sections of this Code where additional regulations are located. Refer to Division V, Chapter 17.144 for Definition of Uses.

Table 17.32.020-1: Use Regulations – Mixed-Use Zones									
Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	CMU-G	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>									
Residential Uses									
Single-Family									
<i>Detached</i>	—	A	A ¹	A	—	—	—	—	
<i>Attached</i>	—	A	A ¹	A	—	—	—	—	
Duplex	—	A	—	A	—	—	—	—	

Division II: Zone Regulations

Table 17.32.020-1: Use Regulations – Mixed-Use Zones									
Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	CMU-G	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>									
Small Lot Subdivision	P	P	A ¹	A	—	A ²	—	P	
Multi-Unit Dwelling	P	P	P ¹	P	P	P ²	P ²	P ²	
Accessory Dwelling Unit	See Section 17.84.030, Accessory Dwelling Units								
Family Day Care									
<i>Small</i>	P	P	P	P	—	P	P	P	
<i>Large</i>	P	A	—	A	—	—	—	P	
Live/Work	P ²	P	P ¹	A	A	A	P	P ²	See Section 17.84.230, Live/Work
Manufactured Home Park	—	C	—	—	—	—	—	—	See Section 17.84.240, Manufactured Home Parks, RV/Trailer Parks, and Manufactured Buildings
Residential Care Facilities									
<i>Small</i>	P	P	P	P	—	—	A	A	
<i>Large</i>	A	A	P	A	—	—	—	A	
Single-Room Occupancy	—	C	—	—	C	—	—	—	See Section 17.84.340, Single Room Occupancy Units
Commercial Uses									
Adult Businesses	—	—	—	—	C	—	—	—	See Section 17.84.040, Adult Businesses
Animal Care, Sales and Services									
<i>Animal Boarding Kennel/Pet Day Care</i>	—	—	C	—	C	—	—	C	
<i>Grooming</i>	P	P	P	P	P	P	A	P	

Table 17.32.020-1: Use Regulations – Mixed-Use Zones

Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	CMU-G	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>									
<i>Pet Store</i>	P	P	P	P	P	P	P	P	
<i>Veterinary Services</i>	P	P	P	P	—	P	A	A	
Automobile/Vehicle Sales and Services									
<i>Automobile Rental Office</i>	P	P	P	P	P	P	—	P	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Automobile/Vehicle Sales and Leasing, New</i>	A ³	A ³	A ³	—	—	—	—	A ³	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Automobile/Vehicle Service and Repair, Major</i>	—	C	C	—	C	—	—	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Automobile/Vehicle Service and Repair, Minor</i>	P ⁴	A	—	P ⁴	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses				
<i>Farm/Agricultural Equipment Sales, Service and Rental</i>	P	P	P	A	P	—	—	P	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Fueling Station</i>	C ⁵	C ⁵	C ⁵	—	—	C ⁵	—	C ⁵	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Large Vehicle and Equipment Sales, Service and Rental</i>	—	—	—	—	C	—	—	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses

Division II: Zone Regulations

Table 17.32.020-1: Use Regulations – Mixed-Use Zones									
Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	CMU-G	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>									
<i>Washing (Full Service)</i>	—	C ⁶	—	—	—	—	—	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Washing (Self-Serve)</i>	A ⁶	A ⁶	A ⁶	—	A ⁶	C ⁶	—	A ⁶	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
Banks and Financial Institution									
<i>Bank and Savings and Loan</i>	P	P	P	P	—	P	P	P	
<i>Non-Traditional Financial Institution</i>	A	A	—	—	—	A	—	—	See Section 17.84.260, Non-Traditional Financial Institutions
Business and Communication Services									
<i>General Business Services</i>	P	P	P	P	P	P	P	P	
<i>Printing and Copy Services</i>	P	P	P	P	P	P	P	P	
Drive-Through Facility									
<i>Drive-Through, Food Establishment</i>	—	—	—	—	—	C	—	A	See Section 17.84.160, Drive-Through Establishments
<i>Drive-Through, Limited</i>	C	—	—	—	—	C	—	A	See Section 17.84.160, Drive-Through Establishments
Eating and Drinking Establishments									
<i>Bar/Night Club/Lounge</i>	C	C	C	C	C	C	—	C	See Section 17.84.060, Alcoholic Beverage Sales

Table 17.32.020-1: Use Regulations – Mixed-Use Zones

Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	CMU-G	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>									
<i>Brewpub</i>	A	A	A	A	A	A	—	A	See Section 17.84.060, Alcoholic Beverage Sales
<i>Microbrewery</i>	A	A	A	A	A	A	—	A	See Section 17.84.060, Alcoholic Beverage Sales
<i>Micro-Distillery</i>	A	A	A	A	A	C	—	A	See Section 17.84.060, Alcoholic Beverage Sales
<i>Restaurant, Full Service</i>	P	P	P	P	P	P	P	P	
<i>Restaurant, Limited Counter Service/Fast Casual Food</i>	P	P	P	P	P	P	P	P	
<i>Tasting Room</i>	P	P	P	P	P	P	P	P	See Section 17.84.060, Alcoholic Beverage Sales
Funeral and Internment Service	P	P	P	—	A	—	—	—	
Hookah Lounge	C	C	—	—	—	—	—	C	See Section 17.84.210, Hookah Lounges
Lodging									
<i>Bed and Breakfast</i>	A	A	—	A	—	—	A	A	See Section 17.84.100, Bed and Breakfast Lodging
<i>Boarding House</i>	A	—	—	—	—	—	—	—	
<i>Hotel and Motel</i>	A	A	—	A	—	A	—	A	
<i>RV Park Resort</i>	—	—	—	—	C	—	—	—	See Section 17.84.240, Manufactured Home Parks, RV/Trailer Parks, and Manufactured Buildings

Division II: Zone Regulations

Table 17.32.020-1: Use Regulations – Mixed-Use Zones									
Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	CMU-G	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>									
<i>Short-Term Rental</i>	A	A	—	—	—	—	—	A	See Section 17.84.330, Short-Term Rental
Maintenance and Repair Services	P	P	P	P	P	P	P	P	
Office Uses									
<i>Business, Professional, and Technology</i>	P	P	P	P	P	P	P	P	
<i>Medical and Dental Offices</i>	P	P	P	P	P	P	P	P	
Personal Services									
<i>General Personal Services</i>	P	P	P	P	P	P	P	P	See Section 17.84.290, Personal Services
<i>Instructional Services</i>	P	P	P	P	P	P	P	P	See Section 17.84.290, Personal Services
<i>Massage Establishments</i>	A	A	C	C	—	A	C	A	See Section 17.84.290, Personal Services
<i>Tattoo/Body Modification Parlor</i>	A	A	A	A	A	A	C	A	See Section 17.84.290, Personal Services
Recreation, Fitness, and Entertainment									
<i>Cinema/Theaters</i>	—	—	—	—	—	—	—	—	
<i>Indoor Entertainment Facility</i>	P	P	P	A	A	A	A	P	
<i>Indoor Sports and Recreation, Large-Scale</i>	A	A	C	—	C	A	—	A	
<i>Indoor Sports and Recreation, Small-Scale</i>	P	P	P	P	A	P	P	P	

Table 17.32.020-1: Use Regulations – Mixed-Use Zones

Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	CMU-G	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>									
<i>Outdoor Sports and Recreation</i>	—	—	—	A	A	—	—	—	
Retail									
<i>Artisan Shop</i>	P	P	P	P	P	P	P	P	
<i>Convenience/ Small Grocery Market</i>	P	P	P	P	P	P	P	P	See Section 17.84.020, Accessory Uses and Section 17.84.060, Alcoholic Beverage Sales
<i>Firearm Sales and Servicing</i>	A	A	A	A	A	A	—	A	See Section 17.84.180, Firearms Sales
<i>General Retail Sales</i>	P	P	P	P	P	P	P	P	
<i>Grocery Store</i>	P	P	P	A	A	P	P	P	
<i>Large Format Retail Sales</i>	—	—	—	—	—	—	—	P	
<i>Liquor Sales as Primary Use</i>	C	C	C	C	C	C	C	C	
<i>Liquor Sales as Accessory Use, Small</i>	A	A	A	C	C	A	A	A	See Section 17.84.020, Accessory Uses and Section 17.84.060, Alcoholic Beverage Sales
<i>Liquor Sales as Accessory Use, Large</i>	A	A	A	C	C	A	—	A	See Section 17.84.020, Accessory Uses and Section 17.84.060, Alcoholic Beverage Sales
<i>Nursery and Garden Center</i>	P	P	P	A	P	P	P	P	
<i>Pawn Shop</i>	A	A	A	—	A	—	—	—	
<i>Secondhand/ Consignment Store</i>	P	P	P	P	—	P	P	P	

Division II: Zone Regulations

Table 17.32.020-1: Use Regulations – Mixed-Use Zones

Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	CMU-G	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>									
<i>Smoke Shop</i>	A	A	—	—	A	—	—	—	See Section 17.84.350, Smoke Shops
Public/Institutional Uses									
College and Trade School	P	P	P	P	P	P	—	P	
Community and Religious Assembly	A	A	A	A	A	A	A	A	
Community Garden	—	—	A	A	—	—	A	—	See Section 17.84.130, Community Gardens
Cultural Facility	P ⁷	P ⁷	P	P ⁷	P ⁷	—	P ⁷	P ⁷	
Day Care Center	A	A	A	C	C	A	A	A	See Section 17.84.150, Day Care Centers, Family Day cares and Residential Care Facilities
Emergency Shelter	P	P	P	P	P	P	—	—	See Section 17.84.170, Emergency Shelters, Daytime Service Facilities, and Low Barrier Navigation Centers
Government Buildings	P	P	P	P	—	P	—	P	
Hospitals and Clinics									
<i>Hospital</i>	C	C	C	—	—	—	—	C	
<i>Skilled Nursing Facility</i>	A	A	A	A	—	—	—	A	
<i>Clinic</i>	A	A	A	—	—	—	A	A	
Park and Recreation Facility, Public	P	P	—	P	A	P	—	P	

Table 17.32.020-1: Use Regulations – Mixed-Use Zones

Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	CMU-G	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>									
Parking Facilities (privately-owned)	—	C	—	—	—	—	—	—	
School	—	C	—	C	—	C	—	—	
Social Service Centers/ Daytime Service Facility	C	C	A	—	C	—	—	—	See Section 17.84.170, Emergency Shelters, Daytime Service Facilities, and Low Barrier Navigation Centers
Industrial Uses									
Agricultural Production, Light	—	—	A	—	A	—	—	—	
Artisan/Small-Scale Manufacturing	P	P	P	P	P	—	—	P	
Artist's Studio	P	P	P	P	P	P	P	P	
Building Materials and Supply	A	A	A	A	A	A	—	A	
Food and Beverage Manufacturing									
<i>Small Scale</i>	A	A	A	—	P	A	—	A	
<i>Large Scale</i>	—	—	—	—	P	—	—	—	
Food Preparation	P	P	P	P	P	P	A	P	
Industrial, Light	—	A	A	—	P ⁸	—	—	—	
Recycling Facilities									
<i>Reverse Vending Machine</i>	A	A	A	A	A	A	—	A	
Research and Development	P/A ⁹	P/A ⁹	P/A ⁹	P/A ⁹	P	P/A ⁹	—	P/A ⁹	
Storage Yard	—	P ¹⁰	P ¹⁰	—	P ¹⁰	—	—	—	See Section 17.70.040 Outdoor Storage Areas, Section 17.84.020 Accessory Uses, and Subsection

Division II: Zone Regulations

Table 17.32.020-1: Use Regulations – Mixed-Use Zones									
Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	CMU-G	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>									
									17.64.100.B Truck Storage
Warehousing, Storage, Logistics, and Distribution									
<i>Indoor Warehousing and Storage</i>	p ¹¹	p ¹¹	p ¹¹	p ¹¹	p ¹¹	—	—	—	See Section 17.84.020, Accessory Uses
<i>Logistics and Distribution</i>	p ¹¹	p ¹¹	p ¹¹	p ¹¹	p ¹¹	—	—	p ¹¹	See Section 17.84.020, Accessory Uses
<i>Chemical or Mineral Storage</i>	—	—	—	—	—	—	—	—	
<i>Personal Storage Warehouse Facility</i>	—	—	—	—	—	—	—	—	See Section 17.84.300, Personal Storage Facilities
Transportation, Communications, and Utilities									
Communication Facilities									
<i>Antennas and Transmission Towers</i>	See Chapter 17.84, Telecommunication Facilities								
<i>Equipment within Buildings</i>	See Chapter 17.84, Telecommunication Facilities								
Emergency Services	P	P	P	P	P	P	P	P	
Transportation Passenger Facility	—	C	—	C	—	—	—	—	
Cannabis Uses									
Indoor Personal Cannabis Cultivation	P	P	P	P	P	—	—	—	See Section 17.84.280, Personal Cultivation of Cannabis
Cannabis Retail	C	C	C	C	C	C	C	C	See Section 17.84.120, Commercial Cannabis Businesses
Temporary/Other Uses									

Table 17.32.020-1: Use Regulations – Mixed-Use Zones

Use Classification	CMU-WM	CMU-E	CMU-K	CMU-A	CMU-F	CCMU	NMU	CMU-G	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>									
Farmers Market	P	P	P	P	—	P	P	P	See Section 17.84.370, Temporary Uses
Mobile Vendor	See Section 17.84.250, Mobile Vendors						—	—	
Swap Market/Flea Market	—	C	—	C	—	—	—	—	See Section 17.84.370, Temporary Uses

Notes:

1. Residential uses are allowed only on the south side of Kentucky Avenue unless part of an adopted Specific Plan.
2. Residential not permitted on the ground floor facing Main Street or CR102.
3. Used Car Sales must be associated with a new car dealership, except for a large format used car dealership. A single use, used car lot is not permitted. See Subsection 17.84.090.B, Auto/Vehicles Sales, New and Used.
4. A ZAP is required where adjacent to an R-L, N-P, or R-LM zone.
5. Beer and wine sales associated with a fueling station is subject to a CUP. The sale of hard alcohol is not permitted.
6. Only allowed as an accessory use to a gas station or car dealership, typically on the same parcel. See Subsection 17.84.090.D.2.
7. A ZAP is required for establishments greater than 2,000 gross square feet.
8. A ZAP is required for outdoor processing and storage.
9. A ZAP is required for establishments greater than 5,000 gross square feet.
10. May not exceed 5,000 gross square feet. Must be located on the rear half of the lot or screened from view from the right-of-way and must be accessory to a primary use.
11. May not exceed 5,000 gross square feet and must be accessory to a primary use. See Chapter 17.84.020, Accessory Uses.

17.32.030 Development Standards

Table 17.32.030-1, Development Standards – Mixed-Use Zones establishes the development standards for the Mixed-Use zones. Letters refer to subsections that directly follow the table.

Table 17.32.030-1: Development Standards – Mixed-Use Zones

Standard	CMU-WM CMU-E, CMU-F, and CMU-G	CMU-K	CMU-A	CCMU	NMU
Intensity and Lot Standards					
Density (du/ac)	Min. 20, Max. 40. For CMU-G,	Min. 20, Max. 40	Min. 20, Max. 40	Min. 15, Max. 30	Unlimited

Division II: Zone Regulations

	Min. 15, Max 45				
FAR of Residential and Non-residential Combined	0.25-2.0 for single use; 0.5-3.0 for residential mixed use (A)	0.25-2.0 for single use; 0.5-3.0 for residential mixed use (A)	0.25-2.0 for single use; 0.5-3.0 for residential mixed use (A)	0.15-0.7 for single use; 0.5-3.0 for residential mixed use (A)	0.15-0.5
Max. Lot Coverage	70%	60%	70%	60%	60%

Building Form and Placement Standards

Building Height

<i>Max. Height</i>	55 ft. (B)	55 ft. (B)	45 ft. (B)	55 ft. (B)	45 ft. (B)
<i>Min. Height on Corner Sites</i>	Min. 2 stories required on all corner parcels with frontage on Main, West Main and East Streets	Min. 2 stories required on all corner parcels with frontage on Kentucky Avenue	—	—	—

Minimum Setbacks

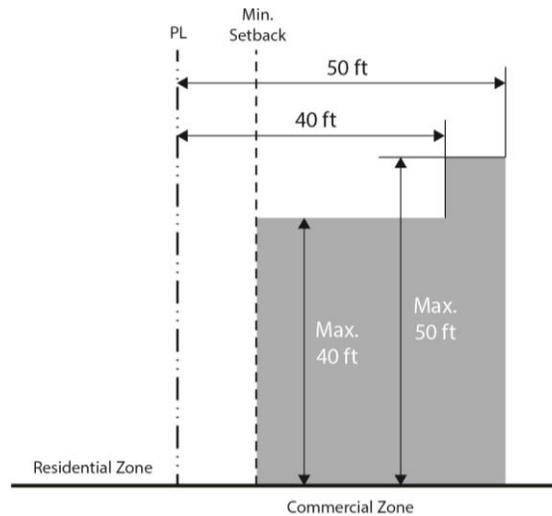
<i>Front</i>	10 ft. (C)(D)	10 ft. (C)(D)	10 ft. (C)(D)	15 ft. (C)(D)	20 ft. (D)
<i>Interior Side Setback</i>	0 ft.; where abutting a residential zone, minimum setback is that of the abutting residential zone			5 ft.	5 ft.
<i>Street Side Setback</i>	10 ft. (C)(D)	10 ft. (C)(D)	10 ft. (C)(D)	10 ft. (C)(D)	10 ft. (D)
<i>Rear Setback</i>	0 ft.; where abutting a residential zone, minimum setback is that of the abutting residential zone			10 ft.	10 ft.

Open Space Standards

Min. Common or Private Open Space (Residential)	48 sf per unit				
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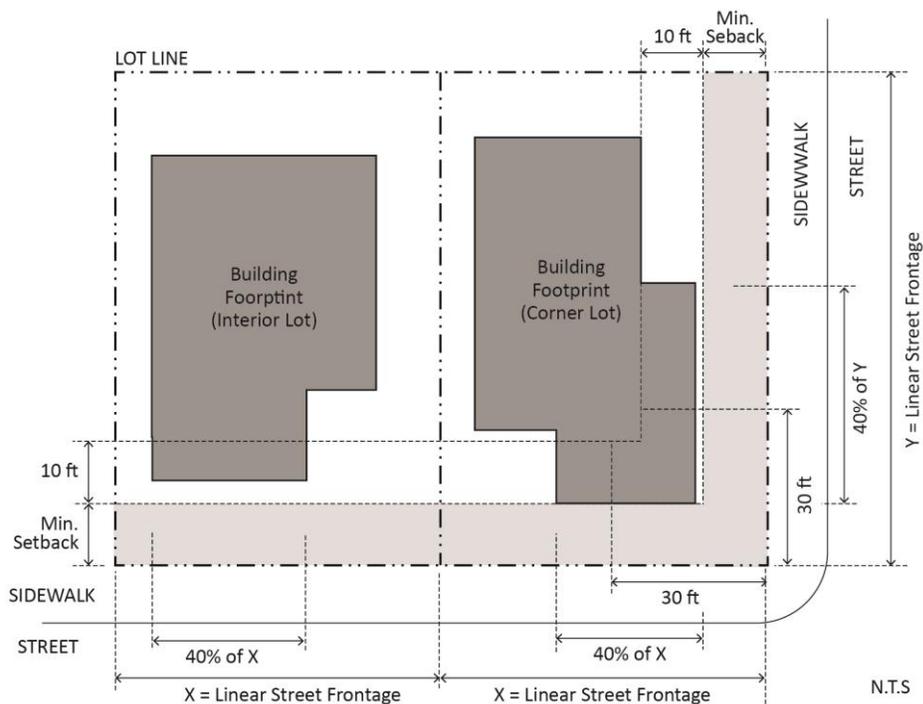
- A. **Additional FAR.** Additional FAR may be granted for uses that offer significant community benefits. Eligible benefits include but are not limited to the provision of public open space and the promotion of transit accessibility. The additional development capacity and nature of community benefits shall be determined through an Agreement between the City and Applicant.
- B. **Maximum Height Adjacent to Residential Zones.** The maximum height within 40 feet of a Residential zone is limited to 40 feet. The maximum height within 50 feet of a Residential zone is 50 feet. If an adjacent residential use is 40 feet or taller, the maximum height requirement shall be that stated in Table 17.32.030-1, Development Standards – Mixed-Use Zones, above.

FIGURE 17.32.030.B-1: MAXIMUM HEIGHT ADJACENT TO RESIDENTIAL ZONES



- C. **Required Building Location.** The following building location requirements apply in all Mixed-Use zones with the exception of the NMU zone.
1. Buildings shall be located within 10 feet of the minimum required front setback line for at least 40 percent of the linear street frontage.
 2. Buildings shall be located within 10 feet of the required setback line within 30 feet of the street corner.

FIGURE 17.32.030.C-1: REQUIRED BUILDING LOCATION



3. *Frontage Improvements.* The area between buildings and the property line shall be improved as part of a wider sidewalk, as outdoor dining/seating area, or with landscaping.
4. *Exceptions.* These requirements may be modified or waived by the Director upon finding that:
 - a. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the courtyard, plaza, or dining area; or
 - b. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street.

D. **Front Setback Exception.** Where 50 percent or more of the block is developed and has lesser setbacks, the setbacks shall be the average of the two nearest buildings on the same side of the street.

17.32.040 Supplemental Regulations

- A. **Mixed Use, Commercial, and Employment Zones Design Standards.** See Section 17.56.070, Mixed Use, Commercial and Employment Zones Design Standards.
- B. **Citywide Standards.** All development is subject to the provisions of Division III, Citywide Standards.

Chapter 17.36 Commercial Zones

Sections:

17.36.010	Purpose and Applicability.....	II-31
17.36.020	Use Regulations	II-31
17.36.030	Development Standards.....	II-35
17.36.040	Supplemental Regulations	II-37

17.36.010 Purpose and Applicability

The purpose of this Chapter is to provide for the development of neighborhood shopping areas where retail business or service establishments supply commodities or perform services to meet the daily needs of the residential neighborhood and commercial uses that are appropriate in the RC-F and RC zones. Additional purposes of each zone are described below.

- A. **Regional Commercial-Flex (RC-F).** The Regional Commercial Flex zone is located near entry access nodes to the community and supports regional commercial uses, light industrial uses, new auto and recreational vehicle sales and service, limited contractor facilities, and other retail uses. The RC-LIF zone implements the Regional Commercial with Light Industrial Flex Overlay General Plan land use designation.
- B. **Regional Commercial (RC).** The Regional Commercial zone is intended to accommodate retail establishments that serve residents and visitors of the region at large. Shopping malls and large format “big-box” retail is allowed, as are supporting uses such as gas stations and hotels, stand-alone professional office buildings, and limited ancillary office spaces. Complementary clusters of retail, healthcare, commercial, recreational, and institutional uses also are permitted. The RC zone implements the Regional Commercial General Plan land use designation.

17.36.020 Use Regulations

Table 17.36.020-1, Use Regulations – Commercial Zones, lists the uses permitted, permitted with a staff-level Zoning Administrator Permit, and permitted with a Conditional Use Permit (see Section 17.100.100, Conditional Use Permit) granted at a public hearing. The right-hand column provides references to other sections of this Code where additional regulations are located. Refer to Division V, Chapter 17.144 for Definition of Uses.

Table 17.36.020-1: Use Regulations – Commercial Zones			
Use Classification	RC-F	RC	Additional Regulations
<i>“P” = Permitted; “A” = Zoning Administrator Permit (ZAP) required; “C” = Conditional Use Permit (CUP) required; “—” = Not Allowed</i>			
Commercial Uses			
Animal Care, Sales, and Services			

Division II: Zone Regulations

<i>Animal Boarding Kennel/Pet Day Care</i>	C	—	
<i>Grooming</i>	P	P	
<i>Pet Store</i>	P	P	
<i>Veterinary Services</i>	P	A	
Automobile/Vehicle Sales and Services			
<i>Automobile Rental Office</i>	A	P	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Automobile/Vehicle Sales and Leasing, New</i>	P	P	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Automobile/Vehicle Service and Repair, Major</i>	C	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Automobile/Vehicle Service and Repair, Minor</i>	A	C	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Farm/Agricultural Equipment Sales, Service and Rental</i>	P	P	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Fueling Station</i>	C ¹	C ¹	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Large Vehicle and Equipment Sales, Service and Rental</i>	A	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Washing (Self-Serve)</i>	A ²	A	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
Banks and Financial Institution			
<i>Bank and Savings and Loan</i>	P	P	
Business and Communication Services			
<i>General Business Services</i>	P	P	
<i>Printing and Copy Services</i>	P	P	
Drive-Through Facility			
<i>Food Establishment</i>	C	C	See Section 17.84.160, Drive-Through Establishments
<i>Limited</i>	C	C	See Section 17.84.160, Drive-Through Establishments
Eating and Drinking Establishments			
<i>Bar/Night Club/Lounge</i>	C	C	See Section 17.84.060, Alcoholic Beverage Sales
<i>Brewpub</i>	A	A	See Section 17.84.060, Alcoholic Beverage Sales
<i>Microbrewery</i>	A	A	See Section 17.84.060, Alcoholic Beverage Sales

Division II: Zone Regulations

<i>Micro-Distillery</i>	A	A	See Section 17.84.060, Alcoholic Beverage Sales
<i>Restaurant, Full Service</i>	P	P	
<i>Restaurant, Limited Counter Service/Fast Casual Food</i>	P	P	
<i>Tasting Room</i>	P	P	See Section 17.84.060, Alcoholic Beverage Sales
Funeral and Internment Service	A	—	
Hookah Lounge	C	C	See Section 17.84.210, Hookah Lounge
Lodging			
<i>Hotel and Motel</i>	A	A	
Maintenance and Repair Services	P	P	
Office Uses			
<i>Business, Professional, and Technology</i>	P	P	
<i>Medical and Dental Offices</i>	P	P	
Personal Services			
<i>General Personal Services</i>	P	P	See Section 17.84.290, Personal Services
<i>Instructional Services</i>	P	—	See Section 17.84.290, Personal Services
<i>Massage Establishments</i>	—	C	See Section 17.84.290, Personal Services
<i>Tattoo/Body Modification Parlor</i>	A	A	See Section 17.84.290, Personal Services
Recreation, Fitness, and Entertainment			
<i>Indoor Sports and Recreation, Large-Scale</i>	A	A	
<i>Indoor Sports and Recreation, Small-Scale</i>	P	P	
<i>Outdoor Sports and Recreation Facilities</i>	A	C	See Section 17.64.090, Swimming Pools and Spas
Retail			
<i>Artisan Shop</i>	P	P	
<i>Convenience/Small Grocery Market</i>	P	—	
<i>Grocery Store</i>	A	P	
<i>Firearm Sales and Servicing</i>	A	A	See Section 17.84.180, Firearms Sales
<i>General Retail Sales</i>	P	P	
<i>Large Format Retail Sales</i>	P	P	
<i>Liquor Sales as Primary Use</i>	C	C	
<i>Liquor Sales as Accessory Use, Small</i>	A	A	See Section 17.84.060, Alcoholic Beverage Sales

Division II: Zone Regulations

<i>Liquor Sales as Accessory Use, Large</i>	A	A	See Section 17.84.060, Alcoholic Beverage Sales
<i>Nursery and Garden Center</i>	P	A	
<i>Secondhand/Consignment Store</i>	P	—	
Public/Institutional Uses			
College and Trade School	A	P	
Community and Religious Assembly	A	A	
Cultural Facility	P	P	
Day Care Center	C	A	See Section 17.84.150, Day Care Centers, Family Day Cares and Residential Care Facilities
Government Buildings	P	P	
Hospitals and Clinics			
<i>Hospital</i>	—	C	
<i>Clinic</i>	A	A	
Park and Recreation Facility, Public	A	P	See Section 17.64.090, Swimming Pools and Spas
Industrial Uses			
Artisan/Small-Scale Manufacturing	P	—	
Artist's Studio	P	—	
Brewery	A	A	
Building Materials and Supply	A	—	
Food and Beverage Manufacturing			
<i>Small Scale</i>	P	—	
<i>Large Scale</i>	P	—	
Food Preparation	P	—	
Freight / Trucking Facilities	—	—	
Industrial, Light	P ³	—	
Recycling Facilities			
<i>Reverse Vending Machine</i>	A	—	
Research and Development	P ⁴	P ⁴	See Section 17.84.020, Accessory Uses
Storage Yard	P ⁵	—	See Chapter 17.70, Screening Standards; Section 17.64.100, Vehicle/Truck Parking and Storage; and Section 17.84.020, Accessory Uses
Salvage and Wrecking Yard	—	—	

Warehousing, Storage, Logistics and Distribution			
<i>Chemical or Mineral Storage</i>	C	—	
<i>Indoor Warehousing and Storage</i>	P ⁶	—	See Section 17.84.020, Accessory Uses
<i>Logistics and Distribution</i>	P ⁶	—	See Section 17.84.020, Accessory Uses
<i>Personal Storage Facility</i>	—	—	
Wholesale Nursery	A	—	
Transportation, Communications, and Utilities			
Communication Facilities			
<i>Antennas and Transmission Towers</i>	See Section 17.84.360, Telecommunication Facilities		
Emergency Services	P	P	
Light Fleet Based Services	A	—	
Public Service, Minor	P	P	
Cannabis Uses			
Cannabis Retail	C	—	See Section 17.84.120, Commercial Cannabis Businesses
Other Uses			
Mobile Vendor	See Section 17.84.250, Mobile Vendors		
Swap Market/Flea Market	C	—	See Section 17.84.370, Temporary Uses

Notes:

1. Liquor sales associated with a fueling station is subject to a CUP. The sale of hard alcohol is not permitted.
2. Only allowed as an accessory use to a gas station or car dealership, typically on the same parcel. See Section 17.84.090.D.2.
3. A ZAP is required for outdoor processing and storage.
4. A ZAP is required for establishments greater than 10,000 gross square feet.
5. Must be located on the rear half of the lot or screened from view from the right-of-way and must be accessory to a primary use.
6. Outdoor pallet storage is prohibited, except as an accessory use in support of an existing business. Pallets must be stored below the fence line or otherwise screened from public view.

17.36.030 Development Standards

Table 17.36.030-1, Development Standards – Commercial Zones, establishes the development standards for the Commercial zones. Letters refer to subsections that directly follow the table.

Table 17.36.030-1: Development Standards- Commercial Zones		
Standard	RC-F	RC
Floor Area Ratio (FAR)	0.15 – 0.7 (A)	0.15 – 0.7 (A)
Lot Coverage	Max. 70%	Max. 70%

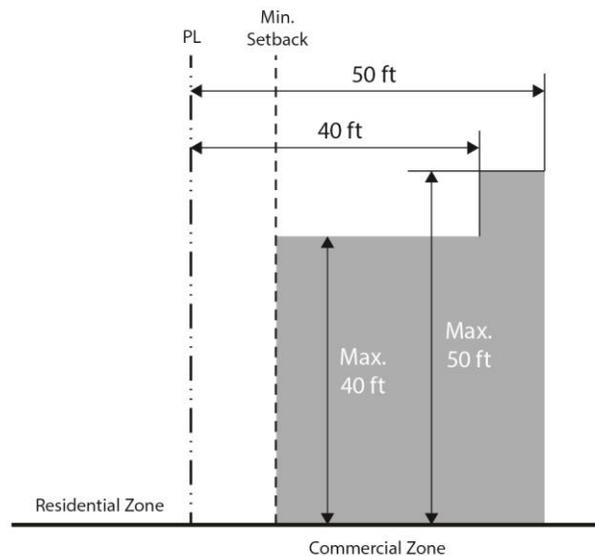
Division II: Zone Regulations

Table 17.36.030-1: Development Standards– Commercial Zones

Standard	RC-F	RC
Building Height	Max. 65 ft. (B)	Max. 65 ft. (B)
Minimum Setbacks		
<i>Front</i>	15 ft. (C)	15 ft. (C)
<i>Street Side</i>	10 ft.	10 ft.
<i>Interior Side</i>	Min. 0 ft.; where abutting a residential zone, minimum setback is equal to that of the residential zone	
<i>Rear</i>	Min. 0 ft.; where abutting a residential zone, minimum setback is equal to that of the residential zone	
<i>Surface Parking, from any Street-Facing Property Line</i>	Min. 12 ft.	Min. 12 ft.
Common Usable Open Space for Employees	For employment uses over 50,000 sf: Min. 5 sf per 1,000 sf up to 1,500 sf This space need not be publicly accessible.	

- A. **Additional FAR.** Additional FAR may be granted for uses that include an upper-story office, lodging or service use.
1. A total of 1.2 FAR may be achieved with a Development Review Tier 2 permit (see Section 17.100.060, Development Review Tier 2: Major).
 2. A total of 1.5 FAR may be achieved with a CUP.
- B. **Maximum Height Adjacent to Residential Zones.** The maximum height within 40 feet of a Residential zone is limited to 40 feet. The maximum height within 50 feet of a Residential zone is 50 feet. If an adjacent residential use is 40 feet or taller, the maximum height requirement shall be that stated in Table 17.36.030-1, Development Standards – Commercial Zones above.

FIGURE 17.36.030.B-1: MAXIMUM HEIGHT ADJACENT TO RESIDENTIAL ZONES



- C. **Front Setback Exception.** Where 50 percent or more of the block is developed and has lesser setbacks, the setbacks shall be average of the two nearest buildings on the same side of the street.

17.36.040 Supplemental Regulations

- A. **Mixed Use, Commercial, and Employment Zones Design Standards.** See Section 17.56.070, Mixed Use, Commercial and Employment Zones Design Standards.
- B. **Citywide Standards.** All development is subject to the provisions of Division III, Citywide Standards.

Chapter 17.40 Employment Zones

Sections:

17.40.010	Purpose and Applicability.....	II-38
17.40.020	Use Regulations	II-38
17.40.030	Development Standards.....	II-44
17.40.040	Supplemental Regulations	II-45

17.40.010 Purpose and Applicability

The purpose of this Chapter is to encourage sound industrial development by providing areas exclusively for such development subject to regulations necessary to insure the protection of adjoining uses. Additional purposes of each zone are described below.

- A. **Industrial Flex (IF).** The Industrial Light zone provides for a mix of research and development and limited, artisan/small-scale manufacturing uses, including multi-tenant spaces with offices, agricultural processing, food producers, industrial technology, and other sensitive processing regulated by specific performance standards. Larger and more intensive uses that may create odors, particulates, dust, vibration, etc. are restricted and, in the case of general industrial uses with outdoor facilities, are not allowed. The zone provides a transition between more intensive industrial uses and urban mixed-use environments, with the intent of minimizing conflicts with sensitive uses. The IL zone implements the Industrial with Light Industrial Flex Overlay General Plan land use designation.
- B. **Industrial General (IG).** The Industrial General zone encourages sound industrial development by providing areas exclusively for such development. The zone supports light, medium, and heavy industrial uses, including manufacturing, processing, refining, and similar uses including those with outdoor facilities. It also provides for warehousing, distribution, and logistics uses with supporting commercial services and office space. Uses in the IG zone are subject to regulations necessary to insure the protection of adjoining uses. The IG zone implements the Industrial General Plan land use designation.
- C. **Business Park (BP).** The Business Park zone accommodates master-planned office parks that may include a mix of research and development, green technology uses, and light manufacturing related to research and development. This zone additionally allows for supporting uses including professional offices, hotels, and general retail that cater to industrial and office uses. The BP zone implements the Business Park General Plan land use designation.

17.40.020 Use Regulations

- A. **Permitted Uses.** Table 17.40.020-1, Use Regulations – Employment Zones, lists the uses permitted, permitted with a staff-level Zoning Administrator Permit (see Section 17.100.140, Zoning Administrator Permit), and permitted with a Conditional Use Permit (see Section

17.100.100, Conditional Use Permit) granted at a public hearing. The right-hand column provides references to other Sections of this Code where additional regulations are located. Refer to Division V, Chapter 17.144 for Definition of Uses.

B. **Prohibited Uses.** Prohibited uses include those uses not listed Table 17.40.020-1, Use Regulations – Employment Zones; uses shown as not permitted in Table 17.40.020-1, Use Regulations – Employment Zones; and the following uses:

1. Pallet storage as a primary use;
2. Freight storage yard as a primary use;
3. Tire or concrete recycling/storage;
4. Salvage and wrecking yard, either as a primary or accessory use;
5. Vehicle impound and tow yard, either as a primary or accessory use;
6. Personal storage facilities, either as a primary or accessory use; and
7. Personal storage warehouse facilities, either as a primary or accessory use.

Table 17.40.020-1: Use Regulations – Employment Zones

Use Classification	IF	IG	BP	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>				
Residential Uses				
Small Lot Subdivision	—	—	A	
Live/Work	—	—	A	
Multi-Unit Dwelling	—	—	P	
Commercial Uses				
Adult Businesses	C	—	C	
Animal Care, Sales and Services				
<i>Animal Boarding Kennel/Pet Day Care</i>	A	A	A	
<i>Grooming</i>	A	—	—	
<i>Pet Store</i>	A	—	—	
<i>Veterinary Services</i>	A	—	A	
Automobile/Vehicle Sales and Services				
<i>Automobile Rental Office</i>	A	—	A	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Automobile/Vehicle Sales and Leasing, New</i>	A	—	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Automobile/Vehicle Service and Repair, Major</i>	C	A	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses

Division II: Zone Regulations

Table 17.40.020-1: Use Regulations – Employment Zones				
Use Classification	IF	IG	BP	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>				
<i>Automobile/Vehicle Service and Repair, Minor</i>	A	A	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Farm/Agricultural Equipment Sales, Service and Rental</i>	A	P	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Fueling Station</i>	C ¹	—	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Large Vehicle and Equipment Sales, Service and Rental</i>	A ²	P	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Tire Retreading and Capping</i>	—	C	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
<i>Washing (Self-Serve)</i>	A ³	—	—	See Section 17.84.090, Automobile/Vehicle Sales and Service Uses
Business and Communication Services				
<i>General Business Services</i>	P	—	P	
<i>Printing and Copy Services</i>	P	—	P	
Eating and Drinking Establishments				
<i>Bar/Night Club/Lounge</i>	C	—	C	See Section 17.84.060, Alcoholic Beverage Sales
<i>Brewpub</i>	C	—	A	
<i>Microbrewery</i>	C	—	A	See Section 17.84.060, Alcoholic Beverage Sales
<i>Micro-Distillery</i>	C	—	A	See Section 17.84.060, Alcoholic Beverage Sales
<i>Restaurant, Full Service</i>	A	—	A	See Section 17.84.060, Alcoholic Beverage Sales
<i>Restaurant, Limited Counter Service/Fast Casual Food</i>	P	P	—	See Section 17.84.060, Alcoholic Beverage Sales
<i>Tasting Room</i>	A	A	—	See Section 17.84.060, Alcoholic Beverage Sales
<i>Funeral and Internment Service</i>	A	C	—	
<i>Maintenance and Repair Services</i>	P	P	P	
Lodging				
<i>Hotel and Motel</i>	—	P ⁴	—	

Table 17.40.020-1: Use Regulations – Employment Zones

Use Classification	IF	IG	BP	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>				
Office Uses				
<i>Business, Professional, and Technology</i>	P	P ⁴	P	
<i>Medical or Dental Offices</i>	—	—	A	
Recreation, Fitness, and Entertainment				
<i>Indoor Sports and Recreation, Large-Scale</i>	C	C	C	
<i>Indoor Sports and Recreation, Small-Scale</i>	C	C	C	
<i>Outdoor Sports and Recreation Facility</i>	A	—	A	
Personal Services				
<i>Dry Cleaner/Self Service Laundry</i>	—	—	A	
<i>General Personal Services</i>	—	—	P	
<i>Instructional Services</i>	—	—	P	
Retail				
<i>Artisan Shop</i>	P	A	P	
<i>Convenience/Small Grocery Market</i>	P	—	P	
<i>General Retail Sales</i>	P ⁴	P ⁴	P ⁴	
<i>Nursery and Garden Center</i>	P	—	—	
Public/Institutional Uses				
<i>College and Trade School</i>	A	A	P	
<i>Community and Religious Assembly</i>	A	—	A	
<i>Cultural Facility</i>	A	—	A	
<i>Day Care Center</i>	C	—	C	See Section 17.84.150, Day Care Centers, Family Day Cares and Residential Care Facilities
<i>Emergency Shelter</i>	—	C	—	See Section 17.84.170, Emergency Shelters, Daytime Service Facilities, and Low Barrier Navigation Centers
<i>Government Buildings</i>	P	—	P	
Hospitals and Clinics				

Division II: Zone Regulations

Table 17.40.020-1: Use Regulations – Employment Zones

Use Classification	IF	IG	BP	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>				
<i>Clinics</i>	—	—	A	
<i>Hospital</i>	—	—	C	
Park and Recreation Facility, Public	A	—	A	
Parking Facilities (privately-owned)	—	—	—	
Social Service Centers/Daytime Service Facility	—	C	—	See Section 17.84.170, Emergency Shelters, Daytime Service Facilities, and Low Barrier Navigation Centers
Industrial Uses				
Agricultural Production, Light	P	P	P	See Section 17.84.050, Agricultural Production, Light
Artisan/Small-Scale Manufacturing	P	A	P	
Artist's Studio	P	A	P	
Brewery	C	C	C	
Building Materials and Supply	P	P	P	
Crematorium	—	C	—	See Section 17.84.140, Crematorium
Food and Beverage Manufacturing				
<i>Small Scale</i>	P	P	P	
<i>Large Scale</i>	P	P	P	
Food Preparation	P	A	P	
Freight, Trucking Facilities	—	—	—	
Hazardous Waste Management Facilities	—	C	—	See Section 17.84.190, Hazardous Waste Management Facilities
Laundry and Dry-Cleaning Plants	A	A	A	
Industrial, Heavy	—	A	—	
Industrial, Light	p ⁵	P	p ⁵	
Industrial, Medium	A	P	A	
Pallet Storage	—	—	—	Accessory only
Recycling Facilities				
<i>Collection</i>	—	C	—	See Section 17.84.310, Recycling Facilities
<i>Processing</i>	—	C	—	
<i>Reverse Vending Machine</i>	A	—	A	

Table 17.40.020-1: Use Regulations – Employment Zones

Use Classification	IF	IG	BP	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>				
<i>Tire/Concrete Recycling and Storage</i>	—	—	—	
Research and Development	P	P	P	
Storage Yard	p ^{5, 7}	p ^{6, 7}	p ^{6, 7}	See Chapter 17.70, Screening Standards; Section 17.64.100, Vehicle/Truck Parking and Storage; and Section 17.84.020, Accessory Uses
Salvage, Wrecking Yard	—	—	—	
Vehicle Impound and Tow Yard	—	—	—	
Warehousing, Storage, Logistics and Distribution				
<i>Chemical or Mineral Storage</i>	—	C ⁶	—	
<i>Indoor Warehousing and Storage</i>	C ⁶	C ⁶	A ⁶	
<i>Logistics and Distribution</i>	p ⁴	P	—	
<i>Personal Storage Facility</i>	—	—	—	
Wholesale Nursery	A	A	—	
Transportation, Communications, and Utilities				
Communication Facilities				
<i>Antennas and Transmission Towers</i>	See Section 17.84.360, Telecommunication Facilities			
<i>Equipment within Buildings</i>	See Section 17.84.360, Telecommunication Facilities			
Emergency Services	P	—	P	
Heliport	—	C	—	
Light Fleet Based Services	A	A	—	
Public Service, Major	P	C	P	
Public Service, Minor	P	P	P	
Cannabis Uses				
Cannabis Manufacturing, Volatile and Non-Volatile	C	C	C	See Section 17.84.120, Commercial Cannabis Businesses
Cannabis Testing, Research and Development	C	C	C	See Section 17.84.120, Commercial Cannabis Businesses
Cannabis Distribution	C	C	C	See Section 17.84.120, Commercial Cannabis Businesses
Other Uses				

Table 17.40.020-1: Use Regulations – Employment Zones				
Use Classification	IF	IG	BP	Additional Regulations
<i>“P” = Permitted; “A” = Zoning Administrator Permit (ZAP) required; “C” = Conditional Use Permit (CUP) required; “—” = Not Allowed</i>				
Mobile Vendor	See Section 17.84.250, Mobile Vendors			

Notes:

1. Beer and wine sales associated with a fueling station is subject to a CUP. The sale of hard alcohol is not permitted.
2. Not permitted on properties facing Main Street or adjacent to a Main Street-facing property.
3. Only allowed as an accessory use to a gas station or car dealership, typically on the same parcel. See Section 17.84.090.D.2, Self Service Drive Through.
4. Permitted as accessory use only and shall not exceed 20% percent of the site area. Greater percentage subject to ZAP and not more than 50% of the site.
5. A ZAP is required for outdoor processing and storage.
6. Must be located on the rear half of the lot or screened from view from the right-of-way and must be accessory to a primary use.
7. Outdoor pallet storage is prohibited, except as an accessory use in support of an existing business. Pallets must be stored below the fence line or otherwise screened from public view.

17.40.030 Development Standards

Table 17.40.030-1, Development Standards – Employment Zones, establishes the development standards for the Employment Zones. Letters refer to subsections that directly follow the table.

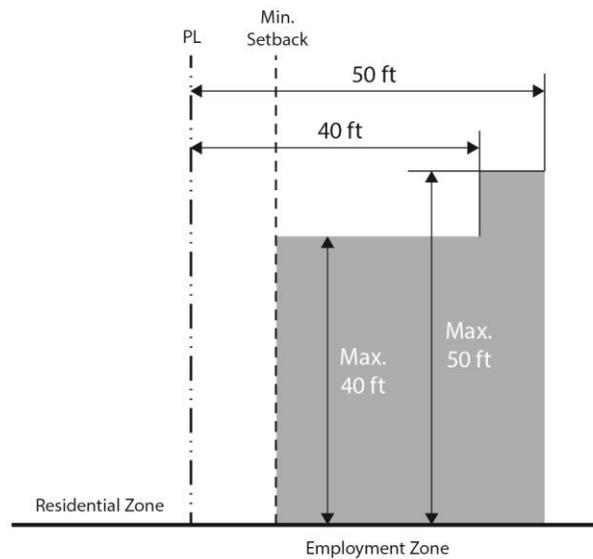
Table 17.40.030-1: Development Standards – Employment Zones			
Standard	IF	IG	BP
Floor Area Ratio (FAR)	0 – 0.8	0 – 0.8	0.25 – 2.0
Max. Lot Coverage (percent)	70%	70%	70%
Max. Building Height (ft)	55 ft. (A)	65 ft. (A)(B)	55 ft. (A)
Min. Ground Floor Height, Finish Floor to Finish Floor (ft)	12	None	12
Minimum Setbacks			
<i>Front</i>	15 ft. (C)	20 ft. (C)	15 ft.
<i>Street Side</i>	15 ft.	20 ft.	15 ft.
<i>Interior Side</i>	5 ft.; 15 ft. abutting an R-L, N-P or R-LM zone	0 ft.	5 ft.; 15 ft. when abutting a residential zone or use
<i>Rear</i>	0 ft.; 10 ft. when abutting an R-L, N-P or R-LM zone	0 ft	0 ft.; 10 ft. when abutting a residential zone or use

Table 17.40.030-1: Development Standards – Employment Zones

Standard	IF	IG	BP
Common Usable Open Space	For employment uses over 50,000 sf: Min. 5 sf per 1,000 sf, up to 1,500 sf This space need not be publicly accessible.		

- A. **Maximum Height Adjacent to Residential Zones.** The maximum height within 40 feet of a Residential zone is limited to 40 feet. The maximum height within 50 feet of a Residential zone is 50 feet. If an adjacent residential use is 40 feet or taller, the maximum height requirement shall be that stated in Table 17.40.030-1, Development Standards – Employment Zones, above.

FIGURE 17.40.030.A-1: MAXIMUM HEIGHT ADJACENT TO RESIDENTIAL ZONES



- B. **Height Exceptions.** Maximum height may be increased for agricultural related facilities such as grain siloes or towers. Other height exemptions may be granted through a CUP, unless otherwise permitted subject to Section 17.08.030, Rules of Measurement.
- C. **Setback Exceptions.** Where 50 percent or more of the block is developed and has lesser setbacks, the setbacks shall be average of the two nearest buildings on the same side of the street.

17.40.040 Supplemental Regulations

- A. **Mixed Use, Commercial, and Employment Zones Design Standards.** See Section 17.56.070, Mixed Use, Commercial and Employment Zones Design Standards.
- B. **Citywide Standards.** All development is subject to the provisions of Division III, Citywide Standards.

Chapter 17.44 Public and Open Space Zones

Sections:

17.44.010	Purpose and Applicability.....	II-46
17.44.020	Use Regulations	II-46
17.44.030	Development Standards.....	II-48
17.44.040	Supplemental Regulations	II-49

17.44.010 Purpose and Applicability

The purpose of this Chapter is to provide civic spaces throughout the City to properly serve the needs of residents and provide open space to recreate and conserve natural habitats. Additional purposes of each zone are described below.

- A. **Public Facilities/Institutional (PF).** The Public Facilities/Institutional zone provides for public and quasi-public facilities such as colleges, schools, hospitals, penal institutions, libraries, museums, government offices and courts, places of worship, meeting halls, cemeteries and mausoleums, and similar uses. It also includes public facilities such as fire and police stations, recycling centers, and waste-water treatment. The PF zone implements the Public/Quasi Public General Plan land use designation.
- B. **Open Space (OS).** The Open Space zone provides for public parks, agricultural uses, outdoor recreational and equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, and natural recreation viewing areas typically limited for human occupation due to public health and safety hazards or areas containing wildlife habitat and other environmentally sensitive features. The OS zone implements the Open Space General Plan land use designation.
- C. **Flood Study Area (FSA).** The Flood Study Area zone is applied to areas restricted from urban development due to health and safety concerns related to flood risk, or because the property falls within a likely future flood project improvement area. Allowed uses include open space, as well as low-intensity agriculture or recreational uses. Generally, land uses that require extensive capital improvements or permanent infrastructure improvements shall be prohibited, except for improvements related to flood protection and control. Existing structures and business operations in areas designated as Flood Study Area Zone may remain but may not expand. The FSA zone implements the Flood Study Area General Plan land use designation.

17.44.020 Use Regulations

Table 17.44.020, Use Regulations – Public and Open Space Zones, lists the uses permitted, permitted with a staff-level Zoning Administrator Permit, and permitted with a Conditional Use Permit (see Section 17.100.100, Conditional Use Permit) granted at a public hearing. The right-hand column

provides references to other sections of this Code where additional regulations are located. Refer to Division V, Chapter 17.144 for Definition of Uses.

Table 17.44.020: Use Regulations – Public and Open Space Zones				
Use Classification	PF	OS	FSA	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>				
Commercial Uses				
Cemetery	C	C	—	
Lodging				
<i>RV Park Resort</i>	C	—	—	See Section 17.84.240, Manufactured Home Parks, RV/Trailer Parks, and Manufactured Buildings
Recreation, Fitness and Entertainment				
<i>Indoor Sports and Recreation, Large-Scale</i>	A	—	—	
<i>Outdoor Sports and Recreation Facility</i>	A	A	—	See Section 17.64.090, Swimming Pools and Spas
Public/Institutional Uses				
College and Trade School	P	—	—	
Community and Religious Assembly	A	—	—	
Community Garden	A	C	—	See Section 17.84.130, Community Gardens
Cultural Facility	P	C	—	
Day Care Center	C	—	—	See Chapter 17.84, Day Care Centers, Family Day Cares and Residential Care Facilities
Government Buildings	P	C	—	
Hospitals and Clinics				
<i>Hospital</i>	C	—	—	
<i>Clinic</i>	P	—	—	
Park and Recreation Facility, Public	P	P	C ¹	
School	P	—	—	
Social Service Centers/Daytime Service Facility	A	—	—	See Section 17.84.170, Emergency Shelters, Daytime Service Facilities, and Low Barrier Navigation Centers
Industrial Uses				

Division II: Zone Regulations

Table 17.44.020: Use Regulations – Public and Open Space Zones				
Use Classification	PF	OS	FSA	Additional Regulations
<i>"P" = Permitted; "A" = Zoning Administrator Permit (ZAP) required; "C" = Conditional Use Permit (CUP) required; "—" = Not Allowed</i>				
Agricultural Production, Light	—	C	C	See Section 17.84.050, Agricultural Production, Light
Transportation, Communications, and Utilities				
Heliport	C	C	—	
Public Services, Minor	P	—	—	
Transportation Passenger Facility	P	—	—	

Notes:

1. Permanent structures are not allowed in the FSA zone.

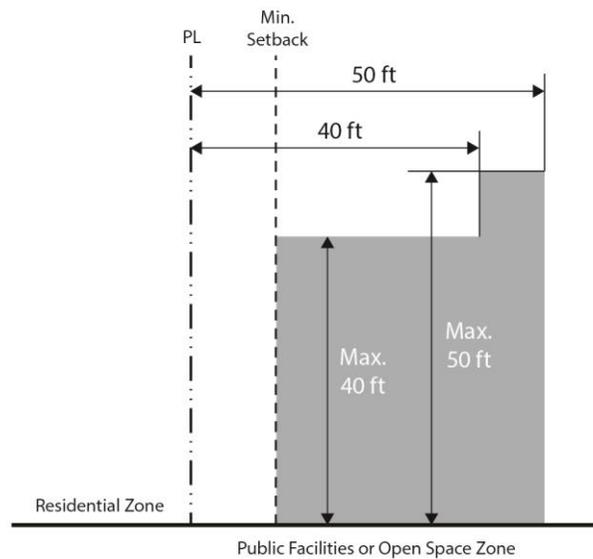
17.44.030 Development Standards

Table 17.44.030-1, Development Standards – Public Facilities and Open Space Zones, establishes the development standards for the PF, OS, and FSA zones. The numbers in each illustration below refer to corresponding regulations in the table. Letters refer to subsections that directly follow the table.

Table 17.44.030-1: Development Standards – Public Facilities and Open Space Zones			
Standard	PF	OS	FSA
Max. Lot Coverage	50%	10%	(A)
Max. Building Height	55 ft. (B)	30 ft.	(A)
Minimum Setbacks			
<i>Front</i>	20 ft.	35 ft.	(A)
<i>Street Side</i>	20 ft.	20 ft.	(A)
<i>Interior Side</i>	10 ft.	10 ft.	(A)
<i>Rear</i>	20 ft.	40 ft.	(A)

- Existing structures and business operations may remain but may not expand.
- Maximum Height Adjacent to Residential Zones.** The maximum height within 40 feet of a Residential zone is limited to 40 feet. The maximum height within 50 feet of a Residential zone is 50 feet. If an adjacent residential use is 40 feet or taller, the maximum height requirement shall be that stated in Table 17.44.030-1, Development Standards – Public Facilities and Open Space Zones above.

FIGURE 17.44.030.B-1: MAXIMUM HEIGHT ADJACENT TO RESIDENTIAL ZONES



17.44.040 Supplemental Regulations

- A. **Public Facilities and Open Space Zones Design Standards.** See Section 17.56.080, Public Facilities and Open Space Zones Design Standards.
- B. **General Design Standards.** All development is subject to the provisions of Division III, Citywide Standards.

Chapter 17.48 Planned Development

Sections:

17.48.010	Purpose.....	II-50
17.48.020	Applicability	II-50
17.48.030	Procedures	II-50

17.48.010 Purpose

The purpose of a Planned Development (PD) zone is to afford maximum flexibility and diversity in site planning and building design and layout while protecting the integrity and character of the residential, commercial, and industrial areas of the City.

17.48.020 Applicability

Upon adoption, the PD zone designation supersedes the prior base zone and any applicable overlays.

17.48.030 Procedures

- A. The procedures for review and adoption of a PD and amendment of the Zoning Map to reflect the PD are established in Chapter 17.112, Planned Development (PD).
- B. Each PD will be assigned a number by the City. The standards associated with the PD will be recorded in the assigned numbered PD.

Chapter 17.52 Specific Plans

Sections:

17.52.010	Purpose.....	II-51
17.52.020	Applicability	II-51
17.52.030	Adopted Specific Plans.....	II-51

17.52.010 Purpose

The purpose of this Chapter is to identify all adopted Specific Plans that apply in the City and reference the regulations that apply.

17.52.020 Applicability

Once adopted, a Specific Plan shall govern all use and development of properties within the bounds of that Specific Plan.

- A. No discretionary entitlement applications or other permits may be approved, adopted, or amended within an area covered by a Specific Plan, unless found to be consistent with the adopted Specific Plan.
- B. Where a Specific Plan is silent regarding development standards, the Director shall have the authority to determine which provisions of this Code apply to the Specific Plan area.

17.52.030 Adopted Specific Plans

The following is a list of the City's adopted Specific Plans. Each Specific Plan area is mapped on the official Zoning Map.

- A. **Spring Lake Specific Plan.** See the Spring Lake Specific Plan on file with the City.
- B. **Southeast Area Specific Plan.** See the Southeast Area Specific Plan on file with the City.
- C. New Specific Plans will be added as needed.

Chapter 17.56 Building and Site Design Standards

Sections:

17.56.010	General Design Standards.....	II-52
17.56.020	Single-Family and Duplex Design Standards	II-54
17.56.030	Multi-Unit Design Standards.....	II-58
17.56.040	Small Lot Subdivision Design Standards	II-65
17.56.050	Preservation/Restoration of and Additions to Historic Structures	II-70
17.56.060	New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones.....	II-72
17.56.070	Mixed Use, Commercial and Employment Zones Design Standards	II-76
17.56.080	Public Facilities and Open Space Zones Design Standards	II-84

17.56.010 General Design Standards

A. **Durability of Materials.**

1. Exterior finish materials shall have an expected lifespan of no less than 30 years.
2. Exterior timber shall be protected from decay by stain and sealant.
3. Exterior ferrous metals shall be protected from corrosion either through the use of galvanized, stainless, or weathering steel.

B. **Shade, Cooling and Energy Conservation Requirements.** New development shall incorporate at least two of the following thermal design/energy conservation measures:

1. "Cool" surfacing materials and roofs with high reflectivity values.
2. Adequate openings and interior ventilation, as well as ventilation corridors between buildings and public spaces.
3. A combination of building placement, vegetation, and structural shade features to provide heat mitigation and improve human thermal comfort. Structural shade features may include ramadas, pergolas, and canvas shades and other built structures can provide varying shade amounts.
4. Fixed overhangs over all south facing windows in combination with window coverings on south and west exposures.
5. Building orientation, including the incorporation of courtyards, to provide shade and passive cooling.
6. On buildings sides with high solar exposure, improvements such as shade screens, window glazing, and less than 50 percent glass on east and west walls.

7. Use of high-performance building envelopes, including insulation of floors, walls, and ceilings that exceed California Code of Regulations Title 24 standards, use of low-e glass and other high-performance curtain wall or glazing systems.
 8. Alternative means to address interior thermal regulation such as installation operable windows to allow cross ventilation, ceiling fans, and alternative heating and cooling systems such as heat pump or on-demand water heating.
 9. Employment of heat recovery ventilation within residential or non-residential buildings, which rather than venting warm exhaust air outside, captures the exhaust air and uses it to preheat incoming air.
 10. Use of energy efficient appliances and lighting that meet, at minimum California Green Building Code Tier 1 standards.
- C. **Sustainable Materials and Construction Practices.** New development and redevelopment/renovations shall consider the following:
1. Sustainable local and renewable building materials should be used and verified whenever feasible.
 2. Projects shall strive to reduce or eliminate waste during design, construction, operation, and end of life in order to conserve natural resources.
 3. The use of low-carbon cement is encouraged whenever feasible and/or the use of alternative materials.
 4. Consider prefabricated building/structural components when feasible.
 5. Leftover material stock should be recycled, donated, or returned for alternative use at the completion of construction.
- D. **Electrification.** All new buildings shall be all-electric ready, including providing for sufficient capacity in the installed utility service, dedicated wiring, reserved electrical breaker space, and a space large enough for future electric appliances or equipment. All new development shall meet California Green Building Code requirements.
- E. **Water Conservation/Quality.** The following guidelines are recommended to minimize water use and/or improve water quality for all new development and redevelopment/renovations:
1. Use high-performance water fixtures that reduce water consumption and reduce demand on the water supply and the amount of waste-water entering the waste-water system.
 2. Design streets, parking lots, and building surfaces to collect stormwater run-off using low impact development techniques, such as bioswales or other biofiltration systems.
 3. Capture rainwater in cistern or other devices to supply water for landscape irrigation during dry months or channel rainwater from building rooftop drains to landscaping in common areas.
- F. **Affordable Unit Design.** Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.

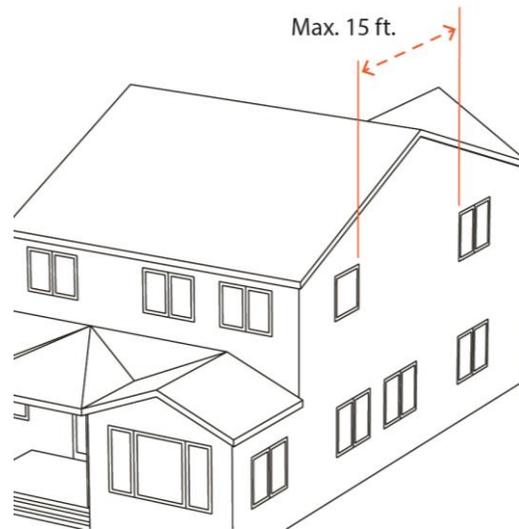
- G. **Universal Design.** For residential projects with at least 10 dwelling units, 10 percent of the units must adhere to the following principles of Universal Design:
1. At least one entrance without steps and a flat threshold.
 2. Living space on one floor or stair landings big enough to accept lifts.
 3. Wide interior doors (32-inch clear, typically provided with 36-inch door), hallways, and alcoves with 60- by 60-inch turning space at doors, in kitchens, and dead ends.
 4. At least one bedroom and one bathroom must be located on the ground level. A family room or den may satisfy this bedroom requirement if a sleeping structure (such as a bed, futon, hideaway, or Murphy bed) can be placed in the room and if the room complies with provisions for emergency escape and rescue and smoke alarms in the California Building Code (CBC).
 5. At least one accessible route through the hallways consistent with the requirements of CBC Chapter 11A from the accessible entrance of the dwelling unit to the primary entry level powder room or bathroom, a common use room, and the kitchen if located on the primary entry level.
 6. If on the primary entry level, miscellaneous areas or facilities (such as a patio or yard, laundry room, or storage area) for the dwelling must have an accessible route to and from the accessible entrance, either through the dwelling unit or around the dwelling unit.
 7. A 30- by 48-inch clear space at appliances and fixtures in bathrooms and kitchens.
 8. Flooring throughout the residential dwelling unit consistent with CBC Chapter 11A.
 9. The installation of all receptacle outlets, lighting controls and environmental controls through the balance of the residential dwelling unit must comply with CBC Chapter 11A or applicable provisions of the California Electrical Code.

17.56.020 Single-Family and Duplex Design Standards

- A. **Applicability.** This Section applies to single-family and duplex development in all zones.
- B. **Building Orientation.** All street-facing dwelling units must have the primary entrance facing or within 30 degrees of a public right-of-way or internal walkway.
- C. **Façade Articulation.**
1. No building facade may extend in a continuous plane for more than 15 feet without a window or a projection, offset, or recess of the building wall at least one foot in depth.
 2. All street-facing facades shall have at least one horizontal or vertical projection or recess at least two feet in depth, for every 25 horizontal feet of wall. Building entrances and front porches may count towards meeting this requirement.
 3. Facades facing a right-of-way shall be treated with an equal level of detail and articulation as the front elevation and shall incorporate a minimum of two of the following façade articulation measures:

- a. At least two high-quality building façade materials that accentuate or correspond to variations in building massing.
- b. Porticos, awnings, terraces, balconies, or trellises that provide variations in the building plane.
- c. A break in the façade plane of a minimum of six inches in depth that is applied to at least 10 vertical feet of the façade.
- d. Other additional architectural enhancements to the first floor of the primary entrance and below so as to create a human scale to the building. Examples include entryway hardscape, door design, handrails, fixed planters, and ornamental details, such as lighting, molding, or tiles.

FIGURE 17.56.020.C-1: CONTINUOUS WALL PLANES



D. Architectural Diversity.

- 1. In order to achieve architectural diversity within residential subdivisions, the following number of unique floor plans and elevations shall be provided:

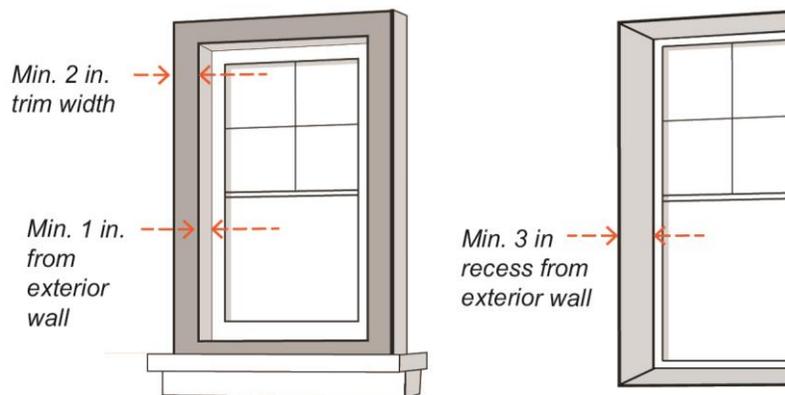
Table 17.56.020-1: Required Floor Plans for Subdivisions		
Number of Units	Required Number of Floor Plans	Required Number of Elevations per Plan
<25 units	2 plans	6 elevations (3 per plan)
25-50	3 plans	9 elevations (3 per plan)
51-75	3 plans	9 elevations (3 per plan)
76-120	4 plans	12 elevations (3 per plan)

Table 17.56.020-1: Required Floor Plans for Subdivisions

Number of Units	Required Number of Floor Plans	Required Number of Elevations per Plan
>120	5 plans	15 elevations (3 per plan)

2. Twenty-five percent of all single-family detached units in any new single-family subdivision development that has more than 25 units, shall be single story.
- E. **Roofline.** Roof design must include a minimum of two forms and slopes. Forms may include but are not limited to hips, gables, sheds, dormers, and parapets.
1. **Parapet Length.** Parapet segments may not exceed 25 feet in length without interruption in height or form.
 2. **Pitch.** The pitch of the roof must be 4:12 to 5:12 ratio.
 3. **Eaves.** Where eaves exceed 18 inches in depth, exterior brackets or beams are required.
- F. **Entrance Project or Recess.** Building entrances shall have a roofed projection (such as a porch) or recess with a minimum depth of at least five feet and a minimum area of 30 square feet. Exceptions to this requirement may be approved for alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry.
- G. **Windows and Balconies.**
1. Trim at least two inches in width and one inch in depth must be provided around all windows, or windows must be recessed at least three inches from the plane of the surrounding exterior wall. The Director may consider alternatives that meet the intent of this standard of providing offsets on a flat exterior wall plane.

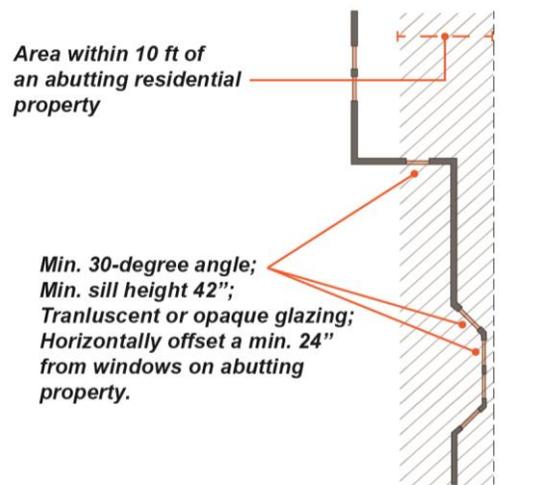
FIGURE 17.56.020.G-1: WINDOW DESIGN



2. Residential buildings shall incorporate operable windows on all frontages facing streets, pedestrian paths, or shared open spaces.

3. Windows shall be offset to avoid direct sightlines into and from neighboring properties. For upper-story living room, dining room, bedroom, or family room within 10 feet of an abutting residential property, windows must:
 - a. Be a minimum 30 degrees as measured perpendicular to the adjacent side setback line;
 - b. Have a minimum sill height of 42 inches from the finished floor;
 - c. Use permanently translucent or opaque glazing; or
 - d. Be horizontally offset a minimum 24 inches from windows on abutting property

FIGURE 17.56.020.G-2: WINDOW PLACEMENT AND PRIVACY



H. Building Materials.

1. Building materials may include, but are not limited to wood, glass, brick, metal spandrel, aluminum composite, cement board siding, tile, or other equivalent materials as approved by the Director.
2. The palette of building materials must be applied to all sides of a building.
3. Every building shall have at least two colors, not including the roof.
4. All material changes shall occur at changes in the building plane.

I. Garages.

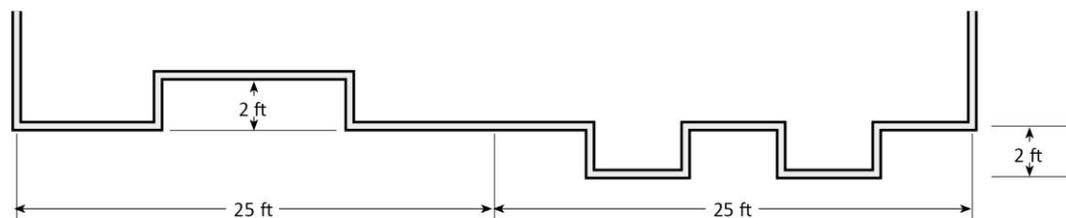
1. Garages appearances shall be minimized from the public right-of-way in at least one of the following ways:
 - a. Garages shall be setback a minimum of two feet from the front façade;
 - b. A second story shall project out over a garage; or
 - c. An alternate design technique such as a trellis or balcony over the garage shall be used, as approved by the Director.

2. In projects with multiple single-family or duplex units, a maximum of 40 percent of units may have garages that are flush with or forward of the primary façade.
3. Where an attached garage is forward of the primary façade, usable open space must be provided within the front setback in the amount of 200 square feet or 20 percent of the required front setback, whichever is less. The open space area shall be delineated by low fencing, landscaping, or hardscape enabling and defining an active outdoor use area.
4. Garage doors shall be recessed a minimum of six inches from the garage door frame.
5. Detached garages and carports shall be designed to include a minimum of one of the following from the main building(s): materials, detailing, roof materials, and colors. Solar panels structures are allowed as roof material for garages or carports.

17.56.030 Multi-Unit Design Standards

- A. **Applicability.** This Section applies to multi-unit and residential mixed-use development where at least two-thirds of the floor area is dedicated to residential use, in all zones.
- B. **Multi-Unit Buildings in the R-LM Zone.** In the R-LM zone, not more than four primary units can be attached or included in any one building.
- C. **Building Orientation.** All dwelling units must have the primary entrance, either individual or shared, facing a public right-of-way, a paseo/pathway, or a public open space.
- D. **Building Design and Articulation.**
 1. **Wall Facades.** All street-facing facades shall have at least one horizontal or vertical projection or recess at least two feet in depth, for every 25 horizontal feet of wall. Building entrances and front porches may count towards meeting this requirement.

FIGURE 17.56.030.D-1: WALL FACADES



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

2. **Ground Floor vs. Upper Floor.** Buildings over three stories shall provide a ground floor elevation that is distinctive from the upper floors by a change in material, color, accent treatment, projections, recesses, or a change in window patterns along at least 75 percent of the building façade with a frontage upon a street.
3. **Façade Articulation.**

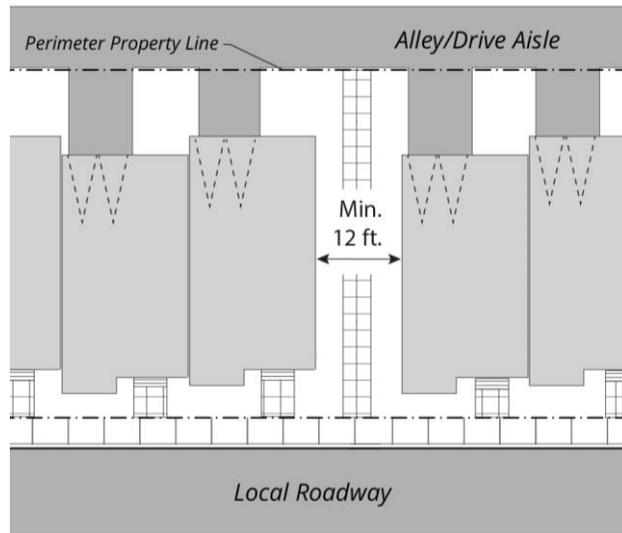
- a. At least one of the following architectural façade details shall be incorporated into the facade design: balconies (projecting or engaged); oriels/bay windows; decks/verandahs; solar shading fins, louvers, or screens; or dormers or a story embedded within a mansard roof on the topmost level.

FIGURE 17.56.030.D-2: BUILDING ARTICULATION



- b. Where the distance between multi-unit buildings is 15 feet or greater or where a side of a building is visible from a public right-of-way, all elevations shall be articulated with the same degree of detail as the primary elevation. This includes windows, frames, shutters, color, and materials, and/or other architectural treatments.
4. **Transition Areas.** Where new multi-unit development is built adjacent to or across from the R-L and NP zones, all units shall include individual front doors at the ground level. Exceptions may be granted for stacked fourplex project types and sites separated from existing R-L and NP zones by a sound/barrier wall. Where stairs are required, stairs shall be interior to each unit.
 5. **Rowhouses/Townhouses.**
 - a. Attached rowhouse or townhouse development may be configured with vehicular access provided from an on-site drive aisle, from an abutting alley, or from the primary building frontage.
 - b. Blocks of attached rowhouses or townhouses must be a minimum of three units and a maximum of eight units.
 - c. For attached rowhouse or townhouse units, a minimum separation of 12 feet must be provided between blocks of units. Units four stories or higher, building ends shall have a minimum 16-foot separation.

FIGURE 17.56.030.D-3: BUILDING SEPARATION



- E. **Roofline.** The roofline at each elevation shall be vertically articulated by:
1. Varying roof height with an offset of at least 18 inches for each one to three units exposed on that elevation, or each 60 feet, whichever is greater;
 2. Varying cornice design; or
 3. Varying roof form.

FIGURE 17.56.030.E-1: ROOFLINE VARIATION

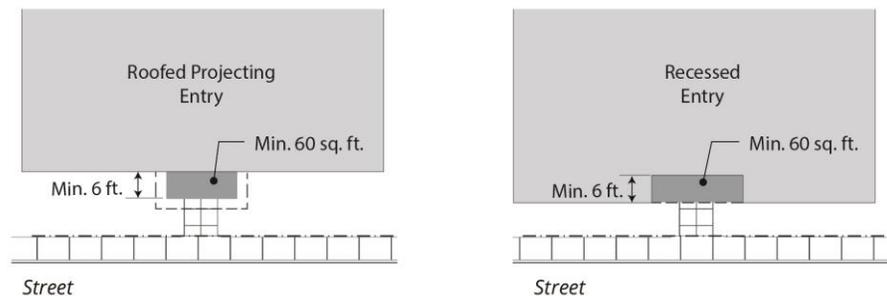


The roof line for each elevation shall be offset at least 18 inches for each one to three units exposed on that elevation.

- F. **Entrances.**
1. Exterior entrances to residential units or commercial tenant spaces shall be in the form of individual or shared entrances at the ground floor of the building. Unit entrances located above the ground floor are also allowed; however, no exterior access corridor located above the ground floor may provide access to three or more units.
 2. *Residential Frontages.* Individual ground floor entrances to individual units within a multi-unit or mixed-use development must:

- a. Be visible and directly accessible from the right-of-way or a shared pathway;
 - b. Incorporate usable outdoor areas such as porches, patios, stoops, or forecourts;
 - i. Porches shall measure at least six feet in depth and eight feet in width.
 - ii. Fences or walls defining and/or retaining the front yard shall not exceed three feet in height from the adjacent sidewalk.
 - c. Provide a doorway that is recessed at least three inches from the building façade; and
 - d. Provide a clearly marked entryway with a side light window panel, adjacent window, or a door with a window.
3. In residential and mixed-use projects, entrances to residential units shall be physically separated from the entrance to the allowed commercial uses.
- a. The entrance to the commercial uses shall be identified through:
 - i. A change in materials, vertical or horizontal variation in the building plane, or roof projection.
 - ii. The landing area shall be enhanced with a unique paving material, texture, pattern, or color.
 - b. An exterior entrance servicing multiple units, or mixed uses, must have a roofed projection or recess with a minimum depth of six feet and a minimum area of 60 feet.

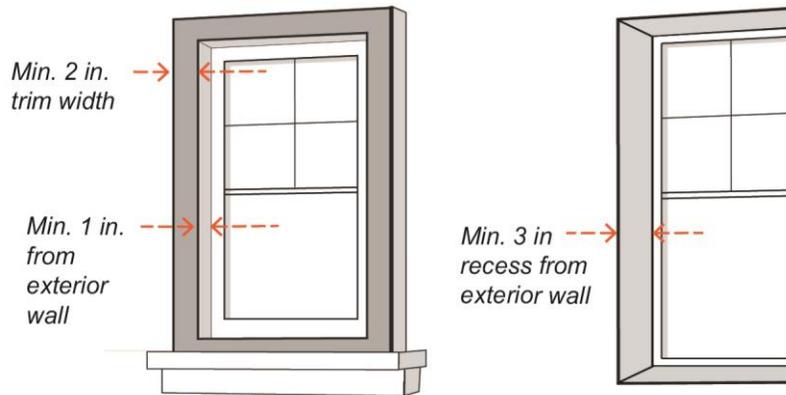
FIGURE 17.56.030.F-1: ENTRY PROTECTION



G. Windows and Doors.

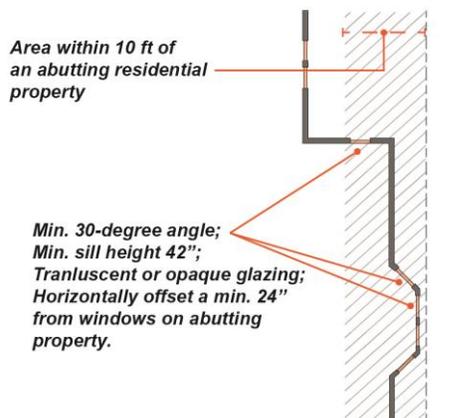
- 1. **Trim.** Trim at least two inches in width and one inch in depth must be provided around all windows, or windows must be recessed at least three inches from the plane of the surrounding exterior wall. The Director may consider alternatives that meet the intent of this standard of providing offsets on a flat exterior wall plane.

FIGURE 17.56.030.G-1: WINDOW DESIGN



2. **Exterior Doors.** Exterior doors must include raised panels, glass, transom windows, or other forms of details and articulation and must be inset a minimum of 3 inches from the building façade.
 3. **Operable Windows.** Residential buildings shall incorporate operable windows on all frontages facing streets, pedestrian paths, or shared open spaces.
- H. **Privacy.** Windows and balconies shall be offset to avoid direct sightlines into and from neighboring properties. For upper-story living room, dining room, bedroom, or family room within 10 feet of an abutting residential property or within 25 feet of and facing another unit on-site, windows must:
1. Be a minimum 30 degrees as measured perpendicular to the adjacent side setback line;
 2. Have a minimum sill height of 42 inches from the finished floor;
 3. Use permanently translucent or opaque glazing; or
 4. Be horizontally offset a minimum 24 inches from windows on abutting property.

FIGURE 17.56.030.H-1: WINDOW PLACEMENT AND PRIVACY



I. **Building Colors.**

1. Buildings shall utilize at least three exterior colors. Each cladding material, trim, or accent shall count as a color.
 2. Buildings that accurately adhere to a recognized architectural style, which is appropriately expressed through one cladding material or color, can be allowed with the Director approval.
- J. **Building Materials.** At least two materials shall be used on any building frontage, (excluding roof and foundation), in addition to glazing and railings. Any one material shall comprise at least 20 percent of the building frontage.
- K. **Required Open Space Design.**
1. **Private Open Space.** Required private open space may be provided by balconies, private gardens, private yards, terraces, decks, and/or porches. Personal storage spaces can be designed as an extension of the private open space but shall not count toward meeting private open space requirements for each dwelling unit.
 2. **Roof Decks.**
 - a. Roof decks along the project perimeter abutting lower density residential uses shall be stepped back a minimum of five feet from the roof edge of the floor below, and in no case may be closer than 8 feet from an abutting residential property line.
 - b. All roof decks shall be screened to prevent direct views with a minimum 42-inch solid rail/parapet.
 - c. Roof decks facing a right-of-way are not required to be stepped back.
 3. **Common Open Space.**
 - a. Common outdoor recreation space must be available for passive and active outdoor recreational purposes and able to be accessed by all residents of the project.
 - b. Outdoor recreation space types shall incorporate a minimum of three of the following features, or other similar feature as determined by the Director:
 - i. Picnic areas, tot lots, sports courts, passive mini-park space, swimming pools, community gardens, courtyards, gardens, play areas, outdoor dining/seating areas, paseos wider than 19 feet, and accessible rooftop spaces.
 - ii. Open lawn or recreation space shall have a minimum dimension of 25 feet.
 - c. Common open space areas and facilities must be conveniently and centrally located to serve the majority of units.
 4. **Separation.** Separation between common and private open space must be provided with low walls, plant materials, or fences a maximum of 42 inches in height.
 5. **Slope.** The slope of the common outdoor recreational space must not exceed a slope of 10 percent and must be easily accessible for all residents.

6. **Accessibility.**

- a. Common outdoor recreation spaces must be visible from primary living spaces and be accessible to all residents of the project for which the space is provided.
- b. Amenities such as pools, club houses, or other recreation areas, common patios or greens, seating, picnic spots, tot lots, community garden boxes, and walking paths must be designed to serve all age groups and abilities of the anticipated residents of the development.

7. **Precluded Areas.** Common outdoor recreation space must not include driveways, public or private streets, or utility easements where the ground surface may not be appropriate for recreational space.

L. **Pedestrian Circulation.**

1. **Internal Connections.** Walkways must link the residential units with recreational and other internal facilities including parking areas and with other residential units.
2. **To Circulation Network.** Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes or trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
3. **To Neighbors.** Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
4. **To Transit.** Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
5. **Pedestrian Walkway Design.**
 - a. Walkways shall be the shortest practical distance between the primary residential entry and path/sidewalk.
 - b. Walkways shall be a minimum of six feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
 - c. Where a required walkway crosses parking areas or loading areas, it shall be clearly identifiable by a raised crosswalk, a different paving material, or similar method.
 - d. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.

M. **Parking and Garages.**

1. **Location.** Off-street parking serving multi-unit or mixed-use residential development must be located in one of the following facilities:

- a. Surface parking lots, shared garages, or carports located to the side or rear of residential buildings in relation to adjacent streets. If a site fronts on two or more streets, this standard applies to the front of the lot.
- b. Attached individually secured garages.
2. **Surface Parking.** One row of on-site parking may be allowed in front of a multi-unit or mixed-use residential development provided:
 - a. On-street parking is not available along the primary street frontage;
 - b. The development is sited to provide visible front entry access; and
 - c. The building is not located across the street from single-family development.
3. **Garage Frontages.** Garages appearances shall be minimized from the public right-of-way in at least one of the following ways:
 - a. Garages shall face a side street, alley, or private access roadway; or
 - b. Garages facing a public right of way shall be recessed a minimum two feet from the building façade; or
 - c. Utilizing an alternate design technique, such as a trellis or balcony over the garage, as approved by the Director.
4. **Detached Garages and Carports.** Detached garages and carports shall be designed to include a minimum of one of the following from the main building(s): materials, detailing, roof materials, and colors. Solar panels structures are allowed as roof material for garages or carports.

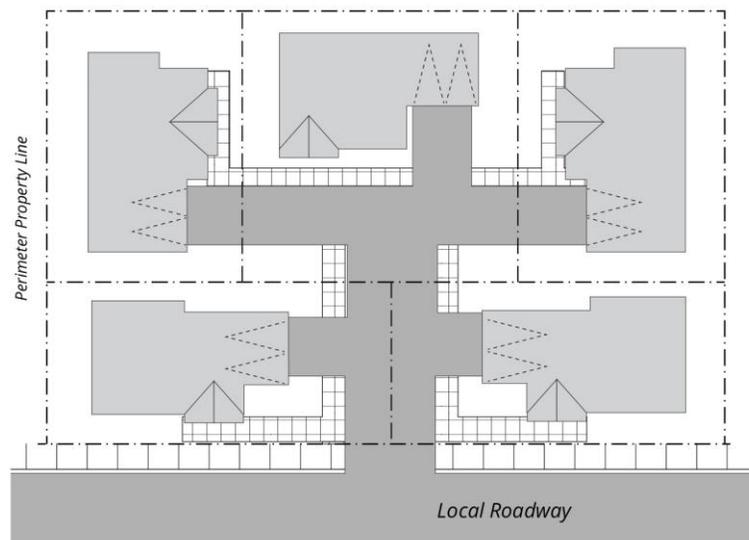
17.56.040 Small Lot Subdivision Design Standards

- A. **Purpose.** The purpose of the Small Lot Subdivision is to allow for greater development flexibility on residential infill development sites and a smart growth alternative to traditional suburban style single-family subdivisions, while retaining the essential fabric and rhythms of the surrounding neighborhood.
- B. **Applicability**
 1. This Section applies to Small Lot Subdivisions in all Residential, Downtown and Mixed Use zones and in the Business Park zone.
 2. If conflicts arise between standards of this Section (Section 17.56.040, Small Lot Subdivision Design Standards) and those of Chapter 17.56, Building and Site Design Standards, the standards of this Section shall apply.
- C. **Subdivision Required.** All Small Lot Subdivisions must be subdivided into separate parcels.
- D. **Lot Coverage.** Maximum lot coverage for small lot subdivisions shall be considered in view of the entire subdivision, not per parcel. Any one parcel may exceed lot coverage as long as the subdivision in its entirety does not exceed lot coverage.

E. **Small Lot Building Types.** Small lot development types may include, but are not limited to cluster housing, drive courts, cottage courts, or townhouse/rowhouse configurations subject to the following:

1. **R-L and N-P Zones.** Only single family and duplex building types are allowed within the R-L and N-P zones. Attached multi-unit dwelling types are not permitted in the R-L and N-P zones.
2. **R-LM, R-M, R-H, Downtown, Mixed Use, and Business Park Zones.** All residential building types as defined in this code are permitted in the R-LM, R-M and R-H zones, provided that multi-unit dwelling units (e.g., attached units such as townhomes or rowhouses) are located on individual parcels and each unit may be owned/sold with the land, fee-simple. In the R-LM zone, not more than four primary units can be located within in any one building.

FIGURE 17.56.040.E-1: DRIVE COURT WITH CENTER DRIVEWAY AND ATTACHED



GARAGES (EXAMPLE CONFIGURATION)

FIGURE 17.56.040.E-2: DRIVE COURT WITH ON THROUGH LOT (EXAMPLE CONFIGURATION)

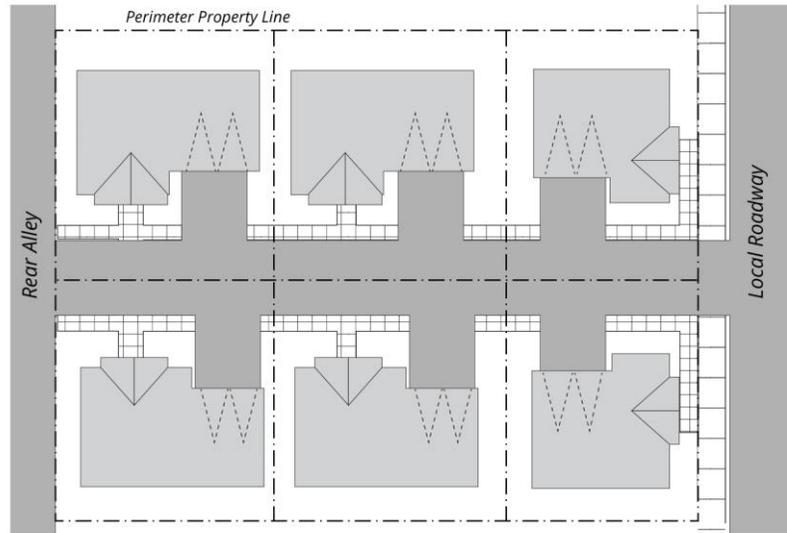


FIGURE 17.56.040.E-3: COTTAGE COURT WITH PERIMETER DRIVE AISLE, COMMON OPEN SPACE, AND DETACHED OR ATTACHED GARAGES (EXAMPLE CONFIGURATION)

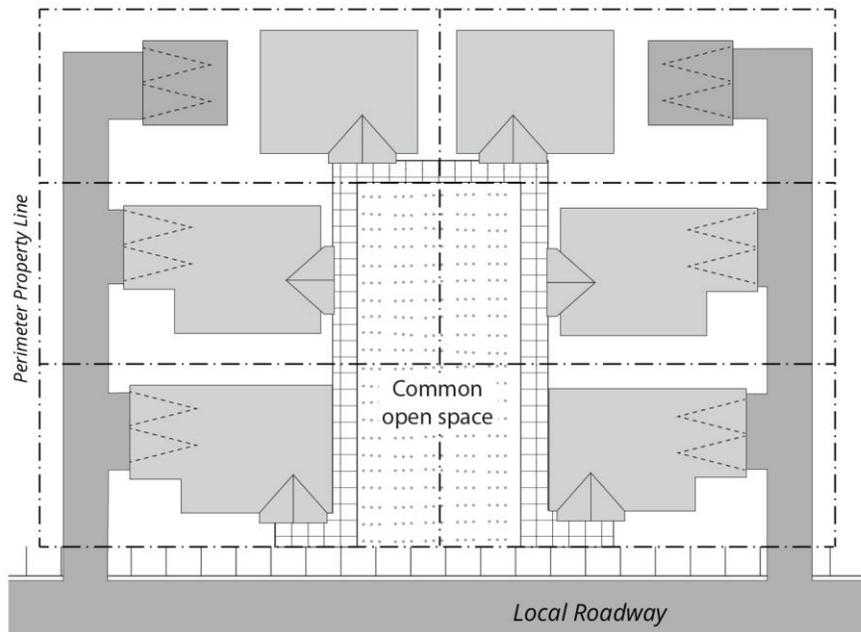
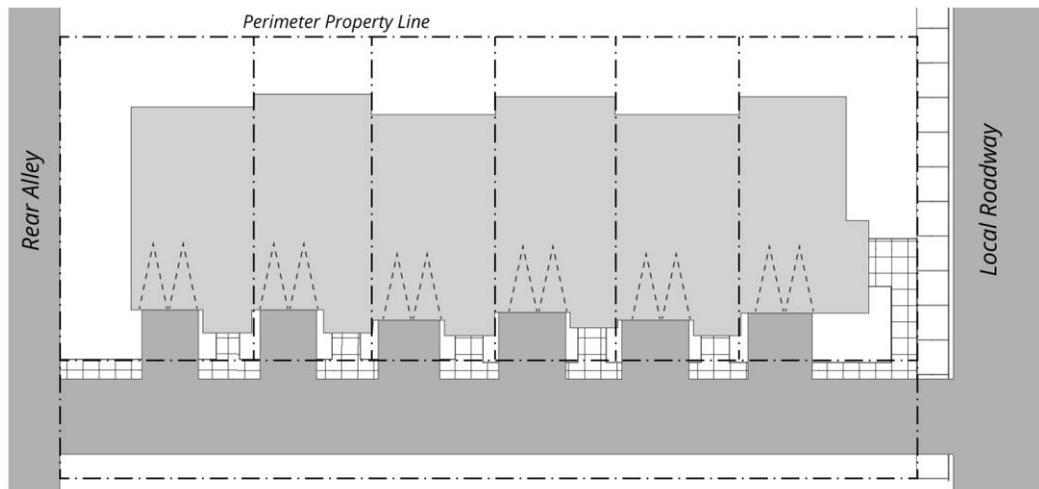


FIGURE 17.56.040.E-4: ATTACHED UNITS WITH TUCK-UNDER GARAGES (EXAMPLE CONFIGURATION)



F. Setbacks.

1. **Perimeter Setbacks.** The minimum setbacks from the property lines on the perimeter of the small lot subdivision shall be the required setbacks of the underlying base zone, except as provided for below.
 - a. *Perimeter Interior Side Setback for R-L, N-P, and R-LM Zones:* The perimeter interior side setback shall be 5 feet minimum within 80 feet of the perimeter front setback. For any residential unit developed further than 80 feet from the perimeter front setback, the perimeter interior side setback shall be 10 feet minimum for single story structures and 15 feet minimum for two or more story structures.
 - b. *Perimeter Rear Setback for R-L, N-P, and R-LM Zones:* The Perimeter Rear setback shall be a minimum of 15 feet for single story structures and 20 feet for two or more story structures.
 - c. *Perimeter Setbacks Adjacent to Non-Residential Uses:* The perimeter interior side and rear setbacks, when adjacent to non-residential uses, may be reduced to 5 feet. Front setback may be reduced to the average existing front setback on the block.
2. **Interior Setbacks.** There are no minimum interior setback requirements within a small lot subdivision, except for those that may be required in accordance with the California Building Code.

G. Building Separation.

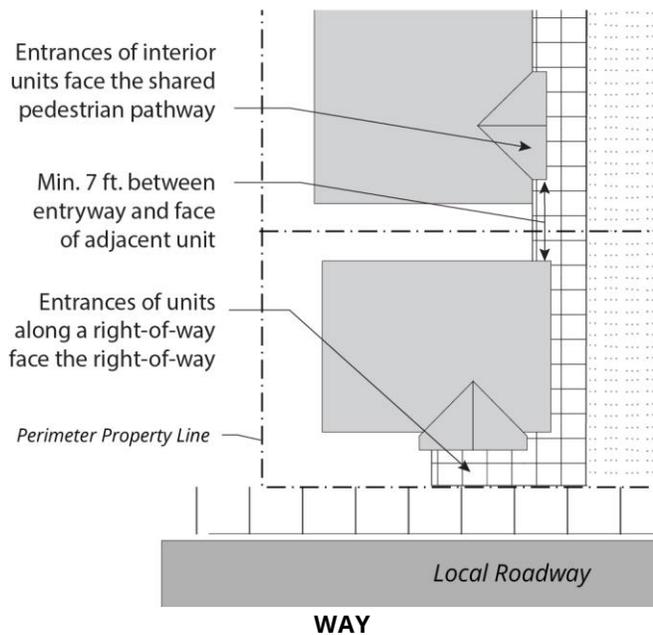
1. Building separation for single family attached and detached and duplex building types is a minimum seven feet for adjacent one- and two-story units, 10 feet for three story units and 12 feet for any buildings four or more stories.

2. Building separation for multi-unit building types shall be those outlined in the Multi-Unit Design Standards.

H. Small Lot Entrances.

1. Each unit must have a primary covered or recessed entry. The primary entry of units located in the interior of the development must be oriented towards and visible from a pedestrian pathway, common central open space, or drive aisle that is connected to a public right-of-way or private street.
2. All primary entryways shall provide the address or unit identification, ornamental low-level lighting to illuminate the entry area, and a landing.
3. Units abutting a right-of-way must:
 - a. Be oriented with the primary entrance facing the right-of-way; or
 - b. Provide transparency and articulation on the street-facing façade that is commensurate with that of the primary façade.
4. A minimum seven-foot clearance (to the sky) is required between the face of the primary entryway of a unit and the adjacent building wall of a neighboring unit.

FIGURE 17.56.040.H-1: SMALL LOT ENTRANCE ORIENTATION ADJACENT TO RIGHT-OF-



I. Small Lot Parking and Access.

1. Garages must not be oriented to face perimeter streets if alley or internal drive aisles can accommodate parking and garage access.

2. Required parking must be accommodated within a common/shared parking area on site, or accompanying each individual small lot, or in a combination of the two.

J. Small Lot Fencing and Landscaping.

1. All setback and common open space areas not used for buildings, parking areas, driveway, pedestrian pathways, or utilities shall be attractively landscaped and maintained.
2. Fences or walls abutting the street or common open space areas shall be decorative, including, but not limited to, latticework, ornamental fences, screen walls, hedges or dense shrubs or trees.

K. Pedestrian Pathways.

1. Pedestrian pathways a minimum width of four feet shall be provided from the public rights-of-way to all primary entryways and common areas, such as common open space areas, guest parking, mailboxes, and centralized trash enclosures.
2. A pedestrian pathway located within or parallel to a common access driveway shall be constructed and/or treated with a change of materials, finishes, pattern or paving that distinguishes the pathway from vehicular traffic.

L. Small Lot Private Open Space.

1. For detached unit types, a minimum of 150 square feet private open space must be provided for each small lot unit. This space may take the form of a rear yard, porch, deck, patio, or garden or combination thereof.
2. The minimum allowed dimension for required private open space is six feet.

M. Roof Decks.

1. Roof decks along the project perimeter abutting lower density residential uses shall be stepped back a minimum of five feet from the roof edge of the floor below, and in no case may be closer than 8 feet from an abutting residential property line.
2. All roof decks shall be screened to prevent direct views with a minimum 42-inch solid rail/parapet.
3. Roof decks facing a right-of-way are not required to be stepped back.

17.56.050 Preservation/Restoration of and Additions to Historic Structures

A. Purpose.

1. Conserve the traditional neighborhood and Downtown character, fabric, and setting while guiding future development.
2. Discourage demolition of historic and potentially historic structures and encourage the re-use of non-designated contributing structures.
3. Provide guidance to clarify expectations for the type and quality of development.

4. Preserve the integrity of the Downtown Historic National Register Designation in accordance with Chapter 15.24, Historical Landmarks, Districts and Resources.
- B. **Applicability.** This Section applies to the following:
1. Projects involving the alteration of Designated Historic Resources, including districts, structures, and sites. Designated properties will be subject to the design guidelines found in this Section as well as “The Secretary of Interior’s Standards for the Treatment of Historic Properties.”
- C. **Additions.** Additions to buildings with historic designation shall be identifiable from original construction. Additions shall employ the same or complementing materials, and shall exhibit similar opening proportions, facade rhythms and horizontal elements as the original. Specific architectural elements shall not be replicated.
- D. **Restorations.**
1. Sandblasting of masonry surfaces to remove paint will damage the material. Other methods shall be used only under the advice and guidance of an expert.
 2. Original siding materials shall not be covered over or replaced with different materials unless otherwise approved by the governing authority.
 3. When re-roofing, original or similar materials shall be used if available and in compliance with current codes.
 4. Original architectural elements such as cornices, moldings, or trim, shall not be removed unless replaced by elements of similar outward appearance, character, texture, durability, and finish as the original.
- E. **Architectural Features.**
1. Deteriorated architectural features shall be repaired rather than replaced wherever possible. If replacement is necessary, new materials shall match the original in design, color, texture, and other visual qualities. If the original was painted, the substitute materials shall be painted as well.
 2. Where original architectural elements such as cornices, moldings, and trim must be replaced, the new material shall match the materials being replaced in terms of its design, color, texture, and other visual qualities.
- F. **Windows.**
1. Where the original structure includes transom windows, every effort shall be made to retain this traditional storefront feature. If the ceiling inside the structure has been lowered, the ceiling shall be stepped up to meet the transom so that light will penetrate building interior.
 2. Proportions of existing door and window openings and the pattern of existing window sash shall be maintained in replacement work or additions.
 3. Glazing shall enhance visibility and connection between indoor and outdoor spaces, particularly at the pedestrian/street level. Highly reflective or opaque window glazing is not allowed.

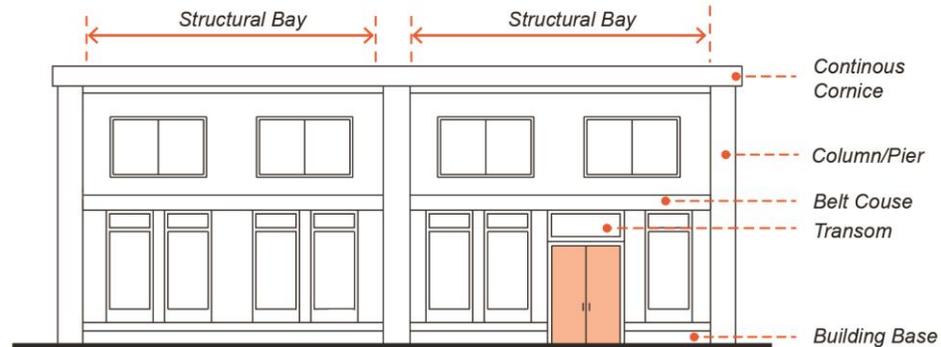
4. Wood window sash is preferred for historic buildings. Factory finished aluminum frames are acceptable if the original design can be duplicated.
- G. **Materials.** Original siding materials shall not be covered over, cladded, or replaced with a different material.
- H. **Awnings.** Awnings shall be of a durable, commercial grade fabric, canvas or similar material having a matte finish. Canopies can be constructed of wood or other natural materials in keeping with materials used historically in the Downtown.
- I. **Building Code Requirements.**
 1. The City will utilize the California Historic Building Code for review of reuse, modification, renovation, or addition to historic structures.
 2. The City Building Official and Fire Marshal will review the structure to determine the safety of the building prior to the issuance of needed permits.
- J. **Demolitions.** See Chapter 15.24, Historical Landmarks, Districts, and Resources.

17.56.060 New Development or Renovation of Non-Historic Structures Design Standards in the Downtown Zones

- A. **Applicability.** This Section applies to all infill development or renovation in the Downtown zones, with the exception of historic structures that are subject to Section 17.56.050, Preservation/Restoration of and Additions to Historic Structures. See also Section 17.56.070, Mixed Use, Commercial and Employment Zones Design Standards for design standards for residential mixed-use development and Section 17.56.030, Multi-Unit Design Standards for multi-unit development as applicable.
- B. **Street Orientation.**
 1. Storefronts and/or predominant building entries shall be designed to be oriented towards the major street frontage.
 2. The front building façade shall be oriented parallel to the street.
 3. Surface parking lots shall not be placed along Main Street.
- C. **Façade Design.**
 1. All street-facing building facades shall be composed of a clearly distinguishable base, middle, and top. Non-traditional designs may incorporate other means of façade composition.
 2. Horizontal articulation shall consist of a differentiated base, a roof cornice line, an eave and gables overhang, or other architectural element that frames the middle section of the building.
 3. Buildings or portions of buildings that are over four stories shall provide vertical articulation above the third story. This may be accomplished through a change in color, change in material, a cornice/belt course at the bottom of the uppermost floor, story step-back, or similar measures.

4. Along Main Street, infill facades (i.e., a new building proposed between two adjacent, existing commercial structures) shall be broken down into a series of appropriately proportioned "structural bays" or components, consistent with existing characteristic facades on the street (e.g., characterized by columns/masonry piers which frame window and door elements). The characteristic rhythm, proportioning and spacing of existing door and window openings shall be maintained.

FIGURE 17.56.060.C-1: FAÇADE DESIGN



D. Corner Treatment.

1. Building massing at street intersections must be accentuated with at least one of the following elements or equivalent as determined by the Review Authority.
 - a. A tower or dome element at least 80 square feet in area;
 - b. A decorative parapet;
 - c. A rounded corner with enhanced transparency; or
 - d. Bay windows within six feet of the building corner.
2. Storefront/building design features shall extend at least 50 percent of the wall area on the side street elevation.

E. Entrances.

1. Entrances to ground floor commercial establishments adjacent to streets shall be no farther than 80 feet apart; and no farther than 50 feet apart if in the DX-1 and DX-4 zones.
2. The main entry to a building, leading to a lobby, stair, or central corridor, shall be emphasized at the street to announce a point of arrival in one or more of the following ways:
 - a. Flanked columns, piers, decorative fixtures, or other details;
 - b. Recessed within a larger arched or cased decorative opening;
 - c. Covered by means of a portico (formal porch) projecting from or set into the building face;

- d. Punctuated by means of a transom or change in roofline, a tower, or a break in surface of the subject wall.

F. Roofs.

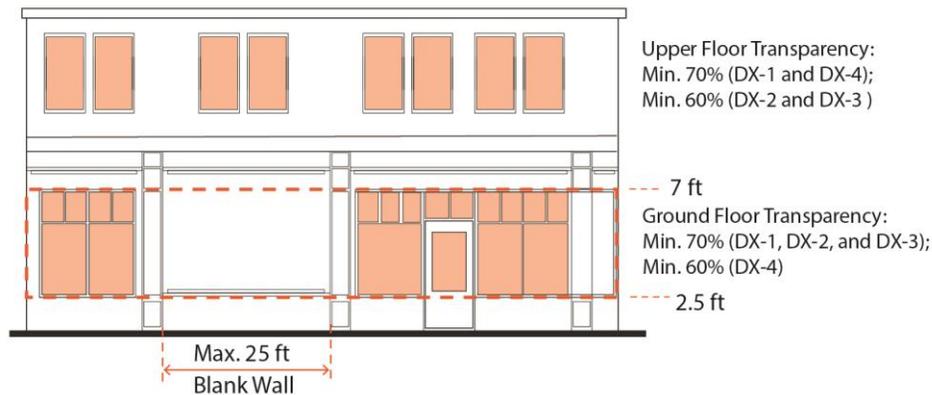
1. Roofs may be flat or sloped. For sloped roofs, the visible portion shall be sheathed with a roofing material complementary to the architectural style of the building.
2. Radical roof pitches that create overly prominent or out of character buildings such as A-frames, geodesic domes, or chalet style buildings are not permitted.
3. Appropriate roofing materials include standing seam metal, class "A" composition shingles for residential structures, tile of neutral color. Crushed stone, shake, brightly colored tile and corrugated fiberglass roofing material is not permitted.

G. Transparency.

1. **Ground Floor.** Street-facing non-residential ground-floor facades shall include windows (at least 88 percent light transmission), transparent doors, storefronts or other openings with transparent glazing that provides views into retail and/or work areas in the following amounts:
 - a. *DX-1 and DX-4 Zones.* When fronting Main Street, approximately 70 percent of the building wall located between 2.5 and 7 feet above the level of the sidewalk.
 - b. *DX-2 and DX-3 Zones.* Approximately 50 percent of the building wall located between 2.5 and 7 feet above the level of the sidewalk.
2. **Upper Floor Transparency.** Street-facing upper-floor facades shall include fenestration in the following amounts:
 - a. *DX-1 and DX-4 Zones.* Approximately 50 percent of the façade surface area.
 - b. *DX-2 and DX-3 Zones.* Approximately 40 percent of the façade surface area.
3. Permanent, fixed security grates or grilles in front of windows are not allowed. If security grilles are necessary, they shall be placed inside the building, behind the window display area and only used when the business is closed.

- H. Blank Walls.** No building facade may extend in a continuous plane for more than 25 feet without a window, door, or storefront opening.

FIGURE 17.56.060.H-1: TRANSPARENCY AND BLANK WALLS



I. Exterior Materials.

1. Building materials permitted within the DX zones include clear glass, glass block (storefront only), smooth or very light sand finish stucco/ exterior plaster, new or used face/brick, cut stone or rusticated block (cast stone), clapboard, and ceramic tiles.
2. The following building materials are prohibited in the DX zones: reflective or tinted glass, "pecky cedar," plastic panels, T-111 or vertical siding.
3. Metalwork and other details may be incorporated into building design to add visual richness and interest. Such details may include the following items: light fixtures, wall mounted or hung with decorative metal brackets; metal grillwork at vent openings or as decorative features at windows, doorways, or gates; decorative scuppers, catches and downspouts; balconies, rails, finials, corbels, plaques; flag or banner bole brackets.

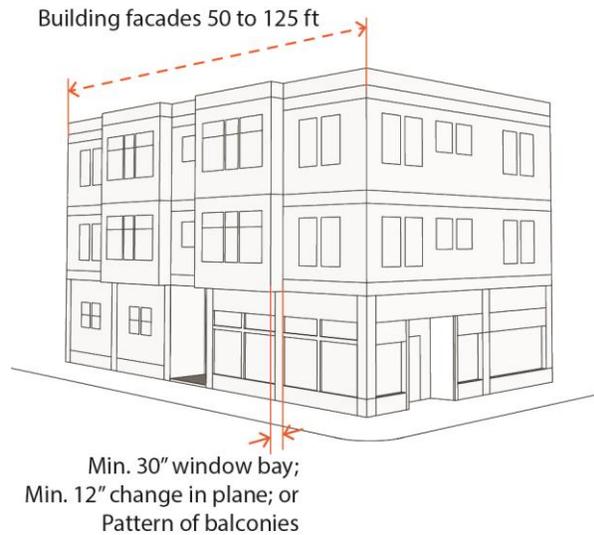
J. Awnings and Canopies.

1. When there are several businesses in one building, awnings of the same color shall be used with simple signs on the valance flap.
2. Where the façade is divided into distinct structural bays, awnings shall be placed within the vertical elements rather than overlapping them. The awning design shall respond to the scale, proportion, and rhythm created by these structural bay elements and be placed within the space created by the structural bay. An awning that spans several bays may be appropriate for restaurants or similar uses with outdoor seating.
3. Awning shape shall relate to the window or door opening.
4. Awnings shall be of a durable, commercial grade fabric, canvas or similar material having a matte finish. Awning frames and supports shall be of painted or coated metal or other non-corroding material.
5. Awnings shall have a single color or two-color stripes. Utilizing more colors is permitted but will be considered as sign area.
6. Awnings shall be well maintained, washed regularly, and replaced when faded or torn.

17.56.070 Mixed Use, Commercial and Employment Zones Design Standards

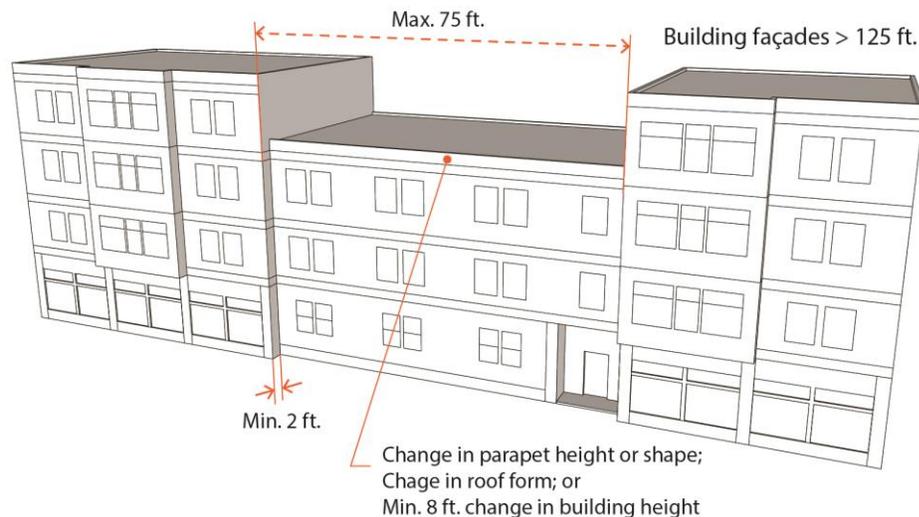
- A. **Applicability.** This Section applies to all Mixed Use, Commercial and Employment zones except where otherwise noted. For mixed-use projects where at least two thirds of the square footage is dedicated to residential uses, Section 17.56.030, Multi-Unit Design Standards shall apply to the residential portions of the building in addition to the standards of this Section.
- B. **Building Orientation.**
 - 1. The primary façade of the building shall face the primary street and pedestrian walkway.
 - 2. On corner lots, buildings shall help visually anchor the intersection through height, mass, and architectural features.
- C. **Building Articulation.** Building facades must be segmented into modules or bays by columns, projecting or recessed volumes, or other articulation that frames windows, doors, and structural components.
 - 1. Buildings or portions of buildings that are three or more stories shall provide articulation for the top story of the building through color change, material change, a cornice/belt course at the bottom of the uppermost floor, a stepped-back top story, or similar distinguishing design features.
 - 2. Building façades between 50 and 125 feet in length along a right-of-way must incorporate at least one of the following on all floors above the first floor (not applicable within the IG zone):
 - a. At least two breaks in the facade plane a minimum 12 inches in depth; or
 - b. Window bays a minimum 30 inches in depth (recessed or projecting) from building facade; or
 - c. A regular pattern of balconies.

FIGURE 17.56.070.C-1: BUILDING ARTICULATION FOR STREET-FACING FACADES 50 TO 100 FEET IN LENGTH



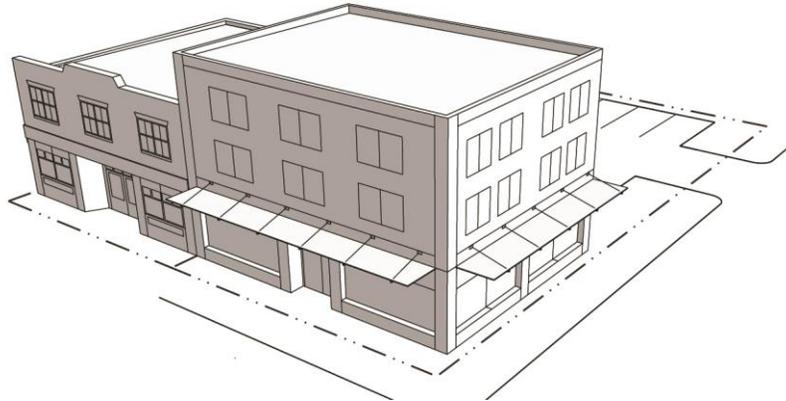
3. When a building facade exceeds 125 feet in length along a right of way, it must be broken down to read as a series of buildings no wider than 75 feet each or separated into facade bays no greater than 75 feet in width defined by a recess a minimum of two feet in depth and at least one of the following strategies (not applicable within the IG zone):
 - a. Change in roof parapet height or shape;
 - b. Change in roof form and slope; or
 - c. Change in building height with a minimum difference of five vertical feet.

FIGURE 17.56.070.C-2: BUILDING ARTICULATION FOR STREET-FACING FACADES OVER 125 FEET IN LENGTH



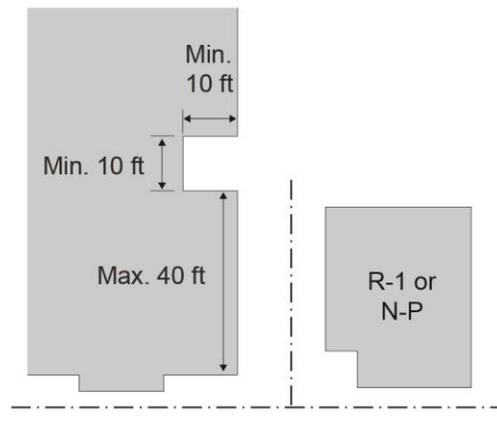
4. The maximum dimension of any single building shall not exceed 150 feet. Exceptions may be granted with approval of a Zoning Administrator Permit (see Section 17.100.140, Zoning Administrator Permit) or, at the discretion of the Director, a Conditional Use Permit (see Section 17.100.100, Conditional Use Permit), based on the finding that adequate design features have been incorporated to create visual variety and avoid a large-scale, bulky, or monolithic appearance. This standard is not applicable within the IG zone.
5. Buildings within the IG zone, regardless of dimension, shall incorporate design features to create visual variety and avoid monolithic appearance. This may include but is not limited to moldings/trim, brackets, niches, enhanced cornice, awnings/shade devices, and decorative entrances.
6. All building facades that face a street, driveway, paseo, public right-of-way, or common open space area shall exhibit consistent architectural treatment and level of detail, with features wrapping around the corners of adjacent facades as appropriate. Architectural treatments may include but are not limited to wrap-around porches, belt courses, rustication, trellises, canopies, eaves, brackets, niches, and moldings/trims. When applicable, decorative parapets should be extended around the sides of the building and contain necessary depth to appear as an integral part of the building design and form.

FIGURE 17.56.070.C-3: ARCHITECTURAL FEATURES ON CORNERS



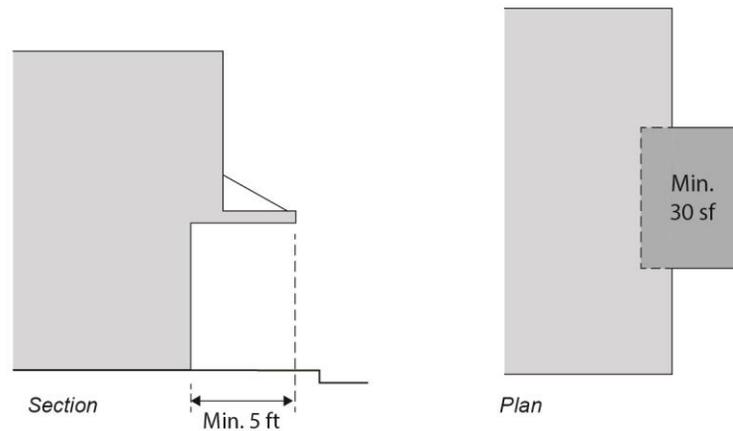
7. Where a building abuts an R-L or N-P zone, the building façade plane may not exceed 40 feet in length without a break of minimum 10 feet in depth and 10 feet in length.
8. Buildings shall be designed and oriented to minimize visual intrusion into adjoining residential properties. Windows, balcony, and deck locations shall be directed away from window areas of adjoining residences.

FIGURE 17.56.070.C-4: DEVELOPMENT ABUTTING AN R-L OR N-P ZONE



- D. **Commercial/Retail Building Frontage Design.** Awnings, canopies, balconies, porches, stoops, arcades, forecourts, or massing changes shall provide surface relief and articulation building façades.
- E. **Entrances.** Building entrances shall have a roofed projection or recess with a minimum depth of at least five feet, as measured from the primary building façade, and a minimum area of 30 square feet. Exceptions to this requirement may be approved for alternative designs that create a welcoming entry feature facing the street, such as a trellis or courtyard entry.

FIGURE 17.56.070.E-1: ENTRANCES

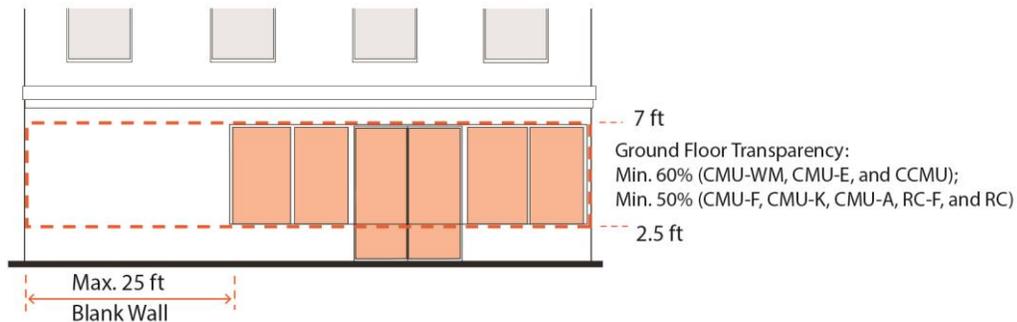


F. **Windows and Lighting.**

1. **Transparency.** Street-facing ground-floor facades shall include windows, transparent doors, storefronts, or other openings with transparent glazing that provides views into retail and/or work areas in the following amounts (not applicable to IG zone):
 - a. *CMU-WM, CMU-E, and CCMU.* 60 percent of the building wall located between 2.5 and 7 feet above the level of the sidewalk.
 - b. *CMU-F, CMU-K, CMU-A, CMU-G, RC-F, RC, and BP.* 50 percent of the building wall located between 2.5 and 7 feet above the level of the sidewalk.
2. **Reductions.** The building transparency requirement may be reduced or waived by the review authority upon finding that:
 - a. The proposed use has unique operational characteristics with which providing the required windows and openings is incompatible; and
 - b. Street facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.
3. For commercial and retail storefronts, windows must be a minimum of nine feet in height and inset or recessed from the wall plane for visual interest and shadow line.
4. All windows shall be designed with trim at least 1-inch in depth around or recessed at least two inches deep from the plane of the surrounding exterior wall (not applicable to IG zone).
5. Highly reflective or opaque window glazing is generally not permitted.
6. Up-lighting or rooftop lighting is encouraged and may be used to accentuate architectural details, building form and/or landscape elements at night.
7. All building lighting is subject to the standards of 17.64.050, Outdoor Lighting and Illumination.

- G. **Blank Walls.** No building facade facing a public right-of-way may extend in a continuous plane for more than 25 feet without a window, door, or storefront opening (not applicable to IG zone).

FIGURE 17.56.070.G-1: TRANSPARENCY AND BLANK WALLS



H. **Materials and Colors.**

1. **Building Materials.**

- a. At least two materials shall be used on any building frontage, (excluding roof and foundation) in addition to glazing and railings. Any one material must comprise at least 20 percent of the building frontage.
- b. Buildings three stories or taller with frontage along a street or a shared open space must incorporate a material change between the first floor and upper floors along at least 60 percent of any building façade width.
- c. A minimum 5/8" thickness is required for panel siding. Battens are required to be incorporated in to the design for a board and batt appearance.
- d. Acceptable materials include but are not limited to wood, concrete, brick, glass, metals, stucco, stone, tile, and brushed steel, aluminum composite material, and aluminum plate are all acceptable. Corrugated metal and aluminum may be used as accent materials if properly treated for durability. Plywood is not permitted.
- e. Masonry shall wrap corners and terminate at inside corners. Other material changes shall occur at an inside corners or other appropriate transition elements, such as a fence line.
- f. Stucco textured foam trim shall not be used as the only application to provide architectural detailing. Heavy knock-down or "lace" stucco finish is not permitted.
- g. Stucco finishes shall be smooth or very light sand finish. Stucco foam trim, where used, shall be smooth finish or shall incorporate a natural woodgrain texture where appropriate.

4. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.
5. Pedestrian and bicycle connections shall be provided from adjoining neighborhoods and transit-served streets. New development on abutting lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems. Easements shall be used to assist in defining maintenance and utility responsibilities.

K. Parking Access and Design.

1. Shared access drives to parking areas are allowed in order to minimize curb cuts and potential conflicts with pedestrians. Where shared driveways are centered on property lines, easements shall be dedicated to allow access.
2. Vehicle access to and from off-street parking shall be off a side street or single access point along the frontage.
3. Where a project side abuts an alley or lane, access to parking shall be provided from the alley or lane whenever feasible.
4. On corner lots, driveways or curb cuts shall be located on the street frontage with the least pedestrian activity whenever feasible.
5. Surface parking areas shall be located to the rear of the principal building(s) whenever feasible and must be separated from on-site buildings by a minimum distance of five feet, which may be occupied by landscaping or walkways. Off-street parking may not be located within 40 feet of a street facing property line. Exceptions may be granted where the Director or applicable approval authority makes the following findings:
 - a. The design incorporates habitable space built close to the public sidewalk to the maximum extent feasible; and
 - b. The site is small and constrained such that surface parking located more than 40 feet from the street frontage is not feasible.
6. Where a parcel proposed for development has adjacent properties that are undeveloped and could feasibly allow for possible future connection points, a Precise Plan may be required (see Chapter 17.116, Precise Plans).

L. Common and Publicly Accessible Open Space. For commercial and mixed-use buildings that require common open space or publicly accessible open space or that include at least four retail stores or offices suites, a plaza, courtyard, square or green shall be provided with at least two of the following amenities:

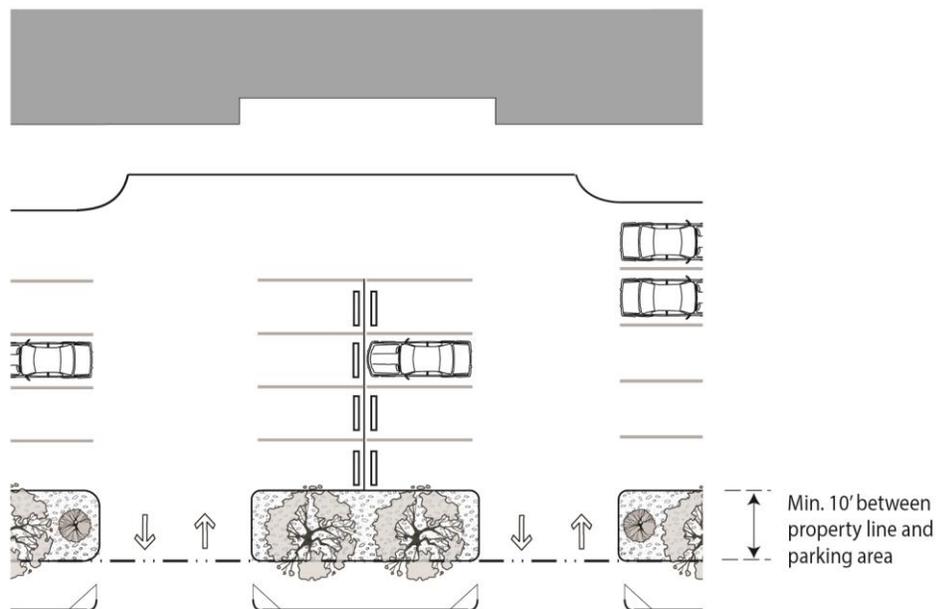
1. Benches or other seating;
2. Shade trees with a canopy that covers a minimum 50 percent of the space at maturity;
3. Drinking fountains;
4. Water features;
5. Public art; or

6. Performance areas.

M. **Additional Site Design Standards in Employment Zones (IF, IG, and BP).**

1. Side yards may be utilized for railroad spurs except when the side yard adjoins a residential or commercial zone.
2. Streetscape design shall promote an uncluttered street appearance with appropriate fencing, landscaping, and screening.
3. Parking shall be located at the side or rear of buildings, wherever possible, with only customer parking located in front of buildings.
4. A 10-foot landscaped area must be provided between parking areas in front of buildings and the adjacent right-of-way. Additional landscaping may be required along property frontages for screening purposes. See also Section 17.64.040, Landscaping.

FIGURE 17.56.070.M-1: LANDSCAPED BUFFER IN THE EMPLOYMENT ZONES



5. All outdoor storage must be screened in compliance with Chapter 17.70, Screening Standards.
6. Stormwater detention facilities and hydromodification requirements as applicable shall be incorporated into the site landscaping as a visual amenity where feasible.

17.56.080 Public Facilities and Open Space Zones Design Standards

- A. **Applicability.** This Section applies to all development in the Public Facilities and Open Space zones.

B. Design.

1. Architectural features, including but not limited to projections, recesses, and variety of surface textures shall be incorporated.
2. Building design must be generally compatible with the surrounding physical context.
3. Site design shall include signage and maps that emphasize linkages between parks, greenbelts, and open space systems, as appropriate.
4. Storage and equipment must be screened from public view.

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