

SOUTHEAST POLICY AREA

SPECIAL PLANNING AREA



AMENDED THROUGH SEPTEMBER 2018

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AMENDMENTS

The following table lists the amendments made to this document since initial adoption.

Amendment Number	Date Effective	Description
1	April 24, 2015	This amendment affected the following: Lotz Parkway alignment; one land use designation change; permit requirements for Organizational Houses; design requirements for certain street forms; setback standards for Executive Lot, Single-Family Residential; lot standards for Small-Lot Detached Housing, Rear Loaded; various typographical corrections.
2	September 22, 2017	Amended the land plan for the Bruceville Meadows project.
3	October 12, 2018	Amended the land plan for the Mendes and Poppy Keys Southwest properties and modified the street typologies for Poppy Ridge Road.

AMENDMENTS

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CHAPTER 1

INTRODUCTION

SOUTHEAST POLICY AREA

SPECIAL PLANNING AREA

CHAPTER 1

INTRODUCTION

WELCOME TO THE SOUTHEAST POLICY AREA

In 2012, the City Council of the City of Elk Grove took the bold step to create a vision and plan for the development of the last large undeveloped area within the City. Focusing on the City's need to better balance its jobs to housing ratio, this 1,200-acre area has been molded into a unique blend of employment, public space, and residential land uses. From the Council's action, Southeast Policy Area, an Employment Oriented Development, was born.

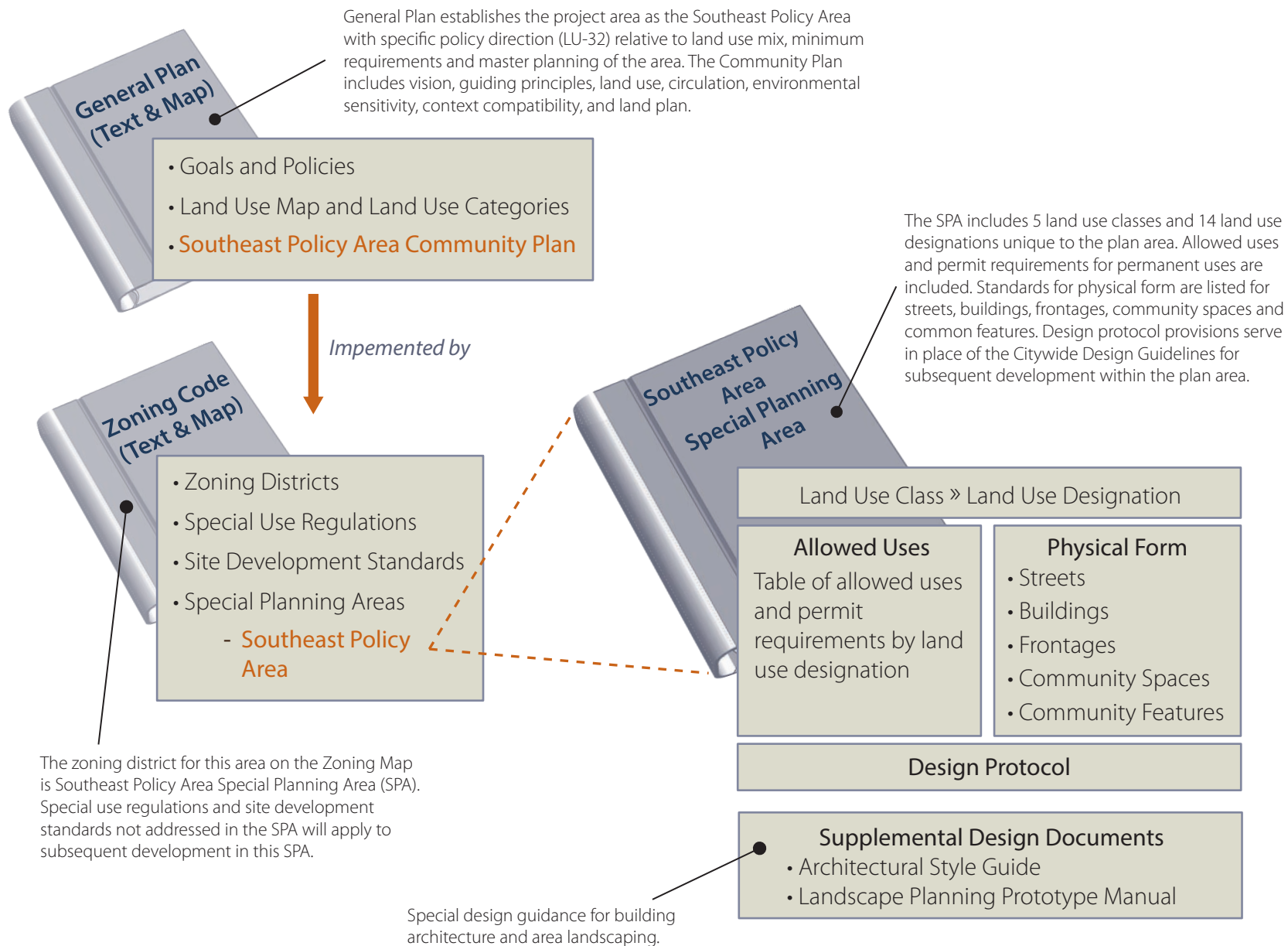
At its core, Southeast Policy Area is a plan for a wide range of job opportunities, supported by a balanced mix of locally oriented retail uses and residential densities. The Southeast Policy Area will be a regional destination for both employment activities and entertainment, such as sports or performing arts. The Southeast Policy Area will integrate with surrounding land uses through the incorporation of parks and open space, trails, and landscaping. A complete transportation network made up of roads, sidewalks, trails, and transit (including light rail) will allow for the safe and effective movement of people and goods within the plan and connect them with other parts of the City and region. Development will be of quality design and materials that contribute to the sense of place and identity for the area and the long-term sustainability for the community.

PURPOSE AND APPLICABILITY

This document implements the City's adopted vision and policies for the Southeast Planning Area as outlined in the General Plan and corresponding Community Plan. More specifically, this document establishes the land use pattern, allowed uses, and development standards for land within the Southeast Policy Area Special Planning Area (the SPA). The purpose of this SPA is to provide unique and imaginative planning standards and regulations, which cannot be provided through the application of the City's standard zoning districts. Therefore, this document functions to replace the citywide zoning regulations for subsequent development of land within the SPA.

The land use requirements and development standards contained in this SPA shall apply to all property within the SPA as delineated on the official zoning map of the City. Where the regulations herein conflict with corresponding regulations in the Citywide Zoning Code, these regulations apply. Where the SPA is silent about special use regulations (e.g., wireless communication facilities), and site development standards (e.g., lighting standards, sign regulations) addressed in the citywide code, the citywide regulations and standards apply.

Document Function and Use



ORGANIZATION

This SPA is set up as a modified form-based code, which is an alternative approach to zoning than has traditionally been used in Elk Grove. This code places greater emphasis on the character and function of development than provided in traditional zoning in order to create a more complete and vibrant community. It does this through standards for pedestrian spaces, requirements for building orientation, and design standards for new buildings. Specifically, development requirements, while regulated by land use class and land use designation, are organized based upon the type of building being developed (e.g., office park, industrial/flex, vertical mixed use). This allows specific standards to be applied to each building form, rather than applying generalized, universal standards to all development in the land use designation. These standards are in addition to typical land use requirements for specific use types (e.g., conditional use permits).

SPA Organization



Chapter 2: Land Plan

Describes the system of land use classes and land use designations that form the basis for the area land plan. This chapter also includes a community character/ transect section to illustrate the relationship between various land use designations.



Chapter 3: Allowed Uses

Identifies the allowed land uses in each specific land use designation throughout the plan, along with permit requirements.



Chapter 4: Physical Form

Identifies the regulations for the physical form of development within the plan area across five physical form types: streets, buildings, frontages, community spaces, and common features.



Chapter 5: Design Protocol

Establishes design requirements and guidelines (referred to collectively as design protocols) for development.



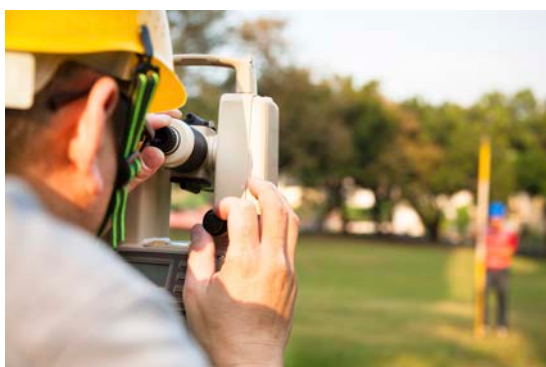
Chapter 6: Glossary

Provides definitions for specialized terms used in this SPA.

HOW TO USE THIS DOCUMENT

This SPA is uniquely organized when compared to the Citywide Zoning Code. As such, the following information is provided to help property owners, business owners, and tenants understand how to use this document.

Using This SPA



If you want to subdivide property

Subdivisions are governed by Title 22 of the City's Municipal Code. In addition to the standards and procedures in Title 22, subdivisions must also comply with the regulations in Chapters 4 and 5 of this SPA.

Specifically:

- Street sections and public improvements as provided in Chapter 4
- Requirements for public spaces as provided in Chapters 4 and 5
- Subdivision design as provided in Chapter 5



If you want to develop your property

The development of property in the City first requires the approval of a Design Review Permit. The design of buildings and their layout on the property is governed by the regulations of this SPA. Specifically:

- Chapter 4 identifies the development standards by physical form (e.g., setbacks, building forms, frontage forms)
- Chapter 5 provides design protocols (e.g., architectural design guidelines and standards) for new development



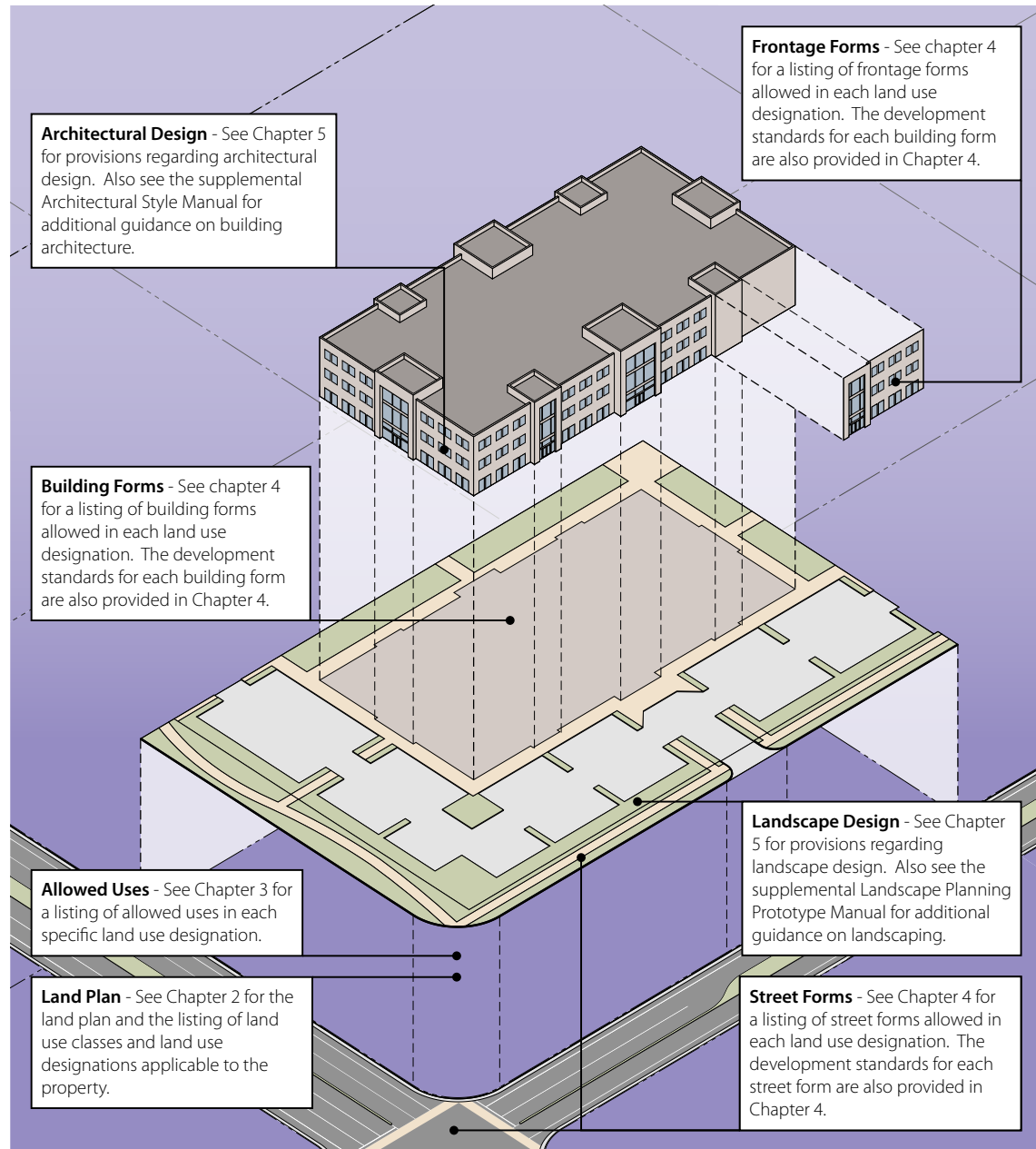
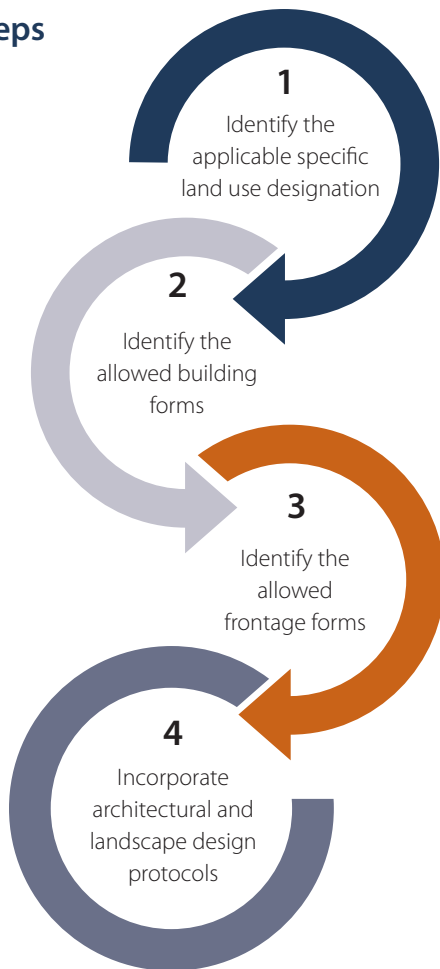
If you want to occupy a building with a use

Chapter 3 identifies the allowed uses and permit requirements specific to the use of land by use type. See this chapter for uses that are allowed by right, allowed by a permit, or not allowed based upon land use designation. Uses not specifically listed in this SPA may be permitted if the Planning Director determines that the use is similar to other uses listed.

Organization of Form-Based Regulations

The following diagrams illustrate how the provisions of this SPA are organized with respect to the design and application process.

Steps



ADMINISTRATION

This SPA is adopted, by reference, as part of the City's zoning regulations (Title 23 of the City's Municipal Code, herein after the Zoning Code). The SPA functions as a special purpose zoning district under Chapter 23.40 of the Zoning Code. See page 1-3 of this chapter for an illustration of document function and use.

- **Relationship to Citywide Regulations** – This document is intended to provide the land use and development standards for land within the SPA. However, where this SPA is silent on a matter, the Citywide zoning regulations shall govern. Where there is a conflict between the SPA and the Zoning Code, this SPA shall govern.
- **Permit Requirements and Allowed Uses** – Development within the SPA shall comply with all land use entitlement and permit requirements and procedures as provided in Chapter 23.16 of the Zoning Code. Chapter 3 of this SPA identifies when a land use permit (e.g., conditional use permit) is required.
- **Approving Authority** – The approving authority for land use entitlements and permits required in this SPA shall be as provided in Chapter 23.14 of the Zoning Code; however, the designated approving authority for major design reviews for projects in the Office and Light Industrial/Flex Specific Land Use Types shall be the Zoning Administrator.
- **Appeals** – The process for filing and processing an appeal for a land use entitlement or permit shall be as provided in Chapter 23.14 of the Zoning Code.
- **Interpretation** – The interpretation of the provisions of this SPA shall be governed by the procedures in Chapter 23.12 of the Zoning Code.

CHAPTER 2

LAND PLAN

**SOUTHEAST
POLICY AREA**

SPECIAL PLANNING AREA

CHAPTER 2 LAND PLAN

CHAPTER OVERVIEW

This chapter establishes the overall land plan for subsequent development within the SPA by establishing a range of land use designations (organized into land use classes), which function like zoning districts. Each land use designation is identified in this chapter with a general description and representative visual image. The land use designations for the SPA are then illustrated on a land plan to show the intended land use mix and general configuration and relationship of land uses within the SPA.

This chapter also includes a community character/transect section to visually illustrate the intended relationship between a various land use designations throughout the plan area in keeping with the land plan.

LAND USE CLASSES AND LAND USE DESIGNATIONS

Land within this SPA is organized into a series of land use classes and land use designations. This nomenclature has been selected to differentiate land uses in the SPA from the citywide nomenclature of General Plan land use categories and Zoning Districts. As previously described, the City's Zoning Map designates this plan area as "The Southeast Policy Area Special Planning Area". This designation on the City's Zoning Map directs the reader to the SPA document for more information about the land plan, allowed uses, and development standards.

Land use classes are categories of land use designations, organized by similar type and function. A total of five land use classes is listed below. Within each land use class, there are one or more land use designations which function like zoning districts and are shown on the land plan for this SPA. The fourteen land use designations for this SPA are listed in parenthesis for each land use class below.

1. Employment Hub/Core (Office, Commercial, Light Industrial/Flex)
2. Village Center (Mixed Use Residential, Mixed Use Village Core)
3. Residential Neighborhood (Estate Residential, Low Density Residential, Medium Density Residential, High Density Residential)
4. Public/Semi-Public (School, Drainage Facilities, Parks/Open Space, Greenways)
5. Special (Sports Complex)

As previously described, the land use designations and land plan in this document implement the General Plan vision, policies, land plan, and community plan for this area of the City. See Chapter 1, Document Function and Use graphic for an illustration of these document relationships. The SPA land use classes are listed below with individual descriptions for each land use designation along with a representative image and symbol used on the land plan.

Employment Hub/Core



Office (O)

Designates areas for office and professional land uses, which may include ancillary retail sales and restaurants. This designation includes large-scale office/business parks as well as small professional office spaces. Residential uses are not permitted.



Commercial (C)

Designates areas for retail uses (including restaurants) with supporting/complementary office uses in any mix. Residential uses are not permitted.



Light Industrial/Flex (LI/FX)

Designates area for industrial or manufacturing activities, within an enclosed building. Provides flexibility for research and development facilities and may allow live/work units. Development may include supporting or ancillary retail services. This designation precludes corporation yards and other heavy industrial uses.

Village Center



Mixed Use Residential (MUR)

Designates area for residential development that allows for the integration of compatible office and retail uses. Examples include, but are not limited to, residential with with ground-floor activity spaces, live work units, and ground floor retail or office with residential above. This designation allows for dwelling units ranging from 15.1 to 40.0 units per acre.



Mixed Use Village Core (MUV)

Designates areas for development with vertical or horizontal mixes of uses that feature ground floor commercial retail and office with allowances for residential or office above. Development occurs under a "village center" concept where it serves as a gathering location for area employees and residents. Residential uses as stand-alone buildings may be developed; however, they shall be integrated into the overall site and shall not be the predominant activity within the village center. This area may be developed in phases.

Residential/Neighborhood



Estate Residential (ER)

Designates areas for single-family residential development at a density of 1 to 4.0 units per acre. This designation is primarily intended for detached single-family dwellings.



Low Density Residential (LDR)

Designates areas for single-family residential development at a density of 4.1 to 7.0 units per acre. This designation is mainly intended for detached single-family dwellings, but attached single-family and multiple-family units (e.g., townhomes) may be permitted.



Medium Density Residential (MDR)

Designates areas for attached single-family and multi-family developments. May include small lot or clustered single-family development, and apartment or condominium/townhome-type development. This designation allows for dwelling units ranging from 7.1 to 15.0 units per acre.



High Density Residential (HDR)

Designates areas for developments with a vertical mix of uses (e.g., buildings with retail or restaurants/cafes on the ground floor with office or residential units above). The buildings will range in density and intensity with the high density of development focused around transit stops and major intersections. This designation allows for dwelling units ranging from 15.1 to 40.0 units per acre.

Public/Semi-Public



School (SCH)

Designates areas for public schools.



Parks/Open Space (P/OS)

Designates areas for public parks and plazas owned by public agencies.



Drainage Facilities (D)

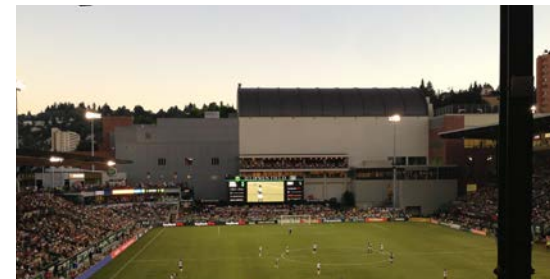
Designates areas for channels and detention basins.



Greenways (G)

Designates areas reserved for trails, paseos, and similar features that provide off-street connectivity within the community.

Special



Sports Complex (SC)

This designation serves as an overlay, or alternative designation, allowing for future development of a special use facility, such as a large sports complex or entertainment district and supporting uses. Uses could include a professional sports stadium and practice or tournament fields, theaters, museums, music venues, and supporting commercial uses.

Note that while this land use designation is included in this SPA, a location for the overlay has not been identified on the land plan. A location may be identified at a future date through an amendment to this SPA and corresponding environmental review.

LAND PLAN

This is the land plan for The Southeast Policy Area. It illustrates the location and alignment of the land use designations that make up the SPA. All subsequent development within the SPA shall be consistent with this land plan.

This map is not meant to be overlaid with existing parcel lines and does not indicate specific acreage requirements for the specific land use types shown. Rather, the layout has an inherent flexibility and is meant to guide the final configuration of land uses through the approval of subsequent tentative maps. Therefore, each application for a tentative map shall include, on the same exhibit in a form satisfactory to the City, information indicating what specific land use designation is assigned to each proposed lot.

The City shall review tentative map applications in light of this flexibility. The land plan will guide the final configuration of land uses as shown on the tentative maps but will not hold the applicant to precise acreage or dwelling unit counts.

Examples of situations where amendment of the land plan shall be required include, but are not limited to, the following:

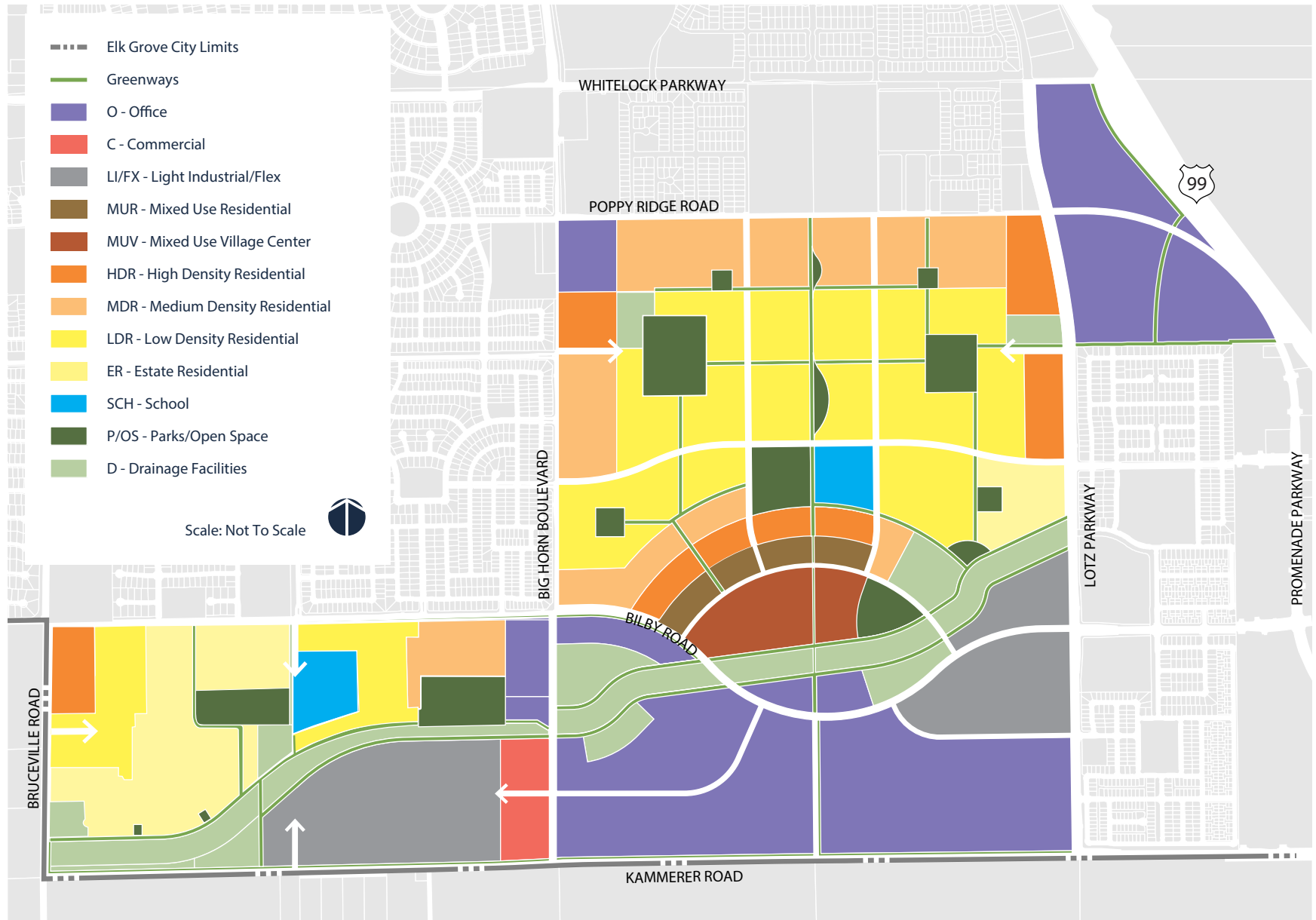
- The proposed configuration of specific land use designations is substantially different from that on the land plan.
- The proposed configuration of specific land use designations is not of comparable scale to those shown on the land plan.
- One or more specific land use designations shown on the land plan is absent from the proposal.

The City shall also review applications for conformance with the The Southeast Policy Area Community Plan. Proposed tentative maps that require a land plan modification may also require a Community Plan Amendment.

Development Potential	
Jobs	
Office & Industrial/Flex	21,345
Commercial	425
Other	1,640
Total	23,410
Residences	
Estate, Low Density, and Medium Density	2,950
High Density	1,500
Village Center Mixed Use	325
Total	4,790
Resident Population	17,010

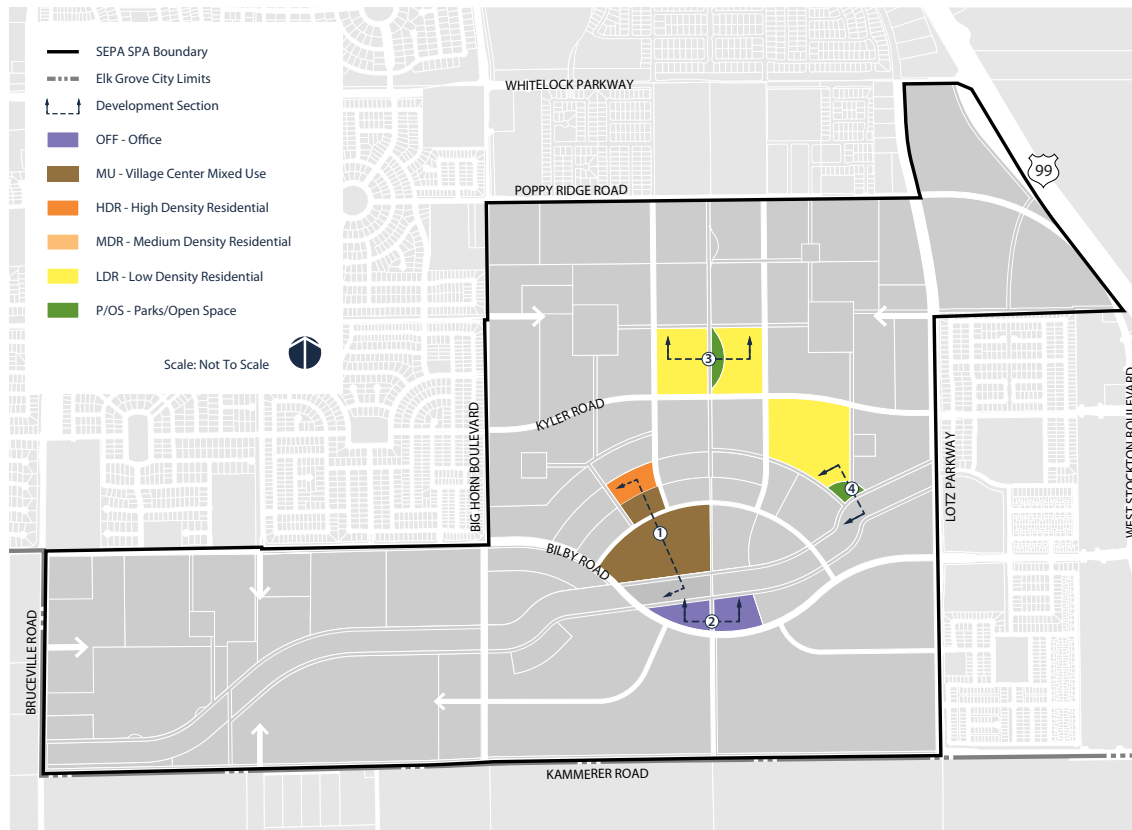
NOTE: Development potential is based upon land use plan and assumptions as defined in this SPA and reflects maximum buildout. Potential is subject to change as a result of plan amendments.

Land Plan



COMMUNITY CHARACTER/TRANSECT

The following graphics illustrate how the various physical forms (streets, buildings, frontages, community spaces, common features) work together to form a complete community. These graphics are provided primarily for illustrative purposes, but also function to guide subsequent development in keeping with the vision for the plan.



Section 1: Illustrates the Village Center area, including the Mixed Use Residential, Mixed Use Village Core, and Shed C Channel.

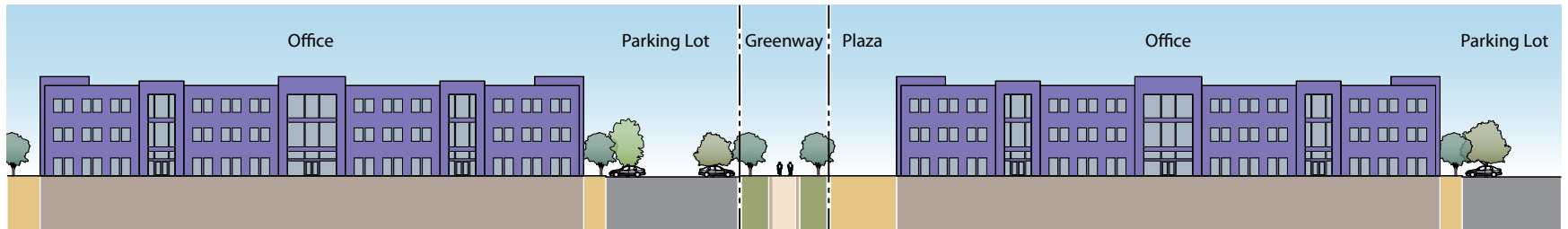
Section 2: Shows the development of office uses and adjoining pedestrian connectivity through the network of greenways.

Section 3: Illustrates the residential area of the plan and how these areas integrate with public parks and the greenway system.

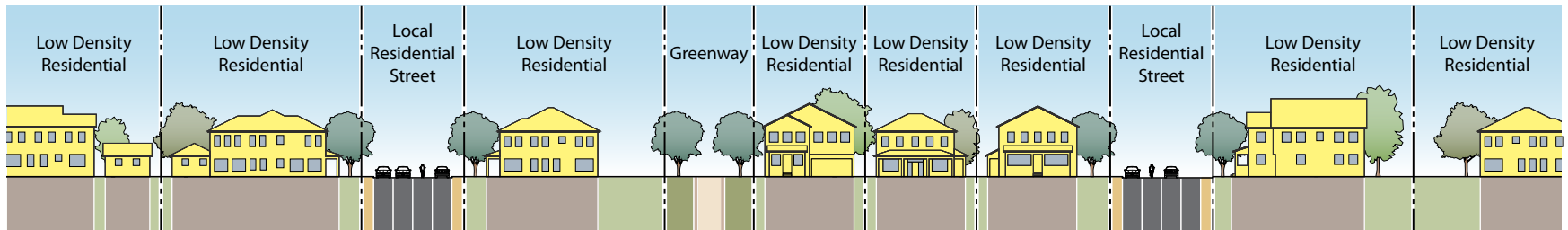
Section 4: Shows how parks and trails integrate with the Shed C Channel.



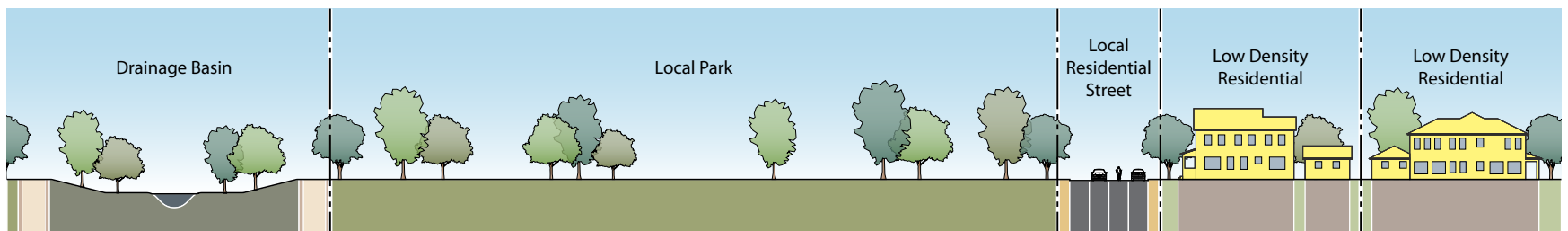
Section 1



Section 2



Section 3



Section 4

CHAPTER 3

ALLOWED USES

**SOUTHEAST
POLICY AREA**

SPECIAL PLANNING AREA

CHAPTER 3

ALLOWED USES

CHAPTER OVERVIEW

This chapter establishes allowed land uses and corresponding permit requirements for each of the fourteen land use designations within the SPA. Allowed land use provisions herein are consistent with and implement the vision, policies, and land use categories in the City's General Plan and Community Plan as applicable. This chapter addresses permanent use regulations only. Temporary use regulations are found in the Citywide Zoning Code.

ALLOWED USES

The following table identifies the allowed uses and requirements for planning entitlements for each of the land use classes and land use designations in this SPA. The uses in these tables are organized into classifications based on common function, product, or compatibility characteristics, such as residential, commercial, office, and industrial. The use classifications and uses identified in the table are the same as those used in the Citywide Zoning Code (Chapter 23.26); see Section 23.26.015 for descriptions of these uses.

Generally, a use is either allowed by right, allowed through issuance of a permit, or not permitted. In addition to the requirements for planning entitlements of this SPA, other permits may be required

prior to establishment of the use (e.g., Building Permit or permits required by other agencies). The requirements for planning entitlements identified in the table below include the following:

Permitted by Right (P). A use shown with a “P” indicates that the use is permitted by right in the corresponding land use designation, subject to compliance with all applicable provisions of this SPA and the Municipal Code (e.g., development standards) as well as state and federal law.

Permitted Subject to a Minor Conditional Use Permit (M). A land use shown with an “M” indicates that the land use is permitted in the corresponding land use designation upon issuance of a Minor Conditional Use Permit from the designated approving authority, subject to compliance with all applicable provisions of this SPA and the Municipal Code (e.g., development standards), as well as state and federal law.

Permitted Subject to a Conditional Use Permit (C). A land use shown with a “C” indicates that the land use is permitted in the designated specific land use type upon issuance of a Conditional Use Permit from the designated approving authority, subject to compliance with all applicable provisions of this SPA and the Municipal Code (e.g., development standards) as well as state and federal law.

Not Permitted (-). A land use shown with a “-” in the table, or a land use that is not listed in the table, is not allowed in the corresponding land use designation.

Reference to Specific Use Regulations. References in the table to a specific use regulation refer to the Municipal Code and applicable regulations or development standards for that particular use when allowed by right or subject to a Use Permit.

This SPA includes one overlay land use designation, the Sports Complex overlay. Where the table identifies an allowed use or permit requirement different from the underlying base land use designation, the overlay regulation shall apply. Where the overlay is silent, the base land use designation shall govern. A development may only take advantage of these allowed use and permit requirements when developed as an integrated development as a sports complex.

Use	Land Use/Land Use Designation												Specific Use Regulations	
	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC
Residential Uses														
Caretaker Housing	P	P	P	-	-	-	-	-	-	-	-	-	-	See base land use type
Dwelling														
Multi-Family	-	-	-	P	P	-	-	P	P	-	-	-		
Second Unit	-	-	-	-	-	P	P	P	-	-	-	-	\$23.90	
Single-Family	-	-	-	P	-	P	P	P	C	-	-	-		
Two-Family	-	-	-	P	-	P	P	P	-	-	-	-		
Employee Housing														
Large	-	-	-	-	-	-	-	-	-	-	-	-		
Small	-	-	-	-	-	P	P	P	-	-	-	-		
Guest House	-	-	-	P	-	P	P	P	-	-	-	-		
Home Occupations	-	-	-	P	P	P	P	P	P	-	-	-	\$23.82	
Live-Work Facility	-	-	-	P	P	-	-	C	C	-	-	-		
Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-		
Organizational Houses	C	C	C	-	-	-	-	C	C	-	-	-		
Rooming and/or Boarding Houses	-	-	-	C	C	-	-	C	C	-	-	-		
Single Room Occupancy (SRO) Facilities	-	-	-	-	-	-	-	-	-	-	-	-		
Supportive Housing	-	-	-	P	P	P	P	P	P	-	-	-		
Transitional Housing	-	-	-	P	P	P	P	P	P	-	-	-		

P = Permitted by right | M = Permitted subject to a Minor Conditional Use Permit | C = Permitted subject to a Conditional Use Permit | - = Not Permitted

CHAPTER 3
ALLOWED USES

Use	Land Use/Land Use Designation												Specific Use Regulations		
	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special	
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC	
Human Services Uses															
Adult Day Health Care Center	-	-	-	-	-	P	P	P	C	-	-	-	See base land use type		
Child Care Facility															
Child Care Center	P	P	P	P	P	P	P	P	P	P	-	P			
Family Day Care Home	-	-	-	P	P	P	P	P	P	-	-	-			
Community Care Facility															
Large	-	C	-	C	C	-	-	-	P	-	-	-			\$23.88
Small	-	-	-	P	P	P	P	P	P	-	-	-			
Emergency Shelter	-	-	P	-	-	-	-	-	-	P	-	-			\$23.80
Medical Marijuana Cultivation	-	-	-	-	-	-	-	-	-	-	-	-			
Medical Marijuana Dispensary	-	-	-	-	-	-	-	-	-	-	-	-			
Medical Services															
Extended Care	-	-	-	C	M	-	-	-	M	-	-	-			
General (Clinics, Offices, and Labs)	P	P	M	M	P	-	-	-	-	-	-	-			
Hospitals	P	P	-	-	P	-	-	-	-	-	-	-			
Residential Care Facility for the Elderly															
Large	-	C	-	C	C	-	-	-	P	-	-	-		\$23.88	
Small	-	-	-	P	P	P	P	P	P	-	-	-			
Residential Care Facility for the Chronically Ill															
Large	-	C	-	C	C	-	-	-	P	-	-	-		\$23.88	
Small	-	-	-	P	P	P	P	P	P	-	-	-			

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Use	Land Use/Land Use Designation												Specific Use Regulations	
	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC
Agriculture, Resource, and Open Space Uses														
Animal Husbandry	-	-	-	-	-	-	-	-	-	-	-	-	-	See base land use type
Animal Keeping														
Exotic	-	-	-	-	-	-	-	-	-	-	-	-		
Fowl ¹	-	-	-	P	P	P	P	P	P	P	-	-		
Household Pets	-	-	-	P	P	P	P	P	P	P	-	-		
Livestock	-	-	-	-	-	-	-	-	-	-	-	-		
Crop Production	-	-	-	-	-	-	-	-	-	-	-	-		
Equestrian Facility														
Commercial	-	-	-	-	-	-	-	-	-	-	-	-		
Hobby	-	-	-	-	-	-	-	-	-	-	-	-		
Feed Lot	-	-	-	-	-	-	-	-	-	-	-	-		
Hog Farm - Commercial	-	-	-	-	-	-	-	-	-	-	-	-		
Kennels														
Commercial	C	C	P	-	-	-	-	-	-	-	-	-		
Hobby	-	-	-	-	-	-	-	-	-	-	-	-		
Slaughterhouse	-	-	-	-	-	-	-	-	-	-	-	-		
Veterinary Facility	P	P	P	C2	P	-	-	-	-	-	-	-		

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CHAPTER 3
ALLOWED USES

Use	Land Use/Land Use Designation													Specific Use Regulations
	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public			Special	
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS	SC	
Recreation, Education, and Public Assembly Uses														
Assembly Uses	M	P	M	C	P	C	C	C	C	P	-	-	P	
Cemeteries, Mausoleums	-	-	-	-	-	-	-	-	-	-	-	-	See base land use type	
Community Garden	P	-	P	P	P	P	P	P	P	P	P	P		
Crematories	-	-	C	-	-	-	-	-	-	-	-	-		
Golf Courses/Clubhouse	-	-	-	-	-	C	M	M	M	-	-	C		
Indoor Amusement/Entertainment Facility	C	P	C	-	M	-	-	-	-	-	-	-	P	
Indoor Shooting Range	-	-	C	-	-	-	-	-	-	-	-	-	See base land use type	
Fitness and Sports Facilities	C	P	M	M	P	-	-	-	-	-	-	-	P	
Libraries and Museums	P	P	-	M	P	-	-	-	-	P	-	P	See base land use type	
Mortuaries and Funeral Homes	-	P	-	M	P	-	-	-	-	-	-	-		
Outdoor Commercial Recreation	C	P	C	-	C	-	-	-	-	-	-	-	P	
Parks and Public Plazas	P	P	P	P	P	P	P	P	P	P	P	P	P	
Private Residential Open Space	-	-	-	P	P	P	P	P	P	-	P	P	P	
Recreational Vehicle Parks	-	-	-	-	-	-	-	-	-	-	-	-		
Resource Protection and Restoration	-	-	-	-	-	-	-	-	-	-	P	P		
Resource-Related Recreation	-	-	-	-	-	-	-	-	-	-	P	P		
Schools														
Academic, Charter	C	C	C	C	M	-	-	-	-	P	-	-	See base land use type	
Academic, Private	C	C	C	C	M	-	-	-	-	P	-	-		
Academic, Public	C	P	C	P	P	-	-	-	-	P	-	-		
Colleges and Universities, Private	C	C	C	-	M	-	-	-	-	P	-	-		
Colleges and Universities, Public	C	C	C	-	M	-	-	-	-	P	-	-		
Equipment/Machine/Vehicle Training	C	P	C	P	P	-	-	-	-	P	-	-		
Specialized Education and Training/ Studios	M	P	P	-	-	-	-	-	-	-	-	-		
Theaters and Auditoriums	P	P	P	-	M	-	-	-	-	-	-	-		
Theaters and Auditoriums	C	P	C	-	P	-	-	-	-	P	-	-	P	

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Use	Land Use/Land Use Designation												Specific Use Regulations		
	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special	
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC	
Utility, Transportation, and Communication Use Listings															
Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	See base land use type	
Broadcasting and Recording Studios	P	P	P	C	M	-	-	-	-	-	-	-	-		
Bus and Transit Shelters	P	P	P	P	P	P	P	P	P	P	P	P	P		
Fuel Storage and Distribution	C	-	C	-	-	-	-	-	-	-	-	-	-		
Heliports	C	C	C	-	C	-	-	-	-	-	-	-	-		
Park and Ride Facility	P	P	P	M	P	-	-	-	-	-	-	-	-		
Parking Facility	P	P	P	M	P	-	-	-	-	-	-	-	-		
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P	P		
Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C	C	C		§23.94
Transit Facilities	P	P	P	M	P	-	-	-	-	-	-	-	-		
Transit Stations and Terminals	P	P	P	M	P	-	-	-	-	-	-	-	-		
Utility Facility and Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P		

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CHAPTER 3
ALLOWED USES

Use	Land Use/Land Use Designation												Specific Use Regulations		
	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special	
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC	
Retail, Service, and Office Uses															
Adult Oriented Business	-	-	C	-	-	-	-	-	-	-	-	-	-	See base land use type	\$23.70
Agricultural Tourism	-	-	-	-	-	-	-	-	-	-	-	-	-		
Alcoholic Beverage Sales	C	P	C	C	P	-	-	-	-	-	-	-	-		
Ambulance Service	M	-	P	-	-	-	-	-	-	-	-	-	-		
Animal Sales and Grooming	M	P	M	-	P	-	-	-	-	-	-	-	-		
Art, Antique, Collectable	-	P	-	P	P	-	-	-	-	-	-	-	-		
Artisan Shops	-	P	-	P	P	-	-	-	-	-	-	-	-		
Banks and Financial Services	P	P	P	C	P	-	-	-	-	-	-	-	-		
Bars and Nightclubs	C	P	C	C	P	-	-	-	-	-	-	-	P	\$23.86	
Bed and Breakfast Inns	-	-	-	M	M	C	C	C	-	-	-	-	-	See base land use type	
Building Materials Stores and Yards	-	P	C	-	C	-	-	-	-	-	-	-	-		
Business Support Services	P	P	P	M	P	-	-	-	-	-	-	-	-		
Call Centers	P	-	P	-	-	-	-	-	-	-	-	-	-		
Card Rooms	-	C	-	-	C	-	-	-	-	-	-	-	-		
Convenience Stores	C	P	C	M	P	-	-	-	-	-	-	-	-		\$23.86
Drive-in and Drive-through Sales and Service	M	P	-	-	M ³	-	-	-	-	-	-	-	-		\$23.78
Equipment Sales and Rental	-	C	P	-	-	-	-	-	-	-	-	-	-		
Garden Center/Plant Nursery	-	P	C	-	M	-	-	-	-	-	-	-	-		
Grocery Store	-	P	-	-	P	-	-	-	-	-	-	-	-		

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Use	Land Use/Land Use Designation													Specific Use Regulations
	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public			Special	
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS	SC	
Retail, Service, and Office Uses (continued)														
Hotels and Motels	M	P	-	C	P	-	-	-	-	-	-	-	P	
Liquor Stores	-	P	-	-	C	-	-	-	-	-	-	-	See base land use type	
Maintenance and Repair Service	-	P ²	P ²	-	P ²	-	-	-	-	-	-	-		
Neighborhood Market	-	P	-	-	P	-	-	-	-	-	-	-		
Offices														
Accessory	P	P	P	P	P	-	-	-	-	-	-	-	P	
Building Trade Contractors	M	-	P	-	-	-	-	-	-	-	-	-	See base land use type	
Business and Professional	P	P	P	P	P	-	-	-	-	-	-	-		
Pawn Shop	-	P	-	-	M	-	-	-	-	-	-	-		
Personal Services	-	P	-	P	P	-	-	-	-	-	-	-		
Personal Services, Restricted	-	C	C	-	-	-	-	-	-	-	-	-		
Restaurants	P	P	P	P	P	-	-	-	-	-	-	-	P	
Retail														
Accessory	P	P	P	P	P	-	-	-	-	-	-	-	See base land use type	
General, large format	-	C ⁴	-	-	C ⁴	-	-	-	-	-	-	-		\$23.86
General, medium format	-	C	-	-	C	-	-	-	-	-	-	-		\$23.86
General, small format	-	P	-	-	P	-	-	-	-	-	-	-		\$23.86
Superstore	-	C ⁴	-	-	C ⁴	-	-	-	-	-	-	-		\$23.86
Superstore, large format	-	-	-	-	-	-	-	-	-	-	-	-		\$23.86
Warehouse/club	-	C	-	-	-	-	-	-	-	-	-	-		
Smoke Shops	-	C	-	C	C	-	-	-	-	-	-	-		
Thrift Store	-	P	C	-	P	-	-	-	-	-	-	-		

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CHAPTER 3
ALLOWED USES

Use	Land Use/Land Use Designation													Specific Use Regulations	
	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public			Special		
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS	SC		
Automobile and Vehicle Uses															
Auto and Vehicle Rental	P	P	P	C	P	-	-	-	-	-	-	-	-	See base land use type	
Auto and Vehicle Sales	-	-	-	-	-	-	-	-	-	-	-	-	-		
Auto and Vehicle Sales, Wholesale	-	-	P	-	-	-	-	-	-	-	-	-	-		
Auto and Vehicle Storage	-	-	M	-	-	-	-	-	-	-	-	-	-		
Auto Parts Sales	-	P ⁵	M ⁵	-	P ⁵	-	-	-	-	-	-	-	-		
Auto Vehicle Dismantling	-	-	-	-	-	-	-	-	-	-	-	-	-		
Car Washing and Detailing	-	C	C	-	C	-	-	-	-	-	-	-	-		
Fueling Station	C	P	M	-	C	-	-	-	-	-	-	-	-		
Vehicle Services															
Major	-	C ²	C ²	-	-	-	-	-	-	-	-	-	-		
Minor	-	P ²	P ²	-	C ²	-	-	-	-	-	-	-	-		

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Use	Land Use/Land Use Designation												Specific Use Regulations	
	Employment Hub/ Core			Village Center		Residential/Neighborhood				Public/ Semi-Public				Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS		SC
Industrial, Manufacturing, and Processing Uses														
Agricultural Products Processing	-	-	C	-	-	-	-	-	-	-	-	-	-	See base land use type
Freight Yard/Truck Terminal	-	-	C	-	-	-	-	-	-	-	-	-	-	
Laundry and Dry Clean Plant	-	-	M	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Major	-	-	M ²	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Minor	-	-	P ²	-	-	-	-	-	-	-	-	-	-	
Manufacturing, Small Scale	M ²	-	P ²	-	-	-	-	-	-	-	-	-	-	
Printing and Publishing	M	-	P	-	-	-	-	-	-	-	-	-	-	
Recycling Facility														
Collection, Small	-	P	P	-	M	-	-	-	-	-	-	-	-	
Collection, Large	-	-	P ²	-	-	-	-	-	-	-	-	-	-	
Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	
Scrap and Dismantling	-	-	-	-	-	-	-	-	-	-	-	-	-	
Research and Development	P	-	P	-	-	-	-	-	-	-	-	-	-	
Storage														
Personal Storage Facility	-	-	P	-	-	-	-	-	-	-	-	-	-	
Warehouse	M	-	P	-	-	-	-	-	-	-	-	-	-	
Yards	-	-	C	-	-	-	-	-	-	-	-	-	-	
Wholesaling and Distribution	-	-	C	-	-	-	-	-	-	-	-	-	-	
Wineries, Distilleries, and Brewery	-	P ⁶	M	-	P ⁶	-	-	-	-	-	-	-	-	

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Notes:

1. All fowl shall be kept and maintained a minimum distance of 40 feet from any property line. A maximum of six fowl may be kept, maintained, or fed as pets. All birds shall be kept within confined, clean coops or cages. Roosters are not permitted.
2. All activities must be entirely screened from public view.
3. Only allowed for banks and financial institutions, pharmacies, and similar service uses with limited queuing. Restaurant drive-throughs are prohibited.
4. See requirements of Section 23.27.020, footnote 14 for Commercial Zoning Districts.
5. On-site repair of vehicles is prohibited.
6. Limited to “microbreweries” or “microwineries.”
7. An agricultural operation allowed through the Williamson Act shall be allowed by right on lands that are under a valid Williamson Act contract.

CHAPTER 4

PHYSICAL FORM

**SOUTHEAST
POLICY AREA**

SPECIAL PLANNING AREA

CHAPTER 4 PHYSICAL FORM

CHAPTER OVERVIEW

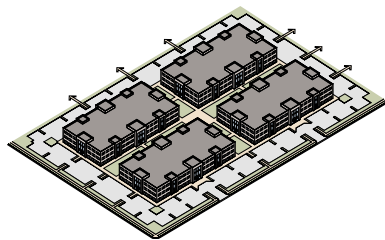
This chapter identifies the regulations for the physical form of development within the plan area. Five physical forms make up the built environment:

Physical Forms



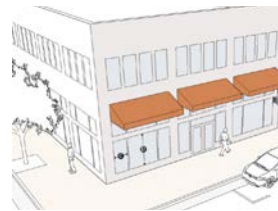
Streets

The types of roadways allowed.



Buildings

The type of structure based on massing, layout, and use.



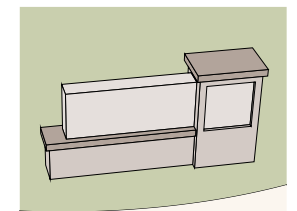
Frontages

The architectural composition of the front façade of a building; particularly concerning how it relates and ties into the surrounding public realm.



Community Spaces

Non-transportation infrastructure and community uses.



Common Features

Features found throughout the plan area.

This chapter is intended to communicate the desired development patterns for the physical forms within the plan area. It does so by identifying several individual development types in each of the five physical form categories and tells the reader two things:

1. Where the development type is permitted (by land use designation)
2. Rules that apply to each development type, including but not limited to development standards, required elements, and features.

The application of the various development patterns is controlled by an application matrix, which appears at the start of each physical form discussion. Each application matrix identifies where (by land use designation) a particular development pattern may be applied.



Example physical forms found in this chapter.

PHYSICAL FORM: STREETS

This section describes the various street forms, corresponding development standards, and location within the plan area. All public streets in the plan area shall conform to these development standards to the satisfaction of Public Works.

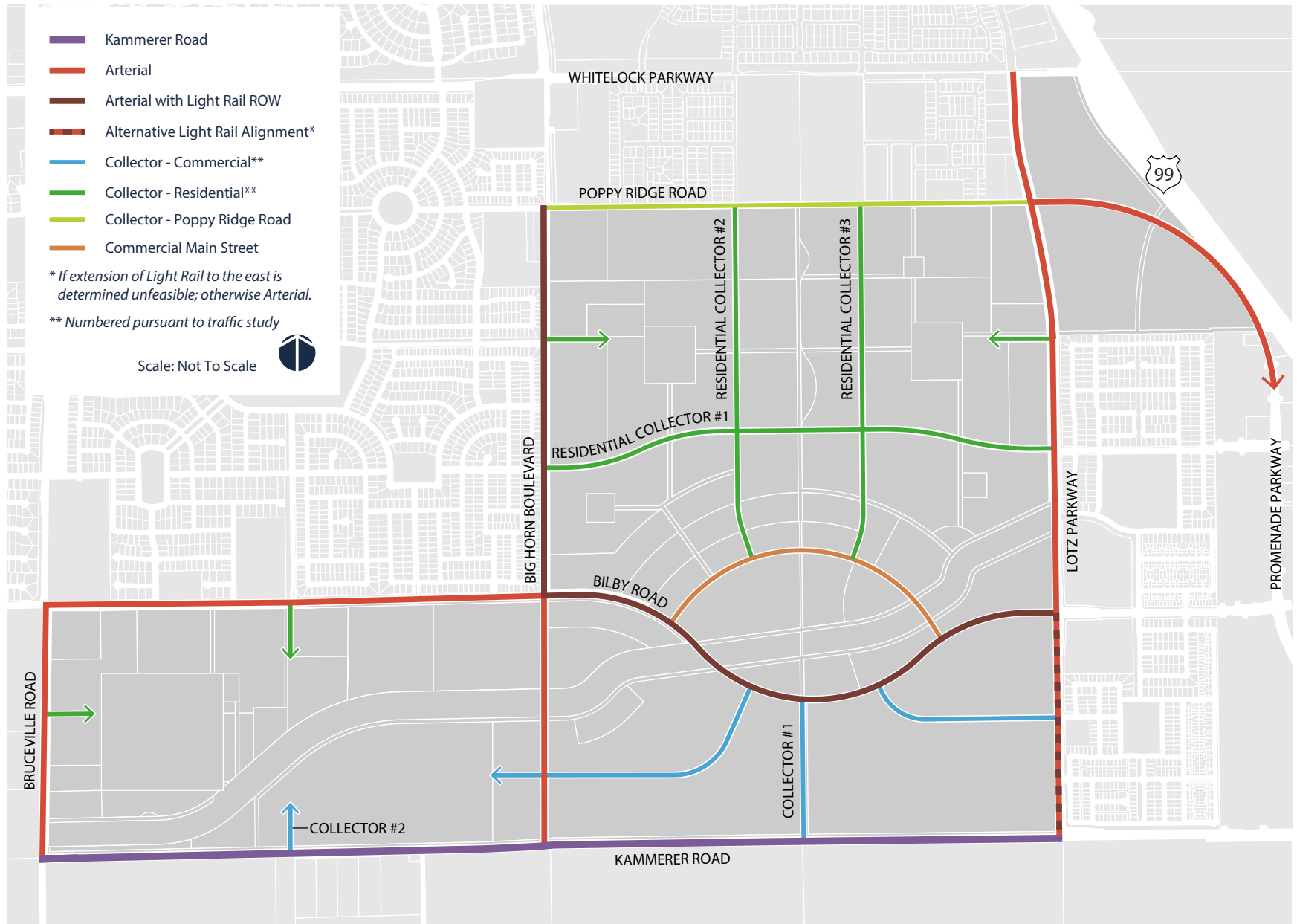
The street forms used in this plan are:

- A. Kammerer Road
- B. Arterial
- C. Arterial with Transit Corridor
- D. Collector, Commercial
- E. Commercial Main Street
- F. Collector, Residential
- G. Collector, Poppy Ridge Road
- H. Primary Residential Street
- I. Local Residential Street
- J. Local Estate Residential Street
- K. Alley/Drive Aisle

The street forms shall be applied consistent with the following matrix. An “x” indicates that the street form is allowed in the corresponding land use designation; a “-” indicates that the street form is not allowed in the corresponding land use designation. The application of the street form is further regulated by the Street Layout Map provided on the following page.

Street Forms	Land Use Classes/Land Use Designations												
	Employment Hub/Core			Village Center		Residential/Neighborhood				Public/Semi-Public			Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS	SC
Kammerer Road	X	X	X	-	-	-	-	-	-	-	X	X	X
Arterial	-	-	-	-	-	-	X	X	X	-	X	X	X
Arterial with Transit Corridor	X	X	X	X	X	-	-	X	X	-	X	X	X
Collector, Commercial	X	X	X	-	-	-	-	-	-	-	X	X	X
Collector, Residential	-	-	-	-	-	-	X	X	X	X	X	X	-
Commercial Main Street	-	-	-	X	X	-	-	-	-	-	X	X	-
Collector, Poppy Ridge Road	X	-	-	-	-	-	X	X	-	X	X	X	-
Primary Residential Street	-	-	-	-	-	X	X	-	-	X	X	X	-
Local Residential Street	-	-	-	-	-	X	X	-	-	X	X	X	-
Local Estate Residential Street	-	-	-	-	-	X	-	-	-	-	X	X	-
Alley/Drive Aisle	X	X	X	X	X	-	X	X	X	-	-	-	-

Street Layout Map



A. Kammerer Road

Kammerer Road is a specialty thoroughfare roadway type that applies to the portion of Kammerer Road within the plan area. The facility is anticipated to be 6 lanes at buildout, but may be 4 lanes on an interim basis. Intersections shall be spaced no closer than every half mile.

Development Standards

Right-of-Way (96 ft.)

- A. Landscape Median/Turn Pocket** 12 ft.
- B. Inside Travel Lane** 12 ft.
- C. Travel Lanes** 11 ft.
- D. Bike Lane** 5 ft.
- E. Vertical Curb and Gutter** 3 ft.

In addition to dedication of expanded intersections as required by the City's Improvement Standards, future development shall also dedicate and/or reserve additional area for future grade separation and other improvements in keeping with the intent of the Capital Southeast Connector as determined by the City.

Landscape Corridor

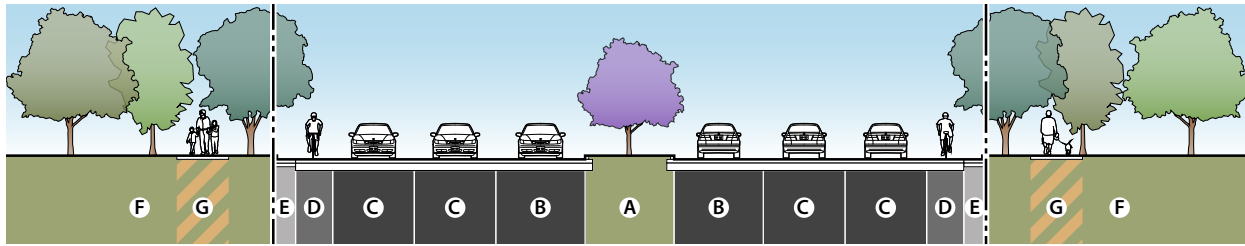
The landscape corridor shall only be a publicly owned and maintained lot when adjacent to single-family residential. Otherwise, this shall be a private landscape area designed to the City's satisfaction.

- F. Landscape Area** 36 ft. min. total width
- G. Class 1 Path/Sidewalk (within Landscape Area)** . . . 10 ft. min width, 10 ft. from back of curb, except at intersections

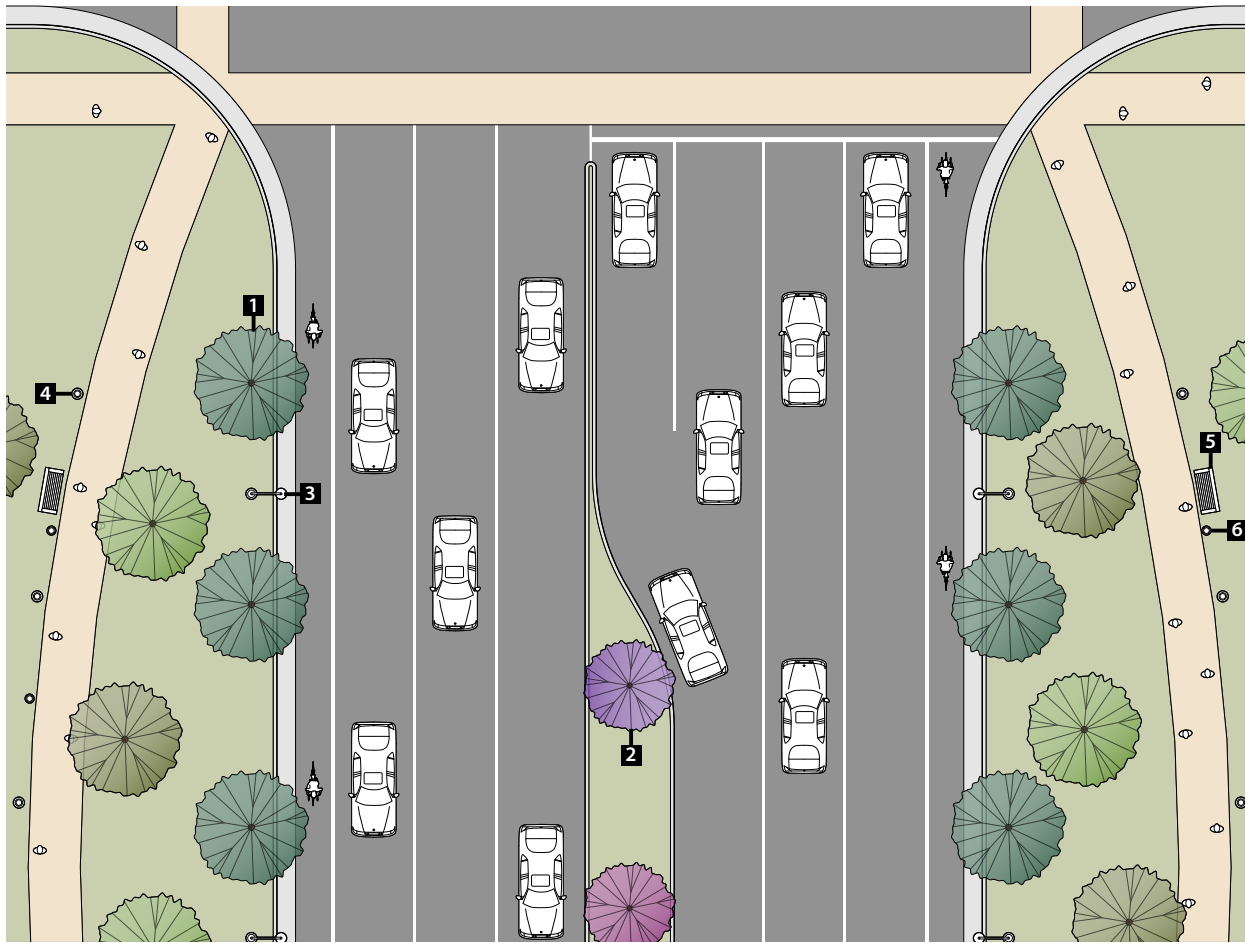
Streetscape Elements

For a description of the streetscape elements, see subsection I, Streetscape Materials, in the Physical Form: Common Features section of this chapter. The location and quantity of these elements shall be to the satisfaction of the City.

- 1. Street Tree**
- 2. Ornamental Tree**
- 3. Streetlight**
- 4. Pedestrian-Scaled Light Located Along Path/Sidewalk**
- 5. Bench**
- 6. Trash Receptacle**



Section View



Plan View

Not to scale

B. Arterial

An arterial is a high-capacity roadway that provides connections to areas outside the plan area. These roads provide for high-speed movement and wide intersection spacing.

Development Standards

Right-of-Way (74 ft.)

- A. Landscape Median/Turn Pocket 12 ft.
- B. Inside Travel Lane 12 ft.
- C. Outside Travel Lane 11 ft.
- D. Bike Lane 5 ft.
- E. Vertical Curb and Gutter 3 ft.

Landscape Corridor

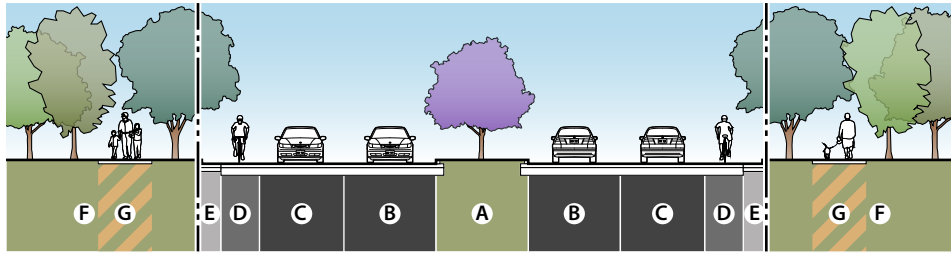
The landscape corridor shall only be a publicly owned and maintained lot when adjacent to single-family residential. Otherwise, this shall be a private landscape area designed to the City's satisfaction.

- F. Landscape Area 24 ft. min. total width
- G. Separated Sidewalk (within Landscape Area) 8 ft. min. width, 10 ft. from back of curb, except at intersections

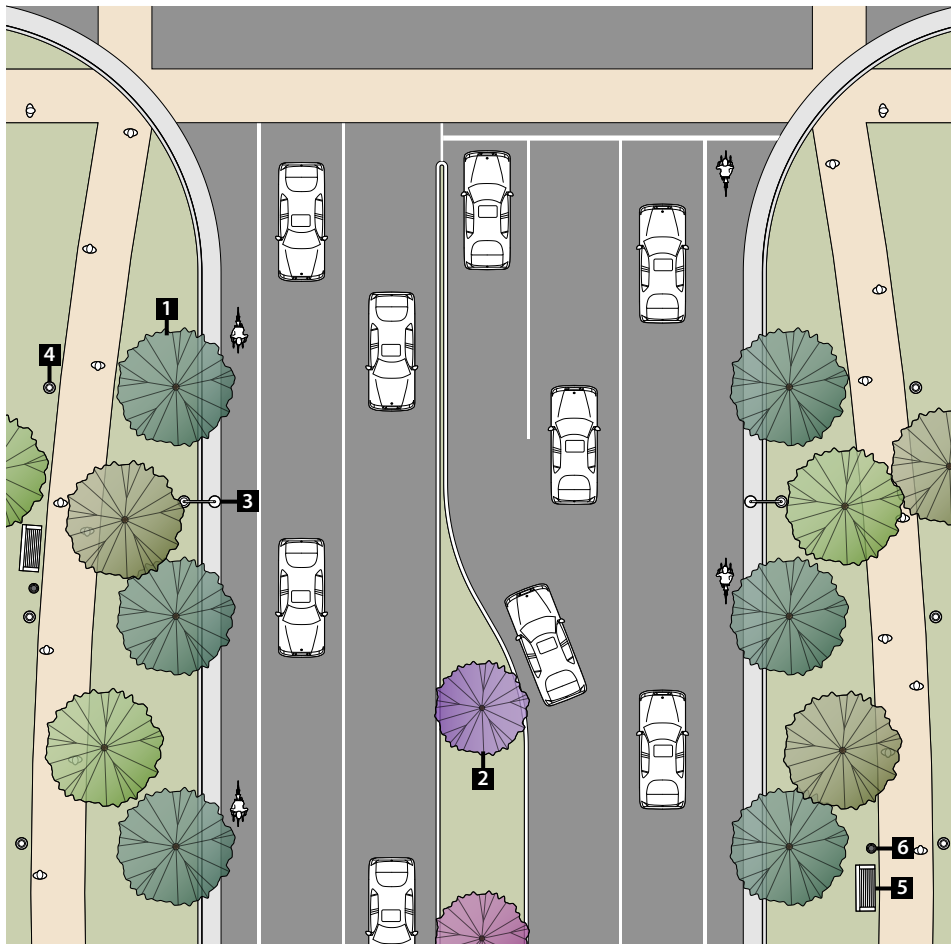
Streetscape Elements

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1. Street Tree
2. Ornamental Tree
3. Streetlight
4. Pedestrian-Scaled Light Located Along Sidewalk
5. Bench
6. Trash Receptacle



Section View



Plan View

Not to scale

C. Arterial with Transit Corridor

This type is similar to the general arterial, except that it includes dedication of a separate transit corridor along one side.

Development Standards

Right-of-Way (74 ft.)

- A. Landscape Median/Turn Pocket 12 ft.
- B. Inside Travel Lane 12 ft.
- C. Outside Travel Lane 11 ft.
- D. Bike Lane 5 ft.
- E. Vertical Curb and Gutter 3 ft.

Landscape Corridor

The landscape corridor shall only be a publicly owned and maintained lot when adjacent to single-family residential. Otherwise, this shall be a private landscape area designed to the City's satisfaction.

- F. Landscape Area 24 ft. min. total width
- G. Separated Sidewalk (within Landscape Area) ... 8 ft. min., width, 10 ft. from back of curb, except at intersections

Transit Corridor

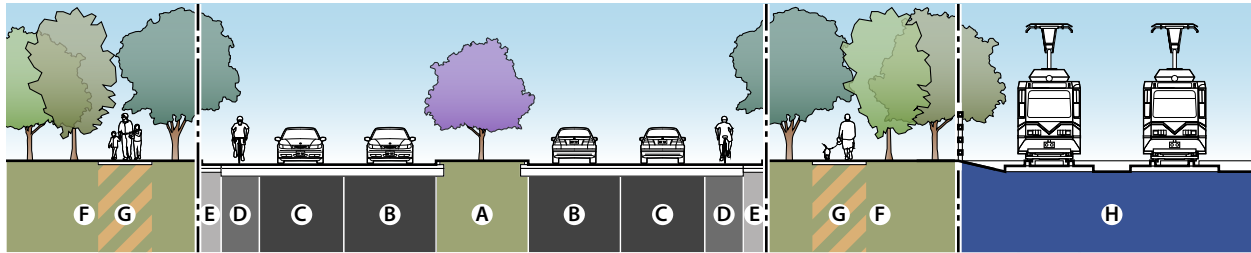
In advance of the transit facility, this corridor shall be landscaped to the satisfaction of the City. Residential uses adjacent to the corridor shall install a solid masonry wall along the shared property line as part of their development. Upon development of the transit system, a decorative fence shall be installed along the street side of the corridor and where adjacent to all other land uses. All fencing and walls shall be consistent with the design requirements of this SPA

- H. Dedicated Right-of-Way 40 ft.

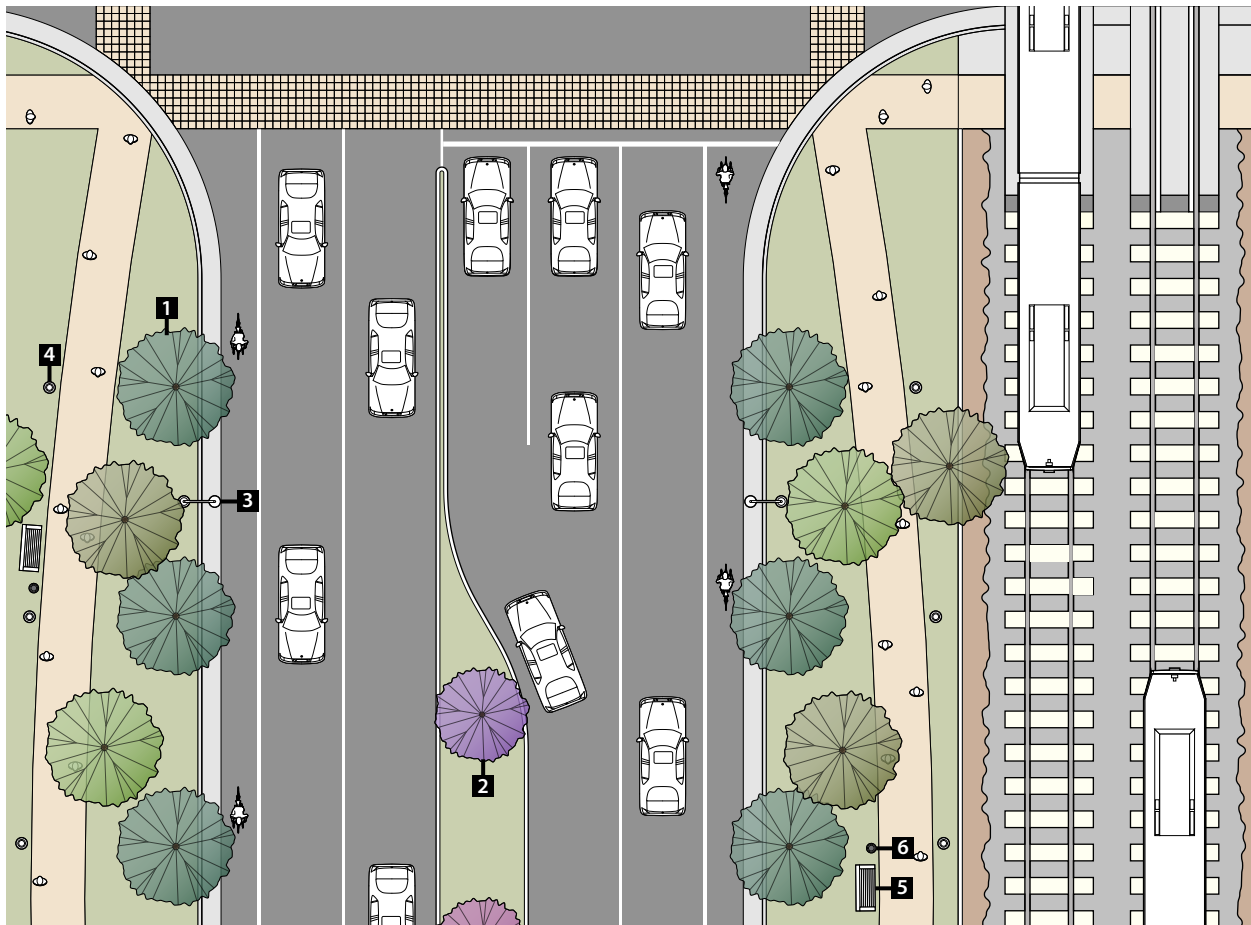
Streetscape Elements

For a description of the streetscape elements, see subsection I, Streetscape Materials, in the Physical Form: Common Features section of this chapter.. The location and quantity of these elements shall be to the satisfaction of the City.

- 1. Street Tree
- 2. Ornamental Tree
- 3. Streetlight
- 4. Pedestrian-Scaled Light Located Along Sidewalk
- 5. Bench
- 6. Trash Receptacle

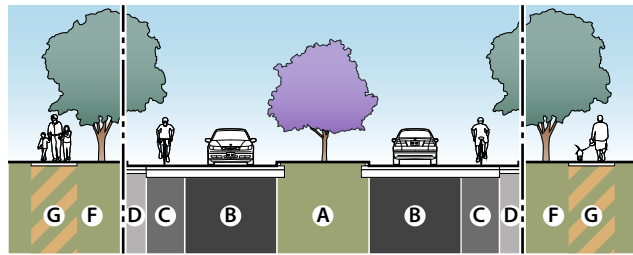


Section View

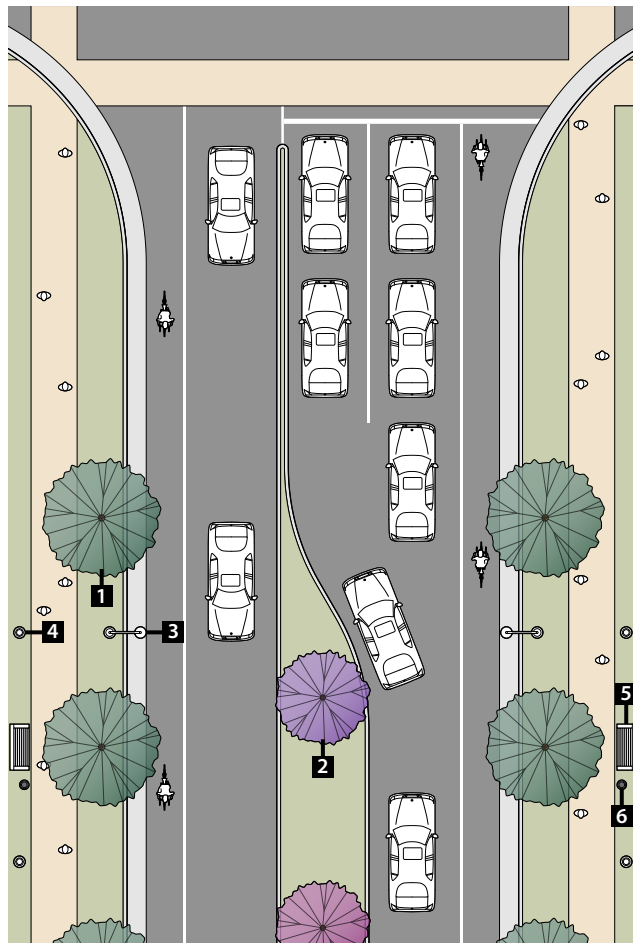


Plan View

Not to scale



Section View



Plan View

Not to scale

D. Collector, Commercial

As a collector road, this roadway type provides low to moderate capacity moving vehicles from employment areas to arterials and thoroughfares.

Development Standards

Right-of-Way (52 ft. – 62 ft.)

This street type may be built either with or without on-street parking as described below.

A. Landscape Median/Turn Pocket	12 ft.
B. Travel Lane	12 ft.
C. Bike Lane	5 ft.
D. Vertical Curb and Gutter	3 ft.
E. On-Street (Parallel) Parking Lane with Vertical Curb and Gutter (option not shown)	8 ft.

Landscape Corridor

The landscape corridor shall only be a publicly owned and maintained lot when adjacent to single-family residential. Otherwise, this shall be a private landscape area designed to the City's satisfaction.

F. Landscape Area	24 ft. min. total width
G. Separated Sidewalk (within Landscape Area) ...	6 ft. min. width 10 ft. from back of curb, except at intersections

Streetscape Elements

For a description of the streetscape elements, see subsection I, Streetscape Materials, in the Physical Form: Common Features section of this chapter. The location and quantity of these elements shall be to the satisfaction of the City.

- 1. Street Tree
- 2. Ornamental Tree
- 3. Streetlight
- 4. Pedestrian-Scaled Light Located Along Sidewalk
- 5. Bench
- 6. Trash Receptacle

E. Commercial Main Street

The main street roadway type provides space for a variety of travel modes, including vehicular, bicycle, and pedestrian. Narrower streets allow for on-street parking, and wider sidewalks facilitate greater pedestrian activity.

Development Standards

Right-of-Way (48 ft. – 86 ft.)

This street type may be built with either parallel or angled on-street parking.

- A. Landscape Median/Turn Pocket (where required) . . . 12 ft.
- B. Travel Lane 11 ft.
- C. Diagonal Parking Lane 18 ft.
- D. Parallel Parking Lane with Vertical
Curb and Gutter 8 ft.
- E. Bike Lane 5 ft.
- F. Vertical Curb and Gutter 3 ft.

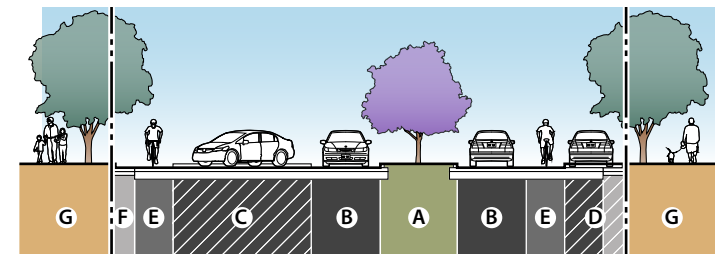
Pedestrian Corridor

- G. Sidewalk 12 ft. min.; may be reduced to 5 ft min. when adjacent to parking areas

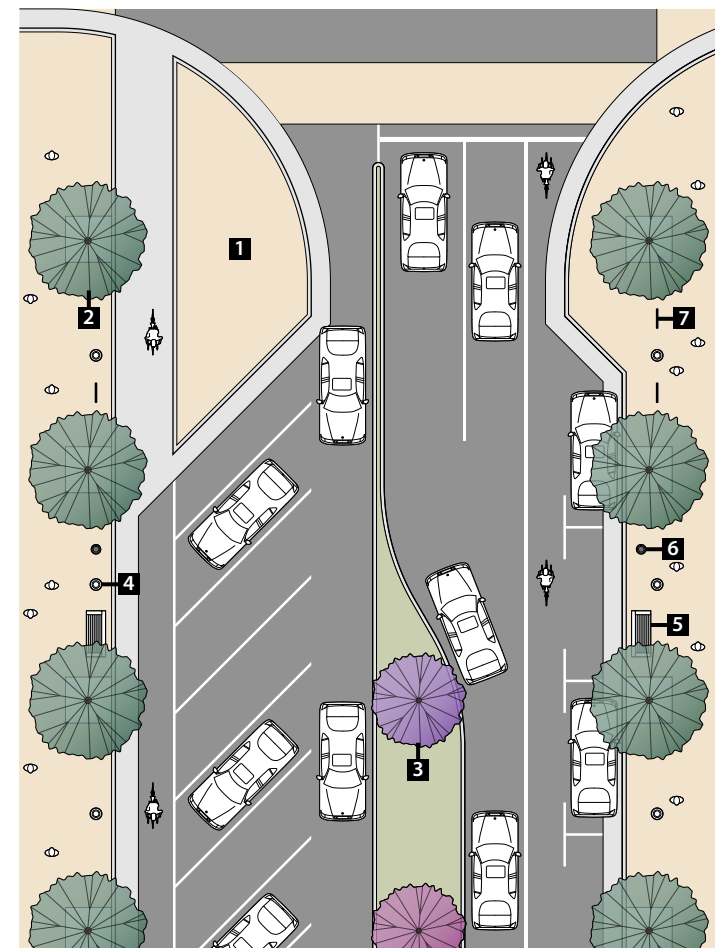
Streetscape Elements

For a description of the streetscape elements, see subsection I, Streetscape Materials, in the Physical Form: Common Features section of this chapter. The location and quantity of these elements shall be to the satisfaction of the City.

- 1. Bulbout
- 2. Street Tree
- 3. Ornamental Tree
- 4. Pedestrian-Scaled Street Light
- 5. Bench
- 6. Trash Receptacle
- 7. Bike Rack



Section View



Plan View

Not to scale

F. Collector, Residential

The residential collector type provides low to moderate capacity moving residents from neighborhoods to arterials and thoroughfares.

Development Standards

Right-of-Way (50 ft. – 52 ft.)

This street type may be built in one of two conditions – either without a median but with on-street parking or with a median but without on-street parking. When a median is provided, the residential driveways shall not open onto the street.

On-Street Parking, No Median

A. Travel Lane	12 ft.
B. Bike Lane	5 ft.
C. On-Street (Parallel) Parking Lane with Vertical Curb and Gutter	8 ft.

Median, No On-Street Parking

D. Median	12 ft.
E. Travel Lane	12 ft.
F. Bike Lane	5 ft.
G. Vertical Curb and Gutter	3 ft.

Landscape Corridor

The landscape corridor shall only be a publicly owned and maintained lot when single-family residential backs onto the street. Otherwise, this shall be a private landscape area maintained by the homeowner and designed to the City's satisfaction.

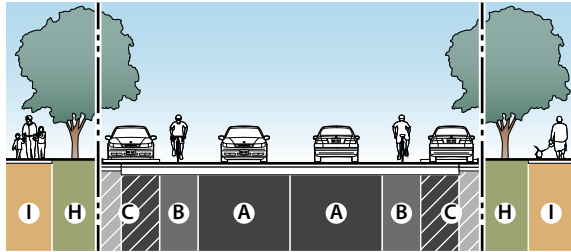
H. Landscape Area	8 ft.
I. Sidewalk	5 ft.; 8 ft. along parks and schools

Streetscape Elements

For a description of the streetscape elements, see section subsection I, Streetscape Materials, in the Physical Form: Common Features section of this chapter. The location and quantity of these elements shall be to the satisfaction of the City.

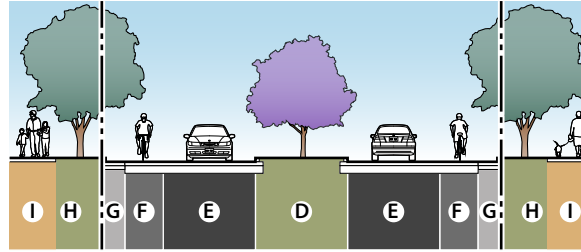
1. Bulbout (when on-street parking is provided)
2. Street Tree
3. Streetlight

On-Street Parking, No Median

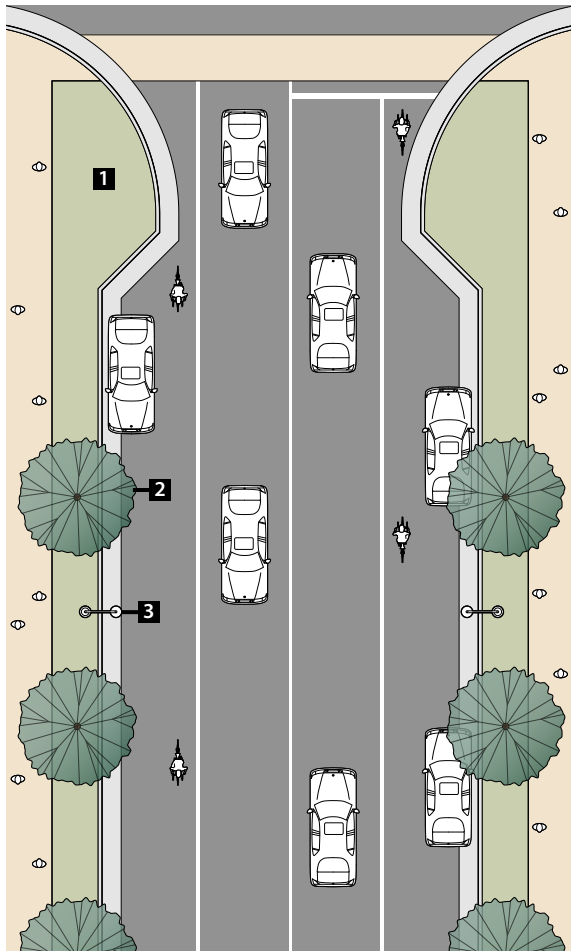


Section View

Median, No On-Street Parking

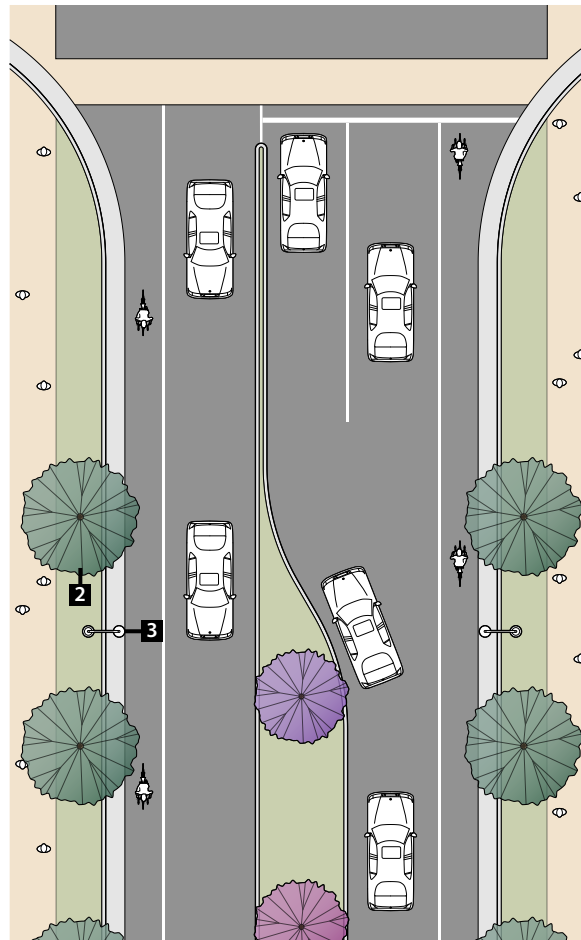


Section View



Plan View

Not to scale



Plan View

Not to scale

G. Collector, Poppy Ridge Road

This residential collector applies exclusively to Poppy Ridge Road and serves as a transition from the Southeast Policy Area to the adjoining Laguna Ridge Specific Plan to the north.

Development Standards

Right-of-Way (40 ft. - 58 ft.)

This street type may be built in one of two conditions - either with on-street parking (at the portion along Reardan Park) or without on-street parking.

No On-Street Parking

A. Travel Lane	12 ft.
B. Bike Lane	5 ft.
C. Vertical Curb and Gutter	3 ft.

On-Street Parking

D. Travel Lane	12 ft.
E. Bike Lane	5 ft.
F. On-Street (Parallel) Parking Lane with Vertical Curb and Gutter	8 ft.

Landscape Corridor

The landscape corridor shall only be a publicly owned and maintained lot when single-family residential backs onto the street. Otherwise, this shall be a private landscape area maintained by the homeowner and designed to the City's satisfaction.

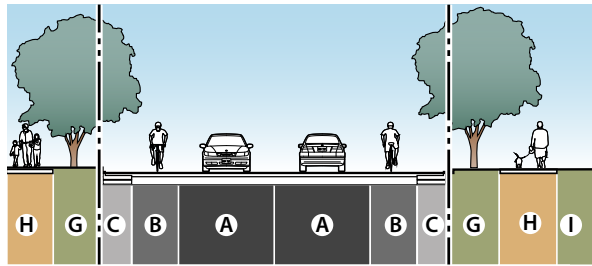
G. Landscape Area, Attached to Curb	6 ft. in Laguna Ridge; 8 ft. in SEPA
H. Sidewalk	8 ft in SEPA and along Reardan Park and school site; otherwise 4 ft.
I. Landscape Area, Behind Walk	5 ft; 13 ft. along Reardan block

Streetscape Elements

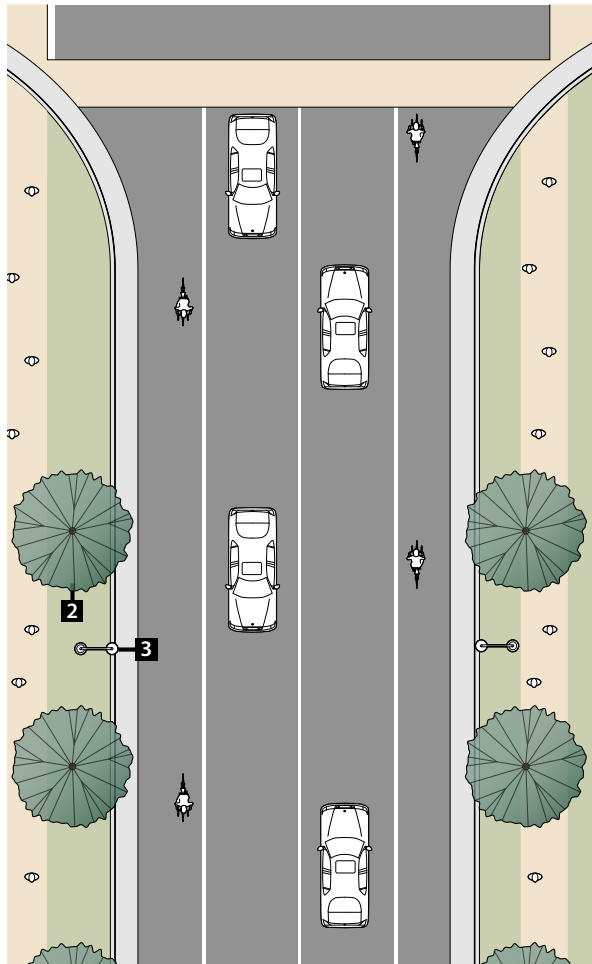
For a description of the streetscape elements, see section subsection I, Streetscape Materials, in the Physical Form: Common Features section of this chapter. The location and quantity of these elements shall be to the satisfaction of the City.

1. Bulbout (when on-street parking is provided)
2. Street Tree
3. Streetlight

No On-Street Parking

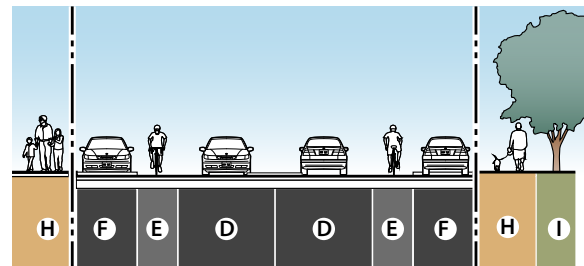


Section View

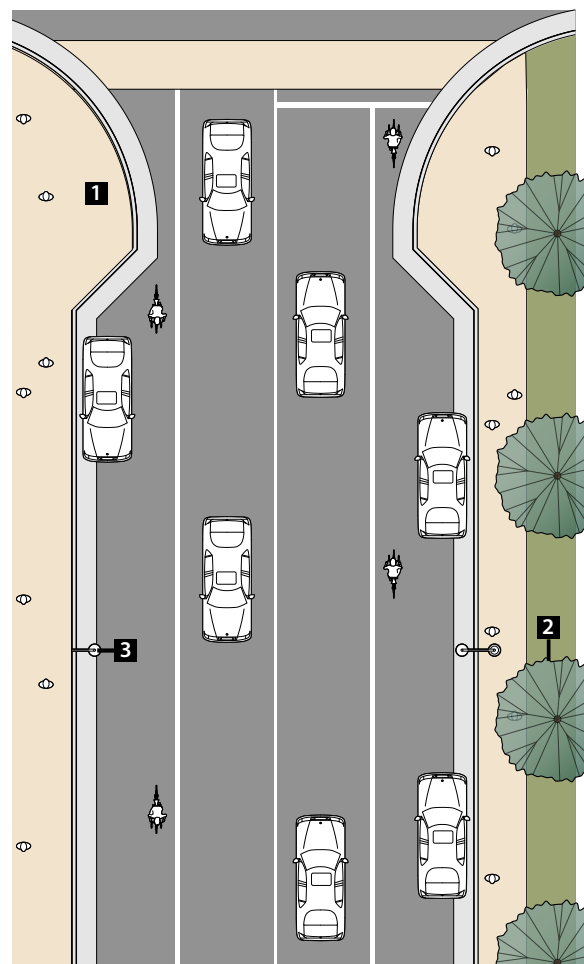


Plan View

On-Street Parking



Section View



Plan View

H. Primary Residential Street

The primary residential street is a type of local road that provides access into and through neighborhoods. These street types are not identified on the roadway sizing diagram and will be located with the preparation of tentative subdivision maps.

Development Standards

Right-of-Way (40 ft.)

- A. Travel Lane 12 ft.
- B. Parallel Parking Lane with
Curb and Gutter 8 ft.; curb may be rolled when lots “front on”,
otherwise vertical curb is required

Landscape Corridor

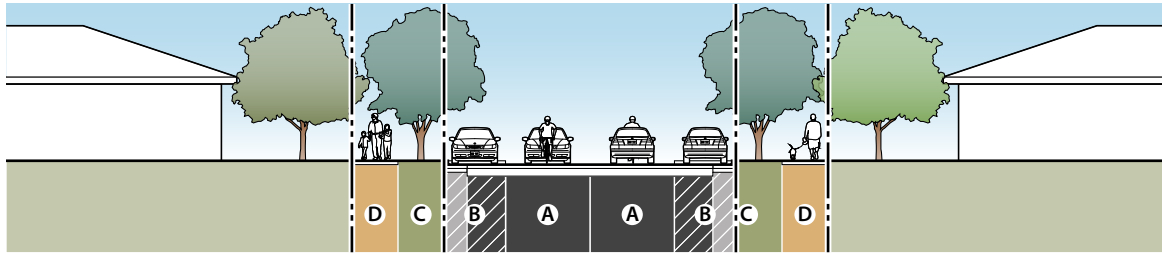
The landscape corridor shall only be a publicly owned and maintained lot when single-family residential backs onto the street. Otherwise, this shall be a private landscape area maintained by the homeowner and designed to the City’s satisfaction.

- C. Landscape Area 6 ft.
- D. Sidewalk 5 ft.; 8 ft. along parks and schools

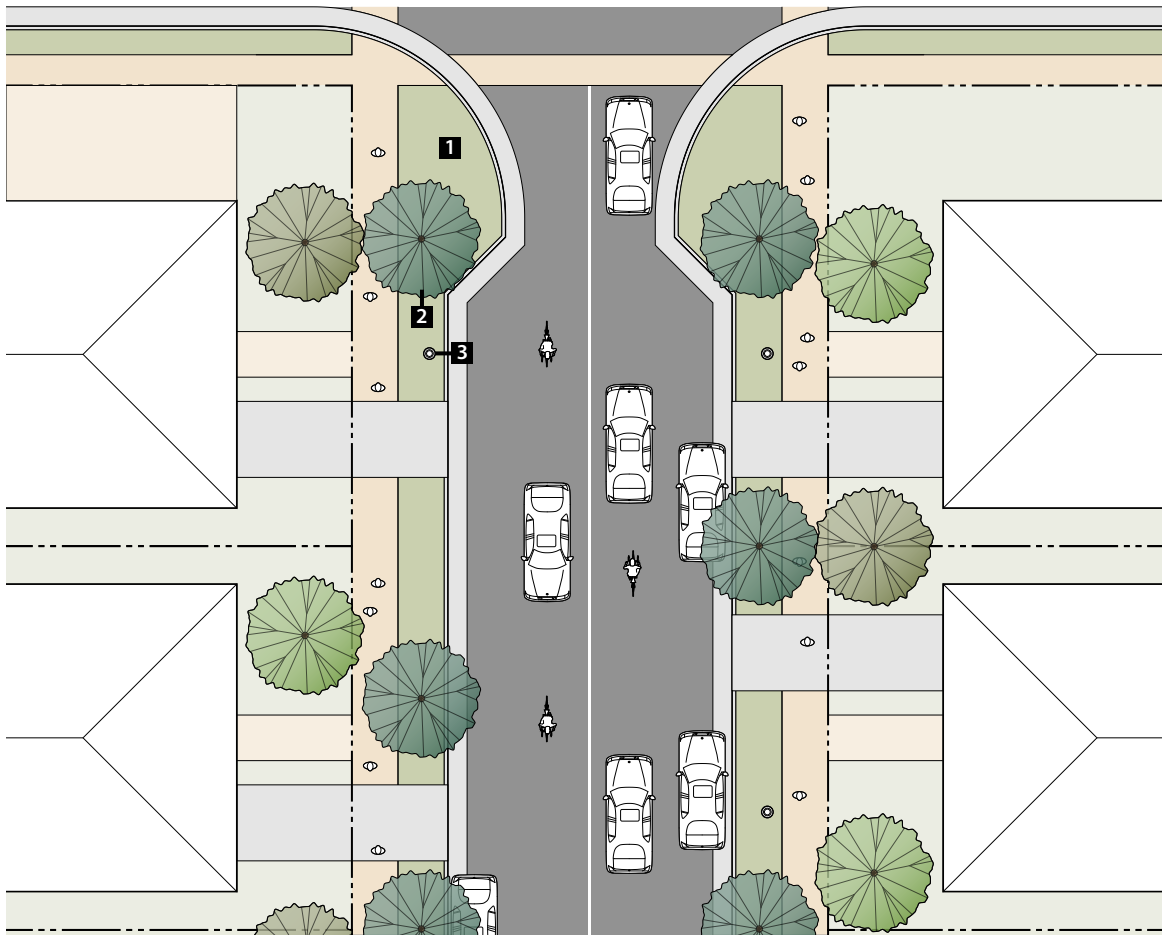
Streetscape Elements

For a description of the streetscape elements, see subsection I, Streetscape Materials, in the Physical Form: Common Features section of this chapter. The location and quantity of these elements shall be to the satisfaction of the City.

1. Bulbout
2. Street Tree
3. Streetlight



Section View



Plan View

Not to scale

I. Local Residential Street

The local residential street provides access into and through neighborhoods. These street types are not identified on the roadway sizing diagram and will be located with the preparation of tentative subdivision maps.

Development Standards

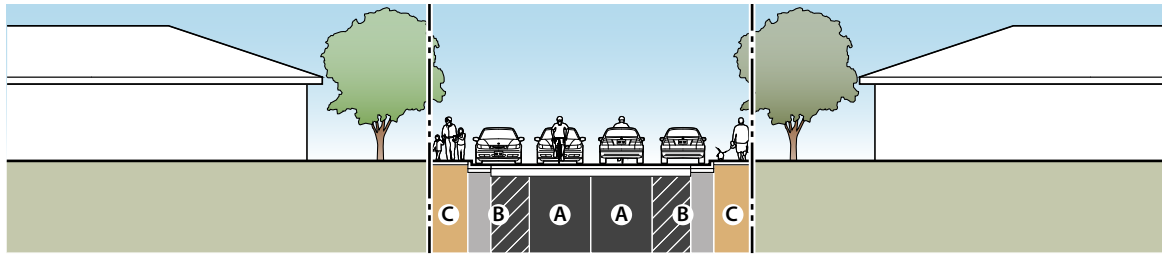
Right-of-Way (42 ft. – 48 ft.)

- A. Travel Lane 8 ft.
- B. Parallel Parking Lane with
Curb and Gutter 8 ft.
- C. Sidewalk 5 ft.; 8 ft. along parks and schools

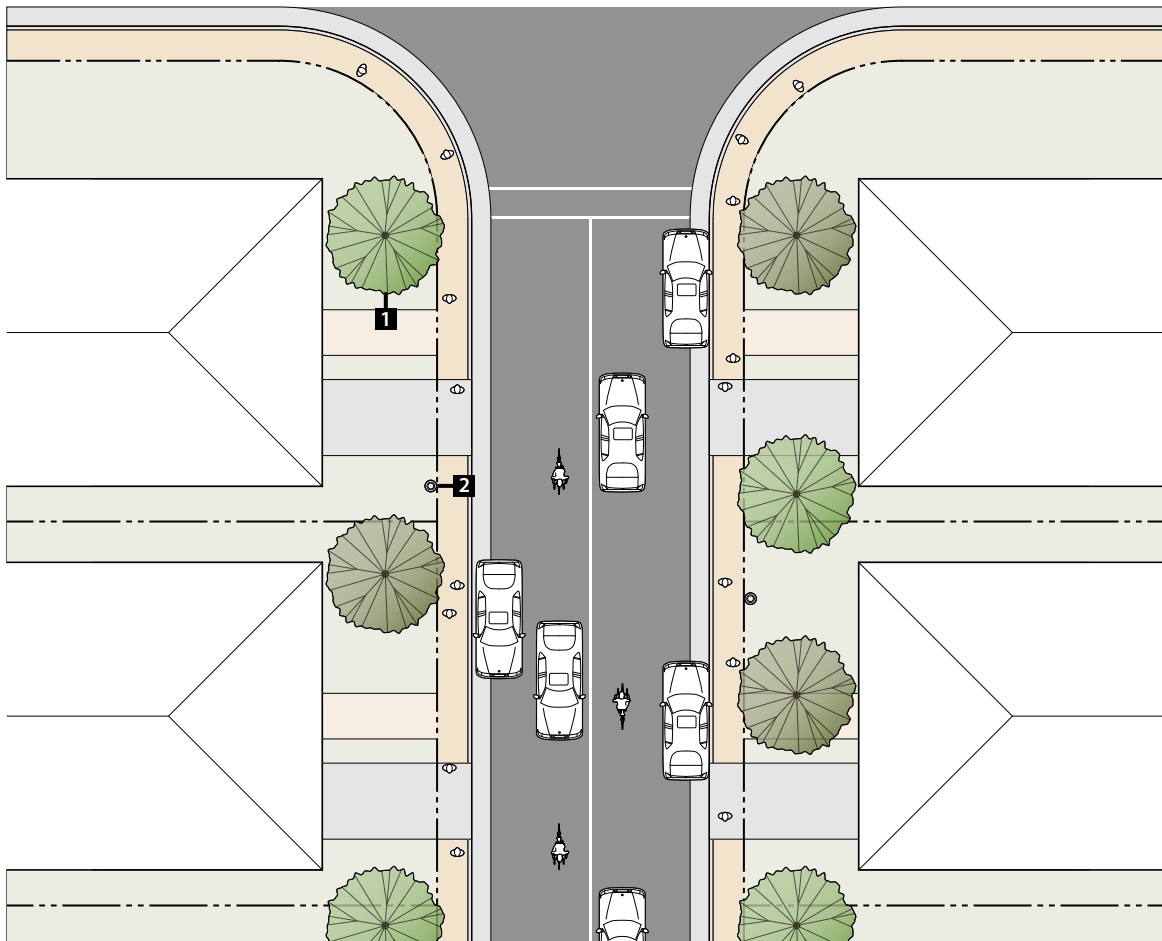
Streetscape Elements

For a description of the streetscape elements, see subsection I, Streetscape Materials, in the Physical Form: Common Features section of this chapter. The location and quantity of these elements shall be to the satisfaction of the City.

1. Street Tree
2. Streetlight



Section View



Plan View

Not to scale

J. Local Estate Residential Street

The local estate residential street is a type of local road that provides access into and through estate residential neighborhoods. It differs from other local street types in that sidewalks are only provided on one side and drainage is facilitated through roadside bioswales, rather than piped infrastructure. These street types are not identified on the roadway sizing diagram and will be located with the preparation of tentative subdivision maps.

Development Standards

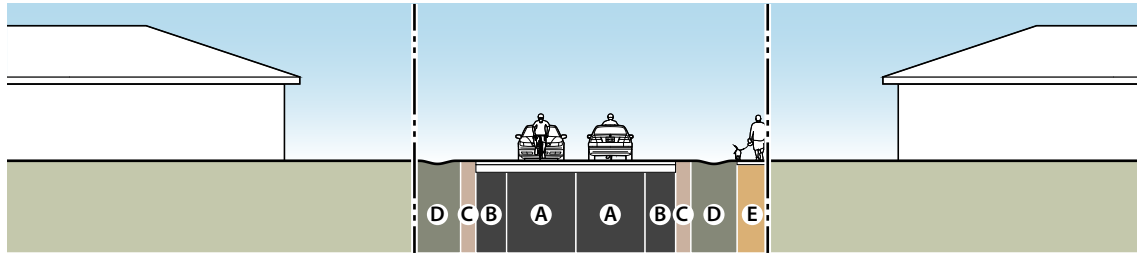
Right-of-Way (47 ft. – 50 ft.)

- A. Travel Lane** 9 ft.
- B. Paved Shoulder** 4 ft.
- C. Unpaved Shoulder/Transition** 2 ft.
- D. Bioswale** 6 ft. min.
 Bioswale side slope 4:1 max.
- E. Sidewalk** 5 ft., 1 side only; 8 ft. along parks and schools

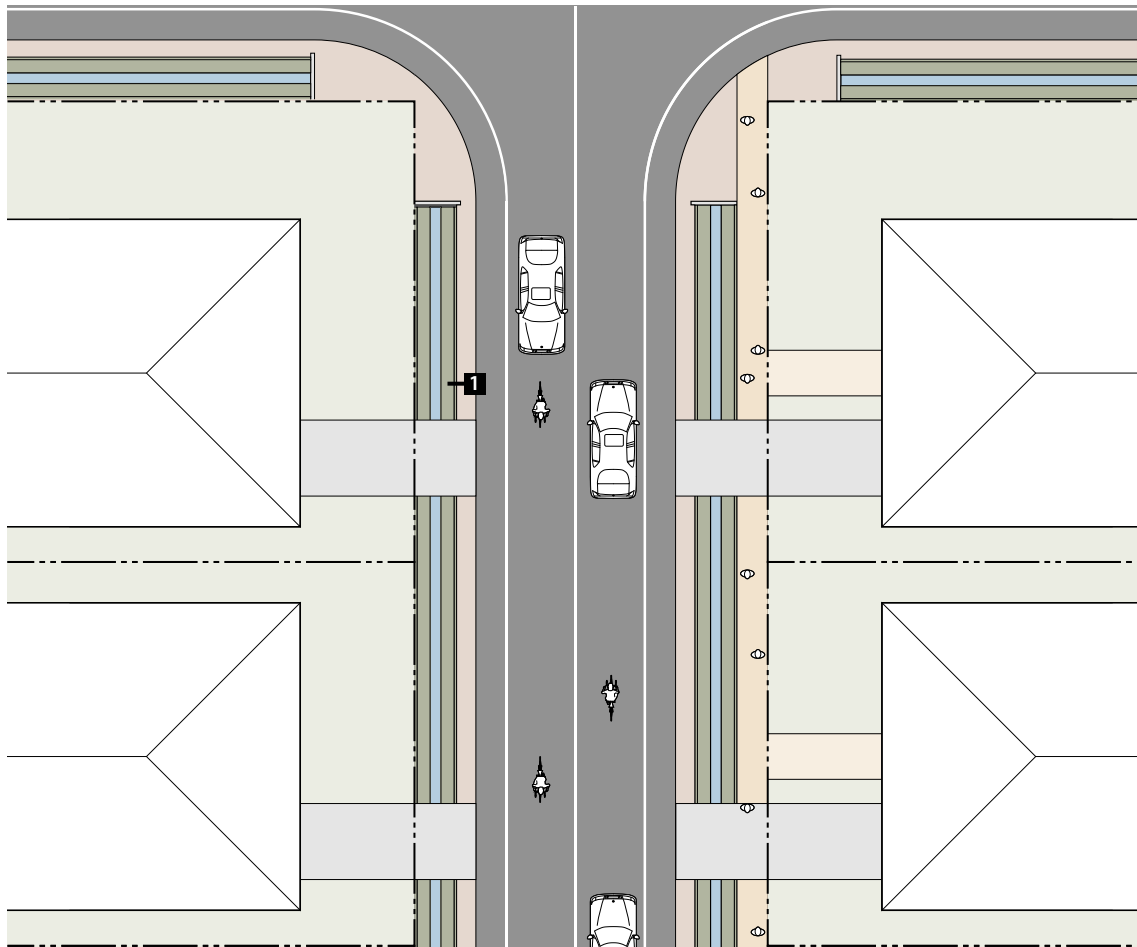
Streetscape Elements

For a description of the streetscape elements, see subsection I, Streetscape Materials, in the Physical Form: Common Features section of this chapter. The location and quantity of these elements shall be to the satisfaction of the City.

- 1. Native Plantings**
- 2. Street Light at Intersections**



Section View



Plan View

Not to scale

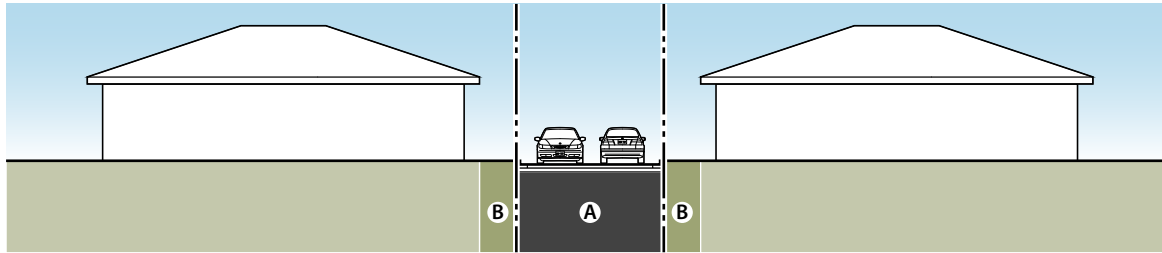
K. Alley/Drive Aisle

The alley/drive aisle street type may be either a public alley or a private drive aisle. As alleys, they provide vehicular and service access to the back of buildings. In non-residential and mixed use environments, they serve as private drive aisles connecting streets to parking fields.

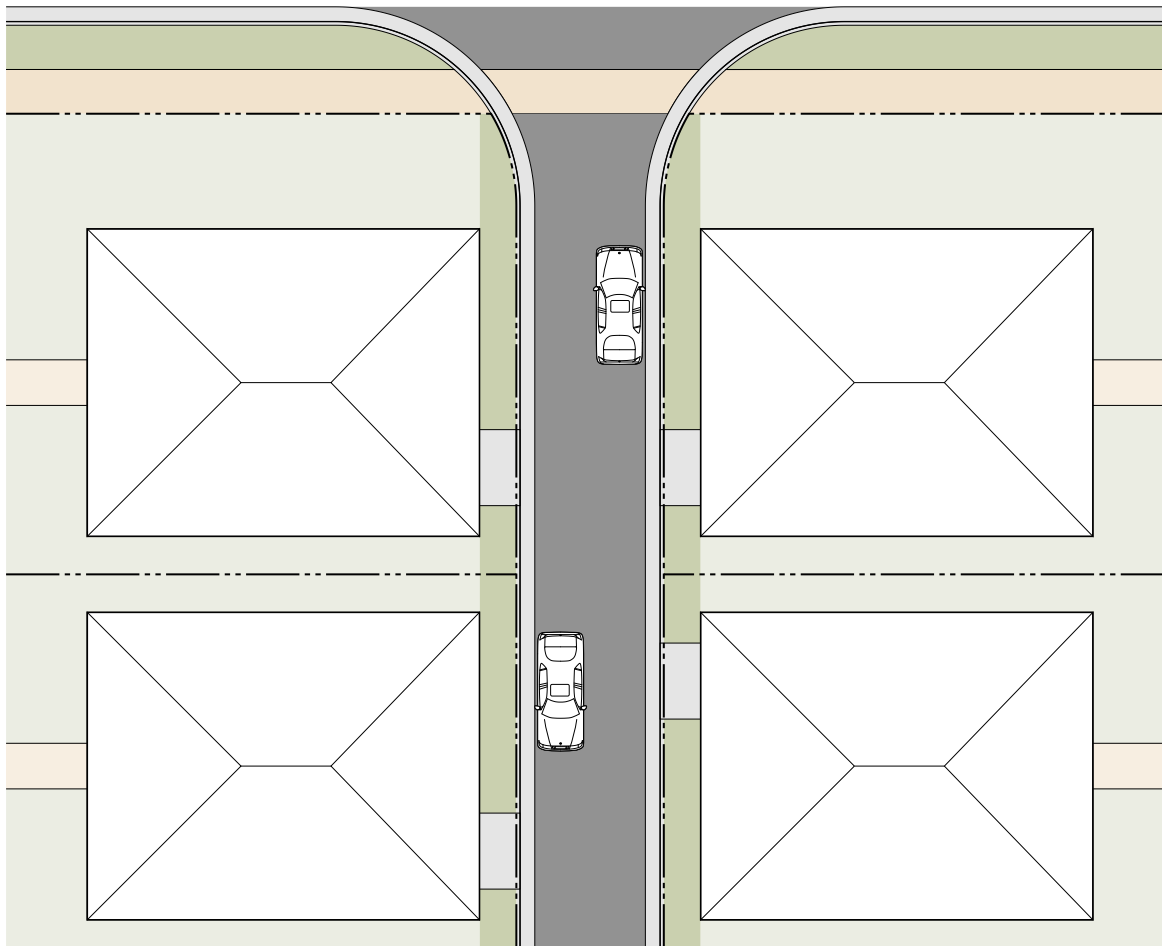
Development Standards

Right-of-Way (20 ft.)

- A.** Travel Lane and curb 20 ft.
- B.** Setback Varies with building form



Section View



Plan View

Not to scale

PHYSICAL FORM: BUILDINGS

This section describes the various building forms, corresponding development standards, and permitted locations within the plan area. All buildings in the plan area shall conform to these development standards.

The building forms used in this plan are:

- | | |
|---------------------------------------------------------------------------------|----------------------------------------------|
| A. Office Park | K. Small-Lot Detached Housing, Rear-Loaded |
| B. Industrial/Flex | L. Small-Lot Detached Housing, Front-Loaded |
| C. Village Commercial | M. Small-Lot Detached Housing, Zero-Lot-Line |
| D. Suburban Commercial | N. Detached Cluster Housing |
| E. Vertical Mixed Use, Residential over Commercial | O. Duet Housing |
| F. Vertical Mixed Use, Office over Commercial | P. Garden Homes |
| G. Executive Lot, Single-Family Residential | Q. Townhouses, Detached Garage |
| H. Standard Lot, Single-Family Residential, Rear-Loaded | R. Townhouses, Tuck-Under Garage |
| I. Standard Lot, Single-Family Residential, Front-Loaded | S. Green Court Townhomes/Apartments |
| J. Standard Lot, Single-Family Residential, Front-Loaded, Recessed and Detached | T. Garden-Style Condominiums/Apartments |
| | U. Drive-Through |
| | V. Fueling Station |
| | W. Sports Complex |

The building forms shall be applied consistent with the following matrix. An “x” indicates that the building form is allowed in the corresponding land use designation; a “-” indicates that the building form is not allowed in the corresponding land use designation.

	Land Use Classes/Land Use Designations												
	Employment Hub/Core			Village Center		Residential/Neighborhood				Public/Semi-Public			Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS	SC
Building Forms													
Office Park	X	-	X	-	-	-	-	-	-	-	-	-	-
Industrial/Flex	X	-	X	-	-	-	-	-	-	-	-	-	-
Village Commercial	-	-	-	-	X	-	-	-	-	-	-	-	-
Suburban Commercial	-	X	-	-	-	-	-	-	-	-	-	-	-
Vertical Mixed Use, Residential over Commercial	-	-	-	X	X	-	-	-	-	-	-	-	-
Vertical Mixed Use, Office over Commercial	-	-	-	-	X	-	-	-	-	-	-	-	-
Executive Lot, Single-Family Residential	-	-	-	-	-	X	-	-	-	-	-	-	-
Standard Lot, Single-Family Residential, Rear-Loaded	-	-	-	-	-	-	X	-	-	-	-	-	-
Standard Lot, Single-Family Residential, Front-Load	-	-	-	-	-	-	X	-	-	-	-	-	-
Standard Lot, Single-Family Residential, Front-Loaded, Recessed and Detached	-	-	-	-	-	-	X	-	-	-	-	-	-
Small-Lot Detached Housing, Rear-Loaded	-	-	-	-	-	-	X	X	-	-	-	-	-
Small-Lot Detached Housing, Front-Loaded	-	-	-	-	-	-	X	X	-	-	-	-	-
Small-Lot Detached Housing, Zero-Lot-Line	-	-	-	-	-	-	X	X	-	-	-	-	-
Detached Cluster Housing	-	-	-	-	-	-	X	X	-	-	-	-	-
Duet Housing	-	-	-	-	-	-	X	X	-	-	-	-	-

	Land Use Classes/Land Use Designations												
	Employment Hub/Core			Village Center		Residential/Neighborhood				Public/Semi-Public			Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS	SC
Building Forms													
Garden Homes	-	-	-	-	-	-	-	X	X	-	-	-	-
Townhouses, Detached Garage	-	-	-	-	-	-	-	X	X	-	-	-	-
Townhouses, Tuck-Under Garage	-	-	-	X	X	-	-	X	X	-	-	-	-
Green Court Townhomes/ Apartments	-	-	-	X	X	-	-	X	X	-	-	-	-
Garden-Style Condominiums/ Apartments	-	-	-	X	X	-	-	X	X	-	-	-	-
Drive-Through	-	X	-	-	X	-	-	-	-	-	-	-	-
Fueling Station	-	X	-	-	X*	-	-	-	-	-	-	-	-
Sports Complex	-	-	-	-	-	-	-	-	-	-	-	-	X

*See allowed use restrictions in Chapter 3.



Example building forms found in this section.

A. Office Park

Lot Standards

Lot Coverage

Building Coverage	40% max.
Landscape Coverage	20% min.

Setback Requirements

Setback requirements are for the overall property. If a property is subdivided, setback standards shall be established through design review.

- A. Front 20 ft. min., 100 ft. max. may be reduced to 10 ft. when adjacent to greenway
- B. Interior Side 20 ft. min.; may be reduced to 10 ft. when adjacent to greenway
- C. Street Side 20 ft. min., 100 ft. max.
- D. Rear 10 ft. min.

Height

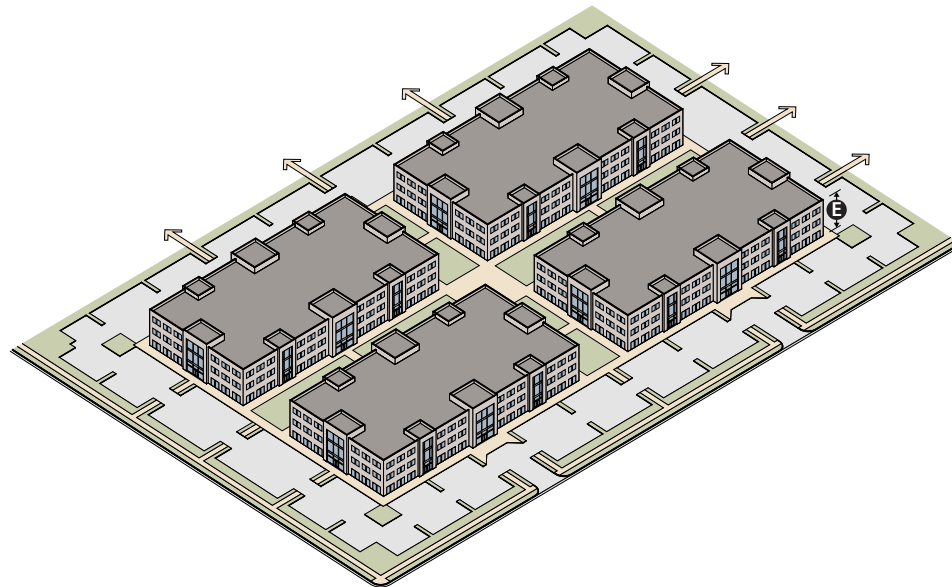
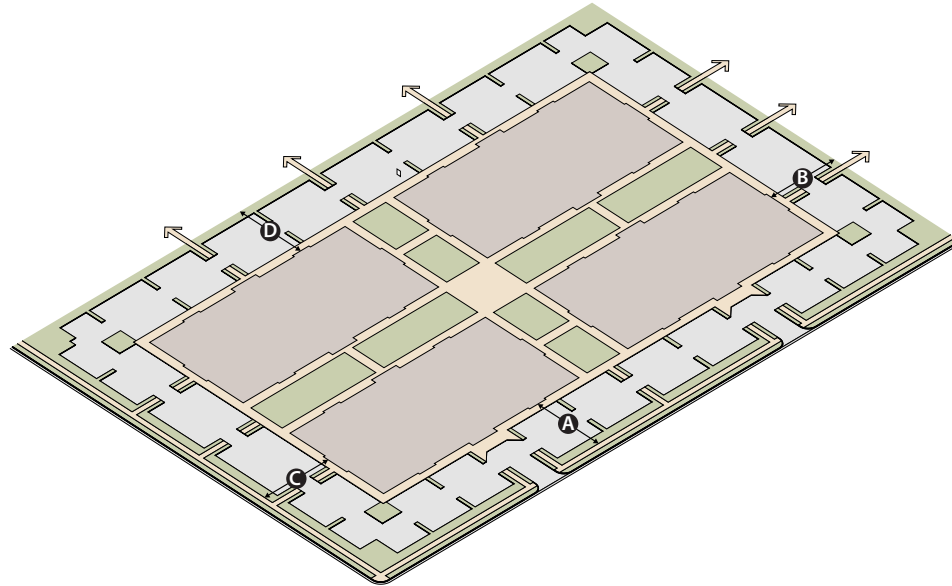
- E. Building Height 90 ft. max.

Parking

Minimum 3.5 spaces per 1,000 sq ft. of net floor area or 1 space for every 2 occupants, whichever is less

End-of-Trip Facilities

Clothes Lockers 1 per 4 employees
 Showers 1 per 80 employees





The images above illustrate acceptable examples of the Office Park building form.

B. Industrial/Flex

Lot Standards

Lot Coverage

Building Coverage	40% max.
Landscape Coverage	20% min.

Setback Requirements

Setback requirements are for the overall property. If a property is subdivided, setback standards shall be established through design review.

- A. Front 20 ft. min., 100 ft. max. may be reduced to 10 ft. when adjacent to greenway
- B. Interior Side 20 ft. min.; may be reduced to 10 ft. when adjacent to greenway
- C. Street Side 20 ft. min., 100 ft. max.
- D. Rear 10 ft. min.

Height

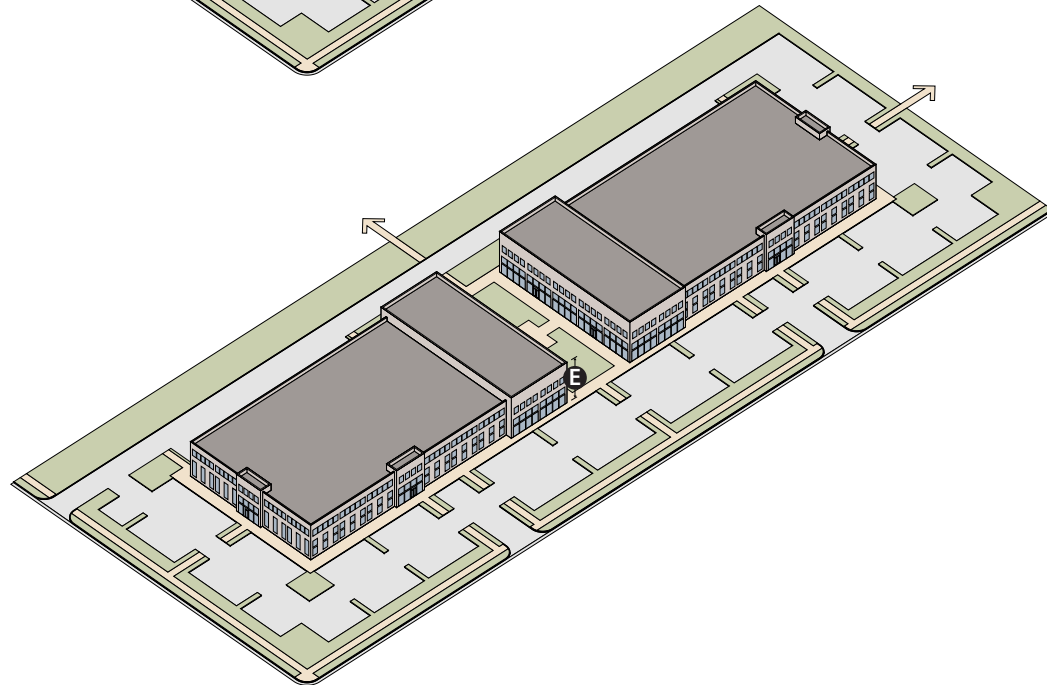
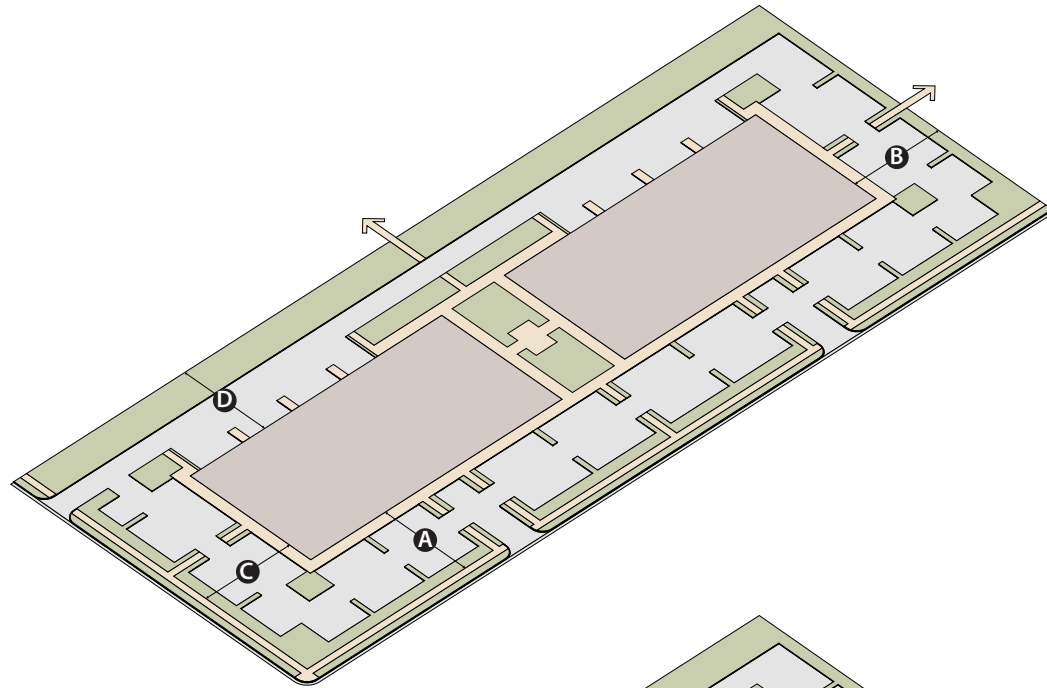
- E. Building Height 45 ft. max.

Parking

Minimum 3.5 spaces per 1,000 sq ft. of net floor area or 1 space for every 2 occupants, whichever is less

End-of-Trip Facilities

Clothes Lockers	1 per 4 employees
Showers	1 per 80 employees





The images above illustrate acceptable examples of the Industrial/Flex building form.

C. Village Commercial

Lot Standards

Lot Coverage

Building Coverage	60% max.
Landscape Coverage	20% min.

Setback Requirements

A. Front	0 ft. min.
B. Interior Side	0 ft. min.
C. Street Side	0 ft. min.
D. Rear	0 ft. min.

Façade Articulation and Wall Surfaces

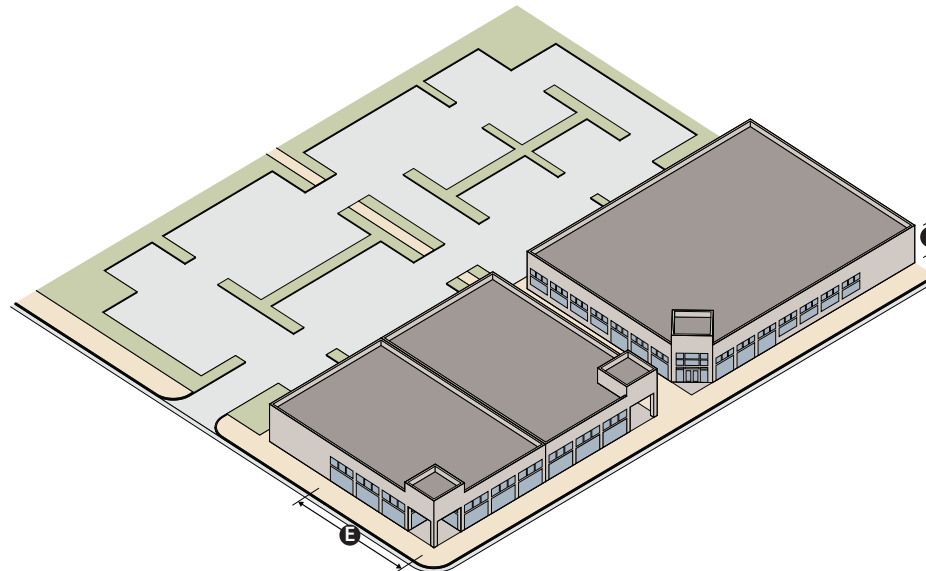
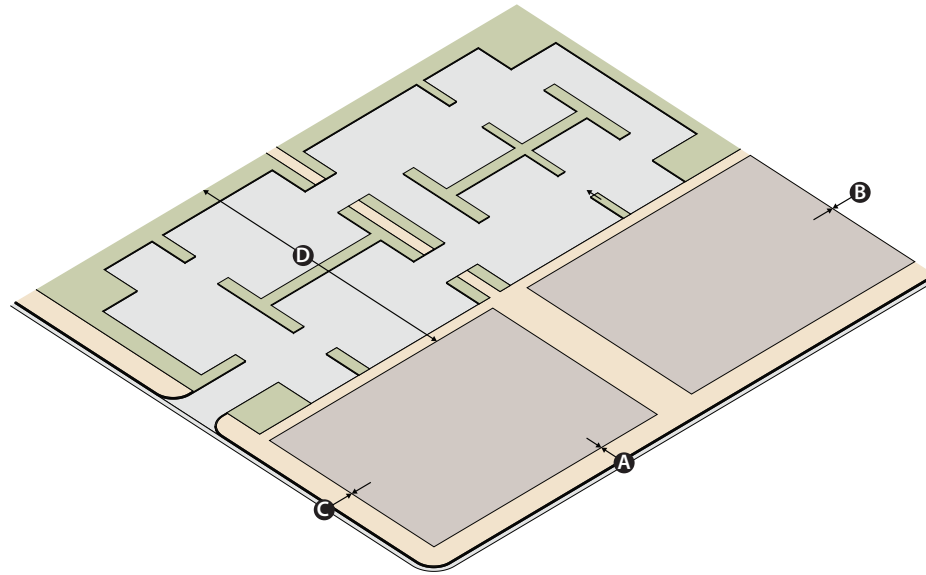
E. Pedestrian-Facing Ground-Floor Façade Transparency Requirement	50% min. 75 ft. max.
----------------------------------------------------------------------------	-------------------------

Height

F. Building Height	15 ft. min, 45 ft. max. (1 story)
--------------------------	--------------------------------------

Parking

Min. Ratio	3.5 spaces per 1,000 sq ft. of gross floor area
Shared Parking	Allowed





Images above illustrate acceptable examples of the Village Commercial building form.

D. Suburban Commercial

Lot Standards

Lot Coverage	
Building Coverage	40% max.
Landscape Coverage	25% min.

Setback Requirements

A. Front	20 ft. min.
Interior Side	0 ft. min.
B. Street Side	20 ft. min.
C. Rear	20 ft. min.

Façade Articulation and Wall Surfaces

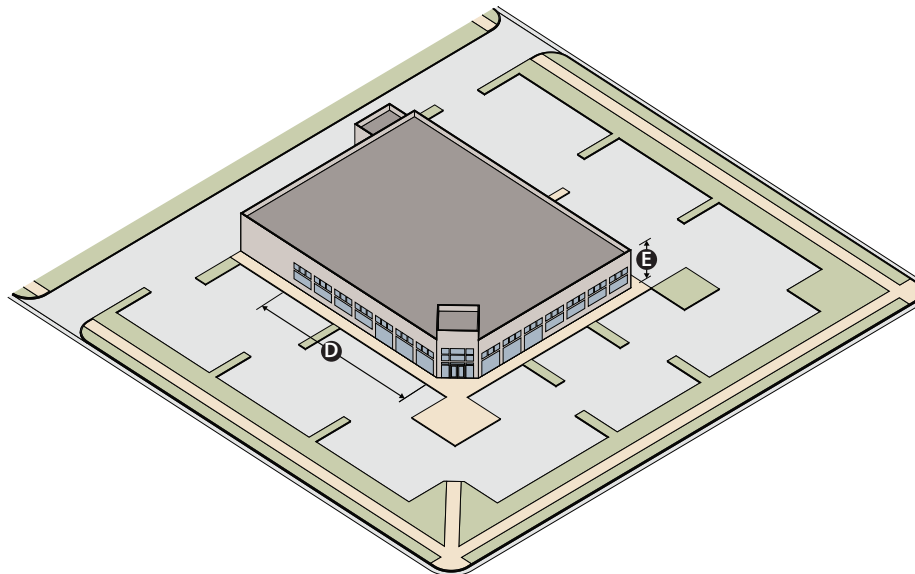
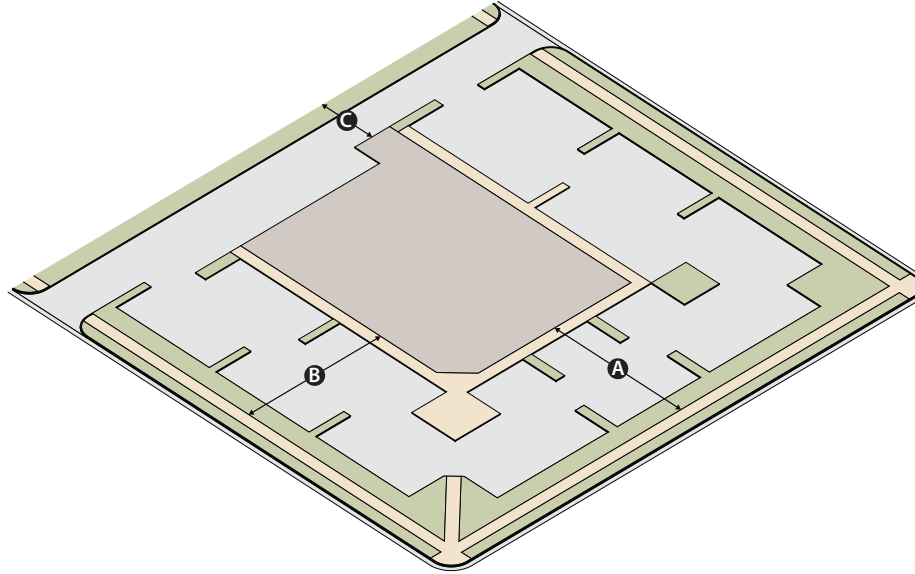
D. Pedestrian-Facing Ground-Floor	
Façade Transparency Requirement ..	50% min.

Height

E. Building Height	15 ft min., 45 ft. max. (1 story)
---------------------------------	--------------------------------------

Parking

Min. Ratio	4.5 spaces per 1,000 sq ft. of gross floor area
Shared Parking	Allowed





Images above illustrate acceptable examples of the Suburban Commercial building form.

E. Vertical Mixed Use, Residential over Commercial

Lot Standards

Density 12.1–40.0 du/acre

Lot Coverage

Building Coverage 75% max.

Landscape Coverage 20% min.

Surface Parking Coverage 40% max.

Deviations to the above standards may be allowed through design review for projects that incorporate subterranean parking.

Setback Requirements

A. Streetside 0 ft. min./12 ft. max.

B. Drive Aisle/Alley 3 ft. min. or 18 ft. min.
with parking

Rear 10 ft. min. when adjoining residential

Building Separation

Front-to-Front 20 ft. min.

C. Side-to-Side with openings 20 ft. min.

Side-to-Side without openings 15 ft. min.

Front to Side 20 ft. min.

D. Pedestrian-Facing Ground-Floor Façade
Transparency Requirement 50% min.

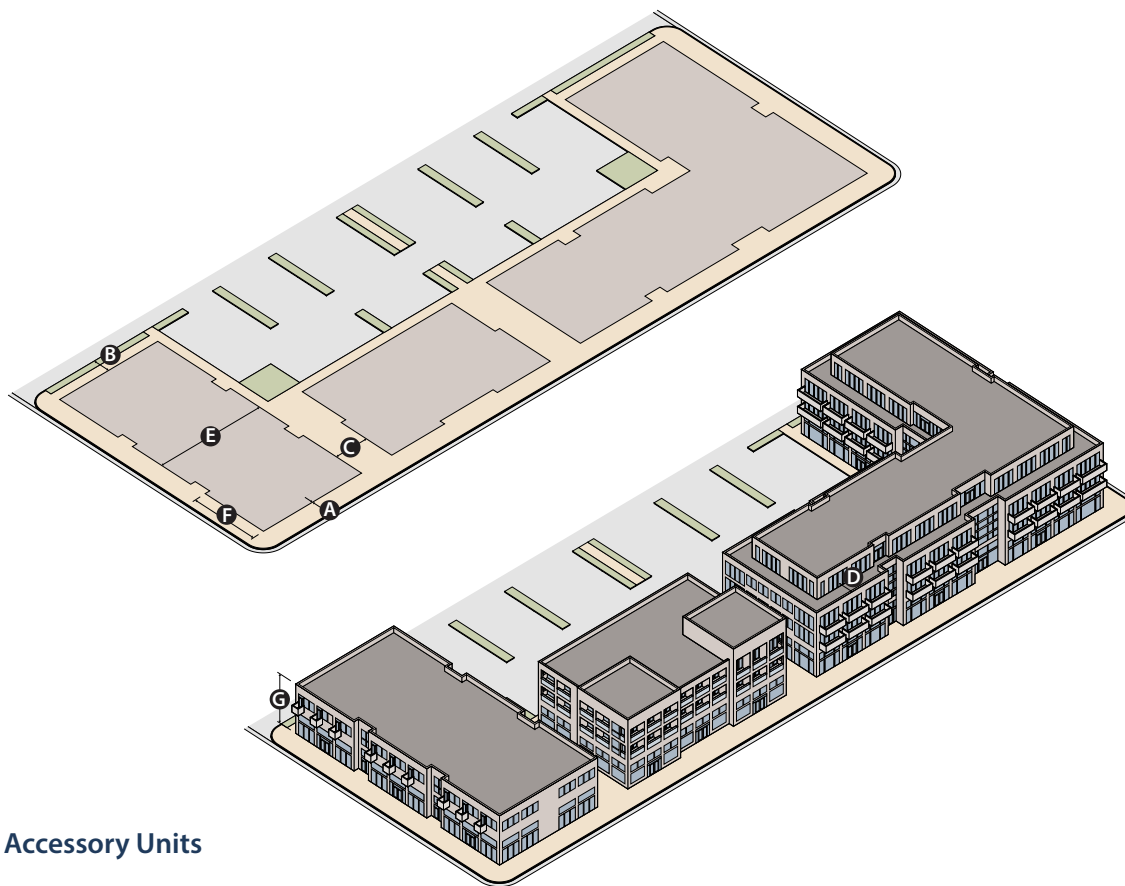
Façade Articulation and Wall Surfaces

Ground-Floor Transparent Façade 50% min.

E. Façade Setback Variation
Requirement 75 ft. max.

Height

F. Building Height 30 ft. min. (2 stories)/
45 ft. max. (3 stories)



Accessory Units

Not allowed

Parking

Parking may be surface parking at the side or rear of the building or combined with assigned parking in structures. Shared parking arrangements with commercial space should be considered. Off-street guest parking shall be provided as determined by the City on a case-by-case basis.

Off-Street

Minimum – 1.0 spaces per unit

Maximum – 1.5 spaces per unit

On-Street - Permitted



Images above illustrate acceptable examples of the Mixed Use, Residential over Commercial building form.

F. Vertical Mixed Use, Office over Commercial

Lot Standards

Lot Coverage

Building Coverage	75% max.
Landscape Coverage	20% min.
Surface Parking Coverage	40% max.

Setback Requirements

A. Front	0 ft. min./10 ft. max.
Interior Side	0 ft. min.
B. Street Side	5 ft. min.
Rear	0 ft. min.

Adjacent to Residential Areas

Side	10 ft. min.
Rear	10 ft. min.

Façade Articulation and Wall Surfaces

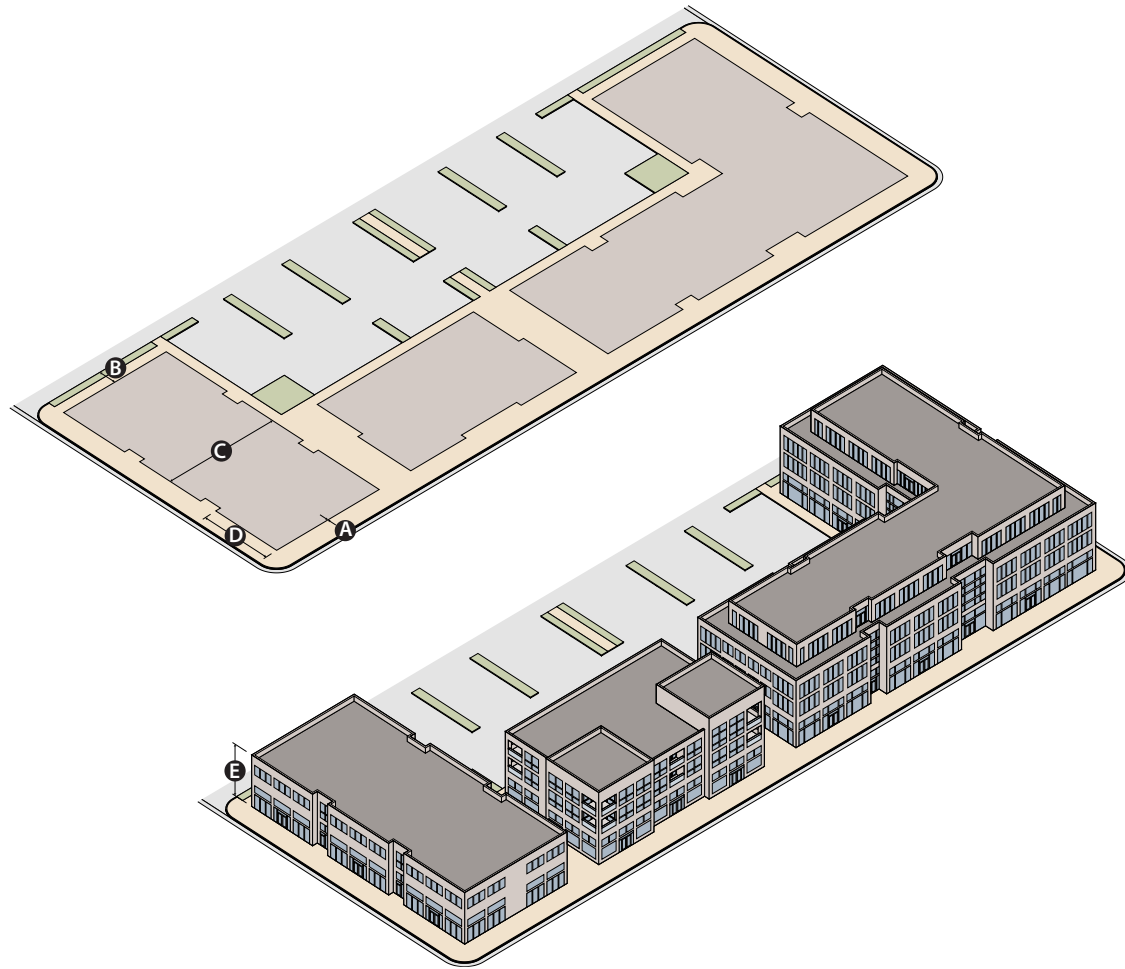
C. Pedestrian-Facing Ground-Floor Façade Transparency Requirement	50% min.
D. Façade Setback Variation Requirement	75 ft. max.

Height

E. Building Height	30 ft. min. (2 stories)/ 45 ft. max. (3 stories)
--------------------------	-----------------------------------------------------

Parking

Min. Ratio	3.5 spaces per 1,000 sq. ft. of gross floor area
Shared Parking	Allowed





Images above illustrate acceptable examples of the Mixed Use, Office over Commercial building form.

G. Executive Lot, Single-Family Residential

Lot Standards

Density 2.1–4.0 du/acre

Lot Requirements

Lot Size 7,500 sq. ft. min.
 A. Lot Width 65 ft. min.
 B. Corner Lot Width 80 ft. min.
 C. Lot Depth 110 ft. min.
 Lot Coverage 50% max.

Setback Requirements

Front Yard

D. Living Area 15 ft. min.
 E. Open Front Porch/Patio 10 ft. min.
F. Garage
 Front Facing 25 ft. min.
 Swing 20 ft. min.

Side Yard

G. Interior Side Yard 5 ft. min.
 H. Street Side Yard 12.5 ft. min.
I. Rear Yard 20 ft. min.
 J. Distance between Main Buildings 15 ft. min.

Height

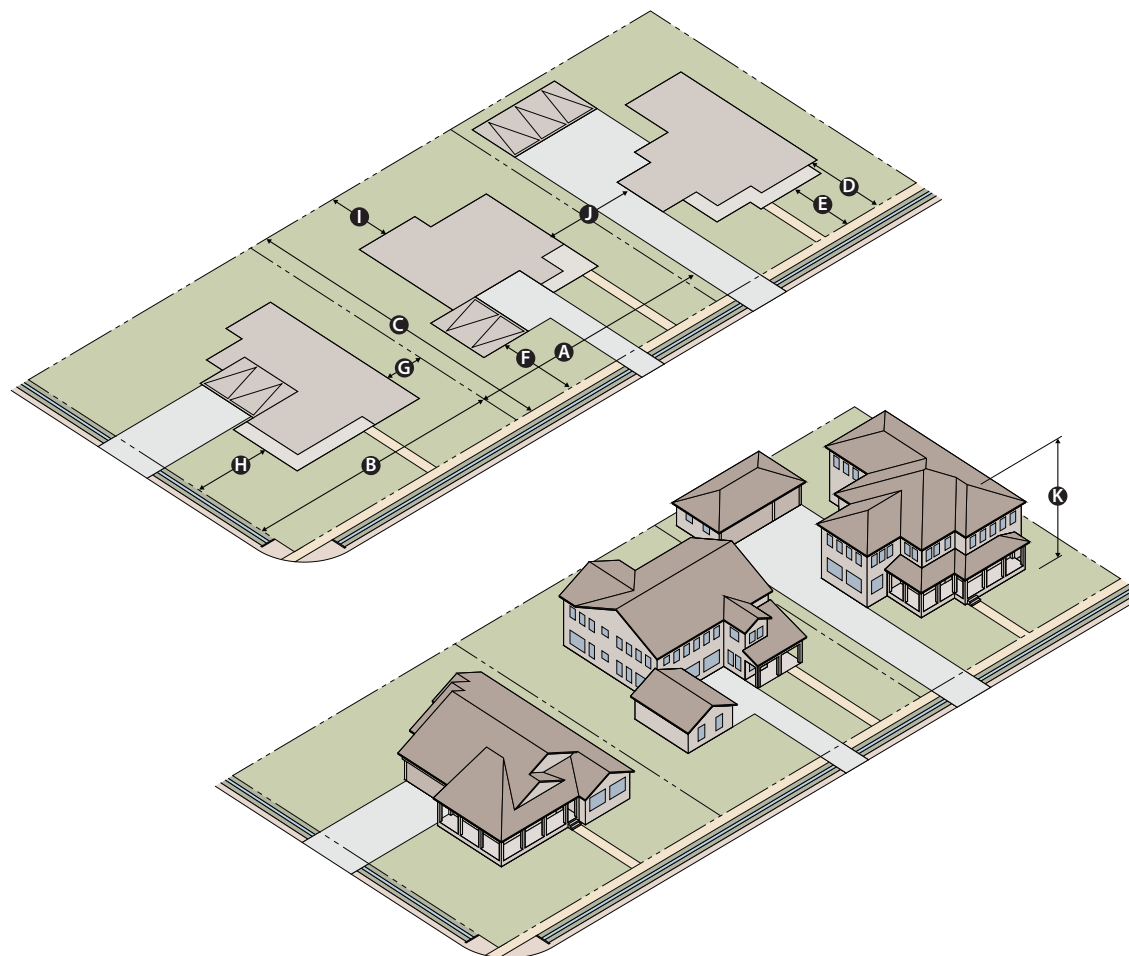
K. Building Height 45 ft. (3 stories)

Second Dwelling Units

Second dwelling units may be permitted subject to the following standards:

Accessory Unit Size .. Living Area 1,200 sq. ft. max.
 Interior Side Yard 5 ft. min.
 Rear Yard 5 ft. min.

All other setback and height standards shall be consistent with the primary dwelling.



Parking

Off-Street

Min. 2 enclosed spaces per primary unit
 Min. 1 enclosed space per accessory unit

On-Street - Permitted

Side access driveways shall not be located adjacent to each other.



Images above illustrate acceptable examples of the Executive Lot, Single-Family Residential building form.

H. Standard Lot, Single-Family Residential, Rear-Loaded

Lot Standards

Density 4.1–6.0 du/acre

Lot Requirements

Lot Size 4,800 sq. ft. min.
 A. Lot Width 50 ft. min.
 B. Corner Lot Width 60 ft. min.
 C. Lot Depth 70 ft. min.
 Lot Coverage 75% max.

Setback Requirements

Front Yard

D. Living Area 15 ft. min.
 E. Open Front Porch/Patio 10 ft. min.

Side Yard

F. Interior Side Yard 5 ft. min.
 G. Street Side Yard 12.5 ft. min.

Rear Yard

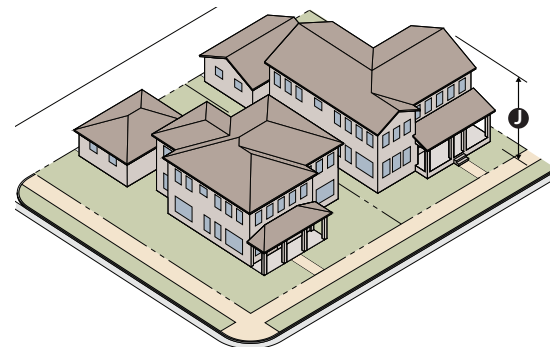
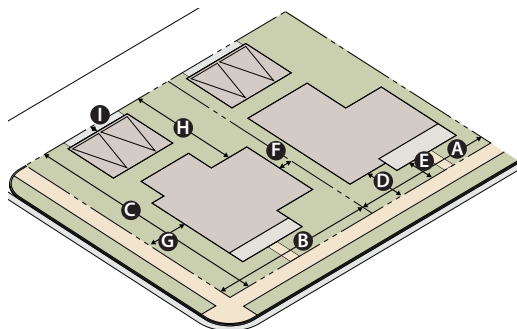
H. Living Area 15 ft. min.
 I. Alley-Loaded Garage 3 ft. min

Access

Drive Aisle/Alley Width 20 ft. min.

Height

J. Building Height 35 ft. (2 stories)



Second Dwelling Units

Second dwelling units may be permitted subject to the following standards:

Accessory Unit Size Living Area 1,200 sq. ft. max.
 Interior Side Yard 5 ft. min.
 From Rear-Loaded Alley 5 ft. min.

All other setback and height standards shall be consistent with the primary dwelling.

Parking

Off-Street

Min. 2 enclosed spaces per primary unit
 Min. 1 enclosed space per accessory unit

On-Street - Permitted



Images above illustrate acceptable examples of the Standard Lot, Single-Family Residential, Rear-Loaded building form.

I. Standard Lot, Single-Family Residential, Front-Loaded

Lot Standards

Density 4.1–6.0 du/acre

Lot Requirements

Lot Size 4,800 sq. ft. min.
A. Lot Width 55 ft. min.
B. Corner Lot Width 65 ft. min.
C. Lot Depth 85 ft. min.
 Lot Coverage 75% max.

Setback Requirements

Front Yard

D. Living Area 15 ft. min.
E. Open Front Porch 10 ft. min.
F. Garage 20 ft. min.
 Garage, Swing 18 ft. min.

Side Yard

G. Interior Side Yard 5 ft. min.
H. Street Side Yard 12.5 ft. min.
I. Rear Yard 15 ft. min.

Height

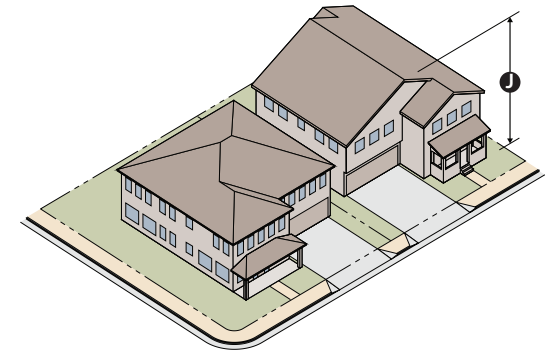
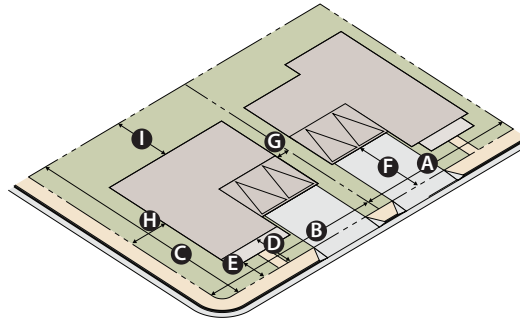
Building Height 35 ft. (2 stories)

Second Dwelling Units

Second dwelling units may be permitted subject to the following standards:

Accessory Unit Size Living Area 1,200 sq. ft. max.
Interior Side Yard 5 ft. min.
Rear Yard 5 ft. min.

All other setback and height standards shall be consistent with the primary dwelling.



Parking

Off-Street

Min. 2 enclosed spaces per primary unit
 Min. 1 enclosed space per accessory unit

On-Street - Permitted



Images above illustrate acceptable examples of the Standard Lot, Single-Family Residential, Front-Loaded building form.

J. Standard Lot, Single-Family Residential, Front-Loaded, Recessed and Detached

Lot Standards

Density 4.1–6.0 du/acre

Lot Requirements

Lot Size 4,800 sq. ft. min.
A. Lot Width 55 ft. min.
B. Corner Lot Width 65 ft. min.
C. Lot Depth 85 ft. min.
 Lot Coverage 75% max.

Setback Requirements

Front Yard

D. Living Area 15 ft. min.
E. Open Front Porch/Patio 10 ft. min.
F. Garage 30 ft. min.
G. Interior Side Yard 5 ft. min.
H. Street Side Yard 12.5 ft. min.

Rear Yard

I. Living Area 15 ft. min.
J. Garage 5 ft. min.

Height

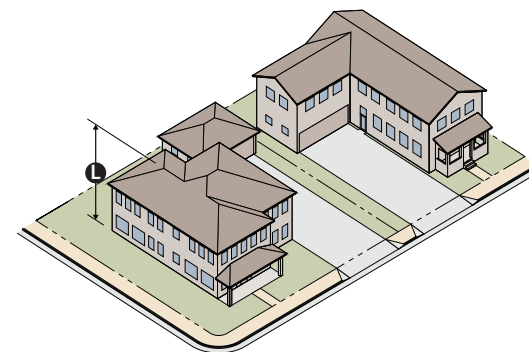
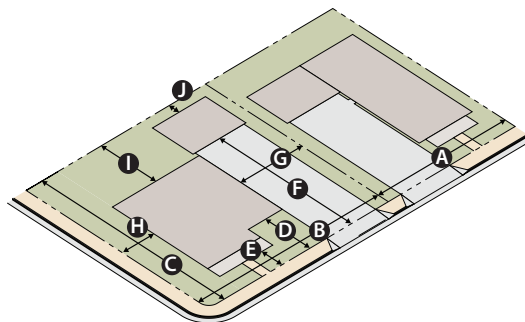
Building Height 35 ft. (2 stories)

Second Dwelling Units

Second dwelling units may be permitted subject to the following standards:

Accessory Unit Size Living Area 1,200 sq. ft. max.
 Interior Side Yard 5 ft. min.
 Rear Yard 5 ft. min.

All other setback and height standards shall be consistent with the primary dwelling.



Parking

Off-Street

Min. 2 enclosed spaces per primary unit
 Min. 1 enclosed space per accessory unit

On-Street - Permitted



Images above illustrate acceptable examples of the Standard Lot, Single-Family Residential, Front-Loaded, Recessed and Detached building form.

K. Small-Lot Detached Housing, Rear Loaded

Lot Standards

Density 6.1–10.0 du/acre

Lot Requirements

Lot Size 2,400 sq. ft. min.
A. Lot Width 40 ft. min.
B. Corner Lot Width 45 ft. min.
C. Lot Depth 60 ft. min.
 Lot Coverage 65% max.

Provisions for Condominiums

This product may be “condoized.” Lot size requirements for condominiums will be determined through the subdivision process.

Wide-Shallow Lot Alternative

Alternative lot configuration standards may be established through the tentative subdivision map process for wide-shallow lot configurations.

Setback Requirements

Front Yard

D. Living Area 10 ft. min.
E. Open Front Porch 8 ft. min.

Side Yard

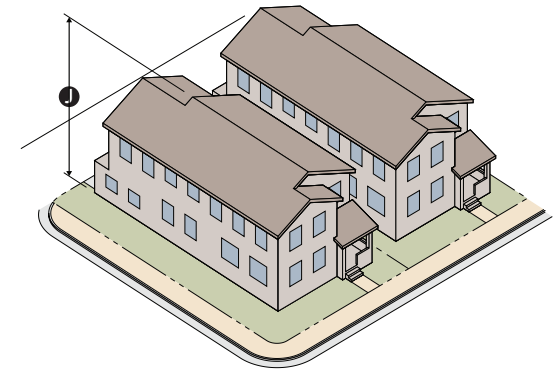
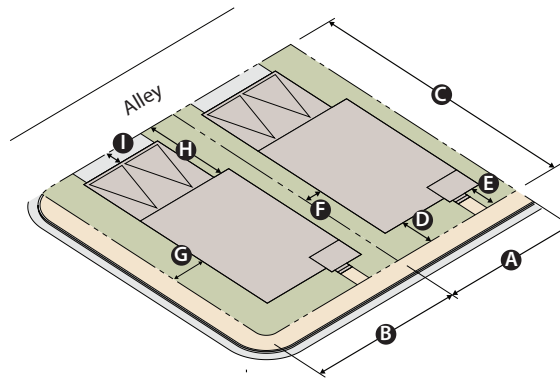
F. Interior Side Yard 5 ft. min.
G. Street Side Yard 10 ft. min.

Rear Yard

H. Living Area 10 ft. min.
I. Alley-Loaded Garage 3 ft. min/6 max ft.

Height

J. Building Height 45 ft. (3 stories)



Access

Drive Aisle/Alley Width 20 ft. min.

Second Dwelling Units

Second dwelling units may be permitted subject to the following standards:

Accessory Unit Size Living Area 1,200 sq. ft. max.
 Interior Side Yard 5 ft. min.
 Rear Yard 5 ft. min.

All other setback and height standards shall be consistent with the primary dwelling.

Public Utility Easement

The public utility easement may be reduced to 10 feet after consultation with the local utility providers (e.g., SMUD, PG&E, SCWA, SASD).

Outdoor Living Area

Width 10 ft. min.
 Size 150 sq ft. min.



Image above illustrate acceptable examples of the Small Lot Detached Housing, Rear-Loaded building form.

Parking

Off-Street

Min. 2 enclosed spaces per primary unit
 Min. 1 enclosed space per accessory unit

On-Street - Permitted

L. Small-Lot Detached Housing, Front-Loaded

Lot Standards

Density 6.1–10.0 du/acre

Lot Requirements

Lot Size 3,000 sq. ft. min.
 A. Lot Width 40 ft. min.
 B. Corner Lot Width 45 ft. min.
 C. Lot Depth 70 ft. min.
 Lot Coverage 65% max.

Provisions for Condominiums

This product may be “condoized.” Lot size requirements for condominiums will be determined through the subdivision process.

Wide-Shallow Lot Alternative

Alternative lot configuration standards may be established through the tentative subdivision map process for wide-shallow lot configurations.

Setback Requirements

Front Yard

D. Living Area 10 ft. min.
 E. Open Front Porch/Patio 8 ft. min.
 F. Garage 18 ft. min.

Side Yard

G. Interior Side Yard 4 ft. min.
 H. Street Side Yard 10 ft. min.
 I. Rear Yard 10 ft. min.

Height

J. Building Height 45 ft. (3 stories)

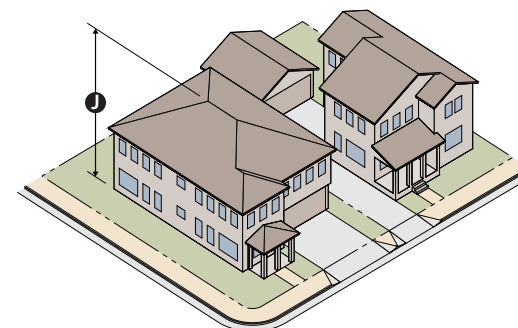
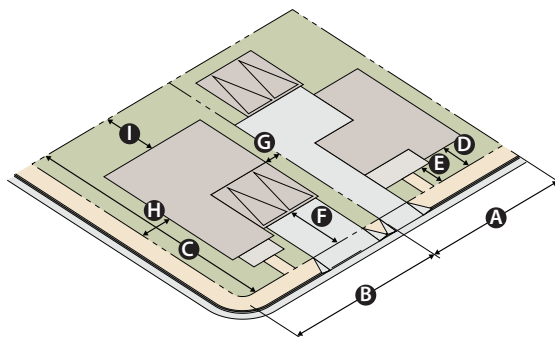


Image above illustrate acceptable examples of the Small Lot Detached Housing, Front-Loaded building form.

Second Dwelling Units

Second dwelling units may be permitted subject to the following standards:

Accessory Unit Size Living Area 1,200 sq. ft. max.
 Interior Side Yard 5 ft. min.
 Rear Yard 5 ft. min.

All other setback and height standards shall be consistent with the primary dwelling.

Public Utility Easement

The public utility easement may be reduced to 10 feet after consultation with the local utility providers (e.g., SMUD, PG&E, SCWA, SASD).

Outdoor Living Area

Width 10 ft. min.
 Size 150 sq ft. min.

Parking

Off-Street

Min. 2 enclosed spaces per primary unit
 Min. 1 enclosed space per accessory unit

On-Street - Permitted

M. Small-Lot Detached Housing, Zero-Lot-Line

Lot Standards

Density 6.1–10.0 du/acre

Lot Requirements

Lot Size 2,400 sq. ft. min.
A. Lot Width 40 ft. min.
B. Corner Lot Width 45 ft. min.
C. Lot Depth 70 ft. min.
 Lot Coverage 65% max.

Provisions for Condominiums

This product may be developed as condominiums. Lot size requirements for condominiums will be determined through the subdivision process.

Wide-Shallow Lot Alternative

Alternative lot configuration standards may be established through the tentative subdivision map process for wide-shallow lot configurations.

Setback Requirements

Front Yard

D. Living Area 10 ft. min.
E. Open Front Porch 8 ft. min.
F. Garage 18 ft. min.

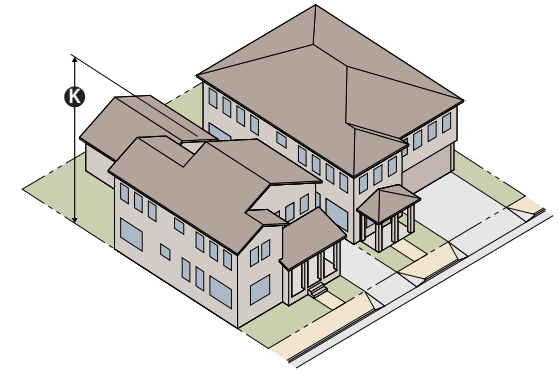
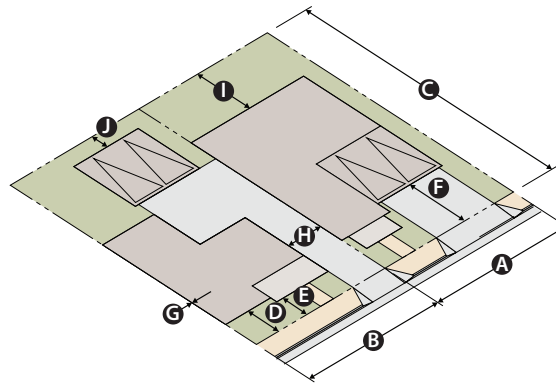
Side Yard

Interior Side Yard

G. Side "A" 0 ft.
H. Side "B" 5 ft. min.
 Street Side Yard 10 ft. min.

Rear Yard

I. Living Area 10 ft. min.
J. Garage 5 ft. min.



Height

K. Building Height 45 ft. (3 stories)

Second Dwelling Units

Second dwelling units may be permitted subject to the following standards:

Accessory Unit Size Living Area 1,200 sq. ft. max.
 Interior Side Yard 5 ft. min.
 Rear Yard 5 ft. min.

All other setback and height standards shall be consistent with the primary dwelling.

Public Utility Easement

The public utility easement may be reduced to 10 feet after consultation with the local utility providers (e.g., SMUD, PG&E, SCWA, SASD).

Outdoor Living Area

Width 10 ft. min.
 Size 150 sq ft. min.



Image above illustrate acceptable examples of the Small-Lot Detached Housing, Zero-Lot-Line building form.

Parking

Off-Street

Min. 2 enclosed spaces per primary unit
 Min. 1 enclosed space per accessory unit

On-Street - Permitted

N. Detached Cluster Housing

Lot Standards

Density 6.1–12.0 du/acre
 Lot size configurations will be determined through the subdivision process. This product may be developed as condominiums.

Setback Requirements

Front Yard

- A. Living Area 10 ft. min.
- Open Front Porch/Patio 8 ft. min.
- B. Interior Side Yard 3 ft. min.
- C. Rear Yard 10 ft. min.

From Drive Aisle

- D. Living Area 3 ft. min./6 ft. max.
- E. Garage 5 ft. min.
- F. From Building to Building 6 ft. min.

Height

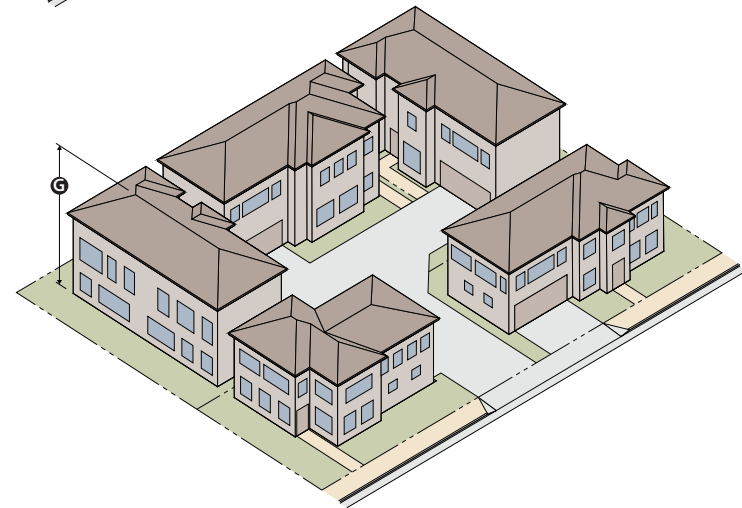
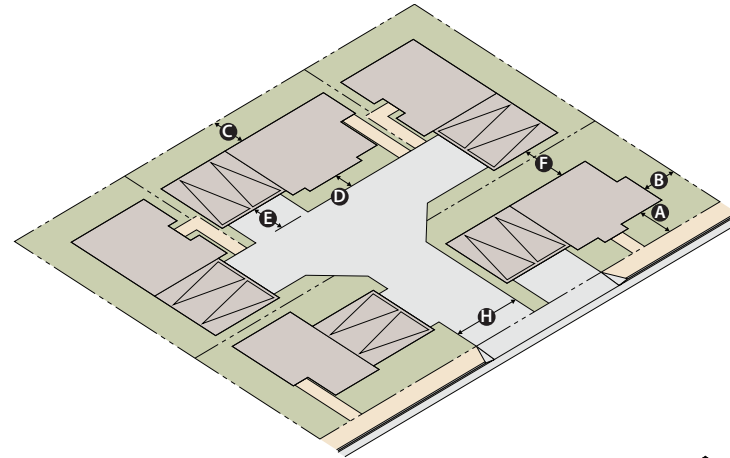
- G. Building Height 45 ft. (3 stories)
- H. Drive Aisle Width 20 ft. min.

Second Dwelling Units

Not allowed

Outdoor Living Area

- Width 10 ft. min.
- Size 150 sq ft. min.



Parking

Garages shall be located at the front or side of the unit off the drive aisle. Each unit shall also provide 0.5 guest space per unit.

- Off-Street** 2 enclosed spaces per unit
- On-Street** Permitted



Images above illustrate acceptable examples of the Detached Cluster Housing building form.

O. Duet Housing

Lot Standards

Density 4.1–12.0 du/acre

Lot Requirements (for the half lot)

Lot Size 5,000 sq. ft. min.
 A. Lot Width 50 ft. min.
 B. Corner Lot Width 65 ft. min.
 C. Lot Depth 80 ft. min.
 Lot Coverage 80% max.

Setback Requirements

Front Yard

D. Living Area 10 ft. min.
 E. Open Front Porch/Patio 8 ft. min.
 F. Garage 18 ft. min.

Side Yard

G. Interior Side Yard 5 ft. min.
 H. Street Side Yard 10 ft. min.

Rear Yard

I. Living Area 10 ft. min.
 Alley-Loaded Garage 3 ft. min. or 18 ft. min.
 with parking

Height

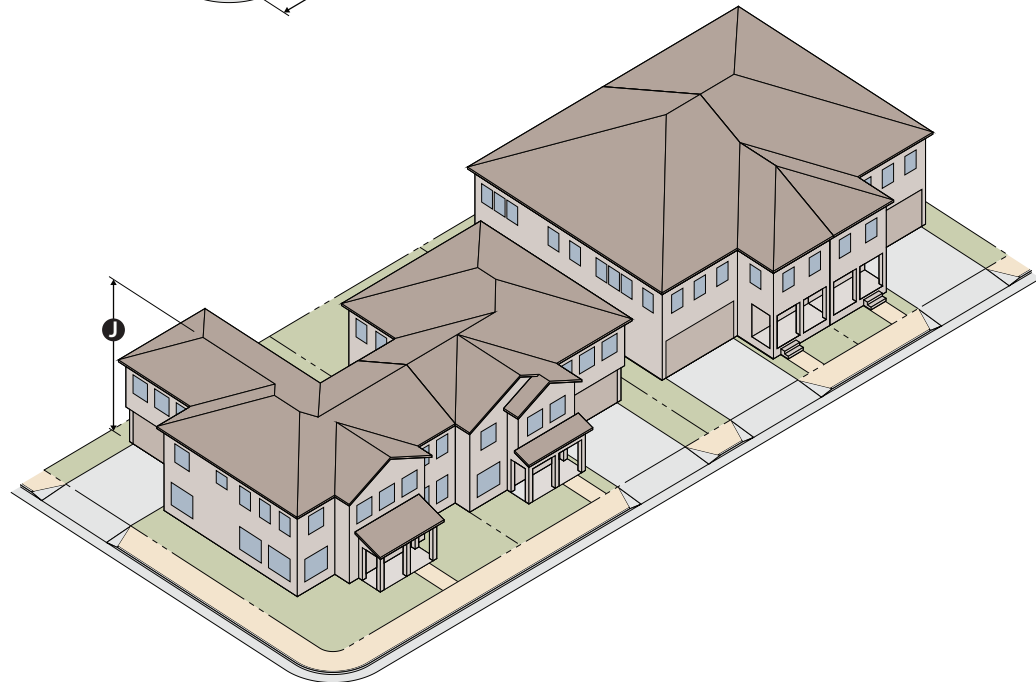
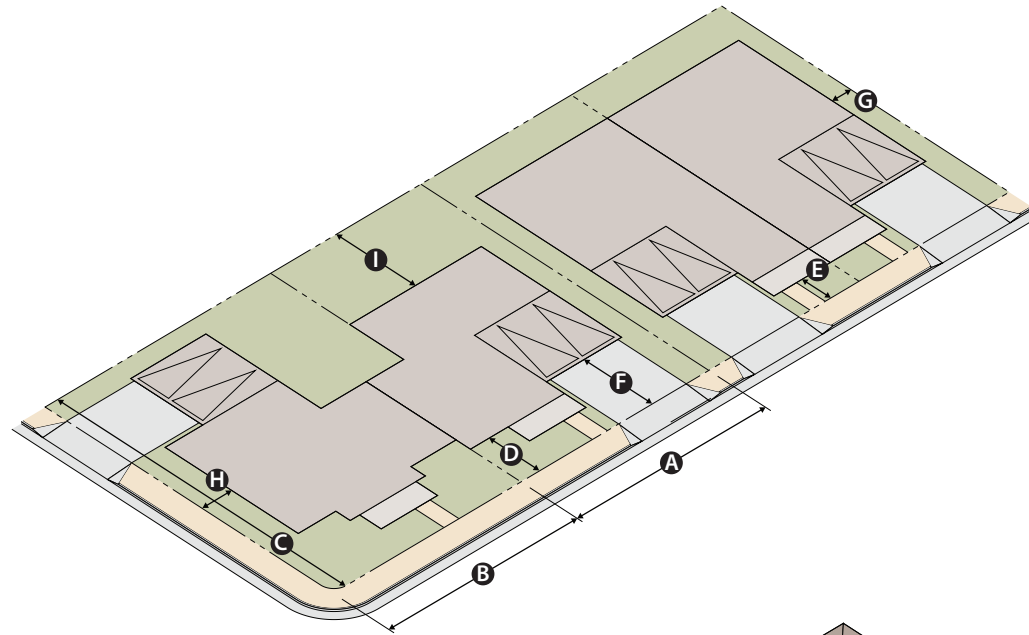
J. Building Height 45 ft. (3 stories)

Second Dwelling Units

Not allowed

Parking

Off-Street Min. 2 covered spaces per unit
 On-Street Permitted





Images above illustrate acceptable examples of the Duet Housing building form.

P. Garden Homes

Lot Standards

Density 6.1–15.0 du/acre

Lot Requirements

Lot Size 2,000 sq. ft. min.
 A. Lot Width 30 ft. min.
 B. Corner Lot Width 35 ft. min.
 C. Lot Depth 50 ft. min.
 Lot Coverage 85% max.

Provisions for Condominiums

This product may be developed as condominiums. Lot size requirements for condominiums will be determined through the subdivision process.

Setback Requirements

Front Yard

D. Living Area 8 ft. min.
 E. Open Front Porch/Patio 5 ft. min.

Side Yard

F. Interior Side Yard 3 ft. min.
 G. Street Side Yard 8 ft. min.
 (to back of sidewalk)

From Alley

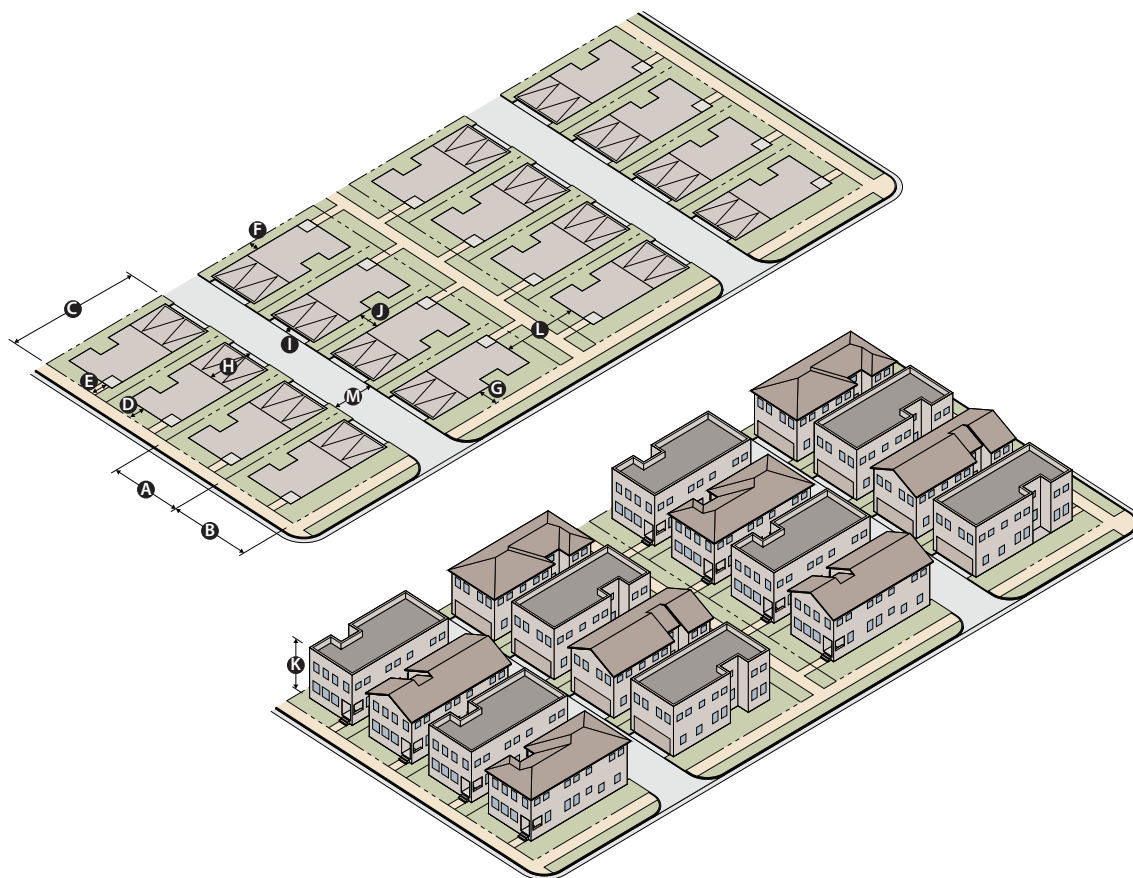
H. Living Area 5 ft. min.
 I. Garage 3 ft. min./6 ft. max.
 J. Building Separation 6 ft. min.

Height

K. Building Height 45 ft. (3 stories)

Access

L. Paseo Width 20 ft. min.
 M. Drive Aisle/Alley Width 20 ft. min.



Private Outdoor Living Area

Size 150 sq ft. min.

Second Dwelling Units

Not allowed

Public Utility Easement

The public utility easement may be reduced to 10 feet after consultation with the local utility providers (e.g., SMUD, PG&E, SCWA, SASD).

Parking

Required parking shall be located at the rear of the unit off the alley. Parking spaces should be conveniently distributed in relative proximity to the units they serve. Off-street guest parking shall be provided as determined by the City on a case-by-case basis.

Off-Street Min. 2 spaces per unit
 On-Street Permitted



Images above illustrate acceptable examples of the Garden Homes building form.

Q. Townhouses, Detached Garage

Lot Standards

Density 15.0–18.0 du/acre

Lot Requirements

Lot Size 1,600 sq. ft. min.
 A. Lot Width 25 ft. min.
 B. Corner Lot Width 30 ft. min.
 C. Lot Depth 85 ft. min.
 Lot Coverage 80% max.

Provisions for Condominiums

This product may be developed as condominiums. Lot size requirements for condominiums will be determined through the subdivision process.

Setback Requirements

Front Yard

D. Living Area 10 ft. min.
 E. Open Front Porch/Patio 8 ft. min.

Side Yard

F. Interior Side Yard 0 ft.
 G. Street Side Yard 5 ft. min.

Rear Yard

H. Living Area 0 ft.
 I. Alley-Loaded Garage 3 ft. min./6 ft. max.

Height

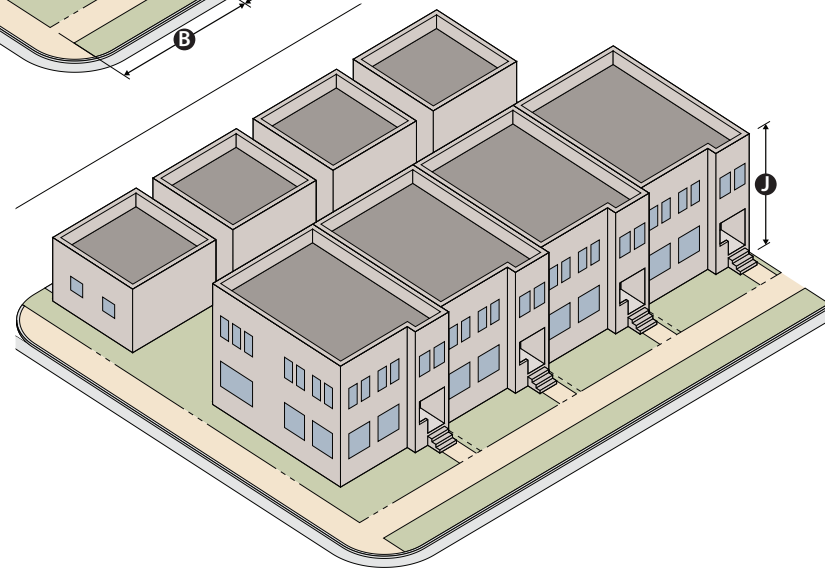
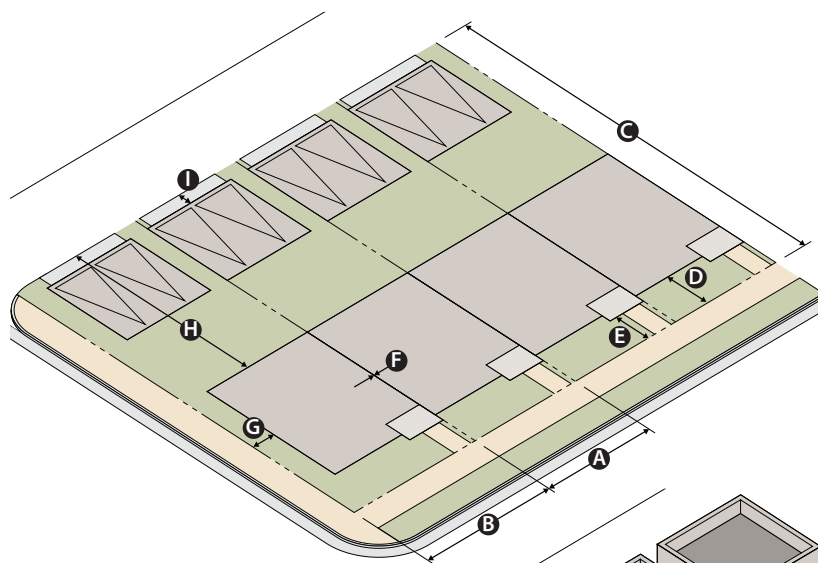
J. Building Height 45 ft. (3 stories)

Access

Drive Aisle/Alley Width 20 ft. min.

Private Outdoor Living Area

Required Area 100 sq ft. min.



Second Dwelling Units

Not allowed

Parking

Required parking shall be located at the rear of the unit off the alley. Off-street guest parking shall be provided as determined by the City on a case-by-case basis.

Off-Street Min. 2 spaces per unit
 On-Street Permitted



Images above illustrate acceptable examples of the Townhouses, Detached Garage building form.

R. Townhouses, Tuck-Under Garage

Development Standards

Density 12.0–18.0 du/acre

Lot Requirements

Lot Size 1,600 sq. ft. min.
 A. Lot Width 25 ft. min.
 B. Corner Lot Width 30 ft. min.
 C. Lot Depth 65 ft. min.
 Lot Coverage 90% max.

Provisions for Condominiums

This product may be developed as condominiums. Lot size requirements for condominiums will be determined through the subdivision process.

Setback Requirements

Front Yard

D. Living Area 10 ft. min.
 E. Open Front Porch/Patio 8 ft. min.

Side Yard

F. Interior Side Yard 0 ft.
 G. Street Side Yard 5 ft. min.

Rear Yard

H. Living Area 0 ft.
 I. Alley-Loaded Garage 3 ft. min./6 ft. max.

Height

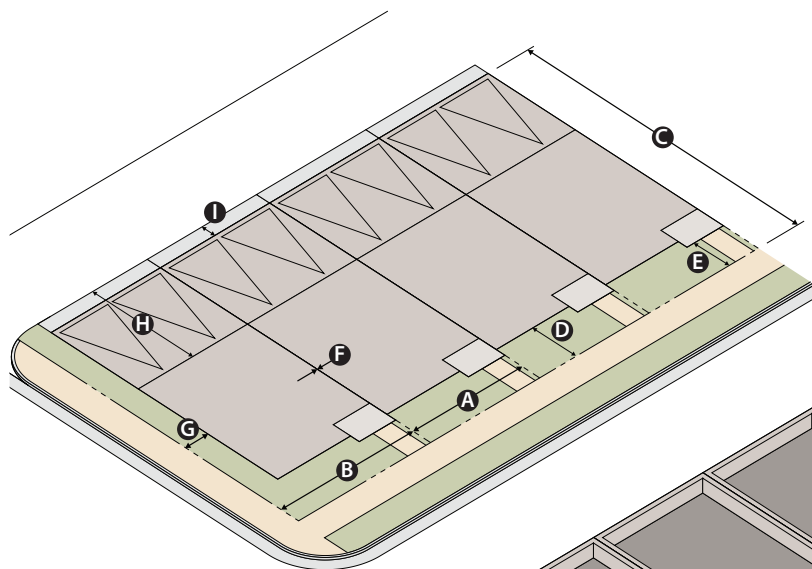
J. Building Height 45 ft. (3 stories)

Access

Drive Aisle/Alley Width 20 ft. min.

Private Outdoor Living Area

Required Area 75sq. ft. min.



Second Dwelling Units

Not allowed

Parking

Required parking shall be located at the rear of the unit off the alley. Off-street guest parking shall be provided as determined by the City on a case-by-case basis.

Off-Street Min. 2 spaces per unit
 On-Street Permitted



Images above illustrate acceptable examples of the Townhouses, Tuck-Under Garage building form.

S. Green Court Townhomes/ Apartments

Lot Standards

Density 12.0–25.0 du/acre

Setback Requirements

Front Yard

A. Living Area 10 ft. min.

B. Open Front Porch/Patio 8 ft. min.

Side Yard

Street Side Yard 5 ft. min.

C. Alley-Loaded Garage 3 ft. min./6 ft. max.

Building Separation

D. Front-to-Front 20 ft. min.

Side-to-Side with openings 15 ft. min.

Side-to-Side without openings 10 ft. min.

Front to Side 15 ft. min.

Height

E. Building Height 45 ft. (3 stories)

Access

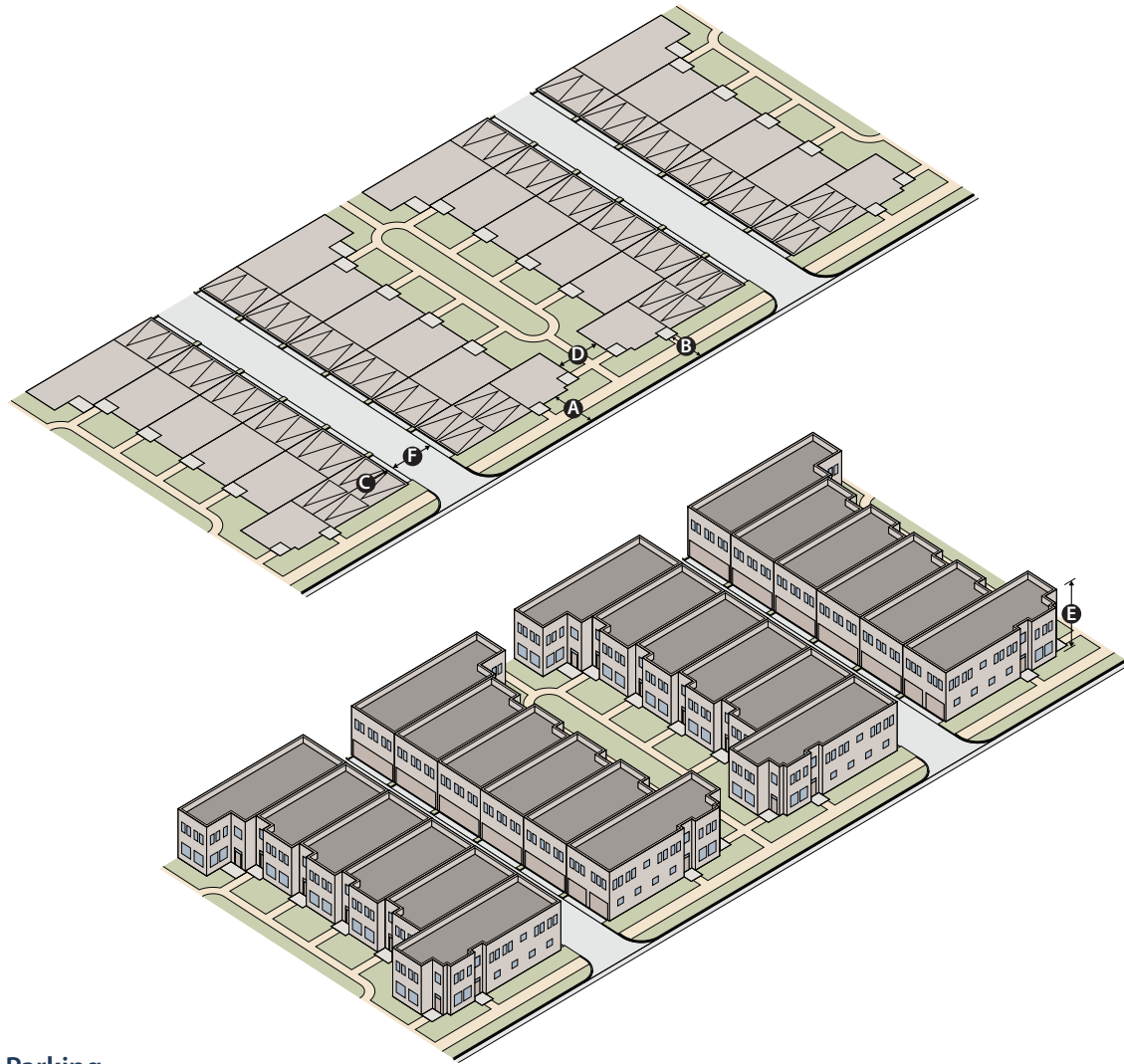
F. Drive Aisle Width 20 ft. min.

Private Outdoor Living Area

Required Area 75sq. ft. min.

Accessory Units

Not allowed



Parking

Required parking may be enclosed or covered and placed within the unit or in designated areas.

Off-street guest parking shall be provided as determined by the City on a case-by-case basis.

Off-Street Min. 2 spaces per unit

On-Street Permitted



Images above illustrate acceptable examples of the Green Court Townhomes/Apartments building form.

T. Garden-Style Condominiums/ Apartments

Lot Standards

Density 15.1–40.0 du/acre

Lot Coverage

Building Coverage 60% max.

Landscape Coverage 30% min.

Setback Requirements

A. Arterial 20 ft. min.

B. Other Street 10 ft. min.

C. Drive Aisle/Alley 3 ft. min./6 ft. max.

Building Separation

Front-to-Front 20 ft. min.

D. Side-to-Side with openings 15 ft. min.

Side-to-Side without openings 10 ft. min.

E. Front to Side 15 ft. min.

Height

F. Building Height 60 ft. (4 stories)

Access

Drive Aisle Width 20 ft. min.

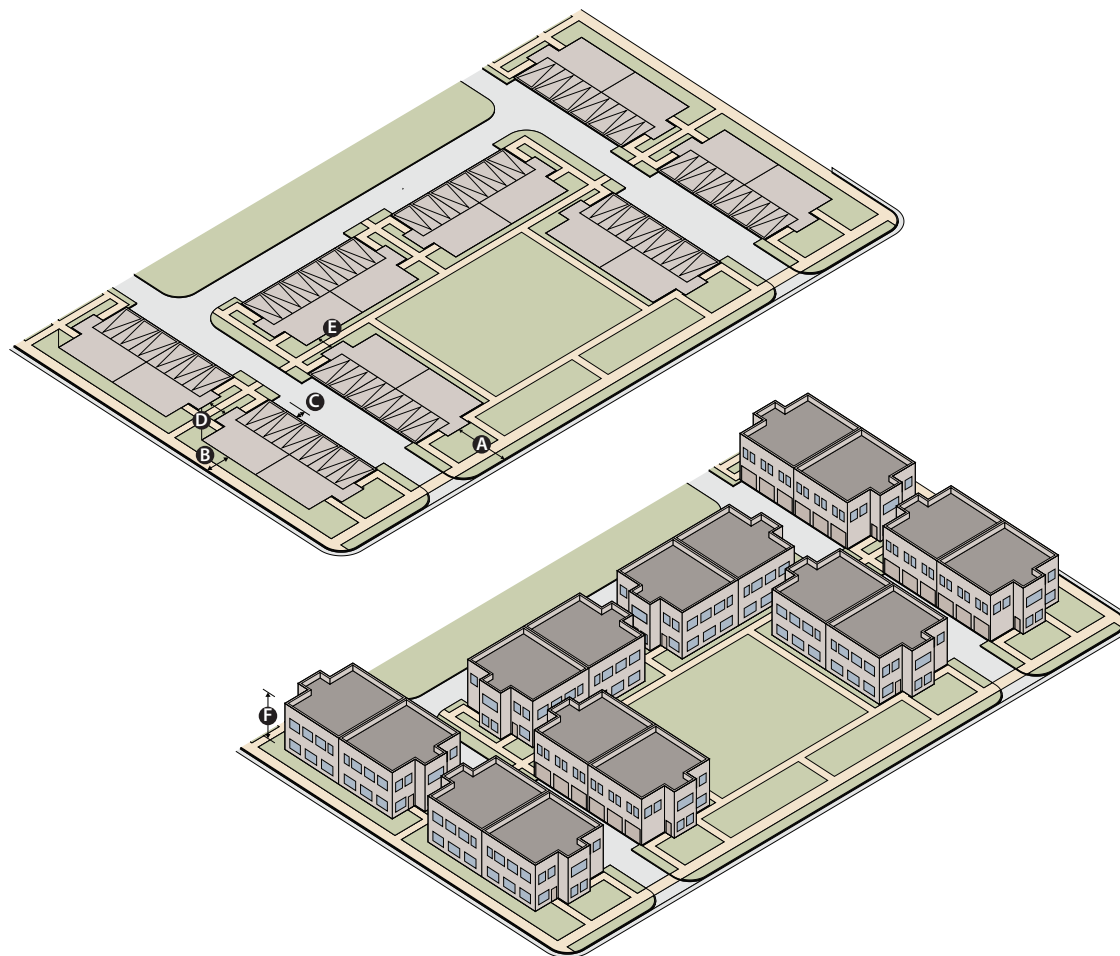
Private Outdoor Living Area

Ground-Level Units 80 sq ft. min.

Upper-Level Units 40 sq ft. min.

Accessory Units

Not allowed



Parking

Required parking may be enclosed or covered and placed within the unit or in designated areas.

Off-street guest parking shall be provided as determined by the City on a case-by-case basis.

Off-Street

2+ Bedroom Unit – 2 space

1 Bedroom/Studio Unit – 1 space

On-Street - Permitted



Images above illustrate acceptable examples of the Garden Style Condominiums/Apartments building form.

U. Drive-Through

Lot Standards

Setback Requirements

A. Front	0 ft. min.
Side	
B. Interior	0 ft. min.
C. Street side	0 ft. min.
D. Rear	0 ft. min.

Façade Articulation and Wall Surfaces

Ground Floor Transparent Façade 40% min.

Building Height

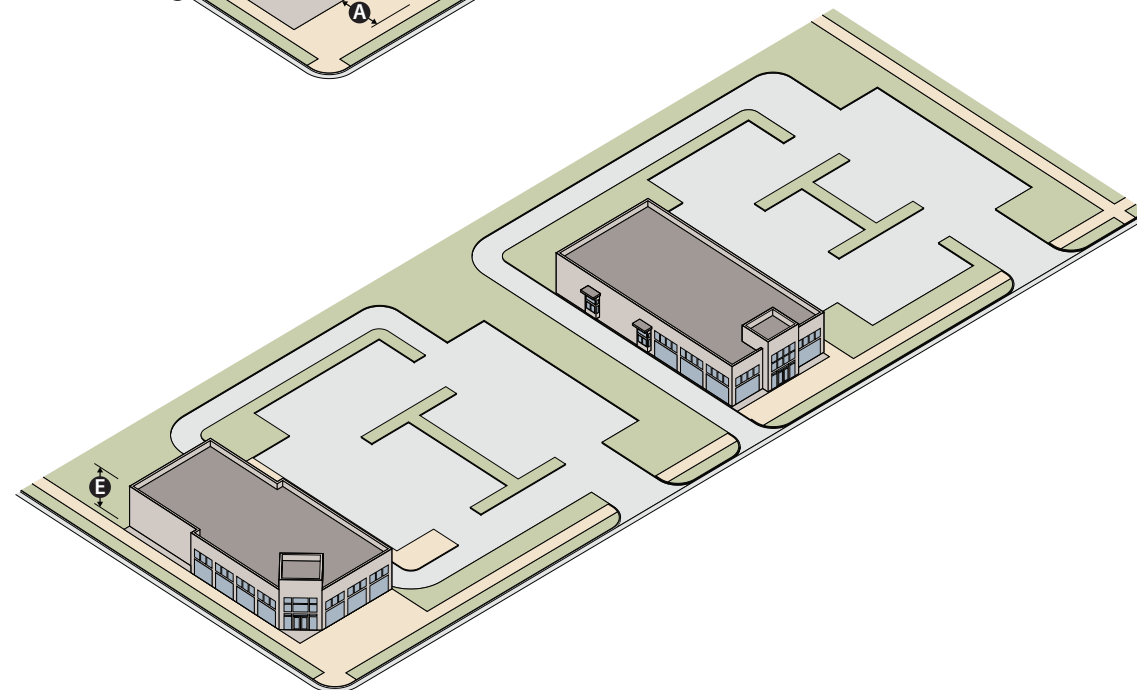
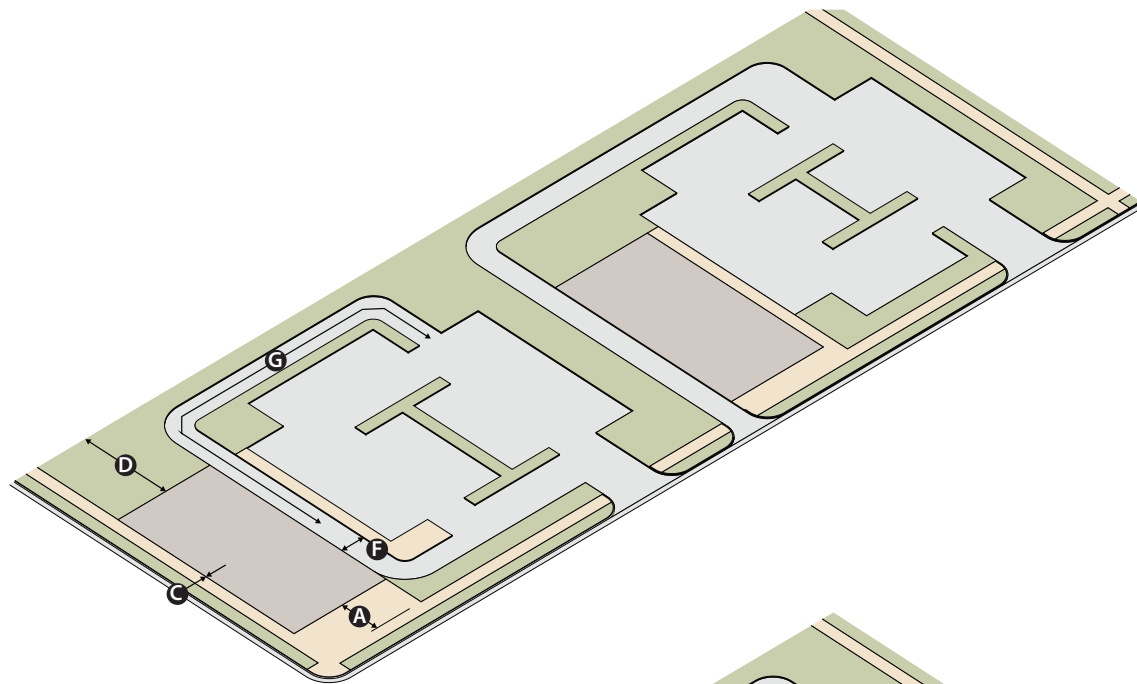
E. Primary Building 45 ft. min. (3 stories)

Parking

As required for other restaurants

Design Requirements

- Surface parking shall not be located between the building and any street.
- Drive-through lane shall not be located between the building and any street.
- Drive-through lane width: 12 ft. max (F)
- Drive-through lane shall be screened from public streets and adjoining development with landscaping, decorative wall, or combination with height between 30 in. (min.) and 42 in. (max.).
- Stacking distance
 - Restaurant: 150 ft. min, or as determined by Public Works Director (G)
 - Banks, pharmacy, and similar uses: 50 ft. min., or as determined by Public Works Director





Images above illustrate acceptable examples of the Drive-Through building form.

V. Fueling Station

Setback Requirements

- A. Front 0 ft. min.
- Side
- B. Interior 0 ft. min.
- C. Street Side 0 ft. min.
- D. Rear 0 ft.

Façade Articulation and Wall Surfaces

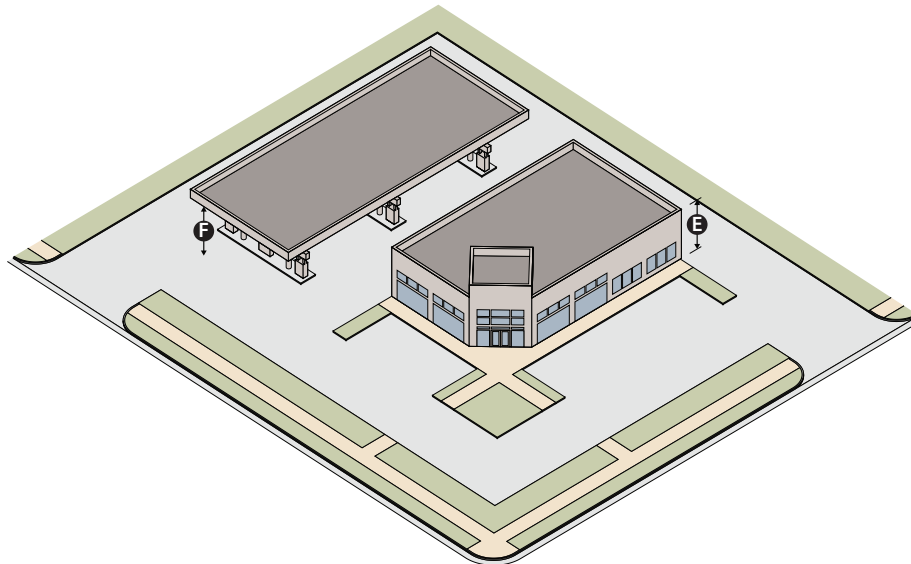
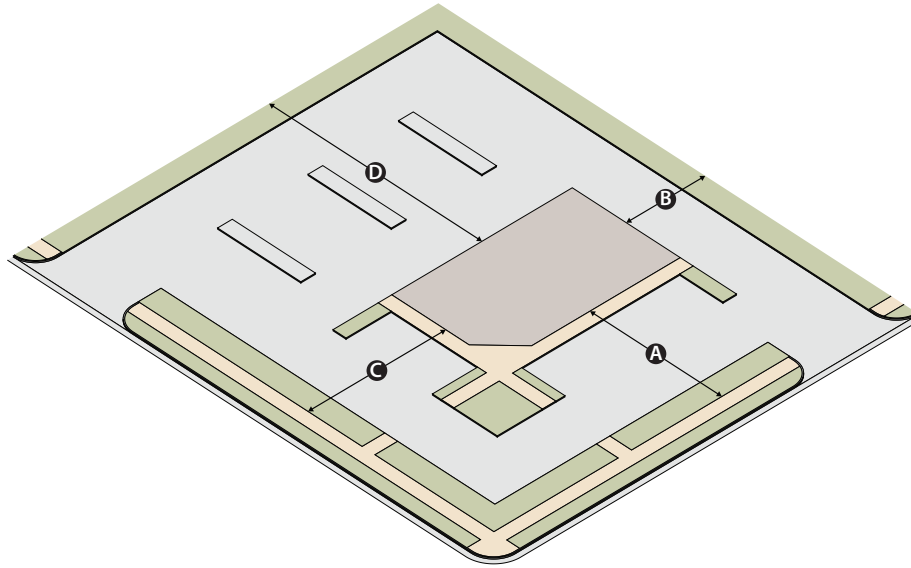
Ground Floor Transparent Façade 40% min

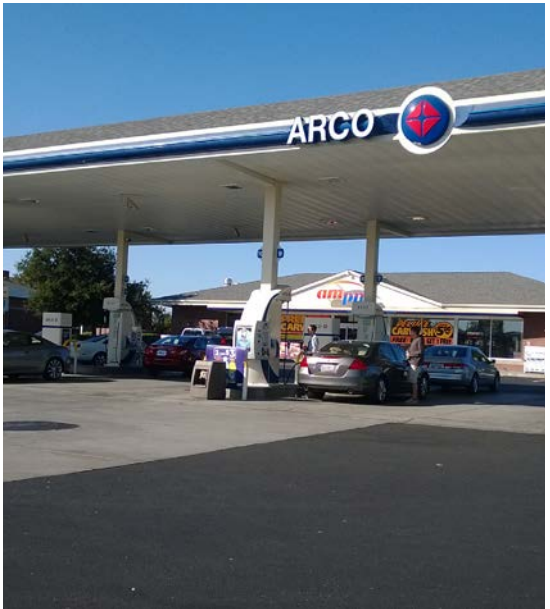
Height

- E. Primary Building 25 ft. (1 stories)
- F. Canopy 25 ft.

Parking

5 spaces (min.)





Images above illustrate acceptable examples of the Fueling Station building form.

W. Sports Complex

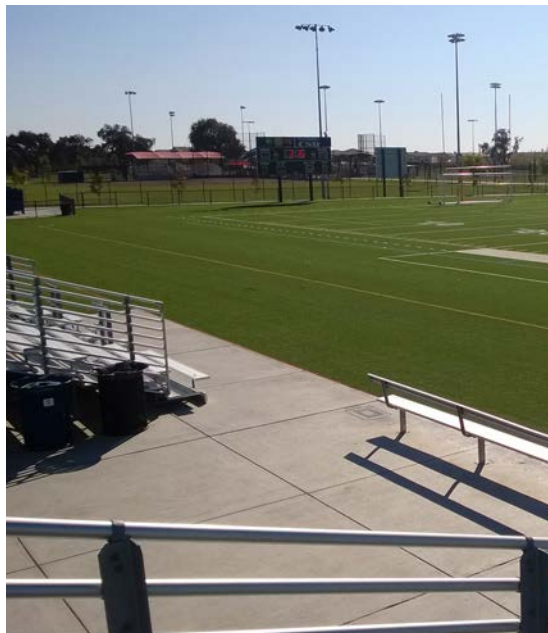
Setback Requirements

To any street 10 ft. min.

Height

Building Height 200 ft.

All other design parameters to be determined through design review.



Images above illustrate acceptable examples of the Sports Complex development form.

PHYSICAL FORM: FRONTAGES

This section describes the various frontage forms, corresponding development standards, and permitted locations within the plan area. All building frontages in the plan area shall conform to these development standards.

The frontage forms used in this plan are:

- A. Forecourt
- B. Shopfront
- C. Gallery-Deck
- D. Arcade
- E. Common Lawn
- F. Porch
- G. Stoop
- H. Forward Patio

The frontage forms shall be applied consistent with the following matrix. An “x” indicates that the frontage form is allowed in the corresponding land use designation; a “-” indicates that the frontage form is not allowed in the corresponding land use designation.

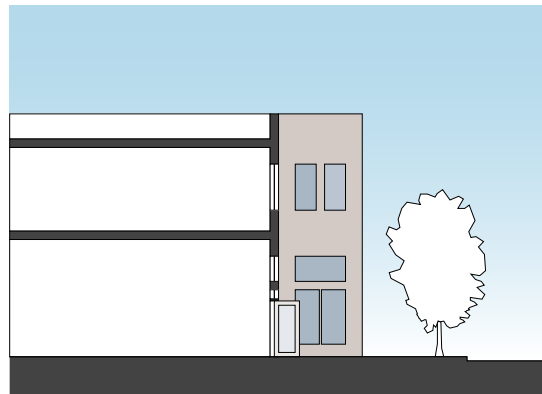
	Community Type/Specific Land Use Type												
	Employment Hub/Core			Village Center		Residential/Neighborhood				Public/Semi-Public			Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS	SC
Frontage Types													
Forecourt	X	X	X	X	X	-	-	-	-	-	-	-	-
Shopfront	X	X	X	X	X	-	-	-	-	-	-	-	-
Gallery-Deck	X	X	X	X	X	-	-	-	-	-	-	-	X
Arcade	X	X	X	X	X	-	-	-	-	-	-	-	X
Common Lawn	-	-	-	-	-	X	X	-	-	-	-	-	-
Porch	-	-	-	X	-	X	X	X	-	-	-	-	-
Stoop	-	-	-	X	-	-	-	X	X	-	-	-	-
Forward Patio	-	-	-	X	-	-	X	X	X	-	-	-	-

A. Forecourt

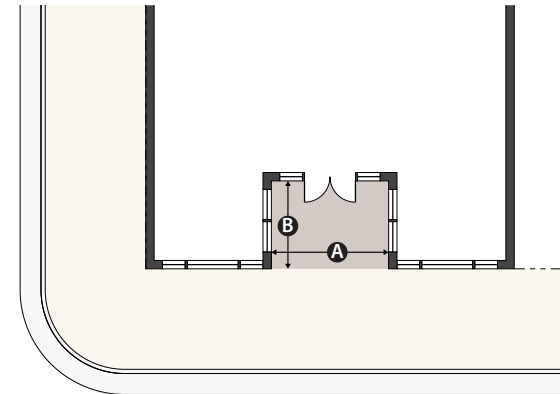
The forecourt frontage is created by setting back a portion of a building façade to create a plaza. Forecourts commonly provide access to the lobby or a larger building and may be paired with other frontage types to provide access to the portions of the building located closer to the sidewalk. Forecourts may be landscaped or paved and provide vehicular access to the building entry.

Development Standards

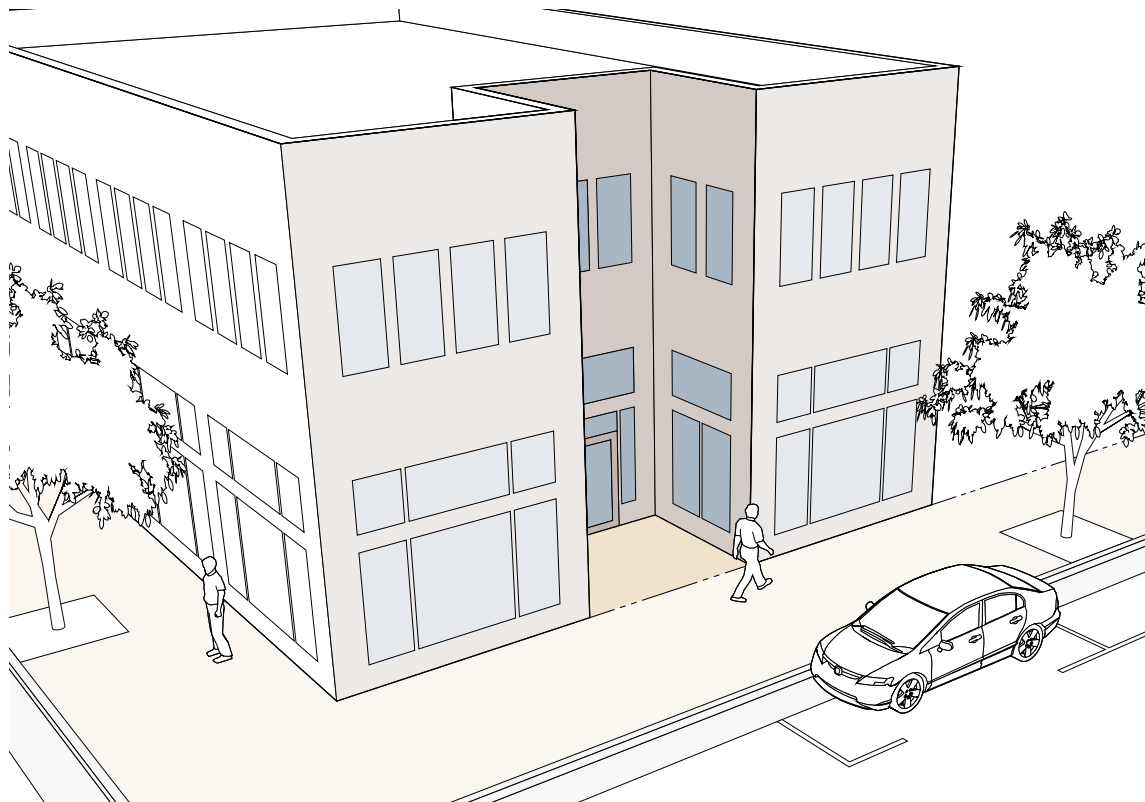
- Height Above Sidewalk Grade 0 ft. min./
2 ft. max.
- A. Width 10 ft. min.,
1/3 of overall façade width max.
- B. Depth 8 ft. min.,
equal to or less than width



Section



Plan

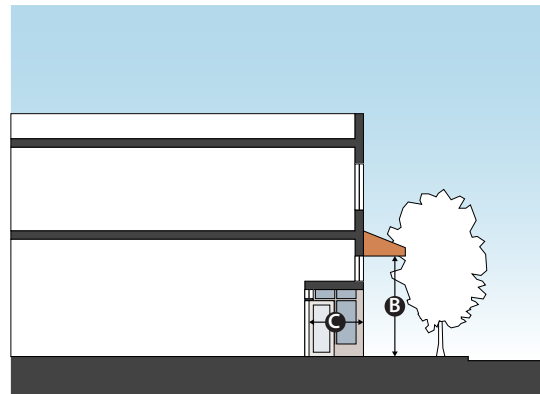




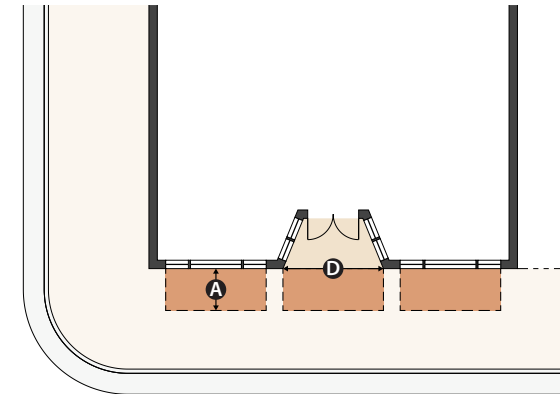
Images above illustrate acceptable examples of the Forecourt frontage form.

B. Shopfront

A shopfront frontage is characterized by a façade which is aligned closely to or directly on the public right-of-way line with the building entrance at sidewalk grade. Shopfront frontages have substantial glazing on the ground floor and provide awnings or canopies cantilevered over the sidewalk. Building entrances may either provide a canopy or awning or alternatively, may be recessed behind the front building façade. Awnings over the public sidewalk require approval of an encroachment agreement.



Section



Plan

Development Standards

Awning

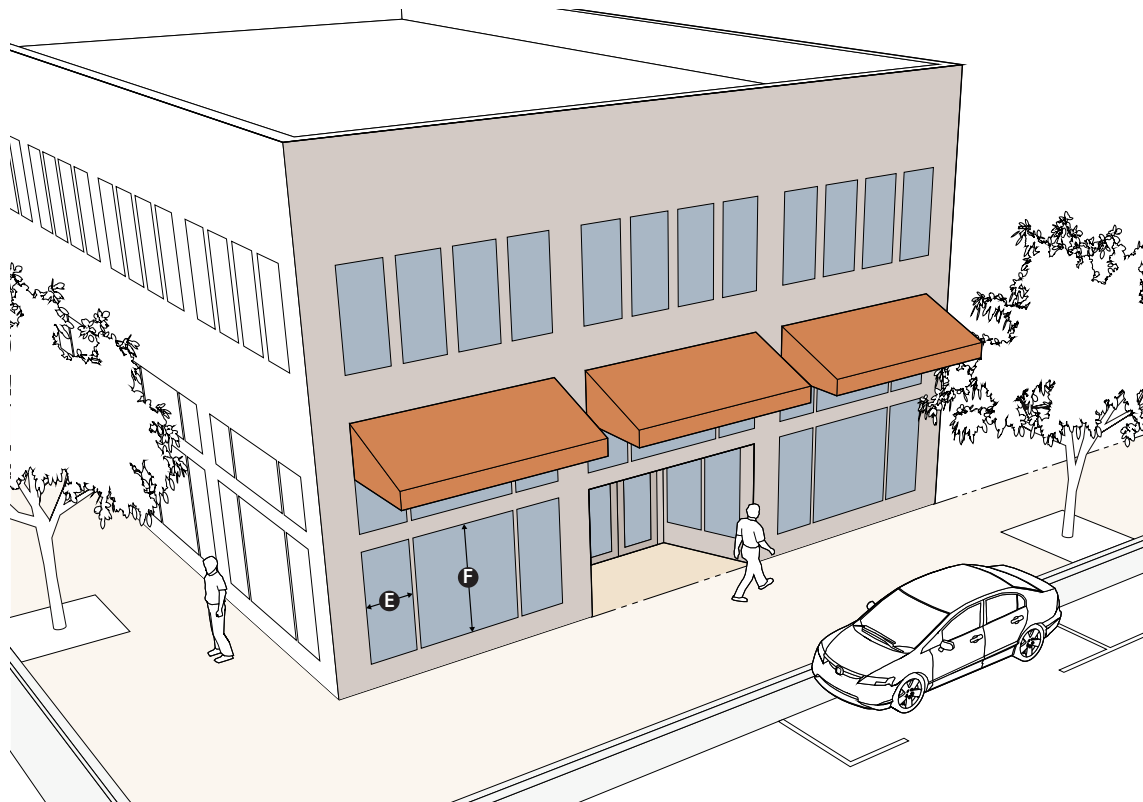
- A. Depth 3 ft. min.
- B. Base Height 8 ft. min.

Doorway

- C. Inset 0 ft. min./12 ft. max.
- D. Width 8 ft. min.

Ground-Floor Windows

- E. Width 2 ft. min.
- F. Height 5 ft. min.

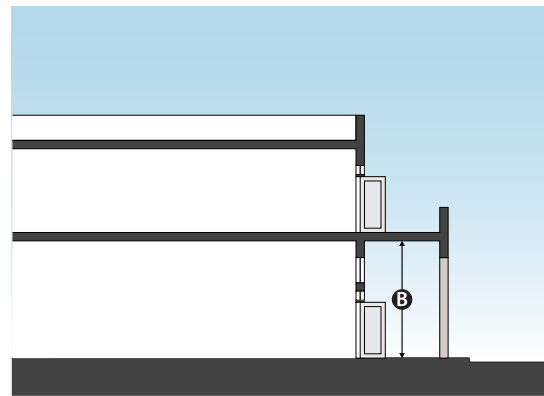




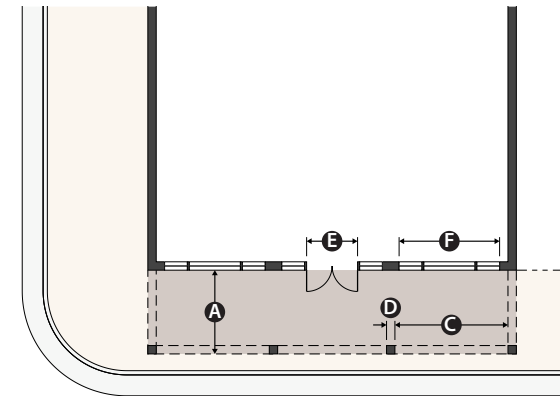
Images above illustrate acceptable examples of the Shopfront frontage form.

C. Gallery-Deck

A gallery-deck frontage is characterized by a façade which is aligned closely to or directly on the build-to line with the building entrance at the sidewalk grade and with an attached colonnade or deck that projects over the public sidewalk and encroaches into the public right-of-way. The sidewalk may be fully absorbed within the colonnade or deck so that a pedestrian may not bypass it. The colonnade or deck may project over the public sidewalk, provided that the upper stories of the building do not also project over the public sidewalk. This frontage is typically appropriate for retail use. An encroachment agreement is needed to construct this frontage type.



Section



Plan

Development Standards

Gallery

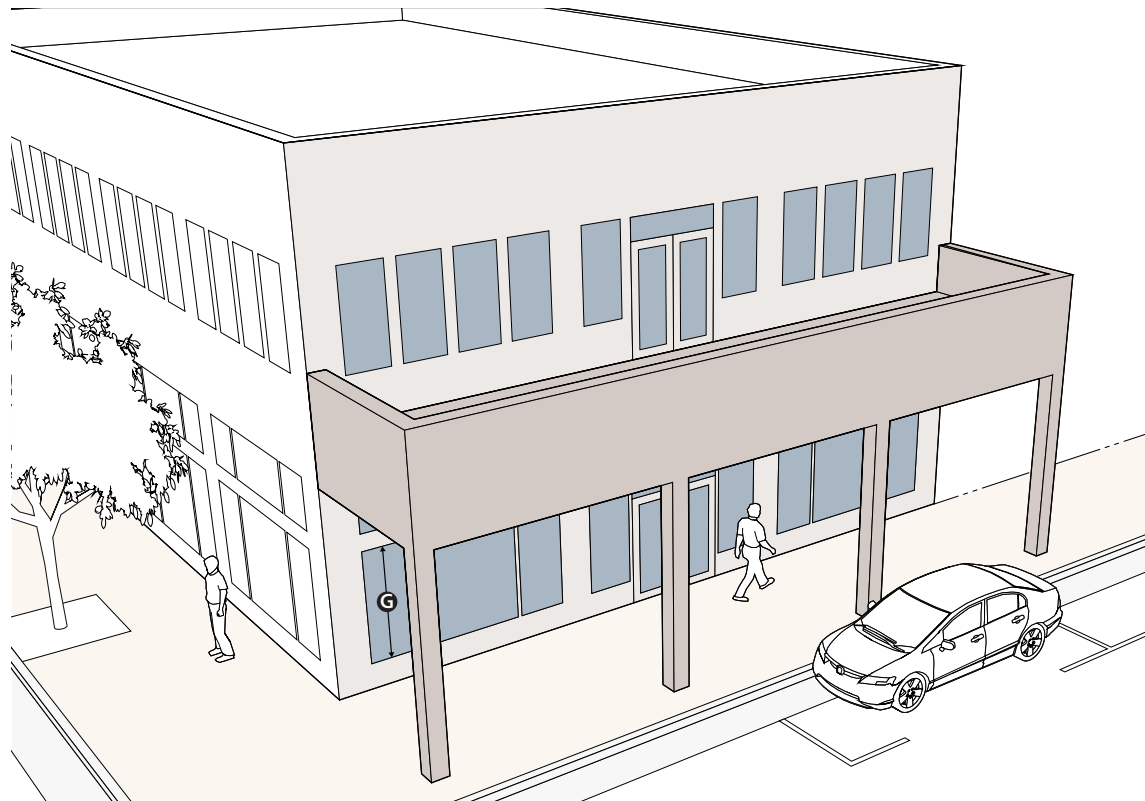
- A. Depth 8 ft.
- B. First Floor Plate Height 10 ft. min.
- Building Frontage Coverage 100%

Ground-Floor Doorways

- Inset 0 ft. min./12 ft. max.
- C. Width 5 ft. min./11 ft. max.

Ground-Floor Windows

- D. Width 2 ft. min./10 ft. max.
- E. Height 5 ft. min./10 ft. max.

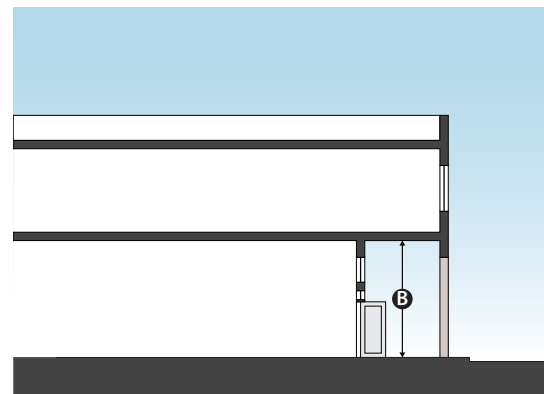




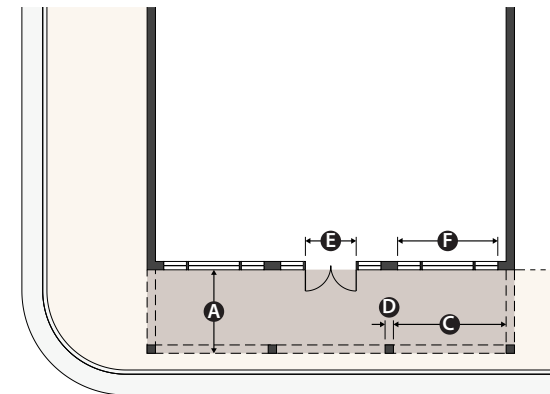
Images above illustrate acceptable examples of the Gallery - Deck frontage form.

D. Arcade

An arcade frontage is characterized by a façade where the first floor aligns directly with the street-facing property line (a zero-foot built-to line) and the floors above project out over, and may fully absorb, the pedestrian space/sidewalk so that a pedestrian may not bypass it. This frontage is typically appropriate for ground-floor retail and restaurant use, with office and residential uses above. An encroachment agreement is needed to construct this frontage type.



Section



Plan

Development Standards

Arcade

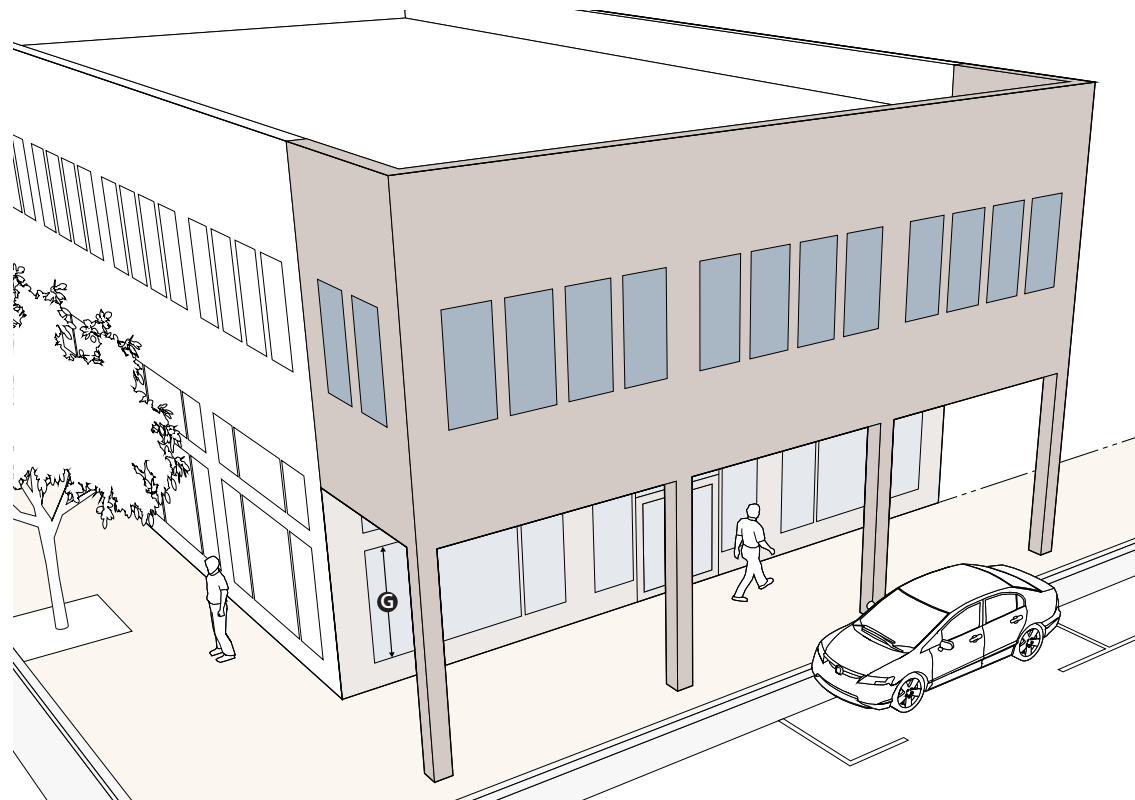
- A. Depth 8 ft. min.
- B. First Floor Plate Height 10 ft. min.
- Building Frontage Coverage 100%

Ground-Floor Doorways

- Inset 0 ft. min./12 ft. max.
- C. Width 8 ft. min.

Ground-Floor Windows

- D. Width 2 ft. min.
- E. Height 5 ft. min.

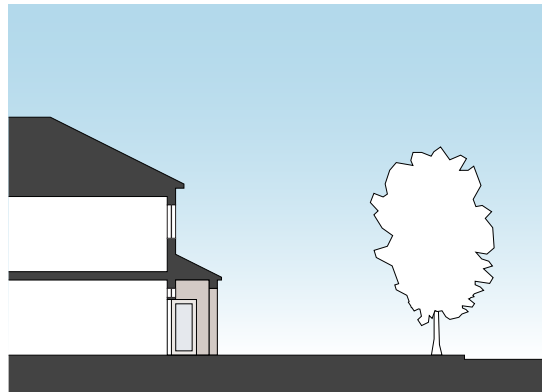




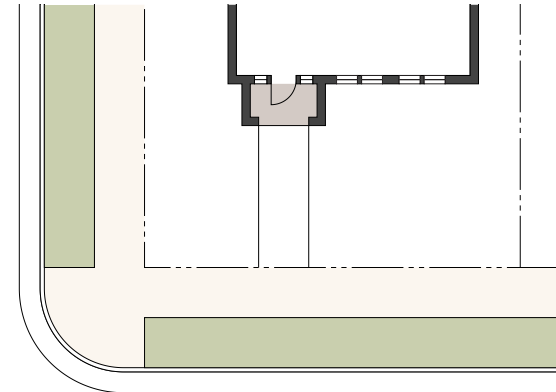
Images above illustrate acceptable examples of the Arcade frontage form.

E. Common Lawn

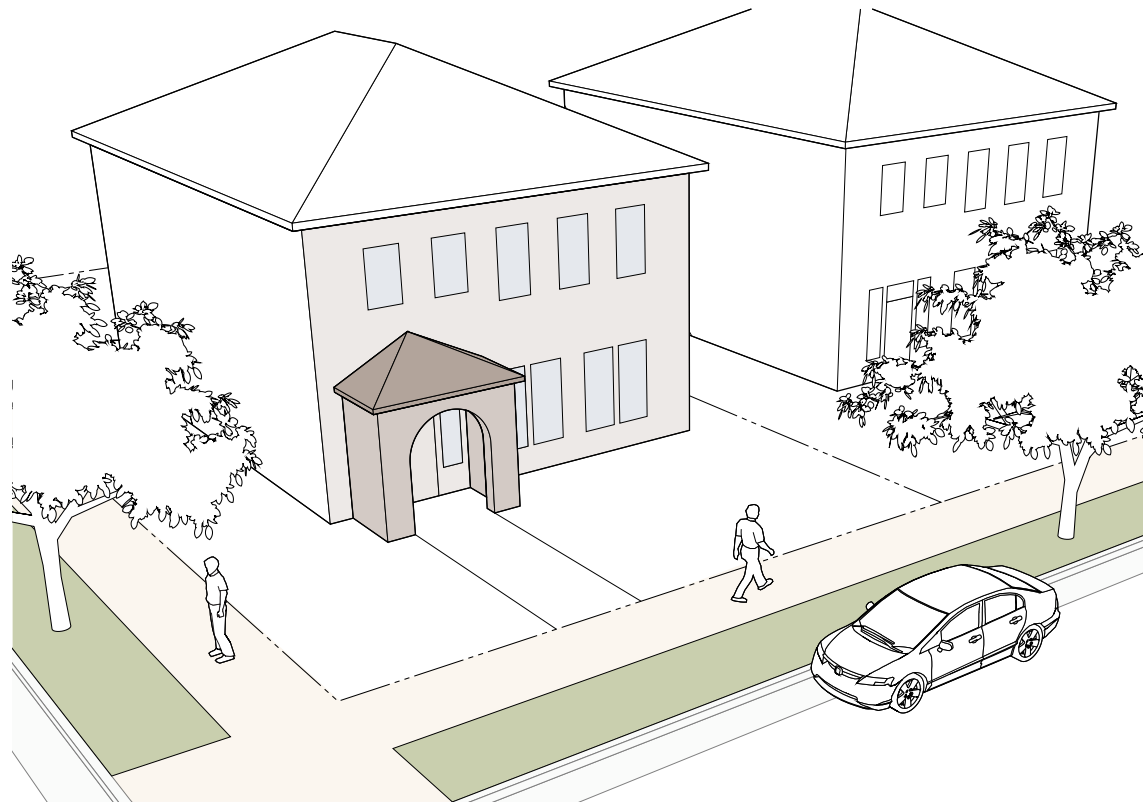
A common lawn frontage is characterized by deep front yard setbacks. The building façade is set back substantially from the front property line. The resulting front yard is unfenced and is visually continuous with adjacent yards, supporting a common landscape.



Section



Plan





Images above illustrate acceptable examples of the Common Lawn frontage form.

F. Porch

The porch frontage is intended for residential uses. The type is characterized by a covered, active outdoor living space connected to the front of the building. The porch may be raised above the finished grade of the lot or be built at grade. An optional fence along the street facing property line(s) may be constructed to help demarcate the adjoining yard area.

Development Standards

Porch

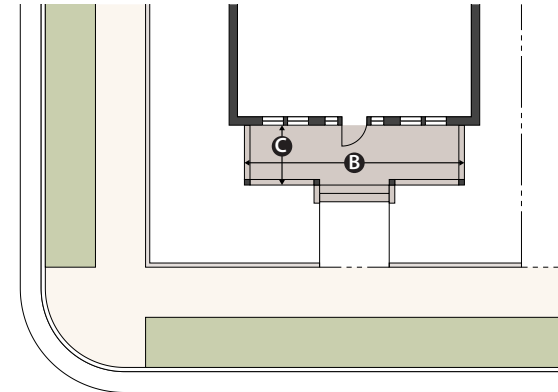
- A. Height Above Sidewalk Grade 0 ft. min./
6 ft. max.
- B. Width 6 ft. min.
- C. Depth 6 ft. min.

Fence/Wall (if provided)

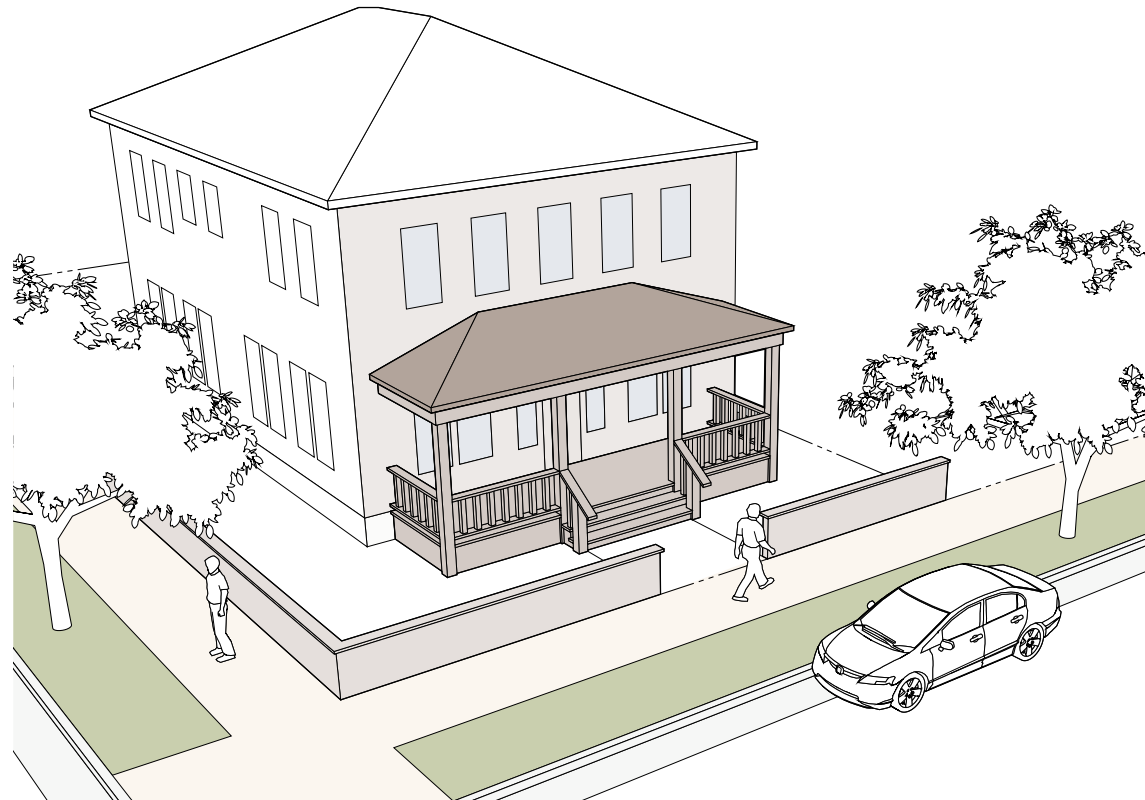
- Setback from Frontage Line 0 ft. min.
- Height 3 ft. max



Section



Plan





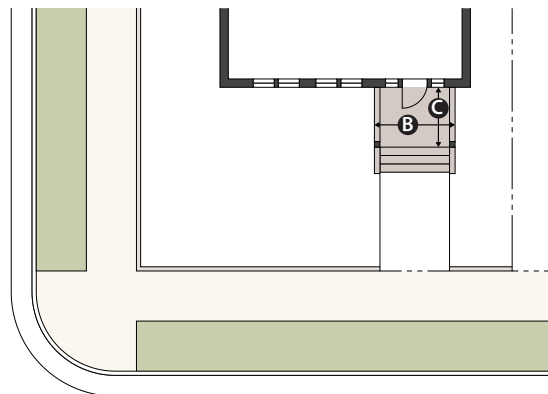
Images above illustrate acceptable examples of the Porch frontage form.

G. Stoop

The stoop frontage is intended for residential uses. The type is characterized by stairs and a small landing. The stoop is commonly associated with denser building types on narrower lots and placed close to the street-facing property line(s). To accommodate a property's limited yard area, a stoop's stairs may be placed perpendicular or parallel to the property line. The frontage may be covered and may include an optional fence along the street facing property line(s) to help demarcate the adjoining yard area.



Section



Plan

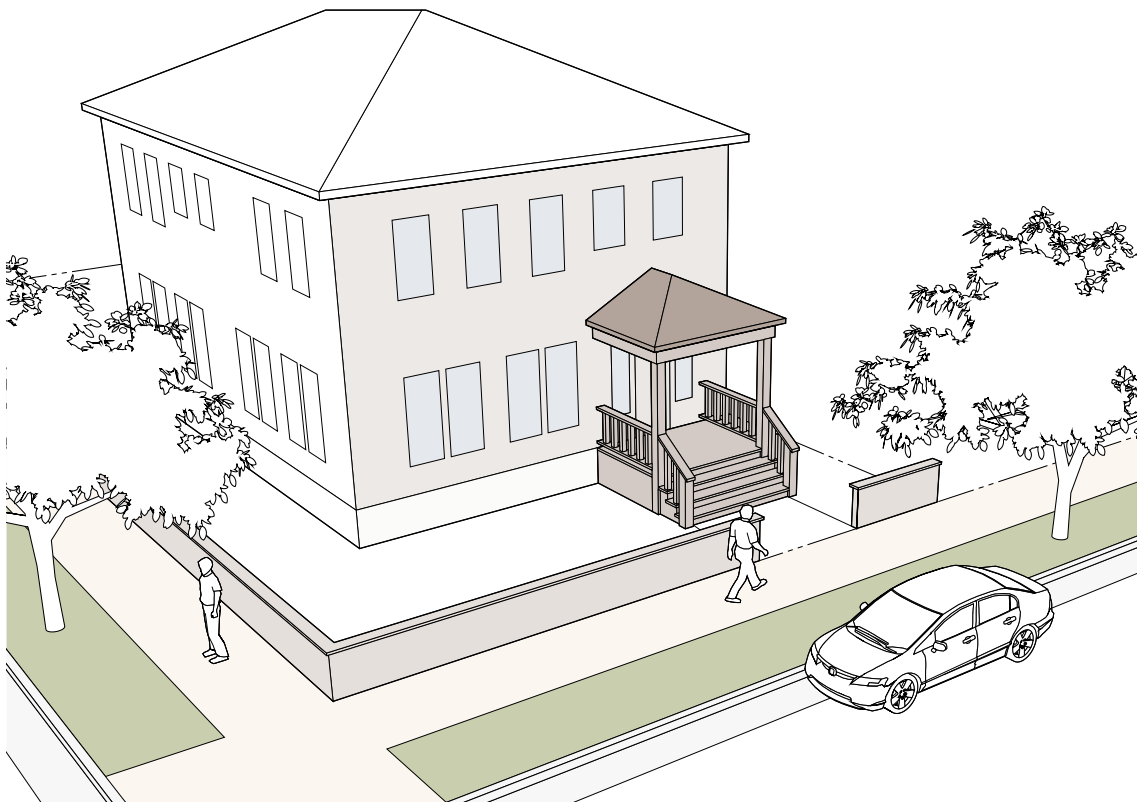
Development Standards

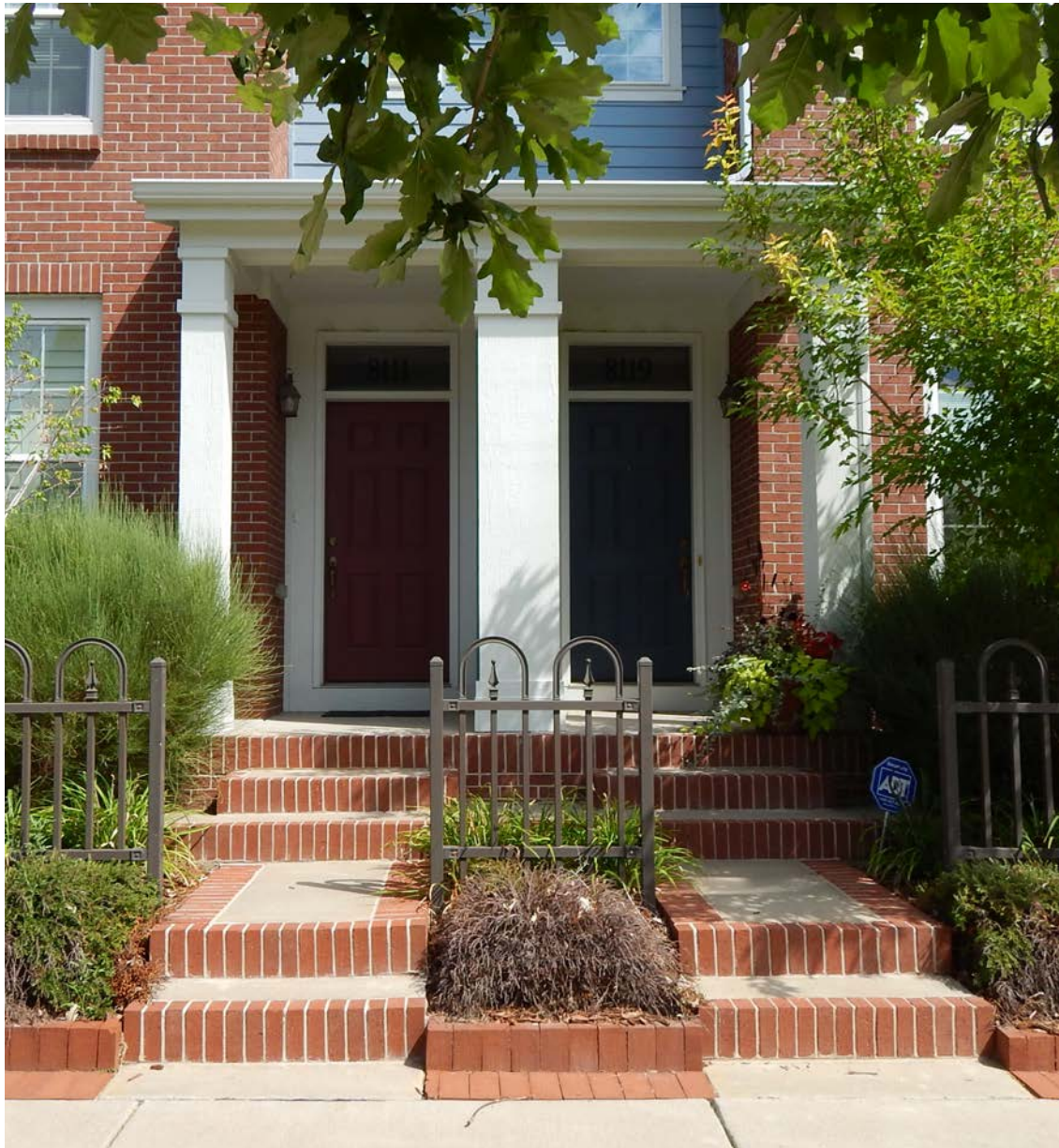
Stoop

- A. Height Above Sidewalk Grade 2 ft. min./
6 ft. max.
- B. Width 4 ft. min.
- C. Depth 4 ft. min.

Fence/Wall (if provided)

- Setback from Frontage Line 0 ft. min.
- Height 3 ft. max.





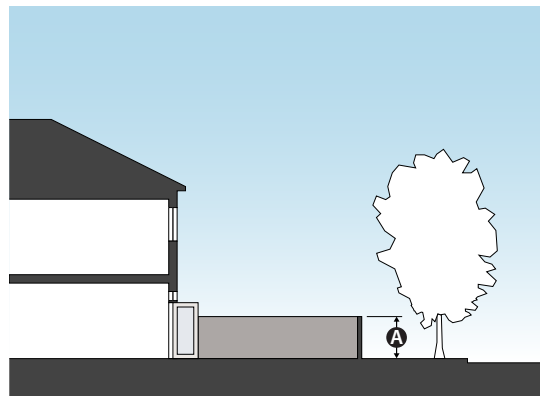
Images above illustrate acceptable examples of the Stoop frontage form."

H. Forward Patio

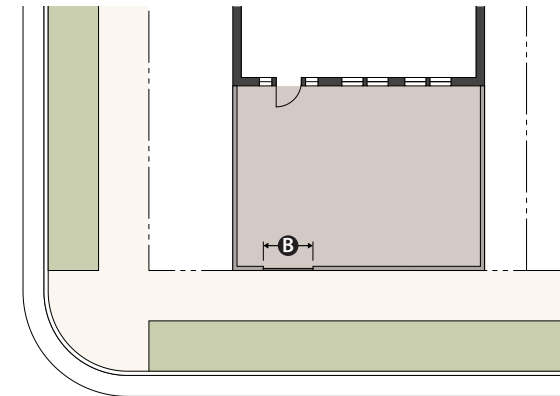
The forward patio is intended for residential uses. The type is characterized by an enclosed (or semi-enclosed) patio space between the front door and the public sidewalk. In denser building types, this frontage may provide the only outdoor space for the dwelling.

Development Standards

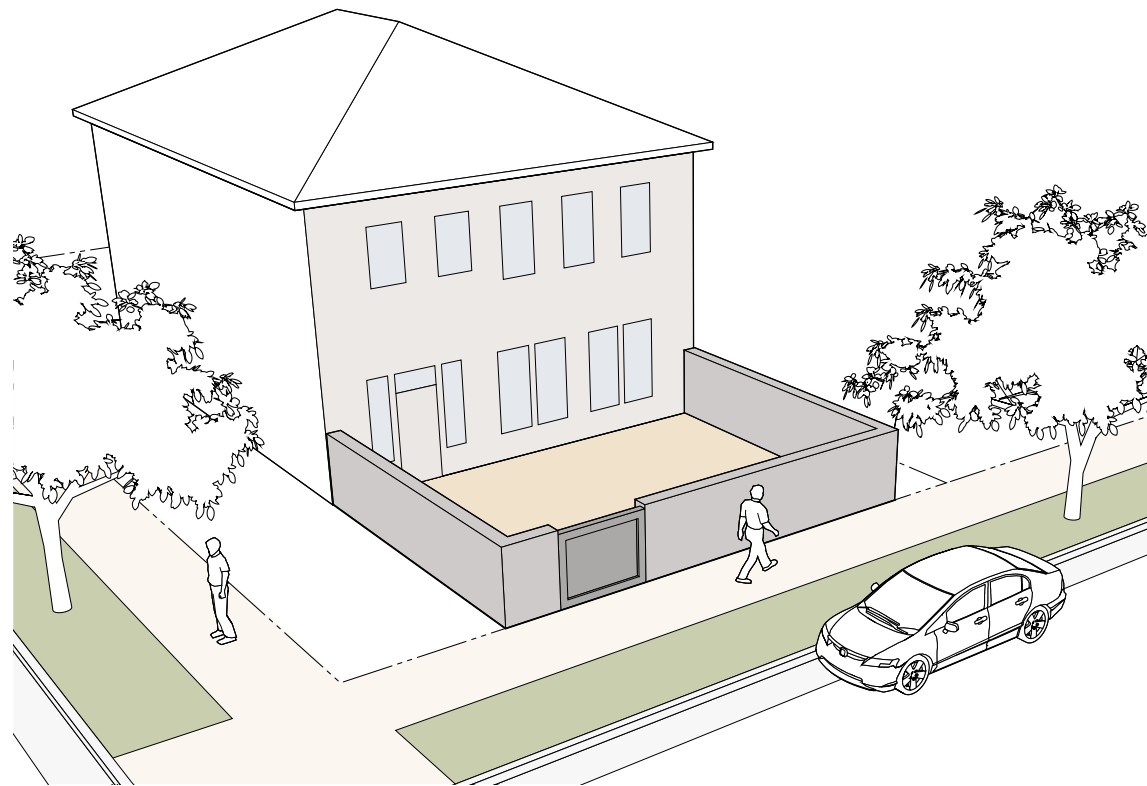
- A. Wall Height 3 ft. max.
- B. Gate (if provided) 36 in. width min.
- Wall Setback from Frontage Line 0 ft. min.



Section



Plan





Images above illustrate acceptable examples of the Forward Patio frontage form.

PHYSICAL FORM: COMMUNITY SPACES

This section describes the various community space forms, corresponding development standards, and permitted locations within the plan area. All community spaces in the plan area shall conform to these development standards.

The community space forms used in this plan are:

- A. Greenway
- B. Major Drainage Channel (Shed C Channel/The Southeast Policy Area Channel)
- C. Detention Basin
- D. Park/Open Space
- E. Joint Use Park/Detention Facility
- F. School
- G. Bus Stop
- H. Major Transit Facility

The community space forms shall be applied consistent with the following matrix. An “x” indicates that the community space form is allowed in the corresponding land use designation; a “-” indicates that the community space form is not allowed in the corresponding land use designation.

	Community Type/Specific Land Use Type												
	Employment Hub/Core			Village Center		Residential/Neighborhood				Public/Semi-Public			Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS	SC
Community Facility Types													
Greenway	-	-	-	-	-	-	-	-	-	-	-	X	-
Major Drainage Channel	-	-	-	-	-	-	-	-	-	-	X	-	-
Detention Basin	-	-	-	-	-	-	-	-	-	-	X	-	-
Park/Open Space	-	-	-	-	-	-	-	-	-	-	-	X	-
Joint Use Park/Detention Facility	-	-	-	-	-	-	-	-	-	-	X	X	-
School	-	-	-	-	-	-	-	-	-	X	-	-	-
Bus Stop	X	X	X	X	X	X	X	X	X	X	X	X	X
Major Transit Facility	X	-	-	-	X	-	-	-	-	-	-	-	-



Example community space forms found in this section.

A. Greenway

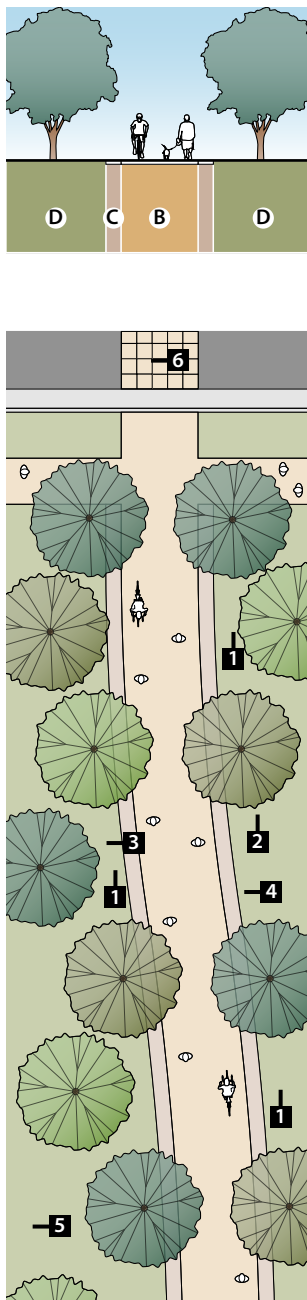
The greenway is an off-street circulation element or trail, which connects neighborhoods together and provides off-street access to individual parks. It provides spaces for bicycling, walking/jogging, and other forms of recreation. It includes landscaping to buffer the trail from adjoining uses.

Development Standards

- A. Overall Width 40 ft. min
- B. Pavement Width 10 ft. min
- C. Shoulder 2 ft. min. each side
- D. Landscaping 5 ft. min. each side

Design Requirements

1. Greenways shall comply with City and CCSD Parks Master Plans and Trails Master Plan.
2. Where possible, utilize permeable pavement and/or a high-albedo (high reflective) materials.
3. Where the greenway crosses a street, incorporate special paving materials (e.g., decorative pavers), colors, and/or patterns to make pedestrian crossings more visible and to help foster a unique, desirable identity.
4. Greenway entrances/access points shall be designed to maximize safety and convenience of the trail user, including ADA-compatible design and sufficient width and maneuvering space for a bike with trailer.
5. Greenways shall be designed, to the extent practicable, using sustainable landscape design principles, such as those identified in the “River-Friendly Landscape Guidelines,” published by Sacramento County. At a minimum, principles include selective use of turf, inclusion of native and drought-tolerant plants, and low-volume irrigation systems. Landscape design shall



also conform to City of Elk Grove Water Efficient Landscape Requirements (EGMC Chapter 14.10).

Pedestrian Amenities

Development shall provide the following amenities along the greenway at key locations, such as entrances to parks, crossings of roads (other than local roads), or neighborhood entries.

1. Bench
2. Picnic table
3. Water fountain
4. Informational kiosk
5. Plaza space or open lawn
6. Enhanced paving
7. Trash receptacles

NOTE: For a description of the streetscape elements see sub-section I. Streetscape Materials under subsection I, Streetscape Materials, in the Physical Form: Common Features section of this chapter.

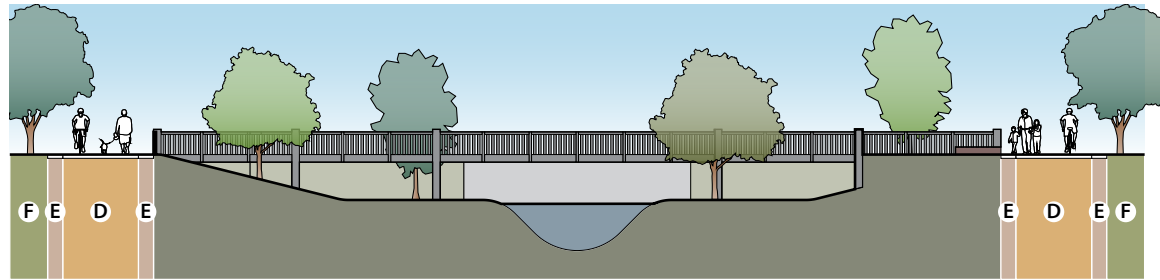




Images above illustrate acceptable examples of the Greenway community spaces form.

B. Major Drainage Channel (Shed C Channel)

The major drainage channel is the primary conveyance facility for stormwater drainage through the plan area. It takes flows from the various detention basins and conveys them out of the plan area. It also includes a public trail on at least one side that doubles as a maintenance access road.



Development Standards

Channel

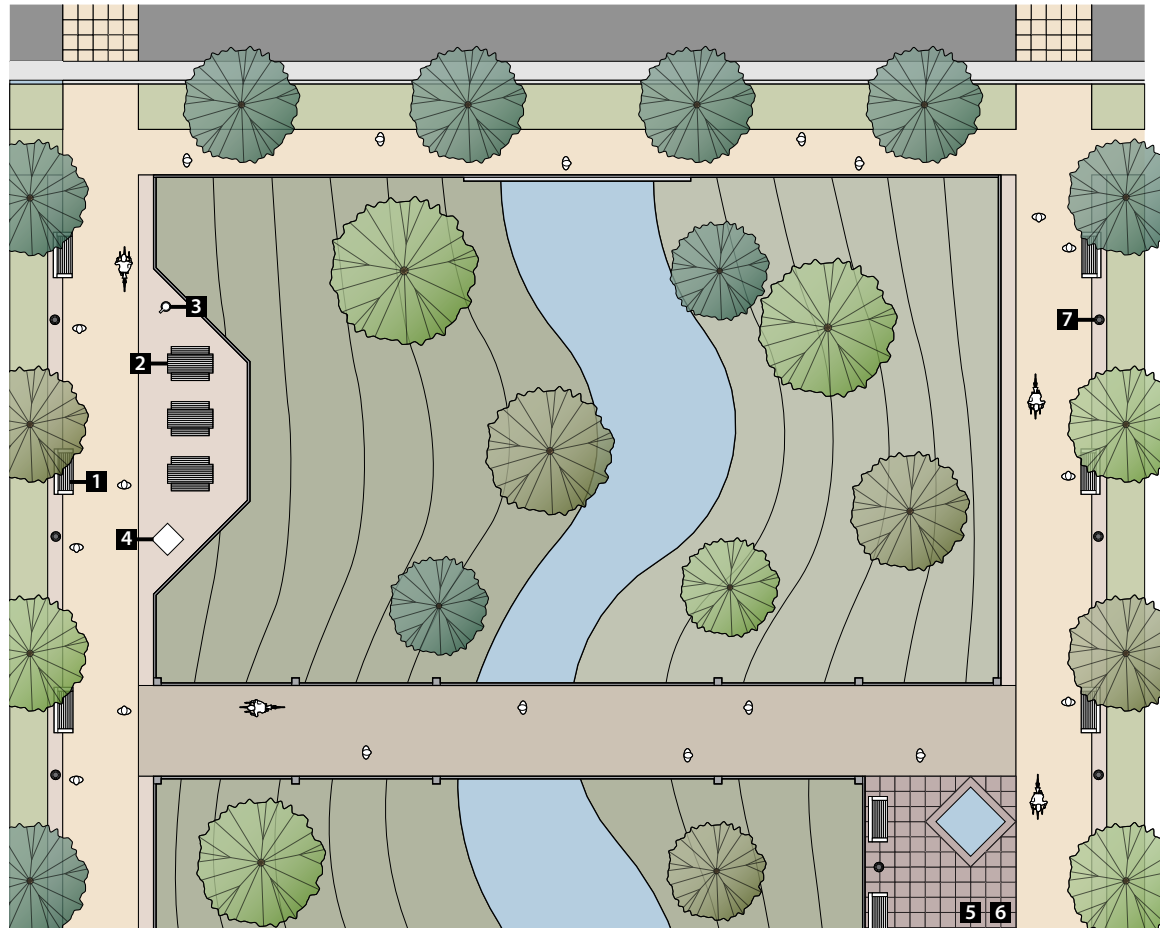
- A. Overall Width Varies, see drainage master plan
- B. Low-flow Width Varies, see drainage master plan
- C. Side Slope 4:1 min. , 3:1 max.

Trail

- D. Pavement Width 10 ft. min
- E. Shoulder 2 ft. min each side
- F. Landscaping 10 ft. min. along outside edge

Design Requirements

1. The low-flow bottom shall have a meander and include native vegetation to the satisfaction of Public Works.
2. Trail landscaping shall be designed, to the extent practicable, using sustainable landscape design principles, such as those identified in the "River-Friendly Landscape Guidelines," published by Sacramento County. At a minimum, principles include selective use of turf, inclusion of native and drought-tolerant plants, and low volume irrigation systems. Landscape design shall also conform to



City of Elk Grove Water Efficient Landscape Requirements (EGMC Chapter 14.10).

3. Ponding may be allowed in sections along the Village Center upon Public Works approval. Ponds shall include measures to limit algae formation and mosquitoes.
4. The trail shall be separated from the channel by a post and cable or post and rail fence.
5. Where possible, utilize permeable pavement and/or a high-albedo (high reflective) materials.
6. Entrances/access points shall be designed to maximize safety and convenience of the trail user, including ADA-compatible design and sufficient width and maneuvering space for a bike with trailer.

Pedestrian Amenities

Development shall provide the following amenities along the Major Drainage Channel at key locations, such as entrances, crossings of roads (other than Local roads), or neighborhood entries.

1. Bench
2. Picnic table
3. Water fountain
4. Informational kiosk
5. Plaza space or open lawn
6. Enhanced paving
7. Trash receptacles

NOTE: For a description of the streetscape elements see sub-section I. Streetscape Materials under subsection I, Streetscape Materials, in the Physical Form: Common Features section of this chapter.



Images above illustrate appropriate examples of the Major Drainage Channel community spaces form.

C. Detention Basin

A detention basin is a stormwater storage facility that holds stormwater and gradually releases it into the major drainage channel. The detention basin also acts as a water quality feature. It also includes a public trail on at least one side, with a maintenance road on the other. Stormwater outfalls from the facility into the major drainage channel through both a low-flow culvert (accommodating flows less than or equal to the 10-year event) and an overland release across the maintenance road that accommodates larger flows.

Development Standards

Greenway

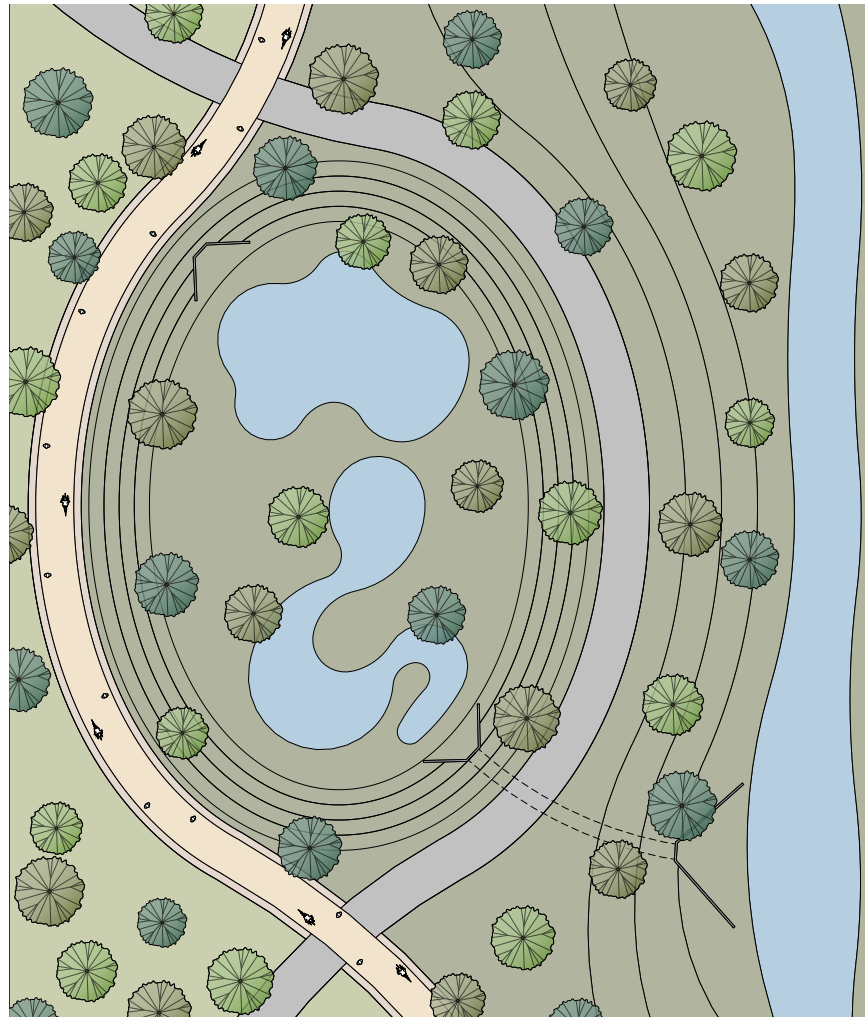
- A. Overall WidthVaries, see Drainage Master Plan
- B. Low-Flow WidthVaries, see drainage Master Plan
- C. Side slop 4:1 min. , 3:1 max.

Trail

- D. Pavement Width 10 ft. min
- E. Shoulder 2 ft. min each side
- F. Landscaping 10 ft. min. along outside edge

Design Requirements

1. The low-flow bottom shall have a meander and include native vegetation to the satisfaction of Public Works.
2. A post and cable or post and rail fence shall be installed around the outside of the basin.
3. Include viewing areas (e.g., vistas, outlooks) along the edge of the basin along the trail. Include benches and information kiosks at the viewing areas.



4. Landscaping shall be designed, to the extent practicable, using sustainable landscape design principles, such as those identified in the “River-Friendly Landscape Guidelines,” published by Sacramento County. At a minimum, principles include selective use of turf, inclusion of native and drought-tolerant plants, and low-volume irrigation systems. Landscape design shall also conform to City of Elk Grove Water Efficient Landscape Requirements (EGMC Chapter 14.10).
5. Where possible, utilize permeable pavement and/or a high-albedo (high reflective) materials.



Images above illustrate acceptable examples of the Detention Basin community spaces form.

D. Park/Open Space

A Park/Open Space is an area dedicated to active and passive recreation.

Development Standards

Lot Size Varies, see Parks Master Plan Design Principles

Design Requirements

Each park/open space shall include active and passive recreational and open space amenities consistent with the provisions of the Parks Master Plan and to the satisfaction of the City and the Cosumnes Community Services District.

1. Provide amenities that draw people into the space, such as water features, public art, gathering areas, shade, drinking fountains, etc.
2. Provide seating, based on park size, in the form of benches, planters, or seat walls.
3. Use landscaping to create a series of identifiable spaces, views, and landmarks.
4. Provide shade trees or shade structures to protect from sun and rain.
5. Situate parks and playgrounds so that they take advantage of natural features such as adjacency to the drainage channel.
6. Locate parks and playgrounds in proximity to residential areas with adequate visibility from streets, residences, and sidewalks for safety and security. Consult the Parks Master Plan for an adequate distance between uses to reduce noise impacts.
7. Design parks so that they are well lit with pedestrian-scale light fixtures, with particular attention to safety and security.



Images above illustrate acceptable examples of Parks/Open Space community space forms

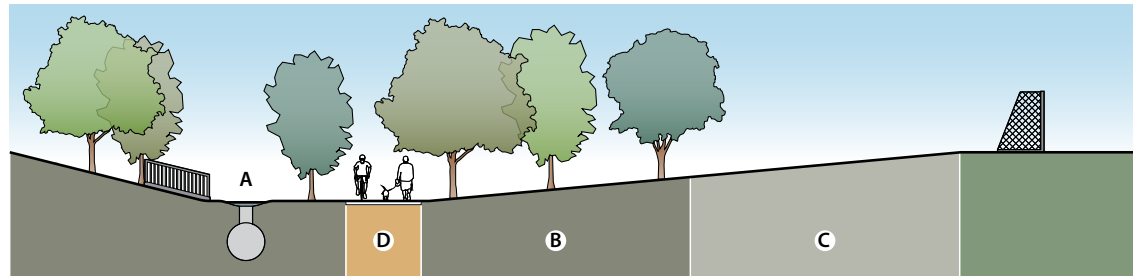
8. Provide a variety of recreational facilities, in keeping with the scale of the facility, for all age groups and physical abilities and be designed for both active and passive uses.
9. Incorporate all-weather trails in linear parkways that are adequate in width for pedestrians and bicyclists which logically link nearby activity centers, such as parks and the Village Center.
10. Landscaping shall be designed, to the extent practicable, using sustainable landscape design principles, such as those identified in the "River-Friendly Landscape Guidelines," published by Sacramento County. At a minimum, principles include selective use of turf, inclusion of native and drought-tolerant plants, and low-volume irrigation systems. Landscape design shall also conform to City of Elk Grove Water Efficient Landscape Requirements (EGMC Chapter 14.10).
11. Where possible, utilize permeable pavement and/or a high-albedo (high reflective) materials.
12. Park design shall comply with Parks Master Plan Design Principles.



Images above illustrate acceptable examples of Park/Open Space community spaces form.

E. Joint Use Park/Detention Facility

This community facility allows for the combination of parks and detention basins on a limited basis. The detention portion functions as a modified joint greenway/minor drainage channel that may spill into the park area after the adjoining detention basin has first been utilized.



Development Standards

Detention Facility

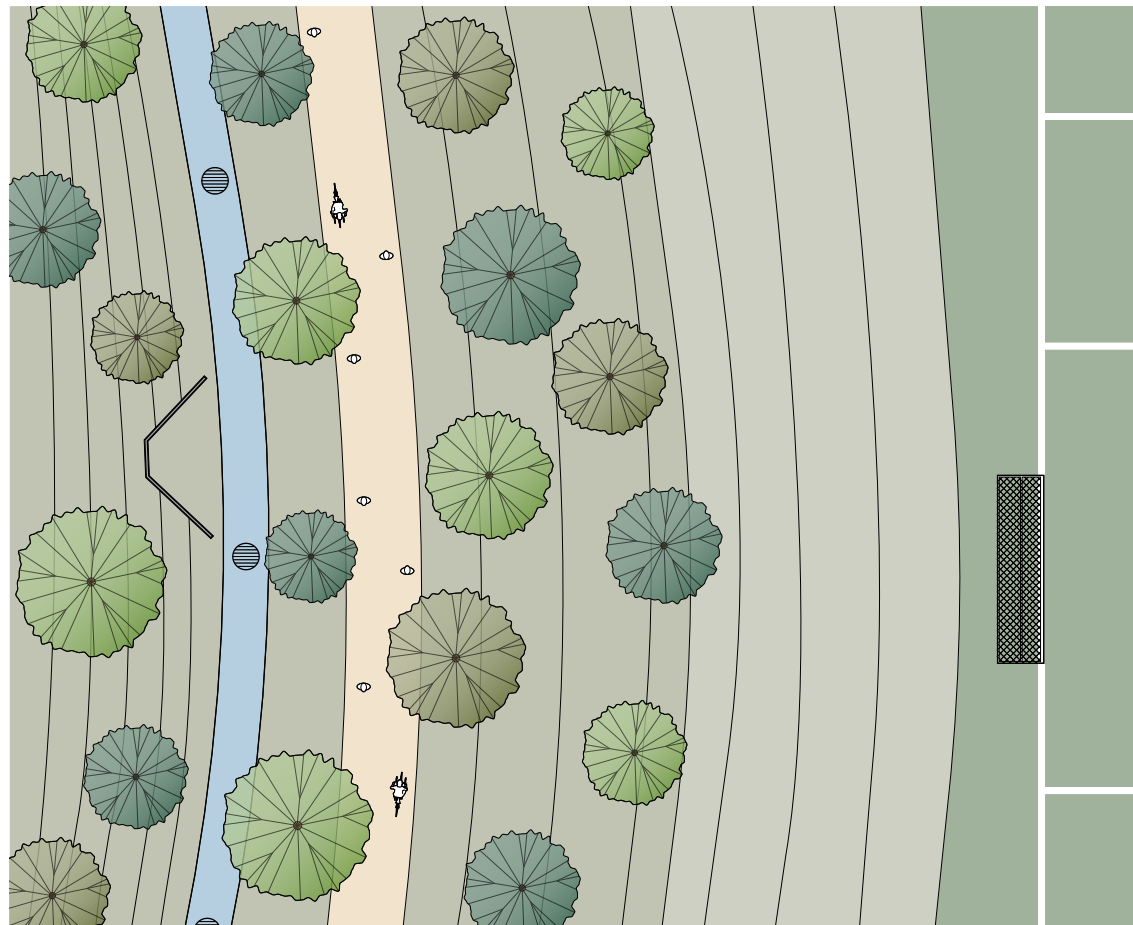
A. Low-Flow Channel Width varies
 Design Capacity 10-year event

- B. Overflow Area "1"** – Width varies
- Design Capacity: 10–50-year event
 - Vegetation: Native plantings
 - Programming: Passive spaces
 - Quimby Credit (outside of low-flow channel or any trail component): 25% of acreage
 - Side slope: 4:1 max.

- C. Overflow Area "2"**
- Width: Varies
 - Design Capacity: 50–100-year event
 - Vegetation: Sod
 - Programming: Non-programmed active spaces
 - Quimby Credit (outside of low-flow channel, any trail component, or Overflow Area "1"): 50% of acreage
 - Side slope: 4:1 max.; 5:1 max allowed if vegetative material is sod

Trail (if provided)

D. Pavement width - 10 ft. min



Design Requirements

1. The low-flow bottom shall have a meander and include native vegetation to the satisfaction of Public Works.
2. Developer shall provide a master plan of the joint use facility and adjacent park for City and CCSD review and approval prior to any entitlement approvals. Park/detention facilities shall be contiguous with other unencumbered parks/open space.
3. Park design shall comply with Parks Master Plan Design Principles.
4. Landscaping shall be designed, to the extent practicable, using sustainable landscape design principles, such as those identified in the “River-Friendly Landscape Guidelines,” published by Sacramento County. At a minimum, principles include selective use of turf, inclusion of native and drought-tolerant plants, and low-volume irrigation systems. Landscape design shall also conform to City of Elk Grove Water Efficient Landscape Requirements (EGMC Chapter 14.10).
5. Where possible, utilize permeable pavement and/or a high-albedo (high reflective) materials.



Images above illustrate acceptable examples of the Joint Use Park/Detention Facility community spaces form.

F. School

Educational facilities are provided by the Elk Grove Unified School District; therefore, these facilities are outside the purview of this document.



G. Bus Stop

Bus stops provide connections to the City’s public transit services. The provisions below are specific to stops that include shelters. All stops other than those along local roads shall include bus stop shelters to the satisfaction of the City.

Development Standards

- Bus Stop Pad 7 ft. by 28 ft. min.
- Sidewalk in front of pad 6 ft. min.
- Bus Turnout See City Improvement Standards

Design Requirements

1. Work with e-tran to design visually iconic, energy-efficient, and user-friendly bus shelters. Consider the use of solar panels to power lighting and monitors, require ADA accessibility, and ensure maximum transparency to enhance safety. Ensure that bus shelters do not obstruct pedestrian circulation. Require a minimum of 6-foot sidewalk clearance for the pedestrian passage-way.
2. Shelters shall be provided, consistent with the following design characteristics:
 - Color Black
 - Roof Style Hip or barrel vault
 - Seating 3 min.
 - Lighting LED
 - Side Panels Plexi or decorative metal panels
3. Provide an informational kiosk as part of the shelter.
4. Where possible, utilize permeable pavement and/or a high-albedo (high reflective) materials.



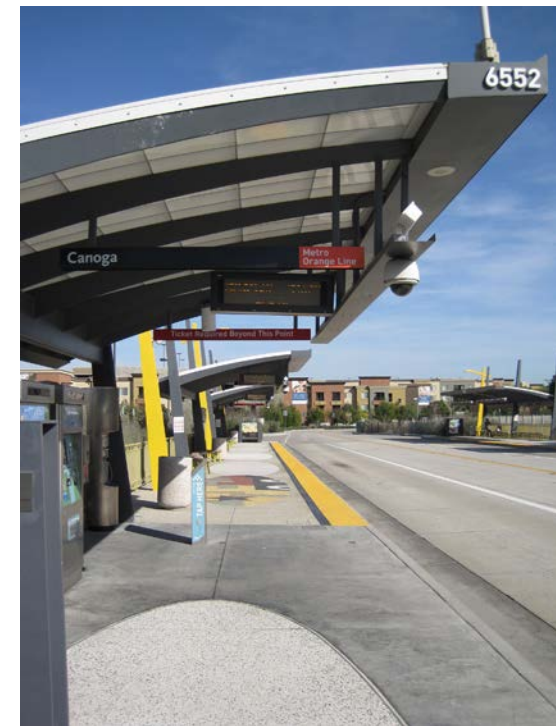
Images above illustrate appropriate examples of the Bus Stop community spaces form.

H. Major Transit Facility

A major transit facility is reserved for light rail/ bus rapid transit station(s). The ultimate siting, design, and configuration of the facility shall be determined in coordination with the applicable service provider(s).

Design Requirements

1. The station(s) shall consist of multiple amenities, including but not limited to shelters in both directions, benches, static and real-time passenger information panels, passenger signage, ticket machines, and ADA-accessible ramps.
2. Shelters shall be designed such that they:
 - Match with surrounding land uses and architectural design features to reflect the unique character and features of the community.
 - Provide appropriate transit information to passengers.
 - Are oriented toward pedestrian movements and accessibility.
3. Shelters shall be designed to meet all ADA requirements.
4. Shelters shall be designed to meet peak loading volumes in both directions.
5. Bicycle parking shall be provided.
6. Platforms shall be sufficiently long to accommodate maximum vehicle configurations.
7. Platforms shall be wide and spacious enough for peak passenger flows and queues.
8. The station(s) shall be designed to meet all ADA requirements and possess appropriate facilities for at-station transfers to other vehicles and modes. This may include:
 - Appropriate signage and transfer information.
 - Pedestrian crossings, transfer corridors, and walking paths.
 - Passenger queuing areas.
 - Loading/unloading curb space for buses.
 - Layover bays.
9. The station(s) shall have direct pedestrian and bicycle links to nearby development.
10. The station(s) shall include:
 - Sufficient facilities to meet park and ride demand. Joint use agreements with adjoining development may be implemented for reduced construction costs.
 - Drop-off facilities with curb space and sidewalk width for pick-up and drop-off zones.



Images above illustrate acceptable examples of the Major Transit Facility community spaces form.

PHYSICAL FORM: COMMON FEATURES

This section describes the various common feature forms, corresponding development standards, and permitted locations within the plan area. All common features in the plan area shall conform to these development standards.

The common feature forms used in this plan are:

- | | |
|--------------------------|------------------------------------|
| A. Parking Lot (Surface) | F. Residential Accessory Structure |
| B. Parking Structure | G. Entry Monument |
| C. Bicycle Parking | H. Fences and Walls |
| D. Signage | I. Streetscape Materials |
| E. Trash Enclosure | |

The common feature forms shall be applied consistent with the following matrix. An “x” indicates that the common feature form is allowed in the corresponding land use designation; a “-” indicates that the common feature form is not allowed in the corresponding land use designation.

	Land Use Classes/Land Use Designations												
	Employment Hub/Core			Village Center		Residential/Neighborhood				Public/Semi-Public			Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS	SC
Parking Lot (Surface)	X	X	X	X	X	-	-	X	X	X	-	X	X
Parking Structure	X	X	X	X	X	-	-	-	X	-	-	-	X
Bicycle Parking	X	X	X	X	X	-	-	X	X	X	-	X	X
Signage	X	X	X	X	X	X	X	X	X	X	X	X	X
Trash Enclosure	X	X	X	X	X	-	-	X	X	X	X	X	X
Residential Accessory Structure	-	-	-	-	-	X	X	X	-	-	-	-	-
Entry Monument	X	X	X	X	X	X	X	X	X	X	X	X	X
Fences and Walls	X	X	X	X	X	X	X	X	X	X	X	X	X
Streetscape Materials	X	X	X	X	X	X	X	X	X	X	X	X	x

A. Parking Lot (Surface)

Parking lots provide ground-level (surface) parking for vehicles.

Development Standards

Stall Dimensions See Zoning Code

Drive Aisle Dimensions See Zoning Code

Design Requirements

1. Pedestrian circulation/walkways shall be designed to provide circulation through parking lots from public sidewalks to primary building entryways. Sidewalks shall be designed to ensure that vehicles which may overhang or intrude into the sidewalk system do not reduce the minimum required sidewalk width of 4 feet.
2. Parking areas shall be designed to connect with parking areas on adjacent sites to eliminate the necessity of utilizing the public right-of-way for cross movements. Joint or shared access, internal circulation, or parking is encouraged with adjacent uses.
3. Include parking lot signage and well-designed locations for ingress and egress that reduce conflicts with pedestrian movement.
4. Landscaping within the parking field shall be provided pursuant to the requirements of the Zoning Code.
5. Locate parking lots, driveways, and loading areas to the rear of the property or internal to the block to maximize active pedestrian edges.
6. Provide preferred parking for alternative energy vehicles and charging stations for electric powered vehicles, per CalGreen provisions. Provide dedicated parking for car-share vehicles.
7. Where possible, utilize permeable pavement and/or a high-albedo (high reflective) materials.



Images above illustrate acceptable examples of the Parking Lot (Surface) common features form.

B. Parking Structure

Parking structures provide a higher number of parking stalls within a smaller land footprint. They support the densification of land uses and major transit facilities

Design Requirements

1. Incorporate passive safety design features in parking structures such as glass for pedestrian stairways and adequate interior lighting to create a secure facility.
2. Encourage retail at the ground floor of parking structures to activate the street edge and intersections. If retail is not feasible, locate stairwells and elevators of parking structures at building corners visible from the street to increase transparency between the structure and the public realm.
3. Design façades of parking structures to reduce adverse effects on the pedestrian environment where alternative ground-floor uses are not possible, with green-screens, landscaping, public art, lighting, and semi-opaque windows. Mitigate any required blank walls with plantings, murals, architectural articulation, faux façades, etc.
4. Reduce the bulk of large parking structures by breaking up façades with articulated fronts, varying rooflines, architectural details, and upper-story setbacks.



Images above illustrate acceptable examples of the Parking Structure common features form.

C. Bicycle Parking

Design Requirements

1. Bicycle racks and/or lockers shall be located at key commercial and mixed use locations and transit nodes within 50 feet from the primary building entrance.
2. Ensure that bicycle racks are placed in highly visible locations and consider ease of entry and exit when placing bike racks or other furnishings with the potential for pedestrian/bicycle conflict. See Zoning Code Section 23.58.100, Bicycle Parking Requirements, for minimum bike parking requirements.
3. Bicycle parking may be located within a building if access is readily available from an outdoor entrance.
4. Bicycle parking shall be integrated into the overall site plan and not installed as an afterthought. Racks and lockers should not be located within 50 feet of a trash enclosure.
5. Bike racks shall be of such design as to hold the bicycle frame (not just the wheel), accommodate a U-shape shackle lock, a wide range of cycle sizes, wheel sizes, and types, and be covered with a protective powder-coated paint material to avoid damaging the bicycle in a complementary color to the adjacent building.
6. Bicycle parking areas are encouraged to include a bench, water fountain, and/or other amenities.
7. Bicycle parking and bicycle racks shall be located to avoid conflicts with pedestrian movement and accessibility requirements.
8. Bicycle parking spaces are encouraged to be sheltered from precipitation. Sheltering may be achieved by, but is not limited to, roof extensions, overhangs, awnings, arcades, carports, roofed enclosures, lockers, or indoor bicycle rooms.



Images above illustrate acceptable examples of the Bicycle Parking common features form.

D. Signage

Design Requirements

1. Design all signage pursuant to the provisions of Chapter 23.62, Signs on Private Property, of the City's Municipal Code and the protocols contained in this section, including compliance with the Clear Visibility Triangle at corners and driveways.
2. Incorporate sign design into the development applications for buildings.
3. Integrate the method of sign attachment to a building into the overall design of the sign.
4. Signs that represent the type of business through design, color, form, or graphic combination and complement the architectural style and scale of the building are encouraged.
5. Locate building-mounted signs on wall areas or architectural features that are specifically designed for them. Appropriate architectural features include recessed wall areas, towers, turrets, or parapets.
6. High-quality hanging signage that is perpendicular to the building façade to target pedestrians is encouraged. Hanging signage can be wall-mounted with brackets or suspended from awnings above the sidewalk.
7. Wall-mounted façade signs that are individually lettered (e.g., channel letters, reverse channel letters, push-pin letters) are encouraged. Signs painted directly onto building walls are discouraged.
8. Signage may protrude up to 5 feet in depth into the public right-of-way along sidewalks.
9. Projecting signs shall be at least 9 feet above the sidewalk.
10. External spotlights for sign illumination are encouraged. Lighting shall be directed to minimize glare.
11. Create signs that are modestly scaled to fit the casual visual character of alleys and rear parking areas.
12. Minimize energy consumption of signs and their illumination systems through the use of energy-saving design techniques, equipment, and materials.



Images above illustrate acceptable examples of the Signage common features form.

E. Trash Enclosure

Design Requirements

1. Refuse containers shall be screened from public view and adjoining public streets and rights-of-way and residential zoned areas.
2. The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural style. Exceptions may be permitted for sites with unique characteristics (e.g., shallow lot depth, adjacency to single-family residential).
3. Trash enclosures shall comply with the City's Space Allocation and Enclosure Design Guidelines for Trash and Recycling.



Images above illustrate acceptable examples of the Trash Enclosure common features form.

F. Residential Accessory Structure

Residential accessory structures (other than detached garages, which are regulated as part of the building form and lot type standards previously defined) shall be developed consistent with the standards of Chapter 23.46 of the Zoning Code.

Except as provided herein, second dwelling units shall be developed consistent with the standards of Chapter 23.90 of the Zoning Code.



Images above illustrate acceptable examples of the Residential Accessory Structure common features form.

G. Entry Monument

Two types of entry monuments shall be required as provided below.

Primary Entry Monuments

These monuments shall be provided at major entrances to the plan area, including:

- Intersections along Kammerer Road
- Southeast corner of Bruceville Road and Bilby Road
- Southeast corner of Big Horn Road and Poppy Ridge Road
- Southwest corner of Whitelock Parkway and Lotz Parkway

Design Requirements

As specified in the Landscape Planning Prototype Manual

Materials

As specified in the Landscape Planning Prototype Manual

Secondary Entry Monuments

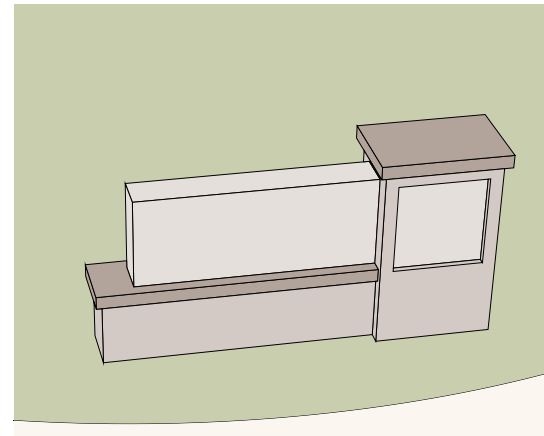
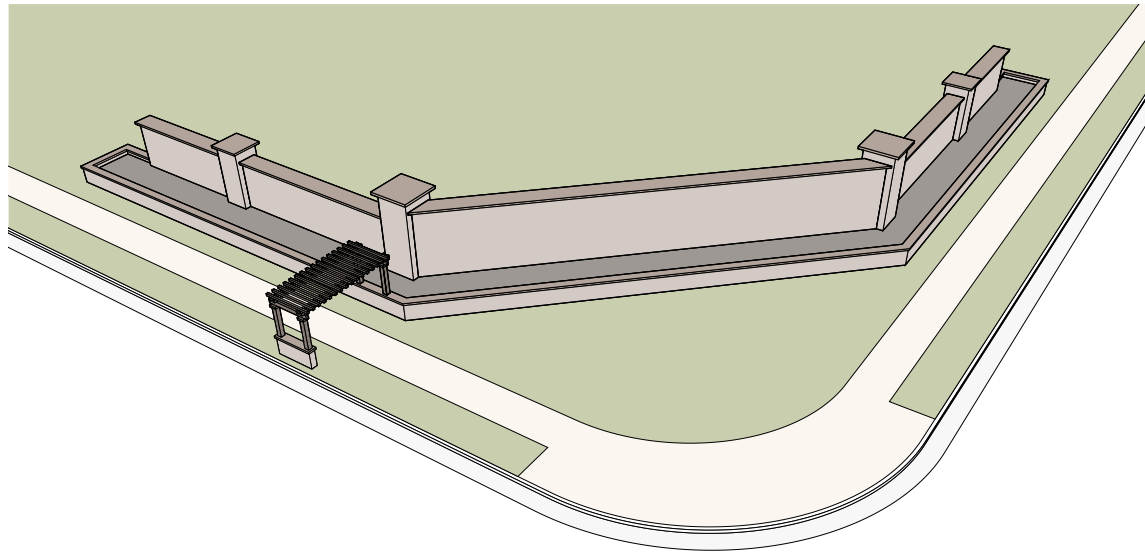
Minor entry monuments shall be provided at minor entrances into neighborhoods from arterials and collectors.

Design Requirements

As specified in the Landscape Planning Prototype Manual

Materials

As specified in the Landscape Planning Prototype Manual





Images above illustrate acceptable examples of the Entry Monument common features form.

H. Fences and Walls

Neighborhood Walls

Masonry walls shall be constructed along arterials and other major roadways as determined through noise analysis. Additionally, lots that back onto parks and schools shall be separated by a masonry wall or combination masonry wall/tubular steel.

Height . . . 6 ft. max, or as required by noise study

Materials

As specified in the Landscape Planning Prototype Manual

Neighborhood Fence

This fence type consists of those used in neighborhoods for single-family homes. Fences in this area shall comply with the requirements of Chapter 23.52 of the Zoning Code.

Commercial Fences/Walls

Fences between commercial, office, or industrial uses and residential uses shall be provided. They shall consist of pre-cast concrete panels, textured and colored to resemble wood fences, to the satisfaction of the Planning Director.

Height 6 ft. max (additional height may be required if supported by a noise study)



Post and Cable Fence

This fence type shall be used to separate trails from non-trail areas.

Post Height 2.5 ft.
Post Size 6 in. x 6 in.
Separation Between Posts 10 ft.

Post and Rail Fence

This fence type shall be used to separate trails and other areas from drainage features and canals. Material shall be pre-cast concrete.

Post Height 3–4 ft.
Post Size 5 in. x 5 in.
Rails 2–3, equally spaced
Separation Between Posts 5 ft.



Images above illustrate acceptable examples of the Fences and Walls common features forms.

I. Streetscape Material

Streetscape elements include sidewalk furniture (e.g., benches, bike racks, trash receptacles, and pedestrian-scaled lighting) that enhance the pedestrian experience along a sidewalk. These elements also include landscaping such as street trees to introduce a buffer between the sidewalk and the street and provide shade. A detailed description of the design quality and standards of the streetscape elements can be found in the Public Realm Protocol section of Chapter 5.

Streetscape Standards

Sidewalk Amenities

Provide the following amenities along the sidewalk of key corridors throughout the plan area. Quantity and location shall be as approved by the City through the development entitlement process or subsequent improvement plans.

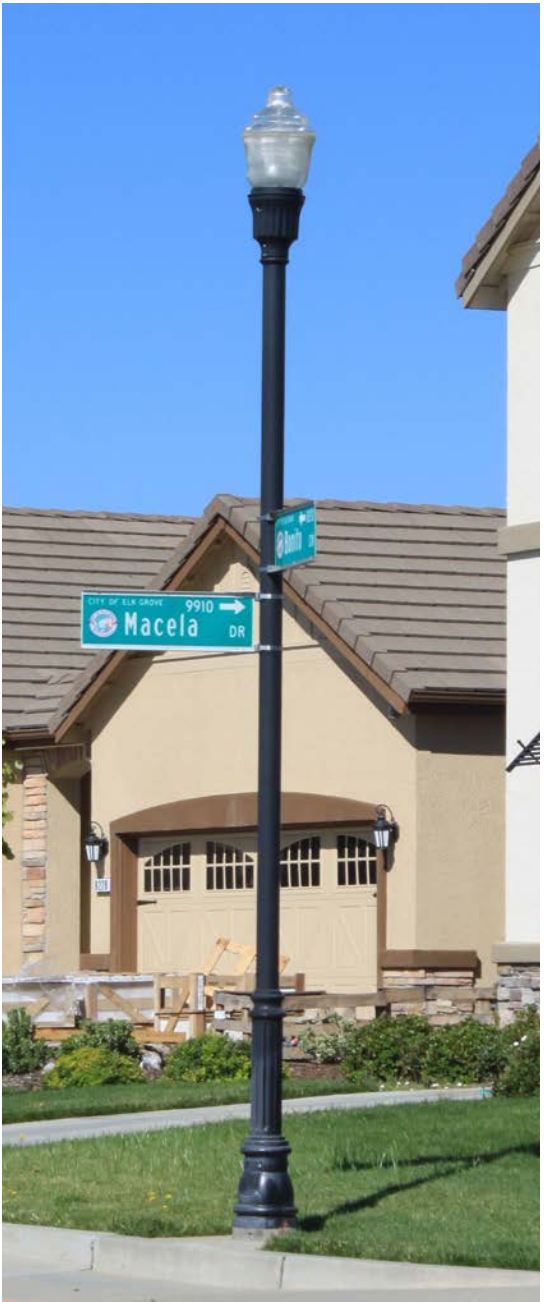
1. Streetlight
2. Pedestrian Light
3. Sidewalk Bench
4. Trash and Recycling Receptacles
5. Bike Racks
6. Newspaper Stands
7. Informational Kiosk

Landscape Elements

1. Large Canopy Street Tree
2. Accent Tree
3. Potted Plants



Images above and right illustrate acceptable examples of the Streetscape Furniture common features forms.



CHAPTER 5

DESIGN PROTOCOL

**SOUTHEAST
POLICY AREA**

SPECIAL PLANNING AREA

CHAPTER 5

DESIGN PROTOCOL

CHAPTER OVERVIEW

This chapter establishes design requirements and guidelines (referred to collectively as design protocols) for development in the The Southeast Policy Area. These design protocols take the place of the Citywide Design Guidelines, rather than supplement them.

These design protocols are organized as follows:

- **Area-wide Design Protocol:** These provisions apply universally to all development and are organized into subsections as follows:
 - A. Community Design
 - B. Site Layout and Building Orientation
 - C. Alleys and Service Access
 - D. Walls/Fencing/Screening
 - E. Drainage Channel Corridor Interface

- F. Sustainable Site and Building Design Elements
- G. Stormwater Management and Water Efficiency
- **Private Realm Design Protocol:** These provisions apply specifically to private development in the plan area and are organized as follows:
 - A. Employment Hub/Core Provisions
 - B. Village Center Provisions
 - C. Single-Family Residential Provisions
 - D. Multi-Family Residential Provisions
- **Public Realm Design Protocol:** These provisions apply to areas that are in the public domain, such as streets and sidewalks, and are organized as follows:
 - A. Street Design
 - B. Crosswalks and Bulb outs
 - C. Sidewalk and Street Furnishings
 - D. Street and Pedestrian Lighting
 - E. Street Trees and Landscaping
 - F. Public Signage and Gateway Features

There are two categories or types of design protocols used in this chapter. Mandatory protocols are identified with words like “shall,” “must,” “design,” and “ensure.” Flexible provisions are identified with words like “should,” “may,” or “encouraged to,” and shall be subject to City review as part of development review.

In support of these design protocols and the other requirements of this SPA, the Planning Director is directed to prepare, implement, and maintain the following supplemental documents. New development shall comply with these provisions.

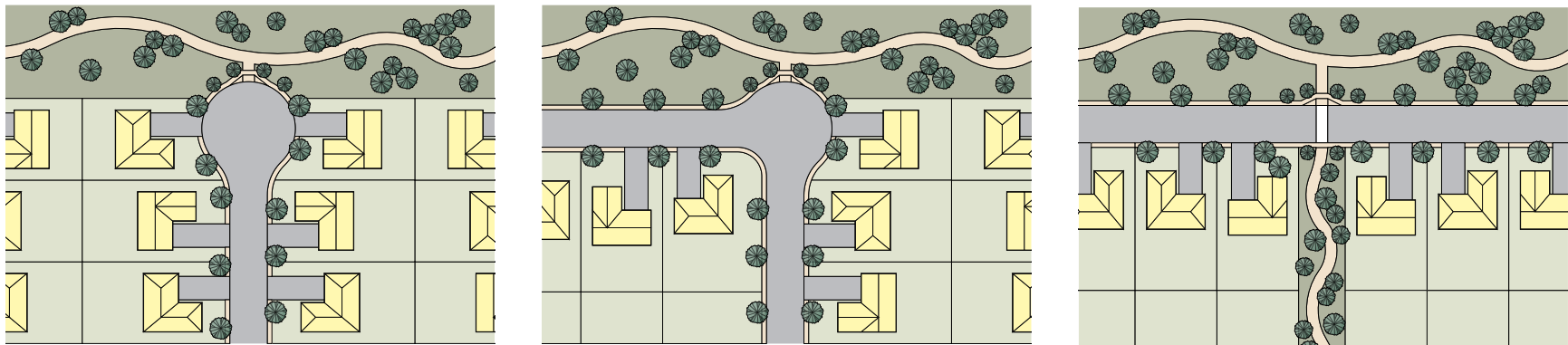
- **Architectural Style Manual:** An architectural style manual documenting appropriate architectural pallets in the plan area, including minimum requirements for each style.
- **Landscape Planning Prototypes:** Schematic plans that provide prototypical designs for public areas, including, but not limited to, street landscaping, greenway landscaping, and entry monuments, as well as a plant pallet for the area.

1. AREA-WIDE DESIGN PROTOCOL

A. Community Design

The layout of and circulation network for new development shall be based upon the following principles (referred to collectively as a “modified grid”):

1. Arterial and collector streets shall be aligned at right angles (or near right angles), extending from the overall grid pattern of the City as illustrated on the Street Layout Map in Chapter 4.
2. Local streets interconnect with the arterial/collector system and other local streets. The layout of streets may include a mixture of grid, cul-de-sacs, or curvilinear alignments as long as the pattern is logical and comprehensible, minimizing circuitous routes.
3. Overlap the roadway network with both on- and off-street pedestrian and bicycle routes (e.g., greenways) that link employment areas, retail and service areas, neighborhoods, and parks together.
4. The use of cul-de-sacs should be limited, with their application generally constrained to addressing unique layout circumstances. Where used, and to the extent feasible, cul-de-sacs shall provide pedestrian connections to neighboring developments or the greenway system.
5. Provide connections or linkages to the greenway system wherever possible. This includes:
 - a. Placing streets parallel to greenways (e.g., loop streets) and connecting the sidewalk to the greenway at intersections and street elbows. In this example, buildings “front” onto the greenway, rather than “back” onto the greenway.
 - b. Providing pedestrian linkages from the bulbs of cul-de-sacs to adjoining greenways.
6. Ensure that the circulation network provides safe spaces for pedestrian and bicycle users.



Example cul-de-sac and trail connections

B. Site Layout and Building Orientation

1. Orient buildings so that primary façades and key pedestrian entries face major streets. Buildings should define, connect, and activate sidewalks and public spaces.
2. Design building entries so that they are visible from the street, so that each building has an entrance along the front of the building facing the sidewalk where the majority of the public will be entering.
3. Accentuate corner buildings through height, articulation, and unique roof silhouettes to emphasize their presence. Encourage end and corner units to be visual anchors by orienting primary façades toward major streets.
4. Locate semi-private open spaces, such as common courtyards, to face major streets, activating the corridor and providing “eyes on the street.”



Primary façade and entries face street



Corner building accentuated with tower

C. Alleys and Service Access

1. Encourage shared alleys and service access for multiple properties to minimize curb cuts and space used for service and provide better flow and safety for pedestrian, bicycle, and automobile traffic.
2. Design private alleys to provide access for service and parking.
3. Incorporate loading areas within the building, where possible, to minimize adverse traffic impacts and street activities.
4. Ensure safety in alleys and service areas through adequate lighting.
5. Use special paving materials or patterns for alleys to indicate a shared-use zone that serves as both auto access and pedestrian connections.
6. Include tree plantings and landscaped buffers along alleys to screen and mitigate the impact of multi-story buildings.
7. Install traffic-calming devices, where necessary, in alleys and service areas to reduce vehicular travel speed.
8. Provide transparent windows and balconies looking over alleys and service areas to provide visual connections from the building to the street to enhance visibility and safety.
9. Screen loading and waste storage areas from adjacent uses with vegetation, landscaping, and well-designed screening structures. The design of screening structures should complement the architectural design/character of the corresponding development and be designed from a solid material.
10. Locate garbage service as far away as possible from pedestrian pathways and public gathering places. Views of, and offensive odors associated with, these services should be minimized.



Residential alley and service area

D. Walls/Fencing/Screening

1. Construct fences and walls of durable materials. Preferred materials for walls are brick, concrete, masonry units, pour-in-place concrete, tile, or stucco. Preferred materials for fencing are steel mesh, tubular steel/wrought iron, pre-cast concrete, and treated wood.
2. Discourage fencing and/or walls from blocking public views to open space and other public use areas. Encourage open fencing with views to adjacent open space and other public areas.
3. Maintain and trim landscaping to maximize visibility.
4. Encourage landscaping or low, well-designed fences for residential uses that can be used to delineate between the public and private realms.



Tubular steel fencing

E. Drainage Channel Corridor Interface

1. Orient buildings where practical to positively define the drainage channel, public street, and open space network, with articulated façades aligned parallel to adjoining street and drainage channel frontages.
2. Development along the drainage channel shall incorporate materials that are complementary or similar to those along the channel.
3. Step down building heights as they approach the drainage channel, or integrate stepbacks into drainage channel-fronting development to create a human scale, to prevent “walling in” the drainage channel, and to protect solar access.
4. Create a consistent, urban-style street frontage in the commercial core or Village Center by providing the maximum amount of building face along the drainage channel build-to line.
5. Define the boundaries of open space in the more dense urban portions of the drainage channel corridor with buildings rather than parking areas.
6. Encourage mid-block breaks between buildings along the drainage channel (e.g., along a drainage channel promenade). These breaks should be occupied by pedestrian-oriented spaces such as plazas, paseos, or courtyards.
7. Encourage buildings and/or shops to provide direct pedestrian access to paths along the drainage channel where applicable.
8. Orient service areas so that they are not along the drainage channel.
9. Ensure uninterrupted waterfront access that is inviting and clearly open to the public.
10. Include a wide variety of design elements and amenities to activate development along the drainage channel such as outdoor dining and a variety of other types of seating and access to water and play areas.
11. Use energy dissipaters to drain water in order to reduce erosion.



Building oriented to drainage channel



Seating along the drainage channel



Boundaries of drainage channel in urban areas defined by buildings



Incorporate shade trees

F. Sustainable Site and Building Design Elements

1. Configure building where appropriate, to create internal courtyards to trap warm air in cool weather months and increase natural ventilation to cool buildings in warm weather months, while still encouraging interaction with surrounding streets and open spaces.
2. Encourage buildings to be oriented southward to receive optimal natural light and maximize passive solar heating during cool seasons.
3. Articulate building façades to increase surface areas for windows and opportunities for natural lighting. Incorporate light shelves, where possible, to draw light into buildings.
4. Encourage the use of adjustable exterior shades and shade screens on east-, west- and south-facing windows as flexible methods for blocking glare and reducing solar heat gain during hot periods.
5. Provide operable windows wherever possible to allow passive ventilation, heating, and cooling.
6. Incorporate shade trees and vegetated roofs and walls, where possible, to maintain and help regulate internal temperatures.



Awnings to block glare



Draw natural light into buildings

7. Consider cool and/or green roofs to reduce the heat island effect and thereby reduce the heat transferred into the building below. Cool roofs consist of materials that effectively reflect the sun's energy. Alternatively, green roofs achieve the same purpose and include vegetation to harvest rainwater for reuse and diminish runoff.
8. Building materials should be selected based on the following characteristics:
 - Durability
 - Reparability
 - Low toxicity
 - Recycled content
 - Rapidly renewable
 - Locally sourced
 - Ability to be recycled or reused
 - Ease of maintenance
9. Orient buildings to provide opportunities for photovoltaic or other alternative on-site energy generation. Also consider the use of solar panels as shade structures in plazas, in parking lots, and on roof-decks of parking structures.



Integrated solar roof panels



Recycled content tiles



Landscaped stormwater planters

G. Stormwater Management and Water Efficiency

1. Require Low Impact Development (LID) or sustainable stormwater management techniques to infiltrate, store, detain, evapotranspire, and/or biotreat stormwater runoff close to its source.
2. Encourage that landscaping be irrigated through a drip system and, where appropriate and available, using recycled water when possible.
3. Where feasible, minimize impervious surfaces such as concrete, asphalt, and other hardscaping. Utilize permeable joint or modular pavers, porous concrete and asphalt, reinforced grass pavement (turfcrete or grasscrete), cobblestone block pavement, and other similar materials that allow water to infiltrate.
4. Encourage the use of permeable pavers around tree wells instead of impervious materials to increase infiltration of stormwater runoff.
5. Where feasible, use permeable paving materials or porous asphalt along parking lanes and surface parking areas.
6. Use shared curb cuts, driveways and alleyways to reduce impervious surfaces.
7. Ensure adequate tree canopies in the front setbacks of private development and in parking lots, greenways, parks, and plazas to slow and reduce the amount of rainfall that falls to the ground.
8. Reduce stormwater runoff by implementing features that promote groundwater infiltration (e.g., bioswales) and reuse of stormwater (e.g., rainwater harvesting with cisterns and rain barrels to capture water from the building for reuse) for non-potable uses to the extent feasible. Landscaping in bioswales can also help in reducing pollutants.
9. Install naturally drained, landscaped stormwater planters (contained vegetated area that collects and treats stormwater by directing it into the planter strips to irrigate landscaping while filtering and reducing runoff) where possible, including along sidewalks and in medians, bulbouts, parks and plazas, and traffic circles. Stormwater planters also provide opportunities for educational and interpretive signage.

2. PRIVATE REALM DESIGN PROTOCOL

A. Employment Hub/Core Provisions

1. Site Design

- a. Provide pedestrian amenities that increase safety and comfort. Opportunities include, but are not limited to, the following:
 - Provide a direct connection between the public sidewalk and the front entrance to all site buildings.
 - Illuminate walkways leading to parking areas.
 - Identify pedestrian routes with grade-separated pathways, use of special pavers, scored surfaces, planter strips, and/or bollards.
 - Provide additional sidewalk width at building entries.
 - Provide weather protection over sidewalks (awnings, building overhangs, freestanding shelters, canopy trees over walkways, etc.).
 - Integrate transit stops into the development and provide direct access from the transit stop to the primary building entrance.
- b. Large office developments should feature plazas, central greens, and/or gardens which link office buildings together and provide a place for workers to gather. Public spaces shall be meaningful places that contribute to the overall sense of place and site identity.
- c. Office buildings should help define and enhance street corners and street edges with building placement, entrances, public plazas, or small parks that tie the building to the public street. Special attention should be paid to the design of project and building corners as an opportunity to create visual interest and provide easy access to adjacent properties for the pedestrian.
- d. Place office buildings to accommodate the pedestrian user, relate to the public street, and provide connection to adjacent properties by:
 - Orienting front doors of office buildings to public streets.
 - Using the area between the right-of-way and building to create a plaza court (e.g., forecourt), planter area, bicycle parking, or other amenity (storage and utilities prohibited).
 - Avoiding excessive setbacks that create gaps or voids along the street's architectural edge.
 - Providing frontages and entries detailed with architectural elements for improved wayfinding.



Pedestrian pathway



Central green



Building defines street edge and street corner

2. Building Form

- a. Design all sides of the building with consistent architectural and façade elements.
- b. Break up the roofline silhouette through the use of large cornices, changes in parapet heights or other techniques.
- c. Use relief, windows, structural articulation, building offset, and other techniques to add distinction to the façade of the structure.
- d. Design entries to be clearly visible from the street and provide visual interest, as follows:
 - Main building entries shall be accented with strong architectural definition to attract pedestrian.
 - Secondary entrances should have minor detailing that adds architectural distinction to that portion of the façade. Space entries in larger buildings at appropriate intervals for the pedestrian.
 - Accentuated entries from the overall building façade by differentiated roof, awning or portico, trim details, recessed entries, doors and doorway with design details, decorative lighting, or other techniques.



Façade articulation



Variation in roofline silhouette



Consistent façade elements on multiple sides of building



Entrance enhanced with decorative awning



Main street concept with on-street parking



Mixed-use building with upper-story stepbacks



Special architectural treatment at corner lot

B. Village Center Provisions

1. Site Design

- a. Development should be based on the street grid “Main Street” concept that allows on-street parking in front of buildings, provides meaningful pedestrian areas in front of store fronts and businesses, and provides parking consolidated behind, under, or within the building.

2. Building Form, Mass, and Scale

- a. Taller buildings (e.g., three stories) should be located in the mixed-use Village Center. This approach will help to create an identifiable image and sense of place for the center and accommodate a vertical mix of uses.
- b. Respect the scale and privacy of adjacent lower-scale properties bordering the Village Center by varying the massing within the center, stepping back upper stories, and varying sizes of elements to transition to smaller-scale buildings. Stepping back upper stories will also minimize shadows cast on public amenities such as sidewalks, parks, and greenways, and lessens privacy concerns with adjoining lots/neighbors.
- c. Encourage upper-story stepbacks fronting major streets to encourage active uses, such as balconies or roof gardens, which provide additional open spaces for residents and add more “eyes on the street.”
- d. Create a clear delineation of the private realm, for residential units on the street level, with well-designed elements such as low and/or open (allow transparency) fences that distinguish private open spaces while preserving “eyes on the street.” Encourage the use of open fences, railings, and/or windscreens to define the semi-private space.
- e. Encourage development on highly visible corner parcels to experiment with special architectural features such as gables, turrets, towers, loggias, rounded or cut corners, grand corner entrances, corner roof features, special shop windows, and special base designs.



Fountain accentuates open space and arch frames entrance to paseo

- f. Use open spaces, walkways, and alleys to break up building mass, provide access through developments, and create visual breaks.
- g. Incorporate distinct open space(s) into larger mixed-use developments that are accessible to the public. Appropriate spaces include courtyards, paseos, and plazas. These spaces should be accompanied by special building forms (e.g., towers) and site improvements (e.g., fountains or sculptures) to help organize and accent spaces by framing entrances, terminating views, and highlighting central focal points.



Open space provides access through developments

3. Building Build-to Lines and Setbacks

- a. Utilize building setbacks and arcaded or galleried spaces for ground-floor retail uses for spillover activity and adequate space for pedestrian movement. This space can be used for outdoor seating, street furniture, landscaping, and public art that can enliven the streetscape. Use special paving patterns, short well-designed fences, railings, and/or windscreens to define the semi-private space.
- b. Build commercial and mixed-use development at the front edge of the property line unless outdoor dining or a recessed entry is proposed.
- c. Respect rear yard setback requirements for any development abutting residential parcels.



Outdoor seating and planters within setback



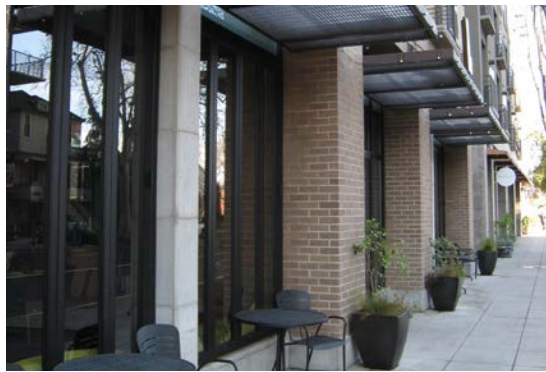
Arcaded space with outdoor dining located in setback



Outdoor dining within front setback



All building sides have glazing, projections and recessed elements



Awnings and varied materials add visual interest



Articulation and variation in color along the façade

4. Building Façade Articulation

- a. Incorporate architectural elements on all façades to prevent blank walls. Break up the mass of large-scale buildings with articulation in form, design details, changes in materials and colors, and other similar elements. Though the highest level of articulation will occur on front façades, all exposed sides of a building should be designed to:
 - Ensure all sides include glazing, awnings, projecting and recessed elements, or other details to add visual interest.
 - Use a combination of windows, entrances, murals, lighting, or other visually appealing façade treatments to break up the façade. Blank walls along street-fronting façades are prohibited.
 - Incorporate architectural elements and details such as adding notches, grouping windows, adding arcades/galleries or dormers, or varying cornices and rooflines.
 - Vary materials and colors to enhance key components of a building's façade (e.g. window trims, entries, projecting elements). Material changes should occur preferably at the inside corners of changing wall planes.
- b. Design balconies with open railings on upper-floor residential uses to enhance natural lighting and maximize "eyes on the street."



Varied rooflines and balconies with open railings



Glazing, lighting and awnings enhance facade

- c. Utilize architectural elements such as cornices, lintels, sills, balconies, awnings, porches, and stoops to enhance building façades. Frame south- or southwest-facing windows with protruding vertical or horizontal shading devices such as lintels, sills, and awnings to provide adequate protection from glare.
- d. Ground-floor commercial uses are required to have transparent glass windows fronting onto sidewalks to connect with the pedestrian environment and provide pedestrians with views into the interior of the storefront.
- e. Clearly define entrances to second-story residential uses in mixed-use buildings, so that they are easily approachable from a public street or sidewalk.
- f. Select building materials with the objectives of quality and durability as well as to produce a positive effect on the pedestrian environment through scale, color, and texture.
- g. Incorporate materials such as architectural metals, cast-in-place concrete, brick, concrete masonry units, tile, glass, and glass block systems, among others, into building design.
- h. Ensure that durable and highly resistant building base materials are selected, such as precast concrete, brick, stone masonry, and commercial grade ceramic, to withstand pedestrian traffic.
- i. Consider color and texture when selecting material for exterior walls. If the building's exterior design is complicated with many articulation, columns, and design features, the wall texture should be simple and subdued. If the building design is relatively simple, a finely textured material, such as patterned masonry, should be used to enrich the building's overall character.
- j. Design ground-floor building façades (especially those associated with a storefront) with clear or lightly tinted glass. Opaque, reflective, or dark-tinted glass is not permitted.



Transparent glass with views into the building



Consider color and texture when selecting materials



Use durable building base materials



Use of stone tile building materials



Cornices and varied rooflines add interest



Broken rooflines

5. Roof Forms

- a. Break up long horizontal rooflines on buildings with flat or low-pitched roofs by incorporating architectural elements such as parapets and varying cornices and rooflines. Rooflines should be broken at intervals no greater than 50 feet long by changes in height or roof form.
- b. Deep roof overhangs are encouraged to create shadows and add depth to façades.
- c. Screen all roof-mounted equipment through architectural detailing including decorative parapets, cornices, or similar structural feature(s), that are an integral part of the building's architectural design.



Varying cornices and rooflines

6. Canopies/Awnings

- a. Awnings, overhangs, and arcades are encouraged where pedestrians are expected to walk and shop to provide overhead protection and to create significant entrances.
- b. Awnings are encouraged as a way to provide a distinctive identity and visual interest along the street level.
- c. Design awnings to relate to the window or door opening in shape and scale. Barrel-shaped awnings are only to be used to complement arched windows, while square awnings should be used on rectangular windows.
- d. Design façades into distinct structural bays (sections defined by vertical architectural elements such as masonry piers). Awnings should be placed within the vertical elements rather than overlapping them. The awning design should respond to the scale, proportion, and rhythm created by these structural bay elements and nestle into the space created by the structural bay.
- e. Project awnings over doors and windows and not over blank walls.
- f. Mount awnings so as to respect the architecture and character of a building and its function.
- g. Fasten awnings above the display windows and below the storefront cornice or sign panel.
- h. Encourage awning mountings that prevent or limit the casting of excess shadow.
- i. Incorporate canvas, fire-resistant acrylic, glass, and metal materials for awnings. Vinyl, plastic, plasticized fabric, and fiberglass awnings are strongly discouraged.
- j. Ensure regular maintenance and periodic replacement of canvas awnings as they are prone to fading and deteriorating over time.
- k. Consider awnings with a single color or two-color stripes. Lettering, trim, and use of other colors is allowed, but will be considered as sign area.



Awnings over entrances and windows



Single color awning with sign



Canvas material awning projecting over sidewalk



Variation in color schemes



Living rooms front the street



Variation in floor plans

C. Single-Family Residential (Estate, Low Density, and Medium Density Residential) Provisions

1. General Home Design

- a. Master home plans for each subdivision shall include a minimum number of floor plans and elevations based on the number of units within the subdivision, as described in the table below, to provide variation. The requirements below include the City's standard approach, as well as an alternative minimum that may be selected by builders. The Planning Director shall make provisions for use of master home plans within multiple subdivisions.

Master Home Plan Requirements

Units	Standard Minimum		Alternative Minimum	
	Minimum Number of Required Floor Plans	Minimum Number of Required Elevations or Architectural Styles per Floor Plan	Minimum Number of Required Floor Plans	Minimum Number of Required Elevations or Architectural Styles per Floor Plan
<100	3	3	4	2
100 to 150	4	3	5	2
151 to 200	4	3	6	2
>200	4	4	7	2

Note: Under the alternative minimum, a single plan/elevation may not be used on more than 20 percent of the applicable lots. The intent is to achieve product diversity within the subdivision. This requirement does not apply to the standard minimum.

- b. The City encourages color variety among homes within a neighborhood. To that end, each architectural style within a master home plan series shall include at least three color schemes. The intent is to have distinct color palettes for elevation types with similar architectural styles among floor plans in the master home plan series.
- c. Development should provide one living/family/community living room at the front of each home facing onto the street.

- d. Each home plan within the master home plan series should have a distinct footprint in terms of the placement and relationship of the garage, interior living space, and any designated outdoor living space or entry feature. The intent is to create structural and spatial variety along residential streetscapes by creating distinct configurations of garages and livable spaces between homes along the street.
- e. Each home within a master home plan series shall be designed to ensure substantial variety. Compliance with the design provisions below reduces the possibility of streetscape monotony and “sameness.”
 - Design rooflines with changes in ridgeline direction and configuration to ensure variation in rooflines between structures. Each floor plan within the master home plan series shall include a different roofline.
 - All homes should be oriented to the street by utilizing floor plans that de-emphasize garage fronts and encourage living room forward home designs.
 - The majority of homes in a master home plan series shall have designated outdoor living areas (e.g, porch, forward patio).



Variation in garage placement



Variation in roofline configuration



Garage set back behind living room



Varied floor plans



Buildings fronting an internal paseo



Main entrances oriented to public street

2. Home Siting and Layout

- a. All approved floor plans and elevations shall be utilized throughout the subdivision.
- b. No two identical floor plans and elevations shall be placed on lots within a group of five adjacent lots. For purposes of this section, “adjacent lots” shall mean those lots on either side of a subject lot and those three lots directly across the street from the subject lot (referred to as a “six pack”).
- c. The front yard setback of adjacent homes shall have a minimum 2-foot stagger between adjacent lots.
- d. Homes along greenways shall be sited to promote the idea of “eyes on activities.” This can be achieved by:
 - Facing homes directly onto or backing onto the greenway.
 - Fencing side yards that abut walkways with simple wrought iron or tubular steel fencing.
 - Creating “T” intersections at trailheads where a dwelling unit looks directly at the entrance to the trail.
- e. Orient the main entrance to the public street in order to promote an active street.

3. Architectural Design

- a. Each home shall exhibit a clear and consistent architectural style. A wide array of architectural styles are allowed within the The Southeast Policy Area area – see the Architectural Style Guide for more details.
 - Architectural styles utilized within a subdivision shall provide a variety of roof designs along the street-scene, including height variation.
 - Color schemes shall be historically appropriate to the selected architectural style.
 - Window trim and grids (e.g., muntins) shall be style specific.
- b. Architectural treatments (e.g., eave trim, window grids, window trim) and paint schemes shall be reflective of the selected style and shall be provided on all elevations, achieving 360° articulation, or four-sided architecture. The following minimum requirements shall be observed:
 - Wrap façade materials (e.g., siding, stone) a minimum of 4 feet or to the fencing, whichever is greater, on side elevations.
 - Except as otherwise provided in this section, the treatment between front and rear elevations need not be the exact same, but is encouraged. Incorporate character elements of the architectural style around the building. Examples include, but are not limited to, the following.

- Accent siding
 - Exposed rafter trails and beams
 - Window recesses, shutters, and detailing
 - Decorative hood and brackets over entries
 - Dormers
- The same level of details and character elements of the front elevation shall continue around the corner onto street side elevations. They shall also be provided on other elevations, including rear, that face arterials, collectors, and primary residential streets; greenways, parks, and other similar public spaces; or areas that are not obscured by privacy fencing.
 - Window trim and grids shall not vary from front to side to rear. The same style and level of detail shall be expressed on all sides.
 - Colors shall wrap around details and not stop at corners of wood, stucco, or composite materials.
- c. Design of individual homes should provide interest and balance of bulk and mass. Design techniques include:
- Use of horizontal elements (e.g., offsets, bays, balconies, overhangs, recesses) to soften vertical ones in an elevation.
 - Minimize use of tall or two-story-high design elements with no architectural relief.
 - Keep second-floor exterior wall heights as low as possible.
 - Use roof forms that reduce bulk (e.g., minimum number of hips and valleys).
 - Avoid massive, tall chimneys (locate them either on an internal wall or centered on a gable end when possible).
 - Step-back or recess portions of the second floor.
- d. Ensure that openings in the façade contribute to the overall design of the building and promote a relationship to the human scale, such as through the following methods:
- Use window molding, shaped frames and sills, and other techniques to enhance openings with additional architectural relief;
 - Frame all windows with a minimum of 4-inch trim and inset into façade to provide depth and shadow lines.



Architectural elements on all facades fronting public street



Enhanced window openings



Architectural details on all sides of building



Garage set back behind living area



Garage with architectural details – windows



Alternative location of garage located behind primary building

- e. Roof form shall be consistent in character and scale to the selected architectural style. To that end:
- Roof pitches and materials shall be consistent with the specific architectural style used.
 - Two-story homes shall include a minimum of two, fundamentally different, types of roof framing (e.g. front-to-back ridge, side-to-side ridge, or hip). Slight variations or build-outs will not be sufficient.
 - Consider breaks in rear eave lines to prevent uninterrupted second level eaves that run along several homes. These breaks may take the form of plan setbacks of stacked areas, second level setbacks from first level, overhanging bays, or gable breaks through the eave.

4. Garage Design

- a. Within a master home plan series that utilizes front-loaded garages (rather than alley-load), there shall be a variety of garage placements to avoid dominating the streetscape with garage doors. To achieve this, the following standards shall apply:
- Only one in three of the master home plans are permitted to have a garage door that extends beyond the primary living area of the home.
 - For all garages, one or more of the following techniques shall be used to minimize the visual impact of the garage door:
 - For corner lots, encourage access to the garage from the side street.
 - Recess the garage behind the living area of the home or behind the designated outdoor living area of the home (e.g., porch or patio). The City encourages a minimum recess of 3 feet.
 - Cantilever the second story (or project a portion thereof) out over the garage.
 - Utilize a tandem garage so that the appearance from the street is that of a single-car garage.
 - Articulate garage doors with windows, paneling, or other high quality detailing.
 - Recess the garage door frame a minimum of 1 foot from the building face and paint the door a contrasting color.
 - For swing garages, the street facing elevation shall include windows.
 - No more than one home in a master home plan series may have a side-on garage.

b. The appearance of three or more garage spaces facing the street should be avoided or minimized. To that end, all homes with three or more car garages shall be designed using one of the following techniques:

- Shift the orientation of the garage so that one or more of the garage doors do not face the street (e.g., side-on garage that is not perpendicular to the street). The front yard setback requirement for side-on garages may be reduced by a maximum of 5 feet from the property line as part of master home plan design review. The street-facing elevation shall include windows. When a side-on garage is developed in conjunction with a garage facing the street, the design shall include an announcement of entry to the livable portion of the home. Entry treatments may include a trellis, arbor, gate, landscape, and/or enhanced pavement.



Garage recessed behind livable portion of the building

- Place active living areas at the front of the house with windows on the street limiting the garage projections.
- Create tandem parking spaces so that a maximum two-car garage faces the street.
- Design a single garage door that is offset or separated from the face of the two-car garage.
- Use other creative design alternatives that serve the functional equivalent of minimizing the appearance of three garage doors facing the street.

c. Garage door width facing the street shall not exceed 50 percent of the width of the home. Subdivisions with lot widths less than 50 feet may increase this proportion to a maximum of 60 percent.



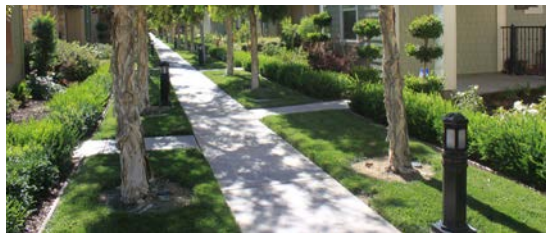
Garage width less than 50% of building width



Proportions and alignment appropriate to the style



Shutters sized to match window width



Exterior lighting along pedestrian pathway

5. Technical Requirements

a. Doors

- Entry doors shall be of wood, composite fiberglass, MDF or metal.
- Design of doors shall be consistent with the architectural style.
- Entry and garage doors expressing a level of detail appropriate to the style of the dwelling are encouraged.
- Maximum garage door height shall be 8 feet.
- Garage doors are to be recessed a minimum of 12 inches.
- Garage door windows shall be consistent with the architectural style of the home.

b. Windows

- Proportions and alignment shall be appropriate to the style.
- No highly reflective glazing shall be used.
- Full window trim is encouraged on all elevations (front, rear, and sides).
- Shutters shall be sized to match window width and height and have appropriate hardware.
- Windows and window projecting detailing patterns are to be compatible in scale with the home.

c. Exterior Lighting

Emphasis will be placed on reducing ambient light within the plan area.

- Lighting used on walls and walkways shall focus light down and provide appropriate down-casting hardware to minimize glare.
- Surface-mounted lights shall not be permitted in garage soffits; lighting fixtures shall be appropriate to the selected architectural style.
- Ambient light shall be cast downward to reduce impact.
- Light design shall be included as part of the architectural review package.
- Exterior lighting is to be indirect and shielded to prevent spill-over onto adjacent homesites.
- All exterior lighting (including landscape and security lighting) will be reviewed and approved by the City.

d. Building/Site Equipment and Elements

- i. Vents
 - All vent stacks and pipes must be colored to match the adjacent roof or wall material.
 - Vent stacks should be grouped on the roof where least seen from view.
 - Vents should not extend above the ridge line.
- ii. Solar
 - Solar panels are to be integrated into the roof design.
 - Natural aluminum frames are prohibited.
 - Solar equipment is to be screened from the view of adjacent homesites and public streets to the greatest extent possible.
- iii. Flashing and Sheet Metal
 - All flashing and sheet metal must be colored to match adjacent material.
- iv. Gas, Water, and Electric Meters
 - Meters are to be located in enclosed cabinets, within recesses, or behind screen walls as part of the architecture and must conform with utility company standards.
 - Utility meters must be located in side yards of the home and hidden from street view.
 - Landscape screens are acceptable.
 - Gas meters shall not be located behind locked fences, walls, or gates.
 - All utilities must be located so as not to detract from the architecture and must be screened from view.
 - Special attention is required for placement of utilities within multi-family housing, applying the same location and screening techniques applied to single-family detached homes.
- v. Trash Containers
 - Each homesite must have a walled trash container area, designed to be screened from view of all neighbors and the street.
 - Not permitted to be located in the front yard setback.
- vi. Mechanical Equipment
 - Air conditioning, heating equipment, soft water tanks and pool equipment must be screened from view.
 - Required to be insulated for sound attenuation.
 - Air conditioning units shall not be mounted on roofs or in windows.



Apartments with townhome feel



Units face the public street



Play equipment and picnic tables

D. Multi-Family (High Density) Residential Provisions

1. Site Design and Layout

- a. Multi-family projects should be integrated into the public street and sidewalk systems, reflecting a more community-oriented layout. Techniques to achieve this include, but are not limited to, the following:
 - Continue the local (public) street system through the multi-family development, in lieu of (private) drive aisles. Give apartment complexes more of a townhome feel.
 - Site buildings so that the front of individual units faces and accesses the public street.
 - Provide direct connections from individual and common entries to the public sidewalk system.
- b. Utilize special paving, landscaping, walls, and other design elements to alert vehicles to pedestrian areas and add visual interest.
- c. Incorporate common open space into the site plan as a primary design feature and not just as remnant pieces of land used as open space. Centrally locate and position the open space within view of the nearest units, allowing residents to watch over the area. Common open space associated with ownership units (i.e., townhomes) may be located in private yard areas.
- d. Multi-family projects shall provide one or more amenities for residents as listed below. These amenities may be counted toward open space requirements:
 - Tot lot/play structure
 - Community garden
 - Picnic tables and BBQ area (with shade structure(s))
 - Swimming pool
 - Indoor recreation facility
 - Sports courts (e.g., tennis, basketball, volleyball)
 - Natural open space area with benches/viewing areas and/or trails
 - Other active or passive recreation area that meets the intent of this provision

- e. Buffer residential units from the parking lot by:
 - Providing a landscaped screen with a minimum height of 3 feet (berm, hedge, wall, or other); and/or
 - Providing a minimum 10-foot-wide landscaped area between parking areas and residential units.
- f. Use a combination of on-street and off-street parking for multi-family development. Parallel parking along local streets within a multi-family project is strongly encouraged.
- g. Trash enclosures should be conveniently located for collections and maintenance and shall be enclosed with durable materials that are architecturally compatible with the design of the buildings. The enclosure area shall be paved, bermed, and graded in order to drain into the sanitary sewer system. Where trash enclosures are located adjacent to landscape planters, landscaping shall be incorporated around the trash enclosures to provide screening that is more effective.



Paved and landscaped trash enclosure

2. Architecture

- a. Projects shall be designed with a consistent architectural theme or style, which may include a complementary family of styles. The style shall be reflected in building form, decorative features, materials, and colors.
- b. The City requires color variety within multi-family projects. To that end, a minimum of two colors per elevation plus a trim and roof color shall be utilized. Color accents shall vary throughout the project and shall be complementary.
- c. Buildings shall be designed with structural and spatial variety along the front façade and staggered roof planes. The intent is to avoid a monotonous or institutional appearance.
- d. The structural massing of larger residential buildings shall be broken down into smaller component parts representative of individual dwelling units or homes using the techniques listed below. Exceptions may be granted for multi-family dwellings designed to look like large single-family detached homes. Design techniques to reduce mass include:
 - Articulation such as dormers, overhangs, balconies, wall projections, and porches.
 - Varied roof form as appropriate to the style of the house, such as hipped roofs, gabled roofs, varying roof pitches, and roof dormers.
 - Material changes to create variations.
 - Staggered and jogged unit plans.



Bollard lighting of pedestrian walkway



Multiple building materials used on primary façade

- e. Upper-story units should have balconies or decks sufficient to accommodate two chairs and a small table.
- f. Laundry areas are prohibited on balconies or patios.
- g. End units shall have articulation such as windows and doors facing onto the sidewalks.
- h. Exterior lighting shall be pedestrian in scale with a maximum height of 14 feet. The City encourages use of low-level bollard lighting for illumination of pedestrian walkways.
- i. Where proposed, carports and garages shall be designed to complement the project architecture in terms of design, materials, and colors.
- j. The design of multi-family buildings shall be varied along the public street in order to create visual interest. Street-oriented façades shall have porches, balconies, stoops, and/or other architectural detailing that encourage a visual relationship with the street on at least the majority of the street-facing units.
- k. At a minimum, two different primary building materials shall be used on each building elevation (e.g., stone, wood, masonry, or metal). However, the City may grant exceptions for architectural styles with a single, predominant building material. The materials shall be complementary to the architectural design.
 - l. Materials selected for multi-family projects shall be durable and low maintenance.
 - m. Gutters and downspouts should be designed as a continuous architectural feature (e.g., integrated fascia gutter). Exposed downspouts shall be colored to match the surface to which they are attached or to complement such surface.
 - n. Minimize the visibility of rooftop mechanical equipment by grouping plumbing vents and ducts away from public view. Additionally, roof vents shall be colored to match the dominant color of the structure.

3. PUBLIC REALM DESIGN PROTOCOL

A. Street Design

1. Design pedestrian crossings for safety. This can be accomplished by constructing bulbouts to shorten the crossing distance and distinguishing the crossing area from the surrounding pavement. See the Crosswalks and Bulbouts section for specific provisions pertaining to pedestrian crossings.
2. Ensure safe and appealing pedestrian environments by providing a landscaped buffer and/or curbside parking between pedestrian zones and vehicle driving zones.
3. Develop well-designed traffic calming devices, consistent with City standards. These include, but are not limited to, traffic circles, elevated pedestrian crossings, speed tables, and landscaped chicanes. This will help pedestrian and automobile traffic to better coexist with one another and provide additional landscaping opportunity.
4. Create a well-defined pattern of walkable blocks and pedestrian-friendly streets that facilitate walking to and from the neighborhood main street and public parks.



Bulbout at pedestrian crossing



Landscaped buffer and curbside parking between pedestrian and vehicle zones



Traffic circle



Traffic circle



Clearly marked crosswalk



Ramp and warning strip



Landscaped bulbout

B. Crosswalks and Bulbouts

1. Design major intersections (e.g., controlled intersections or the intersection of key streets) with clearly marked crosswalks that measure at least 10 feet wide.
2. Employ ramps and warning strips in all crosswalks that comply with ADA standards.
3. Design heavily used pedestrian areas, such as urban plazas, paseos, and crosswalks, to incorporate special paving materials (e.g., decorative pavers), colors, and/or patterns to make pedestrian crossings appear more visible and to help foster a unique, desirable identity.
4. Use of bulbouts is strongly encouraged at intersections and where pedestrian crossings exist or are planned.
5. Bulbouts should maintain a cohesive appearance with the adjoining sidewalk by matching materials, colors, and patterns.
6. Design bulbouts to serve as additional public space and resemble “pocket plazas” to the extent determined to be appropriate by the City, complete with seating, trash receptacles, and bike racks, and/or contain landscaping, and/or contain landscaping.



Crosswalk with decorative paving

C. Sidewalk and Street Furnishings

1. Provide pedestrian-friendly streetscape amenities—including seating, trash receptacles, and public art—at key nodes along major corridors. Site furnishings so that the public right-of-way remains uncluttered and safe for pedestrian access maintaining a 4-foot-wide pedestrian zone at all times.
2. Design bicycle racks and sidewalk furnishings that are both functional and visually interesting. The sidewalk furnishings must have the following characteristics and are further specified in the Landscape Planning Prototype Manual:
 - a. Bicycle rack: Powdercoat steel loop, “L” , or “π” shaped racks consistent with the Bike, Pedestrian, and Trails Master Plan
 - b. Bench: Powdercoat steel with arms
 - c. Waste receptacle: 32-gallon with powdercoat
 - d. Recycle bin: 32-gallon with powdercoat
 - e. Bollard: Removable, with powdercoat



Bollard



Bench



Waste and recycling bins



Site furnishings organized to maintain uncluttered pedestrian access



Bicycle Racks

3. Integrate café seating wherever appropriate and where sidewalks are wide enough to support these spaces (e.g., maintain compliance with ADA requirements). Seating areas should be located adjacent to the street or in spaces created by building setbacks.
4. Consider creating a cohesive series of public art pieces either by theme, artist, style, or materials, and install throughout the plan area in medians, bulbouts, pocket plazas, and wide sidewalk spaces.
5. Parklets are encouraged where sidewalks are too narrow to provide gathering spaces.



Café seating in setback and adjacent to the street



Public art



Parklet with outdoor seating

D. Street and Pedestrian Lighting

1. Pedestrian- and automobile-oriented street lighting must have the following characteristics:
 - a. Design lighting sources to be Dark-Sky compliant and to shield, diffuse, and avoid glare to pedestrians and motorists.
 - b. Light parking lots, pedestrian walkways, bicycle paths, plazas, and paseos adequately.
 - c. High-efficiency light fixtures are required. Incorporate timers and sensors to prevent unnecessary lighting conditions.



Examples of pedestrian-oriented lighting



Drought-tolerant and native landscaping

E. Street Trees and Landscaping

1. Preserve existing trees if possible and protect in place. See the requirements of Chapter 19.12 of the Municipal Code.
2. Implement the street tree pallet provided in the Landscape Design Protocol Manual.
3. Place trees and landscaping in a manner that does not block access to and views of building entrances, signage, motorists, ADA access, or pedestrian or bicycle circulation.
4. Incorporate drought-tolerant and native landscaping and tree species suitable for the Elk Grove climate that require little irrigation and low maintenance. The Planning Director shall establish a planting list for the The Southeast Policy Area community.
5. Green the drainage channel with a variety of native riparian plant materials that provide aesthetic and ecological benefits, including trees, shrubs, and ground cover and ground cover in conformance with the Drainage Master Plan and Landscape Design Protocol Manual.
6. Use structural soil in place of standard aggregate base. Soil areas must measure 8 feet by 4 feet within a minimum depth of 4 feet.
7. Design street tree grates with a high aesthetic quality and that measure at least 3 feet wide.



Tree grate

8. Encourage the use of planters to provide a flexible, inexpensive method to increase landscaping along the streetscape. They are strongly encouraged along streets that lack and/or cannot accommodate street trees to delineate space. Planters and associated plant heights should not exceed 48 inches in height.
9. Maintain a 10-foot tall canopy clearance from the finished sidewalk elevation for all mature trees for emergency and service access, to allow light penetration, and to maintain visual connections.
10. Space trees approximately 25 feet on center.
11. Site street trees for ease of maintenance, to reduce sidewalk damage, and to provide a sufficiently large, wide canopy to shade the sidewalks.
12. Allow tree wells and planters to be used instead of planter strips in cases where parking or bicycle lanes are located next to sidewalks. Ensure that planters and tree wells are at least 4 feet wide to allow for healthy street trees.
13. Landscape planter strips with shade-providing trees and shrubs. For sidewalks, select tree species that do not obstruct pedestrian circulation.



Landscaped planter along streetscape





Archway identifies entryway



Bicycle wayfinding



Pedestrian informational kiosk

F. Public Signage and Gateway Features

1. Identify major entryways into the project area with special gateway treatments such as public art, architectural elements such as towers, archways, and signage, or enhanced landscaping to announce arrival into the project area.
2. Develop consistent thematically branded wayfinding and signage to maximize visual recognition and contribute to the character of the The Southeast Policy Area plan area.
3. Employ signage for vehicular, pedestrian, and bicyclist wayfinding to the Village Center, major bus stops, and key community amenities such as a light rail station, trails, or waterfront areas.
4. Scale and place directional signage to be visible from both the roadway and along sidewalks/pedestrian areas. Ensure that letters and numbers are no less than 4 inches tall.
Explore opportunities for educational and interpretive signage along the drainage channel corridor and other areas with important historic significance or unique design features.
5. Provide visually attractive, easy-to-read, and well-located signage to direct vehicles to parking areas.
6. Explore opportunities for artistic design of kiosks and other informational amenities.
7. Place route and wayfinding signage along bike routes and pathways to provide bicyclists with safe passage.
8. Place signs in compliance with the Clear Visibility Triangle at corners and driveways.



Pedestrian directional signage



Automobile and Pedestrian directional signage to landmarks and parking

CHAPTER 6

GLOSSARY

**SOUTHEAST
POLICY AREA**

SPECIAL PLANNING AREA

CHAPTER 6

GLOSSARY

This chapter provides definitions for specialized terms and concepts used in this SPA. These definitions are in addition to those found in Chapter 23.100 of the Zoning Code, incorporated herein by this reference. In the event of a conflict between these definitions and those in the Zoning Code, these definitions shall govern.

Albedo: The measure of an object's reflectivity. Lighter-colored materials absorb less heat and therefore have a higher albedo ratio.

Alley/Drive Aisle: A street form that may be either a public alley or a private drive. As alleys, they provide vehicular and service access to the back of buildings. In non-residential and mixed use environments, they serve as private drive aisles connecting streets to parking fields.

Americans with Disabilities Act (ADA): The Americans with Disabilities Act of 1990, as amended, which establishes standards and requirements for public access for all persons.

Arcade: A frontage characterized by a façade where the first floor aligns directly with the street-facing property line (a zero-foot built-to line) and the floors above project out over, and fully absorb, the pedestrian space/sidewalk so that a pedestrian may not bypass it. This frontage is typically appropriate for ground-floor retail and restaurant use, with office and residential uses above. An encroachment agreement is needed to construct this frontage type.

Arterial: High-capacity roadway that provides connections to areas outside the plan area. These roads provide for high-speed movement and wide intersection spacing.

Arterial with Transit Corridor: Similar to the general arterial, except that it includes dedication for a future transit corridor, separate from the roadway, through the plan area.

Building Form: The type of structure and its corresponding lot configuration based on massing, layout, lot size, and use.

Bulbout: An extension of a roadway curb used to extend the sidewalk, thereby reducing the crossing distance and allowing pedestrians who are about to cross and approaching vehicle drivers to see each other when vehicles parked in a parking lane would otherwise block visibility.

Bus Stop: A designated location where a bus, from time to time, may stop to provide connections to the City's public transit services.

Canopy: A shelter that is supported from the exterior wall of a building and another form of external support, such as columns.

Chicane: A type of horizontal deflection, such as a bulbout, used in traffic calming to reduce the speed of traffic.

Collector, Commercial: A collector road that provides low to moderate capacity moving vehicles from employment areas to arterials and thoroughfares through commercial areas.

Collector, Residential: A collector road that provides low-to-moderate capacity moving vehicles from neighborhoods to arterials and thoroughfares through residential areas.

Colonnade: A series of joined columns used to create a covered walkway.

Commercial Main Street: A roadway type, found in the Village Center, that provides space for a variety of travel modes, including vehicular, bicycle, and pedestrian. Narrower streets allow for on-street parking, and wider sidewalks facilitate greater pedestrian activity.

Common Lawn: A frontage type characterized by deep front yard setbacks. The building façade is set back substantially from the front property line. The resulting front yard is unfenced and is visually continuous with adjacent yards, supporting a common landscape.

Curvilinear Street: A form of street layout, common in conventional subdivision design, where the street curves slightly from left to right, providing the illusion of varied setbacks.

Dark-Sky: The practice of limiting night-time lighting, or light pollution, to make stars more visible at night, reduce the effects of unnatural lighting on the environment, and cut down on energy usage.

Detached Cluster Housing: A single-family detached building form and lot type characterized by smaller lot sizes with clusters of dwellings accessed from “T” court alleys.

Detention Basin: An area dedicated to the detention of stormwater collected from surrounding development and stored prior to release into the main drainage channel.

Drive-Through: A building form and lot type characterized by retail development with uses or services accessible from a vehicle (e.g., restaurant, financial institution, pharmacy).

Duet Housing: A single-family building form and lot type characterized by two dwellings that adjoin along a common property line in compliance with building code requirements. Garages may be accessed from the street in front of the dwellings or from alleys behind the dwellings.

Executive Lot, Single-Family Residential: A single-family detached building form and lot type characterized by a large lot (one-quarter acre or larger).

Façade: The architecturally finished side of a building, typically facing onto a public right-of-way or street.

Fenestration: An opening in the wall of a structure, generally referring to windows. Other types of openings may be utilized, including doors, louvres, vents, wall panels, skylights, storefronts, curtain walls, and slope glazed systems.

Forecourt: A frontage type that is created by setting back a portion (usually the central portion) of a building façade to create a plaza. Forecourts commonly provide access to the lobby or a larger building and may be paired with other frontage types to provide access to the portions of the building located closer to the sidewalk. Forecourts may be landscaped or paved and provide vehicular access to the building entry.

Form-Based Code: A development code emphasizing the regulation of building form, scale, and orientation, rather than zoning and land use.

Frontage Form: The architectural composition of the front façade of a building and how it relates to the surrounding public realm.

Fueling Station: A building form and lot type characterized by retail development that provides opportunities for vehicle fueling.

Gallery-Deck: A frontage type that is aligned close to or directly on the front property line with the building entrance at the sidewalk and with an attached colonnade deck that projects over the public sidewalk and encroaches into the public right-of-way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may not bypass it. The upper stories of the building do not also project over the public sidewalk. This frontage is typically appropriate for retail use. An encroachment agreement is needed to construct this frontage type.

Garden Home: A single-family detached building form and lot type characterized by very small lot sizes and a garage accessed from an alley behind the dwelling. The front of the dwelling is accessed either from the public street or a common paseo. Dwellings are constructed independent of each other on their own foundations.

Garden-Style Condominiums/Apartments: A multi-family building form and lot type characterized by dwellings oriented around a common yard or garden. The site is designed to mimic the surrounding street pattern, appearing as an extension of the public street system. Dwellings are typically built over garages, with access from the internal street system.

Green Court Townhomes/Apartments: A single-family building form and lot type characterized by very small lot sizes and an attached garage (on the first floor of the dwelling) accessed from an alley behind the dwelling. The front of the dwelling is accessed from a common, wide paseo or green court. Each dwelling is on its own lot, but the dwellings share common walls and foundations consistent with building code requirements.

Greenway: An off-street circulation element or trail, which connects neighborhoods and provides off-street access to individual parks. It provides space for bicycling, walking/jogging, and other forms of recreation. It includes landscaping to buffer the trail from adjoining uses.

Industrial/Flex: A building form and lot type characterized by one or more stories of development dedicated to office and/or industrial use. The building(s) are oriented either to, or very proximate to, the public street. The front and sides of buildings are designed with abundant windows (referred to as fenestration) and pedestrian entrances; rears of buildings may feature roll-up doors and/or loading docks. Multiple buildings are arranged together to form pedestrian plazas and open space between the buildings with amenities for employees.

Joint Use Park/Detention Facility: A community facility that allows for the combination of parks and detention basins on a limited basis. The detention portion functions as a modified joint greenway/minor drainage channel that may spill into the park area after the adjoining detention basin has first been utilized.

Kammerer Road (street type): A specialty thoroughfare roadway type that applies to the portion of Kammerer Road within the plan area. This road is anticipated to be 6 lanes at buildout, but may be 4 lanes on an interim basis. Intersections are spaced no closer than every half mile.

Landscape Coverage: The required minimum amount of landscape area that shall be provided. Areas that count toward this requirement include, but are not limited to, parking lot landscaping (including island planters), frontage landscaping, and private open space/plazas.

Local Estate Residential Street: A street type that provides access into and through estate residential neighborhoods. It differs from other local street types in that sidewalks are only provided on one side and drainage is facilitated through roadside bioswales, rather than piped infrastructure.

Local Residential Street: A street type that provides access into and through neighborhoods.

Main Street (concept): The organization of buildings along a roadway, which includes on-street parking, to resemble and function like the historic retail and civic core in a community.

Major Drainage Channel: The primary conveyance facility for stormwater drainage through the plan area. It takes flows from the various detention basins and conveys them out of the plan area. It also includes a public trail on at least one side that doubles as a maintenance access road.

Major Transit Facility: A transit station within the plan area that provides access to both the local bus system and regional transit services (e.g., light rail, bus rapid transit). The ultimate siting, design, and configuration of the facility shall be determined in coordination with the applicable service provider(s).

Modified Grid System: A layout of streets that are curved slightly to produce the illusion of varied setbacks while maintaining the integrated grid pattern. This form of street layout also narrows the line-of-sight for drivers and encourages them to slow down.

Native Landscaping: Plantings that are selected because they have adapted to thrive in the local environment, usually with limited or no irrigation, fertilizer, or pesticides. These plantings usually also provide stormwater management.

Office Park: A building form and lot type characterized by one or more stories of development dedicated to office use. The building(s) are oriented either to or very proximate to the public street. Multiple buildings are arranged together to form pedestrian plazas and open space between the buildings with amenities for employees. Generally only one row of parking is provided between the public street and the building; however, buildings are encouraged to be at the back of walk.

Park/Open Space: Areas dedicated to active and passive recreation.

Parklet: A small space serving as an extension of the sidewalk to provide amenities and green space for people using the street. It is typically the size of several parking spaces. Parklets typically extend out from the sidewalk at the level of the sidewalk to the width of the adjacent parking space.

Paseo: A local and private pathways serving as pedestrian connections between developments.

Pocket Plazas: A small plaza, or open area, usually including landscaping, seating, and lighting, typically found at a roadway intersection as part of a bulbout.

Pedestrian-Facing Ground-Floor Façade Transparency Requirement: The required minimum area of a building façade along the ground floor that must be developed with openings into the building. Design options include, but are not limited to, windows and doors. This requirement is limited to the sides of the building that are customarily accessible to pedestrians.

Physical Form. The components that make up the built environment, including streets, buildings, frontages, community spaces, and common features.

Porch (frontage): A frontage type intended for residential uses. The type is characterized by a covered, active outdoor living space connected to the front of the building. The porch shall be raised above the finished grade of the lot and adjacent public sidewalk. An optional fence along the street-facing property line(s) may be constructed to help demarcate the adjoining yard area.

Primary Residential Street: A street type that provides access into and through neighborhoods.

Realm, Private: The area within the domain, or realm, of private land owners and interest, including but not limited to office buildings, shops, residences, and private plazas.

Realm, Private: The area within the domain of private landowners, including, but not limited to, office buildings, shops, restaurants, residences, and private plazas.

Realm, Public: The area within the domain of the public, usually open to the public and owned by the City, including, but not limited to, public streets, plazas, or other publicly accessible open space or civic spaces, parks, and trails.

Shopfront (frontage): A frontage characterized by a façade which is aligned close to or directly on the public right-of-way line with the building entrance at sidewalk grade. Shopfront frontages have substantial glazing on the ground floor and provide awnings or canopies cantilevered over the sidewalk. Building entrances may either provide a canopy or awning or alternatively, may be recessed behind the front building façade. Awnings over the public sidewalk require approval of an encroachment agreement.

Small-Lot Detached Housing, Front-Loaded, Recessed: A single-family detached building form and lot type characterized by a smaller lot size and a garage accessed from the street in front of the dwelling. The garage is recessed behind the front face of the dwelling and may even be behind the dwelling.

Small-Lot Detached Housing, Rear-Loaded, Attached: A single-family detached building form and lot type characterized by a smaller lot size and a garage accessed from an alley behind the dwelling. The garage may either be attached or detached to the dwelling.

Small-Lot Detached Housing, Zero-Lot-Line, Front-Loaded: A single-family detached building form and lot type characterized by a smaller lot size and a garage accessed from the street in front of the dwelling. The dwelling is sited such that one wall is located along a side property line. Access to the rear of the lot is provided only on one side.

Sports Complex: A building form and lot type characterized by multiple athletic fields, parking areas, and support services (e.g., field office and shop, restaurant, locker rooms, restrooms). The site may also be developed with a sports stadium.

Standard Lot, Single-Family Residential, Front-Loaded, Detached: A single-family detached building form and lot type characterized by a garage accessed from the street in front of the house. The garage is detached from the main dwelling.

Standard Lot, Single-Family Residential, Front-Loaded, Recessed: A single-family detached building form and lot type characterized by a garage that is recessed behind the living space within the dwelling. The garage may either be attached or detached from the dwelling. The driveway is typically wide enough for one vehicle.

Standard Lot, Single-Family Residential, Front-Loaded: A single-family detached building form and lot type characterized by a garage accessed from the street in front of the dwelling. The garage is attached/integrated into the design of the dwelling.

Standard Lot, Single-Family Residential, Rear-Loaded: A single-family detached building form and lot type characterized by garage access from an alley behind the dwelling. The garage may either be attached or detached to the dwelling.

Stoop (frontage): A frontage type intended for residential uses. The type is characterized by stairs and a small landing. The stoop is commonly associated with denser building types on narrower lots and placed close to the street-facing property line(s). To accommodate a property's limited yard area, a stoop's stairs may be placed perpendicular or parallel to the property line. The frontage may be covered and may include an optional fence along the street facing property line(s) to help demarcate the adjoining yard area.

Suburban Commercial: A building form and lot type characterized by single story retail development. The buildings are generally located in the rear of the site with parking between the building and the public street. Pad buildings located near the public street may also be developed.

Townhouses, Detached Garage: A single-family building form and lot type characterized by very small lot sizes and a detached garage accessed from an alley behind the dwelling. Each dwelling is on its own lot, but the dwellings share a common foundation consistent with building code requirements. The front of the dwelling is accessed from the public street.

Townhouses, Tuck-Under Garage: A single-family building form and lot type characterized by very small lot sizes and an attached garage (on the first floor of the dwelling) accessed from an alley behind the dwelling. Each dwelling is on its own lot, but the dwellings share a common foundation consistent with building code requirements. The front of the dwelling is accessed from the public street, and the front door is typically above street level and accessed by a set of stairs.

Tree, Accent: A small tree that accents the landscaping of an area, usually by virtue of its color, shape, or size.

Tree, Specimen: A tree that is usually the focal point; usually large or makes a big impact on the landscaping of the area in some way.

Tuck-Under Condominiums/Apartments: A multi-family building form and lot type characterized by dwellings that are built over garages, with access from the internal street system.

Vertical Mixed Use, Office over Commercial: A building form and lot type characterized by a mix of uses in one building. Generally, retail uses are constructed on the ground floor with office uses above. Office uses may also be developed on the ground floor, but are not the predominant use at this level. Some residential uses may also be allowed on the uppermost floors. The building is oriented to the public street or an internal circulation system that is an extension of the public system, with parking provided in back. Upper floors are encouraged to be stepped back from the sidewalk/street to provide outdoor spaces.

Vertical Mixed Use, Residential over Commercial: A building form and lot type characterized by a mix of uses in one building. Generally, retail uses are constructed on the ground floor with residential uses above. Office uses may also be developed, but are not the predominate use in the building. The building is oriented to the public street or an internal circulation system that is an extension of the public system, with parking provided in back. Upper residential floors are encouraged to be stepped back from the sidewalk/street to provide outdoor spaces for residents and reduce impacts to the dwellings from ground-level activities.

Village Commercial: A building form and lot type characterized by single-story retail development. The building is generally oriented to the public street or an internal circulation system that is an extension of the public system.

SOUTHEAST POLICY AREA

SPECIAL PLANNING AREA



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