

CHAPTER 4 PHYSICAL FORM

CHAPTER OVERVIEW

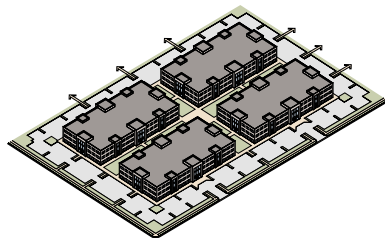
This chapter identifies the regulations for the physical form of development within the plan area. Five physical forms make up the built environment:

Physical Forms



Streets

The types of roadways allowed.



Buildings

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



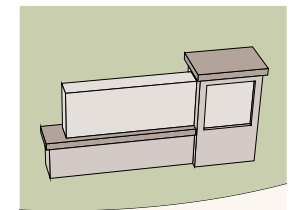
Frontages

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.

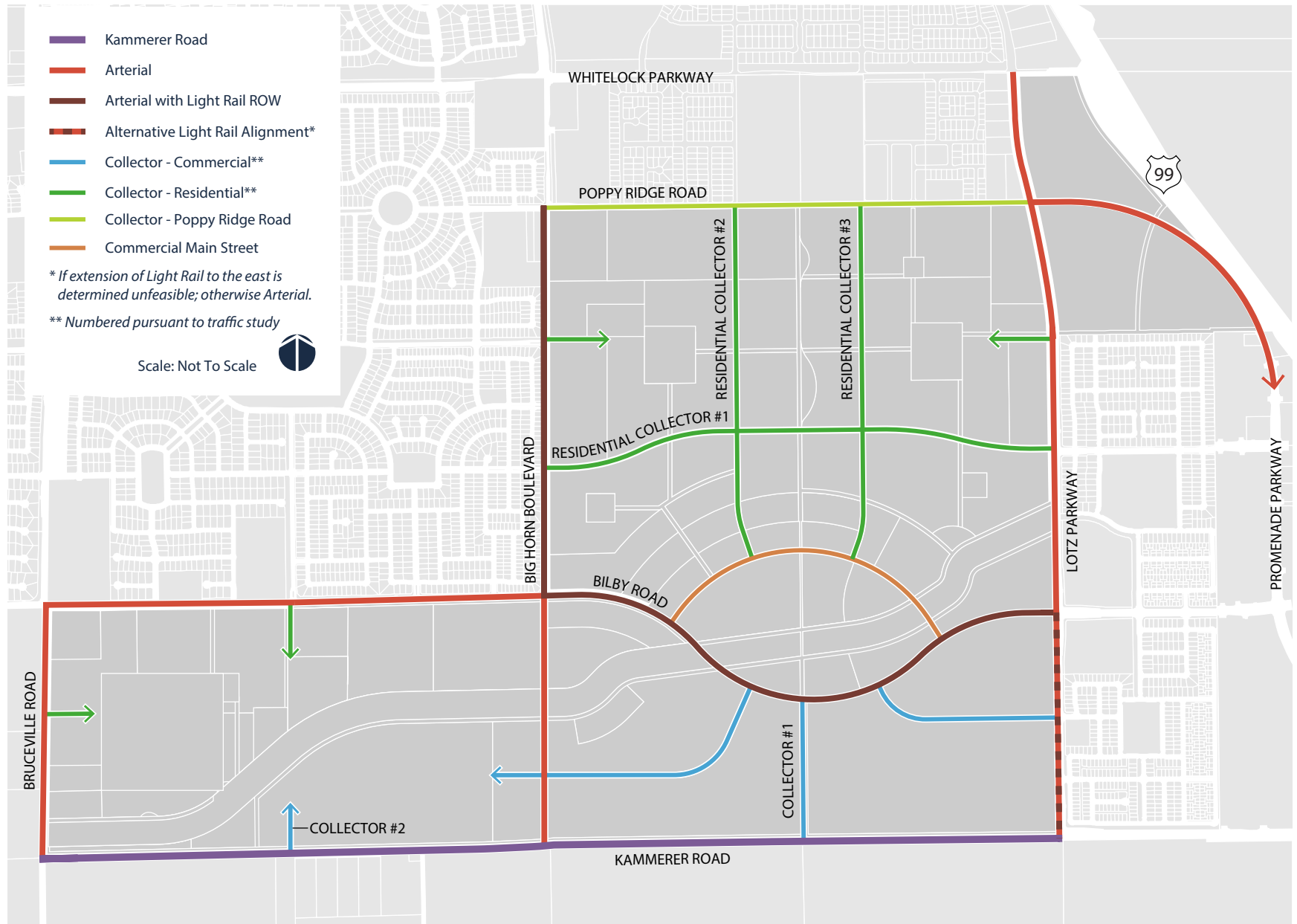
The street forms used in this plan are:

- 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

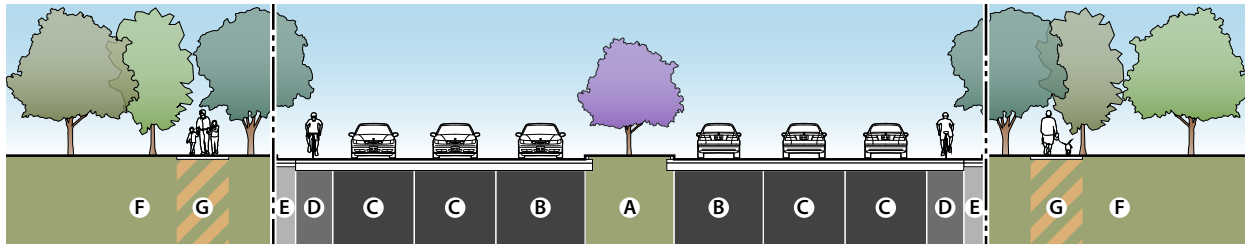
The landscape corridor shall only be a publicly owned and maintained lot when adjacent to single-family residential. Otherwise, this shall be a private landscape area designed to the City's satisfaction.

- 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

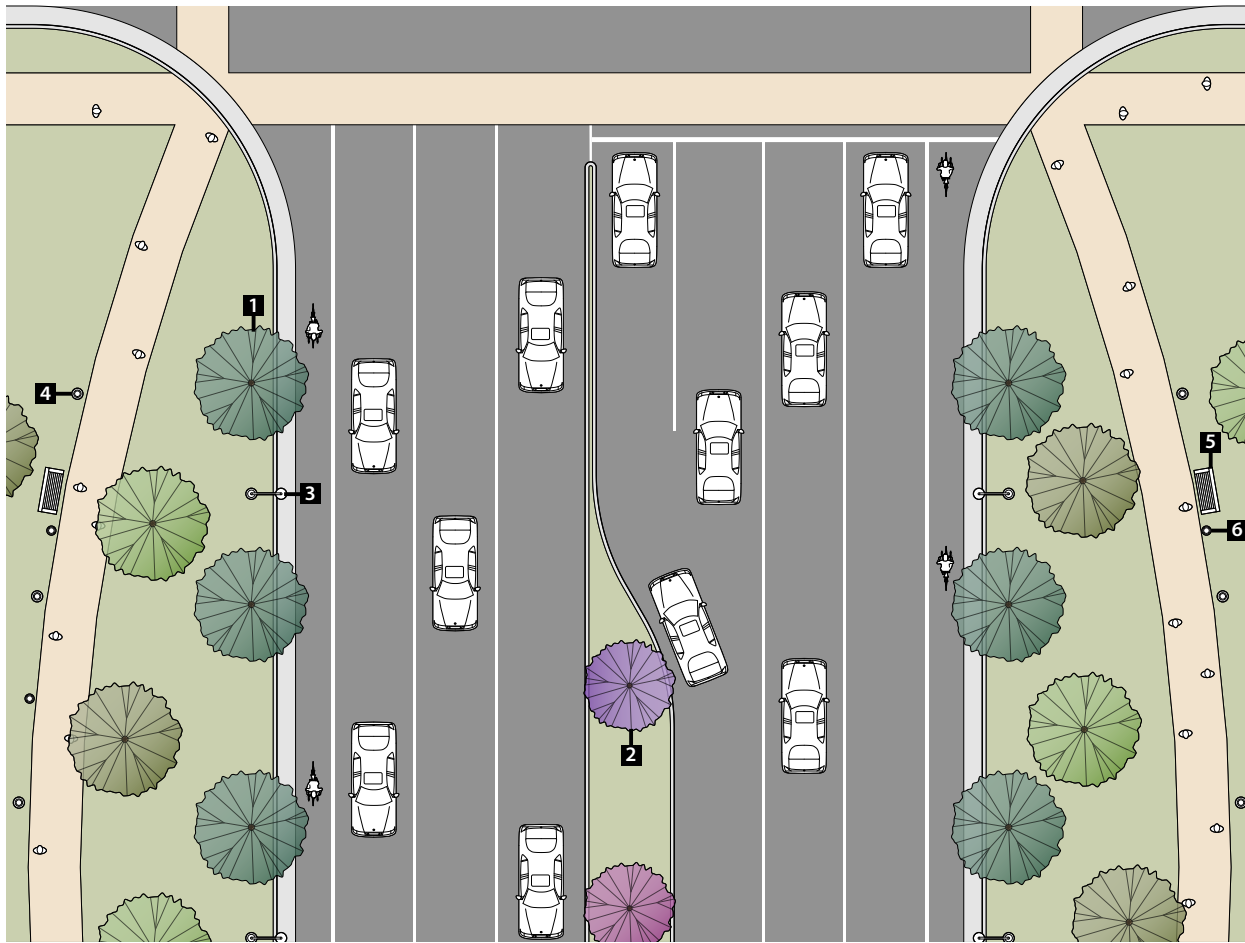
Streetscape Elements

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

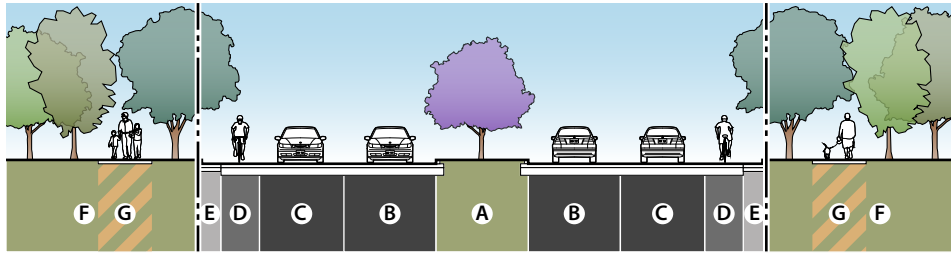
The landscape corridor shall only be a publicly owned and maintained lot when adjacent to single-family residential. Otherwise, this shall be a private landscape area designed to the City's satisfaction.

- 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

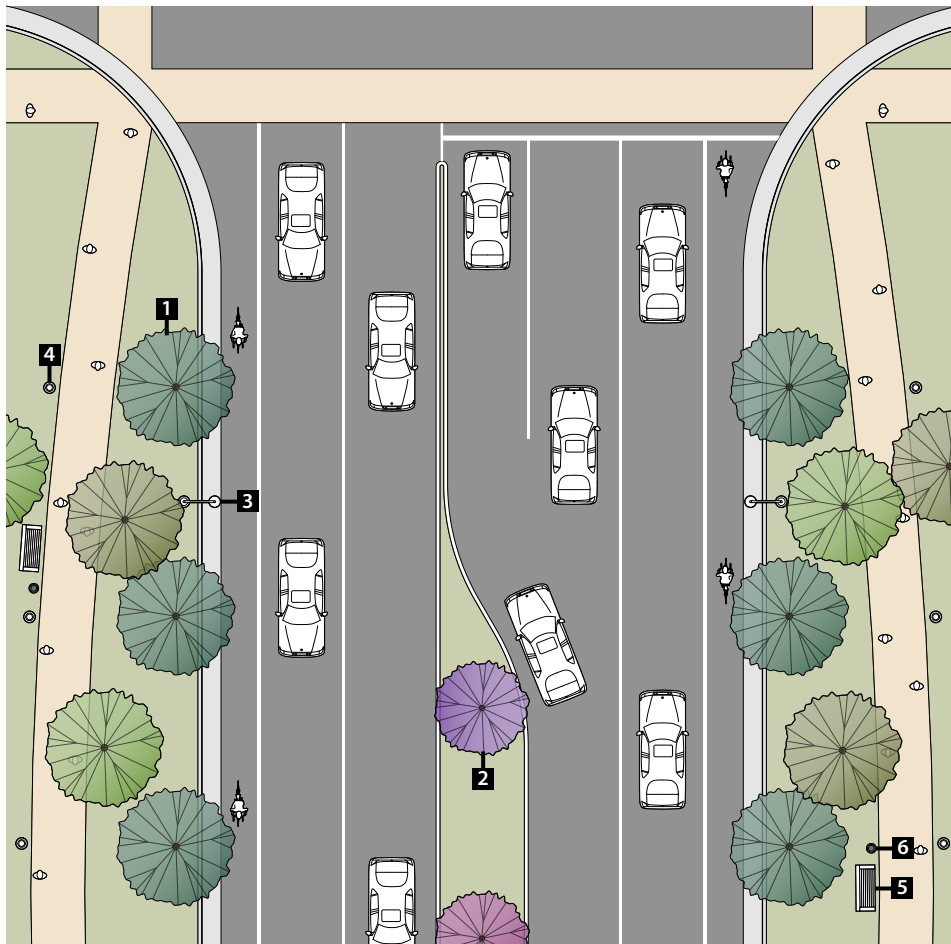
Streetscape Elements

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

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

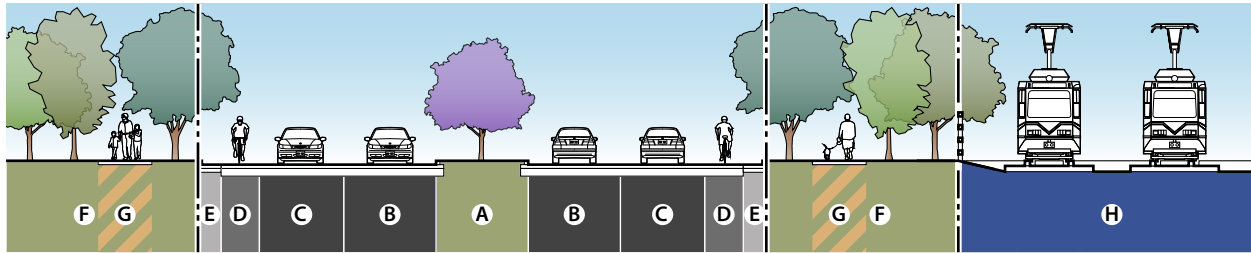
In advance of the transit facility, this corridor shall be landscaped to the satisfaction of the City. Residential uses adjacent to the corridor shall install a solid masonry wall along the shared property line as part of their development. Upon development of the transit system, a decorative fence shall 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.

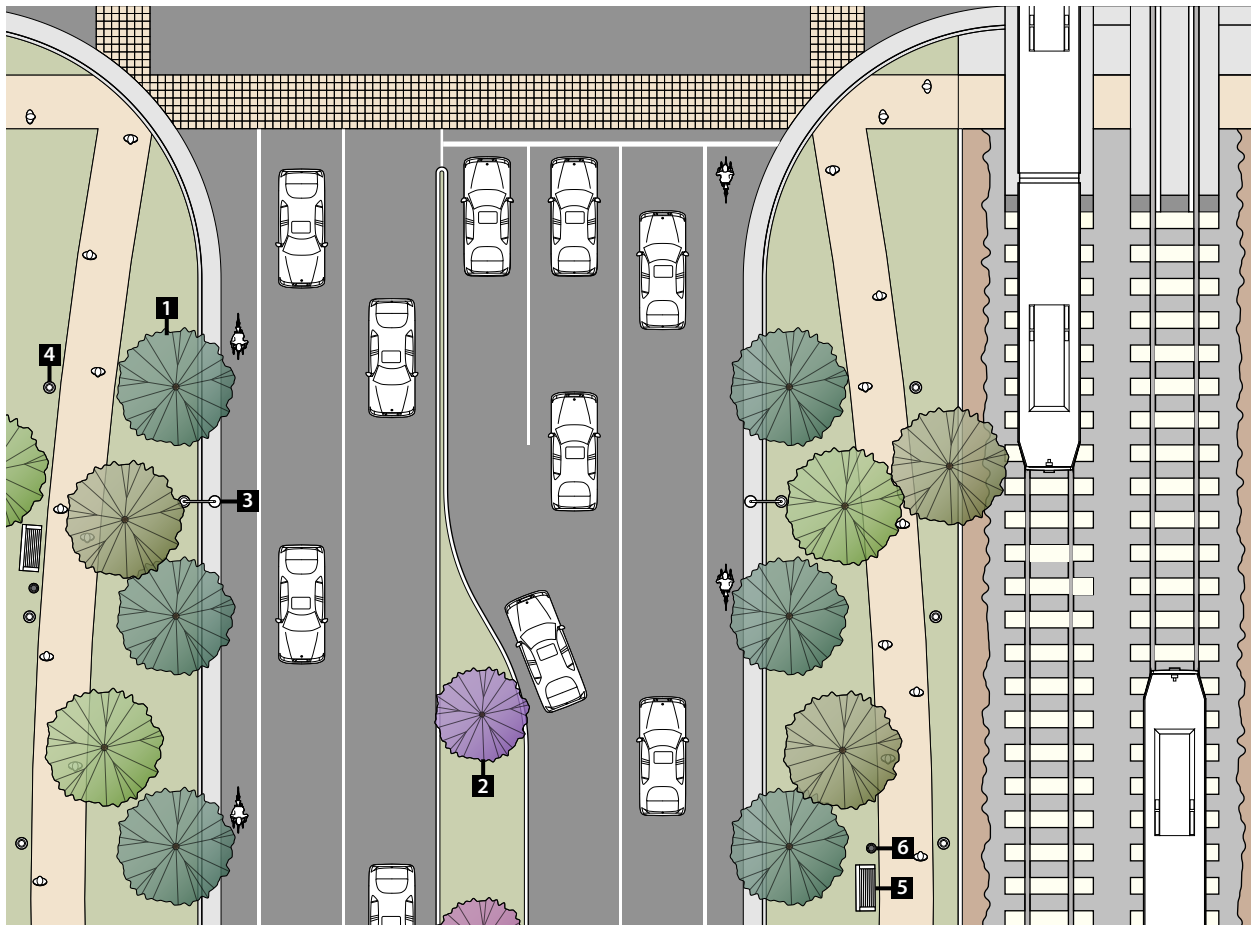
Streetscape Elements

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

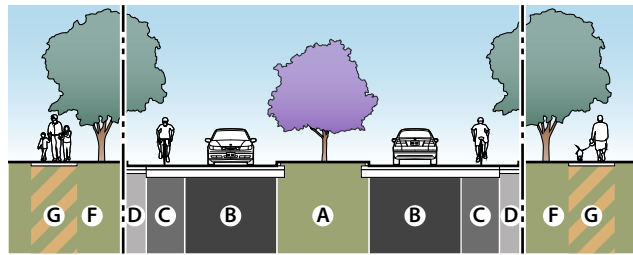


Section View

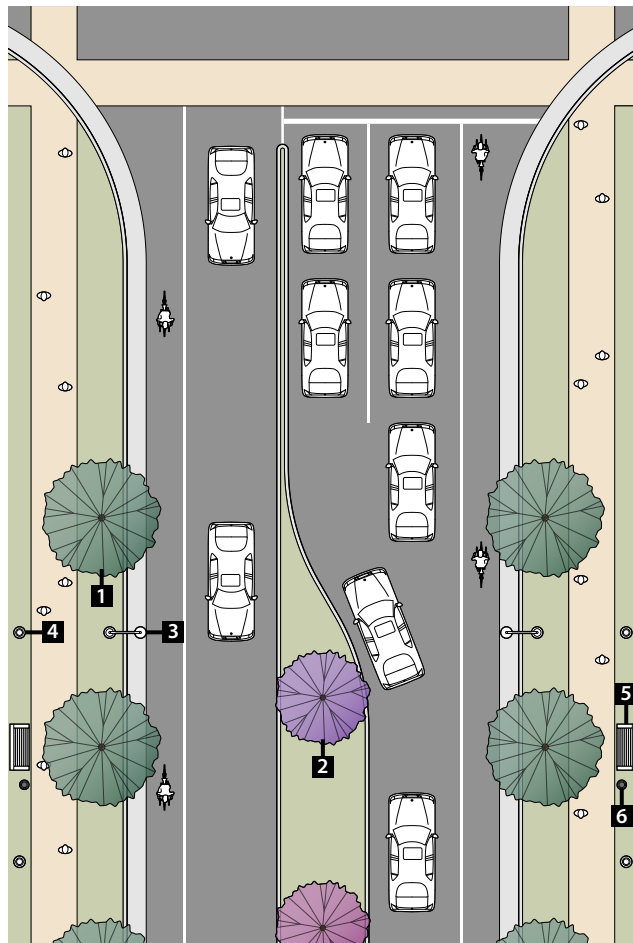


Plan View

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.

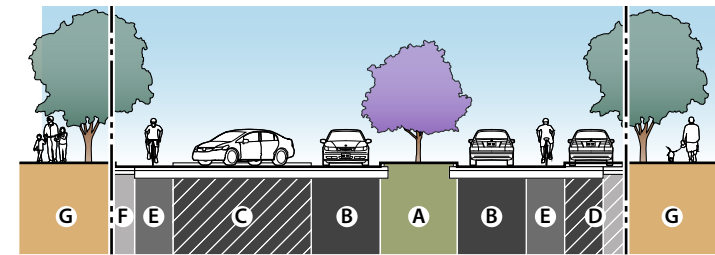
Pedestrian Corridor

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

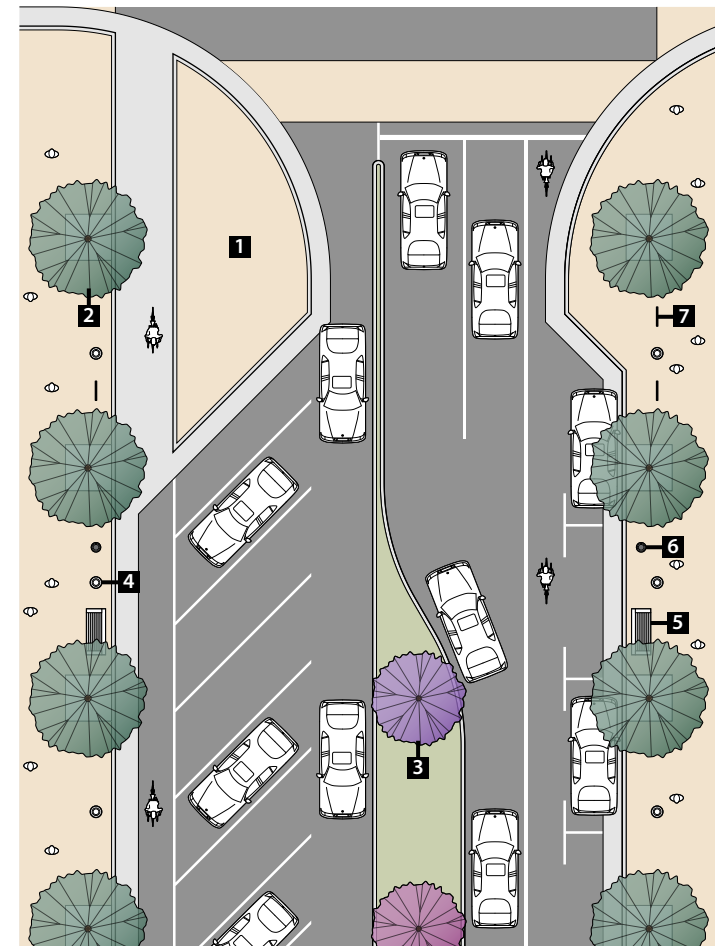
Streetscape Elements

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.

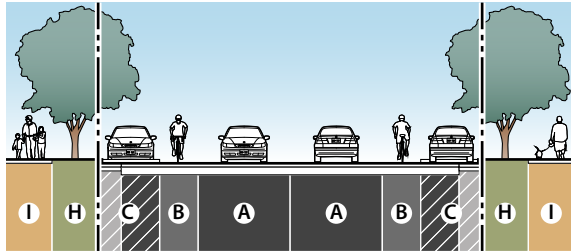
- H. Landscape Area 8 ft.
- I. Sidewalk 5 ft.; 8 ft. along parks and schools

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.

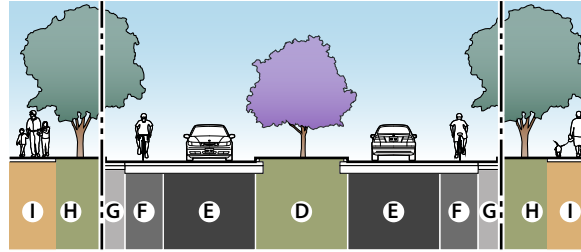
1. Bulbout (when on-street parking is provided)
2. Street Tree
3. Streetlight

On-Street Parking, No Median

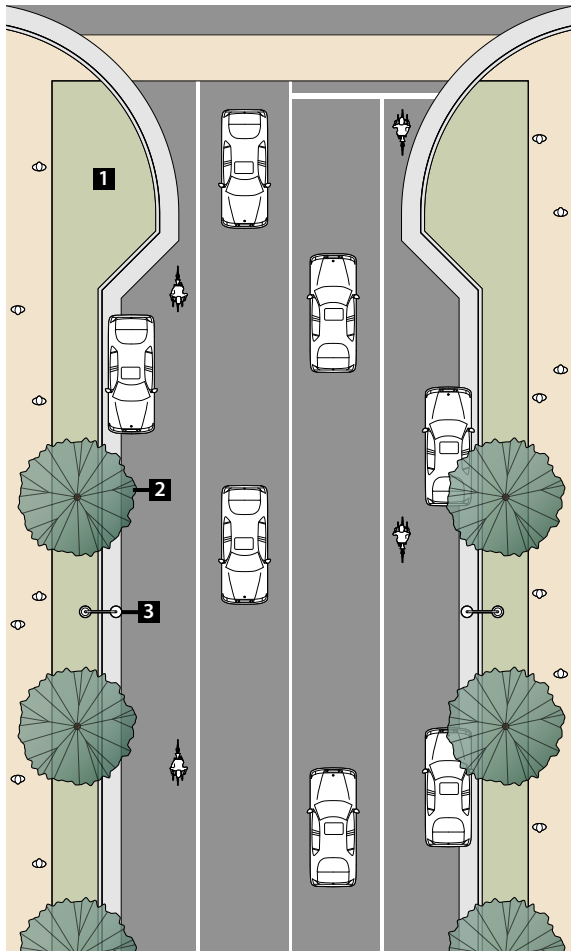


Section View

Median, No On-Street Parking

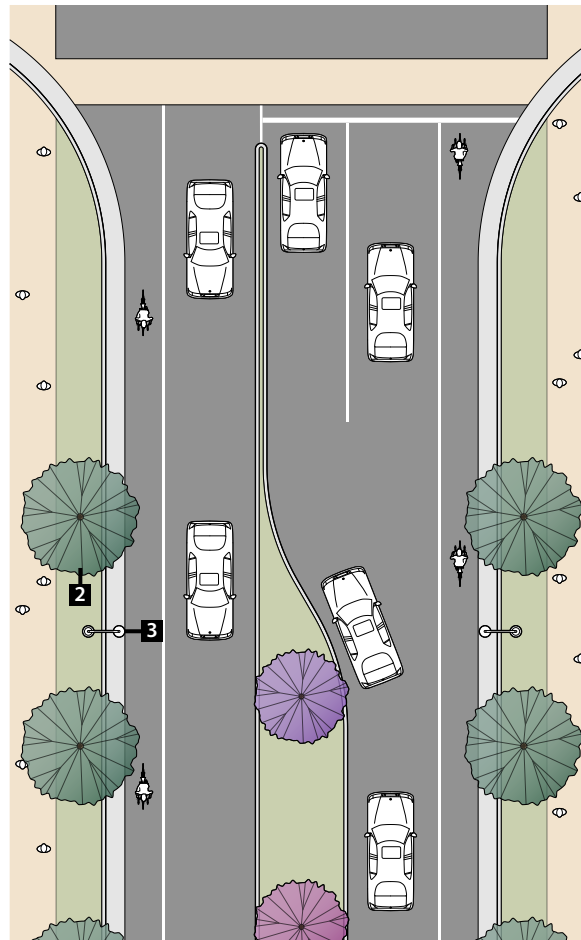


Section View



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.

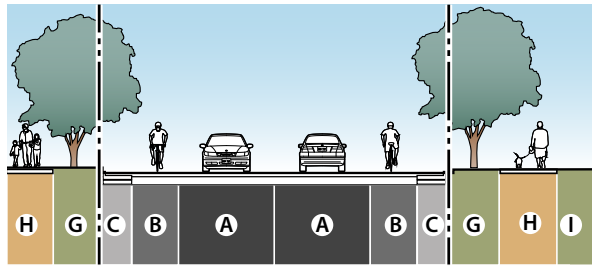
G. Landscape Area, Attached to Curb	6 ft. in Laguna Ridge; 8 ft. in SEPA
H. Sidewalk	8 ft in SEPA and along Reardan Park and school site; otherwise 4 ft.
I. Landscape Area, Behind Walk	5 ft; 13 ft. along Reardan block

Streetscape Elements

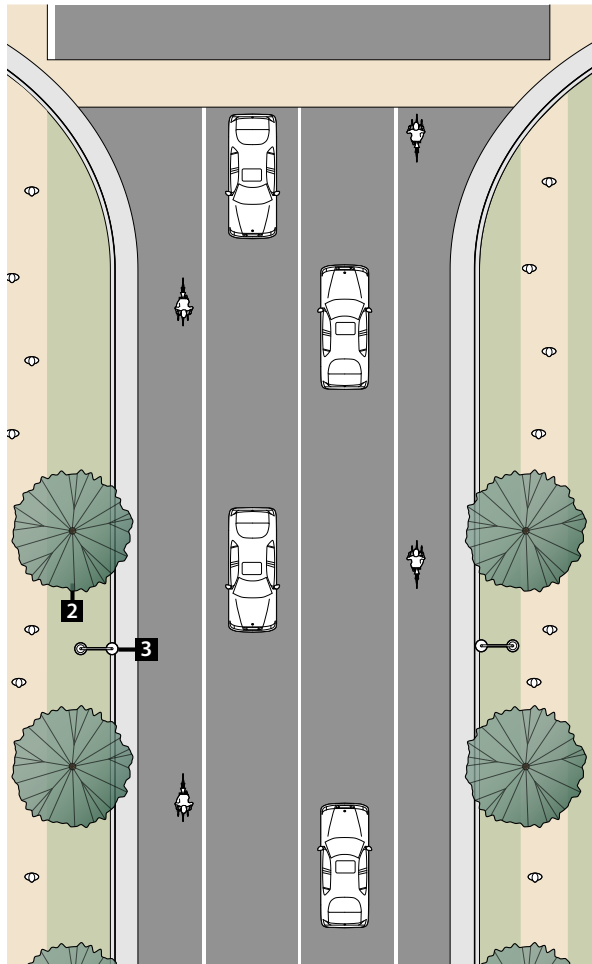
For a description of the streetscape elements, see section subsection I, Streetscape Materials, in the Physical Form: Common Features section of this chapter. The location and quantity of these elements shall be to the satisfaction of the City.

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

No On-Street Parking

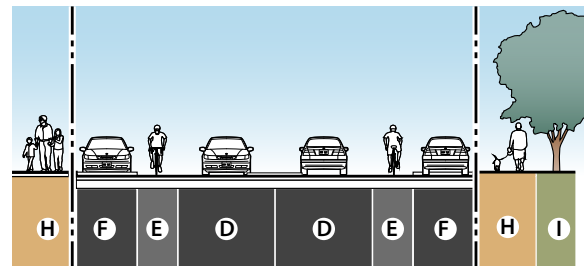


Section View

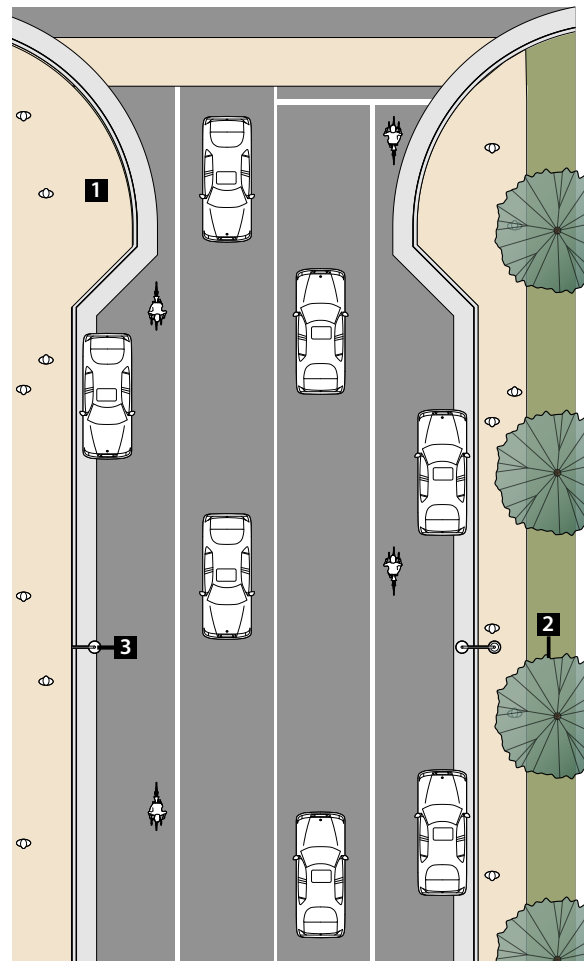


Plan View

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

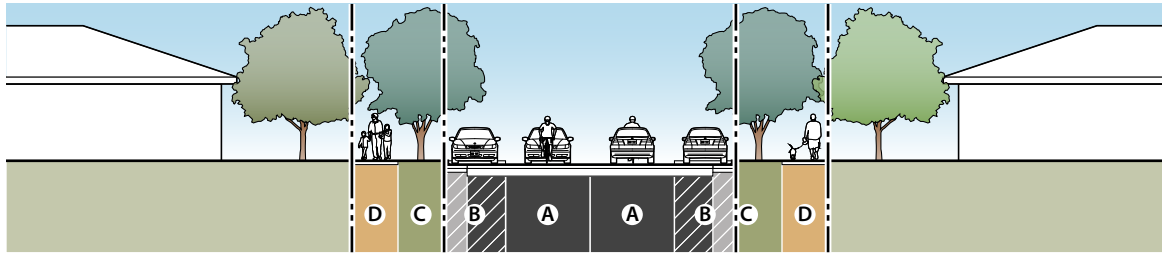
The landscape corridor shall only be a publicly owned and maintained lot when single-family residential backs onto the street. Otherwise, this shall be a private landscape area maintained by the homeowner and designed to the City’s satisfaction.

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

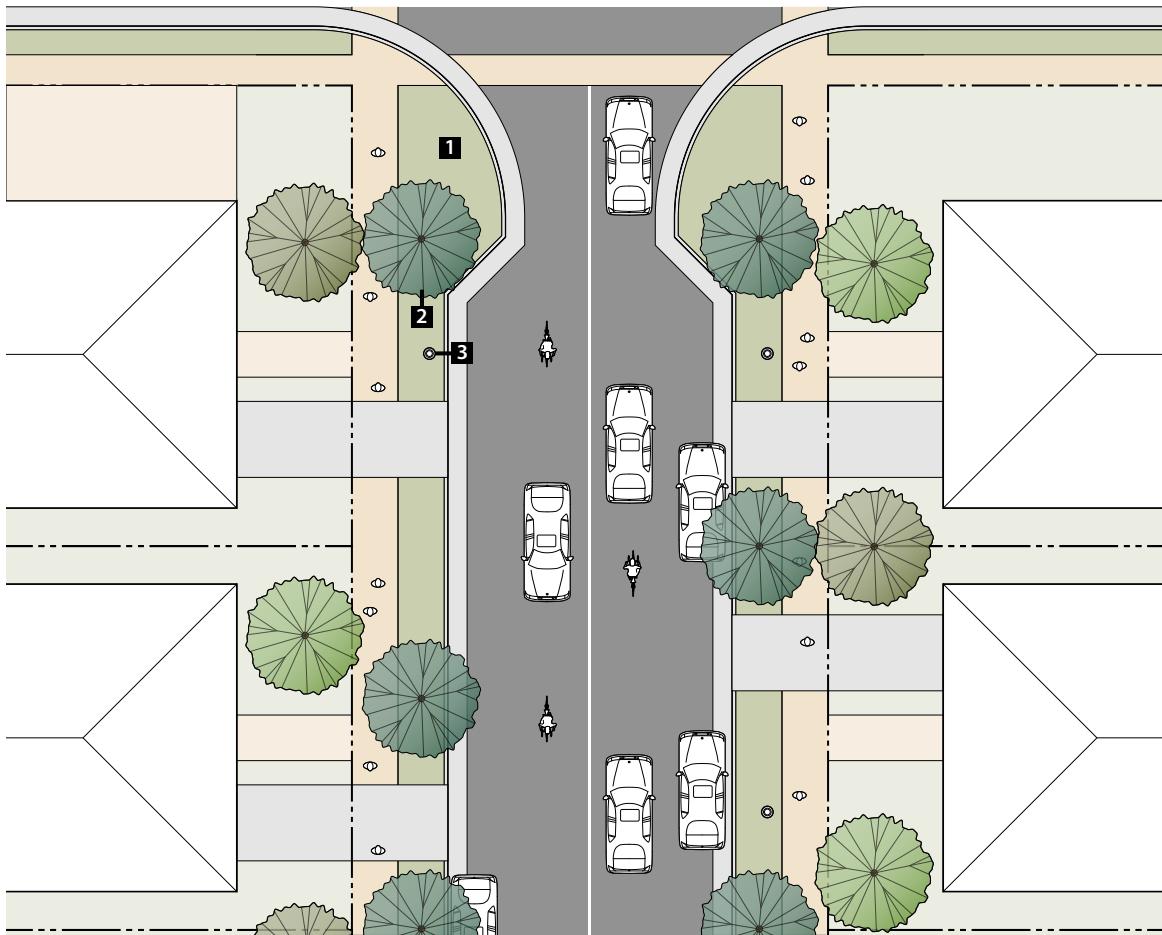
Streetscape Elements

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

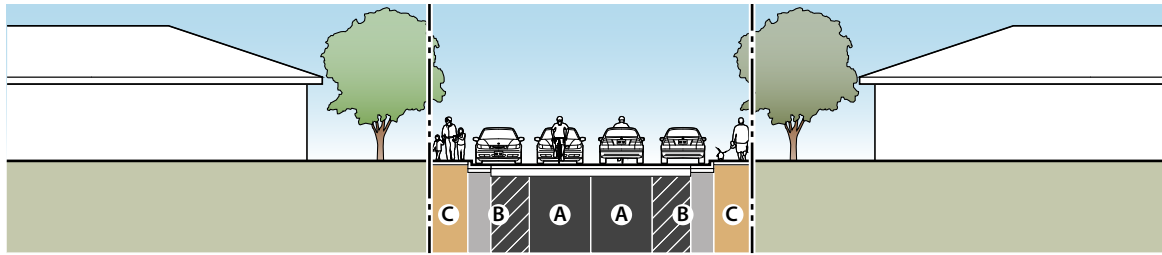
Right-of-Way (42 ft. – 48 ft.)

- 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

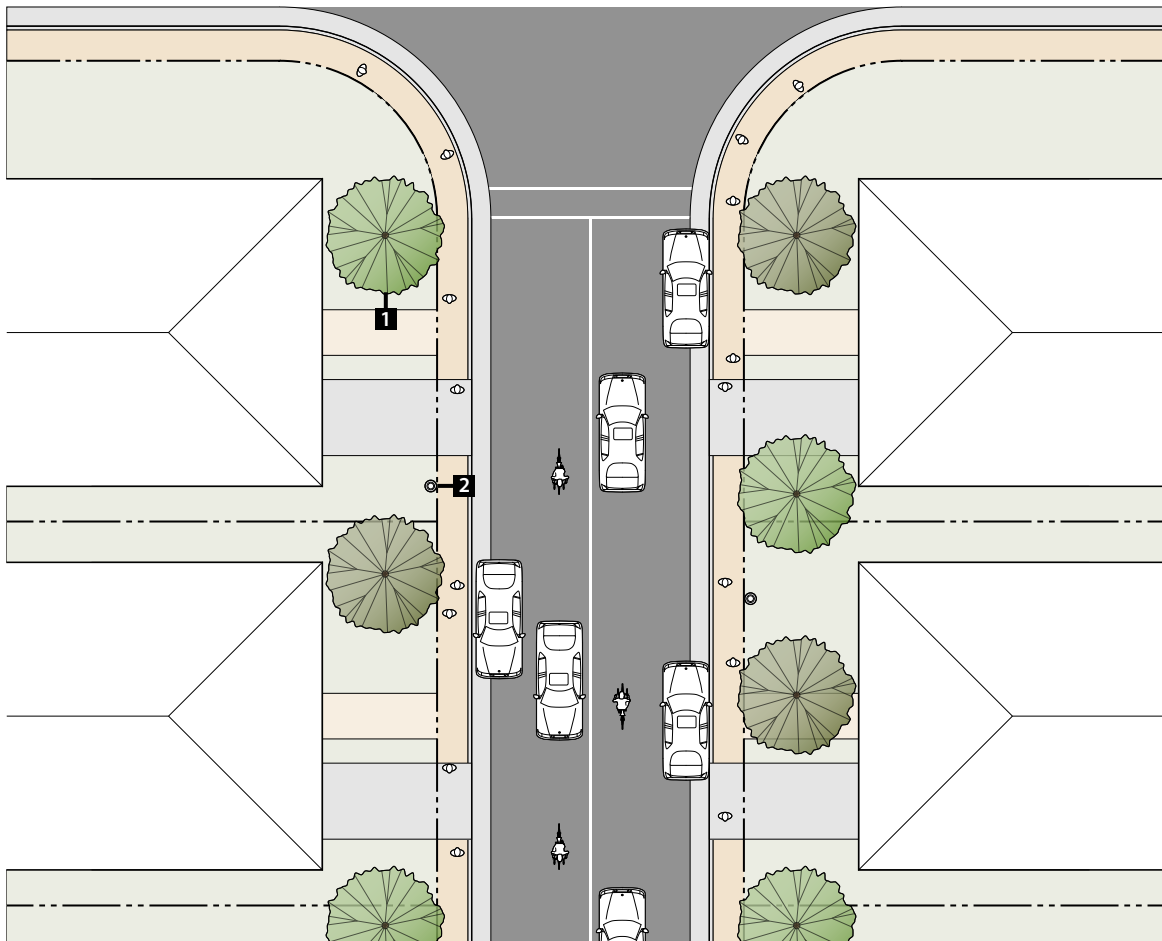
Streetscape Elements

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

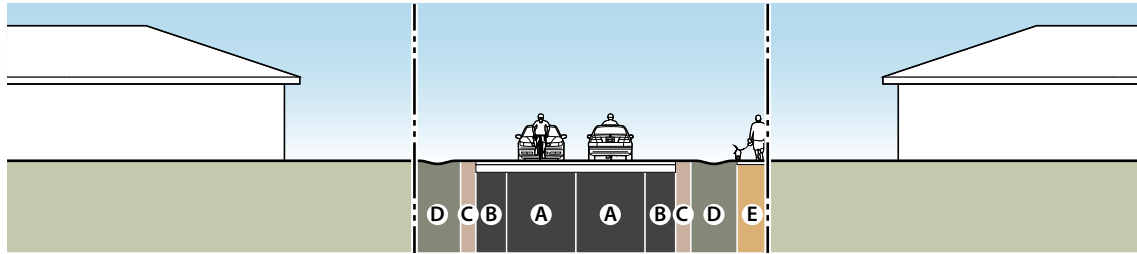
Right-of-Way (47 ft. – 50 ft.)

- 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

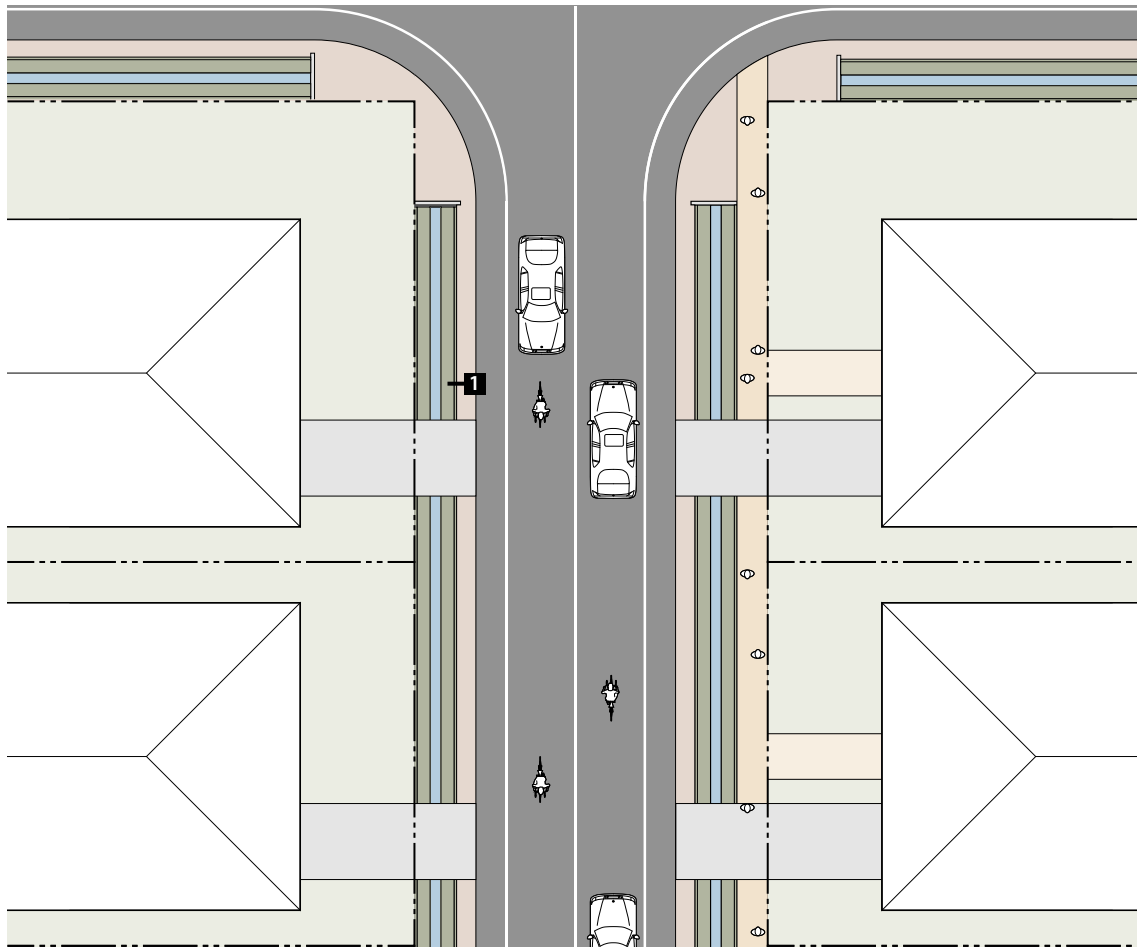
Streetscape Elements

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

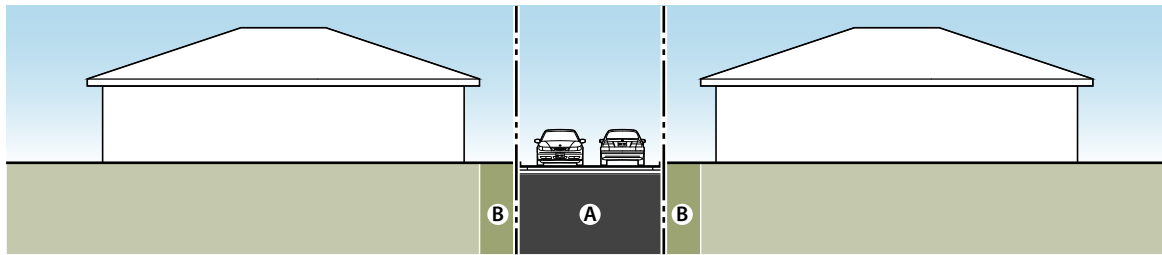
K. Alley/Drive Aisle

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.

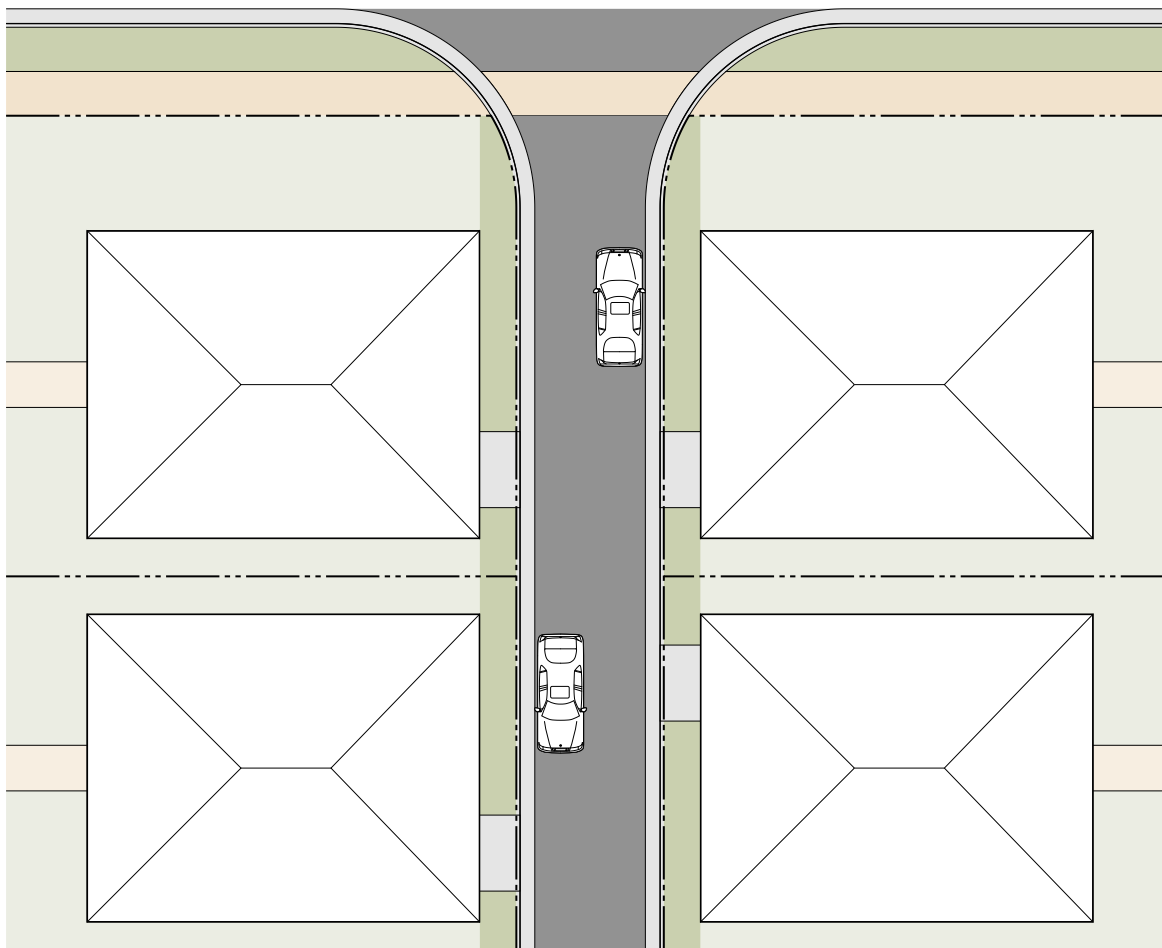
Development Standards

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

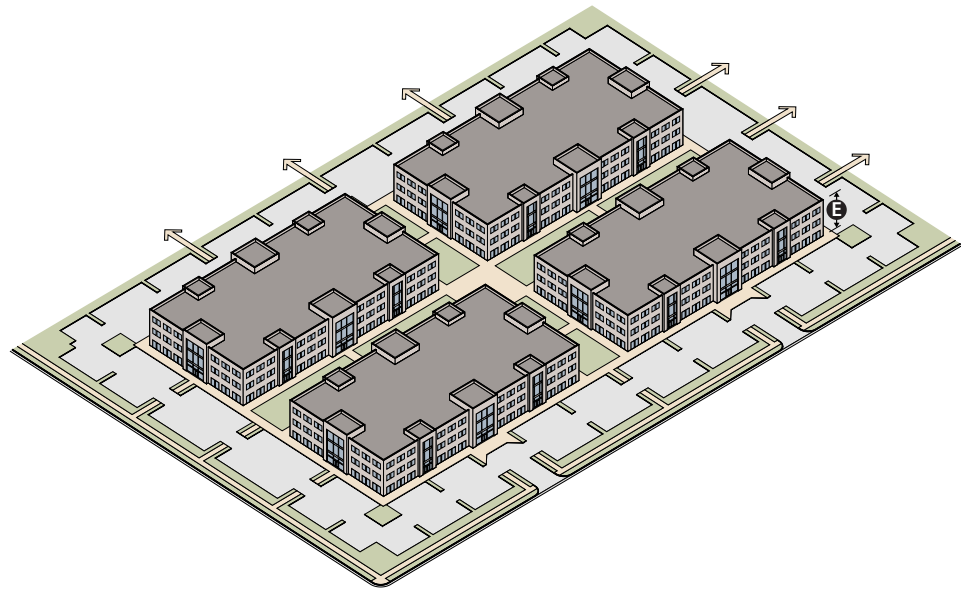
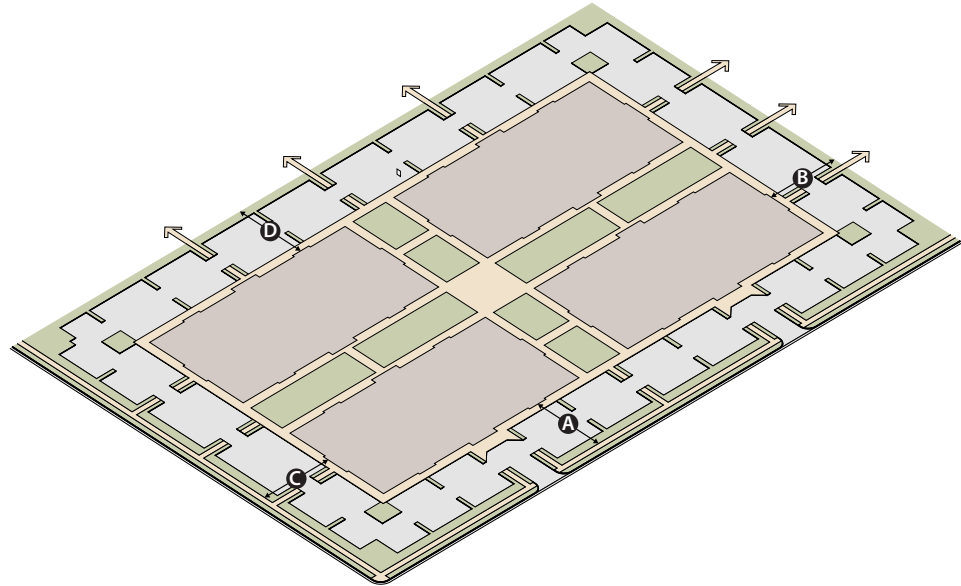
- E. Building Height 90 ft. max.

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

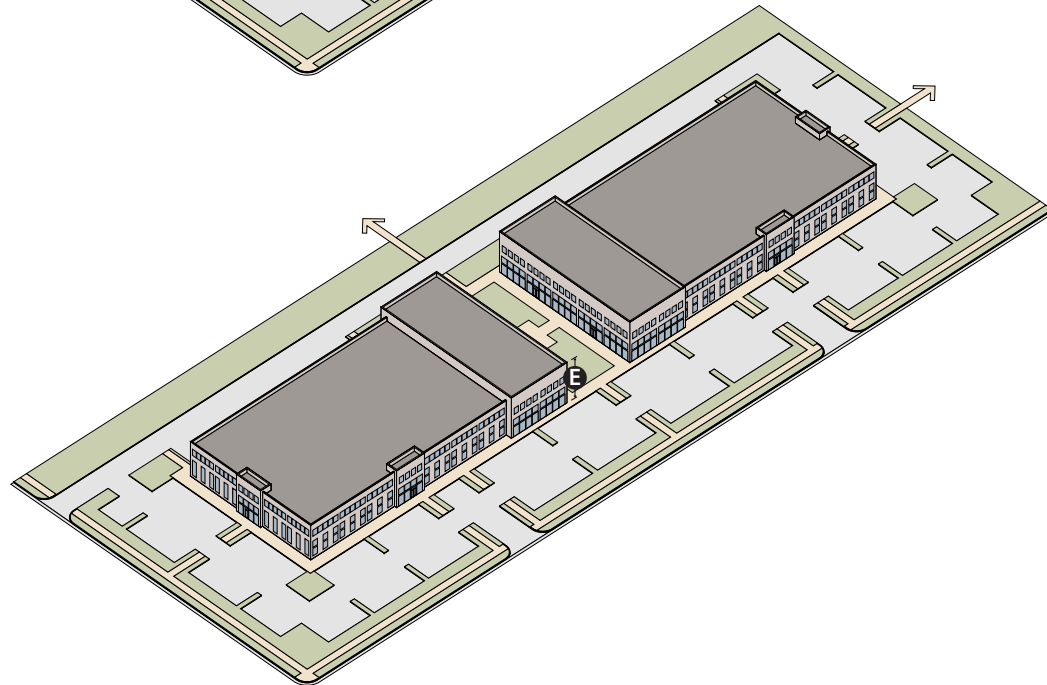
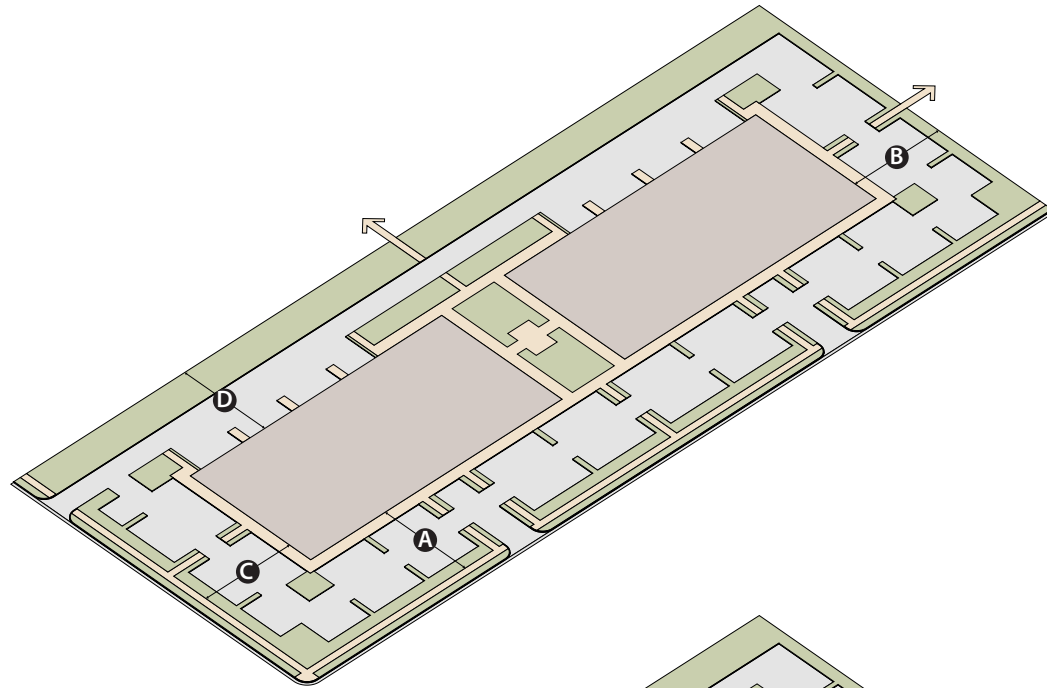
- E. Building Height 45 ft. max.

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

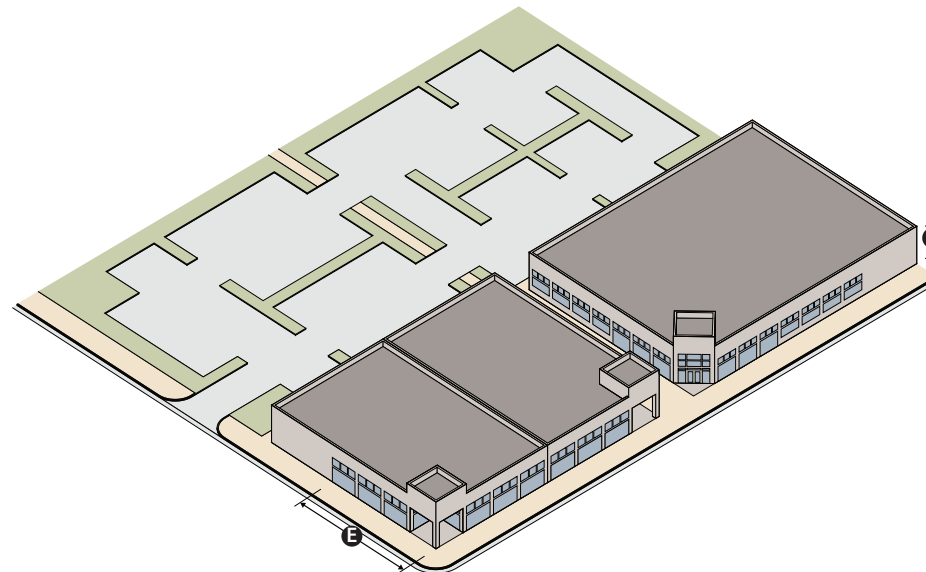
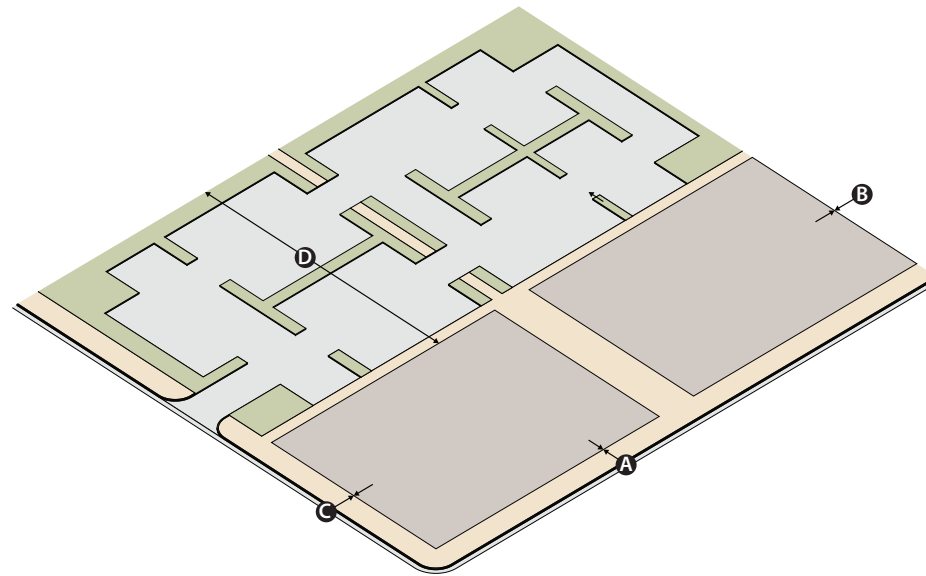
E. Pedestrian-Facing Ground-Floor Façade Transparency Requirement	50% min. 75 ft. max.
--	-------------------------

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

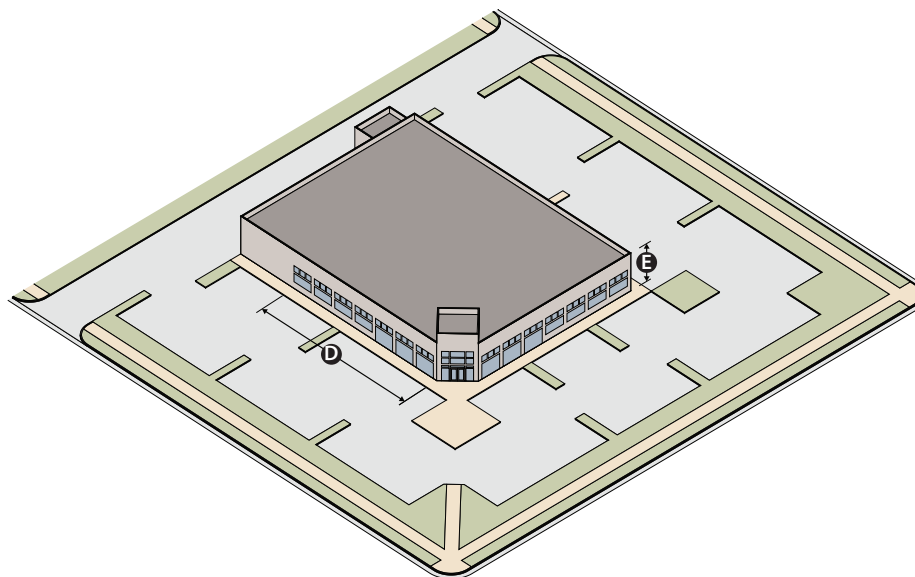
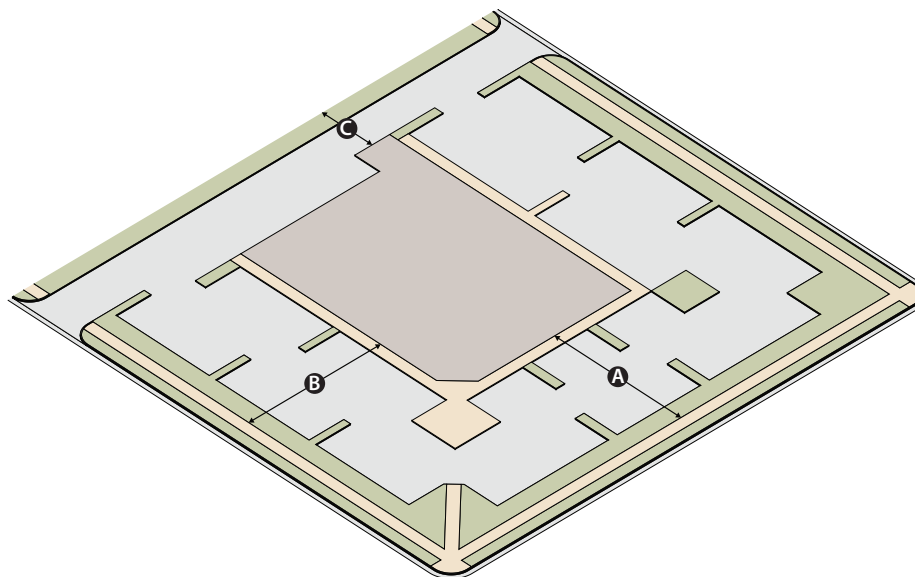
D. Pedestrian-Facing Ground-Floor Façade Transparency Requirement ..	50% min.
---	----------

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.

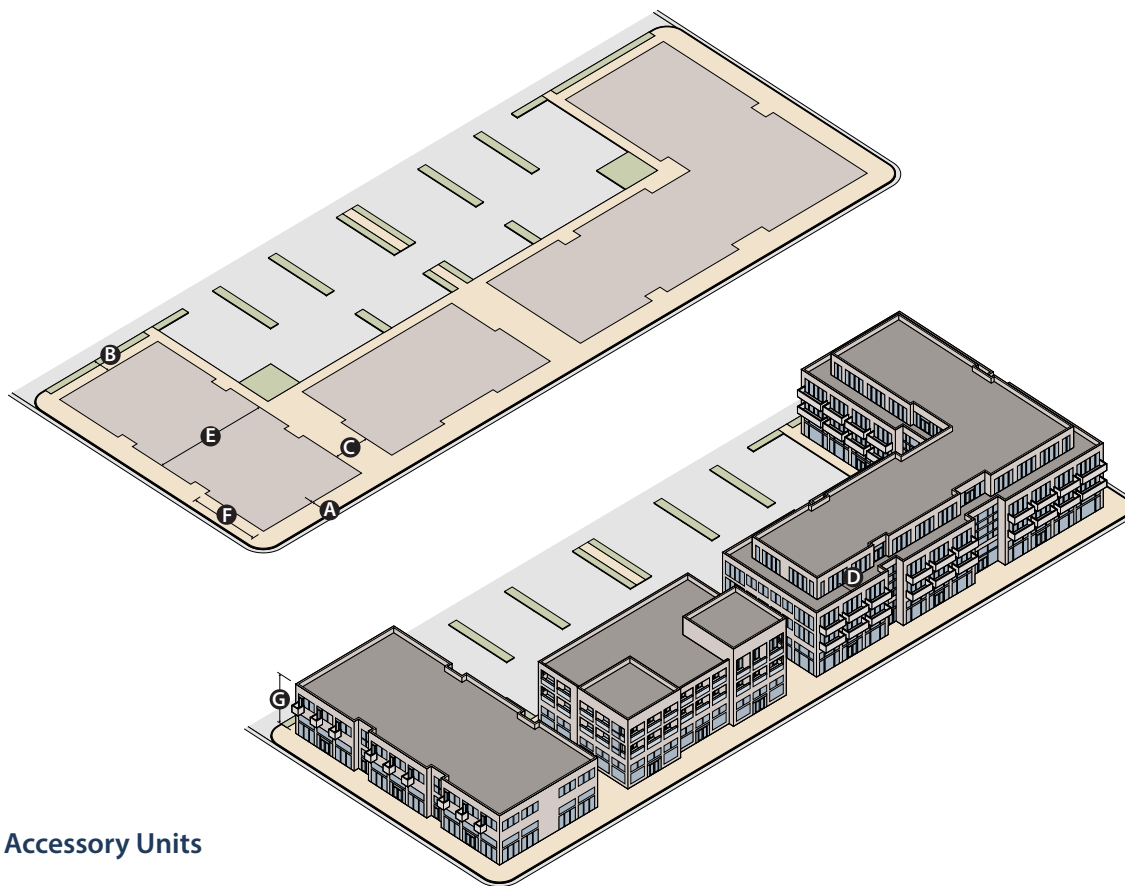
Façade Articulation and Wall Surfaces

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

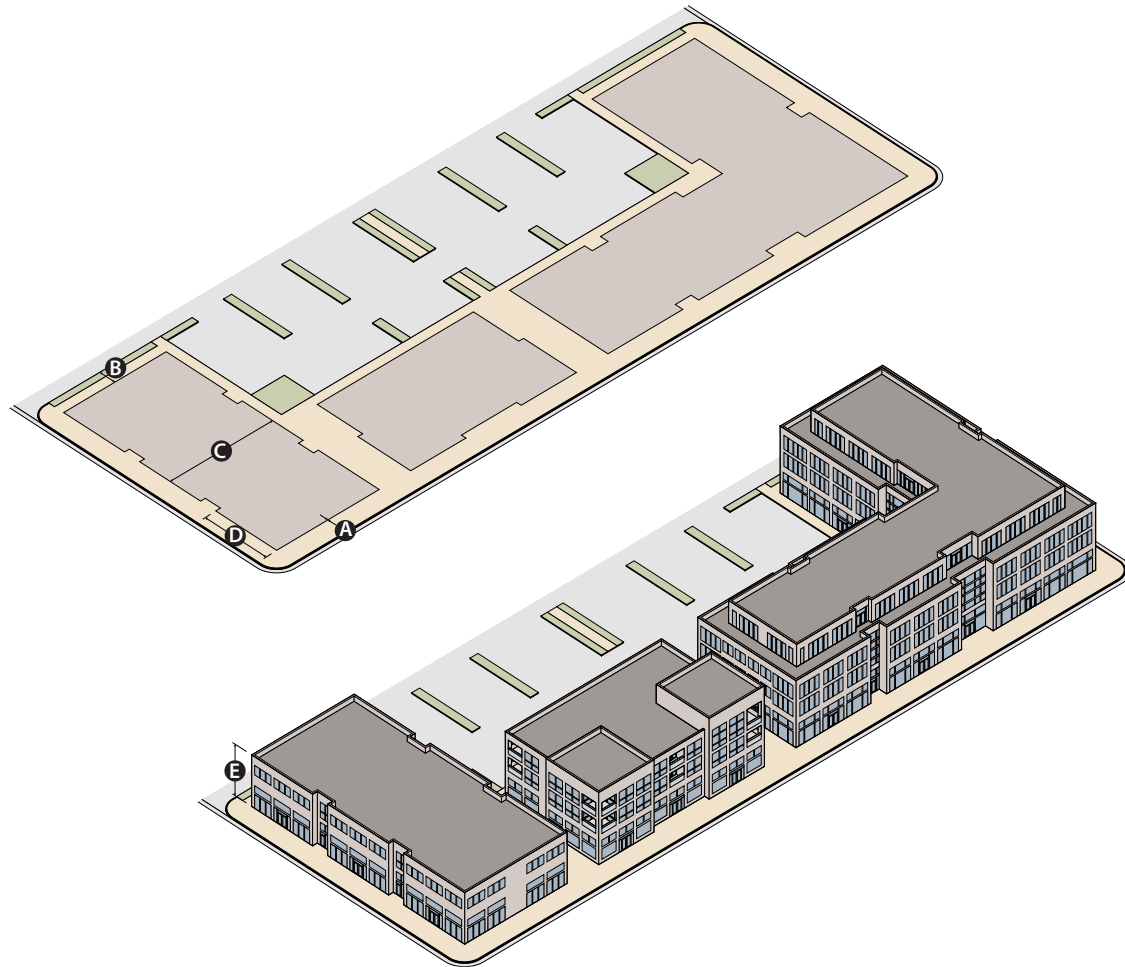
C. Pedestrian-Facing Ground-Floor Façade Transparency Requirement	50% min.
D. Façade Setback Variation Requirement	75 ft. max.

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

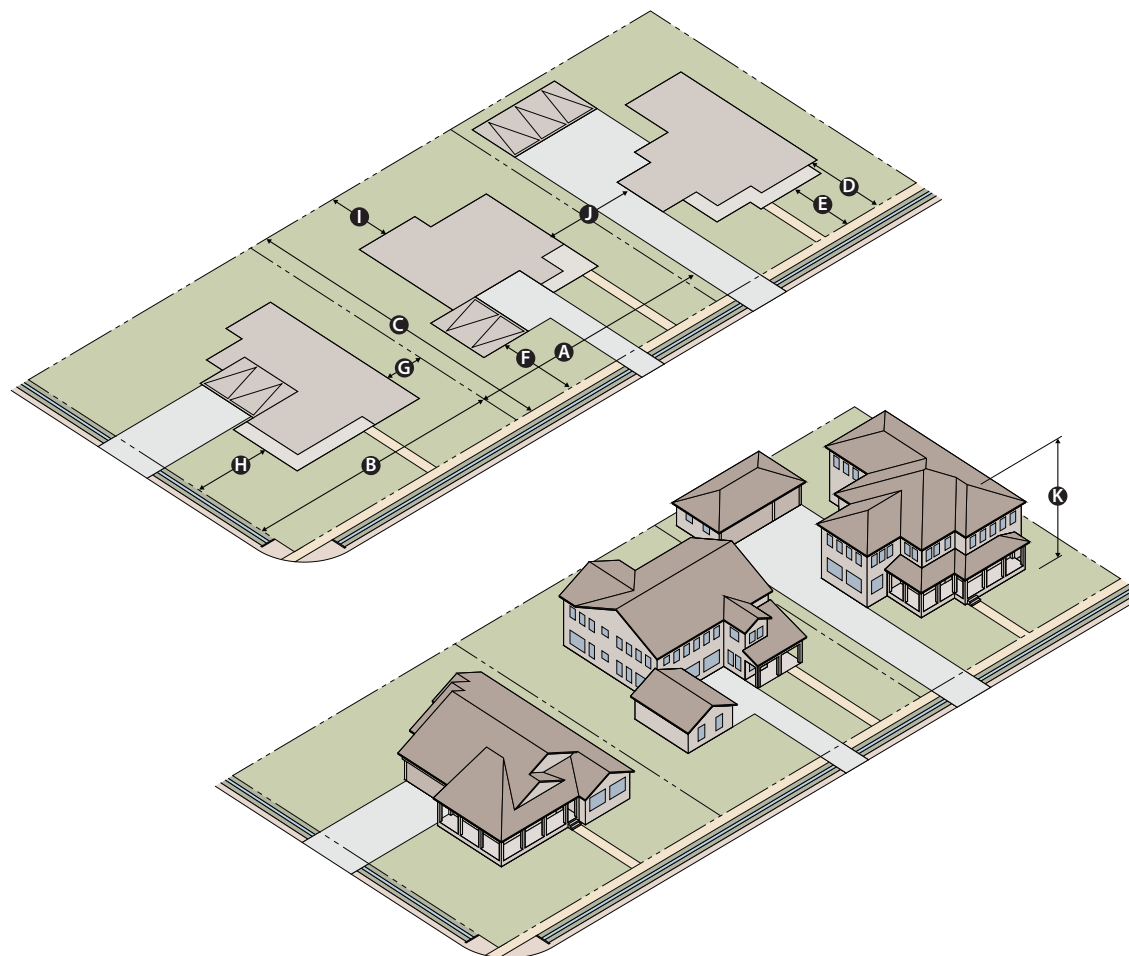
K. Building Height 45 ft. (3 stories)

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

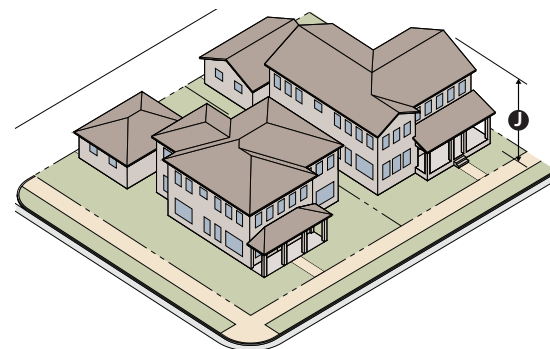
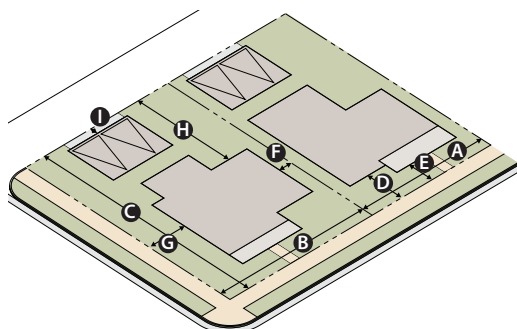
H. Living Area 15 ft. min.
 I. Alley-Loaded Garage 3 ft. min

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

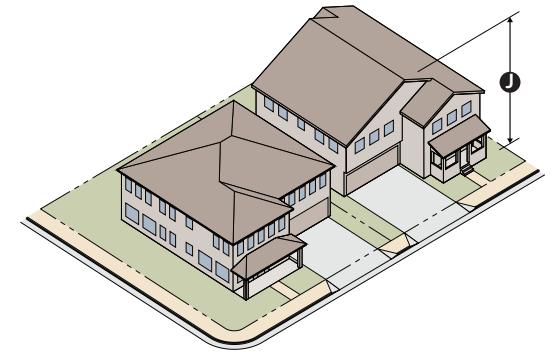
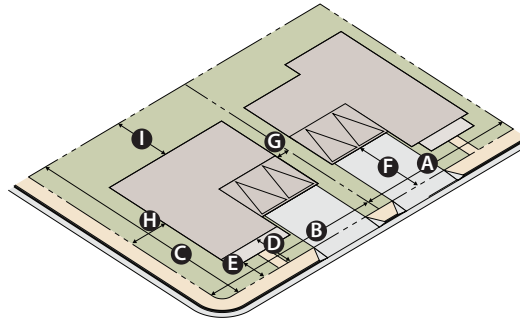
Building Height 35 ft. (2 stories)

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

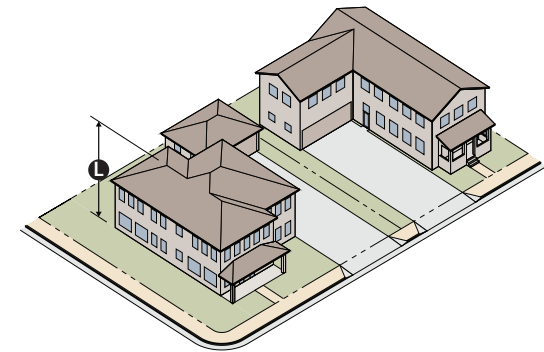
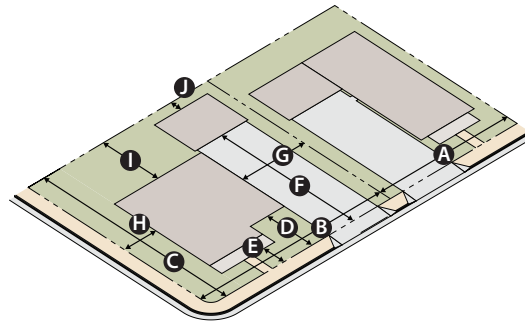
Building Height 35 ft. (2 stories)

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

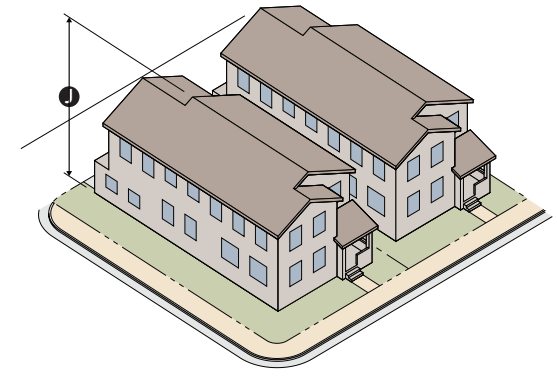
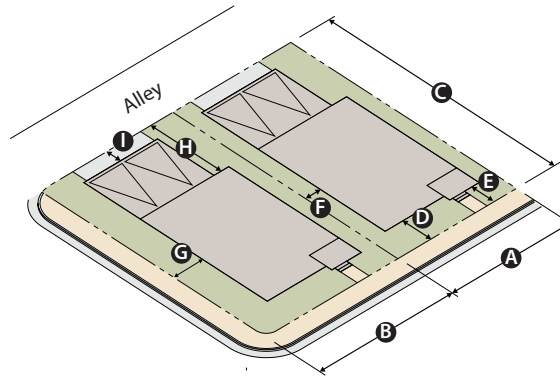
F. Interior Side Yard 5 ft. min.
G. Street Side Yard 10 ft. min.

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

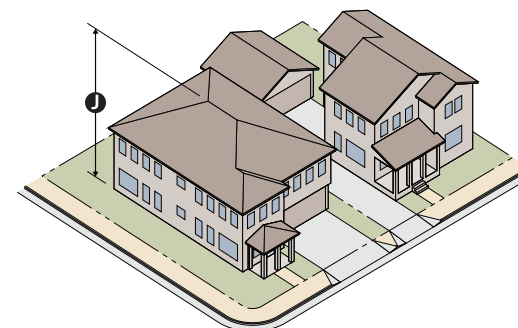
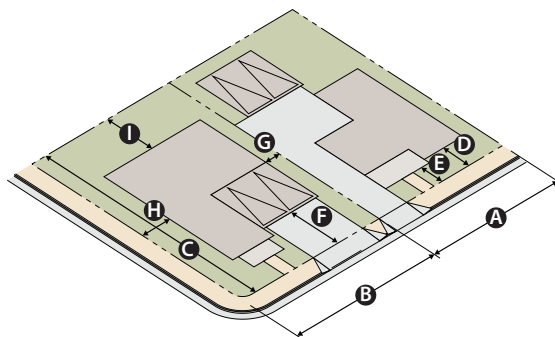
D. Living Area 10 ft. min.
 E. Open Front Porch/Patio 8 ft. min.
 F. Garage 18 ft. min.

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)



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, Front-Loaded building form.

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.

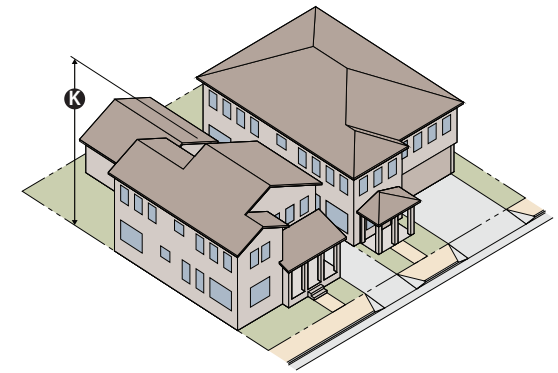
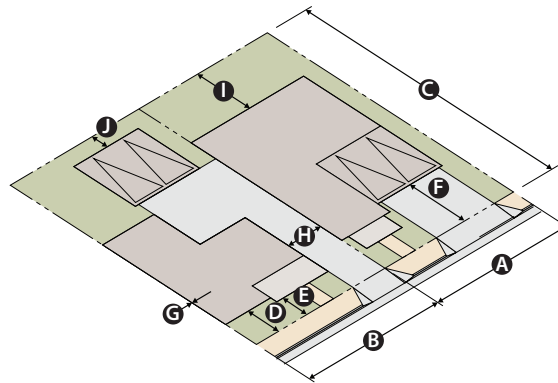
Side Yard

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

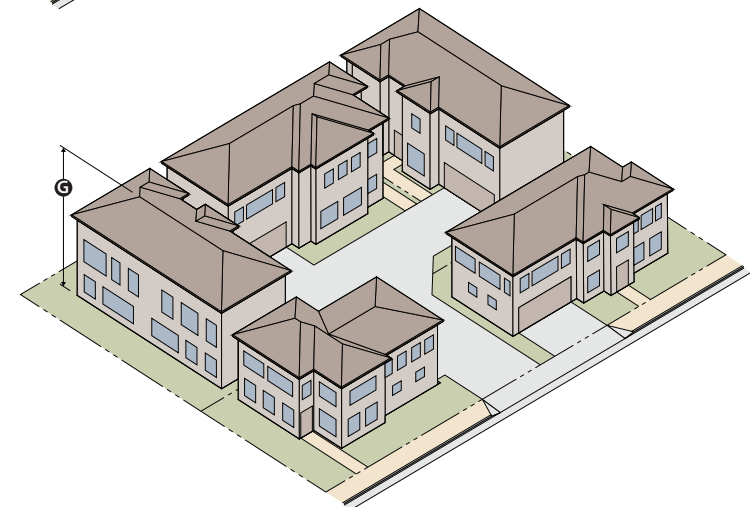
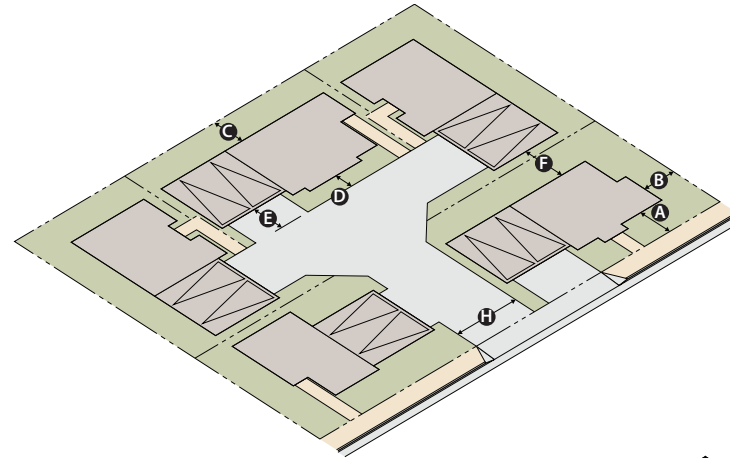
- G. Building Height 45 ft. (3 stories)
- H. Drive Aisle Width 20 ft. min.

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)

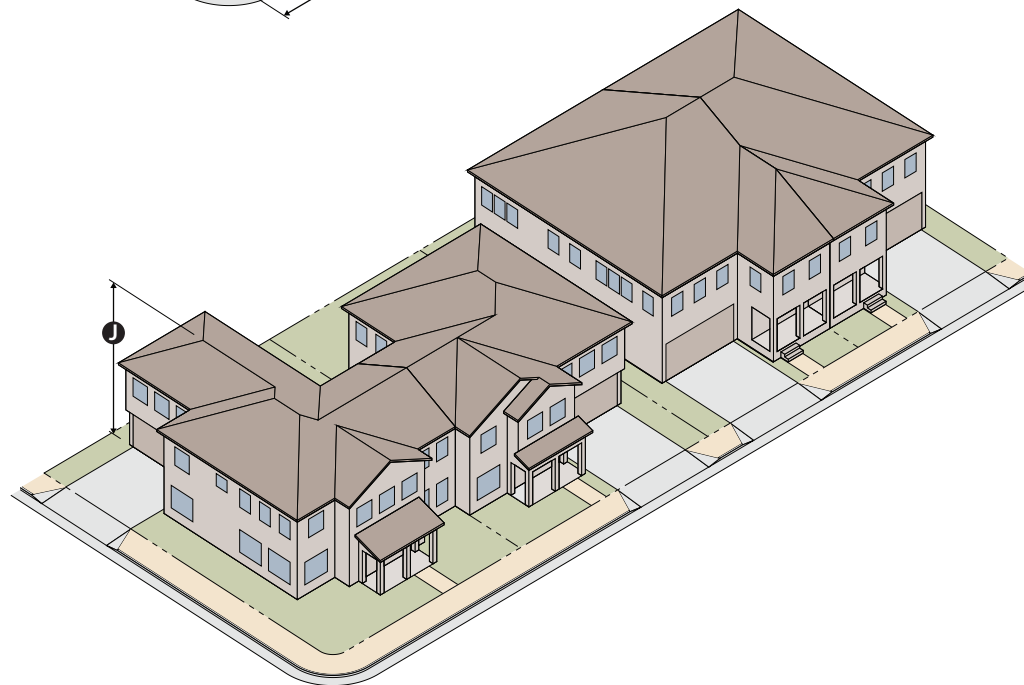
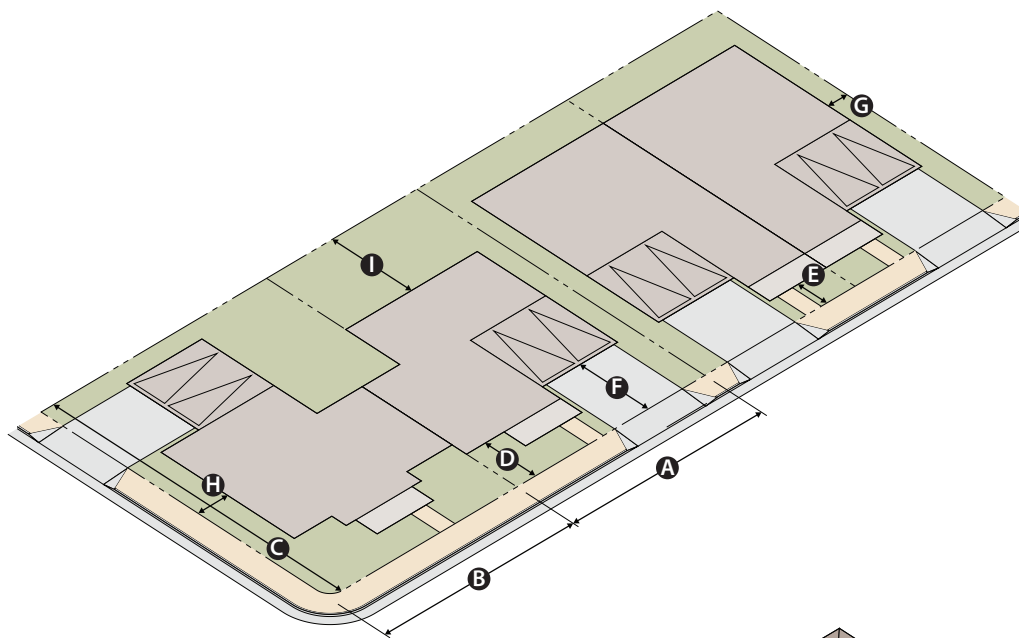
Second Dwelling Units

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

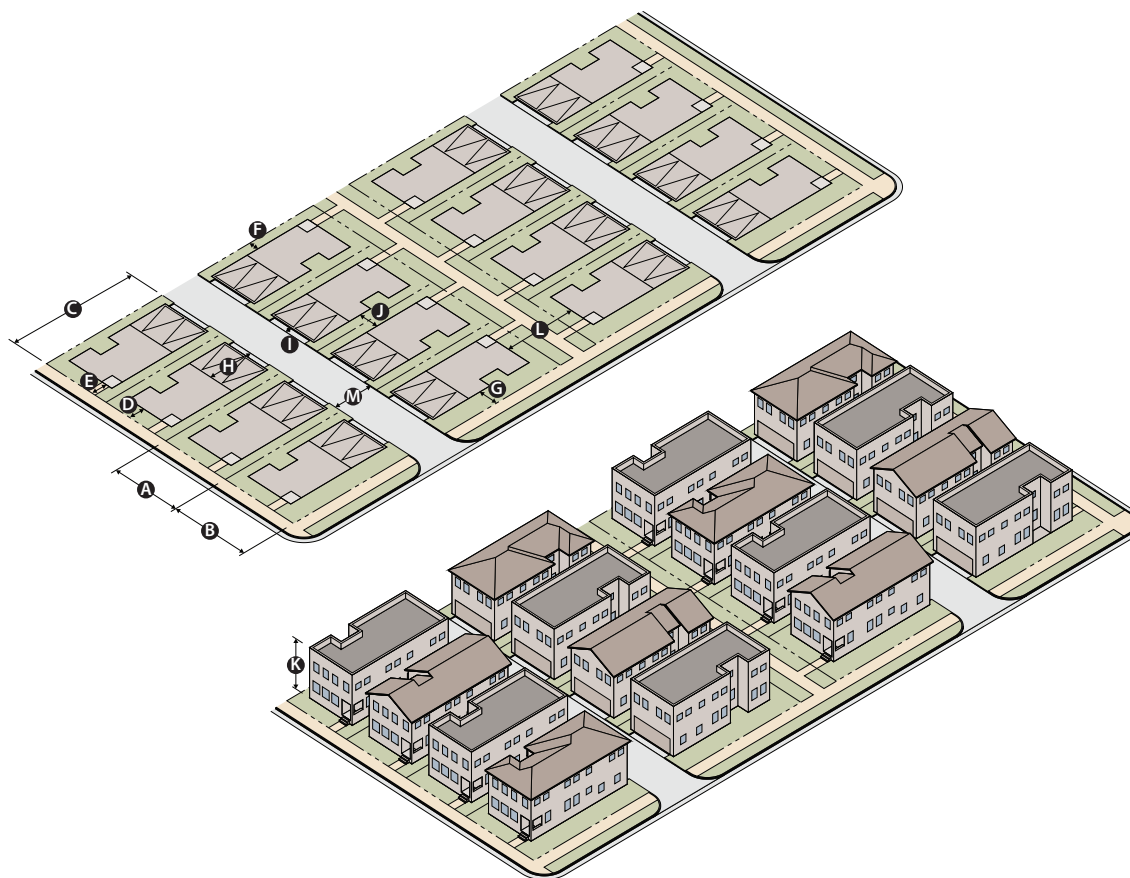
H. Living Area 5 ft. min.
 I. Garage 3 ft. min./6 ft. max.
 J. Building Separation 6 ft. min.

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

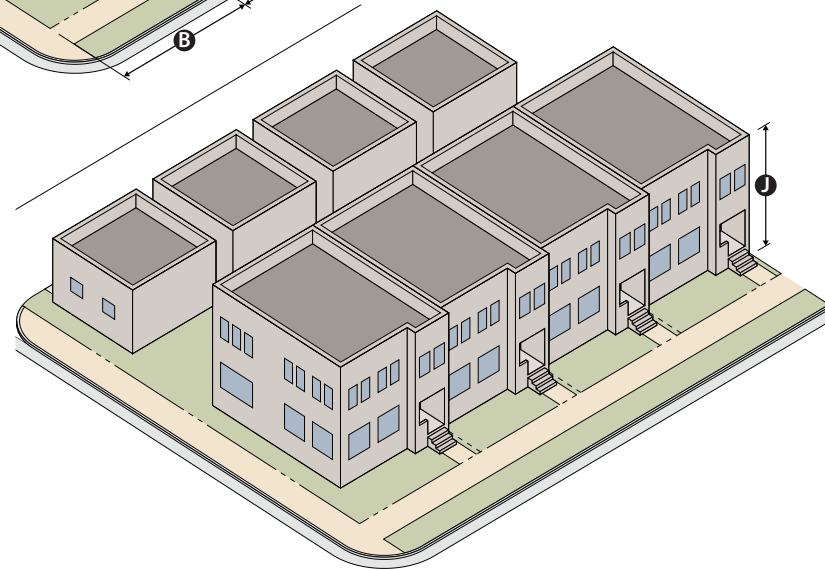
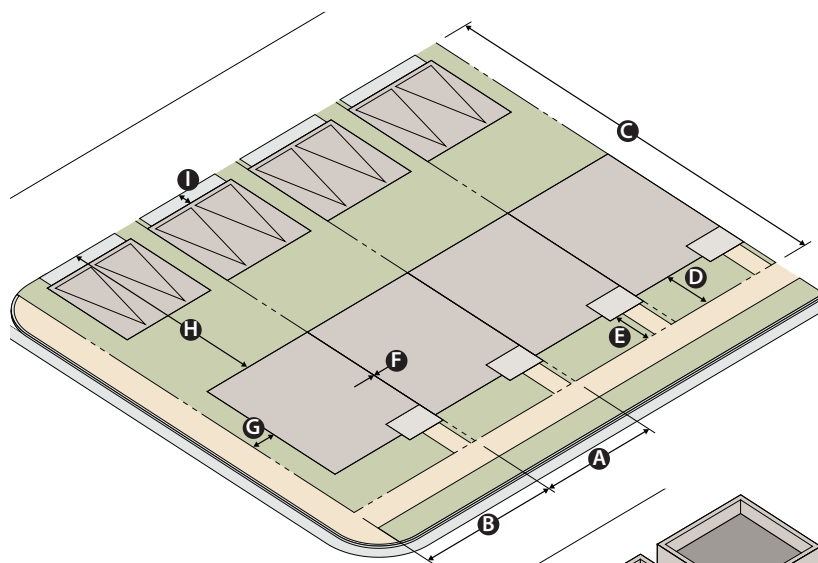
J. Building Height 45 ft. (3 stories)

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

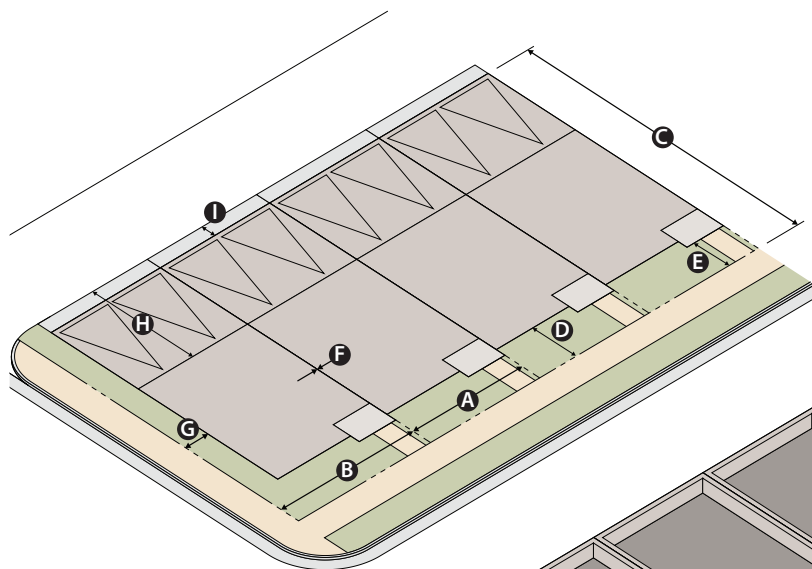
J. Building Height 45 ft. (3 stories)

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

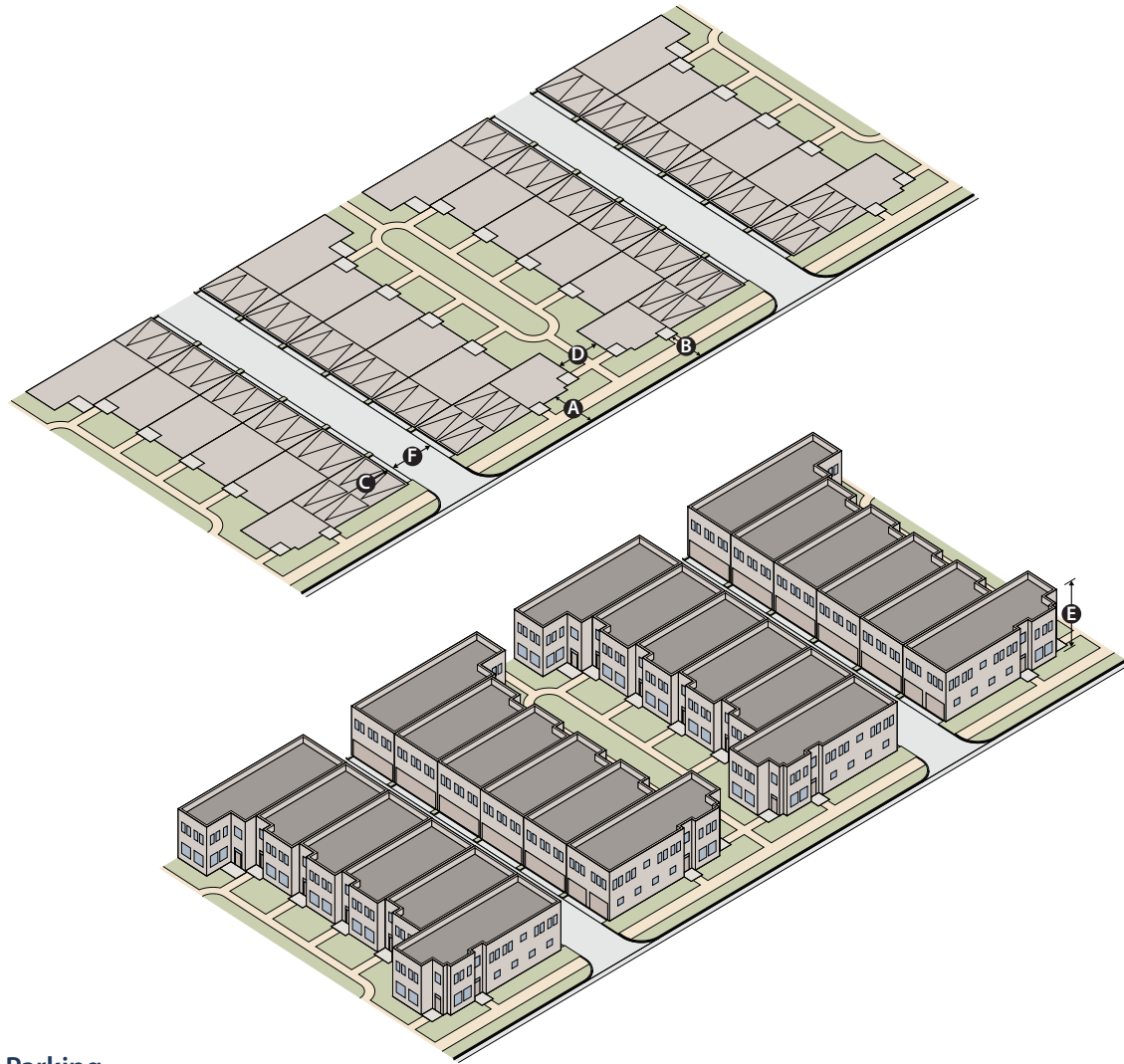
F. Drive Aisle Width 20 ft. min.

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.

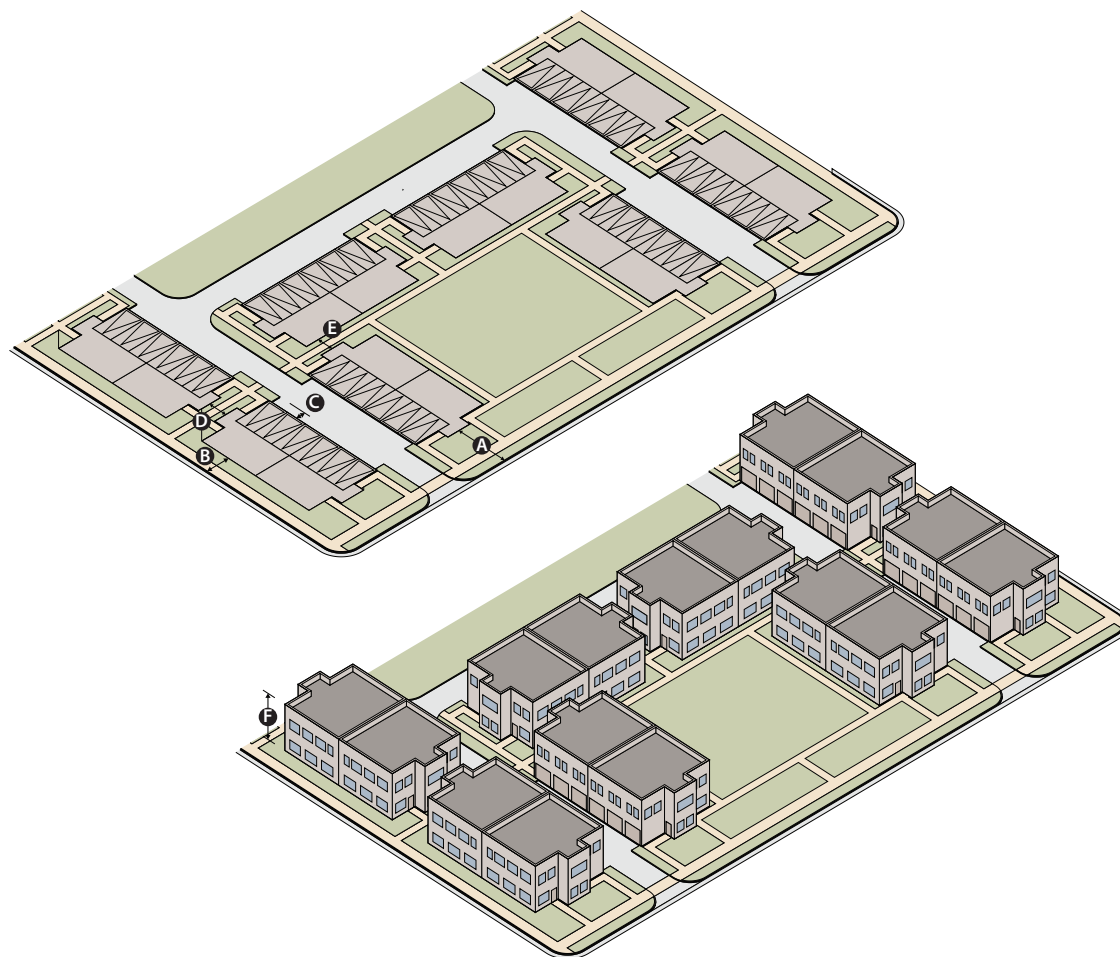
Private Outdoor Living Area

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

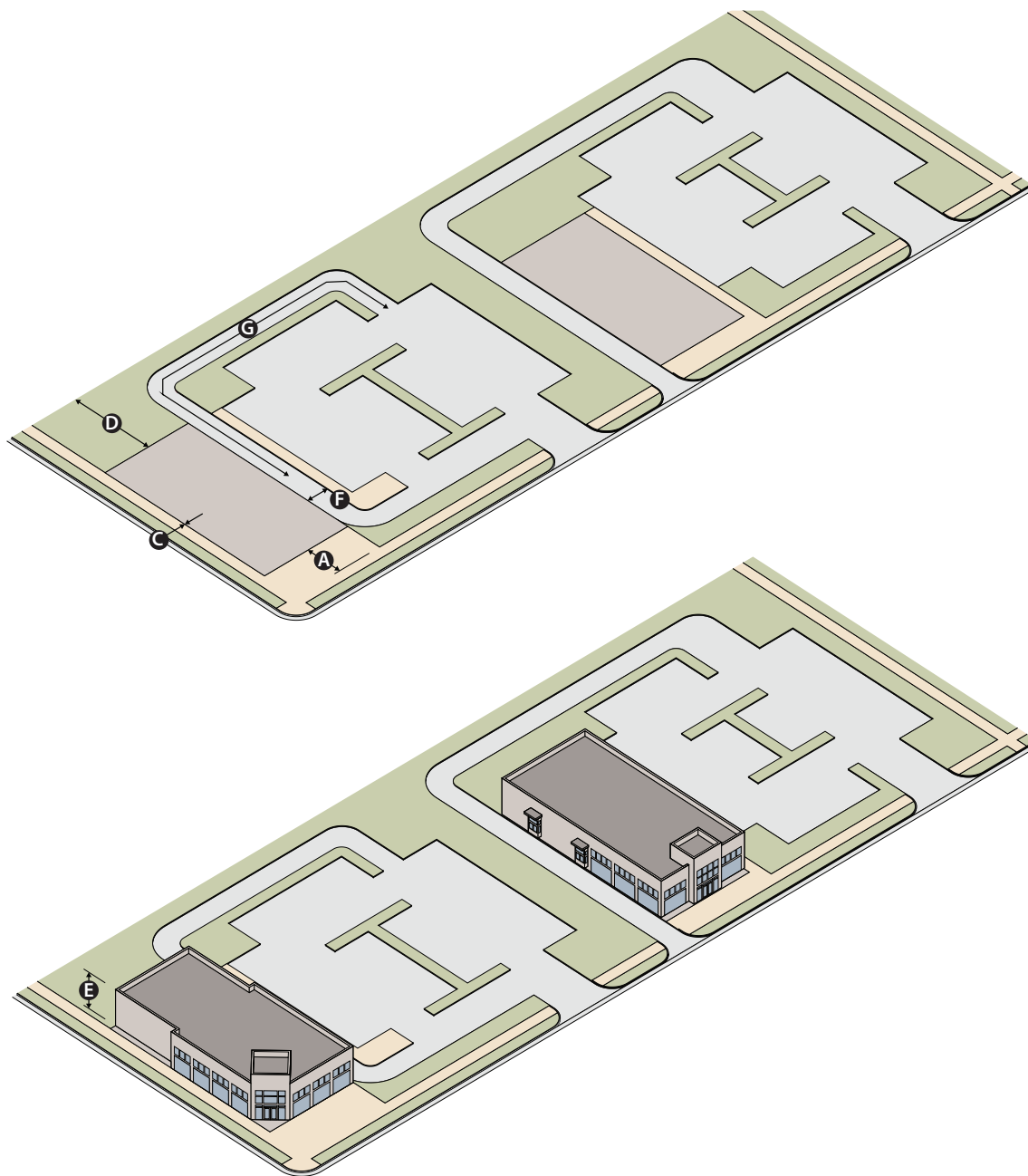
E. Primary Building 45 ft. min. (3 stories)

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

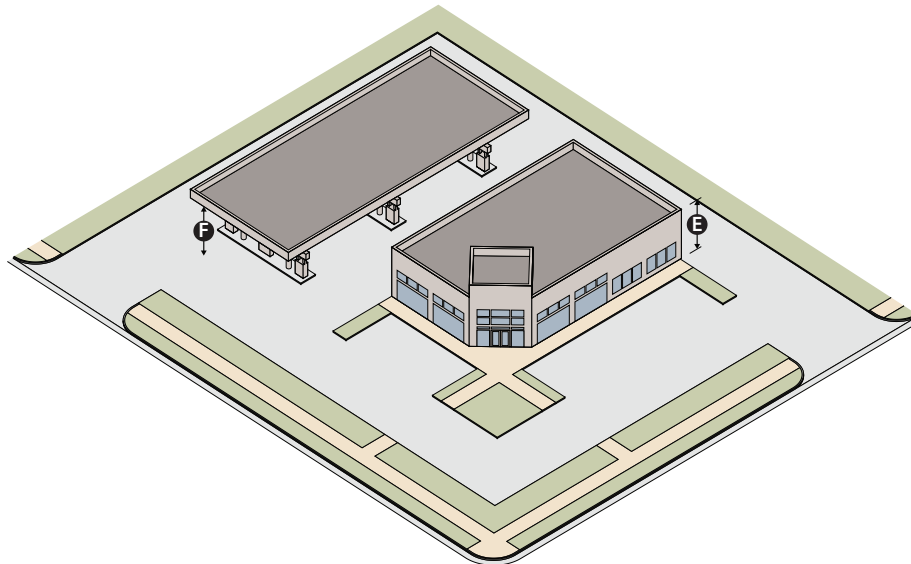
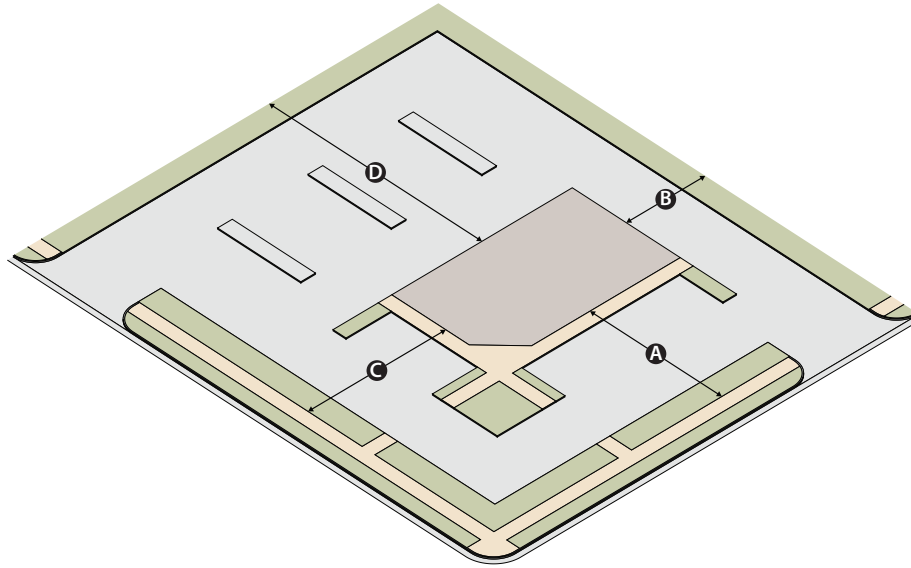
Ground Floor Transparent Façade 40% min

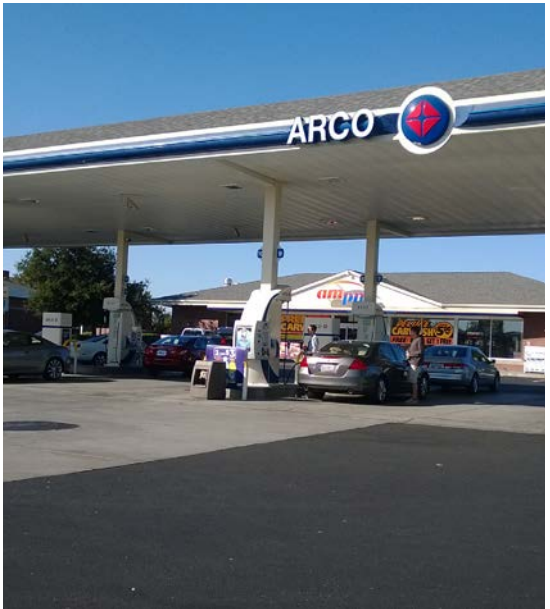
Height

- 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

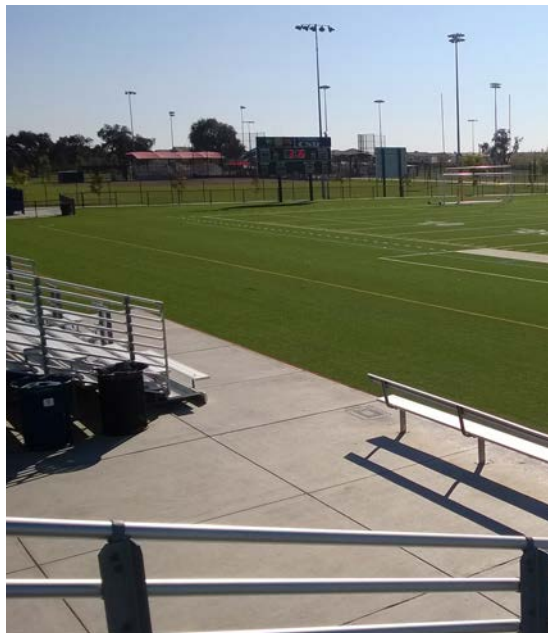
Setback Requirements

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.

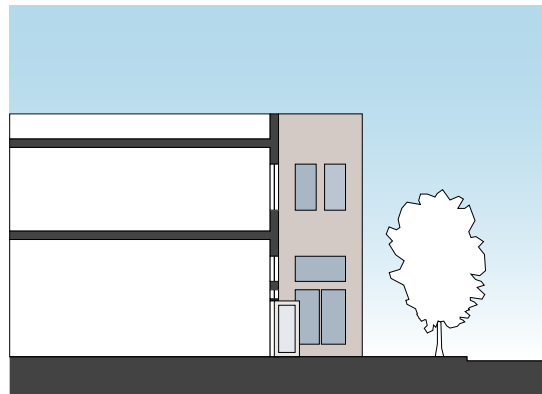
	Community Type/Specific Land Use Type												
	Employment Hub/Core			Village Center		Residential/Neighborhood				Public/Semi-Public			Special
	O	C	LI/FS	MUR	MUV	ER	LDR	MDR	HDR	SCH	D	P/OS	SC
Frontage Types													
Forecourt	X	X	X	X	X	-	-	-	-	-	-	-	-
Shopfront	X	X	X	X	X	-	-	-	-	-	-	-	-
Gallery-Deck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

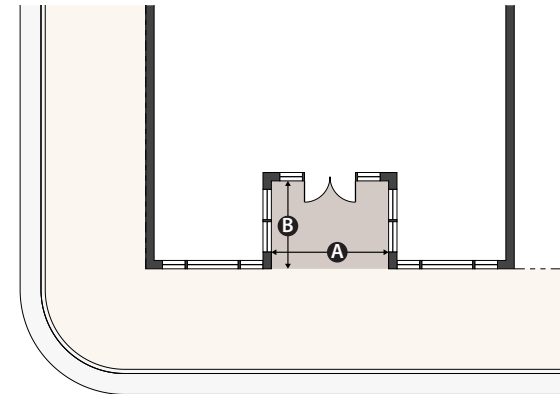
The forecourt frontage is created by setting back a portion of a building façade to create a plaza. Forecourts commonly provide access to the lobby or a larger building and may be paired with other frontage types to provide access to the portions of the building located closer to the sidewalk. Forecourts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

Development Standards

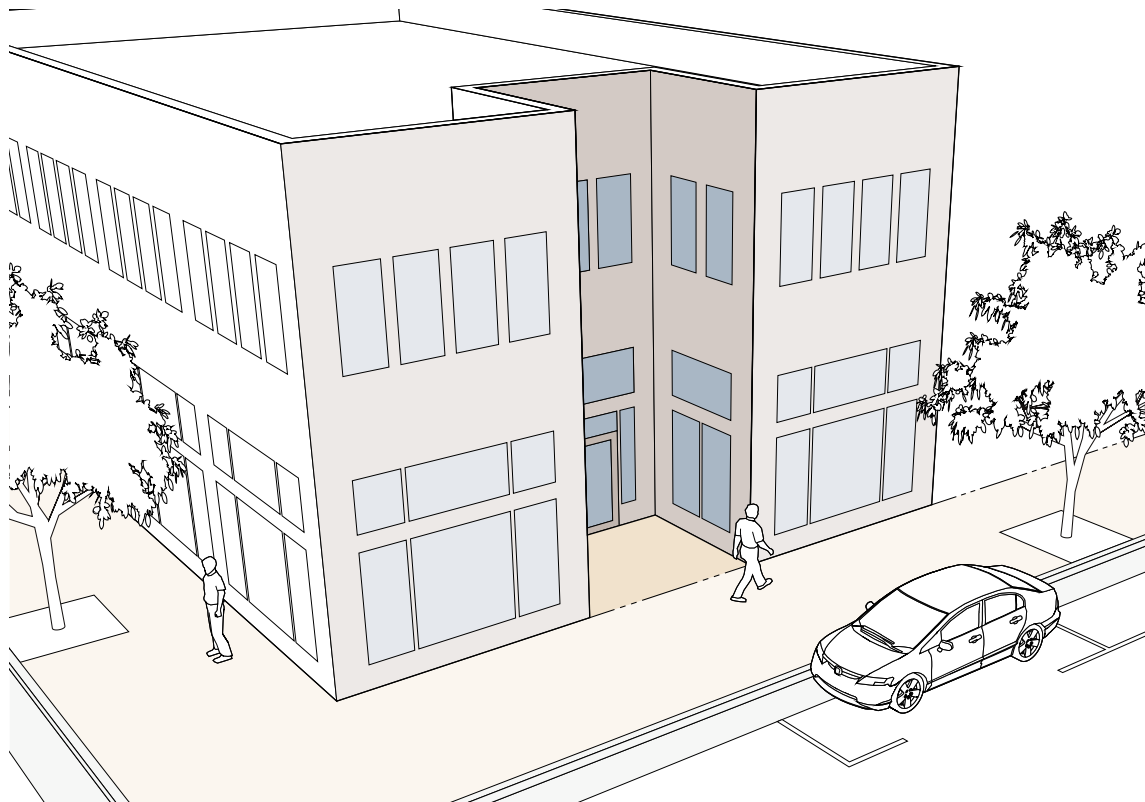
- Height Above Sidewalk Grade 0 ft. min./
2 ft. max.
- A. Width 10 ft. min.,
1/3 of overall façade width max.
- B. Depth 8 ft. min.,
equal to or less than width



Section



Plan

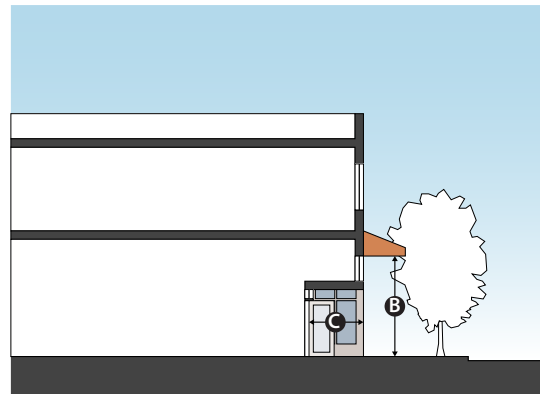




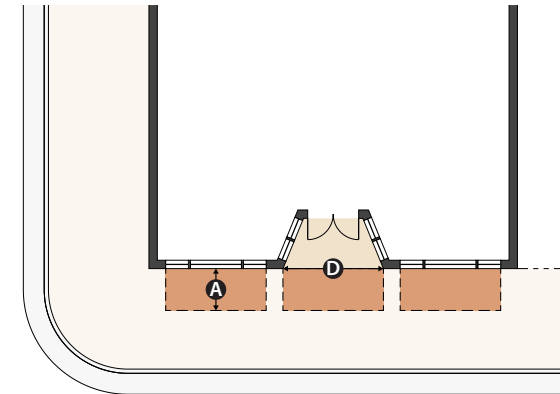
Images above illustrate acceptable examples of the Forecourt frontage form.

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

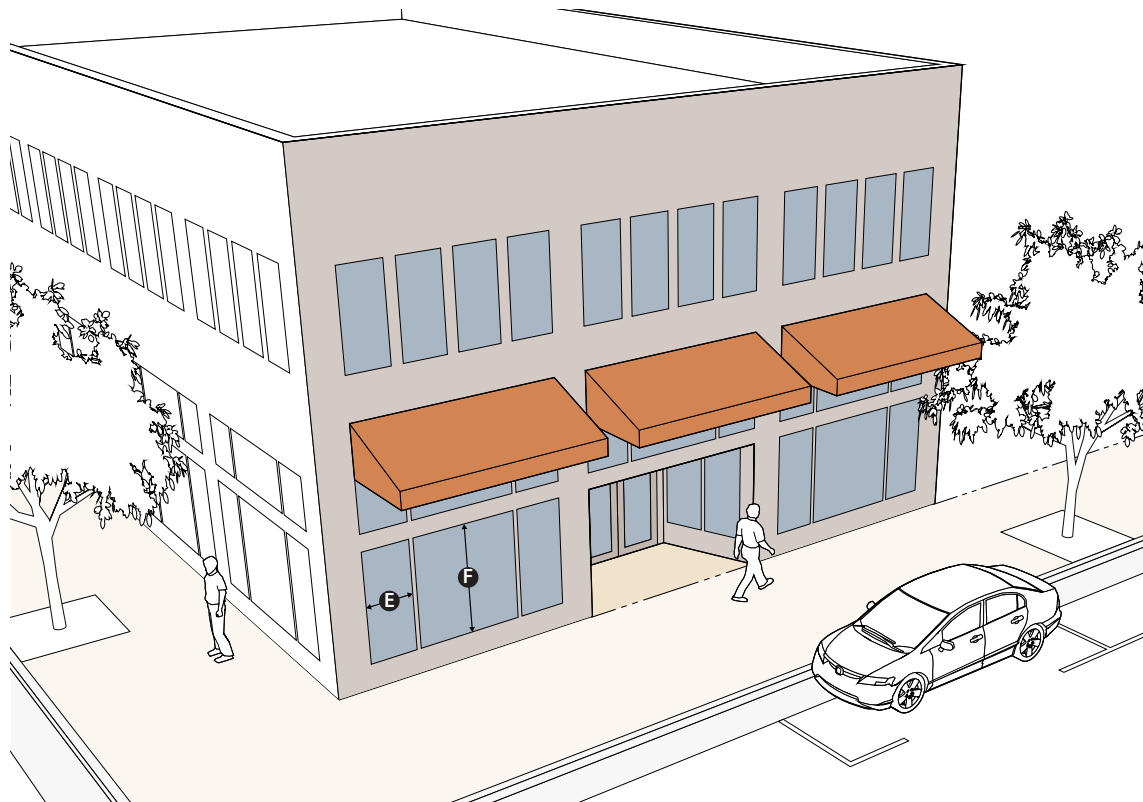
- A. Depth 3 ft. min.
- B. Base Height 8 ft. min.

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.

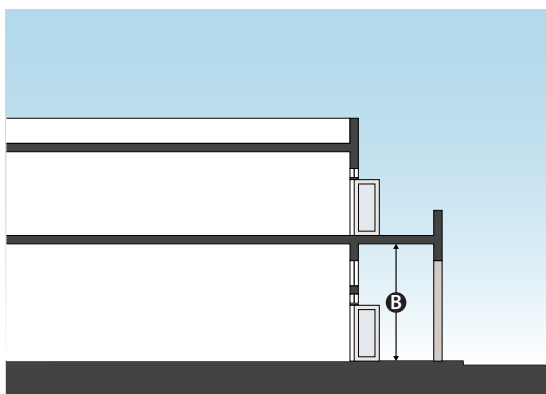




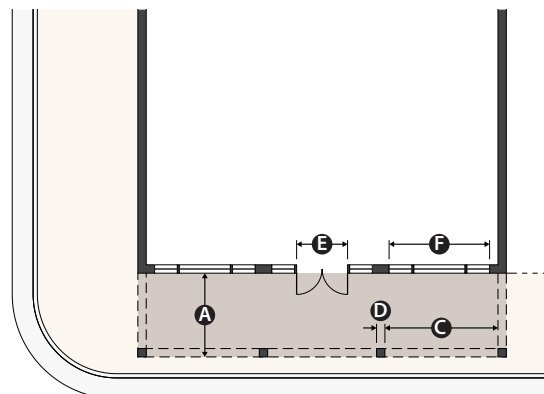
Images above illustrate acceptable examples of the Shopfront frontage form.

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

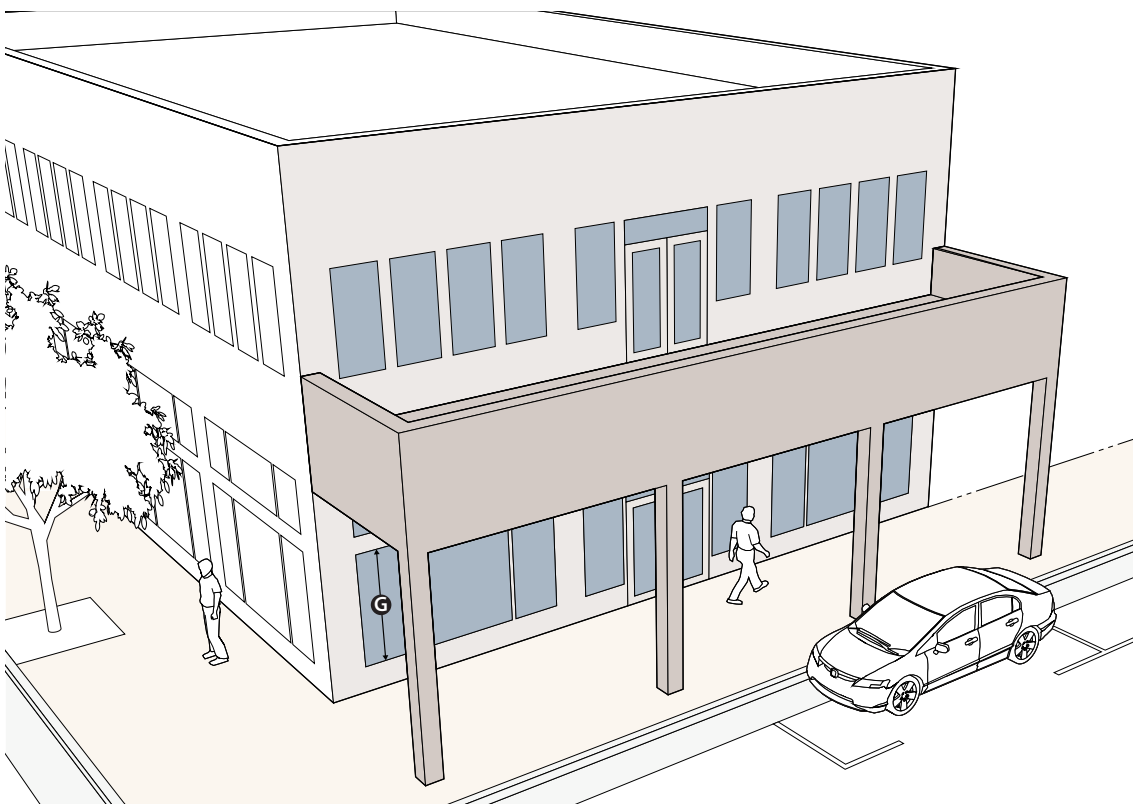
- Inset 0 ft. min./12 ft. max.

- 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.

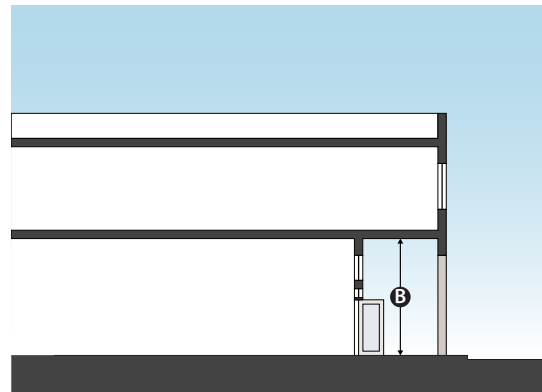




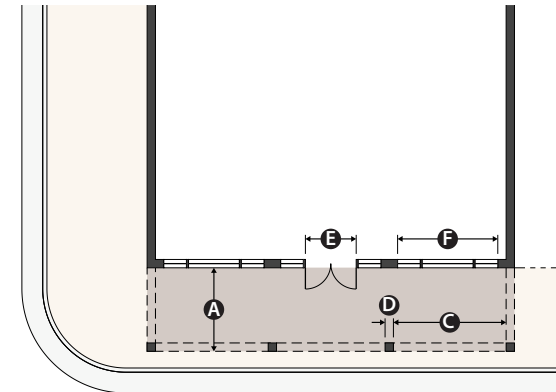
Images above illustrate acceptable examples of the Gallery - Deck frontage form.

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

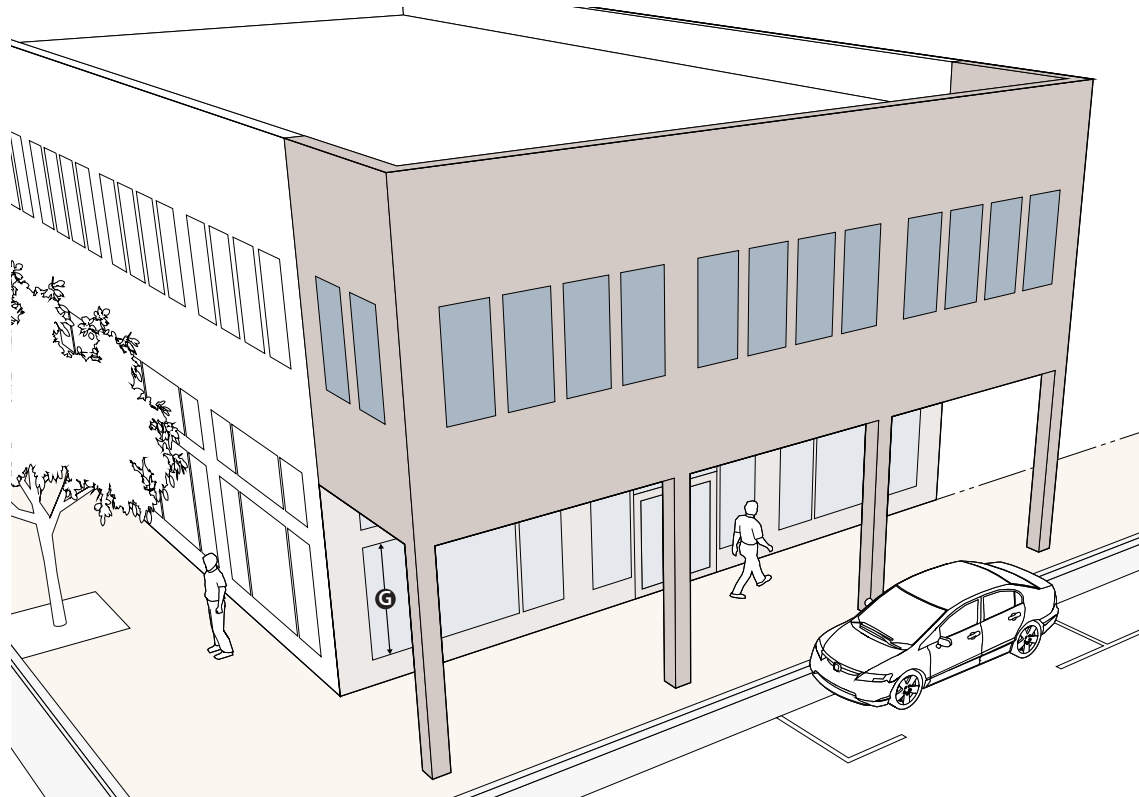
- A. Depth 8 ft. min.
- B. First Floor Plate Height 10 ft. min.
- Building Frontage Coverage 100%

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.

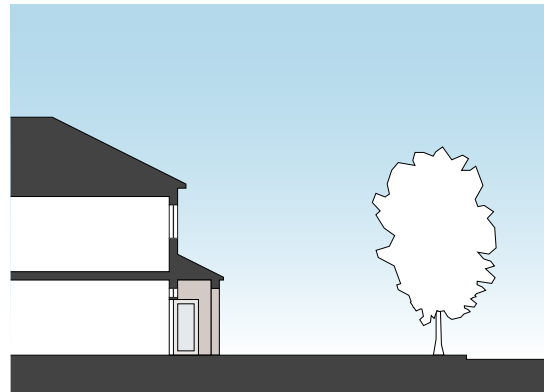




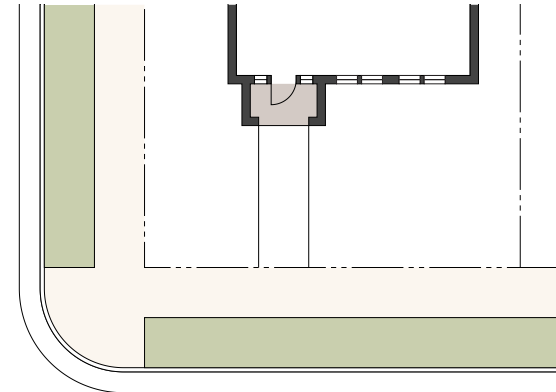
Images above illustrate acceptable examples of the Arcade frontage form.

E. Common Lawn

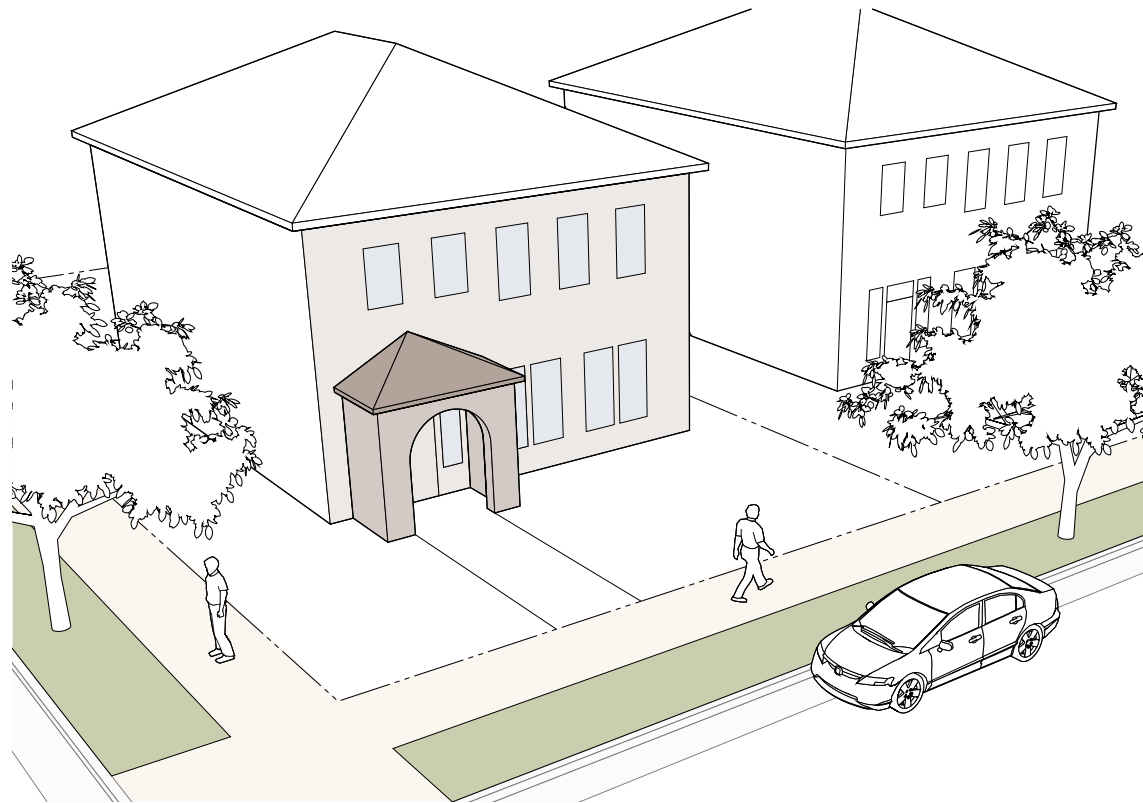
A common lawn frontage is characterized by deep front yard setbacks. The building façade is set back substantially from the front property line. The resulting front yard is unfenced and is visually continuous with adjacent yards, supporting a common landscape.



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

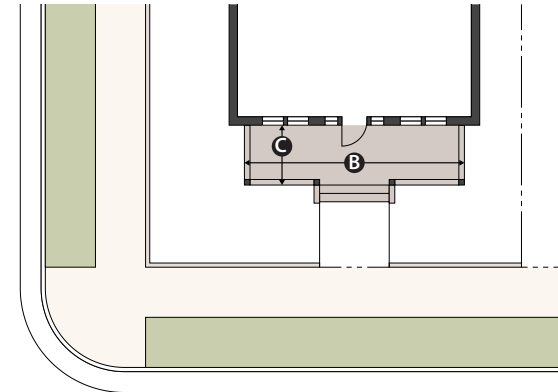
- A. Height Above Sidewalk Grade 0 ft. min./
6 ft. max.
- B. Width 6 ft. min.
- C. Depth 6 ft. min.

Fence/Wall (if provided)

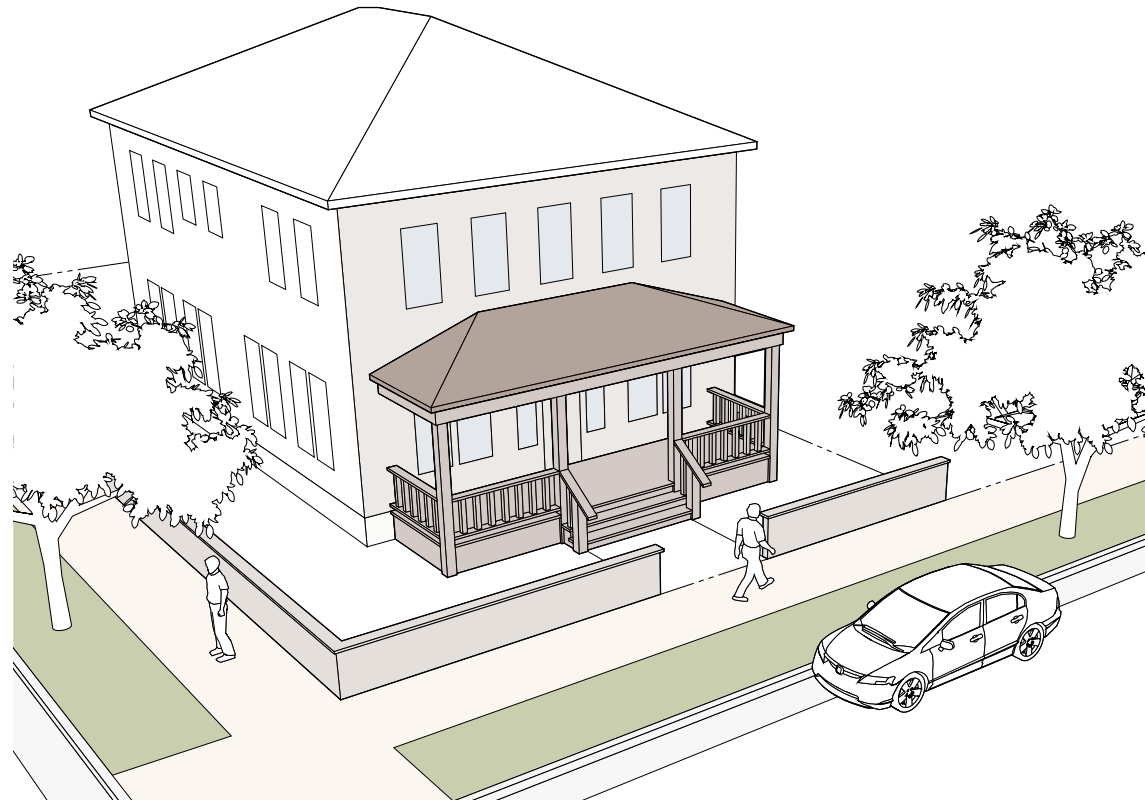
- Setback from Frontage Line 0 ft. min.
- Height 3 ft. max



Section



Plan





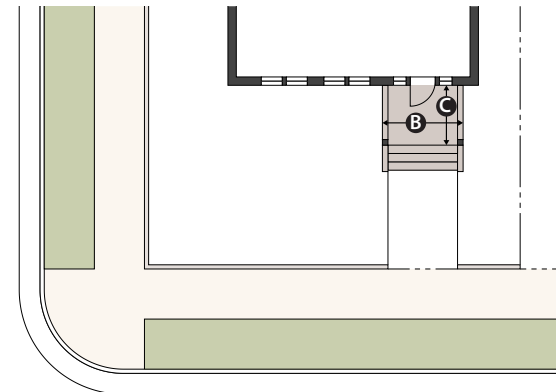
Images above illustrate acceptable examples of the Porch frontage form.

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.



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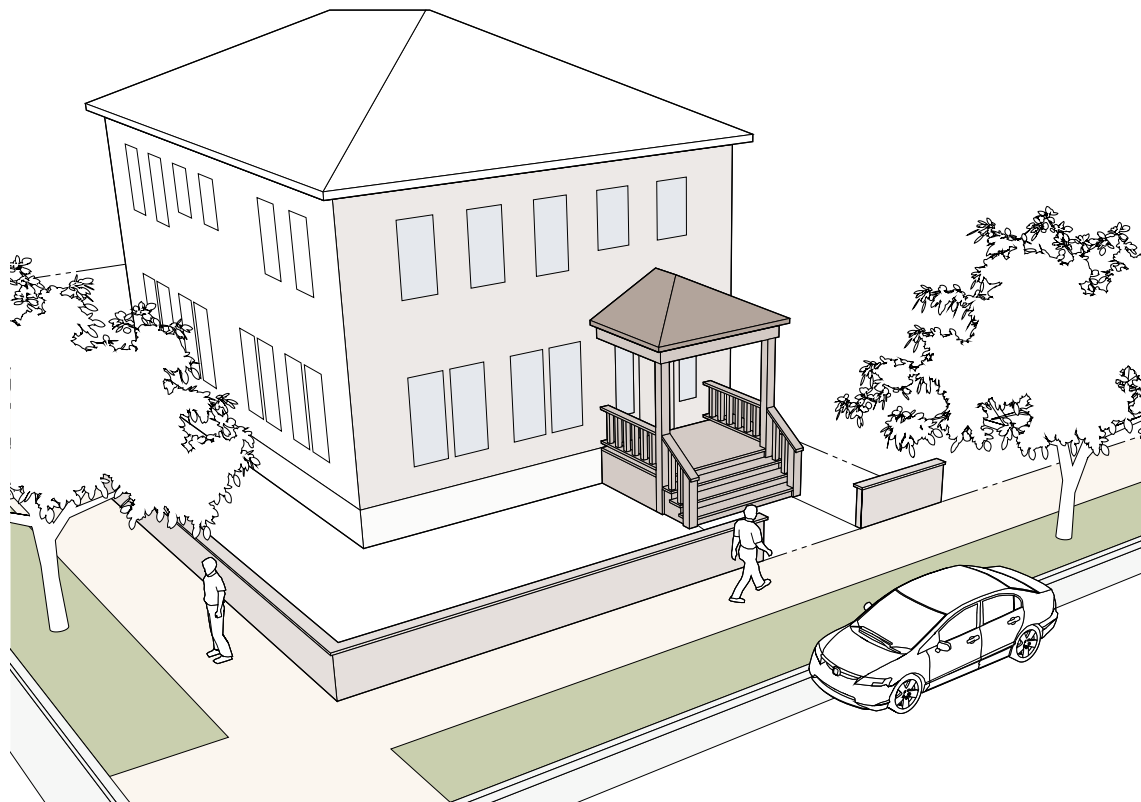
Development Standards

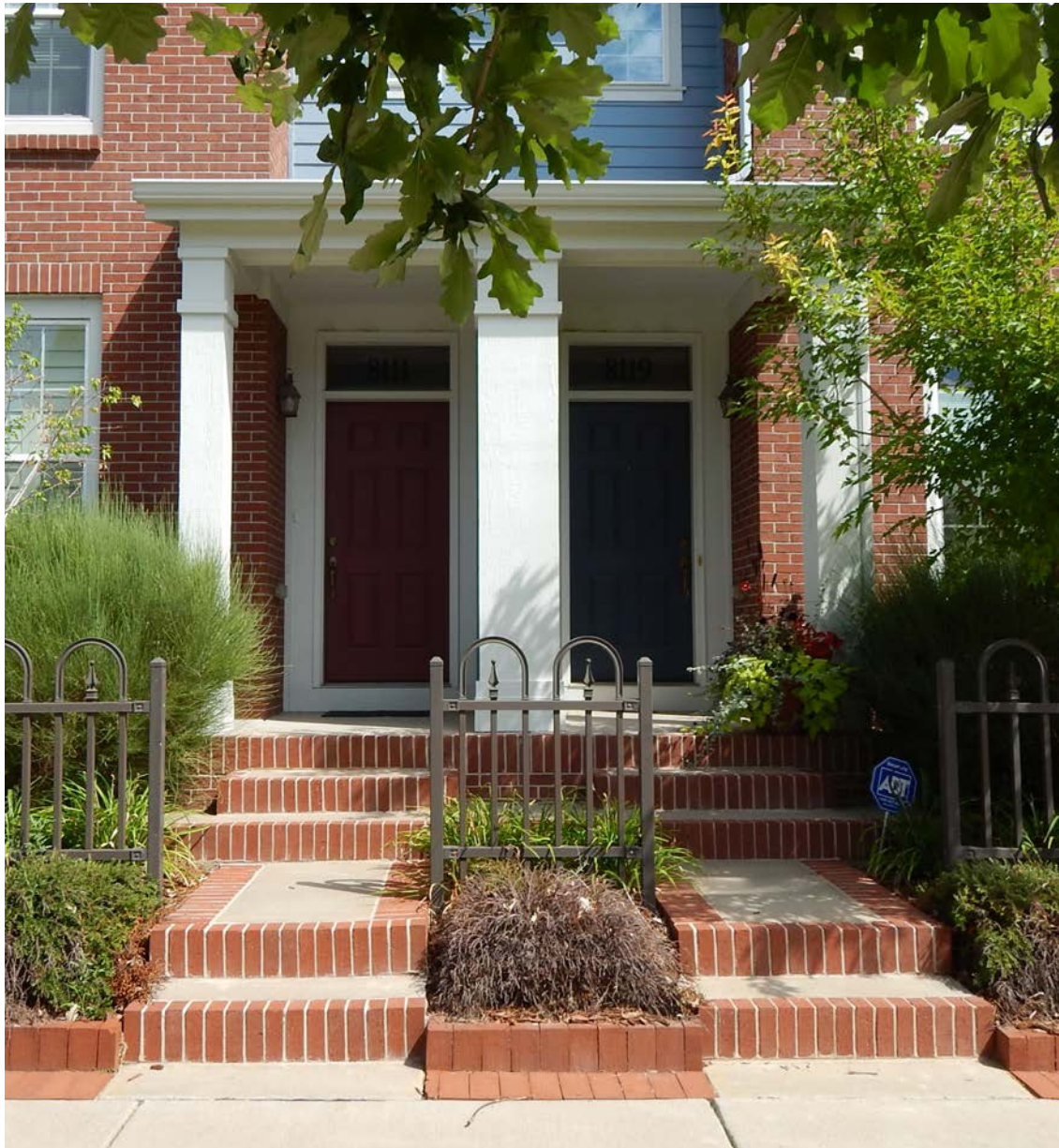
Stoop

- 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.





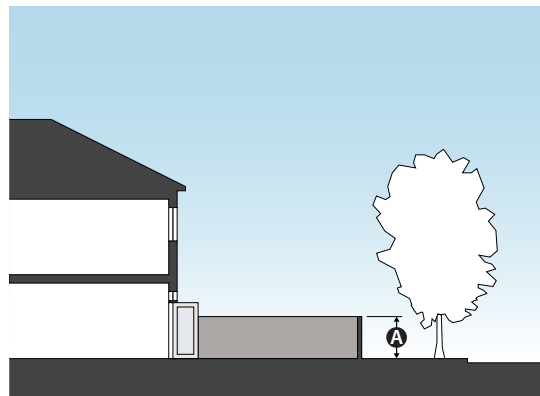
Images above illustrate acceptable examples of the Stoop frontage form."

H. Forward Patio

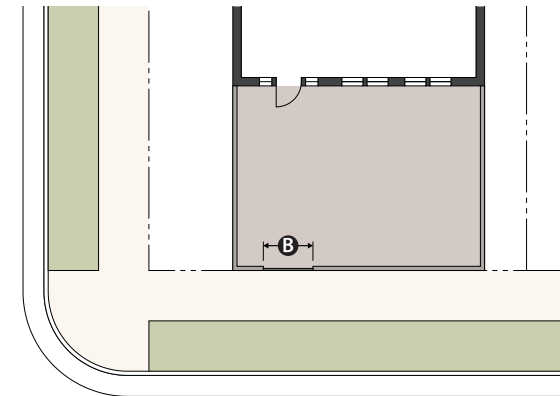
The forward patio is intended for residential uses. The type is characterized by an enclosed (or semi-enclosed) patio space between the front door and the public sidewalk. In denser building types, this frontage may provide the only outdoor space for the dwelling.

Development Standards

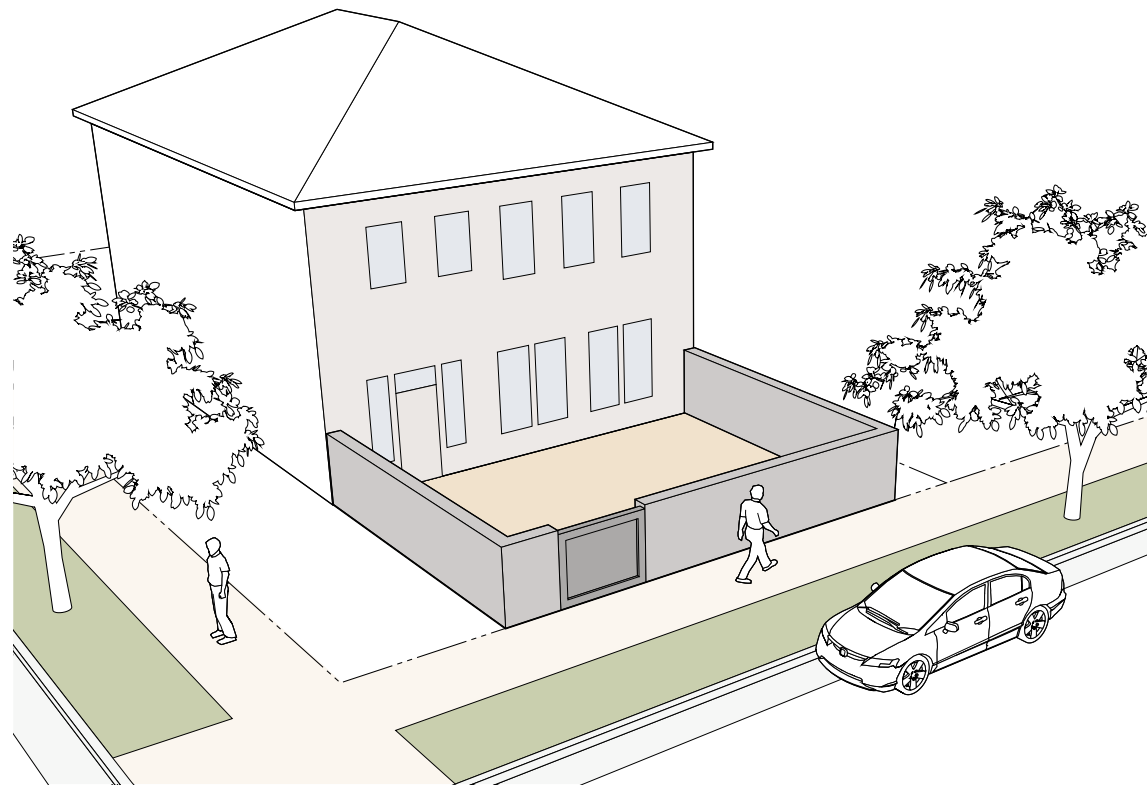
- A. Wall Height 3 ft. max.
- B. Gate (if provided) 36 in. width min.
- Wall Setback from Frontage Line 0 ft. min.



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

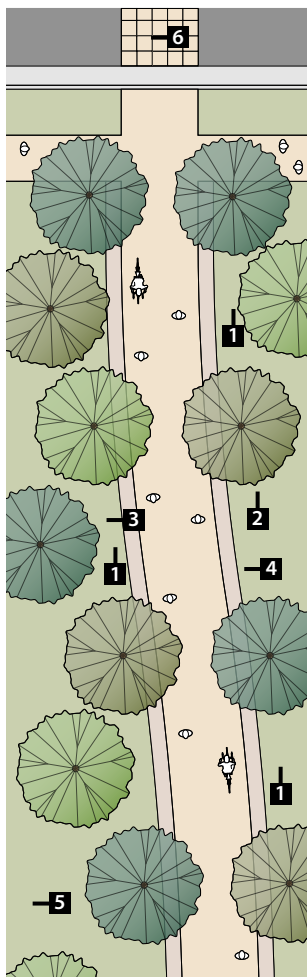
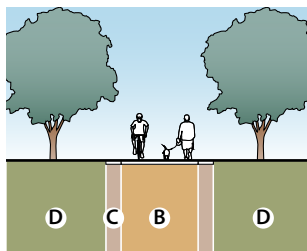
The greenway is an off-street circulation element or trail, which connects neighborhoods together and provides off-street access to individual parks. It provides spaces for bicycling, walking/jogging, and other forms of recreation. It includes landscaping to buffer the trail from adjoining uses.

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.

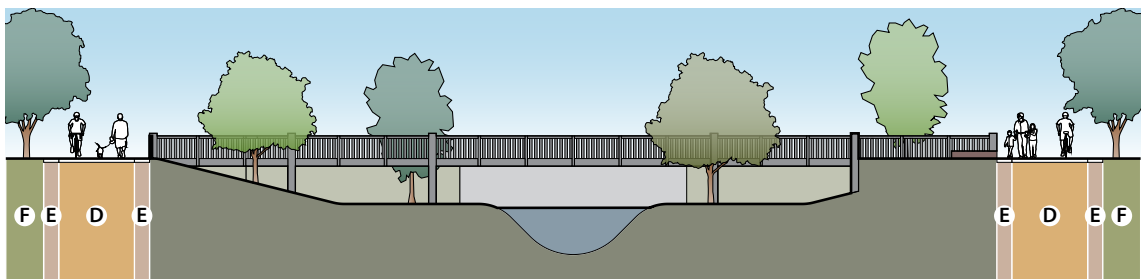




Images above illustrate acceptable examples of the Greenway community spaces form.

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

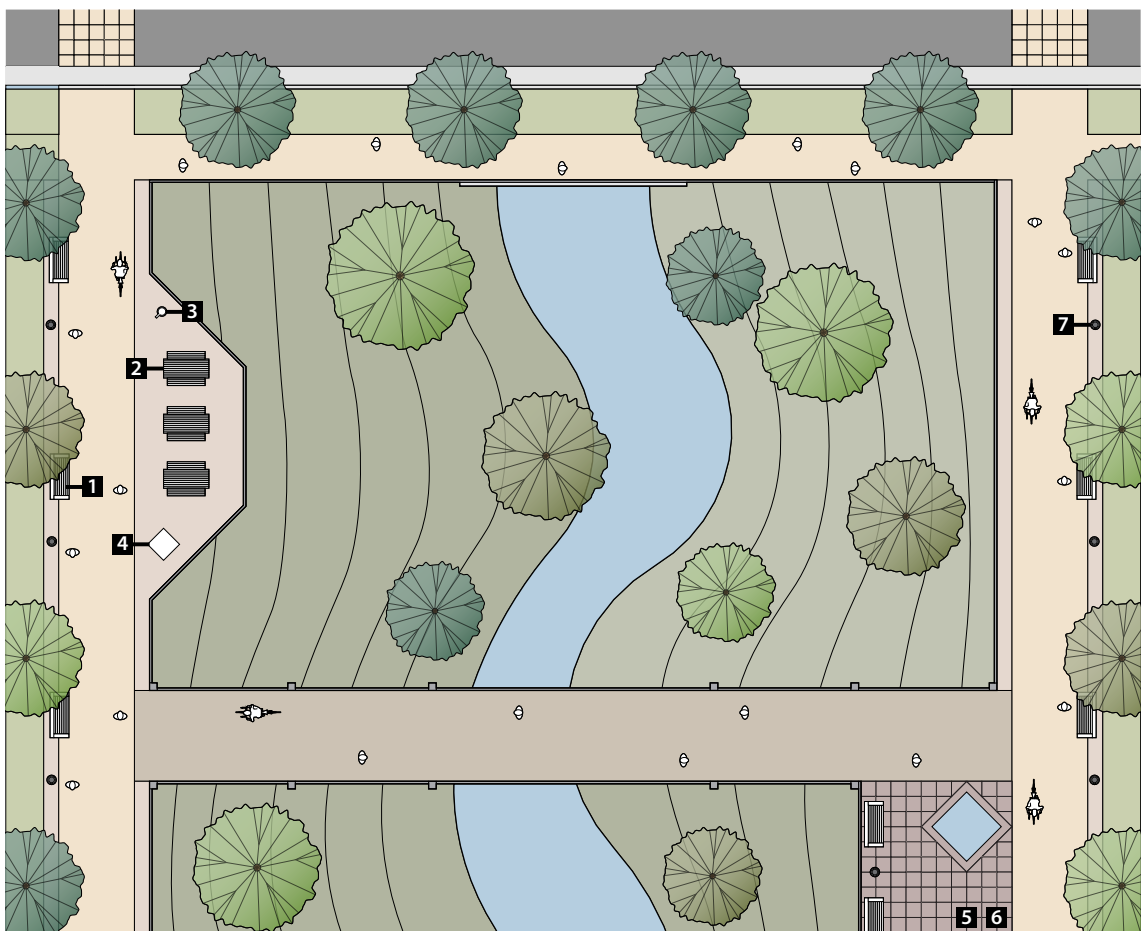
- A. Overall Width Varies, see drainage master plan
- B. Low-flow Width Varies, see drainage master plan
- C. Side Slope 4:1 min. , 3:1 max.

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

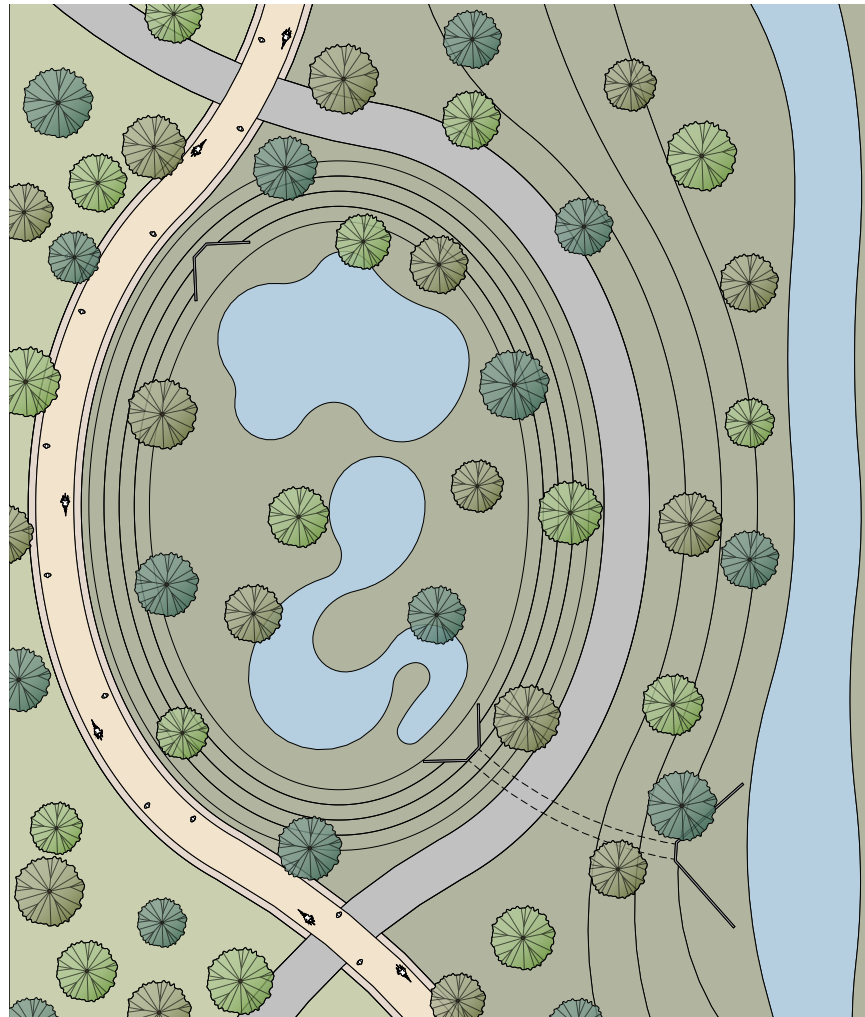
- A. Overall WidthVaries, see Drainage Master Plan
- B. Low-Flow WidthVaries, see drainage Master Plan
- C. Side slop 4:1 min. , 3:1 max.

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

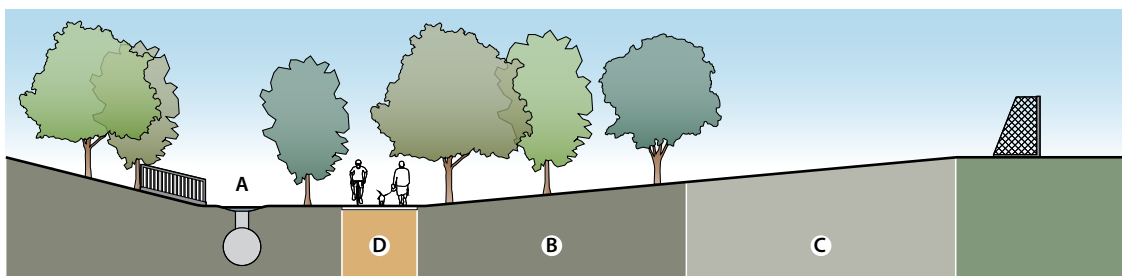
8. Provide a variety of recreational facilities, in keeping with the scale of the facility, for all age groups and physical abilities and be designed for both active and passive uses.
9. Incorporate all-weather trails in linear parkways that are adequate in width for pedestrians and bicyclists which 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

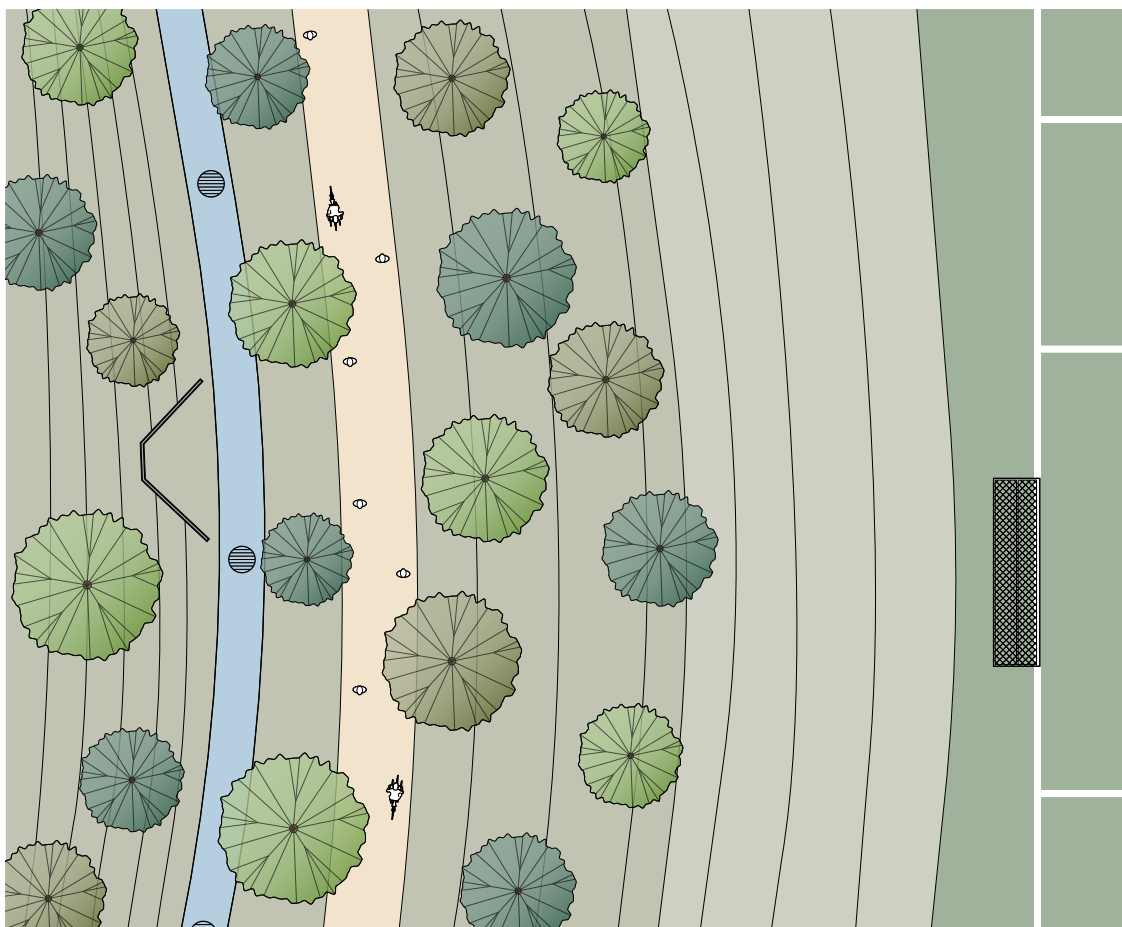
- Design Capacity: 10–50-year event
- Vegetation: Native plantings
- Programming: Passive spaces
- Quimby Credit (outside of low-flow channel or any trail component): 25% of acreage
- Side slope: 4:1 max.

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.



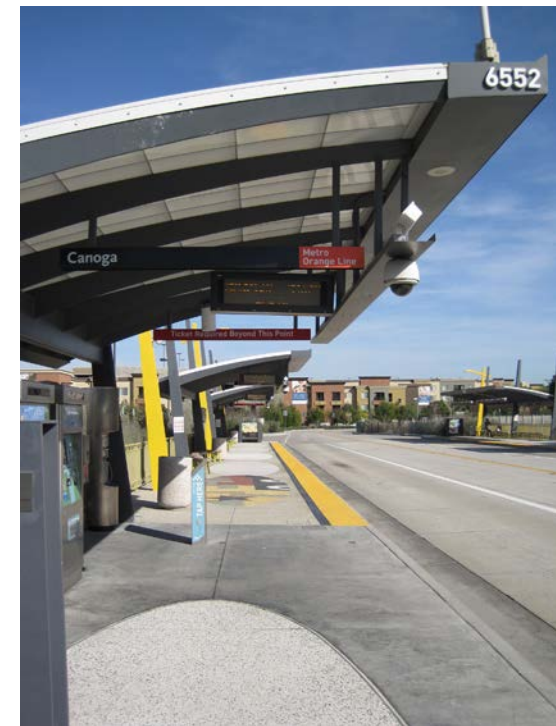
Images above illustrate appropriate examples of the Bus Stop community spaces form.

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

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 stepbacks.



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

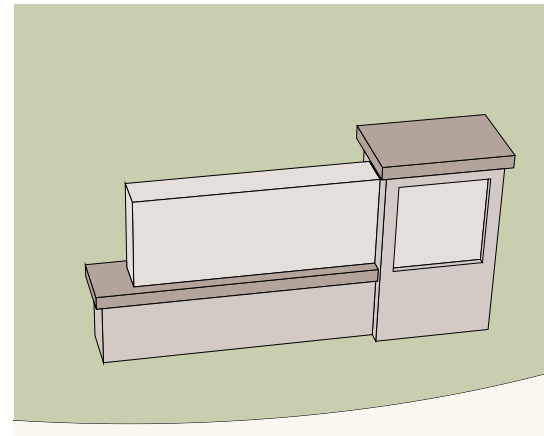
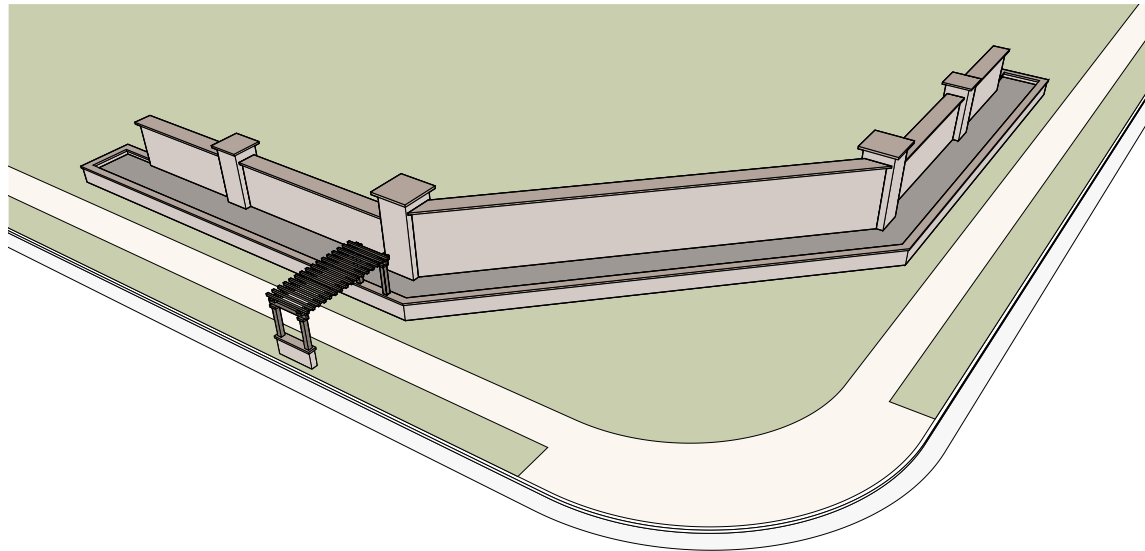
Minor entry monuments shall be provided at minor entrances into neighborhoods from arterials and collectors.

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.

