

C4 Development Standards

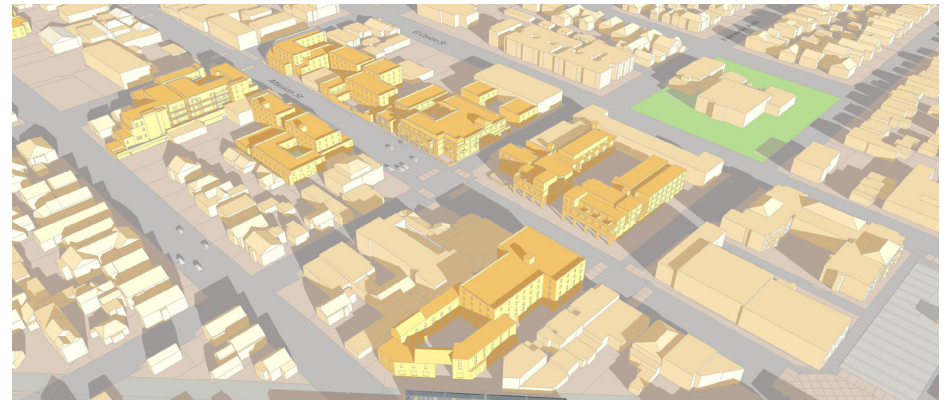
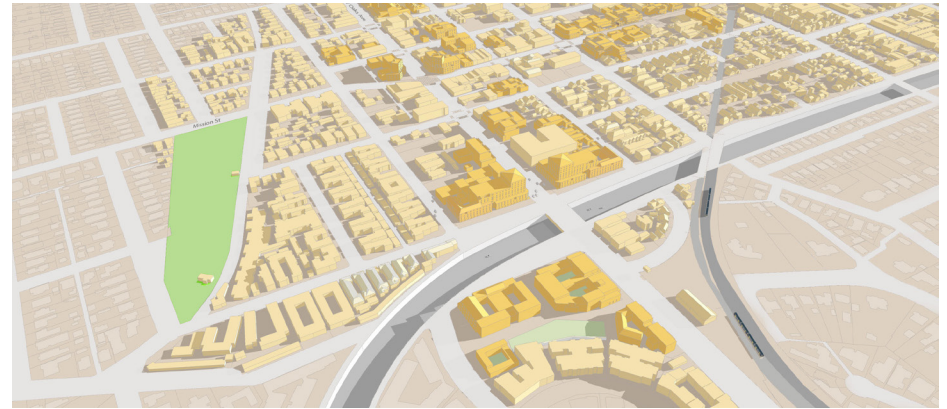
C4.1 PURPOSE AND INTENT

This section establishes standards to ensure that development within the Downtown Specific Plan area promotes a safe, comfortable, and interesting walkable environment along the street by:

- Placing the buildings in the front and locating the parking behind the building;
- Providing access to adequate public and private parks and open space; and
- Providing contextual building scale and mass, and pedestrian access and visibility that establish a human scale to the street.

C4.2 APPLICABILITY

All proposed buildings and related improvements shall be designed in compliance with the development standards of this Section for the applicable zone, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with these requirements.



Development standards are aimed at generating the individual buildings on a block that collectively with other buildings will shape the form of the public realm. The standards shape and situate buildings based on their physical characteristics and compatibility with the context. The successful fit of a new project into an existing context depends on how it relates to neighboring buildings to its side and rear in terms of setbacks, height, massing, scale, and arrangement of shared and private open spaces.

For the two zones identified on the regulating plan, setback, height, lot size, and parking requirement associated with permitted building and frontage types are called out. These standards come together to define the distinctive

character and intensity of a particular zone.

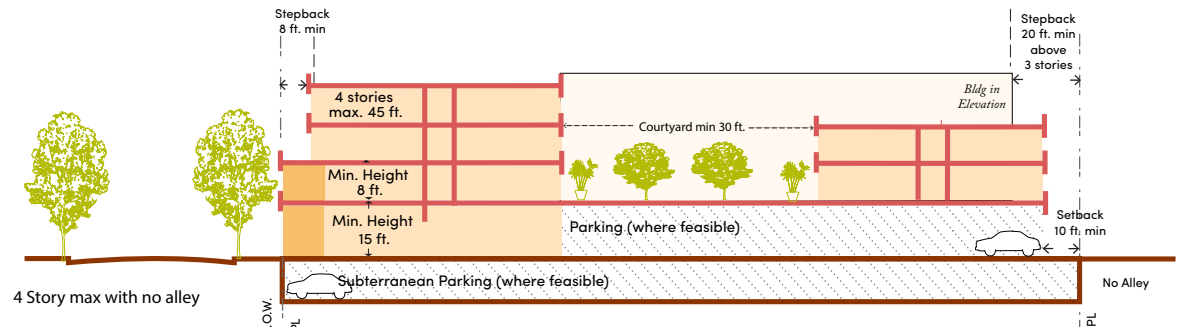
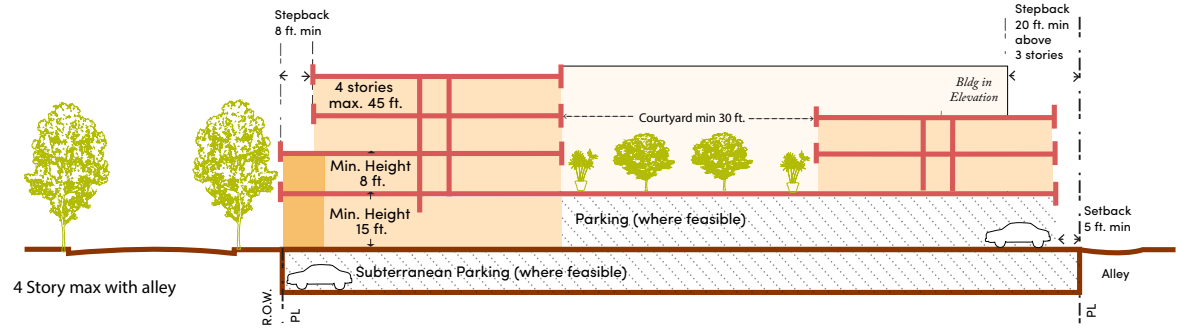
Architectural features such as porches, stoops, bay windows, balconies and cornices are allowed to project into the setback area. In downtown area, balconies, cornices, awnings, stands selling magazines, fruits, vegetables, or flowers may project into the public right-of-way, subject to encroachment permit. Such encroachments animate street life. Encroachments should not affect pedestrian movement and maintenance of utilities.

The standards are based on the community vision to create a distinctive place on Fair Oaks Avenue and Mission Street.

C4.3 MIXED-USE CORE ZONE

A. Purpose

The Mixed-Use Core Zone permits community serving retail, office, cultural, and transit-oriented residential mixed-uses up to 70 dwelling unit per acre. Uses include small-scale commercial activities that are typically located along the main street. The standards in this zone are intended to promote a walkable, diverse, and well-connected area.



B. Building Placement

Setback	
Primary Street	0 to 15 ft. max.
Side Street	0 to 15 ft. max.
Side Yard	0 ft.
Rear (with alley)	5 ft. min.
Rear (no alley)	10 ft. min.
Massing Stepback	
Front	8 ft. min. above 3 stories
Over 4 stories (w/density bonus)	10 ft. min. above 3 stories
Rear	20 ft. min. above 3 stories

C. Frontages and Encroachments

i Allowed Frontages

- Arcade
- Gallery
- Shopfront
- Lightcourt
- Forecourt
- Stoop
- Dooryard
- Porch
- Frontyard

ii Encroachments: Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				Vertical
	Horizontal				
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.			min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	

C4.4 FAIR OAKS AVENUE ZONE

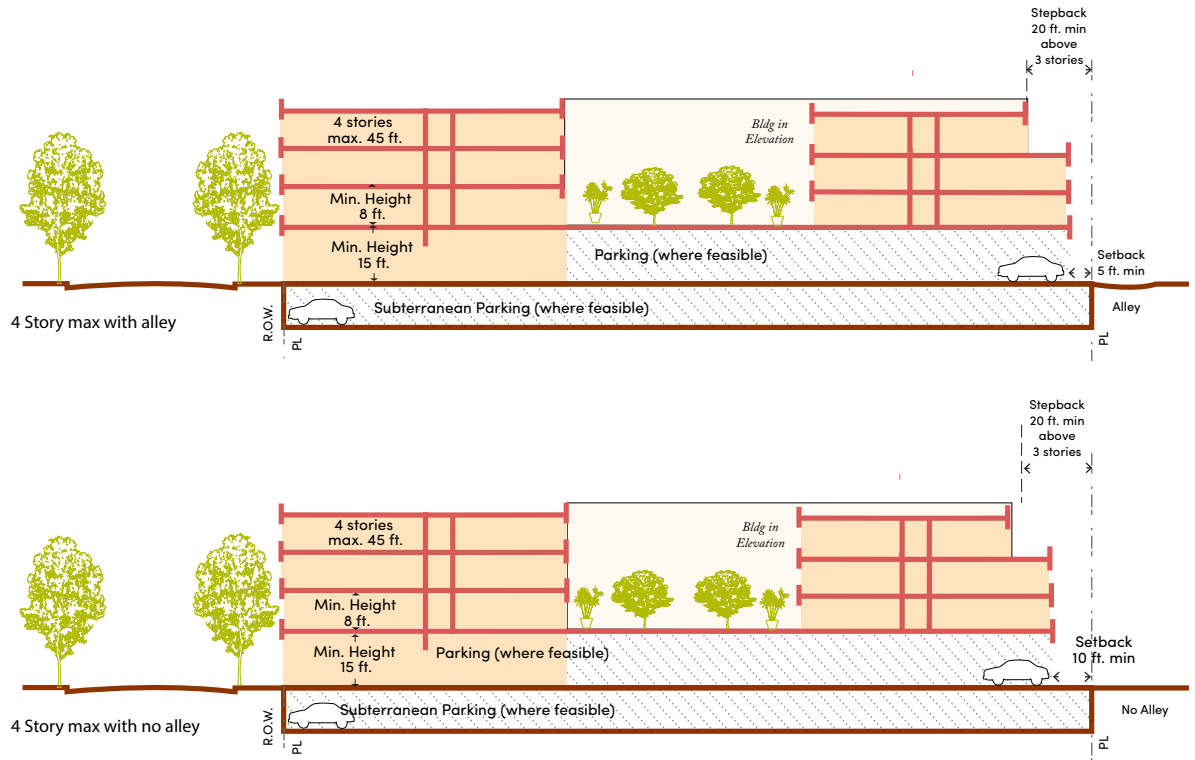
A. Purpose

The Fair Oak Avenue Zone permits regional and community serving retail, office, cultural, and residential mixed-uses up to 110 dwelling unit per acre. Uses include larger-scale commercial uses that are typically located along busy commercial street. The standards in this zone are intended to promote a walkable, diverse, and well-connected area. The buildings located along the edges that back-up to residential districts require very careful residential scale massing and articulation.



B. Building Placement

Setback	
Primary Street	0 to 15 ft. max.
Side Street	0 to 15 ft. max.
Side Yard	0 ft.
Rear (with alley)	5 ft. min.
Rear (no alley)	10 ft. min.
Massing Stepback	
Front	10 ft. min. above 3 stories
Over 4 stories (w/density bonus)	10 ft. min. above 3 stories
Rear	20 ft. min. above 3 stories



C. Frontages and Encroachments

i Allowed Frontages

- Arcade
- Gallery
- Shopfront
- Lightcourt
- Forecourt
- Stoop
- Dooryard
- Porch

ii Encroachments: Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				Vertical
	Horizontal				
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.			not allowed	min. 8ft. clear
Balcony	4 ft. max.		min. 5 ft. from PL	min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	

D Allowed Building Types, Height, and Site Size

Allowed Building Types	Minimum		Maximum	
	Stories/ft.	Site W/D	Stories/ft.	Site W/D
Stacked Flats	2/25	125/100	4/45	200/200
Flex building	2/25	25/100	4/45	200/150
Liner	1/18	100/100	4/45	200/150
Hybrid court	2/25	125/125	4/45	200/200
Court	1/18	125/125	3/35	200/200
Live-work	1/18	70/95	3/35	200/150
Rowhouse	1/18	90/95	3/35	200/150
Rosewalk or Bunga-low Court	1/18	125/125	3/35	150/150
Duplex, multiplex	1/18	50/95	3/35	150/150

W = Building site width along primary frontage; D = Building site depth perpendicular to primary frontage.

	Ground Floor	Upper Stories
Interior floor to floor height	15 ft. min.	8 ft. min.

E. Parking

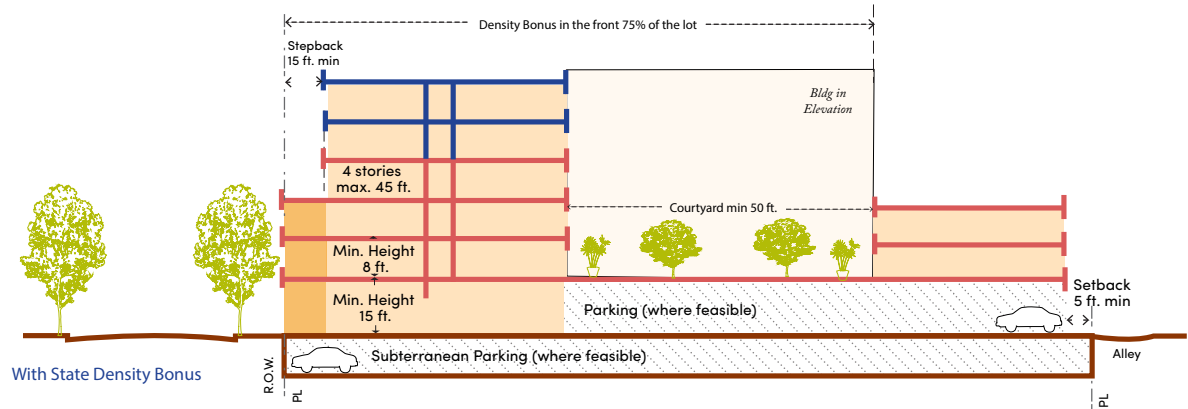
- i Pursuant to Section 21155 of the California Public Resources Code, there shall be no minimum parking requirement for any residential, commercial, or other development project if the project is located within one-half mile of a major transit stop. The Metro A Line station qualifies as a Major Transit Stop.
- ii Recommended Parking
 - a Residential uses

Studio or 1 bedroom	1 space per unit
2+ bedroom	1.5 spaces per unit
 - b Non-residential uses

	2 spaces per 1,000 sq.ft.
--	---------------------------
- iii Parking Placement: If on-site parking is provided, then it shall be located in compliance with the following requirements:

Setback

 - a Primary street min. 30 ft.
 - b Side street min. 15 ft.
 - c Side property min. 5 ft.
 - d Rear property min. 5 ft.



F. Standards for Buildings Exceeding 45 feet in Height

1. For any building above 45 feet in height, the minimum lot width shall be 125 feet and the minimum lot depth shall be 150 feet.
2. For any building above 45 feet in height, the minimum dimension of a courtyard enclosed by a building on all sides shall be 50 feet.
3. For any building above 45 feet in height, the minimum dimension of a courtyard open on one side shall be a minimum of 40 feet.
4. For any portion of a building above 45 feet in height, the minimum space between two adjacent buildings shall be 30 feet.
5. Roof tops with amenities shall be counted as part of the common open space of a building.
6. In lots backing into single-family fabric, the building height can exceed 45 feet only in the first 75 % of the lot, measured from the street-facing property line.
7. Building heights in excess of 45 feet are subject to State Density Bonus concessions and waivers. See SPMC § 36.370.030.

G. Minimum Unit Size

Residential units shall be no less than 450 square feet.

