

C5 Building Standards

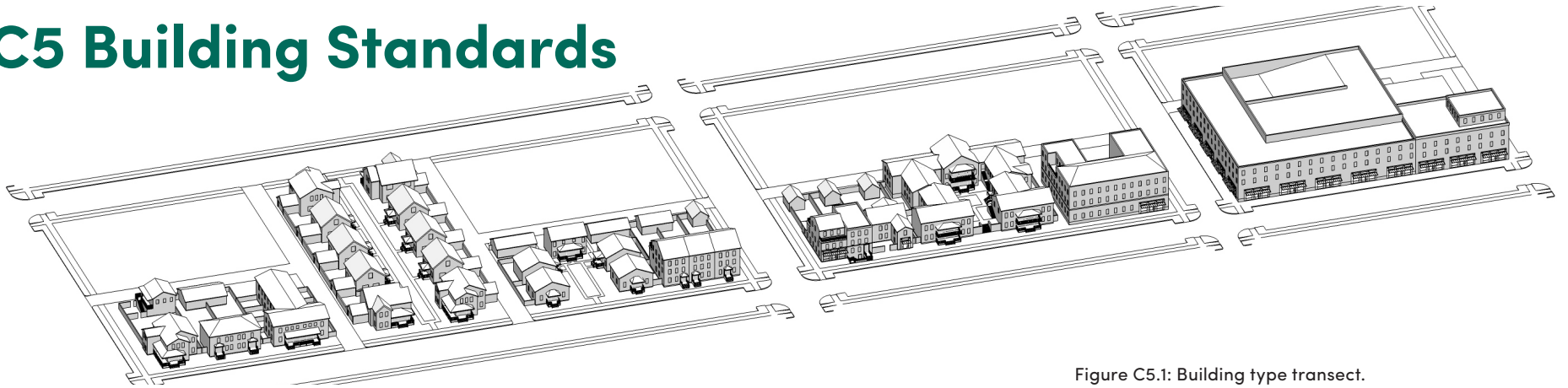


Figure C5.1: Building type transect.

C5.1 BUILDING STANDARDS

A

Purpose

This section provides design standards for individual buildings to ensure that proposed development is consistent with the Downtown Plan’s goals for building form, physical character, land use, and quality.

B

Applicability

Each building shall be designed in compliance with the applicable general requirements in Section C5.2 and all applicable requirements of the California Building and Fire Code as amended and adopted by the City.

C

Allowed Building Types by Zoning District

Building Type	Mixed-use Core Zone	Fair Oaks Corridor Zone
Stacked Flats	See Section C5.2A	See Section C5.2A
Flex Building	See Section C5.2B	See Section C5.2B
Liner Building	See Section C5.2C	See Section C5.2C
Hybrid Court	See Section C5.2D	See Section C5.2D
Court	See Section C5.2E	See Section C5.2E
Live-work	See Section C5.2F	See Section C5.2F
Rowhouse	See Section C5.2G	See Section C5.2G
Rosewalk/Bungalow Court	See Section C5.2H	See Section C5.2H
Duplex, Multiplex	See Section C5.2I	See Section C5.2I
Single-family residence	See Section C5.2J	X

X Building type not allowed in Zoning District.

Table C5.1 Allowed Building Types in each zone.



Block Scale Buildings



Stacked Flats

This type is defined by a dwelling configuration that is based on horizontal repetition and vertical stacking organized on lobby, corridor and elevator access. The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for residences.

- Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Lobbies should be designed to support community engagement and building identity. Access to units in the stacked flats is through an interior, corridor.



Flex

Flex Block is a vertical mixed-use building typically of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair. Upper floors are accessed through a street level lobby. This building type is typically found in town centers and main streets.

- The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of occupants and guests.
- The main entrance to each ground floor tenant bay should be directly from the street. Recommended parking is accommodated in an underground garage, surface parking, structured parking, tuck under parking, or some combination of these options.



Liner

A liner building has a thin footprint that conceals parking garage or other large scale face-less building, such as a movie theater, or “big box” store to create a pedestrian friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.

- The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor.
- Recommended parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.



Hybrid court

Hybrid Court combines a point-access portion of the stacked dwelling with a walk-up portion of the courtyard housing building type. The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.

- Stacked dwellings define the street edge and the building mass tapers down to a courtyard building type. The main entrance to all ground floor units should be directly from the street. Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Access to units above the second level in the stacked dwelling is through an interior, double-loaded corridor.



Court

A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. The units may be arranged in four possible configurations: rowhouses, rowhouses over flats, flats, and flats over flats. Court buildings may accommodate ground floor commercial uses in either a live-work configuration or as solely commercial/retail space facing the primary street.

- The main entry to ground floor units should be directly off the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.
- The open space is designed as a central court or partial, multiple, separated or interconnected courtyards.

House Scale Buildings



Live-work

Live/Work is an integrated residence and work space located at street level, occupied and utilized by a single household in an array of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

- The floor to ceiling height of the work floor is typically about 15 feet.
- The main entrance to the street floor work space should be accessed directly from and face the street. The dwelling unit above the work space should be accessed by a separate entrance, and by a stair or elevator.
- Each unit should have access to private open space. The private open space should be in the rear yard of each unit.



Rowhouse

A building comprised of five or more attached two- or three-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard.

- The single family dwelling units can either be separated by property lines or located on narrow single tax lot 16 to 30 feet wide.
- Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.
- Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and screened by fence or wall to provide privacy.



Rosewalk, Bungalow court

Rosewalk: Six or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Bungalow Court: Four or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.

- The defining feature of Rosewalks and Bungalow Court is the communal central open space. The lot width should be large enough to allow a functional public and private open spaces and area for driveways.
- The building size and massing of individual buildings is similar to a single dwelling unit.
- Entrance to units shall be directly from the front yard or from the courtyard.



Duplex, multiplex

Duplex consists of a pair of dwelling units located side-by-side or one above the other to create a building that reads like a medium or large house. Multiplex is a residential building of three to four dwelling units respectively. Depending on the lot size and context the units can be placed side-by-side, front-to-back or stacked, or some combination of these options.

- These medium to large footprint buildings require a minimum lot width of 50 feet and a minimum depth of 100 feet.
- Duplex and multiplexes when packaged within house-like form and detailing, and with breaks in building elevations in the horizontal and vertical planes provide human scale and make the building contextual.
- Typical height of the building is 2 stories.



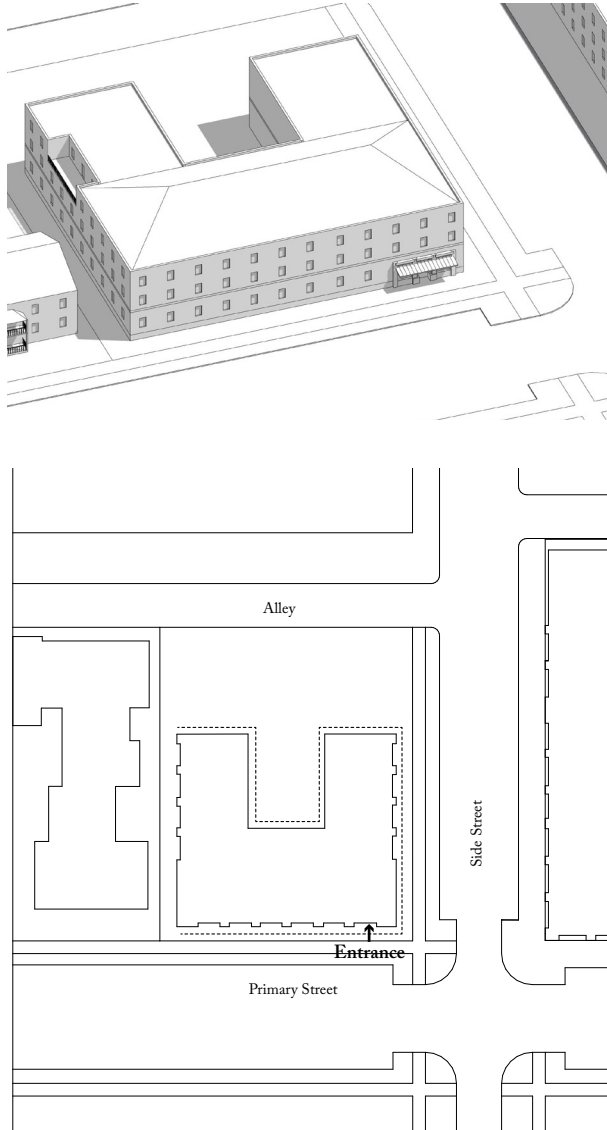
Single-family residence

A residential building occupied by one primary residence. The building is set back from all four sides of the property line with front, side, and rear yards. The building typically has similar setbacks, massing, scale, and frontage types as surrounding houses.

Coding Criteria

- The size of the lot determines the size of the building. Varied lot widths will promote variation in building masses.
- Infill development should respect adjacent buildings by responding to their massing, scale, need for light, natural ventilation, privacy, and views.
- Parking and service location and access should be placed to reduce their visual impact on the street. Where an alley is present, parking should always be accessed from the alley.

C5.2 BUILDING TYPES

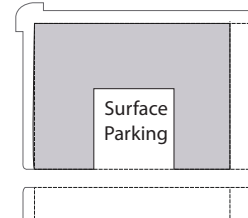
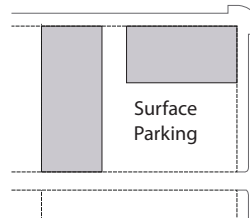
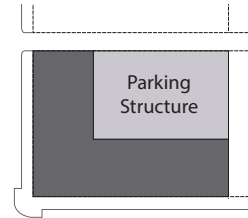
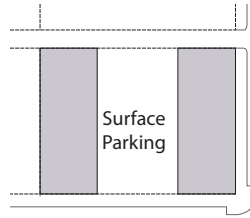
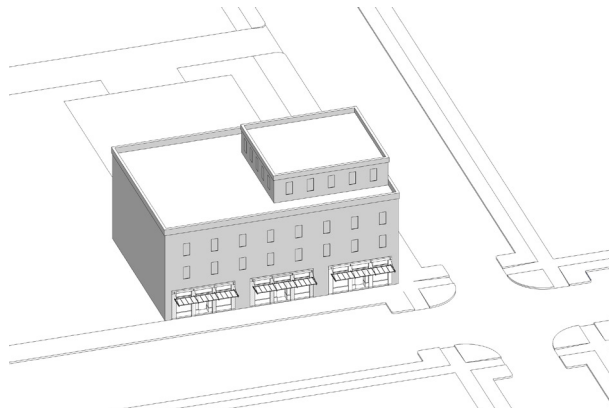


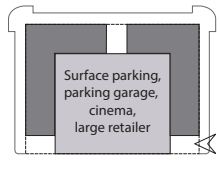
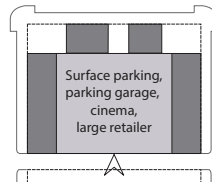
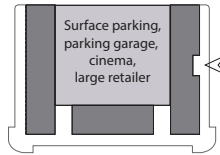
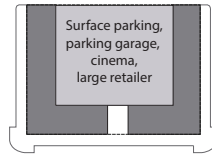
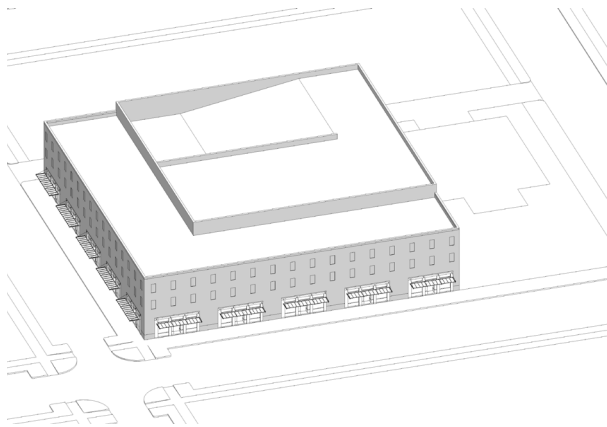
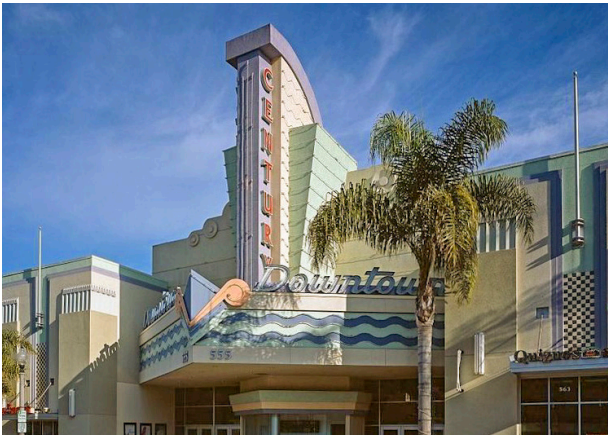
A Stack Flats

1	Description	This type is defined by a dwelling configuration that is based on horizontal repetition and vertical stacking organized on lobby, corridor and elevator access. Stacked Dwelling buildings may be used for non-residential purposes where allowed.
2	Lot Size	Width 125 ft. min. 200 ft. max. Depth 100 ft. min. 200 ft. max.
3	Pedestrian Access	The entrance to the building shall be through a street level lobby or through a combination of street/podium lobby directly accessible from the street. Interior circulation to each dwelling shall be through a corridor which may be single- or double-loaded.
4	Frontages	Forecourt Shopfront Gallery Arcade
5	Vehicle Access & Parking	Recommended parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.
6	Private Open Space	Private open space is required for each residential unit and shall be no less than 50 s.f. with a minimum dimension of five (5) feet in each direction.
7	Shared Open Space	The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.
		Courtyard width/ depth/height ratio 1:1:1
		See Development Standards (Part C, Section 4) for applicable courtyard dimensions.

B Flex Building

1	Description	A building type designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair; upper floors are accessed through a street level lobby.						
2	Lot Size	<table border="0"> <tr> <td style="padding-right: 20px;">Width</td> <td style="padding-right: 20px;">25 ft. min.</td> <td>200 ft. max.</td> </tr> <tr> <td>Depth</td> <td>100 ft. min.</td> <td>150 ft. max.</td> </tr> </table>	Width	25 ft. min.	200 ft. max.	Depth	100 ft. min.	150 ft. max.
Width	25 ft. min.	200 ft. max.						
Depth	100 ft. min.	150 ft. max.						
3	Pedestrian Access	Direct access from sidewalk. Upper floors accessed from street level lobby.						
4	Frontages	Forecourt Shopfront Gallery Arcade						
5	Vehicle Access & Parking	Recommended parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.						
6	Private Open Space	Private open space is required for each residential unit and shall be no less than 50 s.f. with a minimum dimension of five (5) feet in each direction.						
7	Shared Open Space	<p>The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.</p> <p>Courtyard width/depth/height ratio 1:1:1</p> <p>See Development Standards (Part C, Section 4) for applicable courtyard dimensions.</p>						



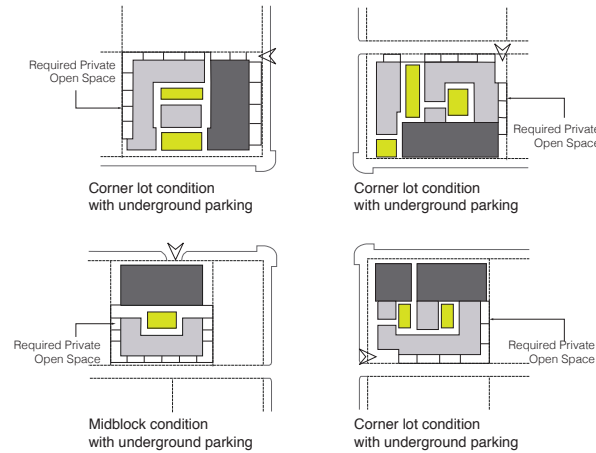
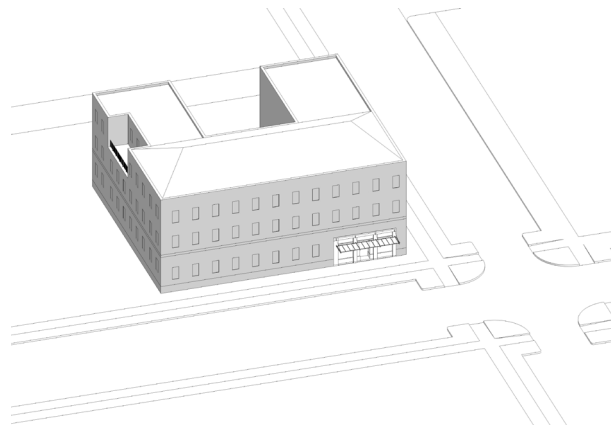


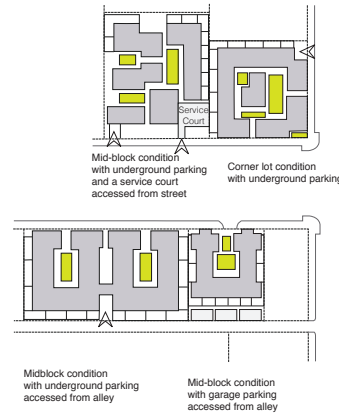
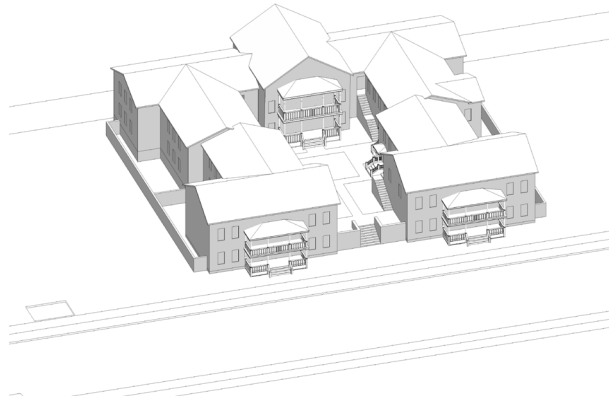
C Liner

1	Description	A building that conceals a garage, or other large scale faceless building such as a movie theater, or “big box” store designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. The access corridor, if applicable, is included in the minimum depth.	
2	Lot Size	Width	100 ft. min. 200 ft. max. Depth 100 ft. min. 150 ft. max.
3	Pedestrian Access	Direct access from sidewalk. Upper floors accessed from street level lobby.	
4	Frontages	Forecourt Shopfront Gallery Arcade	
5	Vehicle Access & Parking	Recommended parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.	
6	Private Open Space	Private open space is required for each residential unit and shall be no less than 50 s.f. with a minimum dimension of five (5) feet in each direction.	
7	Shared Open Space	The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses. Courtyard width/ depth/height ratio 1:1:1 See Development Standards (Part C, Section 4) for applicable courtyard dimensions.	

D Hybrid Court

1	Description	A building that combines a point-access portion of the building with a walk-up portion. The building may be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.		
2	Lot Size	Width	125 ft. min.	200 ft. max.
		Depth	125 ft. min.	200 ft. max.
3	Pedestrian Access	The main entrance to each ground floor is directly from the street. Entrance to the residential portions of the building is through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.		
		Interior circulation to each unit above the second level in double-loaded corridor element of the building is through a corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at every 100 feet at a minimum. For other units, it is directly off a common courtyard or through stairs serving up to 3 dwellings.		
4	Frontages	Porch Stoop Dooryard		
5	Vehicle Access & Parking	Underground garage, surface parking, tuck under parking, or a combination of any of the above.		
6	Private Open Space	Width	Depth	Area
		8 ft. min.	8 ft. min.	100 s.f. min.
		This open space is exclusive of the courtyard and may be located in a side or rear yard.		
7	Common Courtyard	Width/depth/height ratio	1:1:1	
		See Development Standards (Part C, Section 4) for applicable courtyard dimensions.		





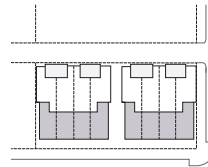
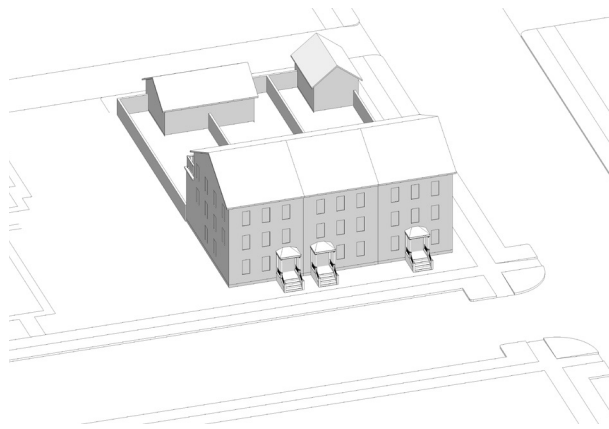
E Court

1	Description	A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones facing the primary street. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.		
2	Lot Size	Width	125 ft. min.	200 ft. max.
		Depth	125 ft. min.	200 ft. max.
3	Pedestrian Access	Direct access from street or courtyard.		
4	Frontages	Porch Stoop Dooryard		
5	Vehicle Access & Parking	From alley. For lots without alley, via driveway, max. 12 ft. wide, located as close to side yard property line as possible.		
6	Private Open Space	Width	Depth	Area
		8 ft. min.	8 ft. min.	100 s.f. min.
		This open space is exclusive of the courtyard and may be located in a side or rear yard.		
7	Common Courtyard	See Development Standards (Part C, Section 4) for applicable courtyard dimensions.		
8	Building Size & Massing	Length along frontage: 200 ft. max. Length along side yard: 140 ft. max. The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.		

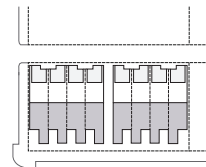
F Live-work

1	Description	<p>The Live-Work Building Type is a small to medium-sized attached or detached structure that consists of single dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into an urban neighborhood street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands. Live/Works are prohibited on a lot without alley access, since garages must be located and accessed from the rear of the lot. The work space is accessed directly from the primary street, and the living space at the rear or above is accessed directly or indirectly from the working space.</p>		
2	Lot Size	Width	70 ft. min.	200 ft. max.
		Depth	95 ft. min.	150 ft. max.
3	Pedestrian Access	Main entrance location: Primary street Ground floor space and upper unit shall have separate entries.		
4	Frontages	Forecourt Dooryard Shopfront Lightcourt Gallery		
5	Vehicle Access & Parking	Parking spaces may be located in the rear, or tuck under.		
6	Private Open Space	Width	Depth	Area
		8 ft. min.	8 ft. min.	100 s.f. min.
7	Building Size & Massing	Width per unit: 18 ft. min; 36 ft. max. The footprint area of an accessory structure shall not exceed the footprint area of the main body of the building.		

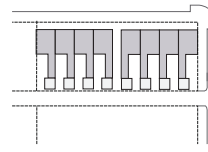




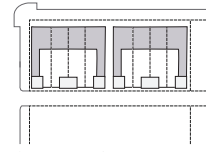
Detached garages



Carriage houses above detached garages



Attached garages



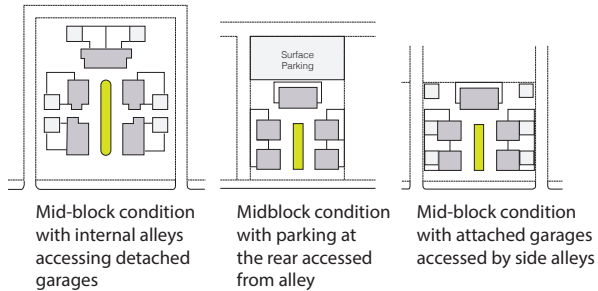
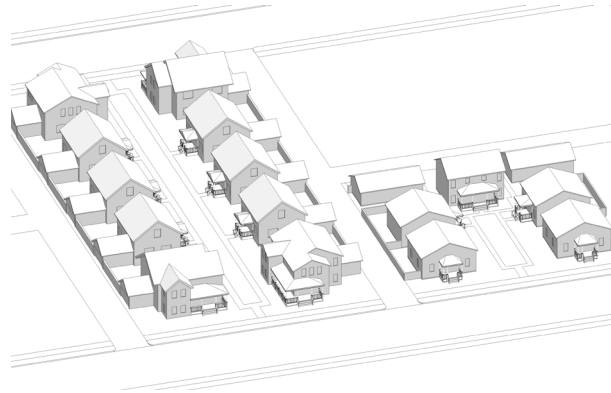
Corner units front the street

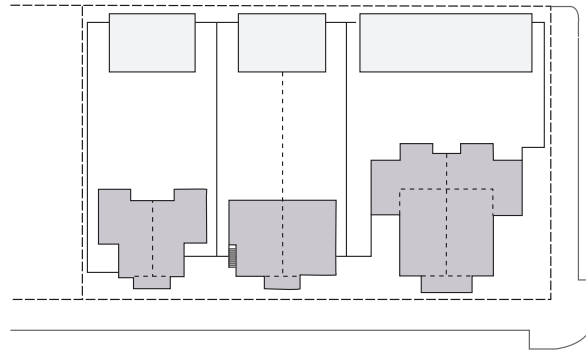
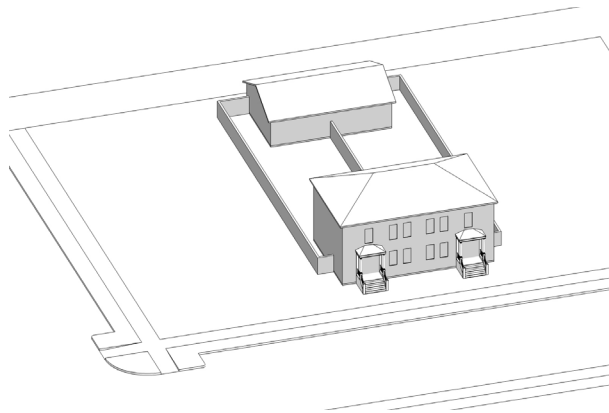
G Rowhouse

1	Description	<p>A small- to medium-sized building comprised of five or more attached dwelling units arrayed side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard. Each dwelling unit is directly accessed from the front yard/street. Rowhouses are prohibited on a lot without alley access, since garages must be located and accessed from the rear of the lot. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.</p>		
2	Lot Size	Width	90 ft. min.	
		Depth	95 ft. min.	
3	Pedestrian Access	Main entrance location: Primary street		
4	Frontages	Porch Stoop Dooryard		
5	Vehicle Access & Parking	Parking spaces may be enclosed, covered, or open.		
6	Private Open Space	Width	Depth	Area
		8 ft. min.	8 ft. min.	100 s.f. min.
7	Building Size & Massing	Width per rowhouse: 18 ft. min.; 36 ft. max Length along side yard: 80 ft. max The front elevation and massing of each rowhouse building may be either symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident. The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.		

H Rosewalk and Bungalow Court

1	Description	<p>Six or more single dwellings arranged in a linear manner along either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the Rosewalk (in contrast to the Bungalow Court) must connect two parallel streets. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Rosewalks are prohibited on corner lots.</p> <p>Four or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street. The courtyard is wholly open to the street and parking is placed in the rear of the lot or behind each unit. Bungalow courts are prohibited on corner lots that do not have alley access.</p>		
2	Lot Size	Width	120 ft. min.	150 ft. max.
		Depth	120 ft. min.	150 ft. max.
3	Pedestrian Access	Main entrance location: Common courtyard		
4	Frontages	Porch Stoop Dooryard Frontyard		
5	Vehicle Access & Parking	Parking spaces may be located in the rear, or tuck under.		
6	Private Open Space	Width	Depth	Area
		20 ft. min.	20 ft. min.	400 s.f. min.
7	Building Size & Massing	Length along frontage: 40 ft. max. Length along side yard: 40 ft. max. The footprint area of an accessory structure shall not exceed the footprint area of the main body of the building.		





I Duplex, Multiplex

1 Description The Duplex Building Type is a small- to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

The Multiplex is a medium structure that consists of 3–4 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

2 Lot Size

Width	50 ft. min.	75 ft. max.
Depth	100 ft. min.	150 ft. max.

3 Pedestrian Access Main entrance location: Primary street
On corner lots each lot shall front a separate street

4 Frontages Porch
Stoop
Dooryard
Frontyard

5 Vehicle Access & Parking Parking spaces may be enclosed or covered.

6 Private Open Space

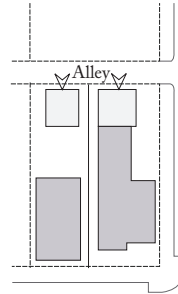
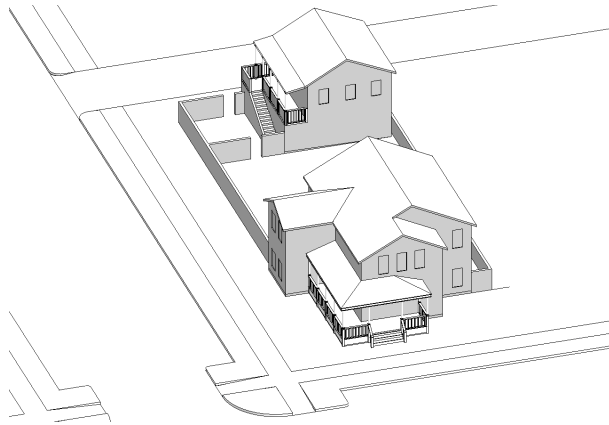
Width	Depth	Area
8 ft. min.	8 ft. min.	100 s.f. min.

7 Building Size & Massing Length along frontage:
36 ft. max. for duplex
50 ft. max. for multiplex
Length along side yard: 80 ft. max.

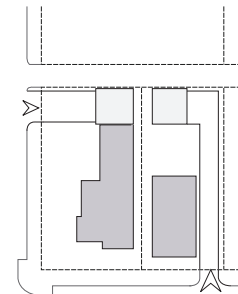
The footprint area of an accessory structure shall not exceed the footprint area of the main body of the building.

J Single-family residence

1	Description	A building that is surrounded on all four sides by setbacks (front, side, and rear yards) and shares similar setbacks, massing, scale, and frontage types as surrounding houses.		
2	Lot Size	Width	40 ft. min.	80 ft. max.
		Depth	80 ft. min.	150 ft. max.
3	Pedestrian Access	Main entrance location: Primary street On corner lots each lot shall front a separate street		
4	Frontages	Porch Stoop Dooryard Frontyard		
5	Vehicle Access & Parking	Parking spaces may be enclosed or covered.		
6	Private Open Space	Width	Depth	Area
		15 ft. min.	15 ft. min.	300 s.f. min.
7	Building Size & Massing	Length along frontage: 36 ft. max. Length along side yard: 80 ft. max. The footprint area of an accessory structure shall not exceed the footprint area of the main body of the building.		



Alley access to parking garages



Driveways accessing parking garages from streets



