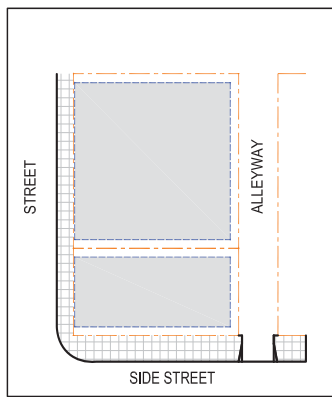


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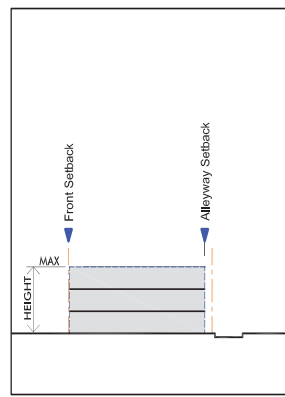
ZONES AND
DEVELOPMENT STANDARDS

24V.200.045 THE GENERAL URBAN ZONE 5 (T4.5)



— Property Line
 - - - Max Building Envelope

Diagram A: Building Placement



— Property Line
 - - - Max Building Envelope

Diagram B: Building Profile

A. BUILDING PLACEMENT

1. PRIMARY BUILDINGS

A primary building shall be placed on a lot in compliance with the following requirements, within the building envelope as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in section 24V.206 (Building Type Standards). [E]

	Minimum	Max.
a. Front setback	Per allowed frontage type	20'
b. Side Street Setback	Per allowed frontage type	
c. Side Yard Setback	5'	
d. Rear Setback (no alley)	1- or 2-story buildings: 20'	
	3-story buildings: 30'	
i. With $\geq 20'$ alley	1-2-story buildings: 5'	
	3-story buildings: 10'	
ii. With $< 20'$ alley	1-2-story buildings: 5'	
	3-story buildings: 20'	

2. ACCESSORY BUILDINGS

An accessory building shall be placed on a lot in compliance with the following requirements, within the building envelope shown in Diagram C (Parking Placement). [E]

	Minimum
a. Street Setback	Within 50% of the rear lot depth
b. Side Street Setback	5'
c. Side Yard Setback	5'
d. Rear Setback	1-2 story buildings: 5'
	3-story buildings: See Primary building standards

3. ARCHITECTURAL ENCROACHMENTS

Patios, uncovered stoops, roof overhangs, and awnings may encroach 8' maximum into the required setbacks, as may be further limited by the UBC. [W]

B. BUILDING PROFILE AND FRONTAGE

1. HEIGHT

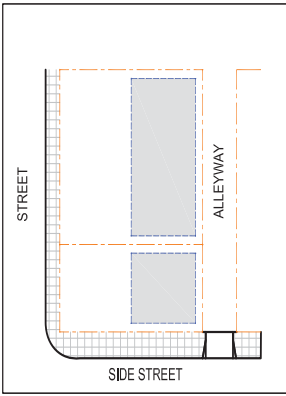
Each structure shall comply with the following height limits: [E]

- Primary building Max.: 3 floors and 45 feet
Min.: floor to floor: 15 feet
- Accessory buildings Max.: 24 feet to eave

2. ALLOWED FRONTAGE TYPES

Only the following frontage types are allowed within the T4.5 zone. The street facing façade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24V.204 (Frontage Type Standards). [W] ¹

Frontage Type	Minimum Setback
Common Yard	15'
Door Yard	10'
Porch & Fence	15'
Stoop	10'
Forecourt	0'
Lightcourt	10'
Shopfront & Awning	0'
Gallery	0'



--- Property Line
 --- Max Parking Envelope
Diagram C: Parking Placement

C. PARKING AND SERVICES

1. PARKING AND SERVICES PLACEMENT

Compliance with the following requirements, within the maximum parking envelope shown on the diagram, unless subterranean. [E]

- a. Street Setback Within the rear 50% of lot depth
- b. Side Street Setback 5' min.(with alley), 20' min. (no alley)
- c. Side Yard Setback 5' min.

2. PARKING REQUIREMENTS

Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Zoning Ordinance Chapter 24.415 and Chapter 24V.209 of this Development Code. [E]

- a. Residential
 - i. 1-2 Dwelling units 2-car garage per unit
 - ii. 3 Dwelling units (apartments) 1 covered for 1-bedroom units
1 covered +1 uncovered for 2+ bedroom units
¼ uncovered per unit for guest parking
 - iii. Condominiums: 2½ spaces per unit
(2 of which need to be in the garage)
- b. Non-Residential: 1 parking space per 300 s.f. of gross floor area

D. BUILDING TYPES

Only the building types shown in the table below are allowed in the T4.5 General Urban zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24V.206 (Building Type Standards).

Building Type	Allowed Lot Widths						
	25'	35'	50'	75'	100'	125'	150'
Carriage House							
Front Yard House							
Side Yard House							
Dup/Trip/Quadplex							
Villa							
Bungalow Court							
Row House							
Live/Work							
Side Court Housing							
Courtyard Housing							
Stacked Dwelling	Only allowed as part of Mixed Type Projects. ¹						
Commercial Block							

E. ALLOWED LAND USES

Only a land use identified as permitted or conditional by Section 24V.203.030 (Land Use Table) shall be established on a lot in the T4.5 - General Urban zone, in compliance with the planning permit requirements of Section 24V.203.030.

F. OTHER STANDARDS SPECIFIC TO VICTORIA AVENUE CORRIDOR DEVELOPMENT CODE

Due to the Victoria Avenue Corridor's unique characteristics and location, additional regulations beyond the T4.5 base Urban Standards have been created to ensure that the goals of creating a walkable neighborhood setting are met.

1. PUBLIC FRONTAGE TYPES

The Victoria Avenue Parkway overlay apply to parcels fronting Victoria Avenue, as specified in Section 24V.208.

2. BLOCKS & STREETS

- a. Block Perimeter: 1600 feet maximum
- b. New Street Types
 - i. Workplace Avenue and Street
 - ii. Neighborhood Avenue and Street
 - iii. Neighborhood and Workplace Green

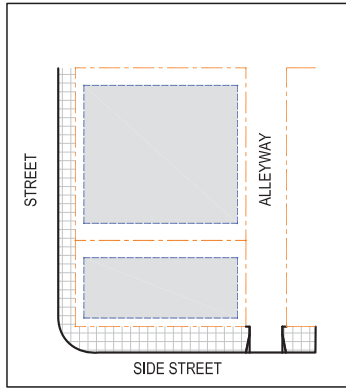
4. SIGNAGE

See Section 24V.211 for permitted sign types.

Note:

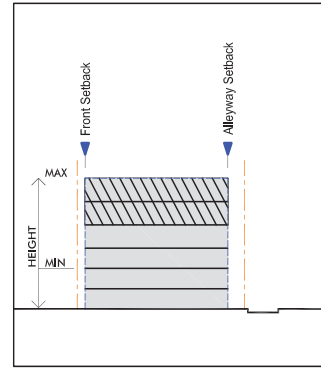
¹ Mixed Type Development is described in Section 24V.210. Mixed Type Development is required on parcels of 30,000 s.f. or more and allowed on parcels of any size.

24V.200.048 THE GENERAL URBAN ZONE 8 (T4.8)



--- Property Line
 --- Max Building Envelope

Diagram A: Building Placement



--- Property Line
 --- Max Building Envelope
 Bulk Reduction

Diagram B: Building Profile

A. BUILDING PLACEMENT

1. PRIMARY BUILDINGS

A primary building shall be placed on a lot in compliance with the following requirements, within the building envelope as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in section 24V.206 (Building Type Standards). [E]

	Minimum	Max.
a. Front setback	Per allowed frontage type	30'
b. Side Street Setback	Per allowed frontage type	30'
c. Side Yard Setback	10'	
d. Rear Setback (no alley)	10'	
i. With ≥ 20' alley	1-2-story buildings: 5'	
ii. With <20' alley	3-6 story buildings: 10'	
i. With <20' alley	1-2-story buildings: 5'	
ii. With <20' alley	3-6 story buildings: 20'	
e. Frontage Coverage	50%	
f. Build-to-Corner	Not required	

2. ACCESSORY BUILDINGS

An accessory building shall be placed on a lot in compliance with the following requirements, within the building envelope shown in Diagram C (Parking Placement). [E]

	Minimum
a. Street Setback	Within 50% of the rear lot depth
b. Side Street Setback	5'
c. Side Yard Setback	5'
d. Rear Setback	1-2 story buildings: 5'
	3-6 story buildings: See Primary building standards

3. ARCHITECTURAL ENCROACHMENTS

Patios, uncovered stoops, roof overhangs, and awnings may encroach 8' maximum into the required setbacks, as may be further limited by the UBC. [W]

B. BUILDING PROFILE AND FRONTAGE

1. HEIGHT

Each structure shall comply with the following height limits: [E]

Primary building	Min.: 2 floors and 20 feet Max.: 6 floors and 75 feet Min.: Shopfront floor to floor: 15 ft
Accessory buildings	Min.: 12 feet Max.: 24 feet
Bulk reduction	10% reduction above the 4th floor
Height limit adjacent to homes	Required

2. ALLOWED FRONTAGE TYPES

Only the following frontage types below are allowed within the T4.8 zone. The street facing façade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24V.204 (Frontage Type Standards). For parcels within the Victoria Parkway Overlay, minimum setbacks shall be calculated from the back of shy distance line.

Frontage Type	Minimum Setback
Forecourt	0'
Lightcourt	10'
Shopfront & Awning	0'
Gallery	0'
Arcade	0'
Grand Portico Entry	15'
Grand Lobby Entry	15'

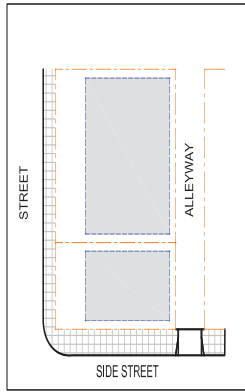


Diagram C: Parking Placement

C. PARKING AND SERVICES

1. PARKING AND SERVICES PLACEMENT

Compliance with the following requirements, within the maximum parking envelope shown on the diagram above, unless subterranean. [E]

- | | |
|------------------------|---------------------------|
| a. Street Setback | Rear 75% of the lot depth |
| b. Side Street Setback | 10' min. |
| c. Side Yard Setback | 5' min. |
| d. Rear Street Setback | 10' min. |
| e. Rear Yard Setback | 5' min. |
| f. Alley Setback | 5' min. |

2. PARKING REQUIREMENTS

Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Zoning Ordinance Chapter 24.415 and Chapter 24V.209 of this Development Code. [E]

- | | |
|--|--|
| a. Industry, Manufacturing, & Processing | 1 space per 500 s.f. of gross floor area |
| b. Recreation, Education, Public Safety; Retail; Services: | 1 parking space per 300 s.f. of gross floor area |

D. BUILDING TYPES

Only the building types shown in the table below are allowed in the T4.8 General Urban zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24V.206 (Building Type Standards).

Building Type	Allowed Lot Widths							
	25'	35'	50'	75'	100'	125'	150'	200'
Commerical Block								

E. ALLOWED LAND USES

Only a land use identified as permitted or conditional by Section 24V.203.030 (Land Use Table) shall be established on a lot in the T4.8 - General Urban zone, in compliance with the planning permit requirements of Section 24V.203.030.

1. SPECIAL CONDITIONS WITH RESPECT TO USE

Gasoline Sales is a conditional use. The determining factors in the decision to grant a conditional use permit shall be the proximity of the proposed use to freeways 101 or 126, with proximity favoring the granting of a use permit, and whether the establishment of a gasoline sales use can be consistent with the vision expressed in this Plan.

F. OTHER STANDARDS SPECIFIC TO VICTORIA AVENUE CORRIDOR DEVELOPMENT CODE

Due to the Victoria Avenue Corridor's unique characteristics and location, additional regulations beyond the T4.8 base Urban Standards have been created to ensure that the goals of creating a walkable neighborhood setting are met.

1. PUBLIC FRONTAGE TYPES

- The Victoria Avenue Parkway Overlay applies to parcels fronting Victoria Avenue, as specified in Section 24V.208.

2. BLOCKS & STREETS

- Block Perimeter: 1600 feet maximum
- New Street Types
 - Workplace Avenue and Street
 - Neighborhood and Workplace Green

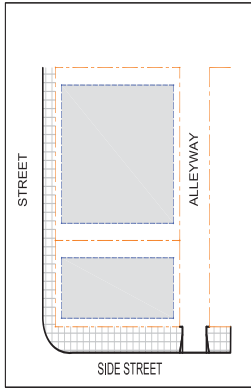
3. SIGNAGE

See Section 24V.211 for permitted sign types.

Note:

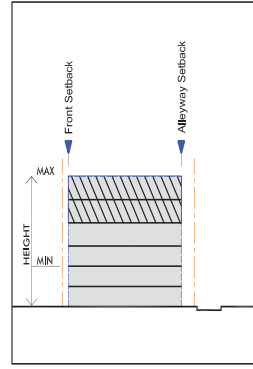
¹ Mixed Type Development is described in Section 24V.210. Mixed Type Development is required on parcels of 30,000 s.f. or more and allowed on parcels of any size. Mixed Type Uses are required on all parcels within the T4.8 Transect Zone.

24V.200.049 THE GENERAL URBAN ZONE 9 (T4.9)



--- Property Line
 --- Max Building Envelope

Diagram A: Building Placement



--- Property Line
 --- Max Building Envelope
 Bulk Reduction

Diagram B: Building Profile

A. BUILDING PLACEMENT

1. PRIMARY BUILDINGS

A primary building shall be placed on a lot in compliance with the following requirements, within the building envelope as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in section 24V.206 (Building Type Standards). [E]

	Minimum	Maximum
a. Front setback	Per allowed frontage type	15'
b. Side Street Setback	Per allowed frontage type	15'
c. Side Yard Setback	10'	
d. Rear Setback (no alley)	10'	
i. With ≥ 20' alley	1-2-story buildings: 5' 3-6 story buildings: 10'	
ii. With <20' alley	1-2-story buildings: 5' 3-6 story buildings: 20'	
f. Frontage Coverage	60%	
g. Build-to-Corner	Required	

2. ACCESSORY BUILDINGS

An accessory building shall be placed on a lot in compliance with the following requirements, within the building envelope shown in Diagram C (Parking Placement). [E]

	Minimum
a. Street Setback	Within 50% of the rear lot depth
b. Side Street Setback	5'
c. Side Yard Setback	5'
d. Rear Setback	1-2 story buildings: 5' 3-6 story buildings: See Primary building standards

3. ARCHITECTURAL ENCROACHMENTS

Patios, uncovered stoops, roof overhangs, and awnings may encroach 8' maximum into the required setbacks, as may be further limited by the UBC. [W]

B. BUILDING PROFILE AND FRONTAGE

1. HEIGHT

Each structure shall comply with the following height limits: [E]

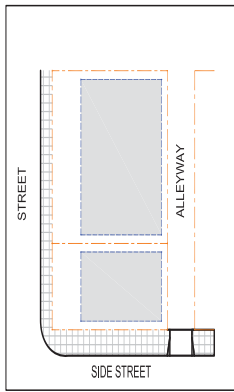
a. Primary building	Min.: 2 floors and 20 feet Max.: 6 floors and 75 feet
b. Accessory buildings	Min.: Shopfront floor to floor: 15 ft Max.: 24 feet
c. Bulk reduction	20% reduction above the 4th floor
d. Height limit adjacent to homes	Required

2. ALLOWED FRONTAGE TYPES

a. Only the following frontage types are allowed within the T4.9 zone. The street facing façade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24V.204 (Frontage Type Standards) [W].

Frontage Type	Minimum Setback
Stoop	10'
Forecourt	0'
Lightcourt	10'
Shopfront & Awning	0'
Gallery	0'
Arcade	0'
Grand Portico Entry	15'
Grand Lobby Entry	15'

b. For parcels within the Victoria Parkway Overlay or the Victoria Shopfront Overlay, minimum setbacks shall be calculated from the back of shy distance line.



— — — — — Property Line
 - - - - - Max Parking Envelope

Diagram C: Parking Placement

C. PARKING AND SERVICES

1. PARKING AND SERVICES PLACEMENT

Compliance with the following requirements, within the maximum parking envelope shown on the diagram above, unless subterranean. [E]

- a. Street Setback Rear 75% of the lot depth
- b. Side Street Setback 5' min.
- c. Side Yard Setback 5' min.
- d. Rear Street Setback 5' min.
- e. Rear Yard Setback 5' min.
- f. Alley Setback 5' min.

2. PARKING REQUIREMENTS

Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Zoning Ordinance Chapter 24.415 and Chapter 24V.209 of this Development Code. [E]

- a. Industry, Manufacturing, & Processing 1 space per 500 s.f. of gross floor area
- b. Recreation, Education, Public Safety; Retail; Services 1 parking space per 300 s.f. of gross floor area
- c. Residential
 - i. 1-2 Dwelling units 2-car garage per unit
 - ii. 3 Dwelling units (apartments) 1 covered for 1-bedroom units
 1 covered +1 uncovered for 2+ bedroom units
 ¼ uncovered per unit for guest parking
 - iii. Condominiums 2½ spaces per unit (2 of which need to be in a garage)

D. BUILDING TYPES

Only the building types shown in the table below are allowed in the T4.9 General Urban zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24V.206 (Building Type Standards).

Building Type	Allowed Lot Widths								
	25'	35'	50'	75'	100'	125'	150'	200'	300'
Villa									
Row House									
Live/Work									
Side Court Housing									
Courtyard Housing									
Stacked Dwelling									
Commercial Block									

E. ALLOWED LAND USES

Only a land use identified as permitted or conditional by Section 24V.203.030 (Land Use Table) shall be established on a lot in the T4.9 - General Urban zone, in compliance with the planning permit requirements of Section 24V.203.030.

1. SPECIAL CONDITIONS WITH RESPECT TO USE

- a. Mixed Type Development Standards apply as specified in section 24V.210
- b. Shopfront Overlay standards apply as indicated on the Regulating Plan
- c. Neighborhood Center Overlay standards apply as indicated on the Regulating Plan
- d. Gasoline Sales is a conditional use. The determining factors in the decision to grant a conditional use permit shall be the proximity of the proposed use to freeways 101 or 126, with proximity favoring the granting of a use permit, and whether the establishment of a gasoline sales use can be consistent with the vision expressed in this Plan.

F. OTHER STANDARDS SPECIFIC TO VICTORIA AVENUE CORRIDOR DEVELOPMENT CODE

Due to the Victoria Avenue Corridor's unique characteristics and location, additional regulations beyond the T4.9 base Urban Standards have been created to ensure that the goals of creating a walkable neighborhood setting are met.

1. PUBLIC FRONTAGE TYPES

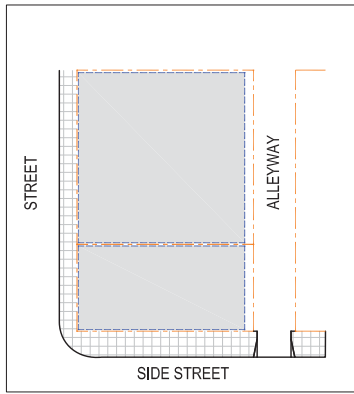
- a. The Victoria Avenue Parkway Overlay applies to parcels fronting Victoria Avenue, as specified in Section 24V.208.
- b. Public frontage improvements required as part of the Victoria Shopfront Overlay applies to parcels within the Victoria Shopfront Overlay, as specified in Section 24V.208.

2. BLOCKS & STREETS

- a. Block Perimeter: 1600 feet maximum
- b. New Street Types
 - i. Workplace Avenue and Street
 - ii. Neighborhood Avenue and Street
 - iii. Neighborhood and Workplace Green

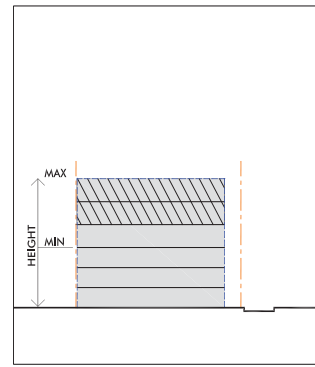
3. SIGNAGE

See Section 24V.211 for permitted sign types.



Property Line
Max Building Envelope

Diagram A: Building Placement



Property Line
Max Building Envelope
Bulk Reduction

Diagram B: Building Profile

A. BUILDING PLACEMENT

1. PRIMARY BUILDINGS

A primary building shall be placed on a lot in compliance with the following requirements, within the building envelope as shown in the diagram above, unless specified otherwise by the standards for an allowed building type in section 24V.206 (Building Type Standards). [E]

	Minimum	Maximum
a. Front setback	Per allowed frontage type	10'
b. Side Street Setback	Per allowed frontage type	10'
c. Side Yard Setback	0'	
d. Rear Setback (no alley)	10'	
i. With ≥ 20' alley	1-2-story buildings: 5'	
ii. With <20' alley	3-6 story buildings: 10'	
iii. With <20' alley	1-2-story buildings: 5'	
iv. With <20' alley	3-6 story buildings: 10'	
f. Frontage Coverage	90%	
g. Build-to Corner	Required	

2. ACCESSORY BUILDINGS

An accessory building shall be placed on a lot in compliance with the following requirements, within the building envelope shown in Diagram C (Parking Placement). [E]

	Minimum
a. Street Setback	Within 50% of the rear lot depth
b. Side Street Setback	5'
c. Side Yard Setback	5'
d. Rear Setback	1-2 story buildings: 5'
	3-6 story buildings: See Primary building standards

3. ARCHITECTURAL ENCROACHMENTS

Patios, uncovered stoops, roof overhangs, and awnings may encroach 8' maximum into the required setbacks, as may be further limited by the UBC. [W]

B. BUILDING PROFILE AND FRONTAGE

1. HEIGHT

Each structure shall comply with the following height limits: [E]

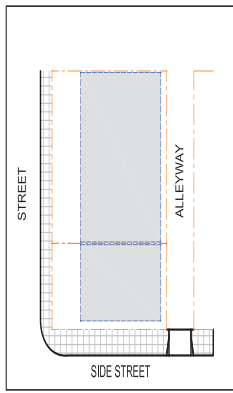
a. Primary building	Min.: 3 floors and 35 feet Max.: 6 floors and 75 feet
b. Accessory buildings	Min.: Shopfront floor to floor: 15 ft Max.: 24 feet
c. Bulk reduction	10% reduction above the 4th floor
d. Height limit adjacent to homes	Required

2. ALLOWED FRONTAGE TYPES

Only the following frontage types are allowed within the T5.3 zone. The street facing façade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24V.204 (Frontage Type Standards) [W].

Frontage Type	Minimum Setback
Stoop	5'
Forecourt	0'
Shopfront & Awning	0'
Gallery	0'
Arcade	0'
Grand Portico Entry	15'
Grand Lobby Entry	15'

For parcels within the Victoria Parkway Overlay or the Victoria Shopfront Overlay, minimum setbacks shall be calculated from the back of shy distance line.



Property Line
Max Parking Envelope

Diagram C: Parking Placement

C. PARKING AND SERVICES

1. PARKING AND SERVICES PLACEMENT

Compliance with the following requirements, within the maximum parking envelope shown on the diagram above, unless subterranean. [E]

- | | |
|------------------------|---------------------------|
| a. Street Setback | Rear 75% of the lot depth |
| b. Side Street Setback | 5' min. |
| c. Side Yard Setback | 0' min. |
| d. Rear Street Setback | 5' min. |
| e. Rear Yard Setback | 5' min. |
| f. Alley Setback | 5' min. |

2. PARKING REQUIREMENTS

Each site shall be provided off-street parking as follows, designed in compliance with the requirements in Zoning Ordinance Chapter 24.415 and Chapter 24V.209 of this Development Code. [E]

- | | |
|---|--|
| a. Industry, Manufacturing, & Processing | 1 space per 500 s.f. of gross floor area |
| b. Recreation, Education, Public Safety; Retail; Services | 1 parking space per 300 s.f. of gross floor area |
| c. Lodging | 1 space per guestroom |
| d. Residential | |
| i. 1-2 Dwelling units | 2-car garage per unit |
| ii. 3 Dwelling units (apartments) | 1 covered for 1-bedroom units
1 covered +1 uncovered for 2+ bedroom units
¼ uncovered per unit for guest parking |
| iii. Condominiums | 2½ spaces per unit (2 of which need to be in a garage) |

D. BUILDING TYPES

Only the building types shown in the table below are allowed in the T5.3 Urban Center zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24V.206 (Building Type Standards).

Building Type	Allowed Lot Widths								
	25'	35'	50'	75'	100'	125'	150'	200'	300'
Row House									
Live/Work									
Side Court Housing									
Courtyard Housing									
Stacked Dwelling									
Commercial Block									

E. ALLOWED LAND USES

Only a land use identified as permitted or conditional by Section 24V.203.030 (Land Use Table) shall be established on a lot in the T5.3 - Urban Center zone, in compliance with the planning permit requirements of Section 24V.203.030.

F. SPECIAL CONDITIONS WITH RESPECT TO USE

- Mixed Type Development Standards apply as specified in section 24V.210.
- Shopfront Overlay standards apply as indicated on the Regulating Plan
- On new main streets, ground floor uses shall be retail
- At least one retail or entertainment anchor tenant shall be located prominently along or at the visible terminus of the required main street, with either the anchor building or its signage visible from Victoria Avenue.
- Cumulative development must include at least 150,000 square feet of retail, service, and dining uses including at minimum one anchor retail or entertainment use.
- Public open space in the form of a square or plaza must be located along the main street and may be utilized by restaurants for outdoor dining and entertainment.

G. OTHER STANDARDS SPECIFIC TO VICTORIA AVENUE CORRIDOR DEVELOPMENT CODE

Due to the Victoria Avenue Corridor's unique characteristics and location, additional regulations beyond the T5.3 base Urban Standards have been created to ensure that the goals of creating a walkable neighborhood setting are met.

1. PUBLIC FRONTAGE TYPES

- Public frontage improvements required as part of the Victoria Shopfront Overlay applies to parcels within the Victoria Shopfront Overlay, as specified in Section 24V.208.

2. BLOCKS & STREETS

- Block Perimeter: 1600 feet maximum
- New Street Types
- Main Street
 - A continuous Main Street with a minimum cumulative length of 900 feet is required.
 - The Main Street must connect with Victoria Avenue. A Town Center on the west side of Victoria Avenue must have a Main Street that intersects with Victoria Avenue directly across from the main entry to Montalvo Square.
 - The Main Street may be comprised of multiple continuous segments
- Workplace Avenue and Street
- Neighborhood Avenue and Street
- Neighborhood and Workplace Green

4. SIGNAGE

See Section 24V.211 for permitted sign types.

24V.200.POS PARKS AND OPEN SPACE

A. PARKS AND OPEN SPACE ZONE

The Parks and Open Space zone provides for public recreational use, active or passive. Urban park areas are intended to be composed as greens, squares, plazas, playgrounds, and bike paths. Any proposed building must be incidental and subordinate to their intended public purpose. Sections 24V.102-24V.210 are not applicable, however, proposed new buildings, significant landscaping, or site layout require Design Review.

