ATTACHMENT B

DRAFT WESTSIDE DEVELOPMENT CODE, DATED APRIL 2011

WESTSIDE COMMUNITY DEVELOPMENT CODE

Draft
April 2011

CITY OF
VENTURA
COMMUNITY DEVELOPMENT
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Acknowledgments

Table of Contents

24W.100 PURPOSE AND APPLICABILITY....1
24W.102 REGULATING PLAN AND TRANSECT ZONES....25
24W.200 ZONES AND DEVELOPMENT STANDARDS....33
24W.201 OPTIONAL ZONES....45
24W.202 OVERLAY ZONES....49
24W.203 ALLOWABLE LAND USES....55
24W.204 FRONTAGE TYPE STANDARDS....59
24W.206 BUILDING TYPE STANDARDS....73
24W.208 STREET AND STREETSCAPE STANDARDS....103
24W.210 MIXED TYPE DEVELOPMENT STANDARDS....113
24W.211 SIGNS....119
24W.212 PARKS AND OPEN SPACE STANDARDS....147
24W.300 DEFINITIONS....149

List of Tables

TABLE A: Transect Zone Descriptions.... 27
TABLE B: Land Use....57 & 58
TABLE C: Private Frontages.... 60 & 61
TABLE D-1: Public Frontages....111 & 112
TABLE E Signs.... 123
TABLE F: Parks and Open Space Types by Zone.... 148
TABLE 1 & 2: Definitions Illustrated.... 154 & 155

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24W.100
PURPOSE AND APPLICABILITY

24W.100.010 Title and Purposes of the Development Code

This SUBPART 24W of the City of San Buenaventura Municipal Code shall be known, and may be cited, as the "Westside and North Avenue Community Development Code" or may be cited simply as the "Westside and North Avenue Code" or the "Westside Code". References to "Code" or "Development Code" within the text of this Westside Code are references to this Westside Code unless the context clearly indicates otherwise, e.g., references to the "Municipal Code" mean the San Buenaventura Municipal Code; references to the "Government Code" are to the California State Government Code, and so on. Chapter 3 of the Ventura General Plan ("Our Well Planned and Designed Community") describes how the City's Planning Area is comprised of certain Planning Communities, including the Westside Community and North Avenue planning areas, and further designates, among other things, certain significant "corridors" for future evaluation and implementation actions. Included among these corridors is the Ventura Avenue corridor located within the Westside Community. This Westside Code carries out the policies of the Ventura General Plan by classifying and regulating the types and intensities of development and land uses within the Westside area consistent with, and in furtherance of, the policies and objectives of the General Plan. This Westside Code is adopted to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of the community. More specifically, the purposes of this Westside Code are to:

A. Ensure that development is of human scale, primarily pedestrian-oriented, and designed to create attractive streetscapes and pedestrian spaces;

B. Moderate vehicular traffic by providing for a mixture of land uses, pedestrian-oriented development, compact community form, safe and effective traffic circulation, and appropriate parking facilities;

C. Provide standards for the continuing orderly growth and development of the City that will assist in protecting and enhancing the community identity of Ventura;

D. Conserve and protect the City's natural beauty and setting, including scenic vistas, cultural and historic resources, hills and trees;

E. Ensure that proposed development and new land uses conserve energy and natural resources;

F. Facilitate the development and redevelopment of walkable, complete neighborhoods with a variety of housing types and connectivity to serve the needs of a diverse population; and

G. Provide for compatibility between different types of development and land uses through effective and diverse urban and architectural design.

24W.100.020 Authority

This Development Code is enacted based on the authority vested in the City of San Buenaventura by the State of California, including but not limited to: the State Constitution; and the California Planning and Zoning Law (Government Code Sections 65000 et seq.)

24W.100.030 Responsibility For Administration

This Development Code shall be administered by: the Ventura City Council, hereafter referred to as the "Council"; the Planning Commission, referred to as the "Commission"; the Design Review Committee, hereafter referred to as the "DRC"; the Historic Preservation Committee, referred to as the "HPC"; the Community Development Director, or the Director's designee, referred to as the "Director"; the Zoning Administrator; the Community Development Department, hereafter referred to as the "Department", and other City bodies and officials as identified in this Development Code. This Westside Code shall be administered by the Community Development Director, referred to as the "Director," and the other decision-making authorities as identified in this Westside Code and the zoning ordinance.

All findings, approvals, determinations, or other exercises of discretionary judgment or any other delegation of authority pursuant to this code by the Director his successors or designees, or any other decision making authorities, shall be carried out in a manner consistent with the purposes of this Westside Code, the zoning ordinance, the City's General Plan, and the orderly development of the City.

24W.100.040 Applicability

This Westside Development Code applies to all development, subdivisions, and land uses within the Regulating Plan boundaries in Section 24W.102.040, as follows.

A. Requirements for new structures or land uses, or changes to structures or land use

It is unlawful, and a violation of this Westside Development Code for any person to establish, construct, reconstruct, alter, or replace any structure or land use, except in compliance with the following requirements, and Chapter 24.465 (Nonconforming Uses, Structures, and Lots). No planning permit, building permit or grading permit shall be issued by the City unless the proposed construction complies with all applicable provisions of this Westside Code and all other applicable provisions of law, including the following provisions:

1. Design and Development Standards, Conditions of Approval.

   Each structure and land use shall comply with all applicable standards of this Westside Code, any additional regulations within the Municipal Code for specific Use Types that are cited in Section 24W.203.031, Table B. (Land Use Tables - Specific Function), and any applicable conditions imposed by a previously granted discretionary planning permit or approval.

   The provisions of Chapter 24.420: Sign Regulations of the Municipal Code regulate the use of all signs. Signs for non-residential uses are subject to the provisions outlined in Sec. 24.420.140 Commercial Zones.

   Domestic animals. Domestic animals, as defined in Chapter 24.110 of the Municipal Code, are permitted in all Westside zones, provided that, no more than four adult animals over the age of four months are permitted per dwelling unit or establishment and, further provided that, no more than three adult dogs shall be permitted per dwelling unit or establishment.

   Livestock animals. Livestock animals, as defined in Chapter 24.110 of the Municipal Code, are only permitted in the T-2 zone.

   Wild animals. Wild animals, as defined in Chapter 24.110 of the Municipal Code, are not permitted in captivity in any of the Westside zones.

2. Allowable Use.

   Land uses are allowed by this Westside Code as permitted, or conditionally permitted, in the zone applied to the site. The basis for determining whether a use is allowed is described in Section 24W.203 (Allowable Land

Uses Tables). Uses that are not expressly permitted by this code are prohibited.

3. Permit and Approval Requirements

   Any discretionary planning permit or other approval required by Section 24W.203.030 (Land Use Tables) must be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use, and any structures related to the proposed use, are constructed, otherwise established or put into operation.

4. Legal Lot

   The site of a proposed development or new land use must be located on a lot or lots legally created in compliance with the Subdivision Map Act and the City's Subdivision Regulations.

B. Subdivisions

Any subdivision of land proposed within the City shall comply with all applicable requirements of this Westside Code, the City's Subdivision Ordinance, Division 26, and the provisions of the State Subdivision Map Act. Such subdivision shall enable development of structures consistent with evaluation standards relating to Urban Standards and minimum lot width per Building Type: including, where applicable, those relating to Mixed Type development Standards. A subdivision application shall contain, to the Director's satisfaction, sufficient plans, technical studies and information to demonstrate existing and/or future development upon newly created lots may feasibly conform to the Development Code.

C. Minimum requirements

The provisions of this Westside Code are minimum requirements for the protection and promotion of the public health, safety, and general welfare. When this Westside Code provides for discretion on the part of a City official or body, that discretion may be exercised to impose conditions on the approval of any project proposed in the Westside Code, as may be determined by the review authority to be necessary to establish or promote appropriate development and land use, environmental resource protection, and the other purposes of this Code and the General Plan.

D. Interface with other regulatory requirements

1. Municipal Code Provisions.

   This Westside Code is a subpart of the Zoning Ordinance and the San Buenaventura Municipal Code. As is the case with other provisions of the Zoning Ordinance,

all other provisions of the San Buenaventura Municipal Code continue to apply within the Westside Code area except as expressly provided to the contrary in the Westside Code. In any instance where there is no conflict between a requirement of this Westside Code and a requirement or other provision of the Municipal Code because a regulatory subject is addressed elsewhere in the Municipal Code but not in the Westside Code, such as, by way of example but without limitation, the entertainment permit requirements set forth in Chapter 10.450 of the Municipal Code, or the encroachment permit requirements set forth in Chapter 18.100 of the Municipal Code, the Municipal Code provision is intended to, and shall, apply.

2. Zoning Ordinance Provisions.

   This Westside Code is a sub-part of the Zoning Ordinance. If a conflict occurs between a requirement or other provision of this Westside Code and a requirement or other provision of the Zoning Ordinance, the provision of this Westside Code shall control regardless of whether the Westside Code provision is more liberal or more restrictive. In any instance where there is no conflict between a requirement of this Westside Code and a requirement of other provision of the Zoning Ordinance because a development-related subject is addressed in the Zoning Ordinance but not in the Westside Code, the Zoning Ordinance provision shall apply.

3. Westside Code requirements.

   In the event of any conflict within the requirements of this Westside Code, the provisions of Chapters 24W.202 (Overlay Zones), 24W.204 (Frontage Type Standards), and 24W.206 (Building Type Standards) shall control over Chapter 24W.203 (Allowed Land Uses) and 24W.200 (Zones and Development Standards).

4. Development Agreements or Specific Plans

   If a conflict occurs between a requirement of this Westside Code and an applicable standard adopted as part of a development agreement or specific plan, the requirement of the development agreement or specific plan shall apply.

5. Private Agreements.

   This Westside Code applies to all development and land uses regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than a private agreement or restriction (for example, CC&Rs), without affecting the applicability of the private agreement or restriction.

6. Flood Plain

   Where design standards and National Flood Insurance

Program(NFIP) complaince conflict, the NFIP regulation will govern.

24W.100.045 Approval Requirements

Each structure and land use shall be established, constructed, reconstructed, enlarged, altered, moved or replaced in compliance with the following requirements:

A. Allowable Use or Function

The land use or function must be allowed by the Urban Standards in the zone where the site is located.

B. Permit and Approval Requirements

Any and all planning permits or other approvals required by this Development Code shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed as exempted within Section 24W.100.48.

C. Development Standards, Conditions of Approval

Each land use and structure shall comply with the development standards of Chapter 24W.200, 24W.201 and 24W.202 (Zones and Development Standards, Optional Zones and Overlay Zones), Chapter 24W.206 (Building Type) and Chapter 24W.210 (Mixed Type Development Standards), any applicable standard of Chapter 24 (Municipal Code), and conditions imposed by a previously granted planning permit.

D. Nonconformity Regulations

This section establishes regulations for nonconforming lots, nonconforming structures, and nonconforming uses, including uses that are nonconforming as to required offstreet parking. This section is intended to allow nonconforming lots, structures, uses, and offstreet parking arrangements to continue to the extent consistent with the health, safety and public welfare purposes of this Plan, with the ultimate goal being to bring such nonconforming lots, structures, and uses into compliance with the Westside Plan.

1. Nonconforming Buildings or Structures outside Ventura Avenue Corridor

   Buildings or other structures outside the Ventura Av-

enue Corridor as depicted in General Plan Diagram Figure 3-5 that are nonconforming as to setback, yard, height, lot coverage, or other zoning regulations may be repaired, replaced, or added to, only to the extent permitted by this section:

a. Lots Width, which are nonconforming as to width may be adjusted or subdivided provided the resulting reconfiguration brings the nonconforming lot into, or closer to, conformity with the requirements of this plan.

b. Additions without demolition. A nonconforming building or other structure may be added to, provided that an addition equal to 20% or more of the existing floor area shall trigger compliance with Development Code provisions for the portion of the of the building or structure comprising the addition.

c. Restoration of building or other structure. If a nonconforming building or structure is damaged or partially destroyed by fire, flood, wind, earthquake, or other calamity or act of God, structural alterations, or other repairs for purposes of reconstruction may be carried out so long as they are repaired or replaced to no more than their original size (i.e., no additional floor area shall be added).

d. Other repair. Repair of nonconforming buildings or other structures, other than structural alterations and other repairs required for restoration of damaged or partially destroyed buildings, may be carried out provided that:

    i. No structural alterations may be carried out unless those structural alterations are determined by the building official to be required for protection of the public health or safety, and

    ii. No non-structural reconstruction of nonconforming buildings or other structures may be carried out unless such reconstruction is determined by the building official to be required for protection of the public health or safety.

e. Remodels, and other additions or alterations. Notwithstanding any provisions of the above-listed standards to the contrary, in any instance where a person proposes to, or commences to, alter, expand, or add to an existing nonconforming building or structure and nonconforming portions of the nonconforming building or structure are demolished in the course of such alterations, expansions, or additions, all nonconforming portions of the building or structure so demolished shall be reconstructed in compliance with all requirements of this plan. This

requirement shall apply regardless of whether such demolition is determined by the building official to be necessary to comply with the Uniform Building Code or required for the protection of the public health and safety.

3. Nonconforming buildings or structures within Ventura Avenue Corridor.

   Buildings or other structures within the Ventura Avenue Corridor as depicted in General Plan Diagram Figure 3-5 that are nonconforming as to setback, yard, height, lot coverage, or other zoning regulations may be repaired, replaced, or added to, only to the extent permitted by this section:

   a. Additions. A nonconforming building or other structure may be added to, provided that the portion of the building or other structure comprising such addition complies with all requirements of this zoning ordinance including, but not limited to, setback, yard, height, and lot coverage.

   b. Restoration of building or other structure. If a nonconforming building or structure is damaged or partially destroyed by fire, flood, wind, earthquake, or other calamity or act of God or the public enemy, structural alterations, or other repairs for purposes of reconstruction may be carried out to the extent allowed by this subsection:

      i. If the extent of such damage or partial destruction to the nonconforming building or other structure is more than 50 percent of the value of the structure that was destroyed or partially destroyed, as determined by an appraisal by a qualified appraiser who is acceptable to the director, at the time of such damage or partial destruction, no structural alterations or other repairs for the purposes of reconstruction may be made unless every portion is made to conform to all regulations for new construction in the zone in which it is located including, but not limited to, setback, yard, height, and lot coverage regulations.

      ii. If the total value of the structure was destroyed does not exceed 50 percent of the value of the building or other structure at the time of such damage, such structural alterations and other repairs may be carried out to such damaged or partially destroyed portions of the nonconforming building or other structure without bringing all portions of the building or other structure into conformance with all regulations for new construction in the zone in which it is located.

4. Nonconforming Uses within Ventura Avenue Corridor

   A nonconforming use located within the Ventura Avenue Corridor as defined in General Plan Figure 3-5, including any uses incidental thereto, may continue provided such use is not intensified, expanded or extended in any way. Nonconforming uses shall not be changed to any other use, in whole or in part, except to a conforming use which is permitted in the zoning district in which the subject site is located. Once a nonconforming use on a site, or a portion of a site, has been discontinued for an uninterrupted period of six months, or changed to a conforming use which is permitted in the zoning district in which the site is located for any period of time, no such nonconforming use may be reestablished anywhere on that site.

5. Nonconforming Uses outside of Ventura Avenue Corridor

   A nonconforming use, including any uses incidental thereto, may continue, even if ceased for a period longer than six months, provided such use is not intensified, expanded or extended in any way. Nonconforming uses shall not be changed to any other use, in whole or in part, except to a conforming use which is permitted in the zoning district in which the subject site is located.

6. Nonconforming as to Parking

   All uses that are nonconforming as to the offstreet parking requirements of this code shall comply with the following:

   a. Repair of buildings. Where the offstreet parking provided for a use does not meet the requirements of this code, repair of any buildings on the site occupied by that use may be carried out, provided that, no structural alterations may be carried out unless the building official determines those structural alterations to be necessary for the protection of the public health and safety. If structural alterations are carried out which are not determined by the building official to be necessary for the protection of the public health or safety, all offstreet parking requirements of this plan must be met by any and all uses occupying, or otherwise using, any buildings on the subject site.

   b. Additions to building. Where the offstreet parking provided for a use does not meet the requirements of this plan, additions to buildings on the site occupied by that use may be carried out only if all requirements of this plan are met by any and all uses occupying, or otherwise using, any buildings on the subject site.

c. Vacancy. Where any non-residential use does not meet the offstreet parking requirements of this code, and the building which the non-residential use occupies becomes and remains vacant for an uninterrupted period of 12 months, the building may not be reoccupied, nor may any new land use be initiated anywhere on the site, unless all parking requirements of this code are met.

7. Nonconforming due to annexation.

a. Continuation of county permits. Whenever property is annexed to the city and such property has a building, structure, or use of land that was lawfully established or maintained in Ventura County pursuant to a valid permit granted by Ventura County, or any agency or political subdivision thereof, any and all conditions or requirements placed on such permit must be complied with in order to continue or maintain such building, structure, or use of land in compliance with this code. Violation of any such conditions or requirements shall constitute a violation of this code and shall be subject to the enforcement provisions as specified in chapter 24.580 in addition to any and all other penalties and remedies provided by law.

b. Inhabited annexation. Any property developed with an existing residential use type that becomes nonconforming as to any zoning regulation contained in this zoning ordinance as a result of an inhabited annexation, wherein a vote of the inhabitants of the area annexed was held prior to April 27, 1977, shall be deemed to be a legal nonconforming residential use with respect to such zoning regulations. Any such nonconforming residential use may be continued indefinitely, but the use may not be intensified, enlarged, expanded, or in any other manner changed or altered, except to bring the use into conformity, or closer to conformity, with existing regulations. However, any such nonconforming residential use that has been intensified, enlarged, expanded or otherwise changed or altered since the date the inhabited annexation occurred, and prior to December 31, 1976, may be altered or restored to the nature and scope of residential use that existed on the date of annexation, or to a use that is permitted in the zoning district in which the subject site is located, at the election of the property owner. Repairs may be carried out on buildings or other structures occupied by such nonconforming residential uses if the director determines that such repairs do not enlarge or expand the legal nonconforming use.

E. Abatement of Nonconforming Uses

Nonconforming uses or activities within the Westside Plan area shall be processed according to the requirements of the Zoning Ordinance Chapter 24.465 or more specifically Section 24.265.070. Where no buildings are occupied or otherwise used in connection with a nonconforming use, that use shall be terminated within five years from the date it became nonconforming, provided that for any use that becomes nonconforming as a result of a zone change, the specified five-year period of time for the termination of the nonconforming use shall be computed from the effective date of the zone change.

1. Sec. 24.465.060. - Uses nonconforming as to parking.

   The provisions of this section shall apply, in addition to the provisions of section 24.465.040, to all uses that are nonconforming as to the off-street parking requirements of chapter 24.415:

   a. Repair of buildings. Where the off-street parking provided for a use does not meet the requirements of chapter 24.415 of the zoning ordinance, repair of any buildings on the site occupied by that use may be carried out, provided that, no structural alterations may be carried out unless the building official determines those structural alterations to be necessary for the protection of the public health and safety. If structural alterations are carried out which are not determined by the building official to be necessary for the protection of the public health or safety, all off-street parking requirements of chapter 24.415 must be met by any and all uses occupying, or otherwise using, any buildings on the subject site.

   b. Additions to building. Where the off-street parking provided for a use does not meet the requirements of chapter 24.415 of this code, additions to buildings on the site occupied by that use may be carried out only if all requirements of chapter 24.415 are met by any and all uses occupying, or otherwise using, any buildings on the subject site.

   c. Vacancy. In addition to the provisions of section 24.465.040 regarding discontinuance of nonconforming uses and change of a nonconforming use to a conforming use, where any non-residential use does not meet the off-street parking requirements of chapter 24.415 of the zoning ordinance, and the building which the non-residential use occupies becomes and remains vacant for an uninterrupted period of 12 months, the building may not be reoccupied, nor may any new land use be initiated anywhere on the site, unless all requirements of chapter 24.415 are met.

2. Sec. 24.465.070. - Abatement of nonconforming uses.

   a. Where no buildings are occupied or otherwise used in connection with a nonconforming use, that use shall be terminated within five years from the date it became nonconforming, provided that:

      i. For any use that becomes nonconforming as a result of annexation from Ventura County, the five-year period of time specified by this subsection A. for the termination of the nonconforming use shall be computed from the effective date of the annexation;

      ii. For any use that becomes nonconforming as a result of a zone change, the five-year period of time specified by this subsection A. for the termination of the nonconforming use shall be computed from the effective date of the zone change.

3. Sec. 24.465.080. - Nonconforming signs.

   Nonconforming signs are regulated by chapter 24.420.

F. Design review

Major Design Review, according to the procedural requirements of Zoning Ordinance Chapter (Sec. 24.545), shall be required for the following:

1. All new development located within the T3.5 Neighborhood General, T4.11 Urban General, and T5.5 Urban Center zones, excluding Front Yard House, Sideyard House and Carriage House.

2. Additions and exterior changes to all structures providing for non-residential uses and all structures with over three dwelling units.

G. Use permit

A land use identified by Chapter 24W.203 (Allowable Land Use) as a "UP" (Use Permit) use, shall require a Use Permit according to the requirements of Zoning Ordinance Chapter 24.520 (Use Permit Procedure.)

H. Director's Permit

Uses or activities of the Development Code requiring Director's Permit approval shall be processed according to the requirements of Zoning Ordinance Chapter 24.505 (Director's Permit Procedure).

I. Floodplain Overlay Zone Permit

Flood Plain Overlay Zone development permits are required for development or redevelopment within any area

Flood Plain Insurance Rate Map as being within the special flood hazard area. Such permit shall be in addition to any other permits required by this Development Code.

J. Residential Condominium Conversions

In order to regulate development in a manner that provides a variety of housing types and neighborhoods for residents, both renters and owners, the provisions of Zoning Ordinance Chapter 24.425 (Residential Condominium Conversion Regulations) shall apply to all proposed residential condominium conversion projects located within the T3.5, T4.11 and T5.5 zones.

K. Access And Open Space Review

Prior to issuance of building permits, site plans and floor plans may be reviewed by the Director to determine that Building Type access and open space requirements will be met. This review shall preclude or lessen the possibility that dwellings without compliant access and sufficient open space, including sufficient off-street parking space(s), might be installed during or after construction. During Building Type access and open space review process, additional changes may be required in the placement of exterior doors, windows, stairways, hallways, utility connections, or other fixtures or architectural features when determined by the Director to be necessary or desirable to preclude or lessen the likelihood of unlawful dwelling unit creations in the future.

L. Consumer Recycling Collection

Consumer recycling collection is permitted as allowed per Land Use Table 24W.203.031 and shall be located on a site whereby they do not occupy or displace required parking spaces or required landscaped areas. No more than six collection bins, containers, or reverse vending machines, not to exceed a total of 200 square feet in area, shall be located on any one site.

M. Treatment of Potential Historic Resources

1. All new development subject to the Westside Development Code shall be evaluated as follows:

    a. Applications for all development proposals involving structures over 40 years in age shall include a historic, technical assessment (or "Phase I") prepared by a City-designated historic professional, unless determined by the Westside Historic Context and Survey Report to not be a historic resource, pursuant to CEQA.

b. Upon reviewing a "Phase I" historic assessment, the Community Development Director may request additional documentation in the form of a Phase II study.

c. Community Development Department staff shall evaluate the Phase I and/or Phase II to determine whether the application involves a Historic Resource as defined by CEQA.

d. If the Director determines a potential Historic Resource is present, but not formally designated as a City landmark or already on a State or Federal register, the development proposal shall be reviewed by the Historic Preservation Committee (HPC) for compliance with the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties.

e. If the Community Development Department Director determines a Historic Resource is not present, the development proposal shall be reviewed pursuant to the standards in Sections 24W.200 -24W.206.

2. All requests to demolish a structure over 40 years of age in the Westside Area, unless determined by the Westside Historic Context and Survey Report to not be a historic resource, pursuant to CEQA, shall be evaluated as follows regardless of whether new development or redevelopment is being proposed for the property in conjunction with such demolition:

a. The Demolition Permit application shall include a Phase I assessment. The Community Development Director or Building Official may request additional documentation via a Phase II study based on the conclusions of the Phase 1 assessment.

b. Community Development Department staff shall evaluate the Phase I and/or Phase II study to determine whether the demolition permit application affects a Historic Resource.

c. If the Director determines that a potential Historic Resource would be in part or wholly, demolished, an Initial Study shall be prepared for purposes of further CEQA evaluation.

d. The Historic Preservation Committee (HPC) shall review, and if prepared, the resulting environmental document and Demolition Permit application at a public hearing with prior publication and mailed notice. Following the public hearing, the HPC may approve, conditionally approve, or deny the Demolition Permit application depending upon its ability to cause a significant environmental impact relative to

the Historic Resource.

N. Other review procedures

By way of example but without limitations, the following procedural requirements of the Zoning Ordinance and State law shall also apply within the Code area:

Alcoholic Beverage Establishments (24.460)

Development Agreement Procedure (24.550)

Specific Plan Procedure (24.555)

Notice and Hearing Requirements (24.560)

Appeal Procedure (24.565)

Permit Amendment, Revocation and Reevaluation Procedure (24.570)

Enforcement Procedure (24.580)

Subdivision Regulations (Municipal Code Division 26)

24W.100.047 Variances: Warrants and Exceptions

The Administrative Variance procedure set forth in City Zoning Ordinance, Chapter 24.535 shall not apply in the Westside area. Instead, there shall be two levels of variance from the evaluation standards of the Westside Development Code: Warrants and Exceptions.

A. Type

Deviation from the Westside zones and development standards are classified into two categories based on their assignment to evaluation, standards and, consequently, the ability of those standards to further the goals, policies and actions of this plan. Mere economic or financial hardship alone is not sufficient justification for granting either a Warrant or Exception.

1. Warrant.

   a. A Warrant is a deviation that would permit a practice that is not consistent with a specific provision of this code, but is justified by its ability to fulfill this code's intent while not compromising its purpose, policies and actions.

   b. Any Building Type performance standard with the notation "[W]" indicates a mandatory requirement unless Warrant approval is obtained.

   c. All of the following Zone and Development Stan-

dards are mandatory requirements unless Warrant approval is obtained:

i. Building Placement: Architectural Encroachments

ii. Building Type: Minimum Lot Width - by no more than a 10-foot reduction and where all requirements of Chapter 24W.206 (Building Types), exclusive of those measures designated [DR], are met.

d. Warrants are subject to Director review and action in an Administrative Hearing including prior publication and mailed notice.

e. Warrants are discouraged but may be permissible when they fulfill the code's purpose, policies and actions.

f. Warrants may be obtained for approval of Civic Buildings that do not conform to the Zone and Development Standards Chapter 24W.200.

2. Exceptions

a. An Exception is a deviation that would permit a practice that is not consistent with a specific provision of this code that is critical to the furtherance of its purpose, policies and actions.

b. Any Building Type performance standard with the notation "[E]" indicates a mandatory requirement unless Exception approval is obtained.

c. All of the following Zone and Development Standards are mandatory requirements unless approval of an Exception is obtained:

i. Building Placement: Primary Buildings

ii. Building Placement: Accessory Buildings as it relates to Accessory Buildings only and not Carriage Houses

iii. Parking: Parking Placement

iv. Parking: Parking Requirements

d. Exceptions are subject to Planning Commission review and action, including prior publication, mailed and posted notice.

e. Exceptions are strongly discouraged since they severely compromise the ability to fulfill the code's goals, policies and actions.

3. Design Review

a. Any Building Type evaluation standard that, regardless of the use of terms such as "should" and "shall," is followed by the notation "[DR]" indicates a permissive requirement that is subject to Design Review. No Warrant or Exception shall be required.

B. Limitations

The following evaluation standards shall not be eligible for Warrants or Exceptions:

1. Building Type - Minimum Lot Width reduction of more than 10-feet and where all requirements of Chapter 24W.206 (Building Types), exclusive of those measures designated [DR] are not met.

2. All Development Code standards relating to Carriage Houses.

3. Land use or activity on a particular site that is not otherwise allowed.

4. Home Occupations.

C. Submittal Requirements

Each Warrant or Exception application shall include, at a minimum, the following:

1. A statement of the evaluation standard or standards that are the subject of the proposed Warrant or Exception;

2. A textual description of the manner in which the applicant proposes to deviate from such development standard or standards;

3. Plans, drawn to scale, showing the nature, location, dimensions, and elevation of the structure, area, or part thereof that is the subject of the proposed Warrant or Exception; including the development project's relationship to the surrounding context;

4. A justification for the proposed deviation in light of the requirements set forth above; and

5. Such other information as may be required by the Director, DRC, Planning Commission or Council.

D. Processing

Both Warrants and Exceptions shall be reviewed and acted upon in accordance with the procedural requirements of Zoning Regulation Sections 24.535.150 through 24.535.230.

E. Findings

In order to approve a Warrant or Exception, the review authority must make findings as follows:

1. All warrants:

   a. The Warrant, while not consistent with a specific provision of this Code, is justified by its ability to fulfill this code's intent or by hardship, and

   b. The Warrant would result in development compatible with the scale and character of existing development in the vicinity, and

   c. The Warrant would result in development that is not detrimental to or that would adversely impact adjacent properties, and

   d. The project authorized by a Warrant or Exception is consistent with the policies and provisions of the General Plan, and

   e. The project authorized by a Warrant or Exception is consistent with the policies and provisions of the Westside Community Plan.

2. Warrants for Civic Buildings in addition to (1) a, b, and c, above: The Civic Building provides a public service dedicated to arts, culture, education, recreation, government, transit and/or public parking and is uniquely designed to feature as a prominent, architecturally significant contribution to the built environment such that exemption from the provisions of Chapter 24W.200 and 24W.202 is warranted.

3. Exceptions: The parcel of property has physical characteristics so unusual that complying with the evaluation standard would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the existing or proposed structure, its inhabitants, or the property owners.

F. Conditions of approval

In approving a Warrant or Exception, the review authority may impose any reasonable conditions to ensure that the approval complies with the findings required above.

24W.100.048 Exemptions From Planning Permit Requirements

The planning permit requirements of this Development Code do not apply to the structures, land uses, and activities identified by

this Section. These are allowed in all planning areas subject to compliance with this Section.

A. General requirements for exemption

The land uses, structures, and activities identified by Subsection B. below are exempt from the planning permit requirements of this Development Code only when:

1. The new use, activity or structure associated with the Carriage House, Front Yard House and Side Yard House that are established and operated in compliance with the setback requirements, height limits, and all other applicable standards of Chapter 24W.200, and 24W.202 (Zones and Development Standards, and Overlay Zones), Chapter 24W.206 (Building Type), and, where applicable, those relating to Nonconformity Regulations; and

2. All permits or approvals required by City regulations other than this Development Code are obtained (for example, a Building Permit).

B. Exempt activities and land uses

The following are exempt from the land use permit requirements of this Development Code when in compliance with Subsection A above.

1. Decks, paths and driveways. Decks, platforms, on-site paths, and driveways that are not otherwise required to have a Building Permit or Grading Permit.

2. Fences and walls. Fences and walls in compliance with height and location requirements in the T3.5, T3.6, Neighborhood General, T4.11 General Urban, T5.5 Urban Central zones.

3. Interior remodeling. Interior alterations that do not increase the gross floor area of the structure, or change the permitted use of the structure.

4. Repairs and maintenance.

   a. Single-family dwellings. Ordinary non-structural repairs to, and maintenance of, single-family dwellings, unless determined to be a Historic Resources as part of the Westside Historic Context and Survey Report.

   b. Multi-family, and non-residential structures. Ordinary non-structural repairs to, and maintenance of multi-family residential and non-residential structures, if:

      i. The work does not change the approved land use of the site or structure, or add to, enlarge or ex-

pand the land use and/or structure; and

ii. Any exterior repairs employing the same materials and design as the original construction.

5. Small, single portable or other small residential accessory structures

   A single portable structure of 120 square feet or less per lot or unit, including pre-manufactured storage sheds and other small structures in T4.11 General Urban, T5.5 Urban Center zones that are exempt from Building Permit requirements in compliance with the Municipal Code and the California Building Code. Additional structures may be approved in compliance with Chapter 24W.200 (Zones and Development Standards), where allowed by the applicable zoning district.

6. Spas, hot tubs, and fish ponds

   Portable spas, hot tubs, and constructed fish ponds, and similar equipment and structures that do not: exceed 120 square feet in total area including related equipment; contain more than 2,000 gallons of water; or exceed two feet in depth.

7. Utilities

   The erection, construction, alteration, or maintenance by a public utility or public agency of utilities intended to service existing or nearby approved developments shall be permitted in any zoning district. These include: water; gas; electric; supply or disposal systems; including wires, mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, etc., but not including new transmission lines and structures. Satellite and wireless communications antennas are not exempt, and are instead subject to Chapter 24W.200 (Zones and Development Standards) and Zoning Ordinance Chapter 24.497 (Telecommunications Facilities).

24W.100.050 Rules of Interpretation

Except for Section 24W.102 (relating to the interpretation of Regulating Plan and Transect Zone Boundaries) and Section 24W.203.030 (relating to the interpretation of Land Use Tables), the interpretation of any provision of this Westside Code, including the implementation of the Regulating Plan, shall be carried out in accordance with Section 24.105.080.

24W.100.060 Design Intent and Use of Code

A. Urban Design Intent

The Westside Development Code defines development standards for the design of buildings and related site im-

provements within the areas mapped on the Regulating Plan, Section 24W.102.040.

This Westside Code implements the General Plan more closely by defining and regulating the urban form and character of development, as well as its intensity and use. The key organizing principle of this Westside Code, and of the General Plan, is the Transect, which is a conceptual and design-oriented device that systematically correlates urban form and character with development intensity and use. Areas of more intense activity and use are required to take on a "more urban" character, while areas of lower intensity activity and use take on a "less urban" or "more rural" character. A summary presentation of the Transect concept may be found in Chapter 3 of the General Plan and its implementation is the basis for Section 24W.102 (Regulating Plan and Transect Zones) herein.

Many of the standards in this Code are similar to those in other zones throughout the City, including setbacks and height limits. However, this Westside Code also provides standards for specific "building types" and "frontage types" that ensure an urban form and character that is suitable to Ventura. These types have been selected, and are defined herein, to ensure that the form of new buildings, and their location and configuration upon their lot, is specifically appropriate to Ventura, and to the Westside planning area in particular, as they abut existing neighborhoods.

It is important to note that Building Types describe the general form, scale, organization and urban character of buildings. This is different from and generally independent of architectural style. The Code identifies several Building Types and Frontage Types available in a Zone that may be combined in a virtually unlimited number of ways by a skilled designer to meet programmatic requirements, to respond with sensitivity to the existing surrounding urban context, and to become a seamless part of a varied yet unified streetscape and public realm.

The General Plan defines a number of Corridors, including Ventura Avenue as it passes through the Westside Community Plan area. The General Plan directs that this corridor evolve over time to become an active mixed-use environment that includes residential and mixed-use buildings with higher densities than in the neighborhood interiors, along with a range of amenities within a pleasant walking distance of the adjoining neighborhoods, in transit-oriented use patterns, intensities and urban character.

In order to define and regulate development that will achieve these goals, while ensuring that it is also compat-

ible with the scale and character of adjoining neighborhoods, five Transect Zones have been established for the Westside area. The T3.6, T4.11, T5.5, and SD zones describe and regulate the intended scale and character of development for properties within the Westside Community, as mapped on the Regulating Plan, Section 24W.102.040. For a complete description of these zones see Section 24W.102.030.

B. How to use this Code

To find the development standards that apply to a particular parcel of land, the following steps should be taken:

1. Locate the subject parcel on the Regulating Plan (Section 24W.102.040).
2. Note the Zone, Optional Zone with previous base zone, and Overlay Zone designation for that parcel (e.g. T3.5, T4.11 or T5.5).
3. Also note any special designations for that parcel that may also be present on the Regulating Plan, such as a "Building Mass Overlay" or a "Shopfront Required" overlay, as these requirements will supersede other provisions in the T4.11 or T5.5 Zone standards.
4. To determine the uses that are allowed in that Zone, refer to the Land Use tables (Section 24W.203.031).
5. Refer to the Zone standards for the Zone that applies to the subject parcel. For example,T4.11 standards are located in Section 24W.200.040, and T5.5 standards are located in Section 24W.200.050.
6. A range of Building Types – from least urban/intense to most urban/intense – is presented in Section 24W.206.
7. A range of Frontage Types – from least urban to most urban – are presented in Section 24W.204. One of the Types allowed in the applicable Zone must be selected. One of the Types allowed in the applicable Zone must be selected, and integrated with the selected Building Type.
8. Note that Building Types may be combined, as described in Section 24W.210.050 (Mixed Type Development Standards). To promote a diversity of Building Types, and to control the visual scale of new development projects, type mixing is required on parcels over 30,000 s.f. in area.
9. Section 24W.208.020 through 24W.208.024 describe a range of suggested improvements for the Westside Community that would be implemented over time. These are provided for reference only, representing

likely conceptual designs for future public improvements, and do not have any regulatory force or effect. It is anticipated that the City's future Capital Improvement Projects will yield final designs for these streets, which will then be incorporated as an amendment to this Code.

24W.102
REGULATING PLAN & TRANSECT ZONES

24W.102.010 Purpose

This section establishes the zones applied to property within the City and adopts the Regulating Plan for the Westside area as its zoning map.

24W.102.020 Regulating Plan and Transect Zones

The Council hereby adopts the Westside Regulating Plan (hereafter referred to as the "Regulating Plan"), as shown in Figure 1-1, as an amendment to the zoning district map authorized by Section 24.105.040 (Adoption of the Zoning District Map).

A. Transect Zones Established

The area within the Regulating Plan boundaries (the" Westside Area") is subject to this Westside Development Code, and shall be divided into Transect Zones that implement the Ventura General Plan. The Transect Zones described in Section 24W.102.030 (Transect Zone Descriptions) are hereby established, and shall be shown on the Regulating Plan for the Westside Code Area.

B. Interpretation Zone Boundaries

If there is uncertainty about the location of any zone boundary shown on the Regulating Plan, the location of the boundary shall be determined by the Community Development Director as follows.

1. Where a zone boundary approximately follows a lot line, alley, or street line, the lot line, street or alley centerline shall be construed as the zone boundary, as applicable;

2. If a zone boundary divides a parcel and the boundary line location is not specified by distances printed on the Regulating Plan, the location of the boundary will be determined by using the scale appearing on the Regu-

lating Plan; and

3. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley will be included within the zone of the adjoining property on either side of the vacated or abandoned street or alley.

C. Transect Zones, Sub-Zones, Optional Zones and Overlay Zones

Each of the six basic Transect Zones represents a spectrum of development characters and intensities. Within T4, for example, these range from the almost exclusively residential, quiet neighborhood interiors, to more active and mixed-use neighborhood activity centers, or neighborhood edges abutting larger, busier streets and transit corridors. Similar systematic variations exist in each Zone. In order to describe these important differences, and to create a regulatory structure with some precision, a number of Sub-Zones may be defined.

The use of Sub-Zones enables development standards that subtly increase or decrease the intensity and urban character from one area to the next, encouraging a seamless transition from street to street and block to block. This tool also allows the standards to be calibrated to existing neighborhood characteristics on adjacent land that are intended to be preserved, protected or extended. The four basic Zones defined in this Code are Sub-Zones T3, T4, T5, and SD1 as described in Section 24W.200.

To provide an even finer level of precision and subtlety the technique of "Overlay Zones" is added. Overlay Zones are applied to specific areas of the Regulating Plan, modifying selected development standards of the underlying Transect Zone. For instance, such an "overlay zone" would modify some combination of the allowed building height, or allowed frontage types, or specific setbacks requirements within the Overlay area as designated on the Regulating Plan, while leaving the other standards of that zone intact. Five Overlay Zones are defined in this Code, as described in Section 24W.202

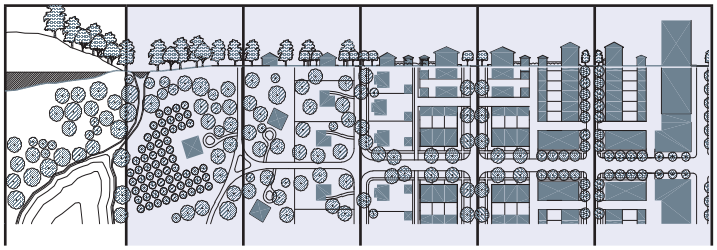
Optional Zones offer an alternate, form-based, set of regulations for properties that were recently developed or entitled as a part of a large-scale non form-based residential subdivision. Three Optional Zones are in this Code, as described in Section 24W.201. One purpose of Optional Zones is to mitigate the economic hardship caused by the creation of nonconforming structures.

Special Districts are areas of the Development Code that do not correlate to the Transect Zones and are specially

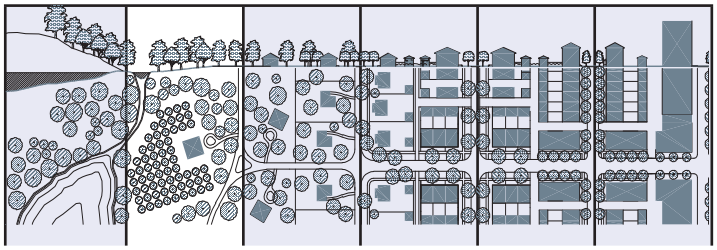
24W.102.030 Transect Zone Descriptions

TABLE A: Transect Zone Descriptions.
This table provides a generalized Transect for Ventura. A detailed description of the Transect refinements used in this Development Code is in Section 24W.102.030 , Neighborhood General Zone (T3.5 & T3.6), Subsection (General Urban Zone - T4.11), and Subsection (Urban Center Zone T5.5).

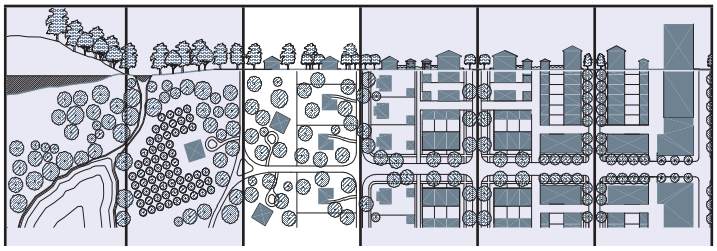
T1 THE NATURAL ZONE consists of the natural and permanent open space areas within Ventura that are intended for preservation. These include the sand beach along the ocean, the Ventura River corridor, the Santa Clara River corridor, the hillsides to the north, and the Ventura/Oxnard Greenbelt to the south, and certain barrancas within the City fabric. The T1 zone may also include lands unsuitable for settlement due to topography, hydrology or vegetation.



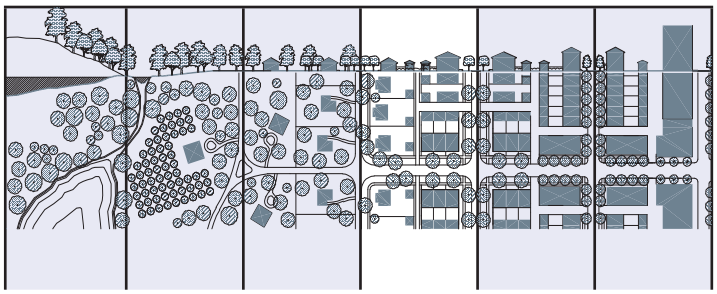
T2 THE RURAL ZONE consists of areas of Ventura that are reserved for agricultural use (SOAR), and have an open "country road" character and are sparsely settled. Significant T2 areas are present between the 101 Freeway and the Santa Clara River in the Olivas, Northbank, Montalvo and Serra Communities; in the "internal greenbelt" running north to Foothill Road through the Serra, and Poinsettia Communities; south of Foothill Road in the Juanamaria and Wells Communities, and in small patches of the North Avenue Community.



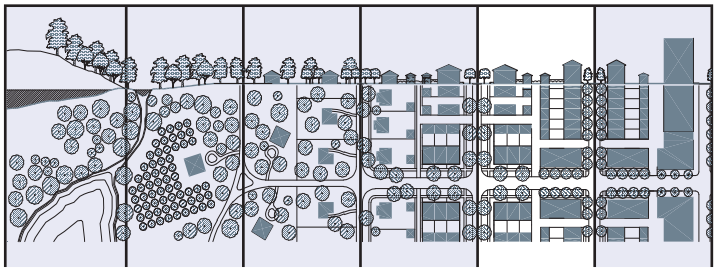
T3 THE SUB-URBAN ZONE, consists of low-density suburban residential areas within the College, Thille Montalvo, Poinsetta, Juanamaria, Serra, Saticoy and Wells Communities. Planting is naturalistic with relatively deep setbacks. Blocks may be large and the roads irregular to accommodate natural conditions.



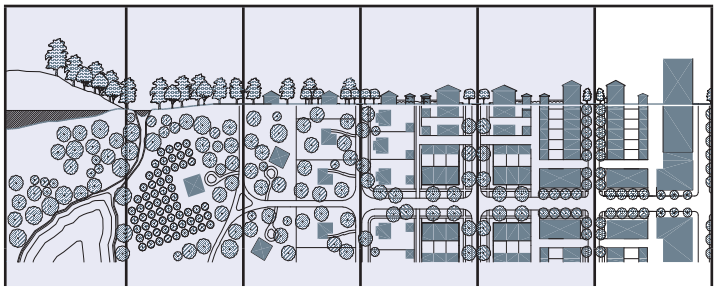
T4 THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has wide range of building types. Setbacks and landscaping are variable. Streets typically define medium sized blocks.



T5 THE URBAN CENTER ZONE consists of higher density mixed-use building types that accommodate retail, office, rowhouses and apartment uses. It has a tight network of streets with wide sidewalks, steady tree planting, and buildings set close to the frontages..



T6 THE URBAN CORE ZONE consists of the heart of Downtown Ventura, which has the highest development intensities in the City and the greatest variety of uses, and important civic buildings. The Downtown is the City's historic and cultural heart, and the Code is intended to encourage the area to also become richly mixed use, with specialty retail, offices, and residential in mixed use buildings, and a wide variety of quality restaurants. Buildings are generally simpler and boxier in their massing than in other parts of the City, predominantly mixed in use, between 2 and 6 stories in scale, attached to one another, and set close to street frontages. Streetscapes are intended to include wide sidewalks with steady street tree plantings set in the pavement.



Note: T1,T2 and T6 are shown above for reference, and are not applied to the Westside Community by this Development Code.

designated for their intended purpose and to remain consistent and refer to existing development standards contained in the San Buenaventura Municipal Code. Three such special districts, the Special District Industrial, Special District University and Special District Mobile Home Park are included in this Westside Development Code as described in Section 24W.200.

D. Neighborhood General Zone (T3.5)

This Neighborhood General Zone is applied to areas appropriate for a mix of house and lot sizes, characterized predominately by detached single-family residences.

E. Neighborhood General Zone (T3.6)

This Neighborhood General Zone is applied to areas appropriate for a mix of housing types, characterized by a combination of single-family residences, and multi plex residential.

F. General Urban Zone (T4.11)

The General Neighborhood Zone (T4) consists of a balanced mix of residential and neighborhood-serving commercial and civic uses within a walkable setting. This is the predominant existing urban condition in the City of Ventura to the west of Mills Road – specifically the Westside, Downtown and Pierpont Communities – in which the neighborhoods include walkable streets, reasonably scaled blocks, and building types that generally relate well to the pedestrian. In addition to these mostly pre-1950 neighborhoods, the T4 condition is envisioned by the General Plan as the preferred pattern for most future new neighborhood development in the City.

The T4 "base zone" has been identified as T4.0, and is the quiet neighborhood interior environment, prototypically characterized by single-family detached houses, porch and fence frontages, and narrow neighborhood streets with low traffic speeds and volumes. Such conditions are typical of the neighborhoods north and south of Main Street and Thompson Boulevard, from their origins on the west side of town easterly to Five Points. The T4.0 Zone is expected to be formalized as a Zone when those areas are coded, as part of a future Westside Community Plan and Code process.

Because the character of T4 within the Downtown Specific Plan is unique, T4.1, T4.2 and T4.3 have been used to describe and regulate various Downtown Neighborhood areas, and T4.4 to describe the neighborhood edge condition along portions of Thompson Boulevard. Those Sub-Zones have been highly customized to the unique conditions of the Downtown, and are thus not well suited to describing future development in the Westside. T4.11 is created herein for that purpose, and is applied

to portions of the Westside with and without Overlay Zones.

The design intent of the T4.11 Zone is to encourage mixed-use and higher density residential infill development within the areas mapped on the Regulating Plan, to achieve the goals of the General Plan, the Westside By Design Plan and the Westside Charrette plan. Those goals include:

1. Providing new commercial and civic amenities along the Corridors, within pleasant walking distance of residences in the adjoining neighborhoods,
2. Providing housing at higher densities to help reduce the City's rate of expansion into farmland and natural open space,
3. Creating a living environment that can be effectively served by transit, which will provide Venturans with a new and sustainable lifestyle alternative,
4. Ensuring that the scale and character of new development is compatible with the existing adjoining neighborhoods.

Certain Overlay Zones are provided to modulate that scale and to ensure compatibility with adjacent neighborhoods, see Section 24W.202.

G. Urban Center Zone (T5.5)

The prototypical T5 zone for Ventura is characterized by mixed-use buildings set close to the sidewalk – many with ground floor commercial uses and higher density housing or office uses on upper floors – streets with wide sidewalks and street trees in tree grates, and abundant and managed curbside parking. Building heights will typically be in the 2-3 story range.

The five nodes along the Ventura Avenue Corridor area: Ramona Street, Vince Street, Stanley Avenue, Shoshone Street, and Dakota Drive , are identified in key planning documents – including the General Plan, and the Westside Urban Design Plan and Westside Revitalization Plan documents – as a more intense "activity center" – with a greater emphasis on commercial use. Accordingly, these areas are classified as T5, Urban Center.

The Stanley Ave. to Shoshone Corridor area has greater block and lot sizes than the rest of these Corridors, and is thus able to accommodate larger buildings and denser parking configurations.

Accordingly the Sub-Zone T5.5 Urban Center is defined for this area, See Section 24W.200.050, allowing buildings and streetscapes that are more urban in character than the rest of the Community, with buildings up to 3 stories in height. Certain Overlay Zones are provided to modulate that scale and to ensure compatibility with adjacent neighborhoods, see Section 24W.202.

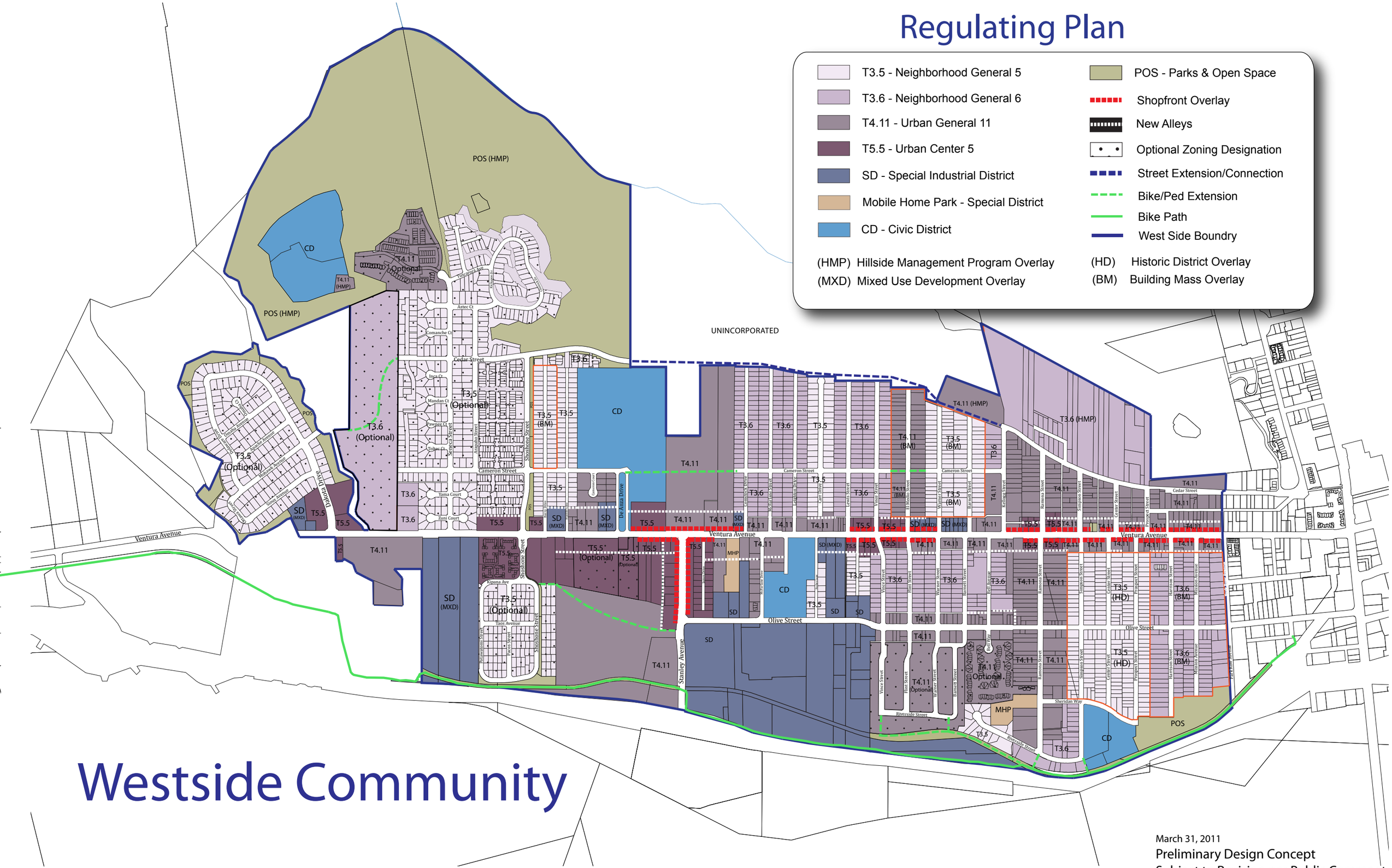
24W.102.040 Regulating Plan

The following page is the Regulating Plan for the Westside Development Code. The Regulating Plan is the coding key for the Westside Development Code.

Regulating Plan

- T3.5 - Neighborhood General 5
- T3.6 - Neighborhood General 6
- T4.11 - Urban General 11
- T5.5 - Urban Center 5
- SD - Special Industrial District
- Mobile Home Park - Special District
- CD - Civic District
- POS - Parks & Open Space
- Shopfront Overlay
- New Alleys
- Optional Zoning Designation
- Street Extension/Connection
- Bike/Ped Extension
- Bike Path
- West Side Boundry

(HMP) Hillside Management Program Overlay
(MXD) Mixed Use Development Overlay
(HD) Historic District Overlay
(BM) Building Mass Overlay



Westside Community

March 31, 2011
Preliminary Design Concept
Subject to Revision per Public Comment

24W.200

ZONES & DEVELOPMENT STANDARDS

Section 24W.200 details the urban standards applicable for each Transect Sub-Zone as applied in the Westside Development Code. The following sections include requirements for building placement, building profile and frontage, parking and services, building types and allowable land uses.

24W.200.020 The Neighborhood General Zone (T3.5)

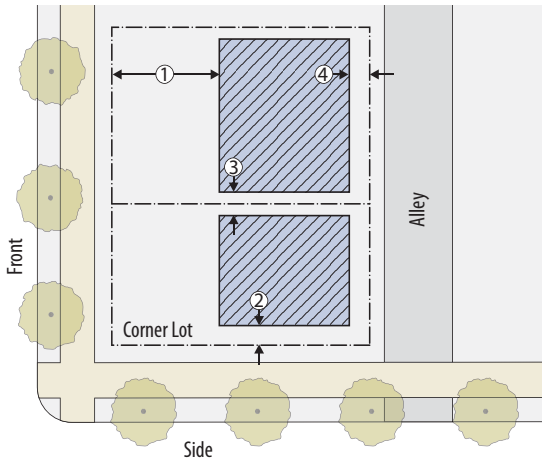


Diagram A: Building Placement

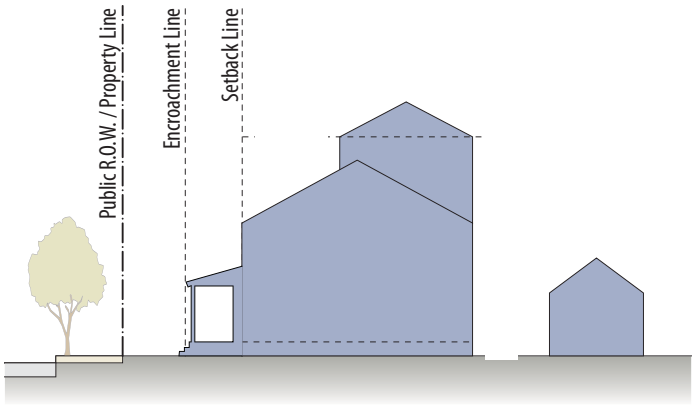


Diagram B: Building Profile

A. Building Placement

1. Primary buildings

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

		Minimum	Maximum
a.	Front Setback:	15′	20′
b.	Side Street Setback:	10′	12′
c.	Side Yard Setback:	5′	N/A
d.	Rear Setback:	15′(One story) 20′ (Two story)	N/A N/A
e.	Frontage Coverage:	60%	N/A

2. Accessory buildings

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

		Minimum	Maximum
a.	Front Setback:	50% of lot depth	N/A
b.	Side Street Setback:	12′	N/A
c.	Side Yard Setback:	5′	N/A
d.	Rear Setback:	5′ (1 story) 10′ (2 story)	N/A N/A

3. Architectural Encroachments

The following building elements may encroach into required setbacks: porches, balconies, bay windows, chimneys, and eaves. Encroachments shall be limited as follows.

a. Porches that are shorter than 40% of the primary street facade length may encroach into the min. street setback a distance of 5 ft. max.

b. 3 ft. max. for bay windows or balconies encroaching into the primary or side street setback.

c. 2 ft. max. for other encroachments.

B. Building Profile and Frontage

1. Height

The height of Primary and Secondary Buildings shall not exceed the following limits, as shown in Diagram B. Minimum and maximum height shall be measured from the adjacent finish grade.

		Minimum	Maximum
a.	Primary Building roof ridge:	N/A	28′ (Two stories)
b.	Secondary Building height:	N/A	18′ (One story)
c.	First Floor Foundation Height:	12″	36″

2. Allowed Frontage Types

Only the following frontage types are allowed within the T3.5 zone. See Section 24W.204 (Frontage Type Standards) for detailed standards for each fontage type.

a. Common Yard

b. Door Yard

c. Porch & Fence

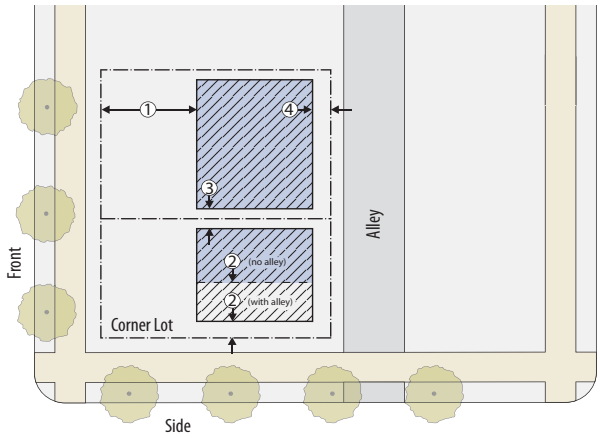


Diagram C: Parking Placement

Building Type	Allowed Lot Widths							
	25′	40′	50′*	75′	100′	125′	150′	
Carriage House								
Front Yard House		1						
Side Yard House		1						

1 Pre-existing legal lots of 40 feet wide or less and 100 feet deep or less may have a Front & Side Yard Building Types

* Minimum lot width of 50 feet for any lot line adjustment or subdivision of properties.

Allowed Building Type Table

C. Parking and Services

1. Parking & Services Placement

Off-street vehicle parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean.

a. Street Setback: (1) Within 50% of lot nearest the rear lot line

b. Side Street Setback:(2) 5′ min. (with alley), 20′ min. (no alley)

c. Side Yard Setback: (3) 5′ min. if detached; 0 ft. if garage is attached to adjacent garage

d. Rear Setback: (4) 5′ min.

2. Parking Requirements

The number of required off-street parking spaces is as follows:

a. Single Family House: Two spaces per unit, at least one of which shall be enclosed in a detached garage or attached carport or garage, when consistent with building architecture. Tandem parking for no more than 2 spaces is allowed when in compliance with parking placement.

b. Carriage House: One space, which may be enclosed, covered, or open, in addition to those required for the principal dwelling.

D. Building Types

Only the building types shown in the table above are allowed in the T3.5 Neighborhood General Zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24W.206 (Building Type Standards).

E. Allowed Land Uses

Only a land use identified as permitted or conditional by Section 24W.203.031 (Land Use Tables) shall be established on a lot in the T3.5-Neighborhood General Zone, in compliance with the planning permit requirement of Section 24W.203.020.

24W.200.030 The Neighborhood General 6 Zone (T3.6)

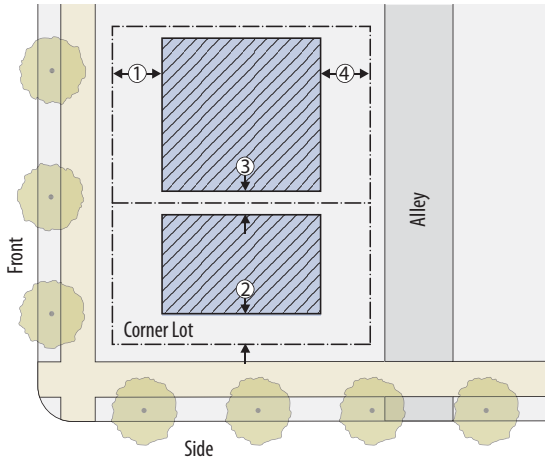


Diagram A: Building Placement

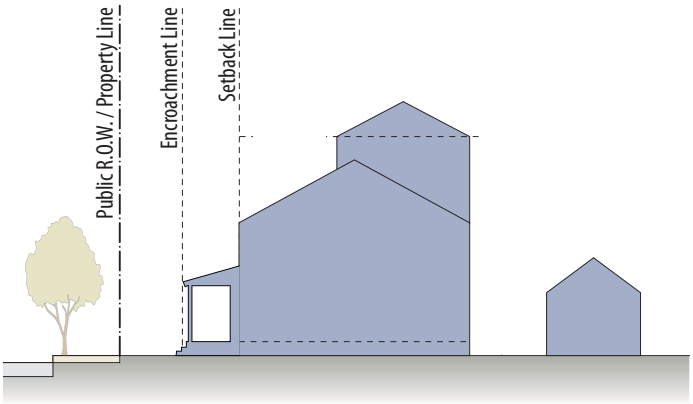


Diagram B: Building Profile

A. Building Placement

1. Primary buildings

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

		Minimum	Maximum
a.	Front Setback:		
	i. 1st story	15′	20′
b.	Side Street Setback:	10′	12′
c.	Side Yard Setback:	5′	5′
d.	Rear Setback:	15′ (one-story)	N/A
		20′ (two-story)	N/A
e.	Frontage Coverage:	60%	N/A

2. Accessory buildings

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

		Minimum	Maximum
a.	Front Setback:	50% of lot depth	N/A
b.	Side Street Setback:	10′	N/A
c.	Side Yard Setback:	5′	N/A
d.	Rear Setback:	5′ (1-story) 10′ (2-story)	N/A

3. Architectural Encroachments

The following building elements may encroach into required setbacks: Porches, porte cochere, balconies, bay windows, chimneys and eaves. Encroachments shall be limited as follows: (W)

a. Porches that are shorter than 40% of the primary street facade length may encroach into the minimum street setback a distance of 5 ft. max.

b. 3 ft. maximum for bay windows or balconies encroaching into the primary or side street setback.

c. 2 ft. maximum for other encroachments.

B. Building Profile and Frontage

1. Height

The height o Primary and Secondary Buildings shall not exceed the following limits, as shown in Diagram B. Minimum and maximum height shall be measured from the adjacent finish grade.

		Minimum	Maximum
a.	Primary Building Height		
	1st Story	N/A	11′ to eave, 19′ to ridge line/cornice/ parapet
	2nd Story	N/A	22′ to eave, 28′ to ridgeline/cornice/ parapet
b.	Secondary Building Eave Height	N/A	11′ to eave, 14′ to ridgeline/cornice/ parapet

2. Allowed Frontage Types

Only the following frontage types are allowed within the T3.6 zone. Section 24W.204 (Frontage Type Standards) for detailed standards for each frontage type.

a. Common Yard

b. Door Yard

c. Porch & Fence

d. Stoop

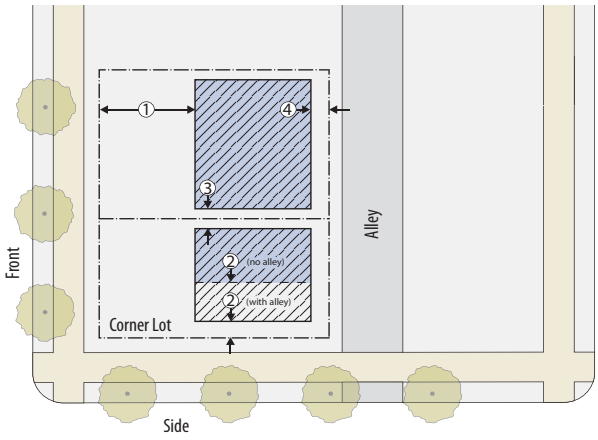


Diagram C: Parking Placement

Allowed Building Type	Lot Widths							
	25′	40′*		50′ *	75′	100′	125′	150′
Carriage House								
Front Yard House *		1						
Side Yard House		1						
Duplex/Triplex/Quadplex								
Villa								
Bungalow Court								
Side Court Housing								
Courtyard Housing								

1 Pre-existing legal lots of 40 feet wide or less may have Front & Side Yard Building Types.
* Minimum lot width dimension for any lot line adjustments or subdivision of property.

Allowed Building Type Table

C. Parking and Services

1. Parking and Services Placement

   Off-street vehicle parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean.

   a. Front Setback: (1) Within 50% of lot nearest the rear lot line.

   b. Side Street Setback: (2) 5′ min. (with alley.) 20′ min (no alley.)

   c. Side Yard Setback: (3) 5′ min. if detached; 0 ft is garage is attached to adjacent garage.

   d. Rear Setback: (4) 5′ min.

2. Parking Requirements

   The number of required off-street parking spaces is as follows:

   a. Single Family House and Row House: Two spaces per unit, at least one of which shall be enclosed in a detached garage or attached carport or garage, when consistent with building architecture. Tandem parking for no more than 2 spaces is allowed when in compliance with parking placement.

   b. Carriage House: One space, which may be enclosed, covered, or open, in addition to those required for the principal dwelling.

   c. Multi-Family Housing. One space per one-bedroom unit, two spaces per two or more bedroom unit and 1/4 guest space per unit for projects of 5 units or more.

   d. Non-residential. One space per 300 square feet of gross floor area.

D. Building Types

Only the building types shown in the table above are allowed in the T3.5 Neighborhood General zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24W.206 (Building Type Standards).

E. Allowed Land Uses

Only a land use identified as permitted or conditional by Section 24W.203.031 (Land Use Tables) shall be established on a lot in the T3.6 Neighborhood General zone, in compliance with the planning permit requirements of Section 24W.203.020.

F. Mixed Type Development

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

24W.200.040 Urban General 11 Zone (T4.11)

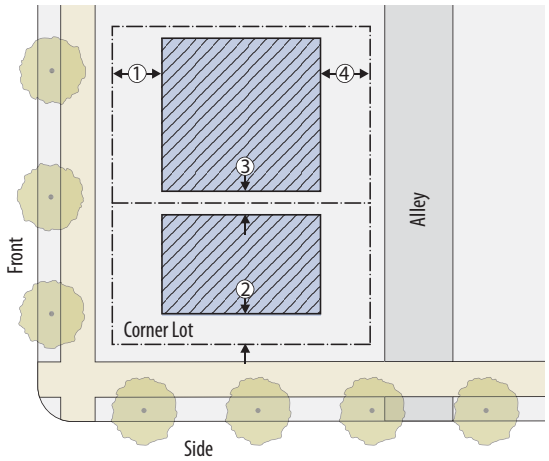


Diagram A: Building Placement

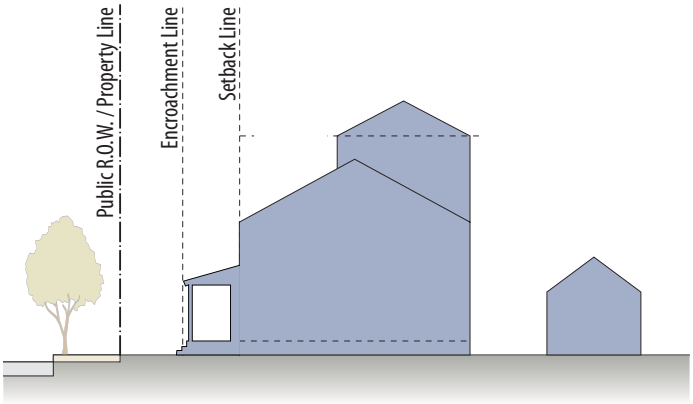


Diagram B: Building Profile

A. Building Placement

1. Primary buildings

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

			Minimum	Maximum
a.	Front Setback:		5′ or Per allowed Frontage Types	
b.	Side Street Setback:		Per allowed Frontage Types	
c.	Side Yard Setback:		0′ min.	N/A
d.	Rear Setback:			
	No Alley:	1-2 Story Bldg.	15′	N/A
		3 Story Bldg.	20′	N/A
	With Alley:	1-2 Story Bldg.	5′	N/A
		3 Story Bldg.	10′	N/A
e.	Frontage Coverage:		70%	N/A
f.	Build to Corner:		Required	

2. Accessory buildings

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

		Minimum
a.	Street Setback:	Within the 50% of lot nearest the rear lot line.
b.	Side Street Setback:	5′ min.
c.	Side Yard Setback:	0′ min.
d.	Rear Setback:	5′ (1-story) 10′ (2-story)

3. Architectural Encroachments

Patios, uncovered stoops, roof overhangs, and awnings may encroach 8′ max. into the required setbacks, provided no encroachments that obstruct pedestrian movement may extend into the 5′ setback along Ventura Avenue and 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.

a. Primary Building: Maximum height: 2.5 stories with 60% of the building footprint may be 3 stories. For flat roof, the maximum height of the parapet cannot exceed 40 feet; and for sloping roof, the maximum height of the roof ridge cannot exceed 45 feet.

b. Minimum Floor to floor: 15′ min. for a primary building ground floor.

c. Accessory Buildings: 24′ max. to eave

d. Public Open Space Incentive - Projects of 0.5 acres or more that provide a public plaza or square consistent with Section 24W.212.030 may increase the maximum height by one whole story over the maximum allowed for the zone. The public plaza or square may be used instead of the courtyard/common open space requirement for the applicable building type, when additional private open space is provided for residential units in the form of balconies or patios.

2. Allowed Frontage Types

Only the following frontage types are allowed within the T4.11 zone; except that within the Shopfront Overlay, only the Shopfront & Awning type is allowed. The street facing facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24W.204 (Frontage Type Standards).

	Front Setback:	Minimum	Maximum
a.	Common Yard:	15′	20′
b.	Door Yard:	10′	20′
c.	Porch & Fence:	15′	25′
d.	Stoop:	10′	15′
e.	Forecourt:	5′	10′
f.	Light Court:	10′	15′
g.	Shopfront & Awning:	5′	10′
h.	Gallery:	5′	10′

	Side/Street Side Setback:	Minimum	Maximum
a.	Common Yard:	5′	N/A
b.	Door Yard:	5′	N/A
c.	Porch & Fence:	5′	N/A
d.	Stoop:	0′	N/A
e.	Forecourt:	0′	N/A
f.	Light Court:	0′	N/A
g.	Shopfront & Awning:	0′	N/A
h.	Gallery:	0′	N/A

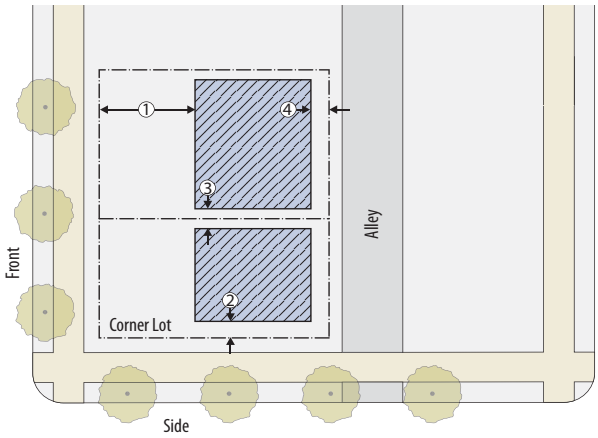


Diagram C: Parking Placement

C. Parking and Services

1. Parking and Services Placement
   a. Off-street parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean [E].
      i. Front Setback: Within the 50% of lot nearest the rear lot line. *
      ii. Side Street Setback: 5' min. (with alley), 20' min (no alley).
      iii. Side Yard Setback: 5' min.
      iv. Rear Setback: 5' min.
      * Setback may be reduced in parking has a lined frontage of residential or commercial use.
   b. Subterranean parking shall not extend beyond building footprint, and may extend to a height of 3' max. above finished grade, provided that garage perimeter wall either aligns with face or building or becomes part of a Stoop or Door Yard frontage type.

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.
   a. Single Family House and Row House: Two spaces per unit, at least one of which shall be enclosed in a detached garage or attached carport or garage, when consistent with building architecture. Tandem parking for no more than 2 spaces is allowed when in compliance with parking placement.
   b. Carriage House. One space, which may be enclosed, covered, or open, in addition to those required for the principal dwelling.
   c. Multi-Family Housing. One space per one-bedroom unit, two spaces, which may be tandem, per two or more bedroom unit and ¼ guest space per unit.
   d. Non-residential. Minimum one space per 500 square feet of gross floor area.

Allowed Building Type	Allowed Lot Widths							
	25'	40'	50'*	75'	100'	125'	150'	
Carriage House								
Front Yard		1						
Side Yard		1						
Duplex/Triplex/Quadplex								
Villa								
Bungalow Court								
Row House								
Live/Work		1						
Side Court Housing								
Courtyard Housing								
Stacked Dwelling	Only allowed as part of Mixed Type Projects							
Commercial Block								

1 Pre-existing legal lots of 40 feet wide or less may have a Front & Side Yard and Live/Work Building Types

* Minimum lot width dimension of 50 feet for any lot line adjustments or subdivision of property

Allowed Building Type Table

D. Building Types

Only the building types shown in the table above are allowed in the T5.1 General Center zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24W.206 (Building Type Standards).

E. Allowed Land Uses

Only a land use identified as permitted or conditional by Section 24W.203.031 (Land Use Tables) shall be established on a lot in the T4.11 - Urban General zone, in compliance with the planning permit requirements of Section 24W.203.020.

F. Mixed Type Development

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

24W.200.050 The Urban Center Zone (T5.5)

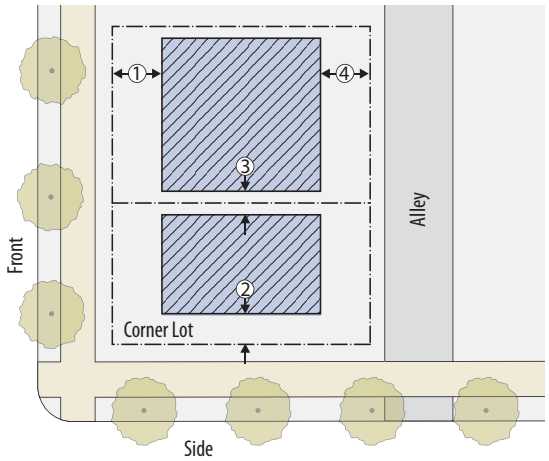


Diagram A: Building Placement

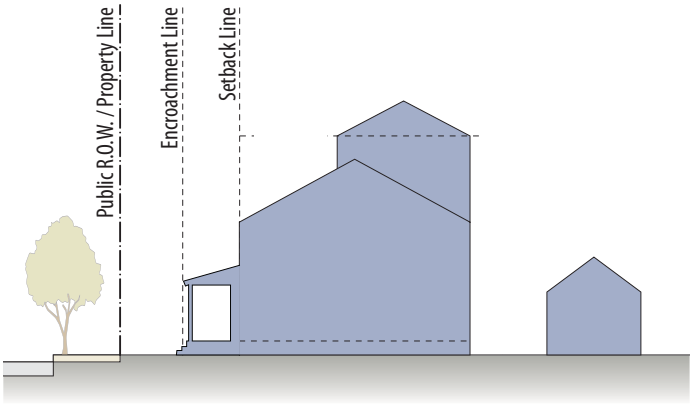


Diagram B: Building Profile

A. Building Placement

1. Primary buildings

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

			Minimum	Maximum
a.	Front Setback:		5′ or Per allowed Frontage Types	
b.	Side Street Setback:		Per allowed Frontage Types	
c.	Side Yard Setback:		0′ min.	N/A
d.	Rear Setback:			
	No Alley:	1-2 Story Bldg.	20′	N/A
		3 Story Bldg.	30′	N/A
	With Alley:	1-2 Story Bldg.	5′	N/A
		3 Story Bldg.	10′	N/A
e.	Frontage Coverage:		70%	N/A
f.	Build to Corner:		Required	

2. Accessory buildings

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

		Minimum
a.	Street Setback:	Within the 50% of lot nearest the rear lot line.
b.	Side Street Setback:	5′ min.
c.	Side Yard Setback:	0′ min.
d.	Rear Setback:	1- 2-story buildings: 20′ min.

3. Architectural Encroachments

Patios, uncovered stoops, roof overhangs, and awnings may encroach 8′ max. into the required setbacks, provided no encroachments that obstruct pedestrian movement may extend into the 5′ setback along Ventura Avenue and 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.

a. Primary Building: Maximum height: 3.5 stories with 50% of the building footprint may be 4 stories. For flat roof, the maximum height of the parapet cannot exceed 48 feet; and for sloping roof, the maximum height of the roof ridge cannot exceed 56 feet.

b. Minimum Floor to floor: 15′ min. for a primary building ground floor.

c. Accessory Buildings: 24′ max. to eave

d. Public Open Space Incentive - Projects of 0.5 acres or more that provide a public plaza or square consistent with Section 24W.212.030 may increase the maximum height by one whole story over the maximum allowed for the zone. The public plaza or square may be used instead of the courtyard/common open space requirement for the applicable building type, when additional private open space is provided for residential units in the form of balconies or patios.

2. Allowed Frontage Types

Only the following frontage types are allowed within the T5.1 zone; except that within the Shopfront Overlay, only the Shopfront & Awning type is allowed. The street facing facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24W.204 (Frontage Type Standards).

	Front Setback:	Minimum	Maximum
a.	Stoop:	10′	15′
b.	Forecourt:	5′	10′
c.	Light Court:	10′	15′
d.	Shopfront & Awning:	5′	10′
e.	Gallery:	5′	10′

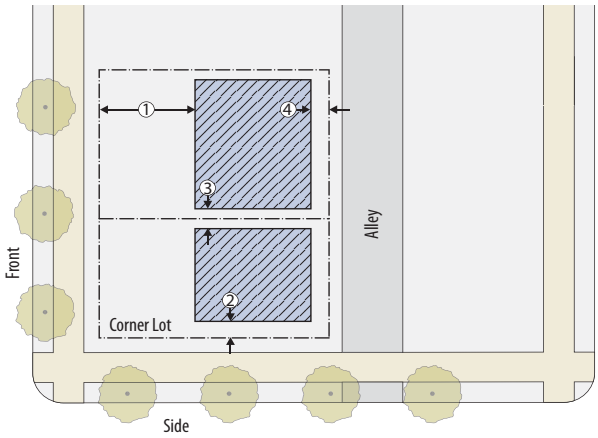


Diagram C: Parking Placement

Allowed Building Type	Allowed Lot Widths							
	25′	40′	50′*	75′	100′	125′	150′	
Bungalow Court								
Row House								
Live/Work								
Side Court Housing								
Courtyard Housing								
Stacked Dwelling	Only allowed as part of Mixed Type Projects							
Commercial Block								

*Minimum lot width dimension of 50 feet for any lot line adjustments or subdivision of property.

Allowed Building Type Table

C. Parking and Services

1. Parking and Services Placement
   a. Off-street parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean [E].
      i. Front Setback: Within the 50% of lot nearest the rear lot line.
      ii. Side Street Setback: 5′ min. (with alley), 20′ min (no alley).
      iii. Side Yard Setback: 5′ min.
      iv. Rear Setback: 5′ min.
      * Setback may be reduced if parking has a lined frontage of residential or commercial uses.
   b. Subterranean parking shall not extend beyond building footprint, and may extend to a height of 3′ max. above finished grade, provided that garage perimeter wall either aligns with face or building or becomes part of a Stoop or Door Yard frontage type.

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.
   a. Residential Single Family and Multi Family- Minimum one covered space per unit.
   b. Non-residential: Maximum one space per 500 square fee of gross floor area.

D. Building Types

Only the building types shown in the table above are allowed in the T5.5 General Center zone, on lots of the minimum widths shown. The required minimum lot depth for new subdivisions is 100 feet. Each allowed building type shall be designed in compliance with Section 24W.206 (Building Type Standards).

E. Allowed Land Uses

Only a land use identified as permitted or conditional by Section 24W.203.031 (Land Use Tables) shall be established on a lot in the T5.5 - Urban Center zone, in compliance with the planning permit requirements of Section 24W.203.020.

F. Mixed Type Development

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

24W.200.060 Special Industrial District 1 (SD1)

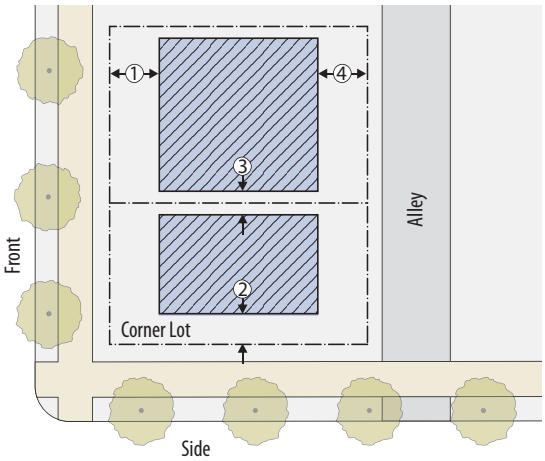


Diagram A: Building Placement

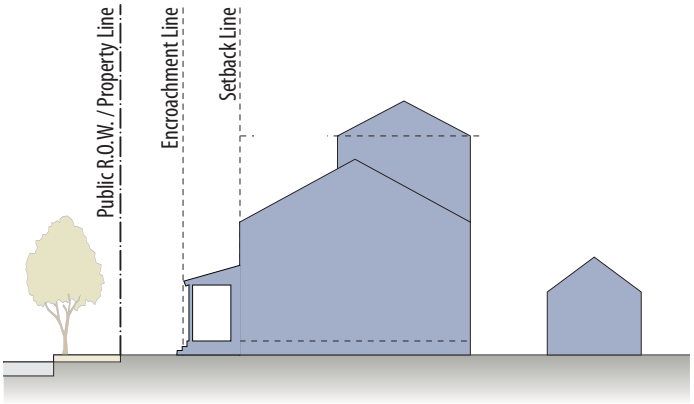


Diagram B: Building Profile

A. Building Placement

1. Primary buildings

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

		Minimum	Maximum
a.	Front Setback:	5" or Per allowed Frontage Types	N/A
b.	Side Street Setback:	10'	N/A
c.	Side Yard Setback:	10'	N/A
d.	Rear Setback:		
	No Alley:1-2 Story Bldg.	20'	N/A
	3 Story Bldg.	30'	N/A
	With Alley: 1-2 Story Bldg.	5'	N/A
	3 Story Bldg.	10'	N/A
e.	Build to Corner:	Required	

2. Accessory buildings

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

		Minimum
a.	Street Setback:	Within the 50% of lot nearest the rear lot line.
b.	Side Street Setback:	15' min.
c.	Side Yard Setback:	0' min.
d.	Rear Setback:	1- 2-story buildings: 20' min. 3 Story building: 30' min.

3. Architectural Encroachments

Uncovered stoops, roof overhangs, and awnings may encroach 8' max. into the required setbacks, provided no encroachments that obstruct pedestrian movement may extend into the 5' setback along Ventura Avenue and 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.

a. Primary Building: Maximum height: 48 feet to parapet or 56 feet ridgeline.

b. Minimum Floor to floor: 15' min. for a primary building ground floor.

c. Accessory Buildings: 24' max. to eave

2. Allowed Frontage Types

Only the following frontage types are allowed within the SD1 zone. The street facing facade of each primary building shall be designed as one of the following frontage types, in compliance with Section 24W.204 (Frontage Type Standards).

Setback:		Minimum	Maximum
a.	Stoop:	10'	15'
b.	Forecourt:	0'	N/A
c.	Light Court:	10'	N/A
d.	Shopfront & Awning:	0'	N/A
e.	Gallery:	0'	5'

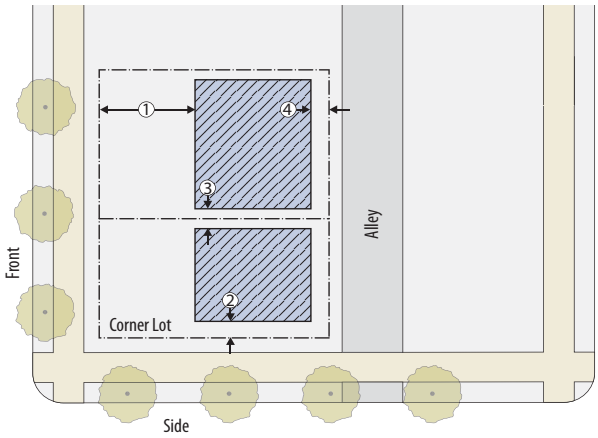


Diagram C: Parking Placement

Building Type	Allowed Lot Widths						
	25′	40′	50′	75′	100′	125′	150′
Live/Work							
Commercial Block							
Flex Shed							

Allowed Building Type Table

C. Parking and Services

1. Parking and Services Placement
   a. Off-street parking and services shall be placed on a lot in compliance with the following requirements, within the hatched area shown on the diagram above, unless subterranean [E].
      i. Front Setback: At least 75% of the parking provided shall be located within 50% of lot nearest the rear lot line.
      ii. Side Street Setback: 5′ min. (with alley), 20′ min (no alley).
      iii. Side Yard Setback: 5′ min.
      iv. Rear Setback: 5′ min.
   b. Subterranean parking shall not extend beyond building footprint, and may extend to a height of 3′ max. above finished grade, provided that garage perimeter wall either aligns with face or building or becomes part of a Stoop frontage type.

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.
   a. Residential:
      Live/Work: Two spaces per unit, at least one of which shall be enclosed in a garage
   b. Retail, office, and service: 1 parking space per 300 s.f. of gross floor area.
   c. Industrial Manufacturing/Assembly with up to 20% of office floor area: 2 parking spaces per 1000 s.f. of gross floor area or 1 parking space per 1,000 s.f. of gross floor area, when providing alternative transportation facilities (bike lockers, charging station for hybrid/electric vehicles, vehicle share w/carpool, locker room & shower facilities.)
   d. Warehouse with up to 20% of office floor area: 1 parking space per 1,000 s.f. of gross floor area.

D. Building Types

Only the building types shown in the table above are allowed in the SD1 - Special Industrial District 1 zone, on lots of the minimum widths shown. Each allowed building type shall be designed in compliance with Section 24W.206 (Building Type Standards).

E. Allowed Land Uses

Only a land use identified as permitted or conditional by Section 24W.203.031 (Land Use Tables) shall be established on a lot in the SD1 - Special Industrial District 1 zone, in compliance with the planning permit requirements of Section 24W.203.020.

F. Mixed Type Development

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

24W.200.060 Parks and Open Space Special District (POS)

A. Purpose

This section identifies the Open Space Types allowed within the Westside, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for character and quality of the public realm of the street. The parks and open space zone provides for active or passive public recreational use. Within the Westside, these areas may be juxtaposed against developed neighborhoods. Neighborhood park areas are intended to be composed as parks, greens, squares, plazas, and playgrounds. Any proposed building must be incidental and subordinate to their intended public purpose. Proposed new buildings, significant landscape improvements, or significant changes to existing buildings, landscaping or site layout require Design Review.

B. Applicability

This section applies to lands reserved for parkland and natural open space areas. Park areas create by any Specific Plan or Amendment shall designated as Parks and Open Space on the Regulating Plan map. The urban standards and Building types contained within this code are not applicable, however, proposed new buildings, significant landscaping, or site layout require review by the Design Review Committee.

24W.200.070 Mobile Home Park Special District (MHP)

A. Purpose

Existing mobile home parks within the plan area represent an important component to a diversified affordable housing strategy. Existing mobile home parks are to be protected as an important component of the affordable housing stock.

B. Applicability

Areas designated as MHP per Chapter 24.220 of the City of San Buenaventura Municipal Code shall remain subject to the zoning standards and other requirements of that chapter, including the non-conforming regulations.

24W.200.080 Civic District (CD)

A. Purpose

Civic buildings and their associated uses represent physical symbols of a community's social, cultural, educational, and other institutional activities. Many of the properties are owned and operated by various state and other government agencies, which function under criteria outside of this code. The physical composition of civic buildings should result in distinction for their institutional or functional purpose as opposed to common buildings used for dwelling and commerce.

B. Applicability

New civic buildings and/or alterations to existing civic buildings require Design Review.

24W.201

OPTIONAL ZONES

24W.201.010 Purpose

The purpose of "Optional Zones" is to offer an alternate, form-based, set of regulations for properties that were recently developed or entitled as a part of a large-scale conventional (non form-based) residential subdivision. The optional regulations are also applied to the existing oil field properties in the northern part of the planning area. This parallel system of coding retains the zoning designations and development standards under which the subdivisions were entitled , or in the case of the oil field properties, the use and development standards in effect under the County zoning requirements. In doing so, it protects the right of the affected properties to be maintained in accordance with the development standards under which they were built without being deemed "nonconforming". Moreover, by offering optional transect standards, this Development Code encourages the gradual transformation of these areas over time into an urban form more consistent with the urban design policies of the General Plan.

24W.201.020 Applicability of Optional Zones

The provisions of this Section apply to areas designated as "Optional" zones within the Westside Regulating Plan, Figure 1-1. The standards contained in the applicable transect district are available as an option to the other applicable standards of the Base Zone.

A. Mapping of Optional Zones

The applicability of an Optional zone to a specific site is shown by the Regulating Plan, Figure 1-1 as a Transect zone and any applicable Overlay Zone. The Base Zone is shown in parenthesis on the Regulating Plan.

B. Allowed Uses, Permit Requirements, Development Standards

Except as may be otherwise provided by this Section for a specific optional zone:

1. Development and new land uses within an Optional Zone shall comply with:
   a. All applicable development standards of the base zone, and all other applicable provisions of the Municipal Code; or
   b. All applicable development standards of the optional transect zone, and all other applicable provisions of this Development Code.

2. Any land use normally allowed in the base zone or optional zone may be allowed, subject to any additional requirements of the controlling code; and

3. Development and new land uses within an optional zone shall obtain the zoning approvals as follows:
   a. For property owners electing to conform to the base zone, development and new land uses shall obtain zoning approvals required by the Municipal Code; or
   b. For property owners electing to conform to the optional Transect Zone, development and new land uses shall obtain zoning approvals required by this Development Code.

24W.201.030 - T3.5 and T3.6 Optional

A. Purpose

The T3.5 and T3.6 Optional Zone are applied to particular existing conventional residential subdivisions within the Westside Community Plan area. The optional nature of the T3.5 and T3.6 standards means that the existing R-1 and R-P-D regulations continue to govern as the Base Zone, but that these properties are eligible to develop in accordance with the T3.5 and T3.6 zone requirements.

At the individual parcel level, the T3.5 and T3.6 Optional zone allows an owner to build according to the traditional building and parking placement standards (Urban Standards) of the T3.5 or T3.6 zone. At the neighborhood level, the T3.5 and T3.6 Optional Zone provides design guidance for the potential redevelopment of an entire neighborhood with an expanded range of uses, parks and open space, building types, and street types.

B. Development Standards

1. The Development Standards and permitted land uses of the base zone and all other applicable provisions of the Municipal Code pertaining to the base zone including permit requirements shall govern for properties within the T3.5 and T3.6 Optional Zone, until such time that a property owner elects to implement the

T3.5 or T3.6 Optional Standards.

2. T3.5 or T3.6 Optional Standards
   a. Any existing parcel of one acre or less shall conform to the Urban Standards of the T3.5 or T3.6 Zone.
   b. Any parcel or parcel assemblage with a contiguous area of more than one acre requires the preparation of a Regulating Plan pursuant to 24W.210 (Mixed Type Development Standards) and shall conform to all applicable standards of this development code.

24W.201.040 – T4.11 Optional Zones

A. Purpose

The T4.11 Optional Zone is applied to certain recently entitled or existing residential subdivisions within the Westside and North Avenue planning area. The T4.11 Optional Zone and applicable Overlay Zone provides for a mixture of land uses and building types. This zone is appropriate in close proximity to T5 or other T4 properties in order to provide a compatible transition of building types and land use intensities between the T4.11 Optional Zone and adjacent lower intensity properties.

B. Development Standards

1. The Development Standards of the Base Zone and all other applicable provisions of the Municipal Code pertaining to the Base zone including permit requirements shall govern for properties within the T4.11 Optional zone, until such time that a property owner elects to implement the T4.11 Optional standards.

2. T4.11 Optional Standards
   a. Any existing parcel of one acre or less shall conform to the Urban Standards of the T zone and any applicable Overlay Zone.
   b. Any parcel or parcel assemblage with a contiguous area of more than one acre shall conform to 24W.210 (Mixed Type Development Standards) and shall conform to all applicable standards of this development code.

24W.201.050 - T5.5 Optional Zones

A. Purpose

The T5.5 Optional Zone is applied to certain recently entitled or existing residential subdivisions within the Westside and North

Avenue Communities. The T5.5 Optional Zone and applicable overlay zone provides for a mixture of land uses and building types. This zone is appropriate in close proximity to T5 or other T4 properties in order to provide a compatible transition of building types and land use intensities between the T5.5 Optional Zone and adjacent lower intensity properties.

B. Development Standards

1. The Development Standards of the Base Zone and all other applicable provisions of the Municipal Code pertaining to the Base zone including permit requirements shall govern for properties within the T5.5 Optional Zone, until such time that a property owner elects to implement the T5.5 Optional Standards.

2. T5.5 Optional Standards
   a. Any existing parcel of one acre or less shall conform to the Urban Standards of the T5.5 zone and any applicable Overlay Zone.
   b. Any parcel or parcel assemblage with a contiguous area of more than one acre shall conform to 24W.210 (Mixed Type Development Standards) and shall conform to all applicable standards of this development code.

24W.202

OVERLAY ZONES

24W.202.010 Purpose

To provide an even finer level of precision and subtlety, without the need to describe dozens of sub-zones for each of the 6 basic transect zones, the technique of "Overlay Zones" is applied in this Development Code. Overlay Zones are applied to specific areas of the Regulating Plan, modifying selected development standards of the underlying Transect Zone. For instance, such an "overlay zone" would modify some combination of the allowed building height, or allowed frontage types or specific setbacks required within the Overlay area as designated on the Regulating Plan, while leaving the other standards of that zone intact.

This Section provides regulations for development and new land uses in the Overlay Zones that are identified in this Section applied to property by the Regulating Plan (Section 30.102). Overlay Zones provide standards that apply in addition to those of the primary zone, to address important and localized site, environmental, safety, compatibility, or design issues.

24W.202.020 Applicability of Overlay Zones

The provisions of this Section apply to proposed development and land uses in addition to all other applicable requirements of the primary zone. In the event of a conflict between a requirement in this Section and the primary zone, the requirement in this Section shall control.

A. Mapping of Overlay Zones

The applicability of an Overlay Zone to a specific site is shown by the Regulating Plan (Section 24W.102).

B. Allowed Land Uses, Permit Requirements, Development Standards

Except as may be otherwise provided by this Section for a specific Overlay Zone:

1. Development and new land uses within a Overlay Zone shall comply with all applicable development standards of the primary zone, and all other applicable provisions of this Development Code;

2. Any land use normally allowed in the primary zone by this Development Code may be allowed within a Overlay Zone, subject to any additional requirements of the Overlay Zone; and

3. Development and new land uses within a overlay zone shall obtain the zoning approvals required by this Development Code for the primary zone.

24W.202.050 Shopfront Overlay (SF)

A. Purpose

The Shopfront Overlay identifies street frontages intended to become or be maintained as areas for retail shops and other pedestrian-oriented businesses at the sidewalk level.

B. Applicability

The street-facing facade of each building within the Shopfront Overlay shall be designed as the Shopfront & Awning frontage type, in compliance with Section 24W.204.080 (Shopfront & Awning), and with ceiling heights no less than 12'.

24W.202.060 Hillside Management Plan Area Overlay (HMP)

A. Purpose.

Identifies areas that shall be subject to the policies of the Hillside Management Program. The objectives of that program allow residential development in a manner that will have the least impact on the natural environment and existing urban service systems, and direct development to areas least susceptible to geologic or environmental hazards.

B. Applicability

Any qualifying residential development proposal as defined by the Hillside Management Program within portions of the plan area that are east of Cedar Street (or intended extension) and within existing 2010 City Limits, shall be in compliance with the slope density, submittal requirements and other related policies of the Hillside Management Program.

24W.202.070 Building Mass Overlay

A. Purpose

Identifies neighborhood areas that exhibit building massing that contributes to the character of a particular area. The Overlay Zone provides measures that ensure that future redevelopment or remodeling of property is conducted with respect to the context and form of the existing neighborhood. These measures primarily include upper story setbacks in order to maintain the single story character from the street.

B. Applicability

Development proposals including additions, alterations on properties shall incorporate the following additional regulations;

T3.5, T3.6 & T4.11 zones

- Second Story minimum front yard setback of 35 feet.
- On and two story additions to existing structure shall be off set on a vertical and horizontal plane by 1 foot
- Building facades in excess of 50 feet shall be off set on a vertical and horizontal plane by 2 feet.

T4.11 zone only

- Third story minimum front yard setback of 50 feet.
- The Commercial Block building type is prohibited.

24W.202.080 Historic District Overlay

A. Purpose

Identifies neighborhood areas that exhibit numerous potential historic resources that contribute to the historic character of early 20th Century housing development within the Westside. Potential areas have been identified as part of the Westside Historic Context and Survey Report. The Overlay Zone provides measures that ensure that future redevelopment or remodeling of property is conducted with respect to the context and form of an existing or potential proposed Historic Districts in the future. The creation of any new Historic Districts and Design Guidelines of such districts would be a result of neighborhood input and further developed as stand alone guidelines.

B. Applicability

Development proposals including additions, alterations on properties that

identified as contributors or altered-contributors shall incorporate a background assessment of properties to determine historic significance and shall be evaluated against the design recommendation of the historic district by the Historic Preservation Committee. Guidelines have already been established for the Simpson Historic Tract pursuant to City Council Ordinance 90-4, which govern setback standards and design guidelines. Specific guidelines for each historic district shall govern over the urban standards of the underlying T zone.

24W.202.090 Mixed Use Development (MXD) Overlay

A. Purpose

Identifies frontage areas along Ventura Ave with an Industry General Plan designation and underlying Special District Industrial zone that intended to promote a more urban building frontage and mix of uses, while allowing industrial uses.

B. Applicability (Standards to further developed)

Development proposals shall be required to provide either storefront or gallery building frontage types along Ventura Avenue street frontages. Single and Multi Unit Residential uses are allowed as part of a mixed-use development proposal. Residential uses shall be evaluated on a case-by-case basis by City staff and the Design Review Committee for proper noise attenuation or any other necessary mitigation from either adjacent on-site or off-site industrial/ manufacturing uses. Each structure shall comply with the following height limits along the Ventura Avenue frontage.

1. Primary Building: Maximum height: 3.5 stories where 50% of the building footprint may be 4 stories. For flat roof, the maximum height of the parapet cannot exceed 48 feet; and for sloping roof, the maximum height of the roof ridge cannot exceed 56 feet.

2. Minimum Floor to floor: 15'min. for a primary building ground floor.

3. Accessory Buildings: 24' max. to eave.

24W.203

ALLOWABLE LAND USES

24W.203.010 Purpose

This Section identifies the land use types allowed in each zone established by the Regulating Plan and determines the type of City approval required for each use.

24W.203.020 Applicability

A lot or building shall be occupied by only the land uses allowed by Table B within the zone applied to the site by the Regulating Plan. Each land use listed in Table B is defined in Section 24W.301 (Land Use Classifications).

24W.203.030 Land Use Tables

A. Allowed land uses

1. Establishment of an allowed use. Any one or more land uses identified by Table B as being allowed within a specific zone may be established on any lot within that zone, subject to the planning permit requirement listed in the Table B, and in compliance with all applicable requirements of this Development Code.

2. Use Not Listed

   a. A land use that is not listed in Table B, and is determined by the Director to not be included in Section 24W.300 (Land Use Classifications) under the definition of a listed land use, is not allowed, except as otherwise provided in Subsection A.3.

   b. A land use that is listed in the table, but not within a particular zone is not allowed within that zone, except as otherwise provided in Subsection A.3.

3. Similar and compatible uses may be allowed. The Director may determine that a proposed use not listed in Table B is allowable in compliance with the procedure in Zoning Ordinance Chapter 24.115.130.

4. Permit requirements and development standards. When the Director determines that a proposed, but unlisted, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Development Code apply.

5. Temporary uses. Temporary uses are allowed in compliance with the Temporary Use Permit requirements of the Zoning Ordinance.

B. Permit Requirements

Table B provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Development Code. These are shown as "P" uses in the table;

2. Allowed subject to the approval of a Use Permit (Zoning Ordinance Chapter 24.520), and shown as "UP" uses in the table;

3. Not allowed in particular zones, and shown as a "—" in the table.

C. Standards For Specific Land Uses

Where the last column in Table B ("Additional Regulations") includes a Section number, the regulation in the referenced section also applies to the use. Requirements in other sections of this Development Code or the City Zoning Ordinance may also apply.

D. Additional City Approval Requirements

Where the last column in Table B ("Additional Regulations") includes a Section number, the regulation in the referenced section also applies to the use. Requirements in other sections of this Development Code or the City Zoning Ordinance may also apply.

24M.203.031 Land Use Tables

TABLE B: Specific Function.

This table expands the Building Function categories of Table A (Transect Zone Descriptions) to delegate specific functions within the Transect Zones.

Allowed Land Uses and Permit Requirements	P Permitted Use UP Use Permit Required -- Not Allowed					
	PERMIT REQUIRED BY ZONE					Additional Regulations
Land Use Types (1)	T3.5	T3.6	T4.11	T5.5	SD1	
AGRICULTURE AND RESOURCE-BASED USES						
Crop production	--	--	--	--	--	
Urban Horticulture	P	P	P	--	--	
Indoor production	--	--	--	--	P	
Produce sales	--	--	P	P	P	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALE						
Distribution Generation Facility	--	--	--	--	UP	
Energy Generation Facility	--	--	--	--	UP	
Laboratory - Medical, analytical	--	--	--	--	P	
Manufacturing/processing - Heavy	--	--	--	--	P	
Within 1,000 feet of residential use	--	--	--	--	UP	
Manufacturing/processiing - Light	--	--	--	--	P	
Media production	--	--	--	--	P	
Printing and publishing	--	--	P(1)	P	P	
Research and development	--	--	P(1)	P	P	
Recycling - Large collection facility	--	--	--	--	UP	
Recycling - Processing facility	--	--	--	--	UP	
Recycling - Reverse vending machine	--	--	P(1)	P	P	
Recycling - Small collection facility	--	--	--	--	P	
Scr ap and Dismantling Yard	--	--	--	--	UP	
Storage - Personal storage facility (mini-storage)	--	--	--	--	UP	
RECREATION, EDUCATION, INSTITUTIONAL & PUBLIC SAFETY						
Adult businesses	--	--	--	--	P	24.492
Civic Institutional	UP	UP	UP	UP	UP	
Community meeting	UP	UP	UP	UP	UP	24.480
Health/fitness facility	--	--	P(1)	P	P	
Floor area over 20,000 s.f.	--	--	UP(1)	UP	P	
Indoor Entertainment	--	--	UP	UP	UP	
Library, museum	--	--	P	P	P	
Park, playground	P	P	P	P	P	
School, private	--	UP	UP	UP	UP	
School, public	--	P	P	P	P	
Sports and entertainment assembly	--	--	--	UP	UP	
Studio - Art, dance, martial arts, music, etc.	--	--	P(1)	P	P	
RESIDENTIAL						
Dwelling - Multi-unit	--	P	P	P	P(2)	
Dwelling - Second unit/carriage house	P	P	P	P	P(2)	
Dwelling - Single dwelling	P	P	P	--	P(2)	
Emergency Shelters	--	--	--	UP	UP	24.___
Farm employee housing	--	UP	UP	--	--	24.435
Home occupation	P	P	P	P	P	
Live/Work	--	P	P	P	P	
Special Residence	--	UP	UP	UP	--	
Supportive Housing	--	--	UP	UP	P	24.___
Transitional Housing	--	--	UP	UP	P	24.___
Work/live	--	--	P	P	P	

Allowed Land Uses and Permit Requirements	P Permitted Use UP Use Permit Required -- Not Allowed					
	PERMIT REQUIRED BY ZONE					Additional
Land Use Types (1)	T3.5	T3.6	T4.11	T5.5	SD1	Regulations
Transitional Housing	--	--	UP	UP	P	24.___
Work/live	--	--	P	P	P	

RETAIL

Bar, tavern, night club	--	--	UP	UP	UP	24.460
Farmers Market	--		UP	UP	UP	
Gas stations	--	--	UP	--	UP	
General Retail, except with any of the	--	--	P(1)	P	P	
following features:						
Alcoholic beverage sales	--	--	UP	UP	UP	24.460
Auto- or motor-vehicle related sales or service	--	--	--	--	P	
Drive-through facility	--	--	--	--	P	
Floor area over 20,000 s.f.	--	--	--	UP	P	
Operating between 11:00 pm and 7:00 am	--	--	--	UP	P	
Restaurant	--	UP	P(1)	P	P	
Thrift Store	--	--	P(1)	P	--	

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services	--	--	P(1)	P	P	
Business support services	--	--	P(1)	P	P	
Medical/dental	--	P	P(1)	P	P	
Office	--	P	P(1)	P	P	

SERVICES - GENERAL

Catering services	--	--	P(1)	P	P	
Day care	UP	UP	P	P	P	
Drive-through service	--	--	--	--	P	
Lodging	--	--	UP(1)	UP	UP	
Mortuary, funeral home	--	--	UP(1)	UP	P	
Personal Services, Restricted	--	--	P(1)(3)	P(3)	P(3)	
Personal services	--	--	P(1)	P	P	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

Parking facility, public or commercial	--	--	UP(1)	UP	P	
Parking, Offsite	--	--	UP(1)	UP	UP	
Parking, Shared	--	--	UP(1)	UP	UP	
Wireless telecommunications facility	--	--	UP(1)	UP	UP	24.497
Transit station or terminal	--	--	UP(1)	UP	UP	

Notes:

1 Commercial or other non-residential uses allowed only on property with Ventura Avenue, Olive Street and Stanley Ave street frontage.

2 Residential uses allowed only within Mixed Use Development (MXD) Overlay

3 See land uses definition Chapter 24W.301 for location criteria

24W.204

FRONTAGE TYPE STANDARDS

24W.204.010 Purpose and Applicability

A. Purpose

This Section identifies the frontage types allowed within the Westside Area, and provides design standards for each type, to ensure that proposed development relates to its street frontage as necessary to appropriately form the public realm of the street.

B. Applicability

Each proposed building shall be designed to incorporate a frontage type designed in compliance with the standards of this Section for the applicable type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with frontage type requirements.

C. Allowable frontage types by zone

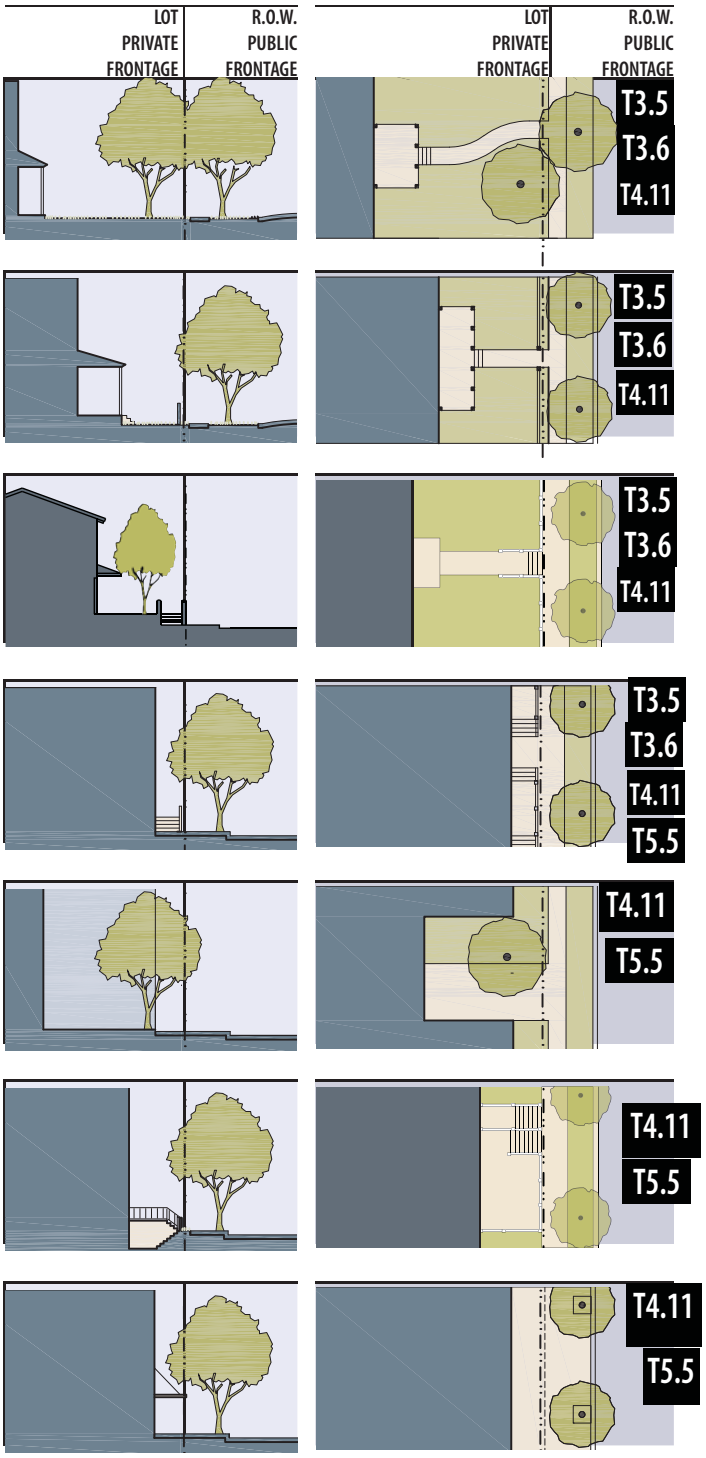
A lot may be developed only with a building having a frontage type allowed by Section 24W.200.010 or 24W.200.010 in the transect zone applicable to the lot.

24W.204.012 Frontage Summary and Definitions

The character and arrangement of the private frontage is regulated by the Frontage Type Standards herein, these shall be applied to each Neighborhood Zone to create a particular and appropriate transitional relationship between the private and public realm. This relationship between the private and public realm is what collectively defines the nature of the streetscape. Frontage types are required for all buildings within each zone as shown in Table C. Frontage types represent a range of extensions of the basic façade of the building. While the Urban Standards of this Code provide a range of frontage types permitted within each zone, the actual choice and review of a type shall be dictated by individual building designs and, ultimately, the Design Review Committee's discretion.

TABLE C: Private Frontages.

The Private Frontage is the area between the building and the lot lines.



a. Common Yard: a frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

b. **Porch & Fence:** a frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard. The porches shall be no less than 8 feet deep.

c. **Dooryard:** a frontage wherein the facade is set back from the frontage line with an elevated garden or terrace permitted to encroach. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is suitable for cafes as the eye of the sitter is level with that of the standing passerby.

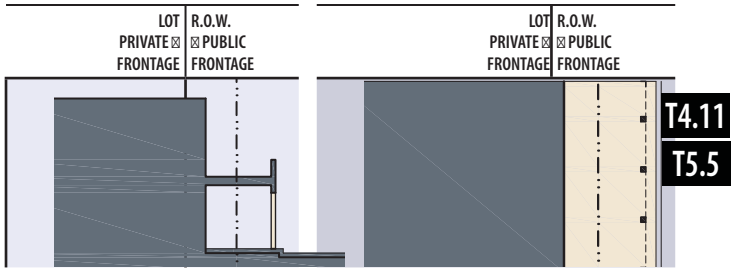
d. Stoop: a frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.

e. Forecourt: a frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.

f. Lightcourt: a frontage wherein the facade is setback from the frontage line by a sunken lightcourt. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The lightcourt is suitable for conversion to outdoor cafes.

g. Shopfront and Awning: a frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial glazing on the sidewalk level and an awning that may overlap the sidewalk to the maximum extent possible.

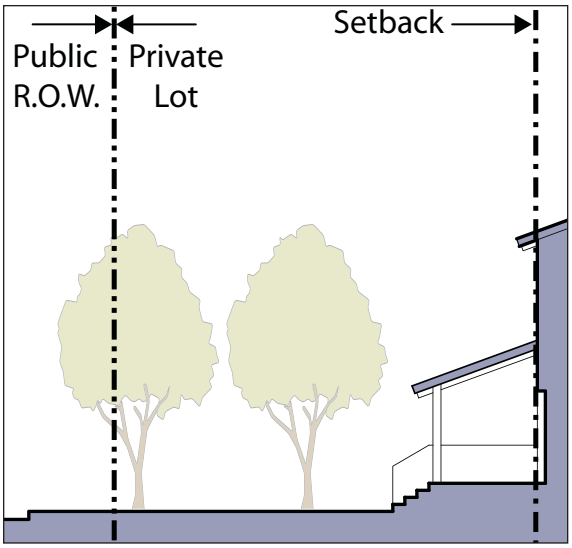
TABLE C: Private Frontages. (cont.)

h. Gallery: a frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb. Notwithstanding the graphic, encroachments will not be permitted.	

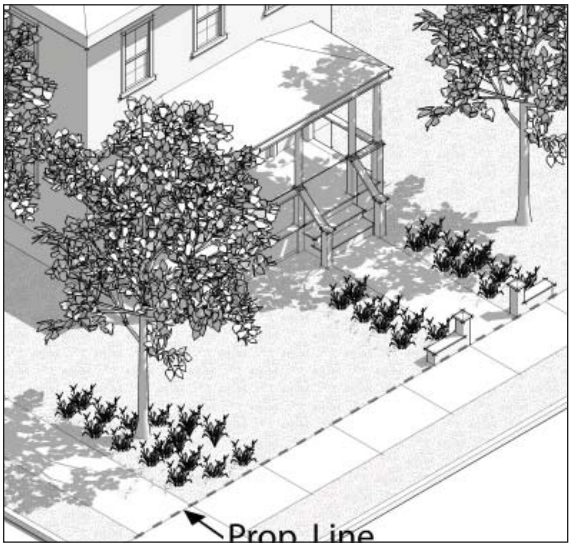
24W.204.020 Common Yard

A. Description

A frontage wherein the facade is set back substantially from the property line/frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.



Section Diagram



Axonometric Diagram

Illustrative Photo

Illustrative Photo

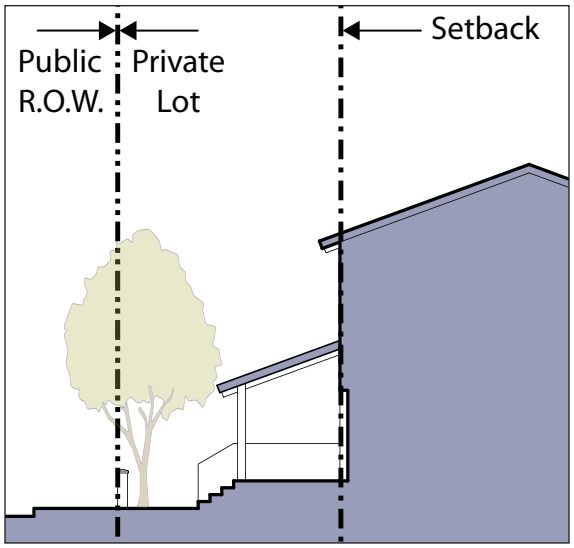
24W.204.030 Porch and Fence

A. Description

Fences are common frontages associated with single-family houses, where the facade is setback from the right-of-way with a front yard. A fence or wall at the property line may be used to define the private space of the yard. An encroaching porch may also be appended to the facade. A great variety of porch and fence designs are possible including a raised front yard with a retaining wall at the property line with entry steps to the yard.

B. Design standards

1. Porch Encroachment into Street Build-to-Line: 8' max.
2. Porches shall be 8' min. deep (clear).
3. Porches shall be raised 14" min. and 3' max. from the adjacent finished grade, and located at the 1st story.
4. Fences enclosing the front yard shall not exceed 3.5' in height from the adjacent sidewalk.
5. Fences may be made of wood, composite or wrought iron. Wood and composite fences shall be 50% solid minimum. Wrought iron pickets shall be vertical, 5/8" minimum dimension.



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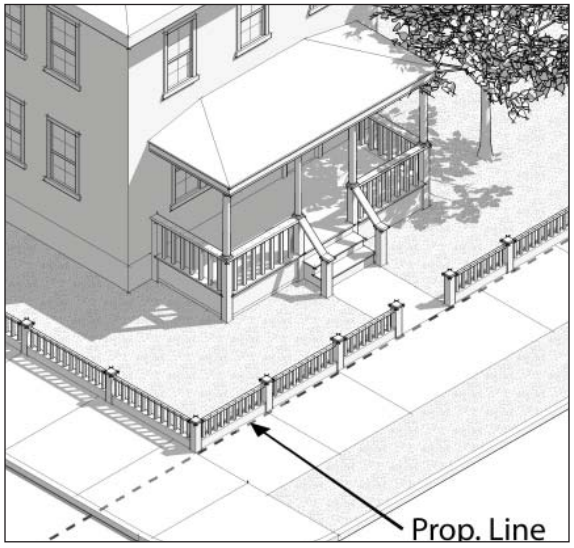
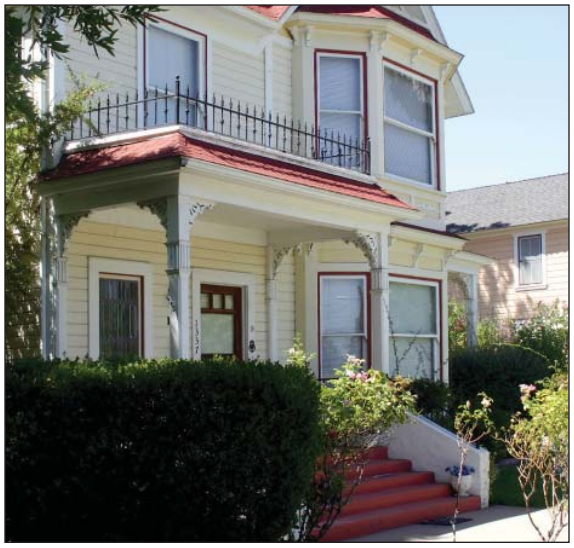


Axonometric Diagram

Illustrative Photo



Illustrative Photo

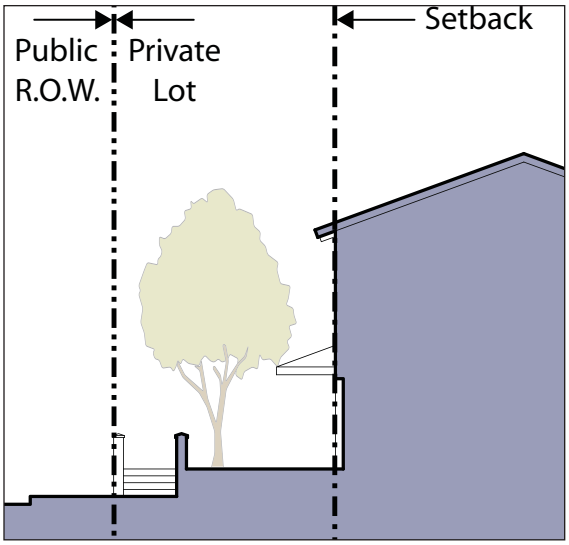
24W.204.040 Dooryard (a synonym of Terrace)

A. Description

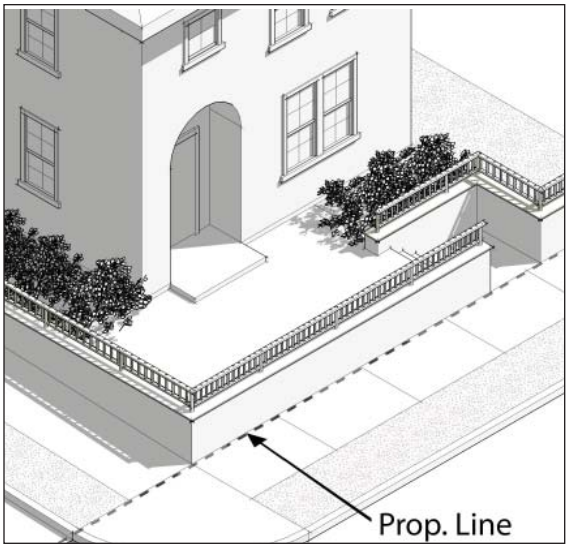
Dooryards are elevated gardens or terraces that are set back from the frontage line. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable for restaurants and cafes as the eye of the sitter is level with that of the standing passerby.

B. Design Standards

1. Dooryard/Terraces shall be 10' min. deep, and raised 12" above, but no more than 3' above, the finished grade.
2. A retaining wall may be built around the dooryard or terrace.
3. The retaining wall may not be higher than structurally necessary.
4. The retaining wall may be constructed of stucco, brick, or stone, alone or in combination.



Section Diagram



Axonometric Diagram

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Illustrative Photo

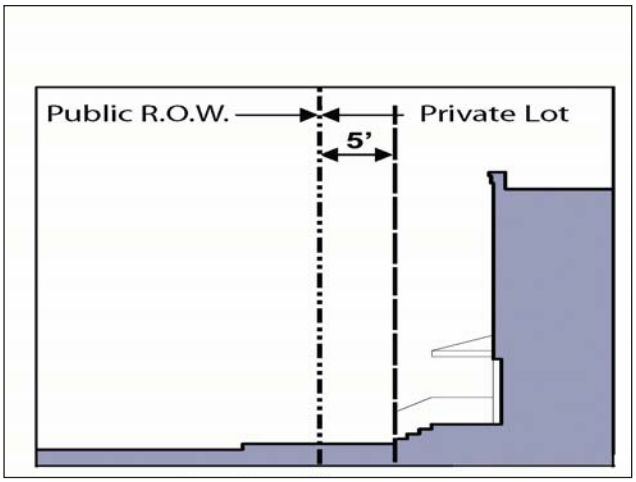
24W.204.050 Stoop

A. Description

Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. The stoop is suitable for ground-floor residential use at short setbacks. A shed roof may also cover the stoop. This type may be interspersed with the Shopfront & Awning frontage type.

B. Design Standards

1. Street Build-to-Line Encroachment: 8′ max.
2. Stoops shall be raised 18″ min. and 5′ max. from the finished grade.
3. Stoops must correspond directly with the building entry(s) and be at least 3′ wide (perpendicular to or parallel with the adjacent walk).
4. Stoops shall be 6′ min. and 10′ max. wide.
5. There may be a low (30″ or less) decorative fence along the property lines.
6. 5′ minimum setback for all projections along Ventura Avenue.



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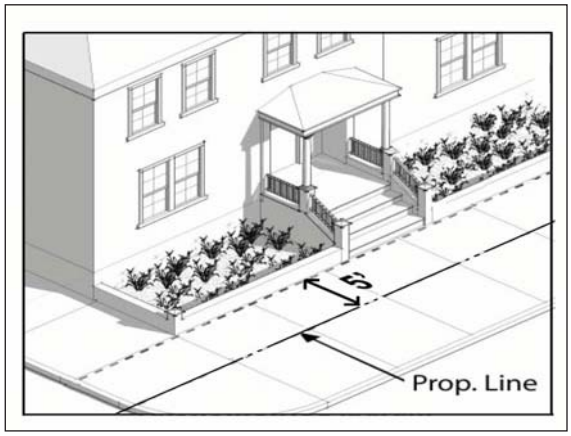

Axonometric Diagram

Illustrative Photo

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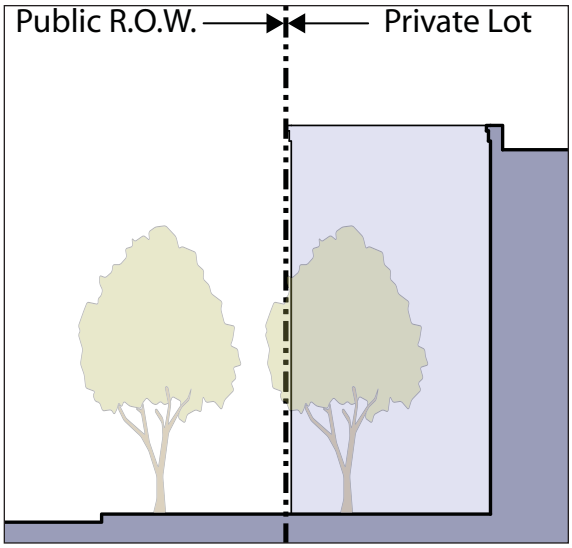
24W.204.060 Forecourt

A. Description

Forecourts are uncovered courts within a storefront, gallery or arcade frontage, wherein a portion of the facade is recessed from the building Frontage. The court is suitable for outdoor dining, gardens, vehicular drop-offs, and utility off loading. A fence or wall at the property line may be used to define the private space of the court. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court. This type should be used sparingly and in conjunction with Stoops and Shopfronts.

B. Design Standards

1. A forecourt shall be 10' deep min. (clear) and 30' deep max. (clear)
2. A forecourt shall be 10' wide min. and 50' wide max. or 50% of lot width, whichever is less.
3. Forecourts between 10' and 15' in depth shall be substantially paved, and enhanced with landscaping. Forecourts between 15' and 30' in depth shall be designed with a balance of paving and landscaping.
4. A one-story fence or wall at the property line may be used to define the private space of the court.
5. If the forecourt is raised above the adjacent grade, it should not be more than 3' above the grade of the sidewalk.



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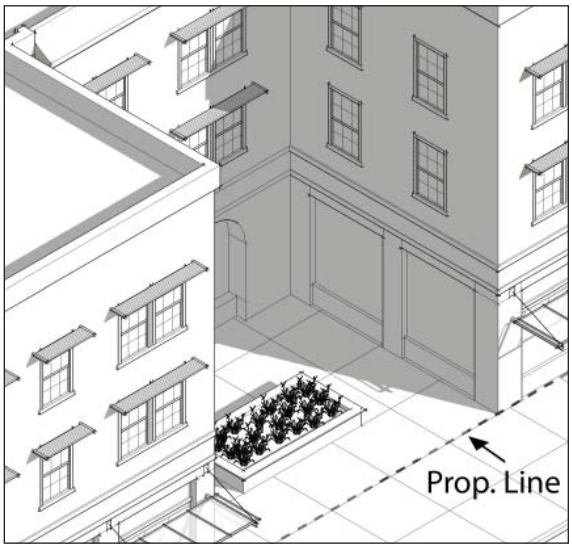

Axonometric Diagram

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24W.204.070 Lightcourt

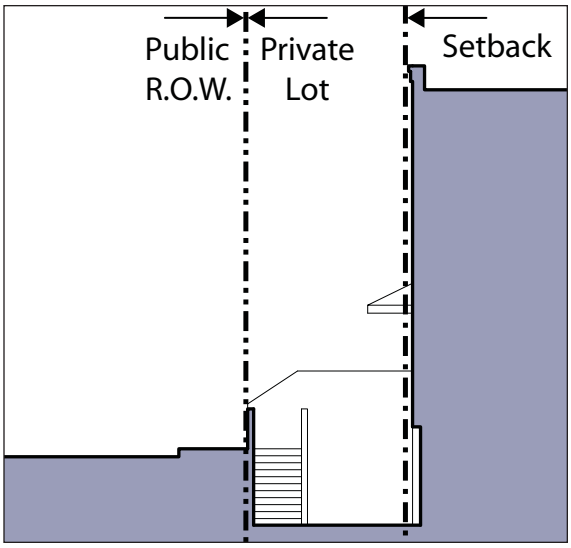
A. Description

Lightcourts are frontages wherein the facade is set back from the frontage line by a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. The lightcourt is suitable for conversion to outdoor cafes.

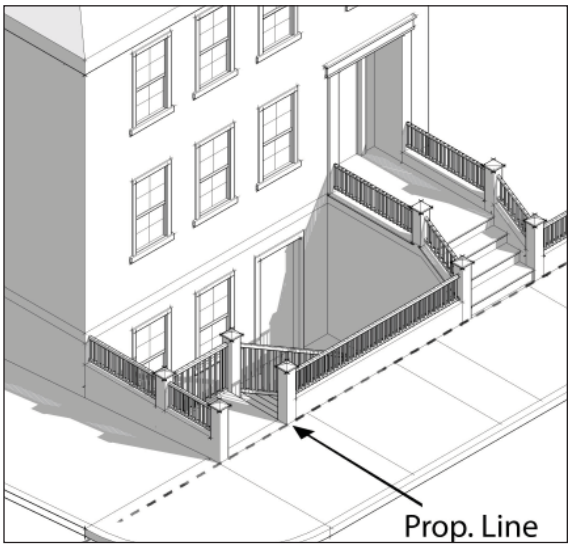
B. Design Standards

1. Basements accessed by the lightcourt shall be depressed not more than 7' below, the adjacent sidewalk.
2. Ground floor accessed by a lightcourt shall be raised at least 12' above, but no more than 5' above, the adjacent sidewalk.
3. Lightcourts must correspond directly with the building entry(s) and the stairs may be perpendicular to or parallel with the adjacent walk.
4. Lightcourts shall be at least 10' wide, clear of the stair to the raised ground floor.
5. Ventura Ave 5'

Illustrative Photo



Section Diagram



Axonometric Diagram

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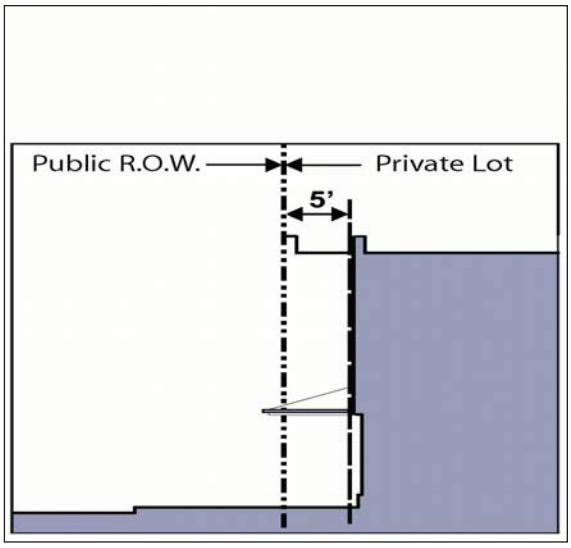
24W.204.080 Shopfront and Awning

A. Description

Typically, the Shopfront & Awning frontage type applies to storefronts. Storefronts are facades placed at or close to the right-of way line, with the entrance at sidewalk grade. They are conventional for retail frontage and are commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street. Residential use would be appropriate above the ground floor and behind another use that fronts the street.

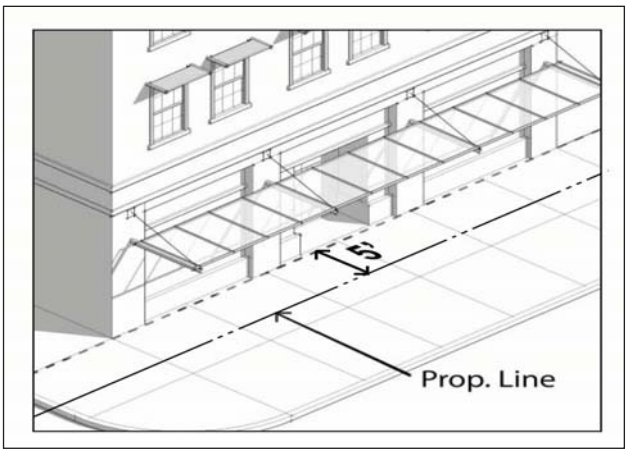


Section Diagram

B. Design Standards

Storefronts are like small buildings with their own base, "roofline," and pattern of window and door openings.

1. Storefronts shall be between 10' and 16' tall, as measured from the adjacent walk, and 10' wide min.
2. Storefront assemblies (the doors, display windows, bulkheads and associated framing) should not be set back into the Shopfront openings more than 2' max., so that passing pedestrians have a clear view of the shop interior.
3. Storefronts may be set back up to 12', but not less than 8', for up to 25' of the building Frontage in order to create a covered Alcove, in which outdoor dining or merchandising can occur within the volume of the building.
4. Base: A panel of tile or other special material is recommended below display windows. Materials recommended for walls are generally suitable. Base materials should be the same or "heavier" materials visually than walls.
   a. Brick and wood should only be used if the rest of the wall surface is the same material; neither material should be used exclusively.
   b. Ceramic tile is frequently used as a storefront base. Different colors and sizes of tile may be used for decorative effect.
5. Display windows: The corresponding storefront(s) opening(s) along the primary frontage shall be at least 60% of the first floor wall area, and not have opaque or reflective glazing. Where privacy is desired for restaurants and professional services, etc., windows should be divided into smaller panes.



Axonometric Diagram

Illustrative Photo

6. Clerestory windows are horizontal panels of glass between the storefront and the second floor. They are a traditional element of "main street" buildings, and are recommended when contextually appropriate, for all new or renovated storefronts. Clerestory windows can be good locations for neon, painted-window and other relatively non-obtrusive types of signs.

7. Recessed Entries are recommended as another traditional element of the main street storefront. Recommended treatments include:
   a. Special paving materials such as ceramic tile;
   b. Ornamental ceilings such as coffering; and
   c. Decorative light fixtures.

8. Doors should be substantial and well detailed. They are the one part of the storefront that patrons will invariably touch and feel. They should match the materials, design and character of the display window framing. "Narrowline" aluminum framed doors are not recommended.

9. Cornices should be provided at the second floor (or roofline for a one-story building) to differentiate the storefront from upper levels of the building and to add visual interest; this also allows the storefront to function as the base for the rest of the building.

10. Awnings, signs, and related fixtures shall be located 8 feet min. above the adjacent sidewalk.

11. Awnings shall only cover Storefronts and openings, so as not to cover the entire Facade.

12. New or renovated storefronts within historic buildings should emulate or recreate a previous storefront (from historic photos or drawings) in order to harmonize with the overall building architecture. This can be flexibly interpreted, for example when the general form of a new storefront is like the original but the materials are contemporary.

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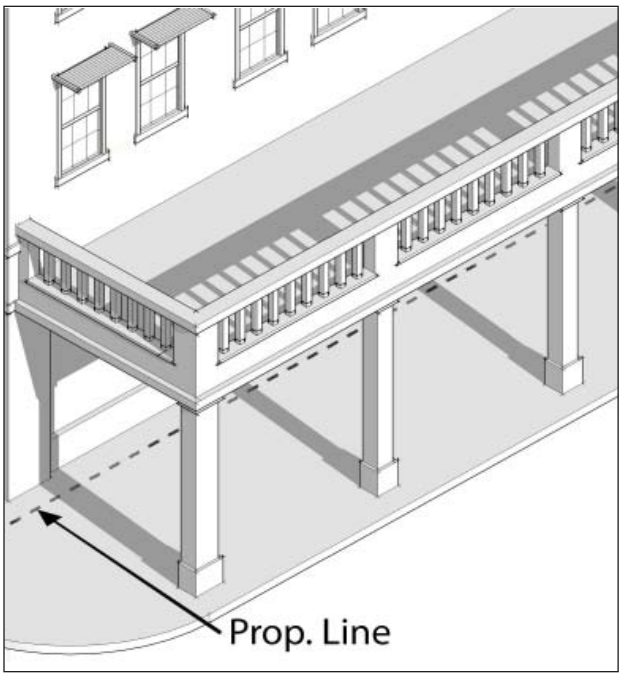
24W.204.090 Gallery

A. Description

Galleries are attached colonnade.

B. Design Standards

1. Galleries shall be no less than 10' wide clear in all directions, with 2' max. between curb face and gallery eave.
2. Along primary frontages, the gallery shall correspond to storefront openings.
3. Primary frontage storefront openings shall be at least 60% of the first floor wall area and not have opaque or reflective glazing.
4. Placement: 1st and 2nd stories.



Axonometric Diagram

Illustrative Photo

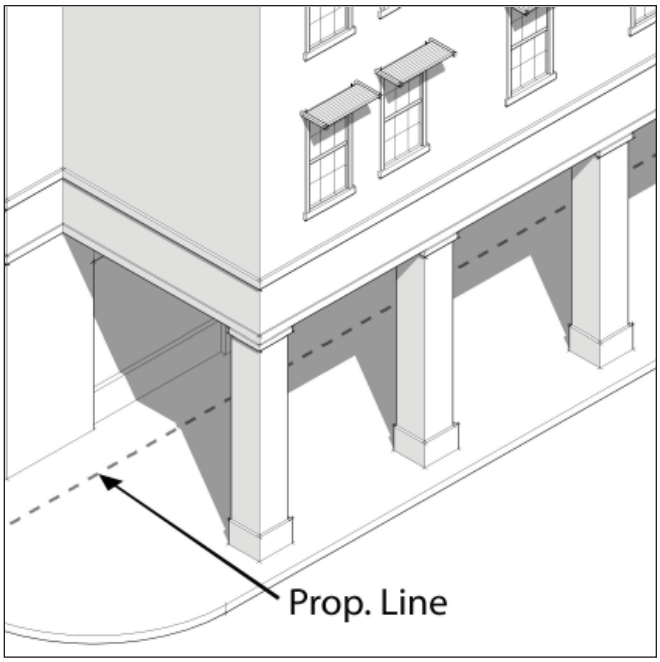
24W.204.100 Arcade

A. Description

Arcades are facades with an attached colonnade, that is covered by upper stories.

B. Design Standards

1. Arcades shall be no less than 10' wide clear in all directions.
2. Along primary frontages, the arcade shall correspond to storefront openings.
3. Primary frontage storefront openings shall be at least 60% of the first floor wall area and not have opaque or reflective glazing.



Axonometric Diagram

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24W.206

BUILDING TYPE STANDARDS

24W.206.010 Purpose and Applicability

A. Purpose

This Section identifies the building types allowed within the Westside Area, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for building form, character, and quality.

B. Applicability

Each proposed building shall be designed in compliance with the standards of this Section for the applicable building type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with building type requirements.

C. Allowable Building Types By Zone

A lot may be developed only with a building type allowed by Section 24W.200.040 or 24W.200.050 in the transect zone applicable to the lot.

D. Mixed Type Development

The development regulations of this Code are structured by the definition of distinct building types that have been identified as specifically appropriate to Ventura, and to the Westside Area, in scale, configuration and character. Particularly on deep lots, there is an opportunity to successfully mix these types within a single development project. The Downtown Specific Plan, for instance, allows and in some cases requires that this be done, to ensure a reasonable degree of variety in the massing and organization of the buildings and open spaces on the lot, and variation on the frontages at a scale appropriate to Westside thus avoiding a "mega-project" appearance.

The guiding principles for such development are:

1. That the scale and character of the building(s) be calibrated to the existing urban context, often breaking down the scale of a large site into building masses and elements that are of a scale similar to lotting and design of neighboring buildings.

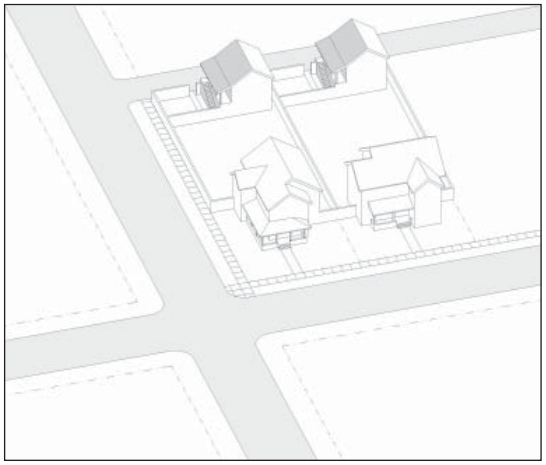
2. That buildings that do not have direct street frontage are provided with "addresses" and very direct and straightforward access for pedestrians unfamiliar with the development, by extending the public realm into the lot via new streets, or

pedestrian paseos, or courtyards. In the Westside that opportunities for such mixing of types within a development project is limited. Examples of ways to do this are as follows:

a. A deep site fronting a busy street, and abutting existing residences at the rear.
    i. Live-work buildings or commercial block buildings may be the best choice for the busy street frontage. Parking may be on surface behind, below the building, or in a parking structure behind the building(s).
    ii. If the site includes frontage on a quieter side street, row houses or even detached houses might be appropriate, perhaps served by an alley behind
    iii. Residential addresses for courtyard or rowhouse buildings or stacked dwellings within the interior of the site might be created either by introducing a small new street through the site, or by creating courtyards or gardens within the site, connected to the street(s) by paseos or connecting courtyards.
b. A wide but shallow site formed by the assemblage of parcels, which are typically around 100 feet deep.
    i. A small commercial block building might be appropriate at the corner of the major street and a residential side street, with rowhouses, live-work buildings, a quadplex, or other residential type next to it fronting the major street.
    ii. In such a case it is important that the frontage type for each different building type be well calibrated to that building and to its intended use. The corner building would have a shopfront or gallery frontage type, an adjacent rowhouse would likely have a dooryard or stoop frontage, and a quadplex or detached house type would likely have a stoop or even a porch and fence. Parking would be behind or below buildings in all cases, either in a unified parking field for the several building types, or with individual assigned spaces for each individual building.

Note that the Stacked Dwelling Building Type is only permitted when it is a part of a Mixed Type development. Multi-family buildings that are not part of a Mixed Type Development shall conform to one of the several available multi-family types: duplex, triplex, quadplex, villa, sidecourt housing, courtyard housing, or commercial block, as allowed on a particular lot by the Regulating Plan.

24W.206.020 Carriage House and Second Unit



Building Type Diagram

A. Description

A Carriage House is a building type consisting of a dwelling unit on top of or attached, at-grade to a detached garage. Carriage Houses are allowed within the T3.5, T3.6 and T4.11 zones with any of the permissible building types. In compliance with State Planning Law, performance standards for Carriage Houses that qualify as Second Units on lots with single family residences in the T3.5 and T3.6 zones are mandatory and no variance may be granted. Carriage Houses approval is ministerial without public hearing.

B. Access

1. The main entrance to the dwelling unit shall be accessed from the side yard setback, side street build-to or rear yard setback.

2. Where an alley is present, parking and services shall be accessed through the alley.

C. Parking and Services

1. Required parking may be within a garage, carport or tandem in the driveway.

2. An alley-accessed garage may accommodate up to three cars. A non-alley-accessed garage may accommodate no more than two cars. A street facing garage shall have one-car garage doors.

D. Open Space

1. Carriage Houses and garages may occupy no more than 30% of that area illustrated by Diagram C (Parking and Services Placement) of the applicable zone. (See Sections 24W.200.040, 24W.200.050)

2. One private yard of no less than 150 s.f. with a minimum dimension of 10' shall be provided at-grade or via a balcony not oriented toward a side yard setback.

3. On a lot without an alley, a Carriage House shall have a minimum rear yard setback of 10' and a minimum side yard setback of 5'.

Illustrative Photo

Illustrative Photo

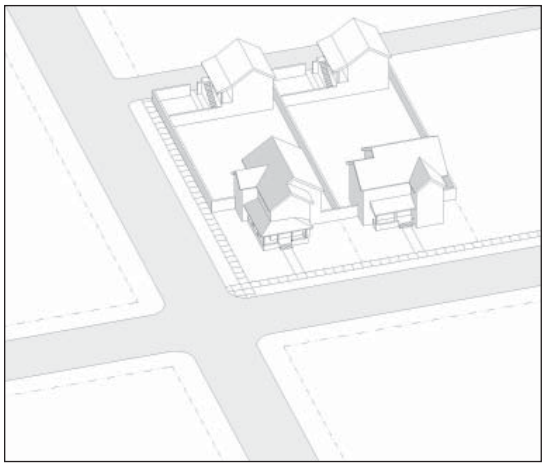
E. Frontage

1. As Carriage Houses are located in the rear of lots, no frontage type is required since direct access from the street is not possible.

F. Building Size and Massing

1. Carriage houses shall be designed as flats located above or attached, at-grade to detached garages.
2. Carriage Houses located above garages shall be no taller than 2 stories (inclusive of garage) at 12' max. per floor not to exceed 28' to the roof ridge.
3. Carriage Houses located attached, at-grade to garages shall be no taller than 1 story or 14' to top of the ridge.
4. Carriage houses shall be a min. size of 750 s.f. habitable floor area.
5. Carriage houses shall not exceed 50% of primary building's habitable floor area.
6. Carriage houses of one-story in height shall have a minimum rear yard setback of 5' and two-story shall have a minimum of 10' rear yard.

24W.206.030 Front Yard House



Building Type Diagram

A. Description

A detached building designed as a single dwelling unit that may be located upon a qualifying lot in the T3.X, T3.Y and T4.X zones. A Front Yard House may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) A Front Yard House is accessed from the sidewalk adjacent to the street build-to line. The following text provides performance standards for Front Yard Houses.

B. Access

1. The main entrance shall be located within the façade and accessed directly from the street through an allowed frontage type. [W]
2. Where an alley is present, parking and services shall be accessed through the alley. [E]
3. Where an alley is not present, parking and services shall be accessed by way of a driveway 7 to 10 feet wide, and with 2' min. planters on each side. [W]
4. On a corner lot without access to an alley, parking and services shall be accessed by a driveway of 18' maximum width, and with 2' planters on each side. [W]

C. Parking and Services

1. Required parking for one car shall be within a garage. The remainder of required parking may be provided in a garage, carport or as open. [W]
2. An alley accessed or non-alley accessed garage or carport may accommodate up to three cars. [W]
3. Parking facing a side street build-to line shall be accommodated in a two-car garage with one-car garage doors. [W]
4. Where an alley is present, services, above ground equipment and trash container areas should be located on the alley. [DR]
5. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the house and be screened from view from the street with landscaping or a fence. [W]

D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. One usable, outdoor space shall be provided behind the Front Yard House at no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular) with a minimum dimension of 20'. [W]

Illustrative Photo

Illustrative Photo

E. Landscape

1. Landscape is encouraged to not separate a front yard from front yards on adjacent parcels. Front yard trees are encouraged to be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]

2. Side yard trees may be placed to protect the privacy of neighbors. [DR]

F. Frontage

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

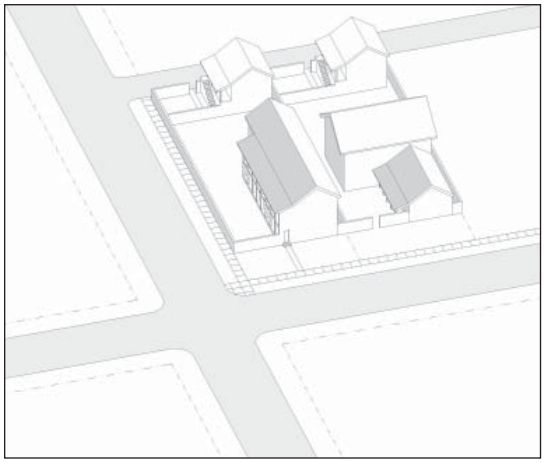
G. Building Size and Massing

1. Building elevations abutting side yards shall be designed from front yards on adjacent parcels. Front yard trees to provide at least one horizontal plane break of at least are encouraged to be of porch scale (no more that 1.5 three feet, and one vertical break. [DR]

2. Houses on corner lots shall be designed with two facades margins of the lot, where they may be of house scale (no of equal architectural expression. [DR]

3. Buildings shall be composed of one and/or two story volumes, each designed to house scale. [DR]

24W.206.040 Side Yard House



Building Type Diagram

A. Description

A detached building designed as a single dwelling unit that may be located upon a qualifying lot in the T4.5 zones. A Side Yard House may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) A Side Yard House is flanked by a side yard of a width comparable to the street build-to line and is accessed via a walkway parallel to that yard area. The following text provides performance standards for Side Yard Houses.

B. Access

1. The main entrance shall be accessed directly from the street through an allowed frontage type or side yard area equal in width to the street build-to line. [E]

2. Where an alley is present, parking and services shall be accessed through the alley. [E]

3. Where an alley is not present, this type is allowed only on a corner lot. [E]

4. For a corner lot without access to an alley, parking and services shall be accessed by a driveway of 18' maximum width, and with 2' planters on each side. [W]

C. Parking and Services

1. Required parking for one car shall be within a garage. The remainder of required parking may be provided in a garage, carport or as open. [W]

2. An alley accessed garage or carport may accommodate up to three cars. A non-alley-accessed garage or carport may accommodate no more than 2 cars. Parking facing a side street must be accommodated in a garage (carports are not allowed). A side street facing garage shall have 1-car garage doors. [W]

3. Where an alley is present, services, above ground equipment and trash container areas should be located on the alley. [DR]

4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the house and be screened from view from the street with landscaping or a fence. [W]

Illustrative Photo

Illustrative Photo

D. Open Space

1. Front yards are defined by the street build-to line of the applicable zone. [DR]

2. One side yard shall provide usable, outdoor space equal in width to the street build-to line but not less than 15′, with ground floor living areas (e.g., living room, family room, dining room, etc.) opening to it with large windows and, where possible, French doors. This side yard shall be enclosed by a wall or hedge no more than 6′ high, and shall encompass no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular). [E]

3. On a corner lot, the side yard required by D.2 above, shall abut the street, and the enclosing wall or hedge shall be set back at least 5′ from property line with a height of no more than 6′. The opposite side yard may not have a fence at the property line, with an easement instead allowing use of the yard by the neighbor. Windows facing this opposing yard shall be relatively small and high, providing light and ventilation while allowing for privacy. [E]

E. Landscape

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Trees in the front yard should be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]

2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

F. Frontage

1. This building type shall provide a permitted frontage type at the street build-to line or within the side yard required by Section D (Open Space) above. [E]

2. Notwithstanding setback requirements of the applicable zone, the front setback need not exceed 10′. [W]

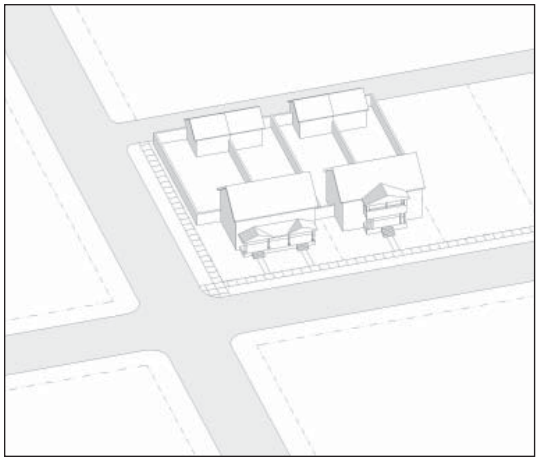
3. A gallery, either one or two stories in height, or an arcade frontage type shall occur for at least half the building length along the building elevation facing the side yard required by Section D (Open Space) above.

4. Because a frontage type is not mandatory at the street build-to line, special care shall be taken to ensure that the composition of fenestration and other architectural details are scaled to the public rooms of the house. [DR]

G. Building Size and Massing

1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3′, and one vertical break. [DR]

24W.206.050 Duplex, Triplex, Quadplex



Building Type Diagram

A. Description

A building containing two, three, or four dwelling units that may be located upon a qualifying lot in the T4.5 zone. Each dwelling unit is individually accessed directly from the street. A Duplex, Triplex, Quadplex may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) The following text provides performance standards for Duplex, Triplex, Quadplexes.

B. Access

1. Entrances to each dwelling shall be accessed directly from, and face, the street. Access to second floor dwellings shall be by a stair, which may be open, roofed or enclosed. Lots exceeding 100′ deep may have no more than two side yard entrances when designed with sidewalk access taken directly from the street. [E]

2. Where an alley is present, parking and services shall be accessed through the alley. [E]

3. Quadplex or triplex buildings when incorporating (exitisting SF or Duplex) may omit access by a path independent of driveway minimum width of 5′.

4. Where an alley is not present, parking and services shall be accessed by way of a driveway 7′ to 10′ wide, and with 2′ planters on each side. [W]

5. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7′ to 10′ maximum width, and with 2′ planters on each side. [W]

C. Parking and Services

1. One parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carports, or as open. [W]

2. Garages on corner lots without alleys may face the street only if provided with one-car garage doors, and with driveways no more than 8′ wide that are separated by planters at least 2′ wide. Garages/carports facing a side street shall not accommodate more than four cars. [W]

3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]

4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10′ behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

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D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]

2. Each dwelling at the first floor shall have a usable, outdoor space of at least 150 s.f. with a minimum dimension of 8′. [W]

3. Each dwelling accessed above the first floor shall have a usable, outdoor space that may be in balconies or loggias and of at least 150 s.f. with a minimum dimension of 7′. [W]

4. Dwellings accessed at the first floor should provide outdoor space at-grade that is enclosed by landscaping or a wall. [DR]

E. Landscape

1. Landscape should not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]

2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

F. Frontage

1. On corner lots, dwellings are encouraged to obtain access through a permitted frontage type from either street; particularly in triplexes and quadplexes. [DR]

G. Building Size and Massing

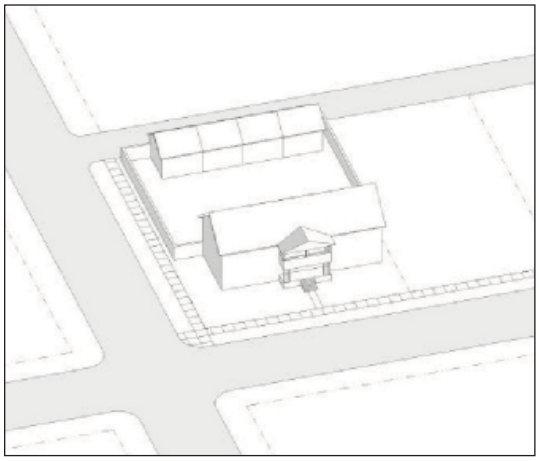
1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3′, and one vertical break. [DR]

2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]

3. Buildings shall be massed as large houses, composed principally of two story volumes, each designed to house scale. [DR]

4. Dwellings within buildings may be flats and/or townhouses. [DR]

24M.206.060 Villa



Building Type Diagram

A. Description

A large house containing anywhere from two to eight dwelling units that may be located upon a qualifying lot in the T4.11 zone. Each dwelling unit is individually accessed from a central lobby, which in turn is accessed directly from the street. A Villa may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) The following text provides performance standards for Villas.

B. Access

1. Access to the building shall occur directly from and face the street. Said access shall be a single point leading to a central lobby which provides access to the individual dwellings without use of a corridor. Second floor dwellings shall be accessed by a stair located in the lobby and, again, without use of a corridor. [E]

2. Where an alley is present, parking and services shall be accessed through the alley. [E]

3. On an interior lot without access to an alley, parking and services shall be accessed by a driveway 7' to 10' wide, and with 2' planters on each side. [W]

4. On a corner lot without access to an alley, parking and services shall be accessed from the side street by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]

5. Subterranean parking entrances should be located as close as possible to the side or rear of each lot. [DR]

C. Parking and Services

1. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]

2. Garages on corner lots without alleys may face the side street only if provided with one-car garage doors, and with driveways no more than 8' wide that are separated by planters at least 2' wide. Garages facing a side street shall not accommodate more than four cars. [W]

3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]

4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

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D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]

2. Rear yards shall contain a usable, outdoor space of no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular). This yard area is intended for common use by all dwelling occupants. [E]

3. Dwelling units accessed above the first floor may provide usable, outdoor space in balconies or loggias with a minimum dimension of 7′. [DR]

4. Dwelling units accessed at the first floor may provide usable, outdoor space, exclusive of the common yard area required above. [DR]

E. Landscape

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]

2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

F. Frontage

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. Building Size and Massing

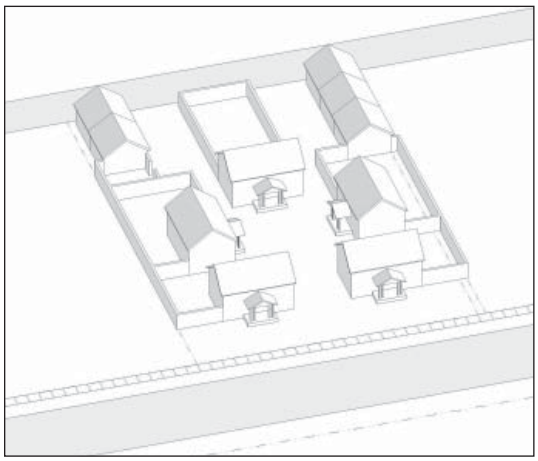
1. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. Architectural elements such as bay windows, projecting rooms or covered balconies may be provided in lieu of one plane break. [DR]

2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]

3. Buildings shall be massed as large houses, composed principally of two story volumes, each designed to house scale. [DR]

4. Dwellings within buildings may be flats and/or townhouses. [DR]

24W.206.070 Bungalow Court



Building Type Diagram

A. Description

Four or more detached houses arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or street. Bungalow Courts may be located upon qualifying lots in the T4.11 and T5.5 zones. A Bungalow Court may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) The following text provides performance standards for Bungalow Courts.

B. Access

1. Entrances to dwellings shall be directly from the front yard or from the courtyard. [E]

2. Where an alley is present, parking and services shall be accessed through the alley. [E]

3. On a corner lot without access to an alley, parking and services shall be accessed from the side street by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]

4. On an interior lot without access to an alley, parking and services shall be accessed by a driveway 7' to 10' wide, and with 2' planters on each side. [W]

C. Parking and Services

1. Required parking shall be at-grade. One parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]

2. Garages on corner lots without alleys may face the side street only if provided with one-car garage doors, and with driveways no more than 8' wide that are separated by planters at least 2' wide. Garages facing a side street shall not accommodate more than four cars. [W]

3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]

4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

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D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]

2. Dwelling entrances shall face a courtyard that comprises at least 15% of the lot area and of a regular geometry (e.g., rectangular). [E]

3. Each dwelling shall have a usable, outdoor space of at least 150 s.f. with a minimum dimension of 8'. This space may be included in the courtyard design but is exclusive of the minimum courtyard area or may be located in a side yard and/or the rear yard. [E]

4. Required outdoor space shall be enclosed by a fence, wall or hedge. [DR]

E. Landscape

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity). [DR]

2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

F. Frontage

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. Building Size and Massing

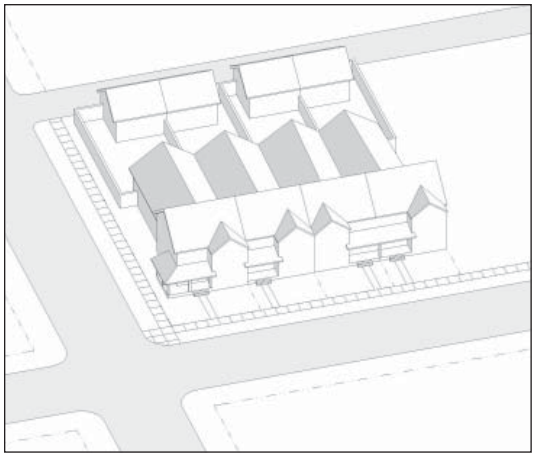
1. Buildings shall be composed of one and/or two story volumes and massed as houses. [DR]

2. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least 3', and one vertical break. Architectural elements such as bay windows, projecting rooms or covered balconies may be provided in lieu of one plane break. [DR]

3. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]

4. Dwellings within the buildings may be flats and/or townhouses. [DR]

24W.206.080 Rowhouse



Building Type Diagram

A. Description

Two or more detached two- or three-story dwellings with zero side yard setbacks located upon a qualifying lot in the T4.11 and T5.5 zones. A Rowhouse may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) The following text provides performance standards for Rowhouses.

B. Access

1. The main entrance to each dwelling shall be accessed directly from and face the street. [E]

2. Parking and services shall be accessed from an alley or subterranean garage in a Mixed Type Development. This type is not allowed on a lot without an alley or outside of a Mixed Type Development. [E]

C. Parking and Services

1. Required parking for one car shall be in a garage, which may be attached to, or detached from, the dwelling. The remaining required parking spaces may be within a garage, carport, or as open. [W]

2. Corner lots shall not have garages that face the side street. [W]

3. Services, above ground equipment and trash container areas shall be located on the alley. [W]

D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]

2. One usable, outdoor space shall be provided behind the Rowhouse at no less than 15% of the lot area and of a regular geometry (e.g., rectangular) with a minimum dimension of 20'. [E]

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E. Landscape

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees, if provided, shall be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]

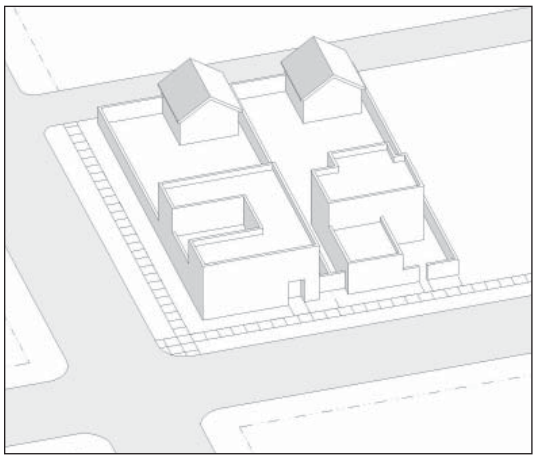
F. Frontage

1. Other than Frontage Type performance measures, there are no additional frontage requirements for this building type.

G. Building Size and Massing

1. Buildings shall be composed of 2 and/or 3-story volumes in compliance with the regulations for the applicable zone. [DR]
2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]
3. In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the street build-to line, and the townhouse dwelling shall be accessed by a separate front door and an internal stair. [DR]
4. In a 2-story building, the Rowhouse consists of a townhouse dwelling, which is accessed from and faces the street. [DR]

24W.206.090 Live-Work



Building Type Diagram

A. Description

An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity at the ground floor. Non-residential uses are allowed as identified under 24M203.031 (Allowed Land Uses) of the applicable zone. A Live-work building may be located upon a qualifying lot in the T4.5 and T5.2 zones. The following text provides performance standards for Live-work buildings.

B. Access

1. Live-work buildings have one of two methods of pedestrian access. Both methods segregate access to residential occupancy and work activity in either of the following manners:
   a. The main entrance to the ground floor flex space shall be accessed directly from and face the street, and the upstairs residential occupancy area shall be accessed by a separate entrance and internal stair that is also accessed from and which faces the street; or [E]
   b. The main entrance to the ground floor flex space shall be accessed directly from and face the street, and the upstairs residential occupancy area shall also be accessed by that same entrance but the ground level floor plan shall control access between floor levels through use of a small lobby, room partitions and doors. The intention is to prevent residential occupants and/or guests from needing to traverse through the flex space. [E]
2. Parking and services shall be accessed from an alley or subterranean garage in a Mixed Type Development. This type is not allowed on a lot without an alley or outside of a Mixed Type Development. [E]

C. Parking and Services

1. Required parking for one car shall be in a garage, which may be attached to, or detached from, the dwelling. The remaining required parking spaces may be within a garage, carport, or as open. [W]
2. Corner lots shall not have garages that face the side street. [W]
3. Services, above ground equipment and trash container areas shall be located on the alley. [W]

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D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]

2. One usable, outdoor space shall be provided behind the Live-work building at no less than 15% of the lot area and of a regular geometry (e.g., rectangular) with a minimum dimension of 20'. [E]

E. Landscape

1. Landscape shall not obscure front yards on adjacent lots or the front of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]

F. Frontage

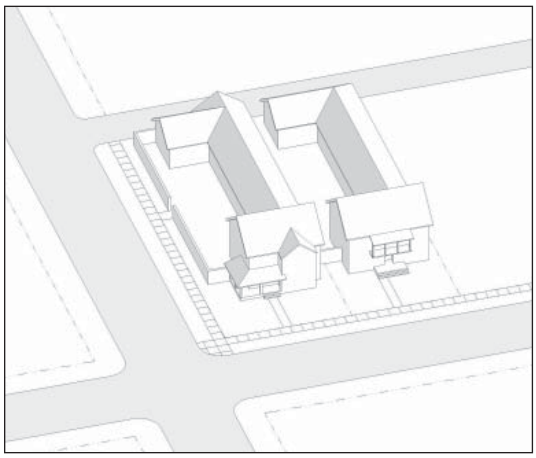
1. As a building that provides both residential and non-residential uses, the commercial/flex space on ground floors should be oriented toward the street to allow pedestrian exposure and direct access to the commercial/flex space. [DR]

G. Building Size and Massing

1. Buildings shall be composed of 2 and/or 3-story volumes in compliance with the height limitations of the applicable zone. [DR]

2. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]

24W.206.100 Side Court Housing



Building Type Diagram

A. Description

A building or group of buildings containing dwelling units arranged on a lot in a row with the first unit facing the street upon a qualifying lot in the T4.11 and T5.5 zones. The primary entrance to each unit is from the side yard or, in the case of units facing the street, the front yard. Side Court Housing may be used for non-residential purposes where allowed by under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) A Side Court Building is flanked by a side yard or court of a width comparable to the street build-to line and dwellings are accessed via a walkway parallel to that area. The following text provides performance standards for Side Court Housing.

B. Access

1. Entrances to dwellings shall be directly from the front yard or side yard area equal in width to the street build-to line. Access to no more than three (3) second-story dwellings shall be through an open or roofed (but not enclosed) stair. [E]

2. Where an alley is present, parking and services shall be accessed through the alley. [E]

3. Where an alley is not present, parking and services shall be accessed by way of a driveway 7′ to 10′ wide, and with 2′ planters on each side. [W]

4. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7′ to 8′ maximum width, and with 2′ planters on each side. [W]

C. Parking and Services

1. Required parking may be at-grade or as subterranean. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]

2. Dwellings may have direct on indirect access to their parking stall(s), or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged. [DR]

3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]

4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10′ behind the façade of the building and be screened from view from the street with landscaping or a fence. [W]

5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]

2. Dwellings shall face an active side yard with a minimum dimension of 20′. [E]

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3. Major ground floor rooms shall be open to the active side yard with large windows and, where possible, doors. [DR]

4. When located in an active side yard, the use of a reduced paved area, permeable paving materials or comparable surface area that provides a landscaped aesthetic and usable outdoor space. [DR]

5. Rear yards are not required for this type, as the private, usable outdoor space is provided in the side yard. [E]

E. Landscape

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]

2. Trees may be placed in side yards to protect the privacy of neighbors. [DR]

3. At least one large tree shall be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]

F. Frontage

1. Each ground level dwelling shall have a frontage type that may not encroach into the active sideyard. [W]

G. Building Size and Massing

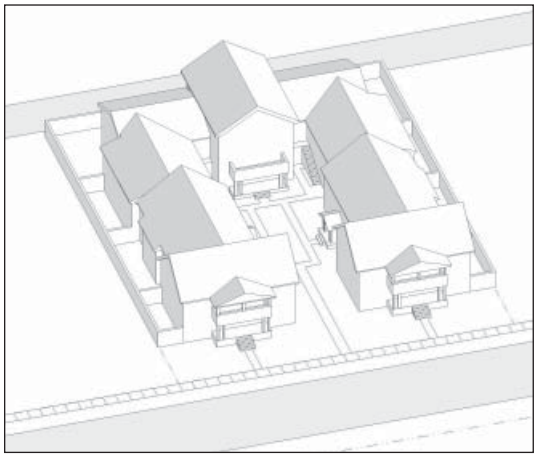
1. Buildings shall be massed to the street as large houses of primarily two story volumes, and to the side yards as one-and two-story masses at the scale of houses. [DR]

2. The building elevation abutting an inactive side yard shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. [DR]

3. Buildings on corner lots shall be designed with two facades of equal architectural expression. [DR]

4. Dwellings within the buildings may be flats and/or townhouses. [DR]

24W.206.110 Courtyard Housing



Building Type Diagram

A. Description

A group of dwelling units arranged to share one or more common courtyards upon a qualifying lot in the T4.11 and T5.5 zones. Dwellings take access from the street or the courtyard(s). Dwelling configuration occurs as townhouses, flats, or flats located over or under flats or townhouses. The courtyard is intended to be a semi-public space that is an extension of the public realm. Courtyard Housing may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) The following text provides performance standards for Courtyard Housing.

B. Access

1. The main entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the street. [E]
2. Access to no more than three second story dwellings shall be through an open or roofed (but not enclosed) stair. [W]
3. Except for dwellings occurring at the fourth story, elevator access from subterranean parking may be provided between the garage and podium only. [W]
4. Where an alley is present, parking and services shall be accessed through the alley. [W]
5. Where an alley is not present on an interior lot, parking and services should be accessed from the street by a driveway near the side lot line and be flanked by planters, at least 1' wide. [DR]
6. On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7' to 8' maximum width, and with 2' planters on each side. [W]

C. Parking and Services.

1. Required parking may be at-grade or as subterranean. If provided at-grade, one parking space for each dwelling unit shall be within a garage. The remaining required parking spaces may be within a garage, carport, or as open. [W]
2. Dwellings may have direct on indirect access to their parking stall(s) or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged. [DR]
3. Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated or interconnected courtyards with a cumulative total of at least 15% of the lot. [E]
3. In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns below. [W]
4. Minimum courtyard dimensions shall be 40' when the long axis of the courtyard is oriented East/West and 30' when the courtyard is oriented North/South. [W]
5. In 40' wide courtyards, the frontages and architectural projections allowed within the applicable zone are

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permitted on two sides of the courtyard; they are permitted on one side of a 30' wide courtyard. [W]

6. Private patios may be provided in side and rear yards, and in courtyards. [DR]
7. Courtyards shall be connected to the public way and/or to each other by zaguans, or paseos. [E]
   a. Zaguans shall be a minimum of 10' wide. [W]
   b. Paseos shall be a minimum of 15' wide. [W]

E. Landscape

1. Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees should be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more that 1.5 times the height of the house at maturity). [DR]
2. At least one large tree shall be provided in each rear yard for shade and privacy. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]
3. Trees may be placed in side yards to protect the privacy of neighbors. [DR]
4. At least one large tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale. [DR]
5. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

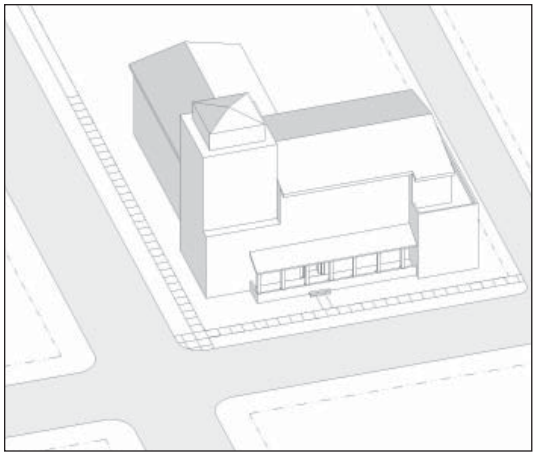
F. Frontage

1. Entrance doors, living space (e.g., living rooms and dining rooms) shall be oriented toward courtyards and the street to the degree possible. Service rooms shall be oriented to side and rear yards to the degree possible. [DR]
2. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]
3. Stoops up to 3' in height and dooryards up to 2' in height may be placed above subterranean parking, provided that they are landscaped and scaled to the street and building. [W]
4. Dooryards that face and/or encroach into a courtyard shall be a minimum of 10' wide. [W]

G. Building Size and Massing

1. Buildings may contain any four combinations of dwelling unit configurations: flats, flats over flats, townhouses, and townhouses over flats. [W]
2. Dwellings may be as repetitive or unique as deemed by individual designs. [DR]
3. Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling. [DR]
4. Dwellings at fourth stories shall be accessed by single-loaded corridors or exclusive elevator service and configured as flats. [E]
5. The visibility of elevators and of exterior corridors at the third and/or fourth stories should be minimized by incorporation into the mass of the building. [DR]

24W.206.120 Stacked Dwelling



Building Type Diagram

A. Description

An exclusively residential building comprised of flats and/or other residential units which does not meet the requirements of any other building type herein; and located on a qualifying lot in T4.11 and T5.5 zones. Stacked Dwelling buildings may be used for non-residential purposes where allowed under E (Allowed Land Uses) of the applicable zone. (Section 24W.200.040 and 24W.200.050) The following text provides performance standards for Stacked Dwelling.

B. Access

1. 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. [E]

2. The main entrance to each ground floor dwelling shall be directly from the street. Secondary access may be through an elevator and corridor. Stacked Dwelling buildings within the T5 zone must have non-residential uses at the ground level. [E]

3. Elevator access shall be provided between the subterranean garage and each level of the building where dwelling access occurs. [W]

4. Interior circulation to each dwelling shall be through a corridor which may be single or double-loaded. [E]

5. Where an alley is present, parking shall be accessed through the alley. [E]

6. Where an alley is not present, parking shall be accessed from the street through the building. [E]

7. On a corner lot without access to an alley, parking shall be accessed from the side street through the building. [E]

8. Dwellings can be accessed via a single-loaded, exterior corridor, provided the corridor is designed per the following requirements:
   a. The open corridor length does not exceed 40 feet. [W]
   b. The open corridor is designed in the form of a Monterey balcony, a loggia, a terrace, or a wall with window openings. [DR]

C. Parking and Services

1. Required parking may be at-grade or as subterranean. If provided at-grade, parking spaces may be within a garage, carport, or as open. [W]

2. Dwellings may have indirect access to their parking stalls. [DR]

3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]

4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]

5. Parking entrances to subterranean garages and/or driveways should be located as close as possible to the side or rear of each lot. [DR]

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D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]

2. The primary shared open space is the rear yard, which shall be designed as a courtyard. Courtyards may be located on the ground or on a podium. Side yards may also be provided for common use gardens. [E]

3. Minimum courtyard dimensions shall be 40' when the long axis of the courtyard is oriented East/West, and 30' when the courtyard is oriented North/South. [W]

4. Courtyards shall not be of a proportion of less than 1:1 between their width and height. [W]

5. In 40' wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30' wide courtyard. [W]

6. Private patios may be provided in any side yard, rear yards and/or courtyard. [DR]

E. Landscape

1. Front yard trees, if used, shall be less than the height of the buildings, except at the margins of the lot, where they may be used to frame and separate the building from its neighbors. [DR]

2. Trees may be placed in side yards to create a particular sense of place. [DR]

3. At least one large tree shall be provided in the rear yard, planted directly in the ground; except for podium courtyards. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]

4. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

F. Frontage

1. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]

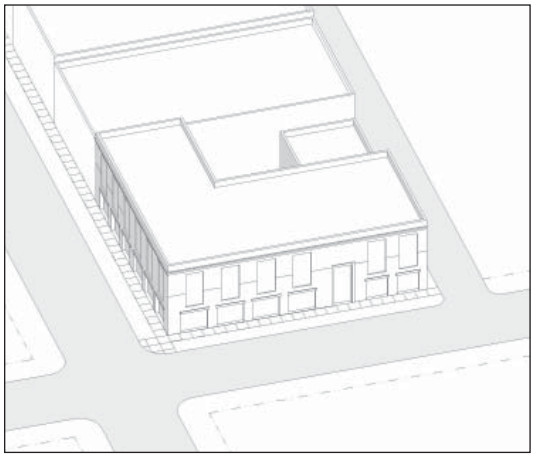
G. Building Size and Massing

1. Buildings may contain any of three dwelling type Configurations: flats, townhouses, and lofts. [W]

2. Dwellings may be as repetitive or unique, as determined by individual designs. [DR]

3. Buildings shall be composed of one dominant volume, flanked by secondary ones. [DR]

24W.206.130 Commercial Block



Building Type Diagram

A. Description

A building designed for occupancy by retail, service, and/or office uses on the ground floor street frontage, with upper floors configured for commercial use or for dwelling units. A Commercial Block may be located upon a qualifying lot in the T4.11, T5.5 and SD1 zones.

B. Access

1. The main entrance to each ground floor area shall be directly from and face the street. [E]
2. Entrance to the residential and/or non-residential portions of the building above the ground floor shall be through a street level lobby or through a podium lobby accessible from the street. [E]
3. Elevator access shall be provided between the subterranean garage and each level of the building where dwelling and/or commerce access occurs. [W]
4. Interior circulation to each dwelling shall be through a corridor which may be single or double-loaded. [E]
5. Where an alley is present, parking shall be accessed through the alley. [E]
6. Where an alley is not present, parking shall accessed from the street through the building. [E]
7. On a corner lot without access to an alley, parking shall be accessed from the side street through the building. [E]
8. Dwellings may be accessed via a single-loaded, exterior corridor, provided the corridor is designed per the following requirements:

Allowed lots (if qualified by size)

   a. The open corridor length does not exceed 40'. [W]
   b. The open corridor is designed in the form of a balcony, a loggia, a terrace, or a wall with window openings. [DR]

C. Parking and Services

1. Required parking may be at-grade or as subterranean. If provided at-grade, parking spaces may be within a garage, carport, or as open. [W]
2. Dwellings may have indirect access to their parking stalls. [DR]
3. Where an alley is present, services, above ground equipment and trash container areas shall be located on the alley. [W]
4. Where an alley is not present, above ground equipment and trash container areas shall be located at least 10' behind the façade of the building and be screened from view from the street with landscaping or a fence. [DR]
5. Parking entrances to subterranean garages and/or driveways shall be located as close as possible to the side or rear of each lot. [DR]

D. Open Space

1. Front yards are defined by the street build-to line and frontage type requirements of the applicable zone. [DR]
2. The primary shared open space is either the rear yard, which shall be designed as a courtyard or located on a roof top terrace. Courtyards may be located on the ground or on a podium. Side yards

Illustrative Photo

Illustrative Photo

may also be provided for outdoor patios connected to ground floor commercial uses. [E]

3. Minimum courtyard dimensions shall be 40′ when the long axis of the courtyard is oriented East/West, and 30′ when the courtyard is oriented North/South. [W]
4. The minimum courtyard area shall be fifteen percent 15% of the lot area. [W]
5. Courtyards shall not be of a proportion of less than 1:1 between their width and height. [W]
6. In 40′ wide courtyards, the frontages and architectural projections allowed within the applicable zone are permitted on two sides of the courtyard; they are permitted on one side of a 30′ wide courtyard. [W]
7. Private patios may be provided in side and rear yards and/or roof top terraces. [DR]

E. Landscape

1. No private landscaping is required in front of the building. [DR]
2. Trees may be placed in side yards to create a particular sense of place. [DR]
3. At least one large tree shall be provided in the rear yard, planted directly in the ground; except for podium courtyards. All parcels abutting residentially zoned parcels shall provide buffer landscaping to screen and minimize building mass as determined by the Decision-Making Authority. [DR]
4. Courtyards located over garages shall be designed to avoid the sensation of forced podium hardscape through the use of ample landscaping. [DR]

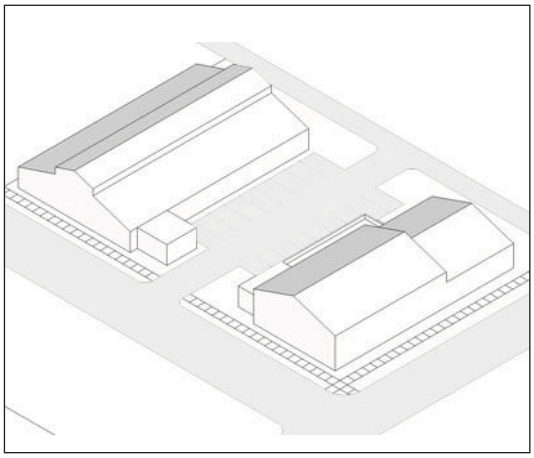
F. Frontage

1. No arcade or gallery may encroach into the required minimum width of a courtyard. [W]

G. Building Size and Massing

1. Buildings may contain any of three dwelling types: flats, townhouses, and lofts. [W]
2. Dwellings may be as repetitive or unique, as determined by individual designs. [DR]
3. Buildings may be composed of one dominant volume, and may be flanked by secondary ones. [DR]
4. The visibility of elevators and of exterior corridors at the third, fourth and/or fifth stories shall be minimized by incorporation into the mass of the building. [DR]

24W.206.140 Flex/Shed



Building Type Diagram

A. Description

A building designed for occupancy by light manufacturing, workshop, and warehouse uses.

B. Access

1. Standards
   a. The main entrance to primary unit within a building is directly from the street.
   b. Where an alley is present or required, parking shall be accessed through the alley.
   c. For corner lots without access to an alley, parking is accessed from the side street through the building.
2. Guidelines
   a. Elevator access should be provided between the garage, and every one of the levels of the building.

C. Parking and Services

1. Standards
   a. Required parking is accommodated in an underground garage, on-street parking, surface parking, tuck under parking, or a combination of any of the above.
   b. Surface parking shall be located beside the building and shall respectively be accessed via the street or alley.
   c. Services, including all utility access and above ground equipment and trash are located on alleys or side streets.
   d. Where alleys don't exist, utlity access, above ground equipment and trash are located as provided under the urban regulations for each zone.
2. Guidelines
   a. Parking entrances to subtrerranean garages and/or driveways are located as close as possible to the side or rear of each lot.

D. Open Space

Building type has no open space designation.

E. Landscape

1. Standards
   a. In the front yard, there is no landscape but the streetscape.
2. Guidelines
   a. Sideyard trees may be placed to create a particular sense of place.

F. Frontage

1. Standards
   a. Public work spaces and rooms within each unit are to be oriented towards the street and have transparent street-facing windows, while private offices and services rooms are oriented to the degree possible towards the back of the building.
   b. Blank and windowless street facades are prohibited.
   c. The application frontage requirements apply per Section 4.5 Frontage Types.
2. Guidelines
   a. Frontage types that provide a transition from public to private, indoor to ourdoor at the entrance to industrial ground floor spaces are allowed. These include continuous loading docks with railings, on a raised ground floor and sidewalk.

G. Building Size and Massing

1. Standards
   a. Target height ratios for various industrial shed buildings are as follows:

Building Height in Stories	Ratio of each floor area to 1st floor area			
	1	2	3	4
1	100%	-	-	-
2	100%	70% - 80%	25% - 35%	-
3	100%	35% - 45%	45% - 55%	5% - 15%

2. Guidelines
   a. Buildings with a facade length exceeding 150 feet shall be designed to have multiple scale and massing elements.

H. Accessory Dwellings

1. Not allowed.

24W.208

STREET AND STREETSCAPE STANDARDS

24W.208.010 Purpose and Applicability

A. PURPOSE

This Section identifies the street and streetscape types allowed within the Westside Area, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for character and quality of the public realm of the street.

B. APPLICABILITY

This Section applies to alleys and the various configurations of Westside streets. The proposed standards herein are conceptual, and will be studied, and may be revised accordingly as apart of any future Mobility Plan and Westside Community Plan Development project do not need to comply with Section 24W.208.

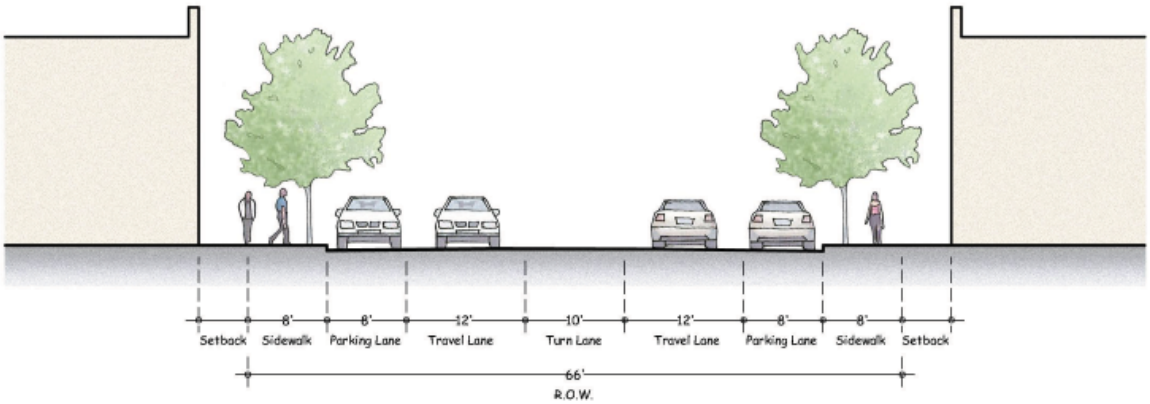
24W.208.020 Ventura Avenue

A. Description

The existing Ventura Avenue will be improved as a two-lane collector with a center turn lane and parking sidewalks on both sides.

	Ventura Avenue
Movement	Free
Design Speed	25 MPH
Pedestrian Crossing Time	16.0 seconds
Curb Radius	25'
Landscape Type	Trees at 25' on center

Ventura Avenue



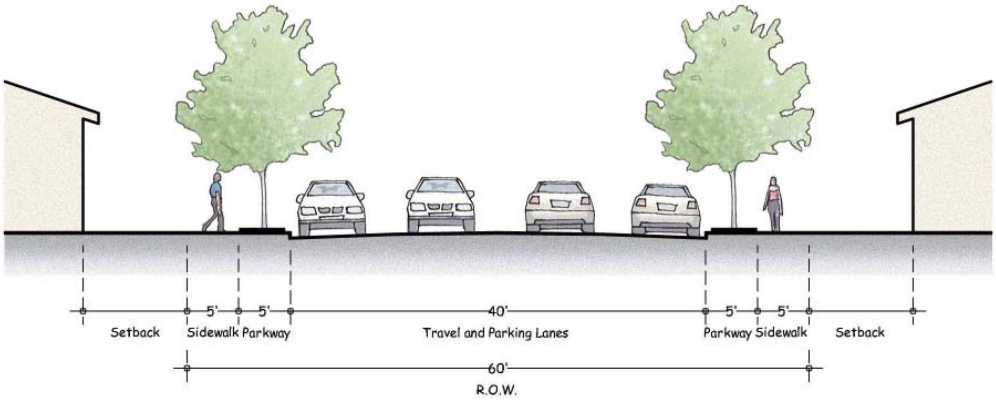
24W.208.021 Olive Street

A. Description

The existing Olive street will be improved as a two lane residential street with parking, parkways and sidewalks on both sides.

Movement	Free Movement
Design Speed	25 MPH
Pedestrian Crossing Time	18.3 seconds
Curb Radius	25′
Landscape Type	Trees at 25″ on center

Olive Street



24W.208.022 Stanley Avenue (east and west of North Ventura Avenue)

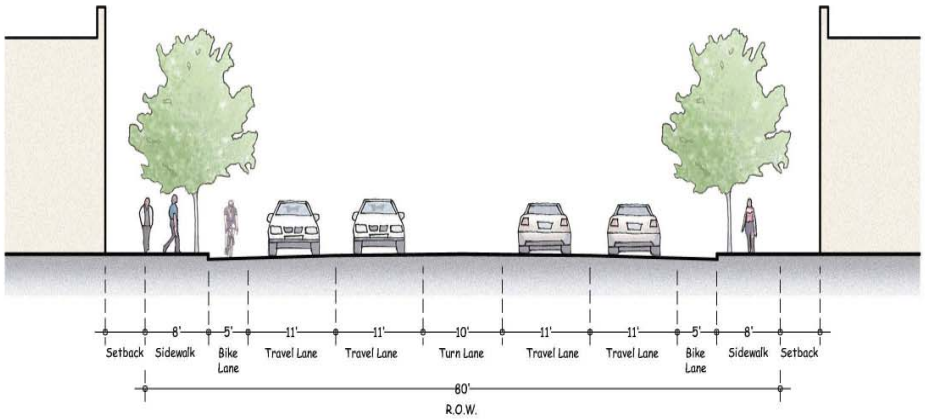
A. Description

The existing portion of Stanley Avenue west of Ventura Avenue is already improved as 4-lane collector with a center turn lane, bike lanes and sidewalks on both sides and no on-street parking. The proposed portion of Stanley Avenue east of Ventura Avenue, extending up to the proposed Cedar Street connection, will be improved as a residential street with two travels and parking on both sides of the street.

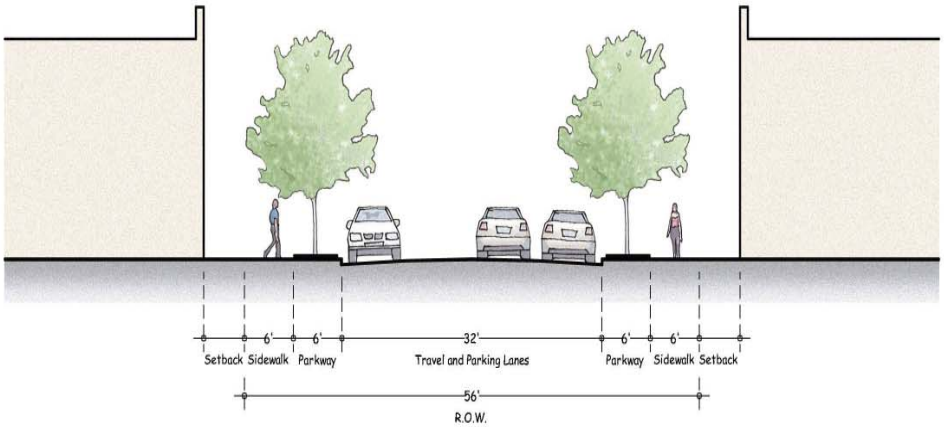
A. Stanley Avenue (West)

B. Stanley Avenue (East)

	Stanley Ave (east and west of No. Ven-
Thoroughfare Type	Street
Movement	Free Movement
Design Speed	25 MPH
Pedestrian Crossing Time	19.4 seconds
Curb Radius	25'
Landscape Type	Trees at 25 " on center



A. Stanley Avenue (West)



B. Stanley Avenue (East)

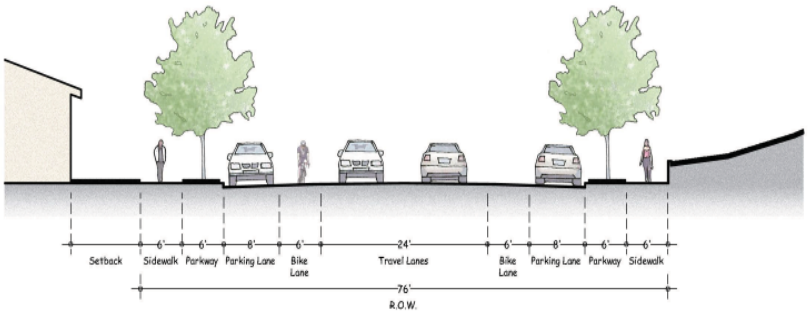
24W.208.023 Cedar Street Connector (Alternatives)

A. Description

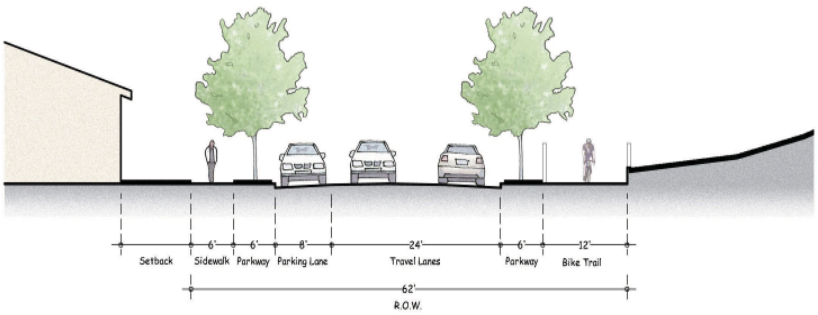
The proposed potential sections for Cedar Street extending north of Kellogg Street could possibly be designed in a variety of configurations depending final engineering analysis and mobility needs. Alternative 1 is designed as a traditional street that includes on-street parking and bike lanes on both sides of the street and typical parkway and sidewalk configuration. Alternative 2 is designed as street with on-street parking on both sides, but places a traditional parkway and sidewalk on the west side and a parkway and bike trail on the eastside.

Thoroughfare Type	**Street**
Movement	**Free Movement**
Design Speed	**35 MPH**
Pedestrian Crossing Time	**25.7 seconds**
Curb Radius	**25'**
Landscape Type	**Trees at 25' on center**

Cedar Street
(Alternative 1)



Cedar Street
(Alternative 2)

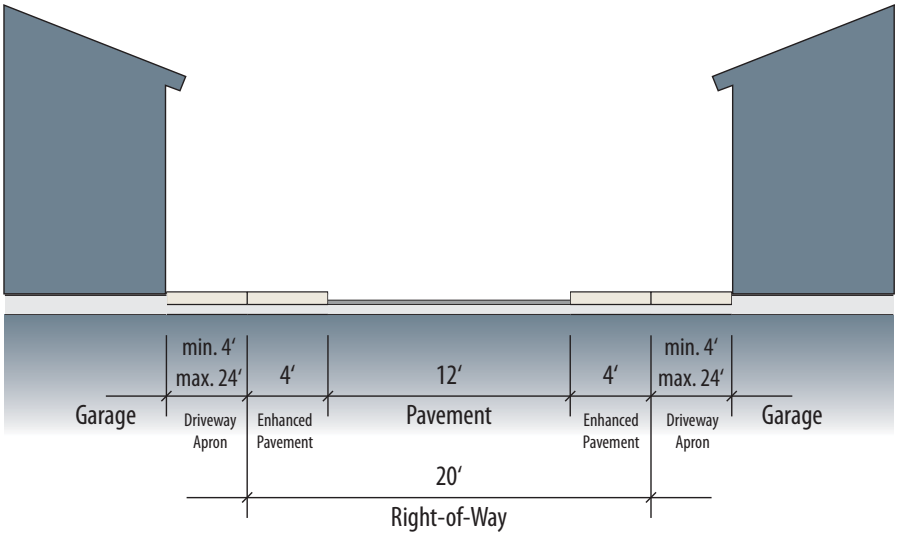


24W.208.024 Residential Streets

A. Alley

Alleys provide vehicular access to garages; serve as a service area for trash pickup and for location of dry utilities.

	Alley
Movement	Yield Movement
Design Speed	15 MPH
Pedestrian Crossing Time	5.7 seconds



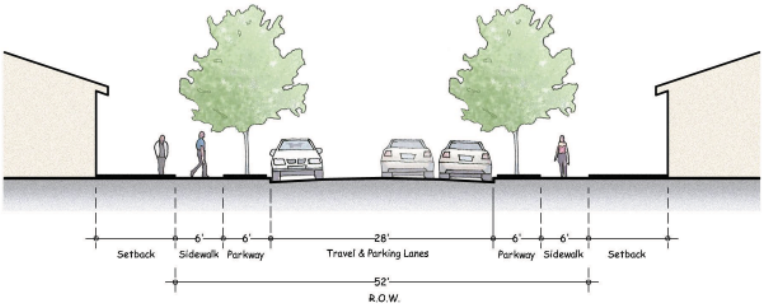
B. Yield Street 1 & 2:

A local street with a paved section of 28 or 30 feet and parking allowed on both sides. Two-way traffic is constrained and requires some motorists to stop yield the right-of-way to oncoming vehicles. Requires approval by Fire Department.

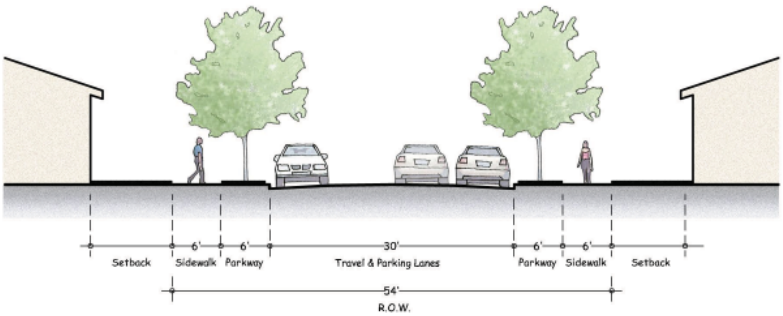
(Include both section exhibits)

	Yield Street 1 & 2
Movement	Free Movement
Design Speed	25 MPH
Pedestrian Crossing Time	6.9 seconds
Landscape Type	Trees at 25' on center

Yield Street 1



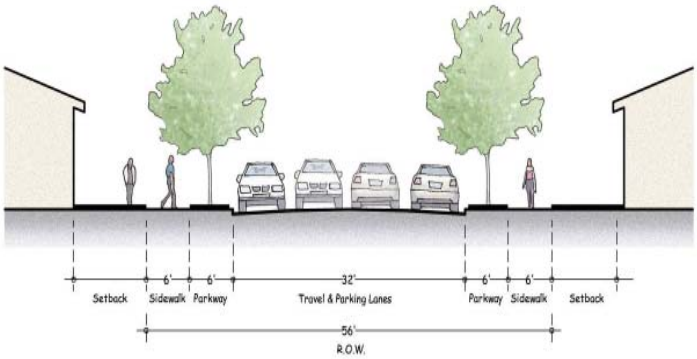
Yield Street 2



C. Free Flow Street:

A local street with a paved area of 32 feet and parking allowed on both sides. Two-way traffic is less constrained at slower speeds. Motorists react to on-coming vehicles. While some drivers may choose to pass an oncoming vehicle as a slower speed, others may decide to stop and yield the right-of-way.

	Free Flow Street
Movement	Yield Movement
Design Speed	20 MPH
Pedestrian Crossing Time	8.0 seconds
Curb Radius	15′
Landscape Type	Trees at 25′ on center



24W.208.200 Public Frontages

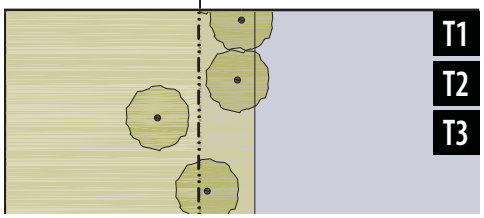
TABLE D-1: Public Frontages - General

The Public Frontage is the area between the private lot line and the edge of the vehicular lanes. Dimensions are given in TableD-2 (Public Frontages - Specific)

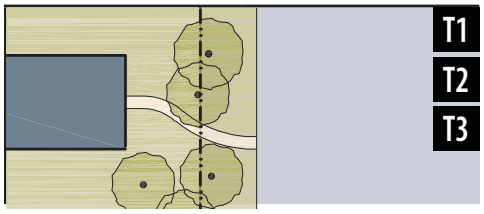
PLAN

LOT | R.O.W.
PRIVATE FRONTAGE ⊠ | ⊠ PUBLIC FRONTAGE

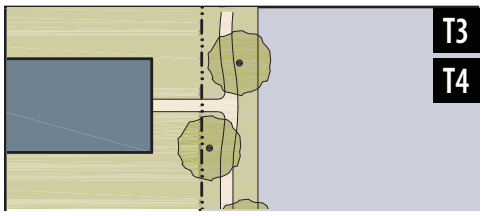
a. (HW) For Highways: This frontage has open swales drained by percolation, bicycle trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.



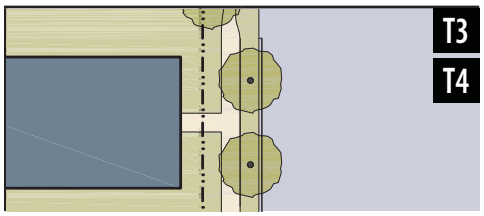
b. (RR) For Rural Roads: This frontage has open swales drained by percolation, without parking. The landscaping consists of multiple tree and shrub species arrayed in naturalistic clusters



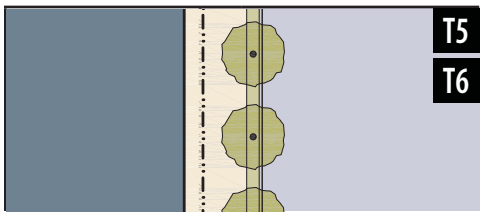
c. (SR) For Standard Roads: This frontage has open swales drained by percolation and a walking path or bicycle trail along one or both sides and yield parking. The landscaping consists of multiple species arrayed in naturalistic clusters.



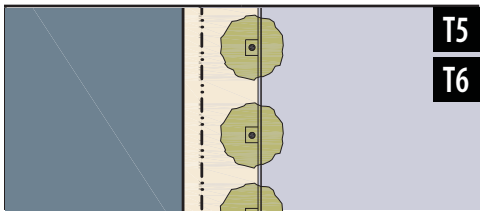
d. (RS) For Residential Street: This frontage has raised curbs drained by inlets and narrow sidewalks separated from the vehicular lanes by a wide continuous planter, with parking on one or both sides. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced allee.



e. (SS) (AV) For Standard Streets or Avenues: This frontage has raised curbs drained by inlets and wide sidewalks separated from the vehicular lanes by a narrow continuous planter with parking on both sides. The landscaping consists of a single tree species aligned in a regularly spaced allee.



f. (CS) (AV) For Commercial Streets or Avenues: This frontage has raised curbs drained by inlets and very wide sidewalks along both sides separated from the vehicular lanes by separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible but clears the shopfront entrances.



g. (BV) For Boulevards: This frontage has slip roads on both sides. It consists of raised curbs drained by inlets and sidewalks along both sides, separated from the vehicular lanes by planters. The landscaping consists of double rows of a single tree species aligned in a regularly spaced allee.

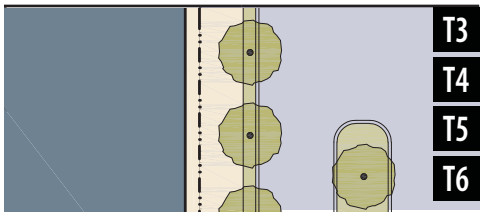
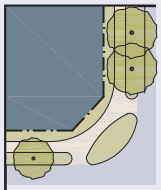
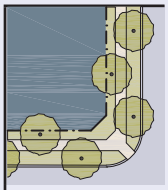
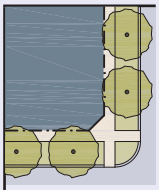
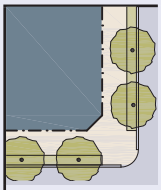
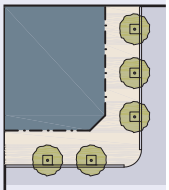
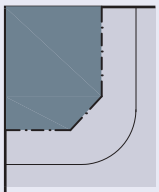
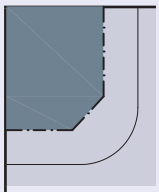
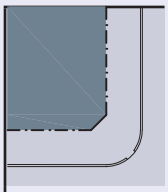
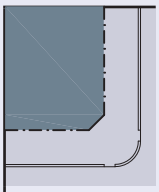
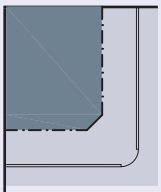
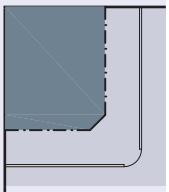
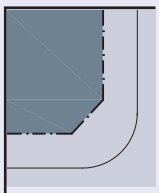
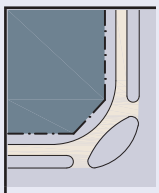
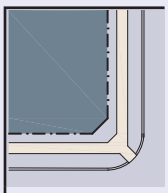
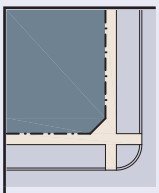
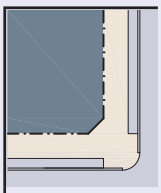
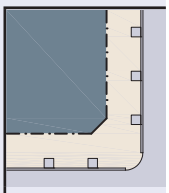
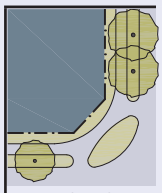
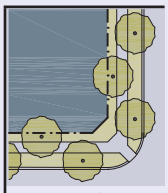
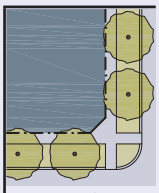
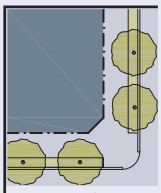
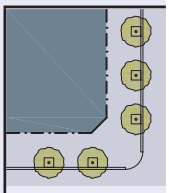


Table D-2: Public Frontages - Specific.
This table assembles prescriptions and dimensions for the public frontage elements - curbs, walkways and planters – relative to specific thoroughfare types within Transect Zones. Locally appropriate planting species should be filled in to the calibrated Code.

RURAL TRANSECT URBAN

TRANSECT ZONE / Public Frontage Type	T1 T2 T3 HW & RR	T1 T2 T3 RR & SR	T3 T4 RS	T4 T5 RS-SS-AV	T5 T6 RS-CS-AV-BV	T5 T6 CS-AV-BV
a. Assembly: The principal variables are the type and dimension of curbs, walkways, planters and landscape.						
Total Width	16-24 feet	12-24 feet	12-18 feet	12-18 feet	18-24 feet	18-30 feet
b. Curb: The detailing of the edge of the vehicular pavement, incorporating drainage.						
Type	Open Swale	Open Swale	Raised Curb	Raised Curb	Raised Curb	Raised Curb
Radius	10-30 feet	10-30 feet	5-20 feet	5-20 feet	5-20 feet	5-20 feet
c. Walkway: The pavement dedicated exclusively to pedestrian activity.						
Type	Path Optional	Path	Sidewalk	Sidewalk	Sidewalk	Sidewalk
Width	n/a	4-8 feet	4-8 feet	4-8 feet	12-20 feet	12-30 feet
d. Planter: The layer which accommodates street trees and other landscape.						
Arrangement	Clustered	Clustered	Regular	Regular	Regular	Opportunistic
Species	Multiple	Multiple	Alternating	Single	Single	Single
Planter Type	Continuous Swale	Continuous Swale	Continuous Planter	Continuous Planter	Continuous Planter	Tree Well
Planter Width	8 feet-16 feet	8 feet-16 feet	8 feet-12 feet	8 feet-12 feet	4 feet-6 feet	4 feet-6 feet

24W.210

MIXED TYPE DEVELOPMENT STANDARDS

24W.210.010 Purpose

This section regulates the development of large parcels or parcel assemblages. The intent is to generate buildings whose massing and articulation reflects the scale of the Westside Area intended development pattern, and to prevent large monolithic and repetitive buildings. Large development projects shall be composed of multiple structures and/or shall be designed to have the appearance of multiple independent buildings. A variation in building height and a mix of various building and dwelling types within the same project is required in order to reflect the scale and the rhythm of the traditional lotting pattern that characterizes Westside Ventura.

24W.210.020 Applicability

Any parcel or parcel assemblage with a contiguous area of 30,000 s.f. or more not within the Special Industrial District (SD-1) shall be developed as Mixed Type Development in accordance with this section. Parcels or parcel assemblages with a contiguous area less than 30,000 s.f. may also be developed as Mixed Type Development.

24W.210.030 Submittal Requirements

An application for a development qualifying under this section shall include, at a minimum, a plan sheet, inclusive of diagrams and text, which identifies proposed individual building sites and their dimensions, existing adjacent thoroughfares, proposed new thoroughfares, proposed Building Type(s), proposed Frontage Type(s) and the relationship of the project site to its surrounding context.

24W.210.040 Relationship to Zones and Development Standards and Building Type Standards

Each building within a Mixed Type Development shall comply with the applicable requirements in the Zones & Development Standards, Building Type Standards and Frontage Type Standards. However, standards and requirements shall be amended as follows:

A. Street Setback

For buildings not abutting a street this requirement shall be waived. Buildings shall instead conform with the dimensions and requirements for semi-public paseos and/or courtyards described below.

B. Access.

For buildings not abutting a street pedestrian access shall be taken directly from a paseo or courtyard that functions as the extension of the public realm as described above.

C. Side and/or Rear Setback

The overall project site shall be governed by the applicable Urban Standards. Nominal lots shall be governed by the interior side setback for the applicable zone as per the Urban Standards.

24W.210.050 Mixed Type Development Standards

Each building within a Mixed Type Development shall comply with the applicable requirements in the Zones & Development Standards, Building Type Standards and Frontage Type Standards. However, standards and requirements shall be amended as follows:

A. Mixed Building Types

Developments on parcels or parcel assemblages between 30,000 s.f. and 50,000 s.f. shall be composed of at least 2 buildings which may be of the same or different building types as allowed by the applicable zone.

Developments on parcels or parcel assemblages exceeding 50,000 s.f. shall be composed of at least 3 buildings which may be of the same or different building types as allowed by the applicable zone.

Stacked Dwellings are generally not permitted in the Westside Area as they do not contribute much to enliven the street facade and do not provide direct street access for individual dwelling units. However, Mixed Type Developments allow for the inclusion of Stacked Dwellings if they are integrated into the overall design of a project. The units located within a Stacked Dwelling building type shall comprise no more than 30% of the project's total number of units and are encouraged to be located toward the rear of a lot.

B. Pedestrian Access

The relatively large Westside blocks and resulting deep lots often accommodate buildings within the block that do not necessarily have direct frontage on any of the block bounding streets.

These standards aim at ensuring that all dwelling units and/or residential lobbies independent of their location within a block have access to and are connected with the public realm and thus the life of the city. To that end, the public realm shall extend into the block in the form of new streets, paseos and/or interconnected courtyards that provide direct access to a public street. Paseos and courtyards are limited to pedestrian traffic, and in no case may a vehicular driveway be the sole means of access to a dwelling. Permitted building types shall be arranged around and take their primary access from this semi-public extension of the public realm.

Semi-public paseos and courtyards that serve as an extension of the public realm shall have the following minimum dimensions and setbacks:

Paseos shall be a minimum of 15 feet wide between primary building walls. Architectural encroachments are not permitted.

Courtyards shall be at minimum 30′ wide for North/South oriented courtyards, or 40′ wide for East/West oriented courtyard. See Section 24W.206.110, Sub-section D. Open Space, for further detail. Architectural encroachments are permitted as per the Zones & Development Standards.

C. Vehicular Access

Parking shall be accessed from new internal streets, alleys or driveways. Cul-de-sacs and dead end streets are prohibited unless topographical constraints prohibit through streets. Alleys may be dead-end if they allow for future connection to adjacent parcels. Garage doors shall face alleys or driveways. Flag lots are prohibited.

Thoroughfares shall fluctuate in design (i.e., travel lane widths, sidewalk widths, landscaping, etc.) according to variables including, but not limited to, vehicle capacity, vehicle speed, topography, pedestrian and bicycle circulation, public transit, placement of adjacent buildings and businesses, and function beyond the project development boundaries; all subject to City Engineer approval.

D. Massing and Articulation

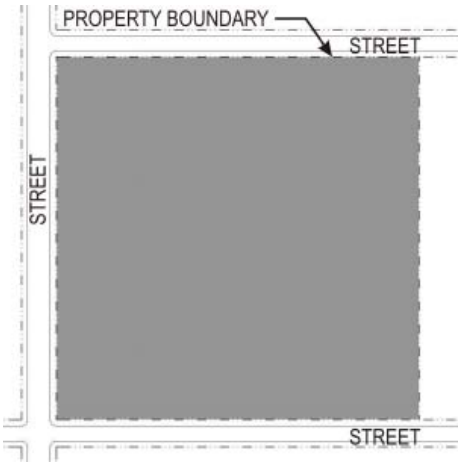
Development shall be designed as if buildings were built on narrow lots, following the traditional lotting pattern in the Westside Ventura; subject to decision-making authority discretion for lesser or greater widths. Each building shall have a clear and harmonious pattern of vertically-oriented facade openings including entries, windows, and bays and columns or other exposed vertical supports. Vertical articulations can be produced by variations in rooflines, window groupings, applied facade el-

ements such piers or pilasters, bay windows and subtle changes in materials and vertical planes that create shadow lines and textural differences. Vertical elements break up long, monolithic building facades along the street. Major vertical elements should be maximum of 50 ft. apart measured center-to-center, which reflects the established parcel increment found throughout Westside.

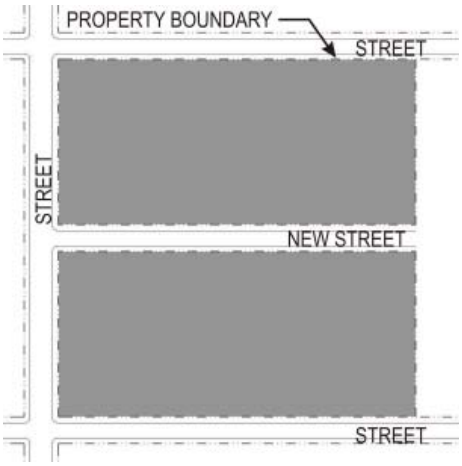
24W.210.060 Illustrative Diagrams

The following diagrams provide an illustrative example of how to comply with Section 24W.210.050.

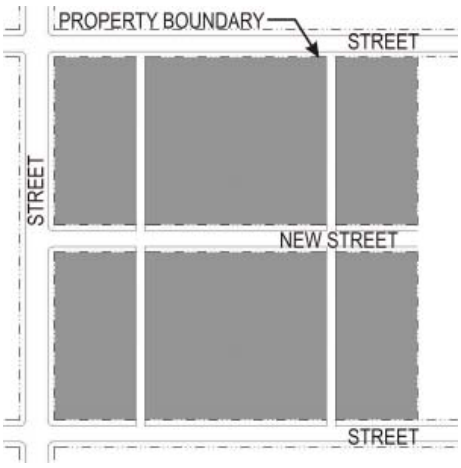
A. Original Site



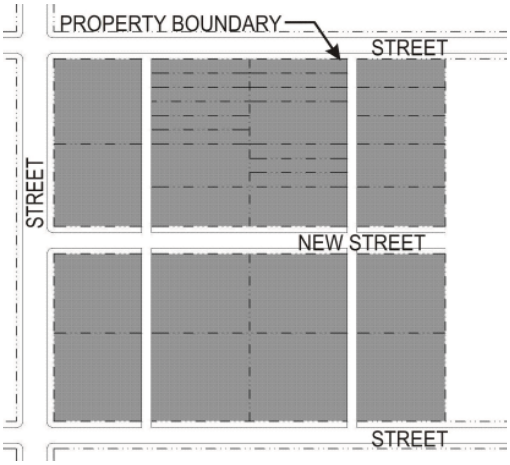
B. Introduce Streets



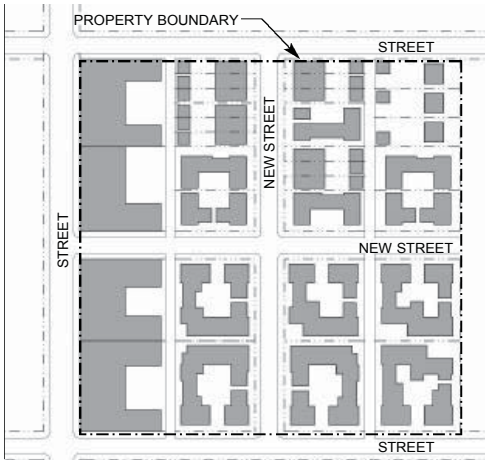
C. Introduce Alleys



D. Introduce Lots



E. Introduce Building Types



24W.211
SIGNS

24W.211.010 Purpose and Applicability

A. Purpose

This section contains standards and guidelines for signage to ensure that signs installed in the Corridor are consistent with the overall quality and character of new development. Please refer to the City of Ventura for all sign related information or regulations not specifically addressed in this sign section of the Corridor Plan.

B. Applicability

1. The sign standards determine the allowed type and size, material, design, and maintenance requirements for signage on commercial and residential development. In the event of a conflict between this Section and any other City code, the provisions of this Section shall apply. Signage displayed on the public right-of-way (i.e. portable menu board signs) shall be addressed pursuant to the City's Municipal Code. All issues not specifically addressed herein shall be addressed pursuant to the City's Municipal Code.
2. The replacement of nonresidential signs due to tenant changes is exempt from this section if:
   a. No other exterior alterations are proposed; and
   b. The proposed sign is in compliance with the existing approved sign program.

24W.211.020 Permit Requirements

A. Individual Signs

The Director shall have the authority to review and approve all signs complying with the standards of this Article except as otherwise noted. The Director may also forward any sign requests to the Design Review Committee for decision. Signs forwarded to the Design Review Committee shall be reviewed pursuant to Sec. 24.545.030 of the Municipal Code. Any sign requests not complying with these standards shall require Warrant approval.

B. Sign Program Requirements

1. A master sign plan shall be required for:
   a. A new nonresidential project with four or more tenants;
   b. A site where the total area of signs for any use exceeds 100 square feet; or
   c. Major rehabilitation work on an existing nonresidential project with four or more tenants, that involves exterior remodeling, and/or the application proposes modification to 50 percent or more of the existing signs on the site within a 12-month period. For the purposes of this Chapter, major rehabilitation means adding more than 50 percent to the gross floor area of the structure(s), or exterior redesign of more than 50 percent of the length of any facade within the project.
2. Each sign installed or replaced within the nonresidential project shall comply with the approved master sign plan.

24W.211.030 General Standards & Guidelines

The following definitions, standards, and guidelines shall apply to all signs, regardless of type.

A. Definitions

1. Animation: More than one change in sign's message or lighting within a single twenty-four (24) hour period.
2. Exposed Incandescent Bulb Illumination: The illumination of a sign by incandescent bulbs that are mounted directly to the face of the sign.
3. Exposed Neon Tube Illumination: The illumination of a sign by neon tubes that are mounted directly to the face of the sign.
4. External Illumination: The illumination of a sign by projecting light on to the face of the sign from a light source located outside of the sign, such as "gooseneck" lamps.
5. Halo Illumination: The illumination of a sign by projecting light behind an opaque letter or emblem which results in the appearance of ring of light around the unilluminated letter or emblem.
6. Internal Illumination: The illumination of a sign by projecting light on a translucent panel from a light source located inside of an enclosed sign cabinet.
7. Window Area: Any window pane or group of window panes contained entirely within glazing separators (muntins, mullions, piers, columns, etc.) of one and one quarter (1 ¼) inches or greater in width. Multiple window panes divided by glazing separators less than one and one quarter (1 ¼) inches in width shall be considered to be a single window area.

B. Standards

1. For each establishment, two (2) square feet of total sign area shall be allowed for each linear foot of street frontage. This standard shall be known hereafter as the Linear Frontage Ratio. Unless otherwise noted, all signs (including temporary signs) shall count toward the total sign area permitted based on

the Linear Frontage Ratio. For multi-tenant buildings, each establishment shall be calculated individually. For corner establishments, each facade shall be calculated individually. Permitted sign area based on the linear frontage of one establishment or facade shall not be placed on another establishment or facade.

2. Signs shall not be animated unless otherwise noted.
3. Commercial messages that identify, advertise, or attract attention to a business, product, service, or event or activity sold, existing, or offered elsewhere than upon the same property where the sign is displayed are expressly prohibited.
4. With the exception of temporary window signs, content including contact information such as telephone numbers, e-mail addresses, and websites are prohibited.
5. "Canned" signs are internally illuminated plastic panels within a sheet metal box enclosure and shall not be used because these signs use a limited range of colors and lettering types and tend to have no relationship to the architecture of the building.

C. Guidelines

1. In general, only natural construction materials such as wood, metals, ceramic, and stone should be used for signs. Synthetic materials should only be used if they are designed to resemble the recommended natural materials. Plastic or acrylic panels are strongly discouraged.
2. Illumination should consist of incandescent, halogen, neon, LED, and metal halide light sources only. High pressure sodium, low pressure sodium, and fluorescent lighting are strongly discouraged.
3. Contrasting colors should be used between the color of the background and the letters of symbols used. Light letters on a dark background or dark letters on a light background are most legible.
4. Colors or color combinations that interfere with the legibility of the sign copy should be avoided. Too many colors can confuse the message of a sign.
5. Fluorescent colors should be limited to ten (10) square feet of sign area per façade per establishment.
6. Sign design, including color, should be appropriate to the establishment, conveying a sense of what type of business is being advertised.
7. The location of all permanent signs should be incorporated into the architectural design of the building. Placement of signs should be considered part of the overall facade design. Sign locations should be carefully considered, and align with major architectural features.
8. Storefront signage should help create architectural variety from establishment to establishment. In multi-tenant buildings, signage should be used to create interest and variety.
9. All signs (including temporary signs) should present a neat and aligned appearance.
10. All signs (including temporary signs) should be constructed and installed utilizing the services of a professional sign fabricator.

24W.211.040 Sign Type Standards & Guidelines

A property's permitted sign types are determined by Transect Zone as shown on Table E., Sign Types. When a property fronts multiple Corridor Types, multiple Sign Types may be combined on that property. For the purposes of this plan, the following Sign Types are established (see the summary of Sign Types on the opposite page):

A. Monument Sign
B. Grand Projecting Sign
C. Marquee Sign
D. Mural
E. Wall Sign
F. Blade Sign
G. Projecting Sign
H. Awning Face Sign
I. Awning Valance Sign
J. Awning Side Sign
K. Above Awning Sign
L. Under Awning Sign
M. Canopy Facia Sign
N. Above Canopy Sign
O. Under Canopy Sign
P. Recessed Entry Sign
Q. Window Sign
R. Building Identification Canopy Facia Sign
S. Building Identification Wall Sign
T. Building Identification Window Sign
U. Temporary Window Sign
V. Temporary Wall Sign
W. Portable Signs

Table E Sign Types

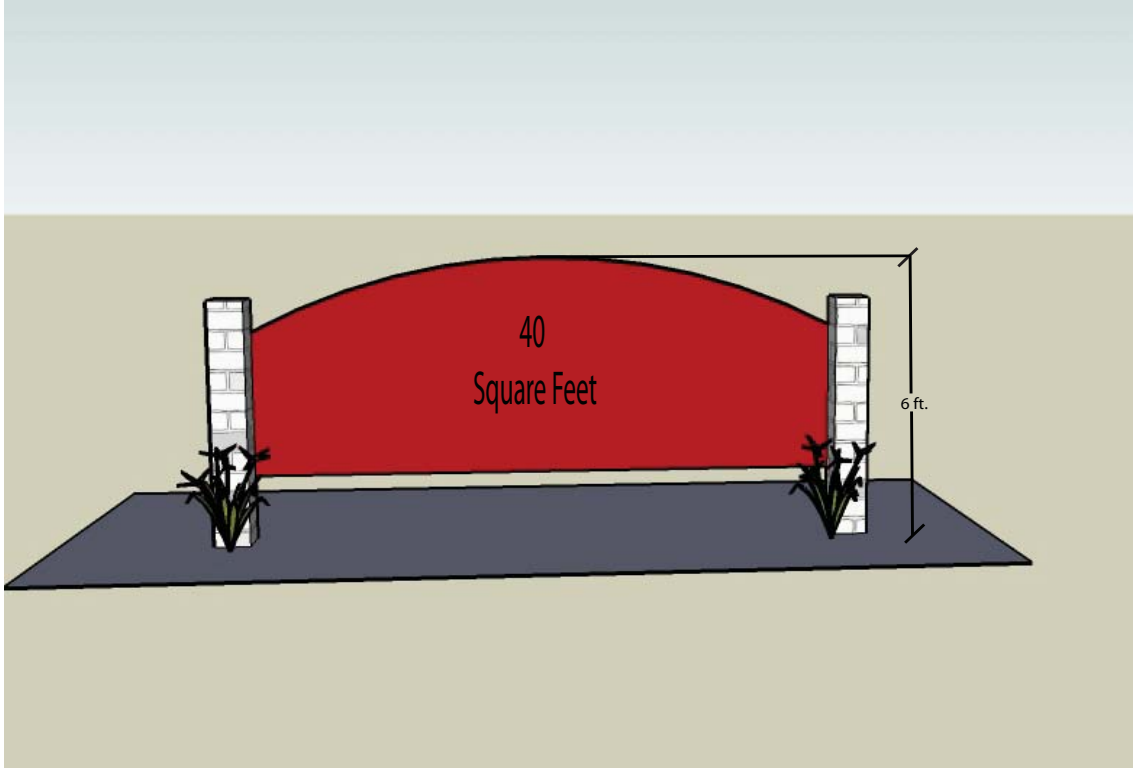
Transect Zone	T3.5 & T3.6	T4.11	T5.5	SD1
Monument Sign	--	--	--	P
Grand Projecting Signs	--	--	P	P
Marquee Signs	--	--	P	--
Mural	P	P	P	P
Wall Signs	--	P	P	P
Blade Signs	P	P	P	P
Projecting Signs	P	P	P	P
Awning Face Signs	--	P	P	P
Awning Valance Signs	--	P	P	P
Awning Side Signs	--	P	P	P
Above Awning Signs	--	P	P	P
Under Awning Signs	--	P	P	P
Canopy Fascia Signs	--	P	P	P
Above Canopy Signs	--	P	P	P
Under Canopy Signs	--	P	P	P
Recessed Entry Signs	P	P	P	P
Window Signs	P	P	P	P
Building Identification Canopy Facia Sign	--			
Building Identification Wall Signs	P	P	P	P
Building Identification Window Signs	P	P	P	P
Temporary Window Signs	--	P	P	P
Temporary Wall Signs	--	P	P	P
Portable Signs	--	P	P	P

A. Monument Sign

A monument sign is a permanent sign supported by one or more braces in or upon the ground.

Monument signs are permitted subject to Design Review pursuant to Sec. 24.420.070. of the Municipal Code.

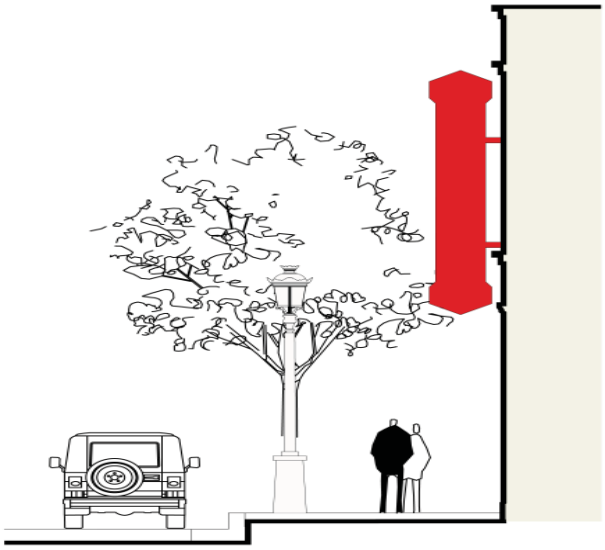
1. Standards
   a. A monument sign may have a maximum sign area of 40 square feet and a maximum height of six feet as measured from the highest point of the sign structure from the existing grade.
   b. Any such monument sign and all its structural supports shall be located a minimum of three feet from all property lines and a minimum of ten feet from the face of any curb line.
   c. No part of a monument sign or its structural supports shall extend over any public right-of-way.
   d. Monument signs shall be located in a landscape area only to the extent approved by the decision-making authority through the design review process pursuant to chapter 24.545.
   e. The base of the monument sign shall be designed as an integral part of the sign not merely a support. The base of the monument sign shall be solid.
   f. The sign shall not be placed in a manner that obstructs street corner or driveway visibility. This shall be demonstrated on the site plan as part of the sign permit review.



B. Grand Projecting Sign

Grand Projecting Signs are tall, large, vertically oriented signs which project from the building perpendicular to the façade and which are structurally integrated into the building.

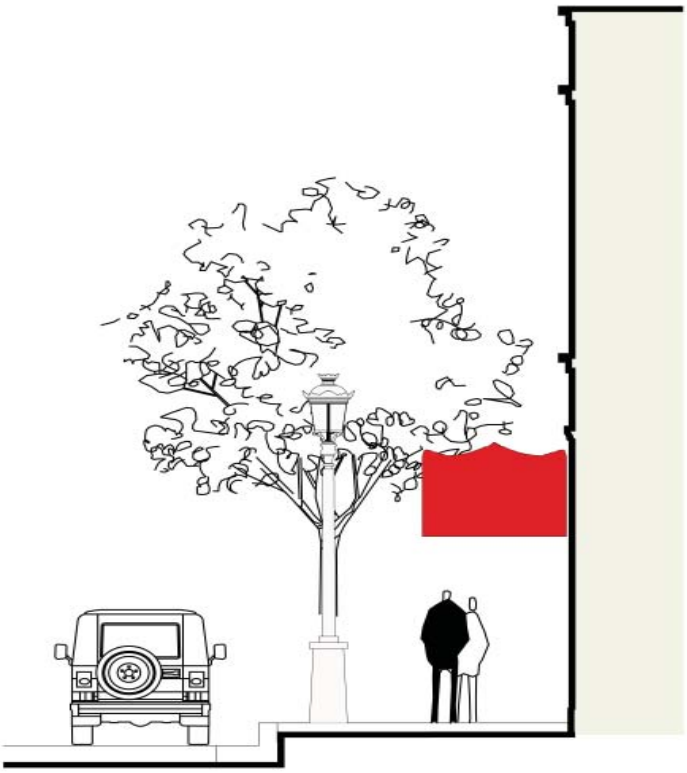
1. Standards
   a. Only one (1) Grand Projecting Sign shall be permitted per establishment.
   b. The area of Grand Projecting Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
   c. Grand Projecting Signs shall be no taller than thirty (30) feet from the bottom-most part of the sign to the tallest part of the sign.
   d. Grand Projecting Signs may use animation provided such animation consists of flashing lights or chase lights only.
   e. Grand Projecting Signs shall project no more than six (6) feet from the façade of the building.
   f. No portion of a Grand Projecting Sign shall be lower than twelve (12) feet above the level of the sidewalk or other public right-of-way over which it projects.
   g. Letter width shall not exceed two-thirds (2/3) of the sign width.
   h. No portion of a Grand Projecting Sign shall extend more than ten (10) feet above the roofline.
2. Guidelines
   a. Materials used in Grand Projecting Signs should be metal and paint only.
   b. Grand Projecting Signs should be illuminated by exposed neon tube illumination or exposed incandescent bulb illumination only.
   c. Letters should be oriented right-side-up and stacked in a single upright row with the first letter being at the top of the sign and the last letter being at the bottom.



C. Marquee Sign

Marquee Signs are large, canopy-like structures mounted over the entrance to a theater.

1. Standards
   a. Marquee Signs shall only be located directly above the primary public entrance of the theatre.
   b. Only one (1) Marquee Sign shall be permitted per establishment.
   c. The area of Marquee Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
   d. Marquee Signs shall have no more than three (3) faces. The total area of all faces of a marquee sign shall not exceed five hundred (500) square feet.
   e. Marquee Signs may use animation provided such animation consists of flashing lights or chase lights only.
   f. Marquee signs shall project no more than twelve (12) feet from the façade of the building.
   g. No portion of a Marquee Sign shall be lower than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Materials used in Marquee Signs should be metal and paint only with the exception that plastic or acrylic may be used for readerboards.
   b. Marquee Signs should be illuminated by exposed neon tube illumination or exposed incandescent bulb illumination only, with the exception that readerboards may use internal illumination.



D. Murals

A mural is an image on a wall for non-commercial uses. All murals shall be exempt from the size restrictions. All murals shall be subject to design review, except when proposed in conjunction with the following use types: Recreation, Education, Public Safety.

1. Standards
   a. Murals shall only be located on unfenestrated wall areas of two thousand (2,000) square feet in size or greater.
   b. Only one (1) Mural shall be permitted per establishment per façade.
   c. Murals shall project no more than one (1) foot from the façade of the building.
2. Guidelines
   a. Materials used in Murals should be wood, ceramic, metal, or paint only.
   b. Murals should be illuminated by external illumination only.

E. Wall Signs

Wall Signs are signs that are located on, and parallel to, a building wall.

1. Standards

   a. Wall Signs shall only be mounted on a wall area within the Shopfront Frontage, and not on any building area occupied by residential uses.

   b. The maximum size of all wall signs, including logo, shall be two (2) square feet of sign area for lineal foot of the building/suite along the street frontage.

   c. The length of a side or rear wall sign may be up to 70% of the building face, to a maximum of 50 feet.

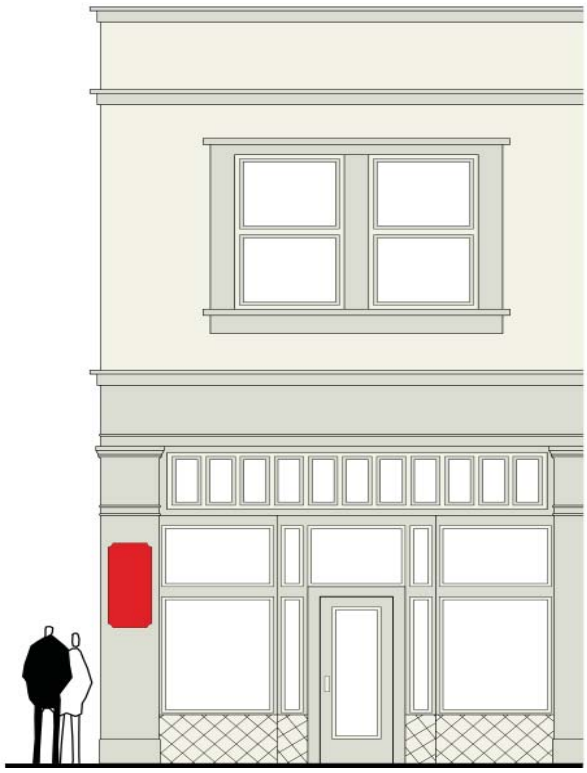
   d. The length of a side or rear wall sign may be up to 50% of the building face, to a maximum of 30 feet.

   e. The sign copy or overall height shall be as follows:

Building Frontage Width	Maximum Sign Copy Height
0 - 40 feet	24 inches
41 - 60 feet	30 inches
Over 60 feet	36 inches

   f. The following types of establishments may use animated Wall Signs: night clubs, movie theaters, and live performance theaters with a capacity of greater than two hundred (200) persons. Animation for such establishments shall consist of flashing lights or chase lights only.

   g. Wall Signs shall project no more than one (1) foot from the façade of the building.



2. Guidelines

a. Materials used in wall signs should be wood, weather and UV resistant fabric, ceramic, metal, and paint only with the exception that movie theaters or live performance theaters with a capacity of greater than two hundred (200) persons may use plastic or acrylic for readerboards. Wall signs may also be painted directly onto the façade of the building or inscribed into the façade of the building.

b. Wall signs should be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only.

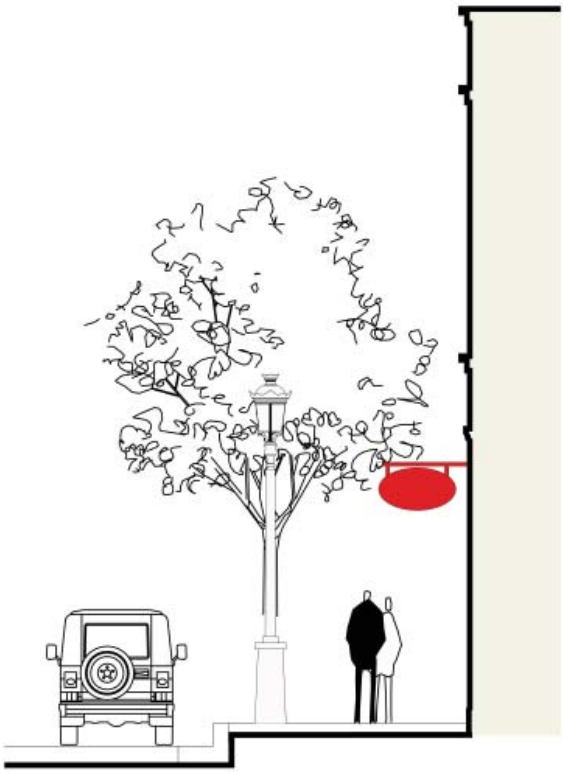
c. Where individual letters are used, letters should be three dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.

d. Wall signs shall not be used for product advertising.

F. Blade Signs

Blade Signs are oriented perpendicularly to the building façade and which are suspended under a bracket, armature, or other mounting device.

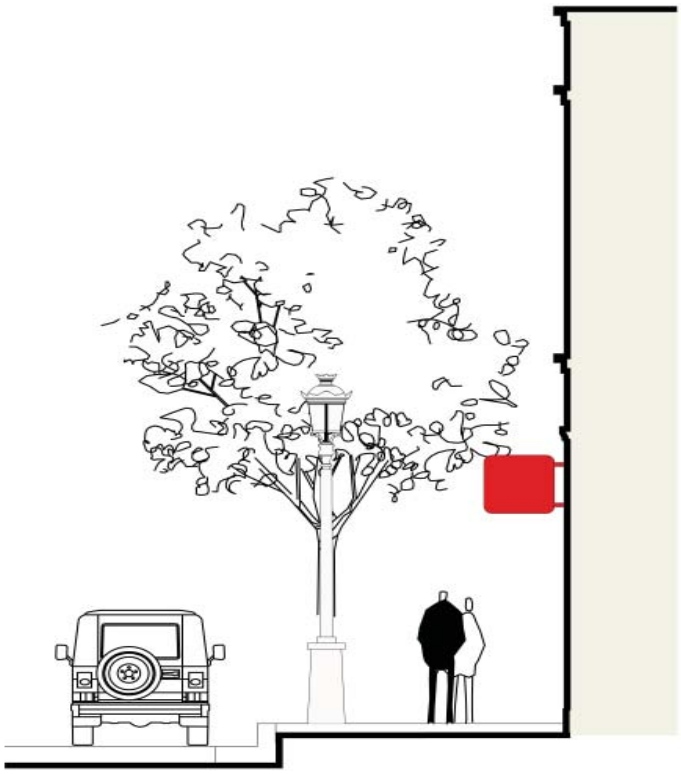
1. Standards
   a. Blade Signs shall only be mounted on the wall area below the second floor.
   b. No Blade Sign shall exceed sixteen (16) square feet in size.
   c. Blade Signs shall project no more than four (4) feet from the façade of the building.
   d. No portion of a Blade Sign shall be lower than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Materials used in Blade Signs should be wood, metal, composite and/or paint only.
   b. Blade Signs should be illuminated by external illumination only.



G. Projecting Signs

Projecting Signs are cantilevered signs that are structurally affixed to the building and oriented perpendicularly to the building façade.

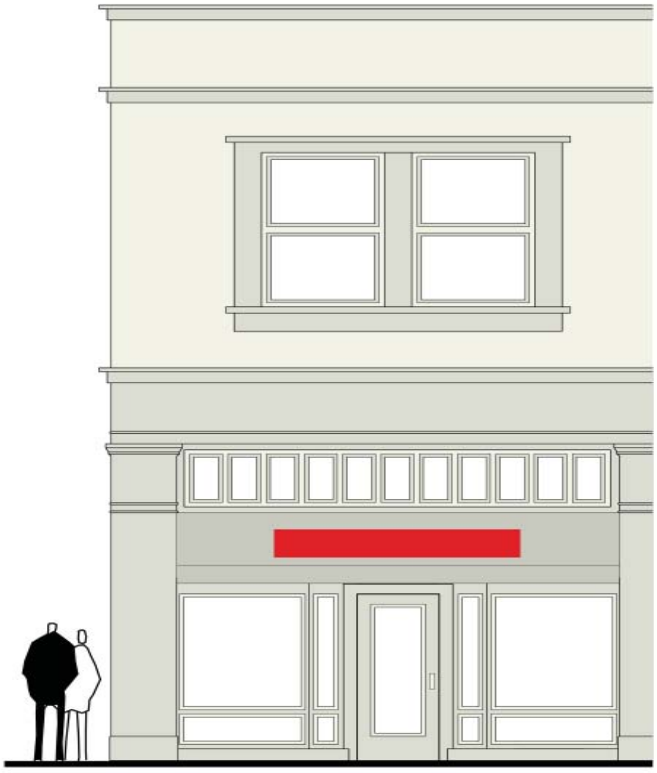
1. Standards
   a. Projecting Signs shall only be mounted on wall area below the second floor level.
   b. No Projecting Sign shall exceed sixteen (16) square feet in size.
   c. Projecting Signs shall project no more than four (4) feet from the façade of the building.
   d. No portion of a Projecting Sign shall be lower than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Materials used in Projecting Signs should be wood, ceramic, metal, composite and/or paint only.
   b. Projecting Signs should be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only.



H. Awning Face Signs

Awning Face Signs are signs applied to the primary face of an awning, including sloped awning faces and vertical "box" awning faces.

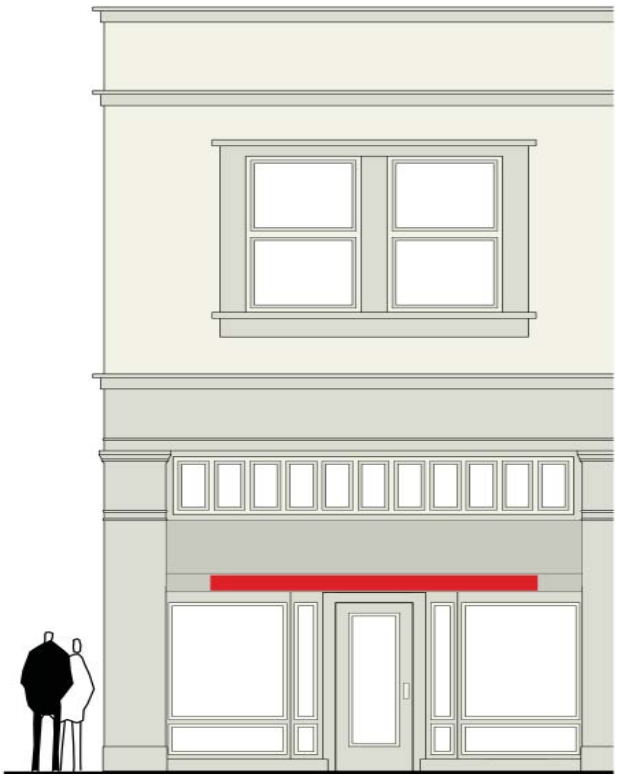
1. Standards
   a. No Awning Face Sign shall exceed twenty percent (20%) of the area of the awning face.
   b. Awning Face Signs shall project no farther from the building than its associated awning.
   c. No portion of an Awning Face Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Awning Face Signs should consist of either the same material, vinyl or paint applied directly to the awning.
   b. Awning Face Signs should be illuminated by external illumination only.



I. Awning Valance Signs

Awning Valance Signs are signs applied to the awning valence.

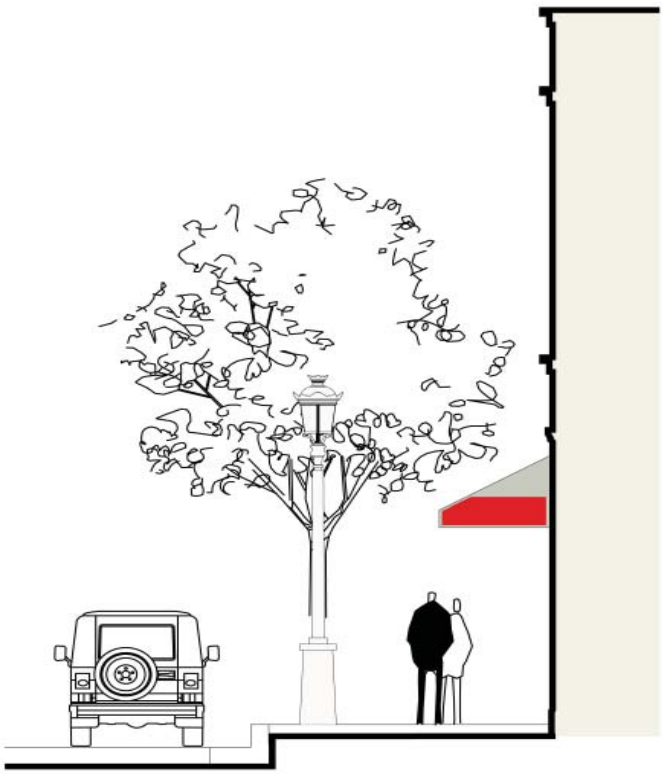
1. Standards
   a. Lettering for Awning Valance Signs shall include one (1) line of lettering not to exceed two-thirds (2/3) the height of the valance or twelve (12) inches, whichever is less.
   b. Awning Valance Signs shall project no farther from the building than its associated awning.
   c. No portion of an Awning Valance Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Awning Valance Signs should consist of either the same material, metal, or vinyl or paint applied directly to the awning.
   b. Awning Valance Signs should be illuminated by external illumination only.



J. Awning Side Signs

Awning Side Signs are signs applied to the side panel of an awning.

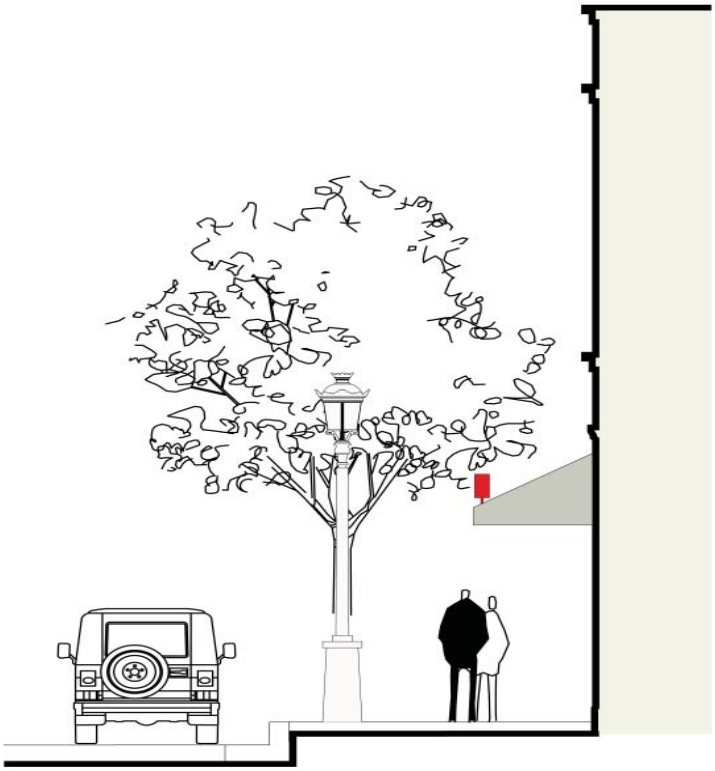
1. Standards
   a. The area of Awning Side Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
   b. Lettering for Awning Side Signs shall not exceed twelve (12) inches in height with total sign area not to exceed twenty percent (20%) of the area of the awning side area.
   c. Awning Side Signs shall project no farther from the building than its associated awning.
   d. No portion of an Awning Side Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Awning Side Signs should consist of either the same material, vinyl or paint applied directly to the awning.
   b. Awning Side Signs should be illuminated by external illumination only.



K. Above Awning Signs

Above Awning Signs are signs which are mounted partially or entirely above the upper edge of a valance of an awning and oriented parallel to the building wall surface.

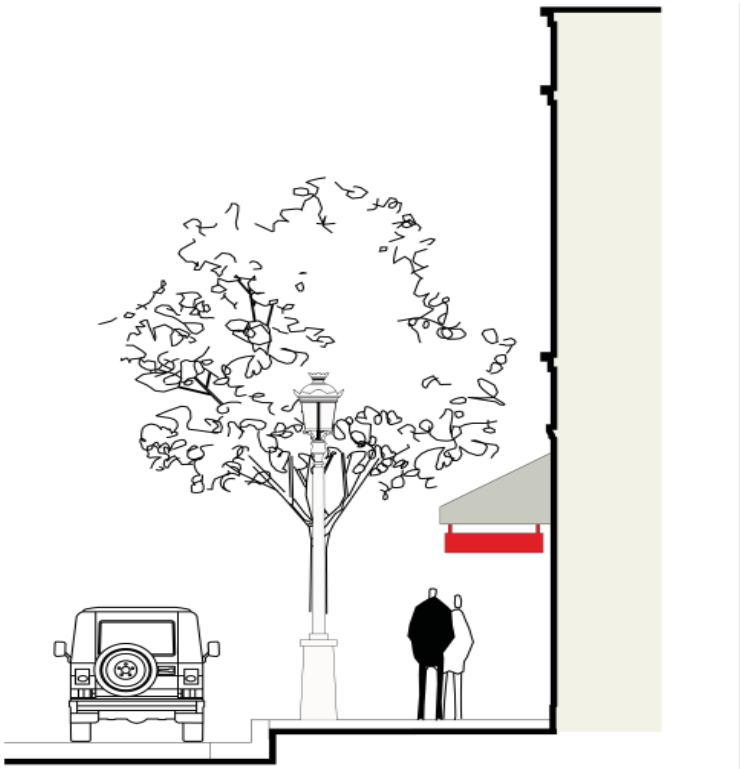
1. Standards
   a. Above Awning Signs shall not exceed one and one-half (1 ½) times the valance height, and width shall not exceed two-thirds (2/3) of the awning width.
   b. Above Awning Signs shall project no farther from the building than its associated awning.
   c. No portion of an Above Awning Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
   d. Lettering for Above Awning Signs shall include one (1) line of lettering only.
2. Guidelines
   a. Materials used in Above Awning Signs should be the same material, wood, metal, and paint only.
   b. Above Awning Signs should be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only.



L. Under Awning Signs

Under Awning Signs are signs which are suspended under an awning, perpendicular to the building facade.

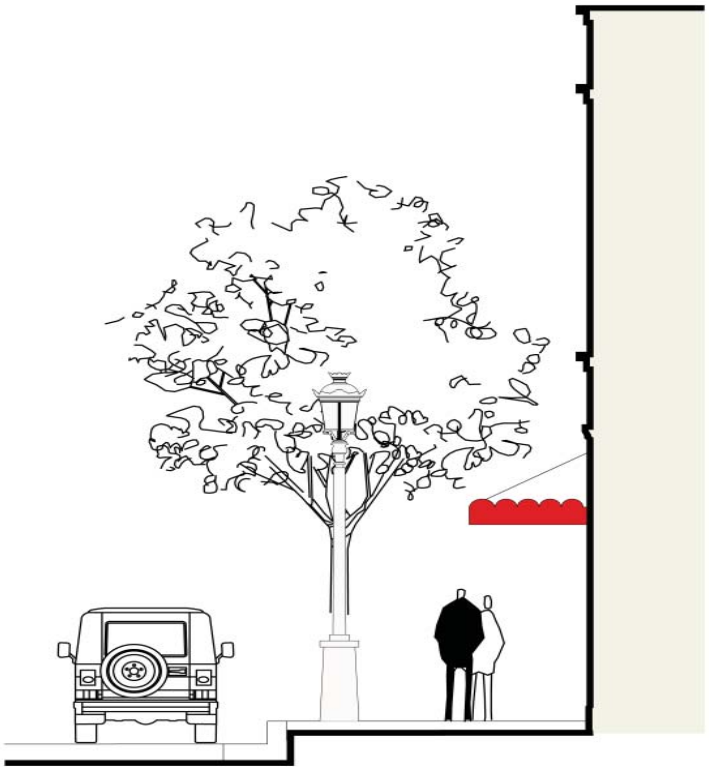
1. Standards
   a. Under Awning Signs must be located adjacent to a public entrance from a City sidewalk.
   b. No more than one (1) Under Awning Sign shall be permitted per establishment per façade.
   c. The area of Under Awning Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
   d. No Under Awning Sign shall exceed three (3) square feet in size.
   e. Under Awning Signs shall project no farther from the building than its associated awning.
   f. No portion of an Under Awning Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Materials used in Under Awning Signs should be either of the same material, wood, metal, composite and/or paint only.
   b. Under Awning Signs should be illuminated by external illumination only.



M. Canopy Fascia Signs

Canopy Fascia Signs are signs which are mounted to the front or side fascia of a canopy and contained completely within that fascia.

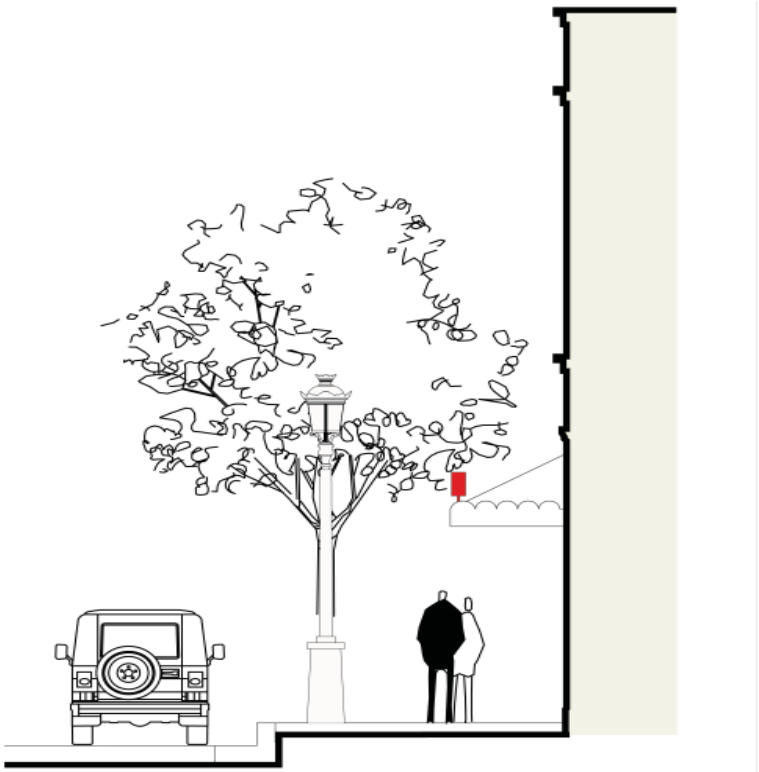
1. Standards
   a. The height of Canopy Fascia Signs shall not exceed two-thirds (2/3) the height of the fascia or twelve (12) inches, whichever is less.
   b. The width of Canopy Fascia Signs shall not exceed two-thirds (2/3) of the canopy width.
   c. Canopy Fascia Signs shall project no farther from the building than its associated canopy.
   d. No portion of a Canopy Fascia Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
   a. Canopy Fascia Signs shall consist of only one (1) line of lettering articulated as individual letters mounted directly to the canopy.
2. Guidelines
   a. Materials used in Canopy Fascia Signs should be metal and paint only.
   b. Canopy Fascia Signs should be illuminated by external illumination or exposed neon tube illumination only.



N. Above Canopy Sign

Above Canopy Signs are signs which are mounted partially or entirely above the front fascia of a canopy and oriented parallel to the building wall surface.

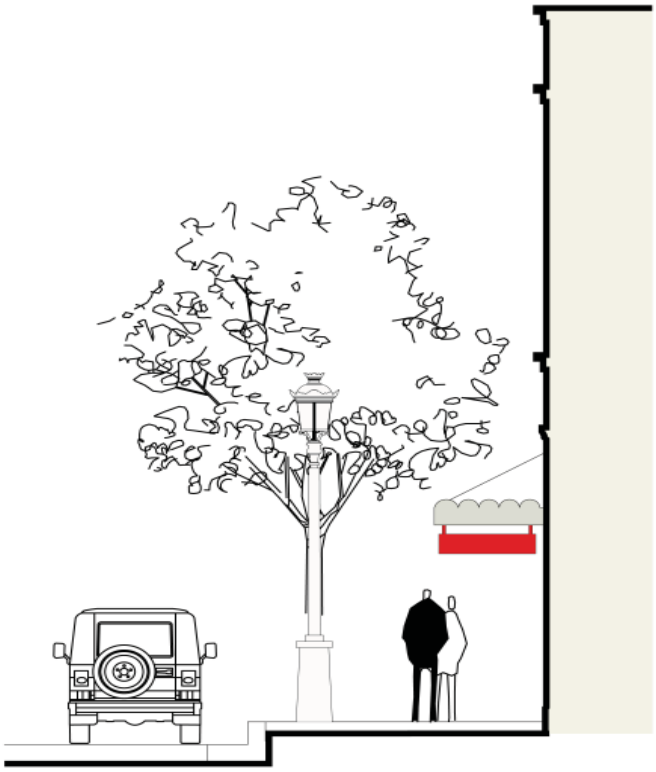
1. Standards
   a. The height of Above Canopy Signs shall not exceed one and one-half (1 ½) times the height of the fascia or twenty-four (24) inches whichever is less.
   b. The width of Above Canopy Signs shall not exceed two-thirds (2/3) of the canopy width.
   c. Above Canopy Signs are permitted only above the front fascia of a canopy.
   d. Above Canopy Signs shall project no farther from the building than its associated canopy.
   e. No portion of an Above Canopy Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
   f. Lettering for Above Canopy Signs shall include only one (1) line of lettering using individual letters only.
2. Guidelines
   a. Materials used in Above Canopy Signs should be wood, metal, and paint only.
   b. Above Awning Signs should be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, or halo illumination only.



O. Under Canopy Sign

Under Canopy Signs are signs that are suspended under a canopy, perpendicular to the building facade.

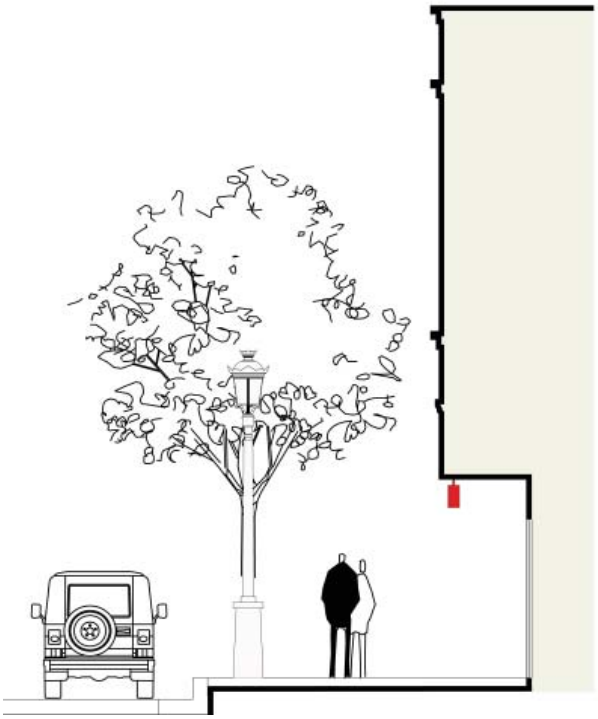
1. Standards
   a. No more than one (1) Under Canopy Sign shall be permitted per establishment per façade.
   b. Under Canopy Signs must be located adjacent to a public entrance from a City sidewalk.
   c. The area of Under Canopy Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
   d. Under Canopy Signs shall not exceed three (3) square feet in area.
   e. Under Canopy Signs shall project no farther from the building than its associated canopy.
   f. No portion of an Under Canopy Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
2. Guidelines
   a. Materials used in Under Canopy Signs should be wood, metal, and paint only.
   b. Under Canopy Signs should be illuminated by external illumination only.



P. Recessed Entry Signs

Recessed Entry Signs are signs that are oriented parallel to the building façade and which are suspended over a recessed entry.

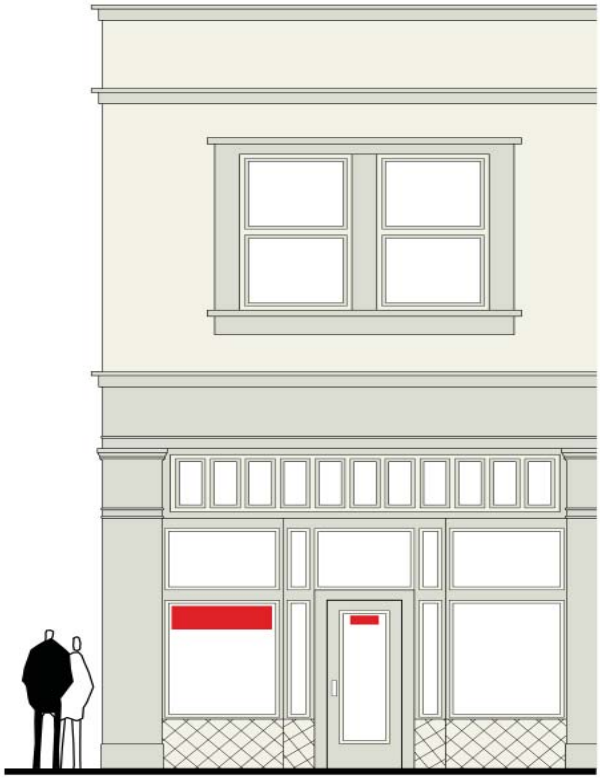
1. Standards
   a. No Recessed Entry Sign shall exceed twenty (20) square feet in size.
   b. Recessed Entry Signs shall not project beyond the façade of the building.
   c. No portion of a Recessed Entry Sign shall be lower than eight (8) feet above the level of the sidewalk.
2. Guidelines
   a. Materials used in Recessed Entry Signs should be wood, metal, and paint only.
   b. Recessed Entry Signs should be illuminated by external illumination only.



Q. Window Signs

Window Signs are signs which are applied directly to a window or mounted or suspended directly behind a window.

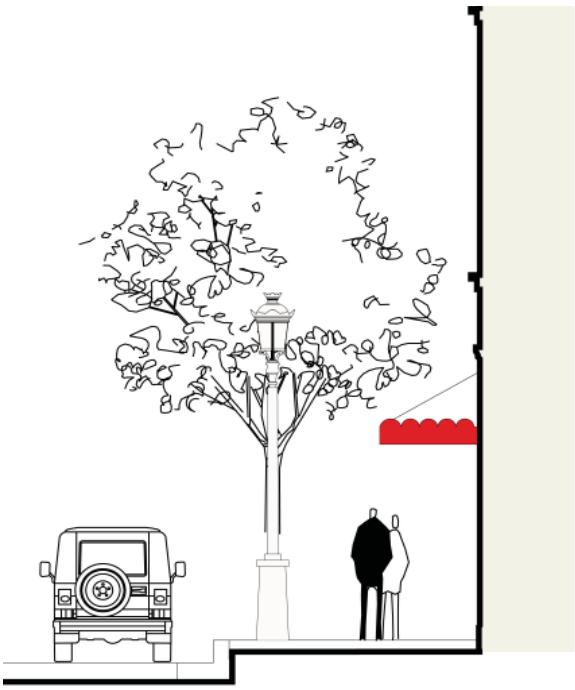
1. Standards
   a. Window Signs shall be permitted on windows below the second floor level only.
   b. No more than twenty-five percent (25%) of any individual window area shall be covered or otherwise occupied by signage.
2. Guidelines
   a. Ground floor Window Signs should consist of vinyl or paint applied to the glass, neon mounted or suspended behind the glass, or framed and mounted paper signs.
   b. Ground floor Window Signs should be illuminated by exposed neon tube illumination only.



R. Building Identification Canopy Fascia Signs

Building Identification Canopy Fascia Signs are signs which are mounted to the front or side fascia of a canopy, contained completely within that fascia and oriented parallel to the building wall surface and which announce the name of a building.

1. Standards
   a. Building Identification Canopy Fascia Signs shall be located only on the fascias of a canopy above the primary building entrance and shall be located entirely within the canopy fascia.
   b. Only one (1) canopy per façade may have Building Identification Canopy Fascia Signs.
   c. The area of Building Identification Canopy Fascia Signs shall not count towards the total sign area permitted based on linear frontage.
   d. Building Identification Canopy Fascia Signs shall not exceed one (1) line of lettering not to exceed two-thirds (2/3) the height of the fascia or twelve (12) inches, whichever is less.
   e. Building Identification Canopy Fascia Signs shall project no farther from the building than its associated canopy.
   f. No portion of a Building Identification Canopy Fascia Sign shall be less than eight (8) feet above the level of the sidewalk or other public right-of-way over which it projects.
   g. Lettering for Building Identification Canopy Fascia Signs shall include only one (1) line of lettering using individual letters only.
2. Guidelines
   a. Building Identification Canopy Fascia Signs should consist of metal letters, vinyl or paint applied to canopy, or may be inscribed into the canopy.
   b. Building Identification Canopy Fascia Signs should be illuminated by external illumination only.



S. Building Identification Wall Signs

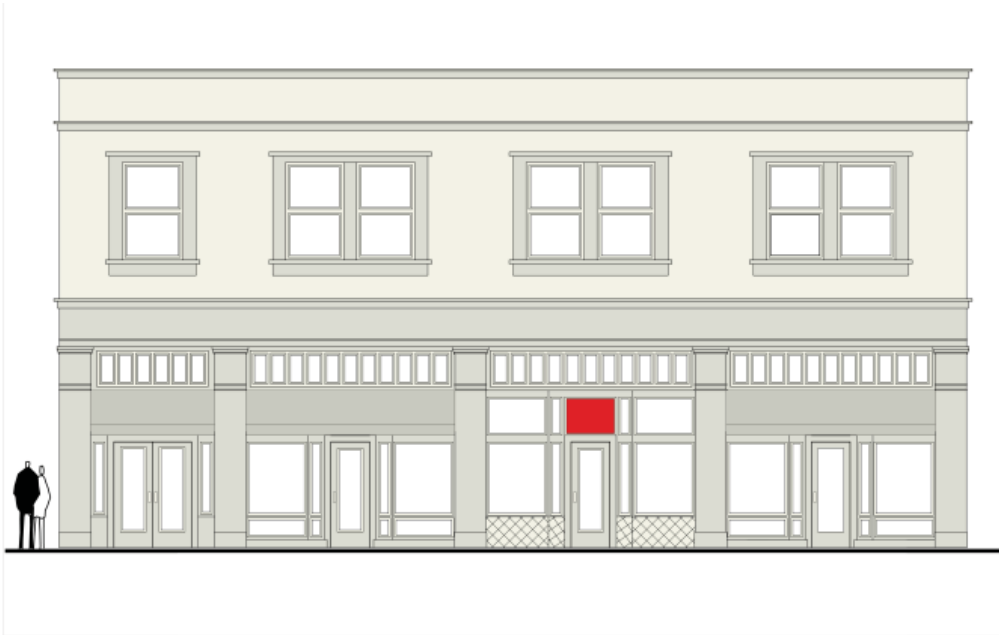
Building Identification Wall Signs are signs located on, and parallel to a building wall that announce the name of a building.

1. Standards
   a. Building Identification Wall Signs shall be located only on the frieze, cornice, or fascia area of storefront level; frieze, cornice, fascia, parapet of the uppermost floor; or above the entrance to main building lobby.
   b. Only one (1) building identification wall sign shall be permitted per building per street-facing façade.
   c. The area of Building Identification Wall Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
   d. Building Identification Wall Signs shall be no taller than twenty-four (24) inches in height.
   e. Building Identification Wall Signs shall project no more than one (1) foot from the façade of the building.
2. Guidelines
   a. Building Identification Wall Signs should be inscribed into the façade, painted onto the façade, or constructed of individual metal letters.
   b. Building Identification Wall Signs should be illuminated by external illumination or halo illumination only.

T. Building Identification Window Signs

Building Identification Window Signs are signs applied directly to a window or mounted or suspended directly behind a window.

1. Standards
   a. Building Identification Window Signs shall only be located on a transom window above a primary entrance, or the glazed area of primary door.
   b. Only one (1) Building Identification Window Signs shall be used per building per street-facing façade.
   c. The area of Building Identification Window Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
   d. No more than twenty-five percent (25%) of any individual window area shall be covered or otherwise occupied by signage.
   e. The letter height of each Building Identification Window Sign shall not exceed twelve (12) inches and must be taller than four (4) inches.
2. Guidelines
   a. Building Identification Window Sign should consist of vinyl or paint applied to the glass only.
   b. Building Identification Window Sign should not be illuminated.

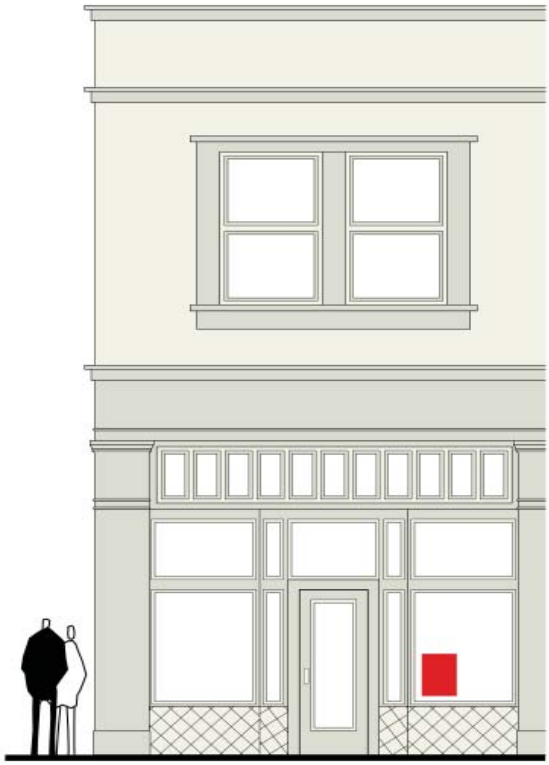


U. Temporary Window Signs

Temporary Window Signs are signs that are applied directly to a window or mounted or suspended directly behind a window and are designed, constructed and intended for display on private property for a period of not more than ninety (90) consecutive days per year.

Examples include "grand opening", "special sale," and seasonal signage.

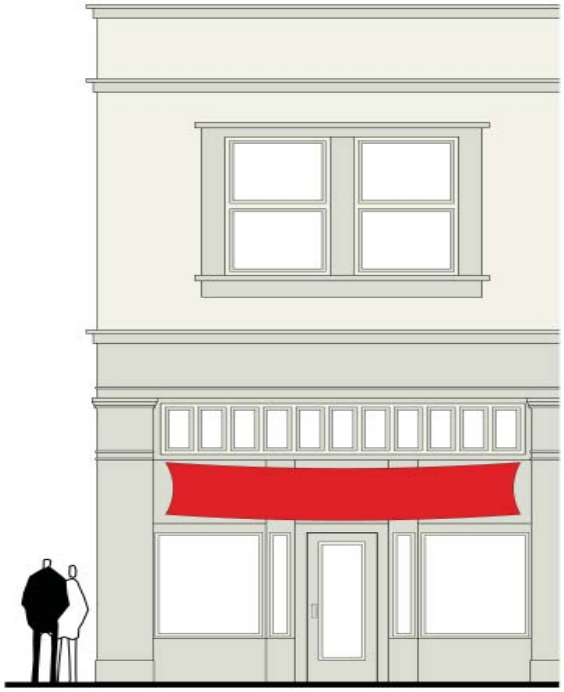
1. Standards
   a. Temporary Window Signs shall be located only on ground floor windows on building facades that face a public street or a parking lot.
   b. Temporary Window Signs may not exceed six (6) square feet in size.
   c. Temporary Window Signs shall not cause the total amount of the window area covered with signage to exceed twenty-five percent (25%).
   d. Temporary Window Signs which satisfy the above standards and General Standards do not require a permit.
2. Guidelines
   a. Temporary Window Signs should be constructed of paint applied directly to the glass or framed paper signs placed behind the glass.
   b. Temporary Window Signs should not be illuminated.
   c. A temporary window sign shall not exceed 40 percent of the area of any window upon which it is placed, singly, or in combination with any other temporary or permanent window signs. Temporary window signs shall be allowed on the first floor only. Temporary window signs require approval of a director's permit and may only be used for a maximum of 90 days per calendar year.



V. Temporary Wall Signs

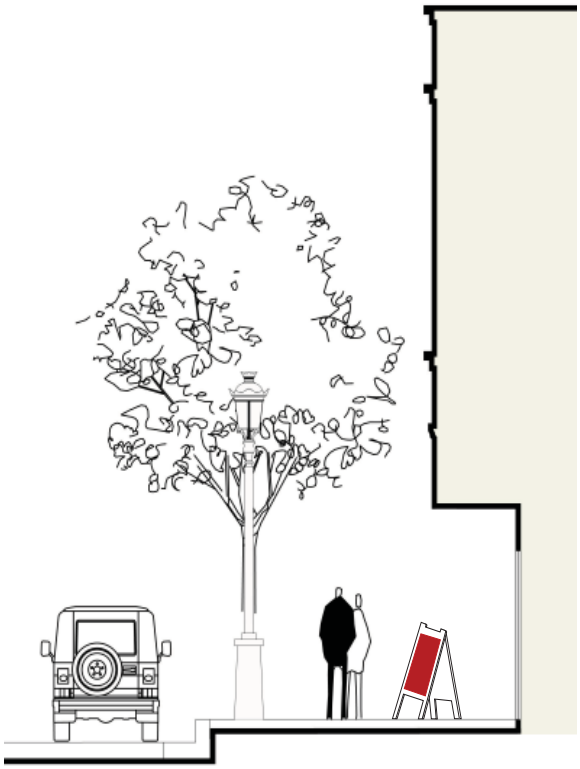
Temporary Wall Signs which are located on, and parallel to, a building wall and are designed, constructed, and intended for display on private property for a period of not more than ninety (90) consecutive days per year. Examples include "grand opening", "special sale," and seasonal temporary banner signage.

1. Standards
   a. Temporary Wall Signs shall only be mounted on a wall area below the second floor level that faces a public street or a parking lot.
   b. A maximum of one (1) Temporary Wall Signs is allowed per establishment.
   c. No Temporary Wall Signs shall exceed thirty-two (32) square feet in area.
   d. Temporary Wall Signs shall project no more than one (1) foot from the façade of the building.
2. Guidelines
   a. Materials used in Temporary Wall Signs should consist of a flexible vinyl material with grommet holes installed around the edges to accommodate attachment to a building.
   b. Temporary Wall Signs should not be illuminated.



W. Portable Signs

A portable sign is a sign that is self-supporting, designed to be moveable, and not structurally attached to the ground, a building, a structure or another sign. Portable signs include, but are not limited to, sandwich board signs, A-frame signs, and other similar signs. These signs are prohibited within the Westside area since typically there are limited opportunities for placement on private property and have been placed on the narrow public sidewalk, which end up obstructing pedestrian circulation.



24W.212

PARKS AND OPEN SPACE STANDARDS

24W.212.010 Purpose and Applicability

A. Purpose

This Section identifies the open space types allowed within the Westside Area as required component of new development. The General Plan identifies the need for new Neighborhood Parks at a standard of 2 acres per 1,000 residents. Also this Section provides design standards for each type, to ensure that proposed development is consistent with the City's goals for character and quality of the public realm of the street. Any combination of the following Open Space Types could in combination or independently meet the requirements of Neighborhood Park.

B. Applicability

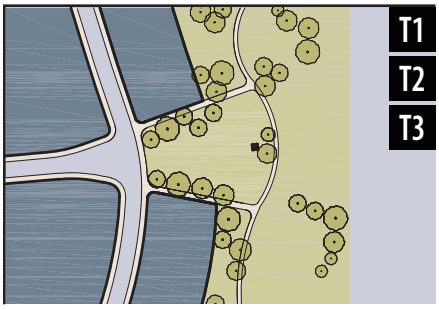
This Section applies to all new development required to provide Neighborhood Parks. Residential or mixed use development proposals on properties of 2 acres or more must provide public park and open space proportionate to the Neighborhood Parks standard of 2 acres per 1,000 residents, based on the current average number of people per type of dwelling. These are defined as the following types; natural parks, greens, squares, plazas, and playgrounds, which are the open space types allowed in the T3, T4 and/or T5 zones.

24W.212.030 Parks and Open Space Types by Zone.

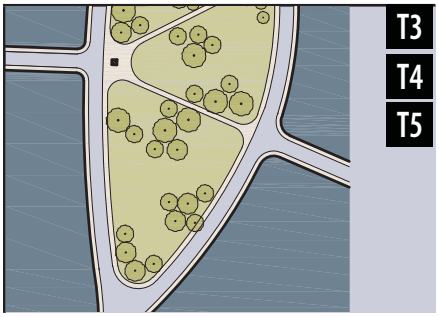
TABLE E: Open Space Types by Zone.

This table provides descriptions of open spaces types and denotes the Transect Zone(s) in which they are allowed.

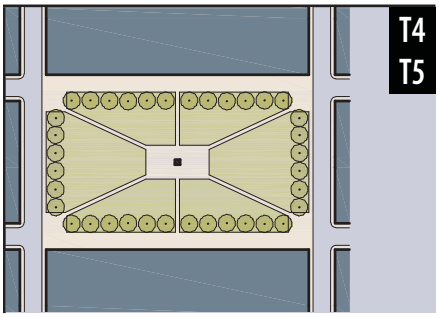
a. **Natural Park:** A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors and may include protected habitat with restricted access and may include natural resource areas. The minimum size is determined by resource availablity and oppportunities.



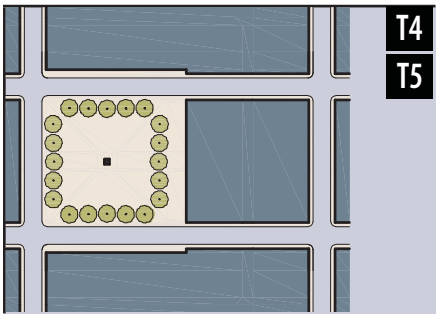
b. **Green:** An open space, available for both structured and unstructured recreation. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1 acres and the maximum shall be 15 acres.



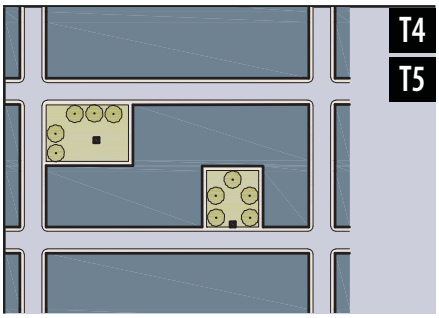
c. **Square:** An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size shall be 0.25 acre and the maximum shall be 1 acres.



d. **Plaza:** An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages and may be used to meet the open space requirement for commercial use buildings. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important streets. The minimum size shall be 5,000 square feet and the maximum shall be 1 acres.



e. **Playground:** An open space designed and equipped for the recreation of children, which includes Mini Parks. A playground is typically located within a 1/4 mile distance in a residential setting shall be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. The shall be a minimum size of 2,500 square feet and one acre maximum size.



24W.300
DEFINITIONS

24W.300.010 Purpose

This Section provides definitions of terms and phrases used in this Westside Code that are technical or specialized, or that may not reflect common usage. If a definition in this Section conflicts with a definition in another provision of the Zoning Ordinance or any other provision in the Municipal Code, these definitions shall control for the purposes of this Westside Code. If a word or phrase is not defined in this Section, the definition of such word or phrase as defined in the General Plan or the zoning ordinance shall apply, in that order. If a word or phrase is not defined in this Section or the General Plan or the Zoning Ordinance, and a question arises as to how it is to be applied to a development proposal subject to this Westside Code, the Director shall determine the applicable definition in accordance with the provisions of Chapter 24.505, giving deference to common usage and the purpose and intent of the General Plan, the zoning ordinance, and this Westside Code.

24W.300.020 Definitions Of Specialized Terms And Phrases

As used in this Westside Code, the following terms and phrases shall have the meaning given them in this Section, unless the context in which they are used clearly requires otherwise.

Accessory Structure: See Zoning Ordinance Section 24.110.050

Allee: means a regularly spaced and aligned row of trees usually planted along a thoroughfare or pedestrian path.

Basement: means a space having 50percent or more of its floor-to-ceiling height below the average grade of the adjacent ground; except that any such space shall be deemed a first story if it includes, or could include, a habitable room.

Bicycle Lane (BL): means a dedicated bicycle lane running within a moderate-speed vehicular thoroughfare, demarcated by striping.

Bicycle Route (BR): means a thoroughfare suitable for the shared use of bicycles and automobiles moving at low speeds.

Bicycle Trail (BT): means a bicycle way running independently of a high-speed vehicular thoroughfare.

Block: means the aggregate of private lots, passages, rear lanes and alleys, circumscribed by thoroughfares.

Block Face: means the aggregate of all the building facades on one side of a block. The Block Face provides the context for establishing architectural harmony.

Build-to-Corner:

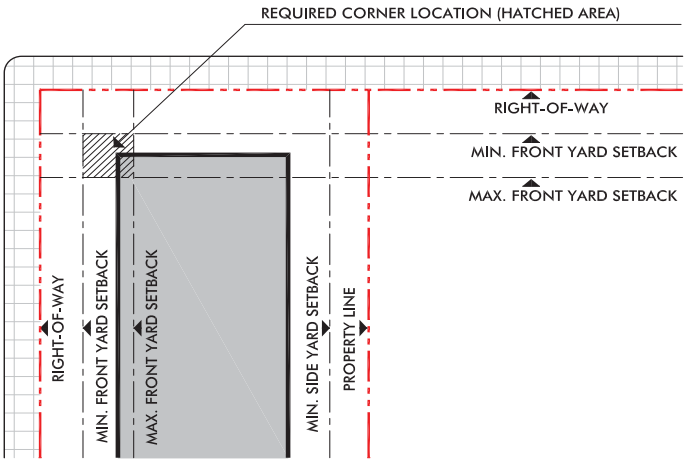
1. The Build-to-Corner requirement specifies that buildings must "hold the corner" of the parcel at the intersection of two streets.

2. The build-to-corner location is defined by the minimum and maximum front street and side street setback

lines. Where the Build-to-Corner Building Placement is required, new development must meet this requirement by siting the building at its street corner.

3. Build-to-Corner requirements are listed under 24W.200 (Zones and Development Standards).

Build to Corner



Building Configuration: means the form of a building, based on its massing, frontage, and height. "Building Disposition" means the placement of a building on its lot.

Building Function: means the uses accommodated by a building and its lot. Functions (i.e.: use) are categorized Table B Land Use Tables (Section 24W.203.031) and are either permitted by right or via use permit.

Building Height: means the vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Exceptions to height limits specified in this Westside Code are the exceptions listed in Section 24.405.030 of the zoning ordinance as it may be amended, revised or replaced from time to time.

A structure category determined by function and disposition on the lot, and configuration, including frontage and height. Building heights are specified in the Zones and Development Standards and illustrated in Table 2: Definitions Illustrated.

Civic Building: means a building owned or leased by a public agency or non-profit organization for the primary purpose of providing a service to the general public dedicated to arts, culture, education, recreation, government, transit, and municipal/public parking.

Civic Space: means an outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationship between their intended use, their size, their landscaping and their enfronting buildings.

Commercial Institution: means the term collectively defining workplace, office and retail functions.

Context: means surroundings, including a combination of architectural, natural and civic elements that define specific neighborhood or block character.

Corridor: means a lineal geographic system incorporating transportation and/or greenway trajectories. A transportation corridor may be a lineal urban Transect Zone.

Density: means the number of dwelling units within a standard measure of land area, usually given as units per acre.

Design Speed: means is the velocity at which a thoroughfare tends to be driven without the constraints of signage

or enforcement. There are three ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired design speed.

Driveway: means a vehicular lane within a lot, usually leading to a garage.

Elevation: means an exterior wall of a building not along a Frontage Line. See: Facade.

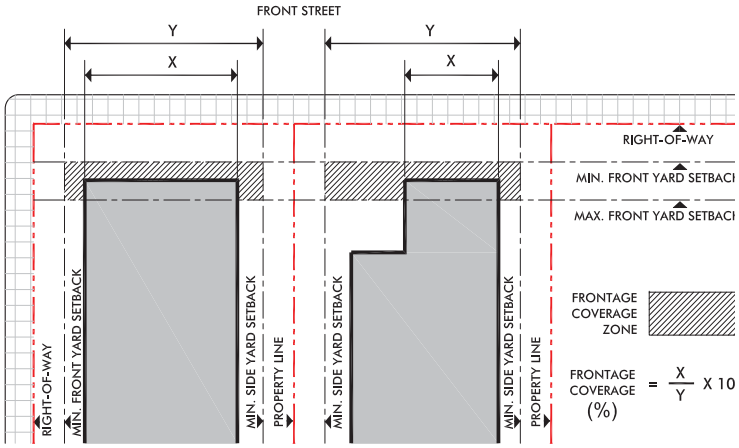
Enfront: means to place an element along a frontage line, as in "porches enfront the street."

Entrance, Principal: means the main point of access of pedestrians into a building.

Facade: means the exterior wall of a building that is set along a Frontage Line (see Elevation; Frontage Line).

Frontage Line: means those lot lines that coincide with a public frontage. Facades along Frontage Lines define the public realm and are therefore more regulated than the elevations that coincide with other Lot Lines.

Frontage coverage zone: means the rectangle formed by the minimum and maximum front setback lines and the minimum side setback or side street setback lines.



Grade, existing: means the surface elevation or topography of the ground or pavement at a stated location that exists on a site prior to disturbance in preparation for a project regulated by this code.

Grade, Finished: means the elevation or topography of the finished surface of the ground or pavement comprising a site after all necessary grading has been performed and as identified on an approved grading plan or subsequent as-built grading plan.

Infill: means a project within existing urban fabric.

Inside Turning Radius: means the curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.

Liner Building: means a building specifically designed to mask a parking lot or a parking garage from a frontage.

Live/Work: means an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which include: 1. Complete kitchen space and sanitary facilities in compliance with the California Building Standards Code; and 2. Working space reserved for and regularly used by one or more occupants of the unit.

Lot Line: means the boundary that legally and geometrically demarcates a lot (see Frontage Line).

Lot Width: means the length of the principal Frontage Line of a lot.

Neighborhood: means an urbanized area at least 40 acres that is primarily residential. A neighborhood shall be based upon a partial or entire Standard Pedestrian Shed. The physical center of the Neighborhood should be located at an important traffic intersection associated with a Civic or Commercial institution.

Parking Structure: means a building containing two or more stories of parking. Parking Structures shall have Liner Buildings at the first story or higher.

Passage(PS): means a pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting rear parking areas to frontages. Passages may be roofed over.

Path (PT): means a pedestrian way traversing a park or rural area, with landscape matching the contiguous open space. Paths should connect directly with the urban sidewalk network.

Pedestrian Shed: means an area, approximately circular, that is centered on a common destination. A Pedestrian Shed is applied to determine the approximate size of a neighborhood. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares. A Long Pedestrian Shed is 1/2 mile radius or 2640 feet, and may be used for mapping when transit is present or proposed. (Sometimes called a "walk-shed" or "walkable catchment.") A Linear Pedestrian Shed is elongated to follow a Commercial corridor.

Planter: means the element of the public streetscape which accommodates street trees. Planters may be continuous or individual.

Principal Building: means the main building on a lot, usually located toward the frontage (see Table 16).

Private Frontage: means the privately held layer between the frontage line and the principal building facade. The structures and landscaping within the Private Frontage may be held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries (see Table E).

Project: means any proposal for new or changed use, or for new contraction, alteration, or enlargement of any structure, that is subject to the provisions of this code.

Public Frontage: means the area between the curb of the vehicular lanes and the Frontage Line. Elements of the Public Frontage include the type of curb, walk, planter, street tree and streetlight (see Table D).

Rear Alley (AL): means a vehicular driveway located to the rear of lots providing access to service areas and parking, and containing utility easements. Alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

Rear Lane(LA): means a vehicular driveway located to the rear of lots providing access to parking and outbuildings and containing utility easements. Rear lanes may be paved lightly to driveway standards. Its streetscape consists of gravel or landscaped edges, no raised curb and is drained by percolation.

Residential: means premises available for long-term human dwelling.

Retail Frontage Line: means Frontage Lines that require the provision of a Shopfront, causing the ground level to be available for retail use.

Rowhouse: means a single-family dwelling that shares a party wall with another of the same type and occupies the full frontage line (syn: Townhouse).

Setback: means the area of a lot measured from the lot line to a building facade or elevation. This area must be maintained clear of permanent structures with the exception of: galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first story level) which are permitted to encroach into the Setback.

Sidewalk: means the paved layer of the public frontage dedicated exclusively to pedestrian activity.

Single Room Occupancy: (SRO) means a building with single rooms that are made available for rental and that provide sleeping areas with shared bathrooms and kitchens.

Story: means a habitable level within a building where ground floor for non-residential use is a minimum of 15 feet in height and upper stories are no more than 14 feet in height from finished floor to floor. Attics and raised basements are not considered stories for the purposes of determining building height.

Half-Story: means a story under a gable, hip, or grambrel roof, the wall plates of which on at lease two opposite exterior walls are not more than two feet above the floor of each story, and the habitable floor area measured at lea height of six feet above the floor does not exceed 75% of the floor area of the story immediately below it.

Street (ST): means a local urban thoroughfare of low speed and capacity. Its public frontage consists of raised curbs drained by inlets and sidewalks separated from the vehicular lanes by a planter and parking on both sides. The landscaping consists of regularly placed street trees. This type is permitted within the more urban Transect Zones (T4-T6).

Streetscape: means the urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).

Thoroughfare: means a vehicular way incorporating moving lanes and parking lanes within a right-of-way.

Townhouse: syn: Rowhouse.

Transect: means a system of ordering human habitats in a range from the most natural to the most urban as summarized in Chapter 3 of the General Plan. Among other applications of the transect, the form-based code is based upon six Transect Zones which describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

Transect Zone (T-Zone): means a geographically specific zoning classification established to regulate development patterns in accordance with the transect system. Transect Zones are administratively similar to the land-use zones in conventional zoning ordinances, except that in addition to the usual building use, density, height, and setback requirements, other elements of the intended habitat are integrated, including those of the private lot and building and the enfronting public streetscape. The elements are determined by their location on the Transect scale. The basic T-Zones are: T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban, T5 Urban Center, and T6 Urban Core (see Table A).

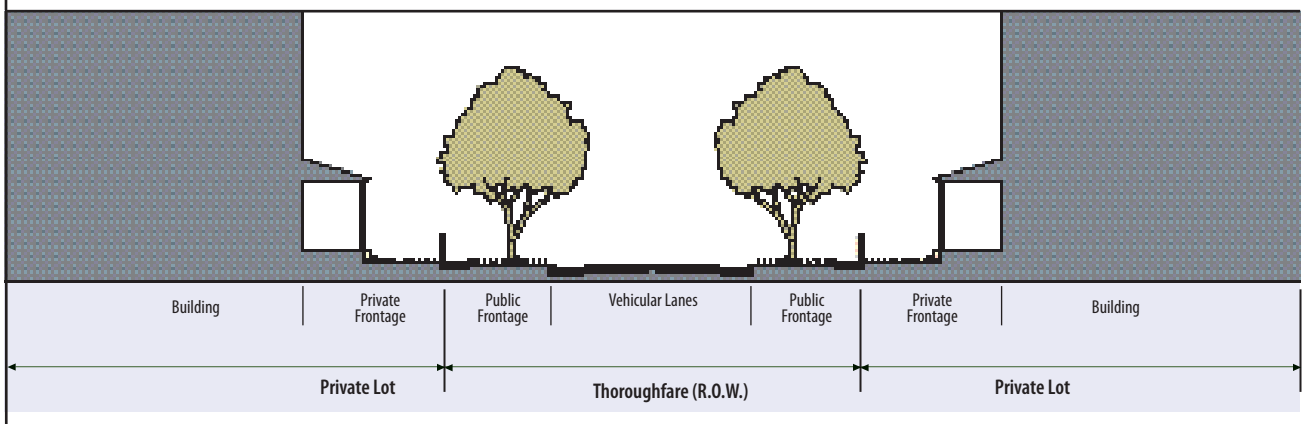
Transition Line: means a horizontal line spanning the full width of a facade, expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Type: means a category determined by function, disposition, and configuration, including size or extent. There are community types, street types, civic space types, etc. (See also: Building Type.)

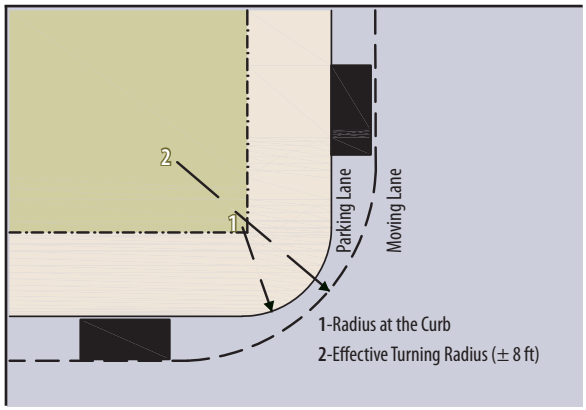
24W.300.030 Definitions Illustrated.

TABLE 1: Definitions Illustrated.

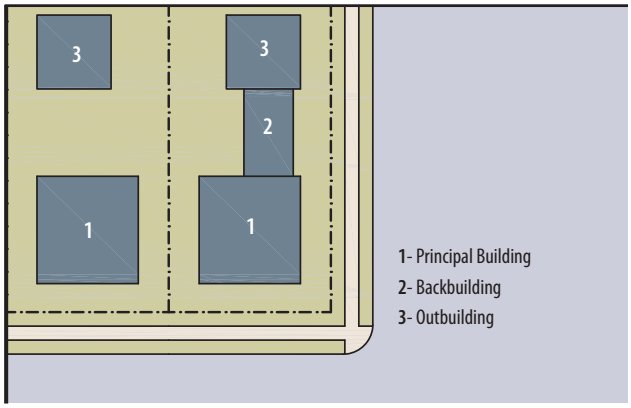
a. THOROUGHFARE & FRONTAGES



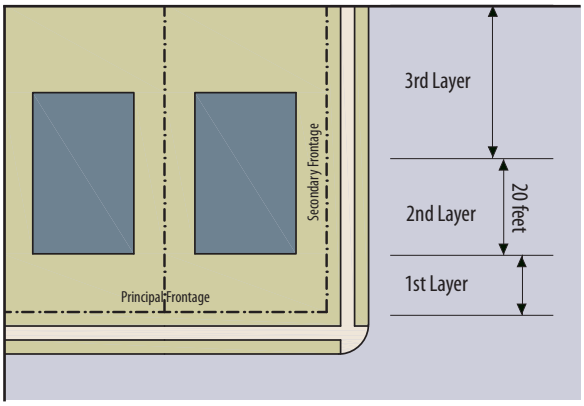
b. TURNING RADIUS



c. BUILDING DISPOSITION



d. LOT LAYERS



e. FRONTAGE & LOT LINES

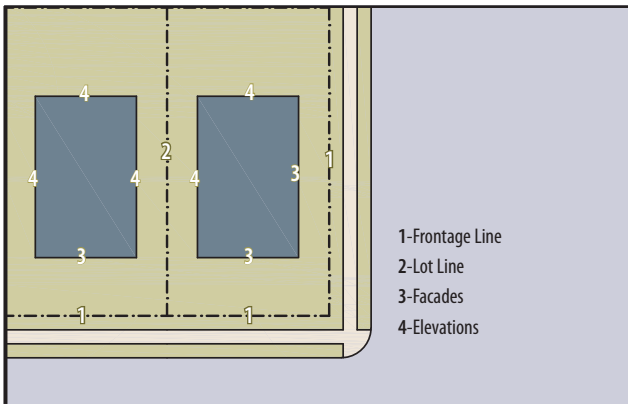
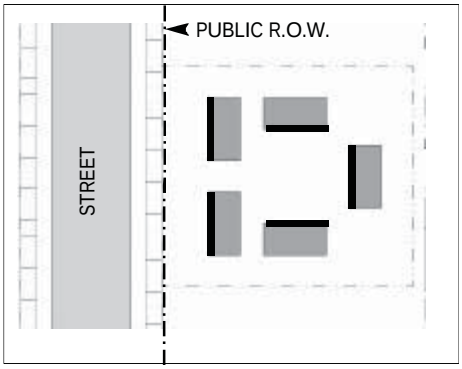
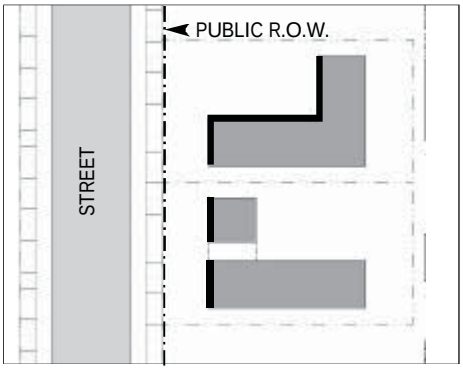


TABLE 2: Definitions Illustrated.

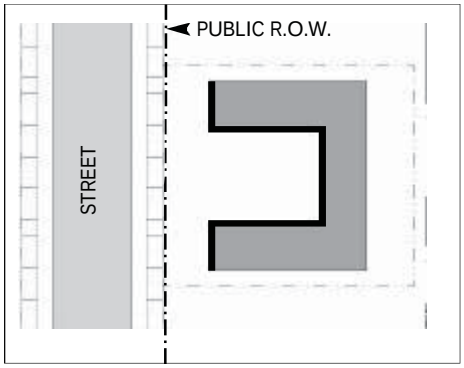
a. COURTYARD HOUSING CONFIGURATIONS



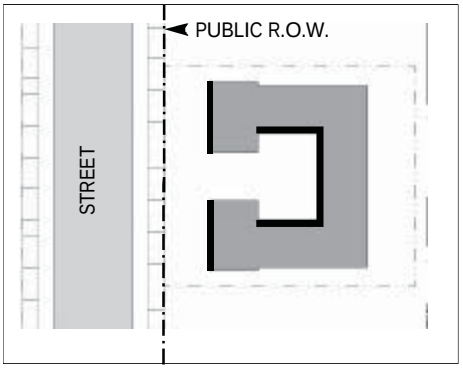
A. Bungalow Court: a Bungalow Court is comprised of individual, detached single-family dwellings oriented around a common courtyard. This type is the least dense and can seamlessly fit into any single-family residential neighborhood.



B. Side Courtyard: a Side Courtyard is defined on one or two sides by attached flats and/or townhouses. The courtyard may be completely open to the street (for a more suburban setting) or be hidden from the street by the building (for a more urban setting).



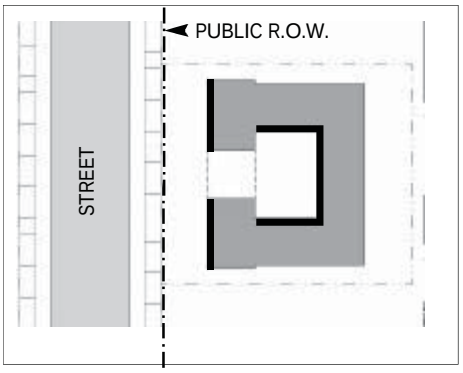
C. Open Courtyard: an Open Courtyard is a court that is surrounded on three sides by a "U" shaped building. The fourth side is completely open to the street.



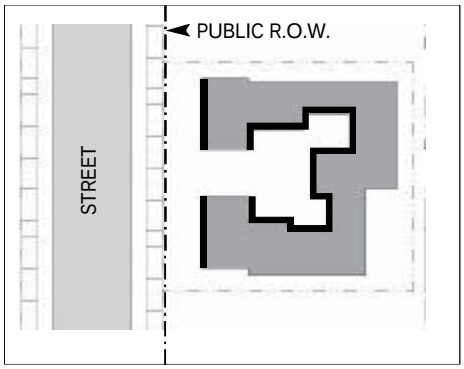
D. Forecourt Courtyard: a Forecourt Courtyard is surrounded by buildings on three sides. The fourth side is partially open to the street, the open, unroofed portion (the forecourt), providing a transition to the street. In this courtyard type, access from the street to the courtyard can be controlled with a gate.

TABLE 2: Definitions Illustrated. (continued)

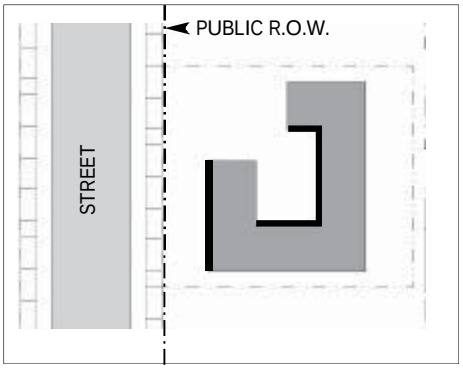
a. COURTYARD HOUSING CONFIGURATIONS



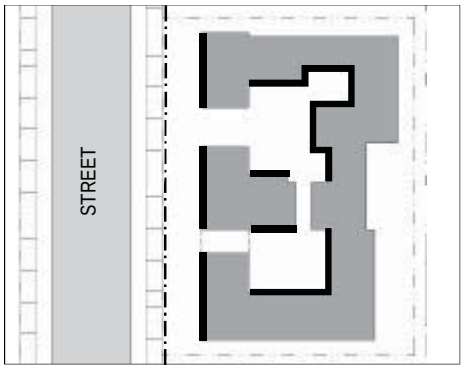
E. Zaguan Courtyard: A Zaguan Courtyard is very similar to a Forecourt Courtyard, the only difference being that the passageway leading from the court to the street is covered by a roof. The *zaguan* , a covered passage that passes through the building and gives access to the street, can be gated.



F. Composite Courtyard: a Composite Court is a courtyard comprised of a large primary courtyard from which small, secondary patios branch-off. The primary courtyard can be any of the previous attached-dwelling types discussed previously.



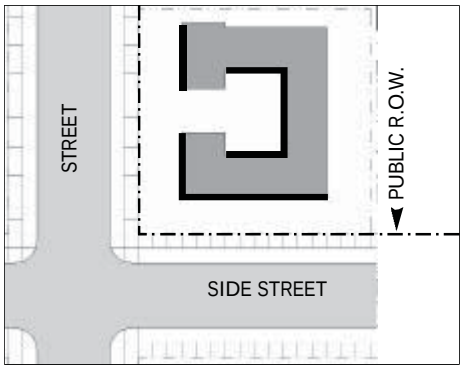
G. Corner Courtyard: a Corner Courtyard places the passageway leading from the street to the courtyard at the corner of the lot. The passageway is open to the sky. Access to and from the courtyard can be controlled with a gate.



H. Multiple Courtyard: a Multiple Courtyard consists of two or more separate courts. Though distinct spaces, these courtyards, comprised of any of the previous types, are connected via public passageways open to the sky or via *zaquans*.

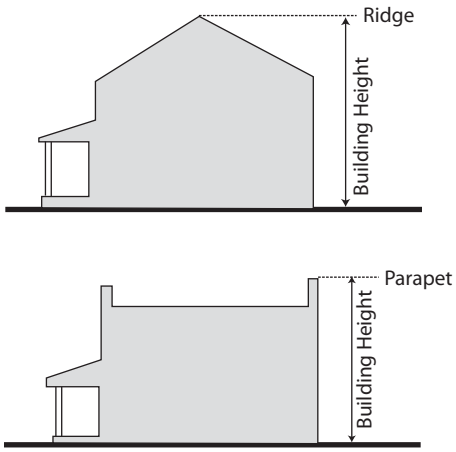
TABLE 2: Definitions Illustrated. (continued)

a. COURTYARD HOUSING CONFIGURATIONS



I. Corner Lot Courtyard: a Corner Lot Courtyard places any of the previous courtyard types at the intersection of two streets. Since this type faces two streets, the side of the courtyard that does not provide access to the street must provide frontages to the the street *and* to the courtyard.

b. BUILDING HEIGHT



24W.300.040 Land Use Definitions

Adult Business: See Zoning Ordinance Chapter 24.492.

Affordable Housing: A residential unit that is restricted to occupancy by an income eligible household as defined by a local, State, or Federal Program, as may be amended from time to time.

Alcoholic beverage sales: Any off-sale or on-sale alcoholic beverage establishment as defined within Municipal Code Sec. 24.460.130 as governed by Municipal Code Chapter 24.460.

Animal Husbandry: The raising of livestock or domestic animals for commercial purposes, but does not include feedlots. Typical uses include grazing, ranching agricultural and dairy farming.

Apiculture: The raising of bees for the purpose of honey extraction or for pollination in conjunction with agricultural and horticultural purposes.

Auto or motor vehicle related sales or services: A retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers, motorcycles, mobile home, recreational vehicle, or watercraft sales, and Vehicles for sale may be displayed outdoors or indoors, as authorized by a Use Permit.

Also includes the dismantling, repair, servicing, alteration, restoration, recycling, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use.

Does not include: the sale of auto parts/accessories separate from a vehicle dealerships or Gas Stations.

Bank, financial services: Financial institutions that provide retail banking services to individuals and businesses. This classification is limited to institutions engaged in the on-site circulation of cash money including businesses offering check-cashing facilities. This includes self service facilities or ATM's available for pedestrians, drive up teller facilities are not allowed as part of this use category.

Bar, Tavern, Night Club: An establishment providing entertainment such as live music and dancing, on-site alcohol consumption, but not adult entertainment. The sale of alcoholic beverages is separately regulated by Chapter 24.460 (Alcoholic Beverage Establishments -Use Permit). Entertainment is also separately regulated by Chapter 10.450 (Dance Halls).

Business Support Service: A business that provides services to other businesses. Examples include: blueprinting, computer-related services (rental, repair), copying and quick printing services, film processing and photofinishing (retail), mailing and mail box services

Civic: means, a use operated by a public agency or non-profit organization for the primary purpose of providing a service to the general public. Such uses are dedicated to, by way of example but without limitation, arts, culture, education, recreation, government, transit, and municipal/public parking.

Civic Institutional: A use operated by a public agency or non-profit organization for the primary purpose of providing a service to the general public. Such uses are dedicated to, by way of example but without limitation, arts, culture, education, recreation, government, transit, and municipal/public parking.

Community Meeting: Group gatherings conducted indoors. Typical uses include synagogues, mosques, temples, churches, community centers, bingo halls, private clubs, fraternal, philanthropic and charitable organizations, and lodges.

Crop Production: The growing and harvesting of tree crops, row crops, or field crops on a commercial basis. The crop production use type includes temporary storage of crops grown on the premises but excludes uses classified under the Food and Fish Processing use type category or the Indoor Production use type.

Day Care: Day Care Centers as defined by the Health and Safety Code, and the day care and supervision of more than 12 children under 18 years of age for period less than 24 hours per day.

Distribution Generation Facility: A small or mid-scale energy generation facility located at or near the customer site. The broad term encompasses advanced combustion technologies such as micro turbines, reciprocating engines and fuel cells, as well as non-combustion options like photovoltaic cells and wind turbines. Types of energy sources may include, but are not limited to, petroleum, methane, ethanol, thermal, wind, solar, hydro and other possible non-radioactive sources.

Drive -Through Retail or Service: A retail or service business where services may be obtained by motorists without leaving their vehicles. Examples include automated teller machines (ATMs), banks, pharmacy dispensaries, and restaurants.

Dwelling - Multi-Unit: A single structure containing two or more dwelling units, or multiple units arranged with zero lot lines. These include: duplexes, triplexes, quadplexes; rowhouses, courtyard housing, and stacked dwellings.

Dwelling - Single Dwelling: A building designed for and/or occupied exclusively by one housekeeping unit. Also includes factory built, modular housing units, constructed in compliance with the California Building Code (CBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems

Dwelling: Second unit: A dwelling unit stacked above or attached at grade to a garage, typically located at the rear of a lot that includes a main residence building that is one of the following Building Types:

Sideyard Court, Rowhouse, Duplex, Triplex, Quadplex, Single Family Detached – Front Yard, or Single Family Detached – Side Yard. In compliance with State Planning Law, performance standards for Carriage Houses are mandatory and no variance may be granted. Carriage Houses approval is ministerial without public hearing.

Emergency shelters: Housing with minimal supportive services for homeless persons that limits the occupancy to six months or less by a homeless person and does not deny any individual or household shelter because of inability to pay. This use type does not include Residential Care or Group Care.

Energy Generation Facility: A generator unit that may use a variety of sources and/or products for the production of power either; 1) for use on-site (and/or by non-commercial users), 2) for sale to the grid, accessory to on-site use of power, or 3) for sale to the grid as primary use. This does not include fossil fuel generation facilities.

Farm employee housing: The use of dwelling units for farm employee housing.

Farmers Market: Indoor or outdoor sales of fresh produce and other artisan prepared food goods typically in a multiple vendor format in a designated area where on designated days and times, growers and producers may sell directly to the public from open, semi-open or within built facilities in accordance with the State or County Agricultural Commission under California Code of Regulations Title 3, Chapter 3, Article 6.5.

Gas Stations: Retail sale, from the premises, of vehicle fuel, which may include the incidental sale of other petroleum products, tires, batteries, and replacement items, and the incidental provision of minor repairs and lubricating services. Typical uses include automobile service stations and filling stations and special oil change and lube shops.

General Retail: The Retail Sales use type consists of establishments primarily engaged in the sale of goods and merchandise, but excludes those uses classified under the Animal Sales and Services use type category, Automotive and Accessories use type category, Business and Professional Support use type, Construction Sales and Services use type category, and Food and Beverage Retail Sales use type. Typical uses include department stores, apparel stores, furniture stores, florists, pawn shops, and hardware stores.

Health/Fitness Facility: Establishments offering predominantly participant sports within an enclosed building. Typical uses include bowling, alleys, billiard parlors, pool halls, indoor ice or roller skating rinks, indoor racquetball courts, indoor batting cages and health or fitness club.

Home Occupation: An occupation conducted at a premise containing a dwelling unit as an incidental use by the occupant of that dwelling as per Chapter 24.125 of the Municipal Code.

Horticulture, Urban: Horticulture use type category consists of the use of a site, or a portion of a site, by either an individual resident or community based group for the cultivation of crops, vegetables, or ornamental flowers for personal, community or commercial purposes. Horticulture Urban excludes uses classified under the Food and Fish Processing use type category or the Indoor Production use type.

Indoor Entertainment: Venues that provide live or recorded events or performances, or other activities intended for spectators that are conducted within an enclosed building such as a motion picture theater, dance clubs, music performance halls, and sports arenas.

Indoor Production: The commercial production of fruits, vegetables or other crops within an enclosed building. Typical uses include growing crops, flowers or plants in commercial greenhouses and producing mushrooms.

Laboratory-Medical, analytical: Establishments primarily engaged in research of an industrial, technical or scientific nature or the processing of material in a laboratory, but excludes manufacturing uses. Typical uses include electronic research firms, pharmaceutical research laboratories, radiological labs and biotechnical labs (Research or Laboratory Services definition).

Library, museum: Non-profit cultural institutions displaying or preserving objects of interesting one or more of the arts and sciences or providing on loan to the public books and other types of media. This use may also include incidental instructional services.

Live/Work: An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which include: 1. Complete kitchen space and sanitary facilities in compliance with the California Building Standards Code; and 2. Working space reserved for and regularly used by one or more occupants of the unit.

Lodging: Establishments providing two (2) or more housekeeping units or six (6) or more rooms or suites for temporary rental to members of the public and which may include incidental food, drink, and other sales and services intended for the convenience of guests. Typical uses include hotels, motels, and timeshare facilities.

Manufacturing/processing heavy: Industrial plants primarily engaged in manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and products, primarily from extracted or raw or recycled materials. Uses in this use type generally are characterized by, among other things, truck or rail traffic, or outdoor storage of products, materials, equipment or fuel. Typical uses include battery manufacturing, welding, water softening plants, plating, ready mix concrete plants, trucking terminals, and distribution facilities for commercial package services.

Manufacturing/processing light: The manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products and incidental storage and distribution of such products or parts, but excluding basic industrial processing classified under the Manufacturing: Heavy use type. Typical uses include apparel manufacturing, machine shops, and furniture manufacturing.

Media Production: Facilities engaged in the production and distribution of film or video either with enclosed buildings or on outside sets.

Medical/Dental: Establishments providing medical, psychiatric, surgical, dental or other health-related services. This includes medical, dental, psychiatric or other therapeutic services offered in individual offices or suites, which may include laboratories incidental to the practitioner's consulting or therapeutic work but excluding licensed health facilities, as defined in Health and Safety Code Section1250, except as provided in Health and Safety Code Section 1267.8.

Mortuary, Funeral Home: A funeral homes and/or parlor, where deceased are prepared for burial or cremation, and funeral services may be conducted.

Office: Offices of firms or organizations that primarily provide executive, management, administrative or financial services. It also refers to establishments primarily engaged in providing professional services to individuals or businesses, but excludes uses classified under the Medical/Dental. Typical uses include corporation headquarters and administrative offices, banks, savings and loans, law offices, real estate offices, public relations firms, advertising firms, insurance offices, travel agencies, and photography studios.

Oil Equipment Services: The Oil Equipment Services use type category consists of establishments primarily engaged in the sale, servicing or maintenance of oil well testing and service equipment. The following are the two Oil Equipment Services use types:

1. Oil Equipment Services: Heavy. Sales and services of heavy, industrial-scale equipment which is typically done in an industrial area.

2. Oil Equipment Services: Light. Sales and services of light, easily transportable equipment which is typically done in a commercial area.

Oil drilling: Operations including drilling, extraction and production of oil, gas, and other hydrocarbon substances in the industrial zones of the city. Also included are incidental storage, distribution of the materials, and necessary attendant uses and structures associated with oil, gas, and other hydrocarbon substances, but excluding refining, processing or manufacturing thereof.

Oil Refining: Oil related industrial activities involving the processing and/or manufacture of substances such as: asphalt and tar paving mixtures; asphalt and other saturated felts (including shingles): fuels: lubricating oils and greases: paving blocks made of asphalt, creosoted wood and other compositions of asphalt and tar with other materials; roofing cements and coatings.

Park, playground

Parking, Shared - An offsite and/or reduced parking arrangement for more than one use, which provides adequate supply of parking spaces based on timeframe and duration of peak parking demand for each use. The maximum distance between use and parking shall be 300 feet for customers/visitors and 500 feet for employees. The maximum reduction of spaces allowed is 20%.

Parking, Offsite – An offsite parking location provided for a principal use or for commercial parking, which is located within 1,250 feet from the use served and provides 100% of the required parking. Reduced parking may be allowed up to 20% of the required by incorporation of transportation and parking demand management strategies subject to the Community Development Director approval or through the shared parking Use permit process.

Parking Facility - Public or Commercial: A parking lot or structure operated by the City, or a private entity providing parking for a fee. Does not include towing impound and storage facilities.

Personal Services: Establishments primarily engaged in the provision of services for the enhancement of personal appearance, cleaning, alteration or reconditioning of garments and accessories, and similar non-business related or non-professional services. Typical uses include reducing salons, tanning salons, barber shops, tailors, shoe repair shops, self-service laundries, dry cleaning shops, and massage establishments subject to municipal code requirements, but exclude uses classified under the Office and Trade School.

Personal Services, Restricted: Use types consisting of establishments that due to their nature may have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to mitigate their adverse impact. Examples of these use types include tattoo and body piercing services. All new uses, as defined by Chapter 24.115.3325, shall be permitted only if the following provisions are met:

A) No such use shall be established within 500 feet of any primary or secondary school, school grounds, park, playground, preschool, nursery, day-care center or other place frequented by children;

B) Each use classified as Personal Services Restricted shall maintain a minimum distance of 500 feet from another.

Printing and Publishing: A business that provides printing services using letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying; and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving and electrotyping. This use also includes: businesses that publish newspapers, books and periodicals; establishments manufacturing business forms and binding devices. "Quick printing" services are included in the definition of "Business Support Services."

Produce Sales: Onsite sale of fruits, vegetables or other crops. "Onsite sale," for purposes of this use type classification, means sale of fruits, vegetables or other crops on a site on which a use type is conducted. Typical uses include fruit or vegetable stands.

Recreation Services, Indoor: Establishments offering predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, pool halls, indoor ice or roller skating rinks, indoor racquetball courts, indoor batting cages, and health or fitness clubs.

Recreation Services: Outdoor Sports and Recreation. Establishments offering predominantly participant sports or other activities conducted in open or partially enclosed or screened recreational activities facilities. Typical uses include driving ranges, miniature golf courses, golf courses, amusement parks, swimming pools, and tennis courts.

Recycling: Large collection facility: A center for the acceptance by donation, redemption, or purchase of recyclable materials from the public, which occupies more than 500 square feet and may include permanent structures as well as mobile units, bulk reverse vending machines and Kiosk-type units.

Recycling: Processing facility: A building or enclosed space used for collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment, or to end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.

Recycling: Reverse vending machine: Automated mechanical device that accepts at least one or more types of empty beverage containers including aluminum cans, glass and plastic bottles and issues a cash refund or redeemable credit slip. A reverse vending machine may sort and process containers mechanically, provided that the entire process is enclosed within the machine. The machine and associated enclosure shall occupy no more than 50 square feet of space, be located within 40 feet of the primary commercial use and shall be placed in a manner that buffers the use from adjacent residential uses.

Recycling: Small collection facility: A center for the acceptance by donation, redemption, or purchase of recyclable materials from the public, which occupies less than 500 square feet and mobile units, bulk reverse vending machines, Kiosk-type units and unattended containers for donation.

Research and Development (R&D): A facility for scientific research, and the design, development and testing of electrical, electronic, magnetic, optical and computer and telecommunications components in advance of product manufacturing; and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities. Includes pharmaceutical, chemical and biotechnology research and development. Does not include soils and other materials testing laboratories (see "Laboratory").

Residential Accessory Use or Structure: A use and/or structure that is customarily a part of, and clearly incidental and secondary to a residence, and does not change the character of the residential use. This definition includes, by way of example, the following types of uses or detached accessory structures, and other similar structures normally associated with a residential use of property:

- Garage
- Gazebo
- Greenhouse (non-commercial)
- Spa, hot tub
- Storage shed
- Studio (no kitchen facility)
- Swimming pool
- Tennis or other on-site sport court
- Workshop

Also includes the indoor storage of automobiles, personal recreational vehicles and other personal property, accessory to a residential use. Does not include second units and carriage houses, which are separately defined.

Restaurant: Sale of prepared food and beverages in a ready-to-eat state for on-site or off-site consumption. A dining area may or may not be provided. Vehicle drive-up service is prohibited. The restaurant use may be ancillary to another use.

Retail: Establishments engaged in the sale of goods and merchandise

School, Commercial: A public or private institution that provides education and/or training, including vocational training, in limited subjects. Examples of these schools include: art school, ballet and other dance school, business, secretarial, and vocational school, computers and electronics school, drama school, driver education school,

establishments providing courses by mail, language school martial arts, music school, professional school (law, medicine, etc.), and seminaries/religious ministry training facility. Does not include pre-schools and child day care facilities (see "Day Care"). See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." for smaller-scale facilities offering specialized instruction.

School: General: A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades). May also include any of these schools that also provide room and board.

Scrap and dismantling yard: Collection and storage of used vehicles and or various scrap materials that are either selling parts or

Special Residential: A use within or comprising any of the following use types as the definitions of same may be amended from time to time: Group Care Residential (defined in the Zoning Ordinance), Group Care (defined in the Zoning Ordinance), Boarding Houses (defined in the Zoning Ordinance), and Single Room Occupancy (defined in this Glossary).

Storage: Personal storage facility (mini-storage): Establishments providing storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excludes any sales or services or business other than storage uses such as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehouses.

Studio -Art, Dance Martial Arts, Music, etc.: Small-scale facilities, typically accommodating one group of students at a time, in no more than one instructional space. Larger facilities are included under the definition of "Schools - Specialized education and training." Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

Supportive Housing: A family residential use with no limit on the length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Typical uses include housing for victims of domestic violence and the disabled.

Thrift Store: Any retail establishment primarily selling goods that are donated or acquired for less than the reasonable wholesale value of the goods.

Transit Station or Terminal: A passenger station for vehicular, and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes bus terminals, taxi stands, railway stations, etc.

Transitional Housing: A family residential use configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Typical uses include housing for persons in transition from homelessness to permanent housing.

Work/Live: A dwelling unit that contains a commercial component which a fee-simple unit on a lot within a commercial component anywhere in the unit.

Wireless Telecommunications Facility: As defined in Zoning Ordinance Section 24.4115.3460 and regulated by Chapter 24.497 of the Municipal Code.