

# Multi-Family Development & Design Standards

Adopted: April 18, 2023  
City Council Resolution No. 12966





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## Acknowledgements

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Additionally, we acknowledge the invaluable contributions of prior elected and appointed officials, the community, and other stakeholders and staff who played a crucial role in shaping and refining this project.

## Version History, Revisions, and Amendments

To maintain a true and correct record of the versions of this document, subsequent versions shall be documented in the Version History table below. The Community Development Director shall also update the Form-Based Zone Map upon the approval of any Walkable Neighborhood Plan (see Chapter 8).

| Version History |                           |   |
|-----------------|---------------------------|---|
| Version         | Version Date              | Document Link   |
| 1               | April 18, 2023 (Adoption) | <a href="https://www.campbellca.gov/Archive.aspx?ADID=2959">https://www.campbellca.gov/Archive.aspx?ADID=2959</a> |
| 2               | May 18, 2023              |   |
| 3               |                           |   |
| 4               |                           |   |
| 5               |                           |   |

| Custodial Revisions |                   |  |                 |
|---------------------|-------------------|--|-----------------|
| Version             | Type of Revision  | Description of Revision                        | Section Revised |
| May 18, 2023        | Updates           | Updated with City logo, acknowledgements, etc. | Cover-TOC       |
|                     | Minor Corrections | Corrected typographic errors                   | Chapter 3       |
|                     |                   |  |                 |
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| Amendments |          |             |             |                      |             |                   |
|------------|----------|-------------|-------------|----------------------|-------------|-------------------|
| Version    | Dates    |             | Description | Decision-Making Body | File Number | Resolution Number |
|            | Decision | Action Type |             |                      |             |                   |
|            |          |             |             |                      |             |                   |
|            |          |             |             |                      |             |                   |
|            |          |             |             |                      |             |                   |
|            |          |             |             |                      |             |                   |

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# Chapter 1: Introduction

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## Sections:

|       |                                       |
|-------|---------------------------------------|
| 1.010 | Purpose                               |
| 1.020 | Applicability                         |
| 1.030 | Relationship to Campbell General Plan |
| 1.040 | Relationship to Campbell Zoning Code  |

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## 1.010 Purpose

These Multi-Family Development & Design Standards (MFDDS) set forth the standards for neighborhood design and building form, implementing the City's various area plans, and the land use designations established by the General Plan. The standards contained in this document reflect the community's vision for implementing the intent of the Campbell General Plan to facilitate housing production and specifically infill housing production, through development that reinforces the highly valued character and scale of Campbell's centers, neighborhoods, and corridors.

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## 1.020 Applicability

1. **General.** The standards of this document apply to all housing development projects as defined by CMC Chapter 21.72 (Definitions) except as expressly exempted by CMC Chapter 21.07 (Housing Development Regulations) or preempted by state law. Off-site improvements continue to be regulated by Campbell Public Works standards, street plans contained within Area Plans, and the City of Campbell Streetscape Standards. In the event a housing development project is proposed on a site that does not have an assigned form-based zone, the least intensive form-based zone allocated to a properties with a comparable land use density as the proposed project under Table 2.040.1 shall apply.
2. **Rules for Construction of Language.** The following general rules for construction of language apply to the text of the MFDDS:
  - A. **Tenses and Numbers.** Words used in the present tense include the future, words used in the singular include the plural, and the plural includes the singular, unless the context clearly indicates the contrary.
  - B. **Applicable.** The applicable standards of the MFDDS apply so as to not require stating the phrase "and all applicable standards" throughout the MFDDS.
  - C. **Diagrams and Graphics.** In case of conflict between the text and a diagram or graphic, the text controls.
  - D. **Conjunctions.** Unless the context clearly indicates otherwise, the following conjunctions shall be interpreted as follows:
    - (1) "And" indicates that all connected items or provisions apply;
    - (2) "Or" indicates that the connected items or provisions may apply; and
    - (3) "Either/or" indicates that the connected items or provisions apply singly but not in combination.

- E. **Abbreviations.** The following terms are abbreviated:
    - (1) Property Line (PL);
    - (2) Maximum (Max.); Minimum (Min.); and
    - (3) Right-of-Way (ROW).
  - F. **Definitions.** The definitions supporting the MFDDS are in Chapter 10 (Definitions).
  - G. **Measurement Methods.** Certain terms defined by Chapter 10 or used in these standards are further explained in Chapter 11 (Measurement Methods)
3. For housing development projects subject to these Multi-Family Development & Design Standards, these standards prevail unless stated otherwise.
  4. All projects subject to the MFDDS within a form-based zone shall be subject to the following standards:
    - A. **General**
      - (1) From the allowed types in the zone, and in compliance with the listed standards, the following shall be selected for each design site:
        - (a) Only one building type per design site is allowed. Parcels with enough land area to meet the zone standards for minimum design site width and depth may have multiple design sites, each with one building type;
        - (b) In the T3N, T4N.S, T4N.M, and T4N.L zones, at least one private frontage type per building; and
        - (c) In the T4MS, T5N, and T5MS zones, at least one private frontage type per building or module, as required by Chapter 7 (Architectural Standards).
      - (2) Building types and private frontage types not listed in the zone's standards are not allowed in that zone.
      - (3) New buildings and their improvements are subject to all state and federal law, as locally amended and implemented.

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## 1.030 Relationship to Campbell General Plan

These Multi-Family Development & Design Standards implement Campbell's General Plan vision through a palette of form-based zones established in Chapter 2 (Establishment of Zones). These zones are applied to housing development projects specified by Chapter 21.07 (Housing Development Regulations) and consist of objective standards to facilitate development on those parcels.

The General Plan establishes minimum and maximum residential densities for parcels subject to the MFDDS. These standards have been prepared to implement the General Plan land use designations. Applicants are responsible for complying with minimum and maximum densities in the General Plan through choice of unit sizes, building footprint/massing, and (where applicable) building type(s). Accordingly, to achieve planned for densities not all building types may be possible to be developed over the entirety of, or a portion, of the gross lot area of a property. In such circumstances, the limitation from building one or more building types otherwise provided for by a specified form-based zone is hereby anticipated and intended by these standards.

## 1.040 Relationship to Campbell Zoning Code

These Multi-Family Development & Design Standards provide the development and design standards for housing development projects specified by Chapter 21.07 (Housing Development Regulations). Table 1.040.A identifies the specific portions of Title 21 that remain in effect and those that are replaced by the MFDDS in areas mapped with form-based zones. Off-site improvements continue to be regulated by Campbell's Public Works standards, Streetscape Standards, and street plans contained within Area Plans. The Streetscape Standards prevail unless covered by an Area Plan. Table 1.040.A serves as a summary to key conflicts and how they are resolved.

**Table 1.040.A: Relationship to Title 21 (Campbell Zoning Code)**

| Title 21 (Campbell Zoning Code)     |  | Title 21.07 (MFDDS)  |
|-------------------------------------|--|--|
| Chapter                             | Description  | Status   |
| <a href="#">21.08 through 21.14</a> | Use Standards  | <a href="#">Relies on Chapters 21.08 through 21.14</a>   |
| <a href="#">21.18</a>               | Site Development Standards                             |  |
| <a href="#">21.28</a>               | <a href="#">Off-Street Parking and Loading</a>         | <a href="#">Shall comply with Section 4.040 for parking area design; all other parking standards rely on Chapter 21.28</a>   |
| <a href="#">21.30</a>               | <a href="#">Sign Standards</a>                         | <a href="#">Relies on Chapter 21.30</a>  |
| <a href="#">21.26</a>               | <a href="#">Landscaping and Tree Standards</a>         | <a href="#">MFDDS prevail except where silent, refer to Chapter 21.26</a>  |
| <a href="#">21.18.120</a>           | <a href="#">Screening and Buffering Standards</a>      | <a href="#">MFDDS prevail except where silent, refer to Section 21.18.120</a>  |
| <a href="#">21.18.090</a>           | <a href="#">Outdoor Lighting Standards</a>             | <a href="#">MFDDS prevail except where silent, refer to Section 21.18.090</a>  |
| <a href="#">21.22</a>               | <a href="#">Floodplain Damage Prevention Standards</a> | <a href="#">Relies on Chapter 21.22</a>  |
| <a href="#">21.35</a>               | <a href="#">Wireless Communications Facilities</a>     | <a href="#">Relies on Chapter 21.35</a>  |
| <a href="#">21.36.020</a>           | <a href="#">Accessory Structures</a>                   | <a href="#">Design sites established by MFDDS serve to establish the "lot" referenced by Chapter 21.36.020. Accessory structure setbacks shall meet all setback requirements for the main structures of the design site in which they are located.</a> |
| <a href="#">21.16.105</a>           | <a href="#">Adjacency to Creeks</a>                    | <a href="#">Relies on Section 21.16.105</a>  |
| <a href="#">21.02</a>               | Interpretation of Provisions                           | <a href="#">Relies on Chapter 21.02 (Interpretations of Provisions)</a>  |
| <a href="#">21.38</a>               | Application Filing, Processing, & Fees                 | <a href="#">Relies on Chapter 21.38</a>  |
| <a href="#">21.72</a>               | Definitions  | <a href="#">MFDDS prevail except where silent, refer to Chapter 21.72</a>  |

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# Chapter 2: Establishment of Zones

## Sections:

- 2.010 Purpose
- 2.020 Zones Established
- 2.030 Sub-Zones
- 2.040 Relationship Between Zones and General Plan Land Use Designations
- 2.050 Form-Based Zone Map

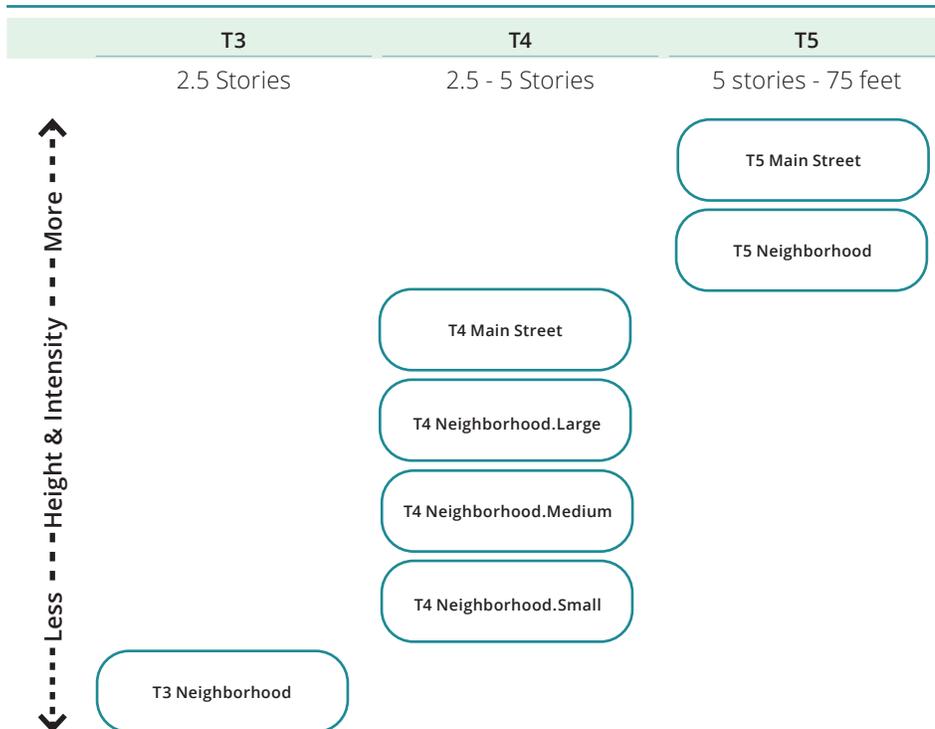
## 2.010 Purpose

This Chapter establishes the palette of form-based zones ("zones") to implement the Campbell General Plan. The zones are for the purpose of generating and supporting the variety and physical character of existing and new walkable environments envisioned in the General Plan.

## 2.020 Zones Established

This Section identifies the zones, based on the intended physical form and character of the environments described in the Preamble of the MFDDS. These zones focus on a range of auto-oriented environments and mixed-use, walkable environments. The physical environments range in function and intensity from primarily residential areas with a mix of lower intensity building types (T3 Neighborhood and T4 Neighborhood.Small), to moderate intensity neighborhoods (T4 Neighborhood.Medium), moderate-intensity centers (T4 Main Street), to higher intensity neighborhoods (T5 Neighborhood) and higher intensity centers (T5 Main Street). See the Form-Based Zone Map (Figure 2.050.A).

**Figure 2.020.A Zones Established**



## 2.030 Sub-Zones

1. Sub-zones are slight variations of the base zones (e.g., T4 Neighborhood.Medium-Open) and are mapped on the Form-Based Zone Map (Figure 2.050.A). The MFDDS includes one type of sub-zone:
  - A. **Open.** The open sub-zone is applied for the following purpose:
    - (1) To allow more building and frontage types than the base zone allows in specific areas, but within the same form and character of the base zone (e.g., T4 Neighborhood.Medium). In this way, the open sub-zone can provide additional flexibility to design sites located at or near intersections that function or are intended to function as a neighborhood node of non-residential uses, or it can provide flexibility in areas where commercial development is allowed but also housing would be allowed.

## 2.040 Relationship Between Zones and General Plan Land Use Designations

1. The MFDDS zones implement the General Plan Land Use Map. Each multi-family, mixed-use, and commercial land use designation is implemented by one or more zones capable of generating the intended residential densities and types of activity. Table 2.040.1 shows the relationship between zones and land use designations and serves as a guide for future rezoning in accordance with the General Plan. In the event a housing development project is proposed on a site without an assigned form-based zone, the most restrictive zone assigned to land uses of a comparable density shall apply.

**Table 2.040.1: Allocation of Zones by General Plan Land Use Designation**

| Zone  | Land Use Designation |     |                |       |                |                |        |                |                |                |                |                |                |                |
|-------|----------------------|-----|----------------|-------|----------------|----------------|--------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
|       | LMDR                 | MDR | HDR            | PO-MU | N-MU           | MHD-MU         | CBD-MU | GC-MU          | HD-MU          | CC-MU          | TO-MU          | PO             | NC             | GC             |
| T3N   | ●                    | --- | ---            | ●     | ---            | ---            | ---    | ---            | ---            | ---            | ---            | ---            | ---            | ---            |
| T4N.S | ---                  | ●   | ---            | ---   | ---            | ---            | ---    | ---            | ---            | ---            | ---            | ---            | ---            | ---            |
| T4N.M | ---                  | ●   | ●              | ---   | ● <sup>1</sup> | ---            | ---    | ---            | ---            | ---            | ---            | ● <sup>1</sup> | ● <sup>1</sup> | ● <sup>1</sup> |
| T4N.L | ---                  | --- | ●              | ---   | ---            | ● <sup>1</sup> | ---    | ● <sup>1</sup> | ● <sup>1</sup> | ---            | ---            | ---            | ---            | ● <sup>1</sup> |
| T4MS  | ---                  | --- | ● <sup>1</sup> | ---   | ---            | ---            | ●      | ●              | ●              | ●              | ●              | ●              | ●              | ●              |
| T5N   | ---                  | --- | ●              | ---   | ---            | ---            | ---    | ---            | ---            | ● <sup>1</sup> | ● <sup>1</sup> | ---            | ---            | ● <sup>1</sup> |
| T5MS  | ---                  | --- | ---            | ---   | ---            | ---            | ---    | ---            | ---            | ---            | ●              | ---            | ---            | ●              |

<sup>1</sup>Open sub-zone only

● Zone mapped for the land use designation    --- Zone not mapped for the land use designation

## 2.050 Form-Based Zone Map

The zones and sub-zones established in this Chapter are mapped on the [Form-Based Zone Map](#), as referenced in Section 21.07.030 (Multi-Family Development and Design Standards Document and Form-Based Zone Map Adopted).

# Chapter 3: Zones

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## Sections:

|       |   |
|-------|---|
| 3.010 | Purpose                                   |
| 3.020 | General Requirements                      |
| 3.030 | T3 Neighborhood (T3N)                     |
| 3.040 | T4 Neighborhood.Small (T4N.S)             |
| 3.050 | T4 Neighborhood.Medium (T4N.M)            |
| 3.060 | T4 Neighborhood.Large (T4N.L)             |
| 3.070 | T4 Main Street (T4MS)                     |
| 3.080 | T5 Neighborhood (T5N)                     |
| 3.090 | T5 Main Street (T5MS)                     |
| 3.100 | Adjacency Requirements                    |
| 3.110 | Ground Floor Non-Residential Requirements |

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## 3.010 Purpose

This Chapter provides zones and standards to implement the Campbell General Plan to generate and support the variety of physical character of the intended development.

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## 3.020 General Requirements

1. The MFDDS uses a palette of seven form-based zones to regulate and generate the intended physical character. Each zone district ("zone") regulates the following topics:
  - A. Intent: the intended physical character and range of uses;
  - B. Sub-zones: whether or not a sub-zone applies, allowing a broader list of building types and/or frontage types in specific geographic areas;
  - C. Building type and design site size: the menu of allowed building types and the associated minimum site dimensions (this topic does not apply to T4MS, T5N, and T5MS zones);
  - D. Building form: the maximum overall building height or stories and minimum ground floor height;
  - E. Building placement: the minimum to maximum building setbacks and requirements for façade design;
  - F. Encroachments: allowed encroachments into required setbacks;
  - G. Parking: the required location and design requirements for parking and vehicle access;
  - H. Frontages: the menu of allowed frontage types required at building entries along thoroughfares and public/common open spaces.
2. Development standards in this Chapter apply to primary buildings.
3. Encroachments are not allowed within a street ROW, alley ROW, or across a design site line.
4. Average Unit Size. The average unit size of a development project is subject to the limitations listed in Table 3.020.A (Average Unit Size).

**Table 3.020.A Average Unit Size**

| Residential Density  | Average Unit Size                                   |
|--|---|
| Development projects over 45 dwelling units per gross acre | 1,250 square feet of gross floor area per unit max. |

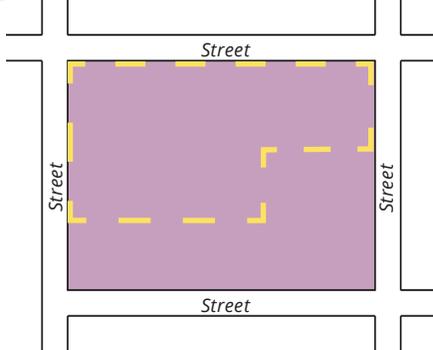
5. Individual building types have specific standards in Chapter 5 in addition to the zone standards to further calibrate each type for its context.
6. On-Site Parking
  - A. Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards. In Walkable Areas as indicated on the Form-Based Zone Map, required bicycle spaces must be parked indoors and secured.
  - B. Driveways may be shared among adjacent design sites but shall not exceed maximum allowed width.
  - C. Front access not allowed on corner design sites, except where side street access cannot be provided.
  - D. Parking spaces may be grouped with those on adjacent design sites (see Figure 3.020.2) and may be detached from development sites within the same block or across a paseo.
  - E. Where structured parking is provided, buildings are allowed to abut the parking structure and are exempt from minimum design site depth and rear building setbacks.
  - F. Subterranean Parking. Subterranean and semi-subterranean garages are subject to the following, in compliance with the requirement for habitable ground-floor nonresidential space in Subsection 5 of the zone:
    - (1) Subterranean garages are exempt from the required parking and building setbacks in compliance with the frontage requirements.
    - (2) Semi-subterranean garages may project above the adjacent finished grade by up to 2 feet.
    - (3) Design sites that provide all required parking in a subterranean or semi-subterranean garage are exempt from minimum design site depth.
7. Design Sites. A design site is a parcel or portion of land within a parcel that is delineated from other design sites and/or parcels to accommodate one primary building or building type. A parcel can include multiple design sites, in compliance with Subsection 3 of the zone. Design sites are treated like parcels for the purpose of applying development standards, but are not required to be legally subdivided into individual parcels.
  - A. Each design site is required to front onto the adjacent street or internal pedestrian circulation network, whichever is closer. Where Streetscape Standards apply, design sites shall not include the area of the Streetscape Treatment.
  - B. Table 3.020.B identifies the requirements for projects which include a portion of a parcel, an entire parcel, or multiple parcels.

**Table 3.020.B Applicability of Design Site Requirements**

| Project Criteria   | Requirement   |
|--|---|
| Project area is at least five net developable acres  | Walkable Neighborhood Plan in compliance with Section 8.020 (Walkable Neighborhood Plan)                    |
| The linear dimension of the project area along or perpendicular to an existing thoroughfare is at least 700 feet                                   |   |
| Project area is through lot of at least three acres  |   |
| Project area includes design site(s) which do(es) not front onto an existing public street, within a parcel of at least five net developable acres | Compliance with the standards in Figure 3.020.1 (Applying Design Sites on Existing Right-of-way Network)    |
| Project area includes design site(s) which front(s) onto an existing public street, within a parcel of less than five net developable acres        |   |
| Project area includes design site(s) which do(es) not front onto an existing public street, within a parcel of less than five acres                | Compliance with the standards in Figure 3.020.2 (Applying Design Sites on a Pedestrian Circulation Network) |

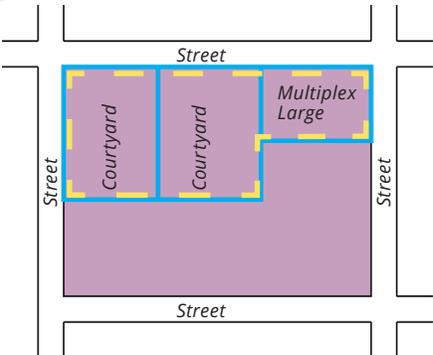
Figure 3.020.1 Applying Design Sites on Existing Right-of-way Network

**1 Identify Zone(s)**



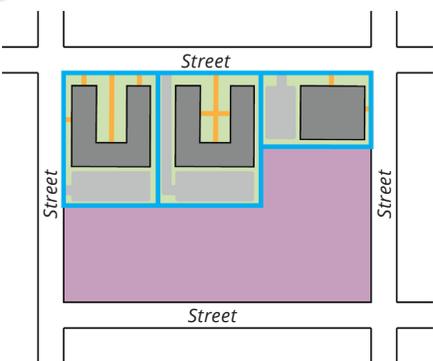
- See Form-Based Zone Map.
- See Chapter 3 (Zone Standards) for design site requirements.

**2 Apply Design Sites**



- Each design site is required to front onto the adjacent street. Where Streetscape Standards apply, design sites shall not include the area of the Streetscape Treatment.
- In zones T3N, T4N.S, T4N.M, and T4N.L, select only 1 building type for each design site from the allowed building types for the zone and apply the required dimensional standards. (See Subsection 3 of each zone in Chapter 3).
- In zones T4MS, T5N, and T5MS, building types are not required. Apply the required building setbacks to the block/parcel. (See Subsection 3 of each zone in Chapter 3).

**3 Place Buildings**

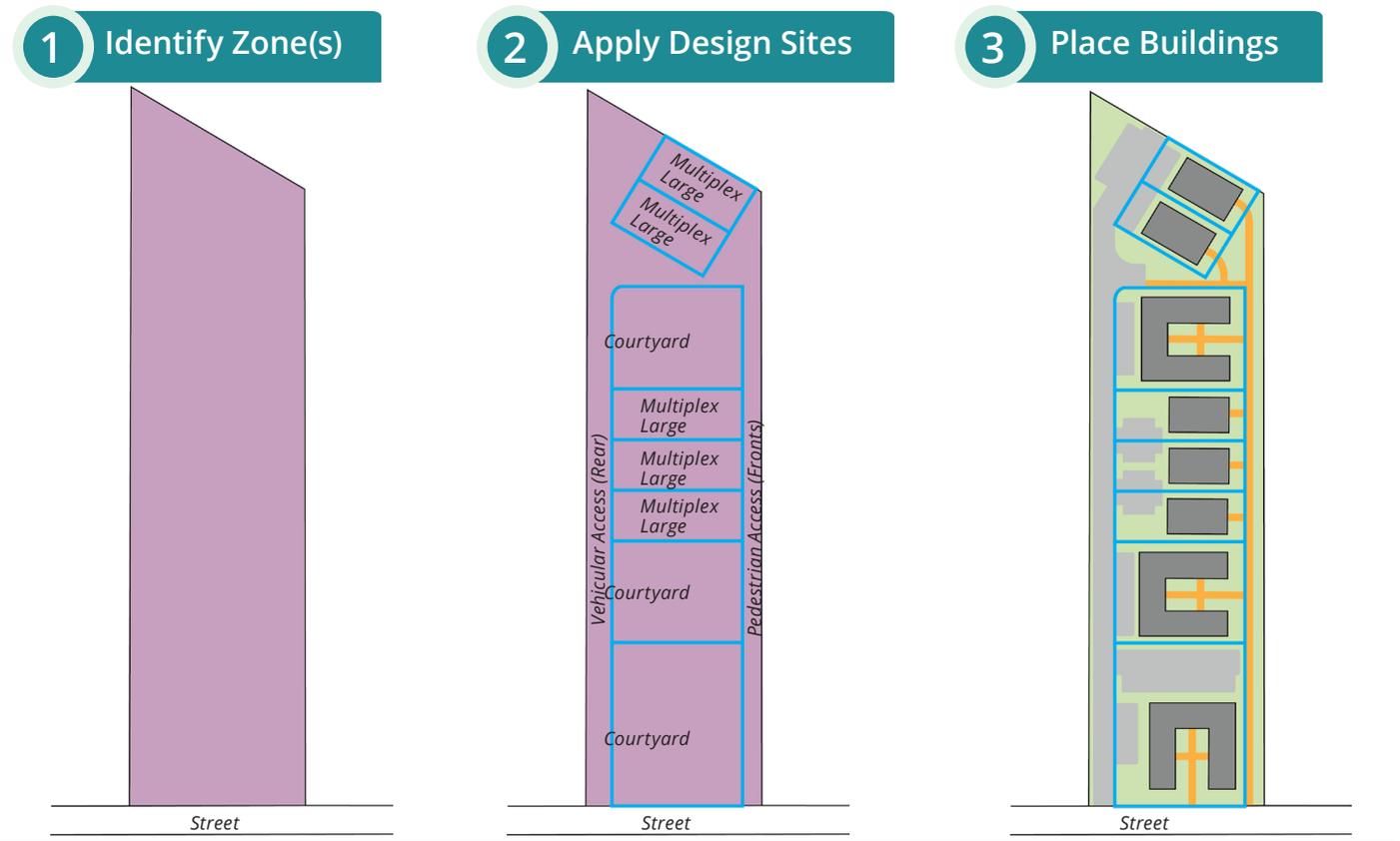


- Place each primary building on its design site in compliance with the required setbacks and other standards of the zone (see Chapter 3).
- Each building is required to front onto the adjacent street or large site open space.
- Select and apply frontage types to each building/unit entry (see Subsection 8 of the zone).

**Key**

- |                  |                  |                          |             |
|------------------|------------------|--------------------------|-------------|
| Project Area     | Primary Building | Vehicle Access & Parking | Landscaping |
| Design Site Line | Example Zone     | Pedestrian Circulation   |             |

Figure 3.020.2 Applying Design Sites on a Pedestrian Circulation Network



- See Form-Based Zone Map.
- See Chapter 3 (Zone Standards) for design site requirements.
- In zones T4MS, T5N, and T5MS, building types are not required. Apply the required building setbacks to the block/parcel. (See Subsection 3 of each zone in Chapter 3).
- In zones T3N, T4N.S, T4N.M, and T4N.L, define contiguous internal circulation networks for pedestrians and vehicles, and arrange design sites to front onto the pedestrian network or the public ROW, whichever is closer. The pedestrian circulation network shall be separate from vehicular circulation.
- In zones T3N, T4N.S, T4N.M, and T4N.L, select only 1 building type per design site and apply the dimensional standards for the design site of each selected building type in compliance with Subsection 3 of the zone.
- Design sites are allowed to occupy some or all of a parcel. Parcel remainder may be added to design sites, or used for parking, circulation, and/or common or large site open space.
- Place each primary building on its design site in compliance with the required setbacks and other standards of the zone (see Chapter 3).
- Parking for a building is not required to be located on the same design site.
- Select and apply frontage types to each building/unit entry (see Subsection 8 of the zone).

Key

- Primary Building
- Vehicle Access & Parking
- Landscaping
- Design Site Line
- Example Zone
- Pedestrian Circulation

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General note: the illustration above is intended to provide a brief overview of the zone and are descriptive in nature.

### 1. Intent

A walkable neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

The following are allowed form elements in the zone.

House-Scale Buildings

Detached Buildings

Small-to-Medium Building Footprint

Medium-to-Large Front Setbacks

Medium-to-Large Side Setbacks

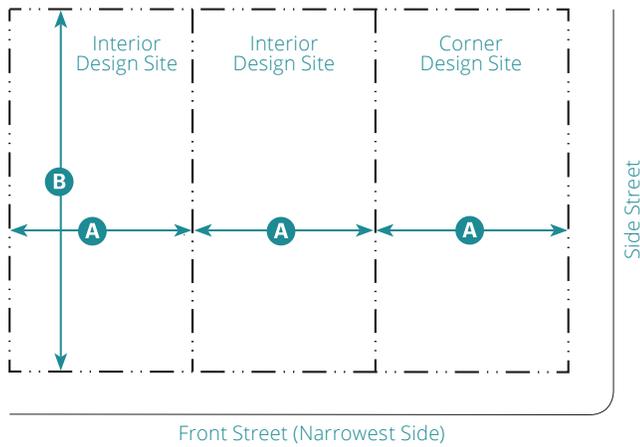
Up to 2.5 Stories

Houses, Duplexes, Cottage Courts,  
Small Multiplexes, Townhouses, Side  
Courts, and Pocket Neighborhoods

Porch Projecting, Porch Engaged, and  
Dooryard Frontage Types

### 2. Sub-Zone(s)

None.



**Key**

--- ROW/ Design Site Line

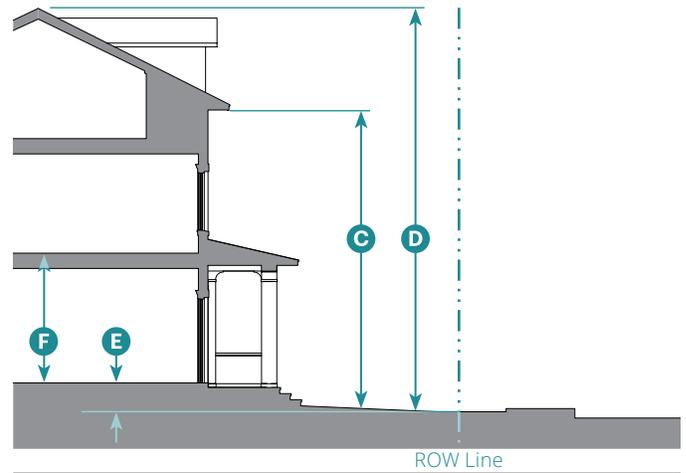
| 3. Building Types and Design Site Size |                          |                             |           |
|--|--------------------------|-----------------------------|-----------|
| Allowed Building Types                 | Design Site <sup>1</sup> |                             | Standards |
|  | Width <b>A</b>           | Depth <sup>2</sup> <b>B</b> |           |
| House                                  | 50' min.                 | 100' min.                   | 5.040     |
| Duplex Side-by-Side                    | 55' min.                 | 110' min.                   | 5.050     |
| Duplex Stacked                         | 50' min.                 | 110' min.                   | 5.060     |
| Cottage Court                          | 125' min.                | 130' min.                   | 5.070     |
| Multiplex Small                        | 50' min.                 | 110' min.                   | 5.080     |
| Townhouse                              | 24' min. <sup>3</sup>    | 100' min.                   | 5.090     |
| Side Court                             | 65' min.;                | 150' min.                   | 5.100     |
|  | 100 max                  |                             |           |
| Pocket Neighborhood                    | 170' min.;               | 260' min.;                  | 5.110     |
|  | 300' max.                | 500' max.                   |           |

Except for the Cottage Court and Pocket Neighborhood building types, each design site shall have only one primary building type.

<sup>1</sup> See Table 3.020.B, Applicability of Design Site Requirements.

<sup>2</sup> Minimum depth of design sites adjoining a rear alley at least 20' wide may be reduced by 20'.

<sup>3</sup> Represents one townhouse.



**Key**

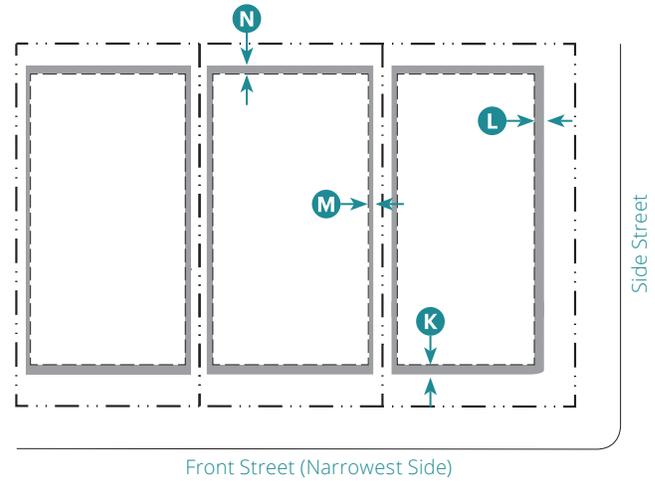
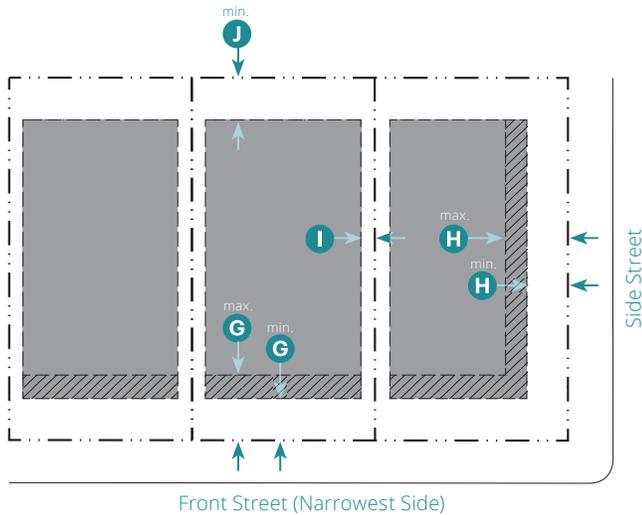
--- ROW Line

| 4. Building Form                    |                       |          |
|-------------------------------------|-----------------------|----------|
| Height                              |                       |          |
| <b>Primary Building<sup>4</sup></b> |                       |          |
| Stories                             | 2.5 max.              |          |
| To Eave/Parapet                     | 22' max.              | <b>C</b> |
| Overall                             | 35' max. <sup>5</sup> | <b>D</b> |
| Ground Floor Finish Level           | 6" min. <sup>6</sup>  | <b>E</b> |
| Floor-to-Floor (Ground Floor)       | 10' min.              | <b>F</b> |

<sup>4</sup> See Chapter 5 (Specific to Building Types) for refinements to massing and height standards.

<sup>5</sup> Max. 28' in the San Tomas Area Neighborhood Plan area, measured from adjacent natural grade.

<sup>6</sup> Common entries may be set at grade in compliance with local and federal accessibility standards.



**Key**

- - - ROW/ Design Site Line
- - - Building Setback Line
- Buildable Area
- ▨ Façade Zone

**5. Building Placement**

**Setback**

| Primary Building          |                            |          |
|---------------------------|----------------------------|----------|
| Front (Façade Zone)       |                            | <b>G</b> |
| Interior Design Site      | 15' min.; 20' max.         |          |
| Corner Design Site        | 15' min.; 20' max.         |          |
| Side Street (Façade Zone) | 12' min.; 20' max.         | <b>H</b> |
| Side                      | 7' min.                    | <b>I</b> |
| Rear                      | Height/2 min. <sup>7</sup> | <b>J</b> |

**Building Façade**

| Façade Zone   | Front St. | Side St. |
|---|-----------|----------|
| Façade Zone Defined by Primary Building/Frontage (Section 11.020.1) | 60% min.  | 50% min. |

**Façade Design**

All building façades shall be designed in compliance with Chapter 7 (Architectural Standards).

**Ground Floor**

|  |  |
|--|--|
| Depth of ground-floor habitable space along thoroughfare or large site open space <sup>8</sup> | 25' min. for at least 80% of façade length |
|--|--|

<sup>7</sup>Rear setback is calculated as 3' min. or one half the overall building height at the setback line, whichever is greater. For design sites adjoining a rear alley at least 20' wide, required rear setback in excess of 3' may be reduced by up to 17'.

<sup>8</sup>Does not apply to the Cottage Court Building Type.

**Key**

- - - ROW/ Design Site Line
- - - Setback Line
- Encroachment Area

**6. Encroachments**

**Encroachments into Minimum Setbacks**

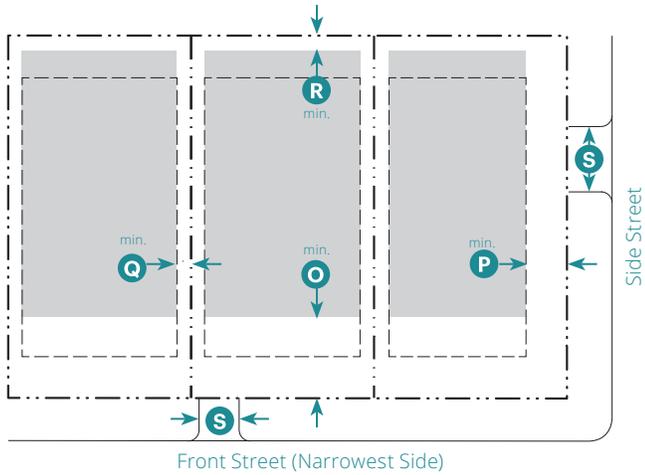
| Encroachment Type         | Front <b>K</b> | Side St. <b>L</b> | Side <b>M</b> | Rear <b>N</b> |
|---------------------------|----------------|-------------------|---------------|---------------|
| Private Frontages         | 10' max.       | 10' max.          | X             | X             |
| Architectural Features    | 5' max.        | 3' max.           | 6' max.       | 8' max.       |
| Patio Covers              | X              | X                 | 6' max.       | 8' max.       |
| Stairs/Ramps <sup>9</sup> | 5' max.        | 3' max.           | 6' max.       | 8' max.       |
| Decks (30" Tall Max.)     | X              | 5' max.           | 5' max.       | 20' max.      |

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 4.020 (Screening).

<sup>9</sup>Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

**Key**

- X = Not Allowed
- N/A = Not Applicable



**Key**

- - - - ROW/ Design Site Line
- - - - Building Setback Line
- Parking Area

**7. Parking**

| Setback (Distance from ROW/ Design Site Line) |                        |          |
|---|------------------------|----------|
| Front   | 40' min. <sup>10</sup> | <b>O</b> |
| Side Street                                   | 25' min.               | <b>P</b> |
| Side  | 3' min.                | <b>Q</b> |
| Rear  | 3' min.                | <b>R</b> |

**Vehicle Access**

|                |          |          |
|----------------|----------|----------|
| Curb Cut Width | 26' max. | <b>S</b> |
|----------------|----------|----------|

<sup>10</sup> 10' min. allowed for parking courts of 6 or fewer spaces. See Figure 4.040.1 (Parking Courts).

**8. Frontages**

The ground floor along a thoroughfare or large site open space is required to include a private frontage type at building and/or unit entries.

| Allowed Private Frontage Types | Standards |
|--------------------------------|-----------|
| Porch Projecting               | 6.040     |
| Porch Engaged                  | 6.050     |
| Dooryard                       | 6.060     |



General note: the illustration above is intended to provide a brief overview of the zone and are descriptive in nature.

**1. Intent**

A walkable neighborhood environment with small-to-medium footprint, low-to-moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

The following are allowed form elements in the zone.

House-Scale Buildings

Primarily Detached Buildings

Small-to-Medium Building Footprint

Small-to-Medium Front Setbacks

Up to 2.5 Stories

Houses, Duplexes, Small Multiplexes,

Cottage Courts, Townhouses, Side

Courts, Courtyards, and Pocket

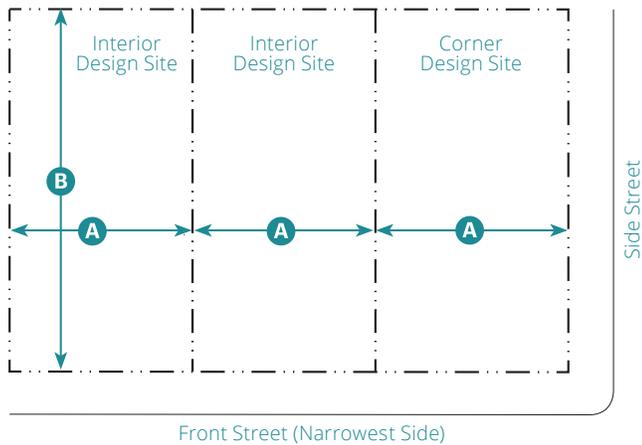
Neighborhoods

Porch Projecting, Porch Engaged,

Dooryard, and Stoop Frontage Types

**2. Sub-Zone(s)**

None.



**Key**

--- ROW/ Design Site Line

**3. Building Types and Design Site Size**

| Allowed Building Types | Design Site <sup>1</sup> |                             | Standards |
|------------------------|--------------------------|-----------------------------|-----------|
|                        | Width <b>A</b>           | Depth <sup>2</sup> <b>B</b> |           |
| House                  | 50' min.                 | 100' min.                   | 5.040     |
| Duplex Side-by-Side    | 55' min.                 | 110' min.                   | 5.050     |
| Duplex Stacked         | 50' min.                 | 110' min.                   | 5.060     |
| Cottage Court          | 125' min.                | 130' min.                   | 5.070     |
| Multiplex Small        | 50' min.                 | 110' min.                   | 5.080     |
| Townhouse              | 24' min. <sup>3</sup>    | 100' min.                   | 5.090     |
| Side Court             | 65' min.;<br>100 max     | 150' min.                   | 5.100     |
| Pocket Neighborhood    | 170' min.;<br>300' max.  | 260' min.;<br>500' max.     | 5.110     |
| Courtyard              | 70' min. <sup>4</sup>    | 100' min.                   | 5.120     |

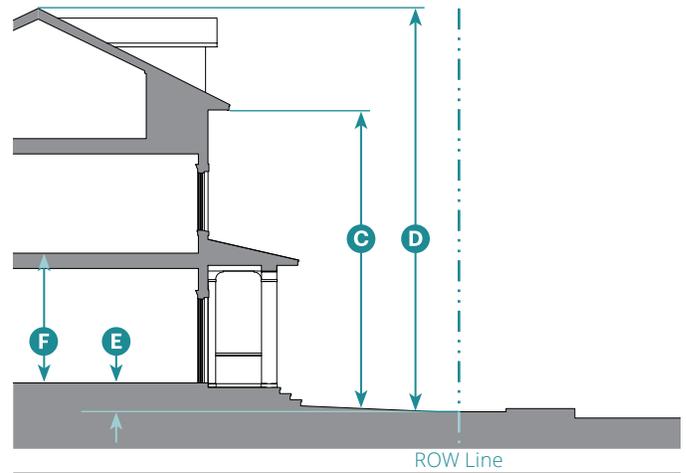
Except for the Cottage Court and Pocket Neighborhood, each design site shall have only one primary building type.

<sup>1</sup> See Table 3.020.B, Applicability of Design Site Requirements.

<sup>2</sup> Minimum depth of design sites adjoining a rear alley at least 20' wide may be reduced by 20'.

<sup>3</sup> Represents one townhouse.

<sup>4</sup> For an L-shaped building; 100' min. for a U-shaped building.



**Key**

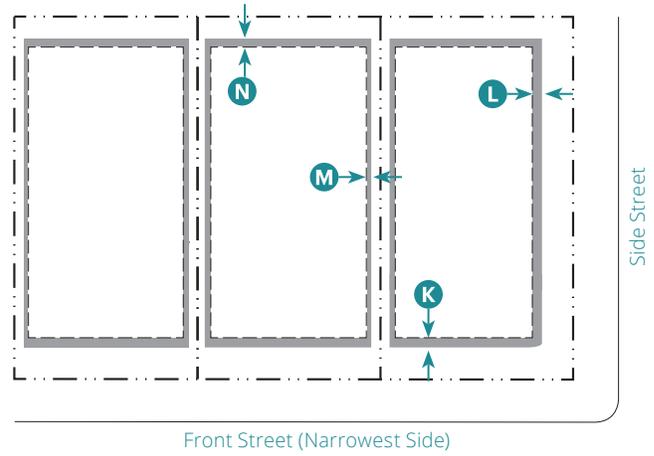
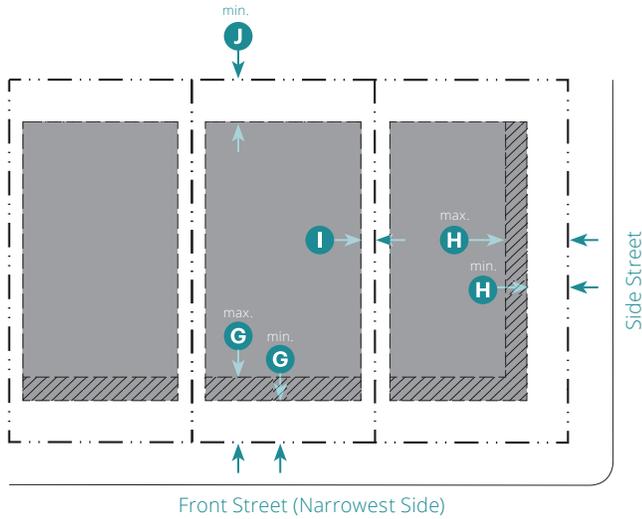
--- ROW Line

**4. Building Form**

| Height                        |                                |
|-------------------------------|--------------------------------|
| <b>Primary Building</b>       |                                |
| Stories                       | 2.5 max.                       |
| To Eave/Parapet               | 22' max. <b>C</b>              |
| Overall                       | 35' max. <sup>5</sup> <b>D</b> |
| Ground Floor Finish Level     | 6" min. <sup>6</sup> <b>E</b>  |
| Floor-to-Floor (Ground Floor) | 10' min. <b>F</b>              |

<sup>5</sup> Max. 28' in the San Tomas Area Neighborhood Plan area, measured from adjacent natural grade.

<sup>6</sup> Common entries may be set at grade in compliance with local and federal accessibility standards.



**Key**

- - - ROW/ Design Site Line
- - - Building Setback Line
- Buildable Area
- ▨ Façade Zone

**5. Building Placement**

**Setback**

| Primary Building          |                            |          |
|---------------------------|----------------------------|----------|
| Front (Façade Zone)       |                            | <b>G</b> |
| Interior Design Site      | 15' min.; 20' max.         |          |
| Corner Design Site        | 15' min.; 20' max.         |          |
| Side Street (Façade Zone) | 12' min.; 20' max.         | <b>H</b> |
| Side                      | 7' min.                    | <b>I</b> |
| Rear                      | Height/2 min. <sup>7</sup> | <b>J</b> |

**Building Façade**

| Façade Zone   | Front St. | Side St. |
|---|-----------|----------|
| Façade Zone Defined by Primary Building/Frontage (Section 11.020.1) | 60% min.  | 50% min. |

**Façade Design**

All building façades shall be designed in compliance with Chapter 7 (Architectural Standards).

**Ground Floor**

|  |  |
|--|--|
| Depth of ground-floor habitable space along thoroughfare or large site open space <sup>8</sup> | 25' min. for at least 80% of façade length |
|--|--|

<sup>7</sup>Rear setback is calculated as 3' min. or one half the overall building height at the setback line, whichever is greater. For design sites adjoining a rear alley at least 20' wide, required rear setback in excess of 3' may be reduced by up to 17'.

<sup>8</sup>Does not apply to the Cottage Court Building Type.

**Key**

- - - ROW/ Design Site Line
- - - Setback Line
- Encroachment Area

**6. Encroachments**

**Encroachments into Minimum Setbacks**

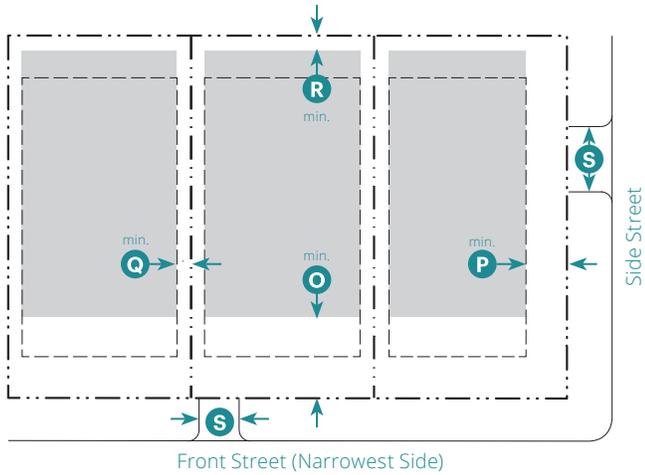
| Encroachment Type         | Front    | Side St. | Side     | Rear     |
|---------------------------|----------|----------|----------|----------|
|                           | <b>K</b> | <b>L</b> | <b>M</b> | <b>N</b> |
| Private Frontages         | 10' max. | 10' max. | X        | X        |
| Architectural Features    | 4' max.  | 4' max.  | 3' max.  | 8' max.  |
| Patio Covers              | X        | X        | 3' max.  | 8' max.  |
| Stairs/Ramps <sup>9</sup> | 4' max.  | 4' max.  | 3' max.  | 8' max.  |
| Decks (30" Tall Max.)     | X        | 5' max.  | 5' max.  | 20' max. |

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 4.020 (Screening).

<sup>9</sup>Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

**Key**

- X = Not Allowed
- N/A = Not Applicable



**Key**

- · - · - ROW/ Design Site Line
- - - Building Setback Line
- Parking Area

| 7. Parking                                    |                        |   |
|---|------------------------|---|
| Setback (Distance from ROW/ Design Site Line) |                        |   |
| Front   | 40' min. <sup>10</sup> | O |
| Side Street                                   | 20' min.               | P |
| Side  | 0' min.                | Q |
| Rear  | 0' min.                | R |
| Vehicle Access                                |                        |   |
| Curb Cut Width                                | 26' max.               | S |

<sup>10</sup> 10' min. allowed for parking courts of 6 or fewer spaces. See Figure 4.040.1 (Parking Courts).

| 8. Frontages   |           |
|--|-----------|
| The ground floor along a thoroughfare or large site open space is required to include a private frontage type at building and/or unit entries. |           |
| Allowed Private Frontage Types   | Standards |
| Porch Projecting   | 6.040     |
| Porch Engaged  | 6.050     |
| Dooryard   | 6.060     |
| Stoop  | 6.070     |



General note: the illustration above is intended to provide a brief overview of the zone and are descriptive in nature.

**1. Intent**

A walkable neighborhood environment with medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

The following are allowed form elements in the zone.

House-Scale Buildings

Primarily Detached Buildings

Small-to-Medium Building Footprint

Small-to-Medium Front Setbacks

Small-to-Medium Side Setbacks

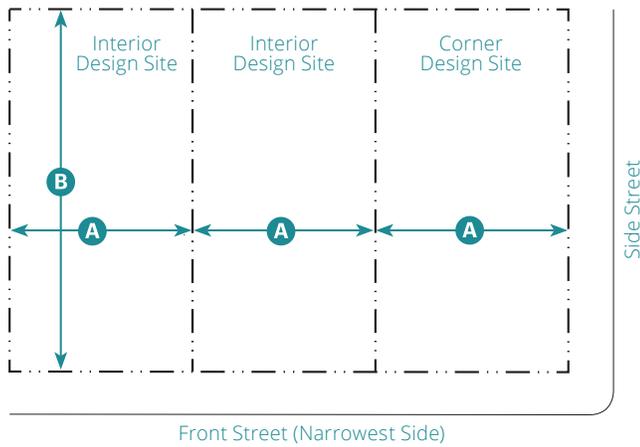
Up to 3 Stories

Small Multiplexes, Townhouses,  
Courtyards, Pocket Neighborhoods,  
and Large Multiplexes

Porch Projecting, Porch Engaged,  
Dooryard, Stoop, and Common Entry  
Frontage Types

**2. Sub-Zone(s)**

T4N.M-Open. The open sub-zone allows additional building and frontage types within the same form and character of the T4N.M zone.



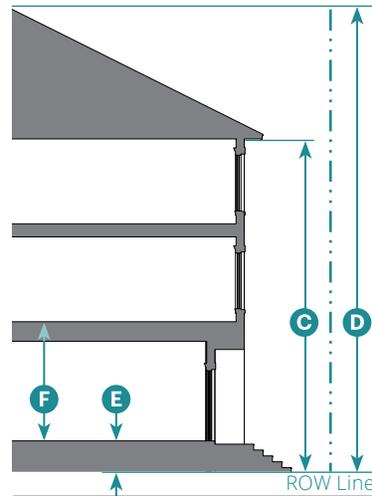
**Key**

--- ROW/ Design Site Line

| 3. Building Types and Design Site Size |                          |                             |           |
|--|--------------------------|-----------------------------|-----------|
| Allowed Building Types                 | Design Site <sup>1</sup> |                             | Standards |
|  | Width <b>A</b>           | Depth <sup>2</sup> <b>B</b> |           |
| Multiplex Small                        | 50' min.                 | 110' min.                   | 5.080     |
| Townhouse                              | 16' min. <sup>3</sup>    | 85' min.                    | 5.090     |
| Pocket Neighborhood                    | 170' min.;               | 260' min.;                  | 5.110     |
|  | 300' max.                | 500' max.                   |           |
| Courtyard                              | 70' min. <sup>4</sup>    | 150' min.                   | 5.120     |
| Multiplex Large                        | 60' min.                 | 110' min.                   | 5.130     |
| Main Street Building <sup>5</sup>      | 25' min.;                | 100' min.                   | 5.160     |
|  | 100' max.                |                             |           |

Except for the Pocket Neighborhood building types, each design site shall have only one primary building type.

- <sup>1</sup> See Table 3.020.B, Applicability of Design Site Requirements.
- <sup>2</sup> Minimum depth of design sites adjoining a rear alley at least 20' wide may be reduced by 20'.
- <sup>3</sup> Represents up to 2 townhouse flats/lofts.
- <sup>4</sup> For an L-shaped building; 100' min. for a U-shaped building.
- <sup>5</sup> Allowed only in the T4N.M-Open Subzone.



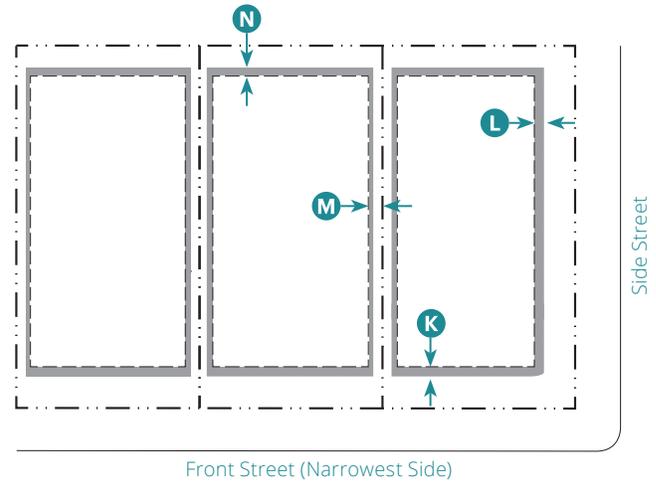
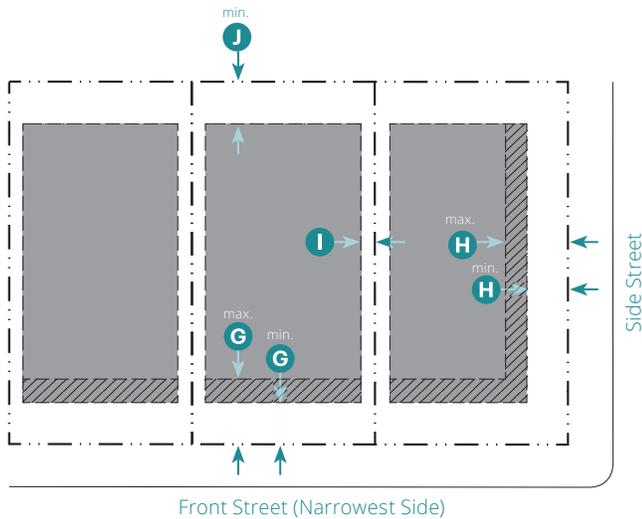
**Key**

--- ROW Line

| 4. Building Form              |                      |          |
|-------------------------------|----------------------|----------|
| Height                        |                      |          |
| Primary Building <sup>6</sup> |                      |          |
| Stories                       | 3 max.               |          |
| To Eave/Parapet               | 35' max.             | <b>C</b> |
| Overall                       | 45' max.             | <b>D</b> |
| Ground Floor Finish Level     |                      | <b>E</b> |
| Residential                   | 6" min. <sup>7</sup> |          |
| Non-Residential <sup>7</sup>  | 6" max.              |          |
| Floor-to-Floor (Ground Floor) |                      | <b>F</b> |
| Residential                   | 10' min.             |          |
| Non-Residential <sup>8</sup>  | 12' min.             |          |

See Section 3.100 for adjacency requirements.

- <sup>6</sup> See Chapter 5 (Specific to Building Types) for refinements to massing and height standards.
- <sup>7</sup> Common entries may be set at grade in compliance with local and federal accessibility standards.
- <sup>8</sup> Allowed only in the T4N.M-Open Subzone.



**Key**

- - - ROW/ Design Site Line
- - - Building Setback Line
- Buildable Area
- ▨ Façade Zone

**5. Building Placement**

**Setback**

| Primary Building          |                            |          |
|---------------------------|----------------------------|----------|
| Front (Façade Zone)       |                            | <b>G</b> |
| Interior Design Site      | 15' min.; 20' max.         |          |
| Corner Design Site        | 15' min.; 20' max.         |          |
| Side Street (Façade Zone) | 10' min.; 15' max.         | <b>H</b> |
| Side                      | 5' min.                    | <b>I</b> |
| Rear                      | Height/2 min. <sup>9</sup> | <b>J</b> |

**Building Façade**

| Façade Zone   | Front St. | Side St. |
|---|-----------|----------|
| Façade Zone Defined by Primary Building/Frontage (Section 11.020.1) | 65% min.  | 55% min. |

**Façade Design**

All building façades shall be designed in compliance with Chapter 7 (Architectural Standards).

**Ground Floor**

|   |  |
|---|--|
| Depth of ground-floor habitable space along thoroughfare or large site open space <sup>10</sup> | 25' min. <sup>11</sup> for at least 80% of façade length |
|---|--|

<sup>9</sup>Rear setback is calculated as 3' min. or one half the overall building height at the setback line, whichever is greater. For design sites adjoining a rear alley at least 20' wide, required rear setback in excess of 3' may be reduced by up to 17'.

<sup>10</sup>See Section 3.110 (Ground-Floor Non-Residential Requirements) for additional standards.

<sup>11</sup>10' min. for design sites under 1,100 sq ft in area.

**Key**

- - - ROW/ Design Site Line
- - - Setback Line
- Encroachment Area

**6. Encroachments**

**Encroachments into Minimum Setbacks**

| Encroachment Type          | Front <b>K</b> | Side St. <b>L</b> | Side <b>M</b> | Rear <b>N</b> |
|----------------------------|----------------|-------------------|---------------|---------------|
| Private Frontages          | 10' max.       | 7' max.           | X             | X             |
| Architectural Features     | 3' max.        | 3' max.           | 3' max.       | 5' max.       |
| Patio Covers               | X              | X                 | 3' max.       | 5' max.       |
| Stairs/Ramps <sup>12</sup> | 3' max.        | 3' max.           | 3' max.       | 5' max.       |
| Decks (30" Tall Max.)      | X              | 5' max.           | 5' max.       | 20' max.      |

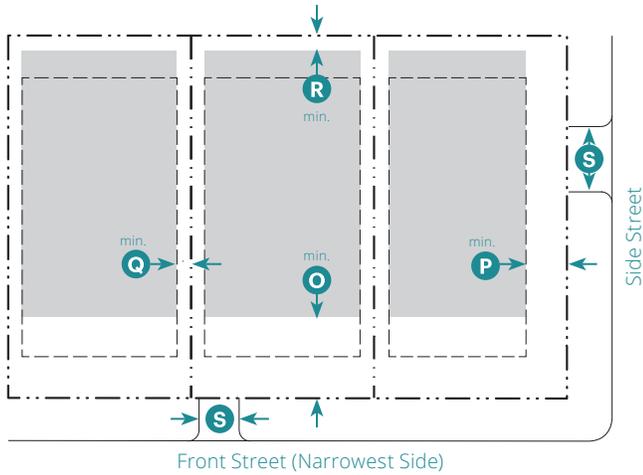
Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 4.020 (Screening).

**Encroachments into Public Right-of-ways (ROW)**

<sup>12</sup>Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

**Key**

- X = Not Allowed
- N/A = Not Applicable



**Key**

- · - · - ROW/ Design Site Line
- - - Building Setback Line
- Parking Area

**7. Parking**

| Setback (Distance from ROW/ Design Site Line) |                        |   |
|---|------------------------|---|
| Front   | 40' min. <sup>13</sup> | ○ |
| Side Street                                   | 20' min.               | ● |
| Side  | 0' min.                | ○ |
| Rear  | 0' min.                | ● |

**Vehicle Access**

|                |          |   |
|----------------|----------|---|
| Curb Cut Width | 26' max. | ● |
|----------------|----------|---|

<sup>13</sup> 25' min. for design sites under 1,100 sq ft in area; 10' min. allowed for parking courts of 6 or fewer spaces. See Figure 4.040.1 (Parking Courts).

**8. Frontages**

The ground floor along a thoroughfare or publicly accessible space is required to include a private frontage type at building and/or unit entries.

Where a non-residential ground-floor requirement is indicated on the Form-Based Zone Map, frontage types are required for at least 80% of the façade width.

| Allowed Private Frontage Types | Standards |
|--------------------------------|-----------|
| Porch Projecting               | 6.040     |
| Porch Engaged                  | 6.050     |
| Dooryard                       | 6.060     |
| Stoop                          | 6.070     |
| Common Entry                   | 6.090     |
| Shopfront <sup>14</sup>        | 6.110     |
| Gallery <sup>14</sup>          | 6.120     |

<sup>14</sup> Allowed only in the T4N.M-Open Subzone.



General note: the illustration above is intended to provide a brief overview of the zone and are descriptive in nature.

**1. Intent**

A walkable neighborhood environment with large footprint, moderate-to-high-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

The following are allowed form elements in the zone.

Primarily House-Scale Buildings

Primarily Detached Buildings

Medium-to-Large Building Footprint

Small Front Setbacks

Small Side Setbacks

Up to 4 Stories

Courtyards, Large Multiplexes, Core

Townhouses, and Core Courtyards

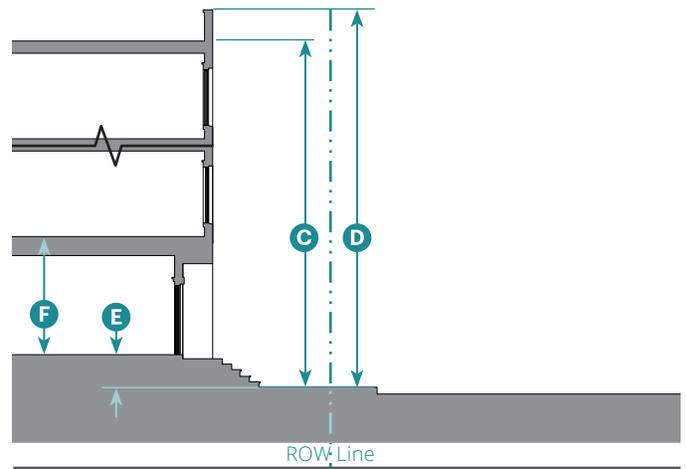
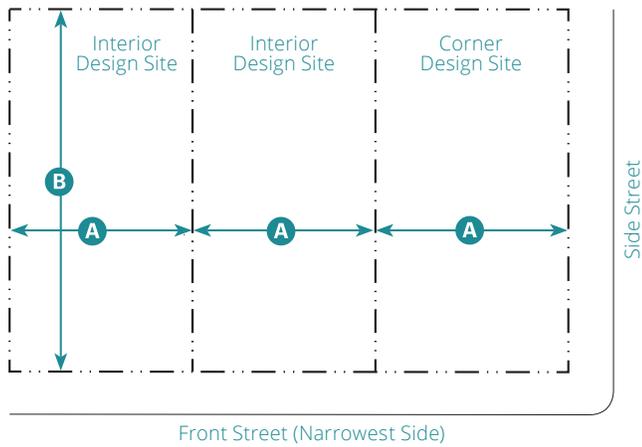
Porch Projecting, Porch Engaged,

Dooryard, Stoop, Forecourt, and

Common Entry Frontage Types

**2. Sub-Zone(s)**

T4N.L-Open. The open sub-zone allows additional and building and frontage types within the same form and character of the T4N.L zone.



**Key**

--- ROW/ Design Site Line

**Key**

--- ROW Line

| 3. Building Types and Design Site Size |   |  |           |
|--|---|--|-----------|
| Allowed Building Types                 | Design Site <sup>1</sup> Width <b>A</b> | Design Site <sup>1</sup> Depth <sup>2</sup> <b>B</b> | Standards |
| Courtyard                              | 70' min. <sup>3</sup>                   | 150' min.  | 5.120     |
| Multiplex Large                        | 60' min.                                | 110' min.  | 5.130     |
| Core Townhouse                         | 16' min. <sup>4</sup>                   | 80' min.   | 5.140     |
| Core Courtyard                         | 75' min. <sup>2</sup>                   | 120' min.  | 5.150     |
| Main Street Building <sup>5</sup>      | 25' min.; 120' max.                     | 100' min.  | 5.160     |

Each design site shall have only one primary building type.

<sup>1</sup> See Table 3.020.B, Applicability of Design Site Requirements.

<sup>2</sup> Minimum depth of design sites adjoining a rear alley at least 20' wide may be reduced by 20'.

<sup>3</sup> For an L-shaped building; 100' min. for a U-shaped building

<sup>4</sup> Represents up to 2 townhouse flats/lofts.

<sup>5</sup> Allowed only in the T4N.L-O sub-zone.

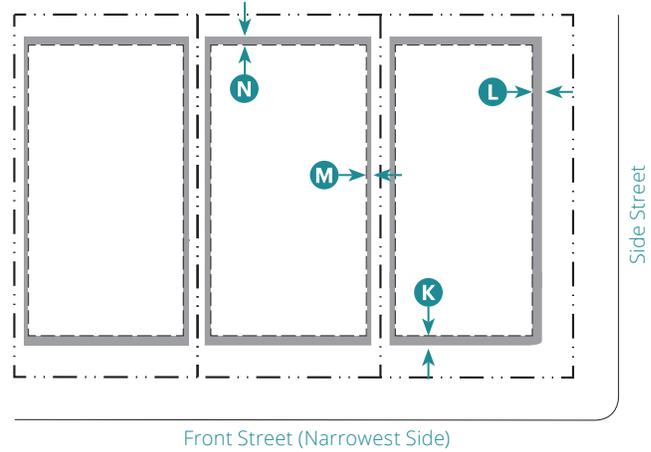
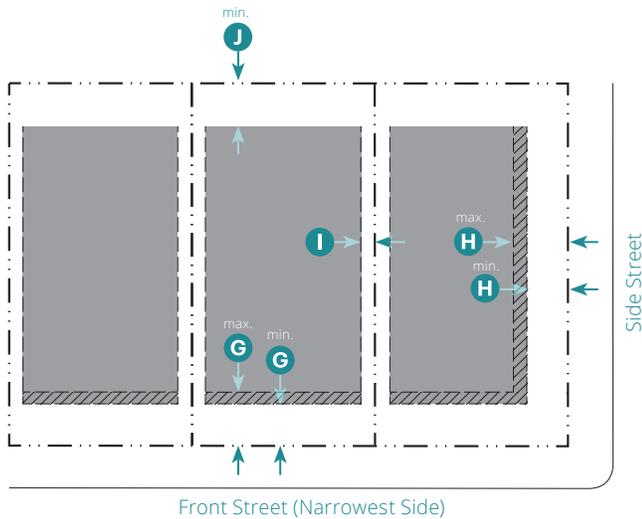
| 4. Building Form                    |                      |          |
|-------------------------------------|----------------------|----------|
| Height                              |                      |          |
| <b>Primary Building<sup>6</sup></b> |                      |          |
| Stories                             | 4 max.               |          |
| To Eave/Parapet                     | 42' max.             | <b>C</b> |
| Overall                             | 57' max.             | <b>D</b> |
| Ground Floor Finish Level           |                      | <b>E</b> |
| Residential                         | 6" min. <sup>7</sup> |          |
| Non-Residential <sup>8</sup>        | 6" max.              |          |
| Floor-to-Floor (Ground Floor)       |                      | <b>F</b> |
| Residential                         | 10' min.             |          |
| Non-Residential <sup>8</sup>        | 12' min.             |          |

See Section 3.100 for adjacency requirements.

<sup>6</sup> See Chapter 5 (Specific to Building Types) for refinements to massing and height standards.

<sup>7</sup> Common entries may be set at grade in compliance with local and federal accessibility standards.

<sup>8</sup> Allowed only in the T4N.L-O sub-zone.



**Key**

- - - ROW/ Design Site Line
- - - Building Setback Line
- Buildable Area
- ▨ Façade Zone

**5. Building Placement**

**Setback**

| Primary Building          |                            |          |
|---------------------------|----------------------------|----------|
| Front (Façade Zone)       |                            | <b>G</b> |
| Interior Design Site      | 12' min.; 15' max.         |          |
| Corner Design Site        | 10' min.; 20' max.         |          |
| Side Street (Façade Zone) | 10' min.; 20' max.         | <b>H</b> |
| Side                      | 5' min.                    | <b>I</b> |
| Rear                      | Height/2 min. <sup>9</sup> | <b>J</b> |

**Building Façade**

| Façade Zone   | Front St. | Side St. |
|---|-----------|----------|
| Façade Zone Defined by Primary Building/Frontage (Section 11.020.1) | 70% min.  | 60% min. |

**Façade Design**

All building façades shall be designed in compliance with Chapter 7 (Architectural Standards).

**Ground Floor**

|   |  |
|---|--|
| Depth of ground-floor habitable space along thoroughfare or large site open space | 25' min. <sup>10</sup> for at least 80% of façade length |
|---|--|

<sup>9</sup> Rear setback is calculated as 3' min. or one half the overall building height at the setback line, whichever is greater. For design sites adjoining a rear alley at least 20' wide, required rear setback in excess of 3' may be reduced by up to 17'.

<sup>10</sup> 10' min. for design sites under 1,100 sq ft in area.

**Key**

- - - ROW/ Design Site Line
- - - Setback Line
- Encroachment Area

**6. Encroachments**

**Encroachments into Minimum Setbacks**

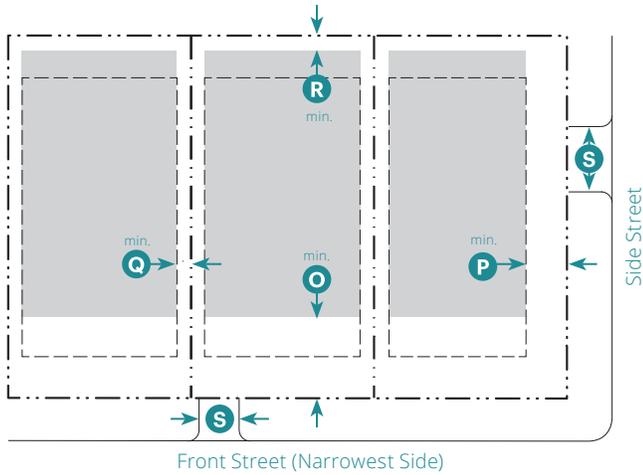
| Encroachment Type          | Front    | Side St. | Side     | Rear     |
|----------------------------|----------|----------|----------|----------|
|                            | <b>K</b> | <b>L</b> | <b>M</b> | <b>N</b> |
| Private Frontages          | 8' max.  | 7' max.  | X        | X        |
| Architectural Features     | 2' max.  | 2' max.  | 1' max.  | 5' max.  |
| Patio Covers               | X        | X        | 1' max.  | 5' max.  |
| Stairs/Ramps <sup>11</sup> | 2' max.  | 2' max.  | 1' max.  | 5' max.  |
| Decks (30" Tall Max.)      | X        | 5' max.  | 5' max.  | 20' max. |

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 4.020 (Screening).

<sup>11</sup> Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

**Key**

- X = Not Allowed
- N/A = Not Applicable



**Key**

- · - · - ROW/ Design Site Line
- - - Building Setback Line
- Parking Area

**7. Parking**

**Setback (Distance from ROW/ Design Site Line)**

|             |                        |          |
|-------------|------------------------|----------|
| Front       | 35' min. <sup>13</sup> | <b>O</b> |
| Side Street | 15' min.               | <b>P</b> |
| Side        | 0' min.                | <b>Q</b> |
| Rear        | 0' min.                | <b>R</b> |

**Vehicle Access**

|                |          |          |
|----------------|----------|----------|
| Curb Cut Width | 26' max. | <b>S</b> |
|----------------|----------|----------|

<sup>13</sup> 20' min. for design sites under 1,100 sq ft in area; 10' min. allowed for parking courts of 6 or fewer spaces. See Figure 4.040.1 (Parking Courts).

**8. Frontages**

The ground floor along a thoroughfare or large site open space is required to include a private frontage type at building and/or unit entries.

**Allowed Private Frontage Types**

| Allowed Private Frontage Types | Standards |
|--------------------------------|-----------|
| Porch Projecting               | 6.040     |
| Porch Engaged                  | 6.050     |
| Dooryard                       | 6.060     |
| Stoop                          | 6.070     |
| Forecourt                      | 6.080     |
| Common Entry                   | 6.090     |
| Shopfront <sup>14</sup>        | 6.110     |
| Gallery <sup>14</sup>          | 6.120     |

<sup>14</sup> Allowed only in T4N.L-Open sub-zone.



*General note: the illustration above is intended to provide a brief overview of the zone and are descriptive in nature.*

### 1. Intent

A mixed-use, pedestrian-oriented environment along thoroughfares and open spaces, lined with ground-level businesses with residential or office above. A land use mix that is oriented to and serving adjacent neighborhood areas.

The following are allowed form elements in the zone.

Primarily Block-Scale Buildings

Primarily Attached Buildings

Small-to-Medium Building Footprint

None-to-Small Front Setbacks

None-to-Small Side Setbacks

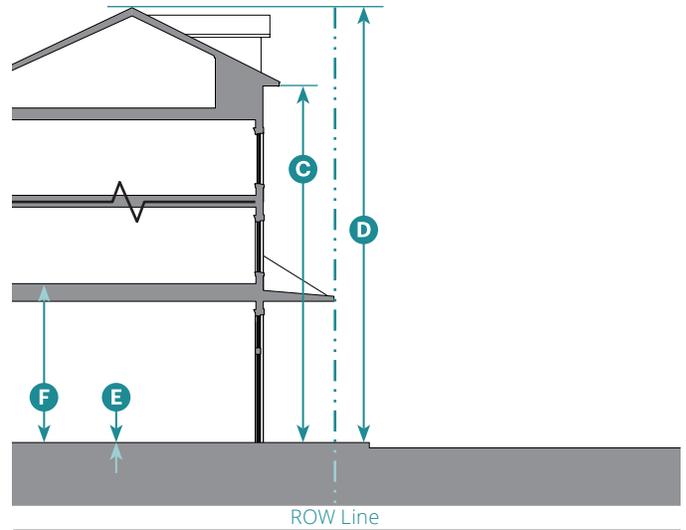
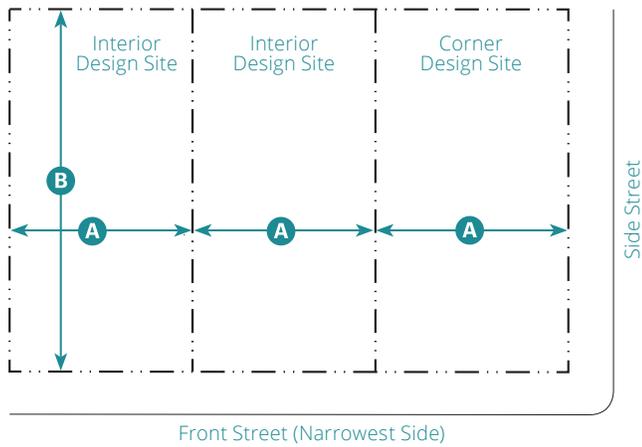
Up to 4 Stories (3 or 5 in some areas)

Dooryard, Forecourt, Common Entry,

Shopfront, and Gallery Frontage Types

### 2. Sub-Zone(s)

T4MS-Open. The open sub-zone allows more frontage types within the same form and character of the T4MS zone.



**Key**

--- ROW/ Design Site Line

**Key**

--- ROW Line

**3. Building Size and Design Site Size<sup>1</sup>**

**Building Footprint Standards**

|                                      |                     |
|--------------------------------------|---------------------|
| Width max. per building              | No max.             |
| Depth max. per building              | No max.             |
| On-site private or common open space | 50 sf per unit min. |
| Lot coverage                         | 95% max.            |

**Design Site Size Standards**

|       |                   |          |
|-------|-------------------|----------|
| Width | 25' min.; no max. | <b>A</b> |
| Depth | No min; no max.   | <b>B</b> |

<sup>1</sup> See Table 3.020.B, Applicability of Design Site Requirements.

**4. Building Form**

**Height**

| Primary Building              |                        |          |
|-------------------------------|------------------------|----------|
| Stories                       | 4 max. <sup>2,3</sup>  |          |
| To Highest Top Plate          | 47' max. <sup>3</sup>  | <b>C</b> |
| Overall                       | 57' max.               | <b>D</b> |
| Ground Floor Finish Level     |                        | <b>E</b> |
| Residential                   | 6" min. <sup>4,5</sup> |          |
| Non-Residential               | 6" max.                |          |
| Floor-to-Floor (Ground Floor) |                        | <b>F</b> |
| Residential                   | 12' min.               |          |
| Non-Residential               | 12' min.               |          |

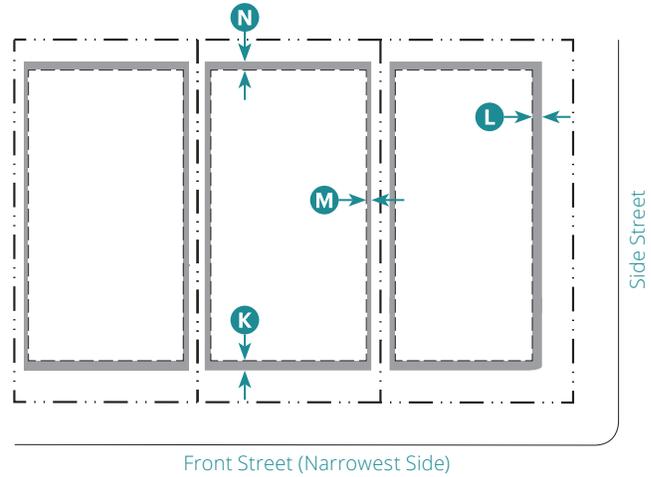
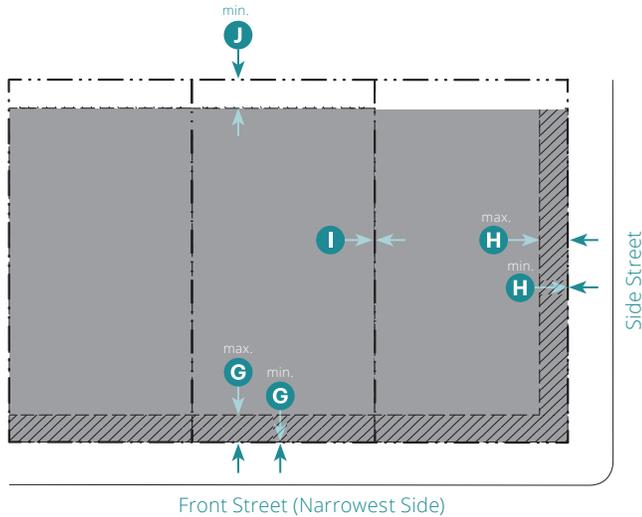
See Section 3.100 for adjacency requirements.

<sup>2</sup> 3 stories max. and 47' overall max. height within Winchester Boulevard Master Plan Area 2.

<sup>3</sup> 5 stories max. and 57' highest top plate height for parcels designated Commercial Corridor Mixed Use in the General Plan.

<sup>4</sup> Common entries may be set at grade in compliance with local and federal accessibility standards.

<sup>5</sup> Only on side street and at least 60' from front of design site.



**Key**

- - - ROW/ Design Site Line
- - - Building Setback Line
- Buildable Area
- ▨ Façade Zone

**5. Building Placement**

**Setback**

| Primary Building          |  |          |
|---------------------------|--|----------|
| Front (Façade Zone)       |  | <b>G</b> |
| Interior Design Site      | 2' min. <sup>6,7</sup> ; 10' max. <sup>7</sup> |          |
| Corner Design Site        | 2' min. <sup>6,7</sup> ; 10' max. <sup>7</sup> |          |
| Side Street (Façade Zone) | 2' min.; 10' max.                              | <b>H</b> |
| Side                      | 0' min.  | <b>I</b> |
| Rear                      | Height/2 min. <sup>8,9,10</sup>                | <b>J</b> |

**Building Façade**

| Façade Zone   | Front St.              | Side St.               |
|---|------------------------|------------------------|
| Façade Zone Defined by Primary Building/Frontage (Section 11.020.1) | 80% min. <sup>11</sup> | 70% min. <sup>11</sup> |

**Façade Design**

All building façades shall be designed in compliance with Chapter 7 (Architectural Standards).

<sup>6</sup> 5' min. in Winchester Boulevard Master Plan Area 2. Front setback shall be paved as an extension of the sidewalk.

<sup>7</sup> 7' min. and 15' max. in Winchester Boulevard Master Plan Areas 1 and 3.

<sup>8</sup> 0' min. where abutting T4MS.

<sup>9</sup> 5' min. where abutting T4N.L.

<sup>10</sup> 10' where abutting T5MS, T5N, or railroad ROW.

<sup>11</sup> An outdoor seating area complying with Section 21.36.150 (Outdoor seating), or Section 21.11.050.F for sites within the Central Business Mixed-Use zoning district, of the Campbell Municipal Code count toward this requirement.

**Key**

- - - ROW/ Design Site Line
- - - Setback Line
- Encroachment Area

**5. Building Placement (Continued)**

**Ground Floor**

Depth of ground-floor habitable space along thoroughfare or large site open space<sup>12</sup> 30' min. for at least 85%<sup>13</sup> of façade length

<sup>12</sup> See Section 3.110 (Ground-Floor Non-Residential Requirements) for additional standards.

<sup>13</sup> 100% in the Downtown Development Plan area, where a ground-floor non-residential requirement is indicated on the Form-Based Zone Map.

**6. Encroachments**

**Encroachments into Minimum Setbacks**

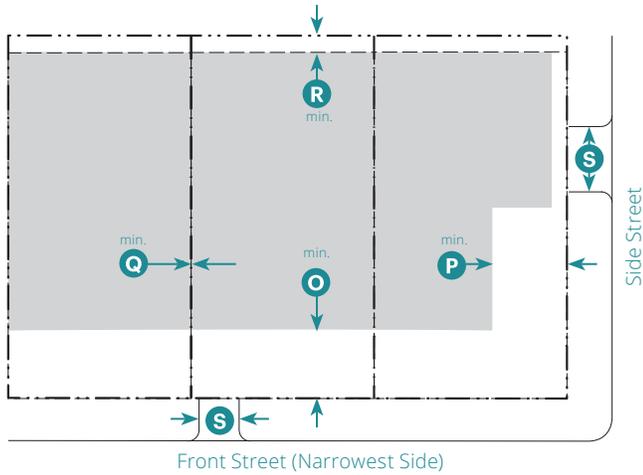
| Encroachment Type          | Front    | Side St. | Side     | Rear     |
|----------------------------|----------|----------|----------|----------|
|                            | <b>K</b> | <b>L</b> | <b>M</b> | <b>N</b> |
| Private Frontages          | X        | X        | X        | X        |
| Architectural Features     | 3' max.  | 3' max.  | X        | 5' max.  |
| Patio Covers               | X        | X        | X        | 5' max.  |
| Stairs/Ramps <sup>14</sup> | 3' max.  | 3' max.  | X        | 5' max.  |
| Decks (30" Tall Max.)      | X        | 5' max.  | 5' max.  | 20' max. |

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 4.020 (Screening).

<sup>14</sup> Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

**Key**

- X = Not Allowed
- N/A = Not Applicable



**Key**

- - - - ROW/ Design Site Line      ■ Parking Area
- - - - Building Setback Line

**7. Parking**

**Setback (Distance from ROW/ Design Site Line)**

|             |   |   |
|-------------|---|---|
| Front       | 30' min.  | ○ |
| Side Street | 30' min.; 10' min. where at least 60' from front of design site | Ⓟ |
| Side        | 0' min.   | Ⓚ |
| Rear        | 0' min.   | Ⓡ |

**Vehicle Access**

|                |          |   |
|----------------|----------|---|
| Curb Cut Width | 26' max. | Ⓢ |
|----------------|----------|---|

**8. Frontages**

The ground floor along a thoroughfare or publicly accessible space is required to include a private frontage type at building and/or unit entries.

Where a non-residential ground-floor frontage requirement is indicated on the Form-Based Zone Map, frontage types are required for at least 80% of the façade width.

**Allowed Private Frontage Types      Standards**

|                                |       |
|--------------------------------|-------|
| Porch Projecting <sup>14</sup> | 6.040 |
| Porch Engaged <sup>14</sup>    | 6.050 |
| Dooryard <sup>15</sup>         | 6.060 |
| Stoop <sup>14</sup>            | 6.070 |
| Forecourt                      | 6.080 |
| Common Entry                   | 6.090 |
| Maker Shopfront <sup>14</sup>  | 6.100 |
| Shopfront                      | 6.110 |
| Gallery                        | 6.120 |

<sup>14</sup> Allowed in T4MS-Open sub-zone only.

<sup>15</sup> Side street frontage only.



General note: the illustration above is intended to provide a brief overview of the zone and are descriptive in nature.

### 1. Intent

A walkable neighborhood environment of large footprint, high-intensity housing choices supporting and within short walking distance of neighborhood-serving retail and services.

The following are allowed form elements in the zone.

Block-Scale Buildings

Primarily Detached Buildings

Large Building Footprint

Small Front Setbacks

Small Side Setbacks

Up to 75 feet

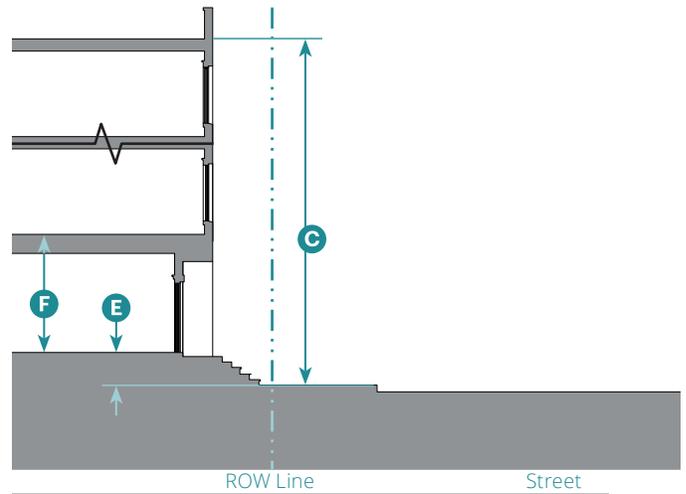
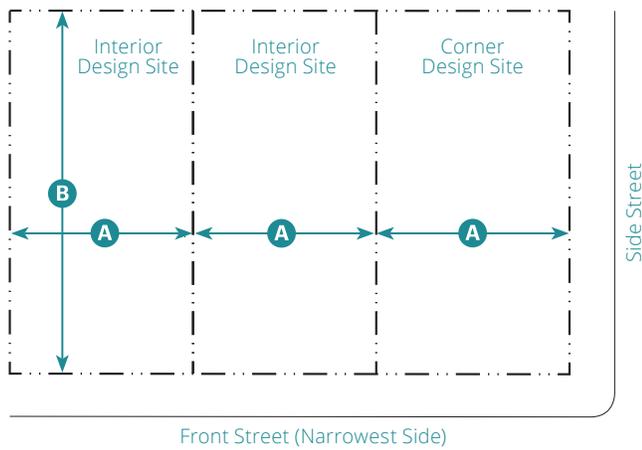
Porch Projecting, Porch Engaged,

Dooryard, Stoop, Forecourt, and

Common Entry Frontage Types

### 2. Sub-Zone(s)

T5N-Open. The open sub-zone allows more frontage types within the same form and character of the T5N zone.



**Key**

--- ROW/Design Site Line

**Key**

--- ROW Line

**3. Building Size and Design Site Size<sup>1</sup>**

**Main Body Standards**

|                                      |                     |
|--------------------------------------|---------------------|
| Width max. per building              | No max.             |
| Depth max. per building              | No max.             |
| On-site private or common open space | 50 sf per unit min. |
| Lot coverage                         | No max.             |

**Design Site Size Standards**

|       |                   |          |
|-------|-------------------|----------|
| Width | 25' min.; no max. | <b>A</b> |
| Depth | No min; no max.   | <b>B</b> |

<sup>1</sup> See Table 3.020.B (Applicability of Design Site Requirements).

**4. Building Form**

**Height**

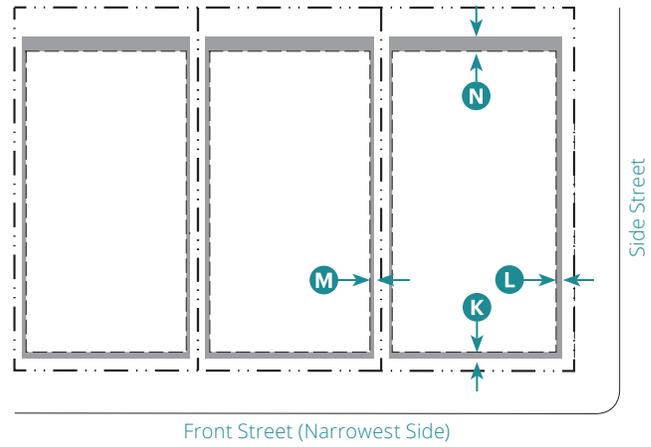
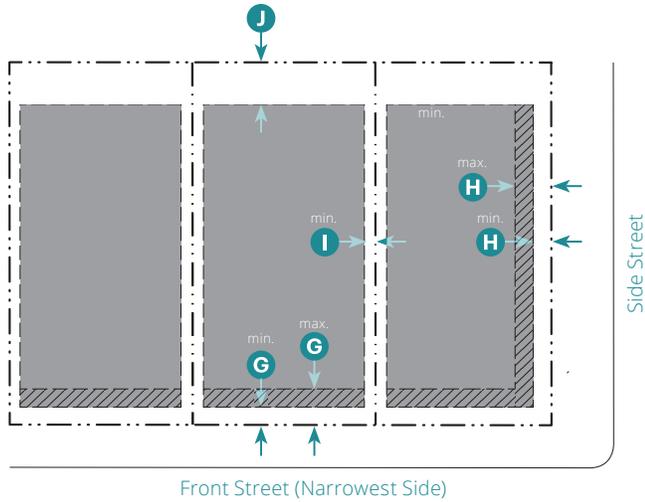
**Primary Building**

|                               |                      |          |
|-------------------------------|----------------------|----------|
| To Highest Top Plate          | 75' max.             | <b>C</b> |
| Ground Floor Finish Level     |                      | <b>E</b> |
| Residential                   | 6" min. <sup>2</sup> |          |
| Non-Residential <sup>4</sup>  | 6" max.              |          |
| Floor-to-Floor (Ground Floor) |                      | <b>F</b> |
| Residential                   | 12' min.             |          |
| Non-Residential <sup>3</sup>  | 12' min.             |          |

See Section 3.100 for adjacency requirements.

<sup>2</sup> Common entries may be set at grade in compliance with local and federal accessibility standards.

<sup>3</sup> Allowed in T5N-Open sub-zone only.



**Key**

- ROW/ Design Site Line
- Building Setback Line
- Buildable Area
- ▨ Façade Zone

**5. Building Placement**

**Setback**

**Primary Building**

|                           |  |          |
|---------------------------|--|----------|
| Front (Façade Zone)       |  | <b>G</b> |
| Interior Design Site      | 5' min. <sup>4</sup> ; 15' max.  |          |
| Corner Design Site        | 2' min. <sup>4</sup> ; 15' max.  |          |
| Side Street (Façade Zone) | 2' min.; 10' max.  | <b>H</b> |
| Side                      | 5' min.  | <b>I</b> |
| Rear                      | 10' min. when adjacent to T5N;<br>20' min. when adjacent to single-family residential land use, T3N, T4N.S, T4N.M, T4N.L, or T4MS. | <b>J</b> |

**Building Façade**

| Façade Zone   | Front St. | Side St. |
|---|-----------|----------|
| Façade Zone Defined by Primary Building/Frontage (Section 11.020.1) | 80% min.  | 70% min. |

**Façade Design**

All building façades shall be designed in compliance with Chapter 7 (Architectural Standards).

**Ground Floor**

Depth of ground-floor habitable space 25' for at least 80% along thoroughfare or large site open space of façade length space

<sup>4</sup>7' min. in Winchester Boulevard Master Plan Areas 1 and 3.

**Key**

- ROW/ Design Site Line
- Setback Line
- Encroachment Area

**6. Encroachments**

**Encroachments into Minimum Setbacks**

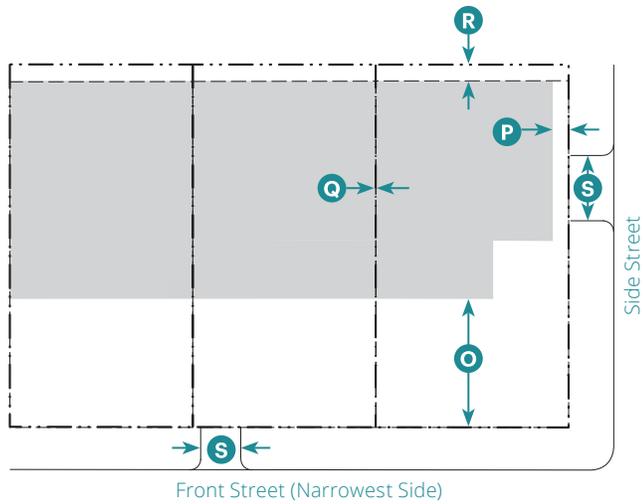
| Encroachment Type         | Front <b>K</b> | Side St. <b>L</b> | Side <b>M</b> | Rear <b>N</b> |
|---------------------------|----------------|-------------------|---------------|---------------|
| Private Frontages         | 5' max.        | 5' max.           | X             | X             |
| Architectural Features    | 2' max.        | 2' max.           | 1' max.       | 5' max.       |
| Patio Covers              | X              | X                 | 1' max.       | 5' max.       |
| Stairs/Ramps <sup>5</sup> | 2' max.        | 2' max.           | 1' max.       | 5' max.       |
| Decks (30" Tall Max.)     | X              | 5' max.           | 5' max.       | 20' max.      |

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 4.020 (Screening).

<sup>5</sup>Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

**Key**

- X = Not Allowed
- N/A = Not Applicable



**Key**

- ROW/Design Site Line
- Building Setback Line
- Parking Area

**7. Parking**

**Setback (Distance from ROW/ Design Site Line)**

|             |   |          |
|-------------|---|----------|
| Front       | 30' min. <sup>6</sup>   | <b>O</b> |
| Side Street | 30' min.; 10' min. where at least 60' from front of design site | <b>P</b> |
| Side        | 0' min.   | <b>Q</b> |
| Rear        | 0' min.   | <b>R</b> |

**Vehicle Access**

|                |          |          |
|----------------|----------|----------|
| Curb Cut Width | 26' max. | <b>S</b> |
|----------------|----------|----------|

<sup>6</sup> 20' min. for design sites under 1,100 sq ft in area; 10' min. allowed for parking courts of 6 or fewer spaces. See Figure 4.040.1 (Parking Courts).

**8. Frontages**

The ground floor along a thoroughfare or large site open space is required to include a private frontage type at building and/or unit entries.

**Allowed Private Frontage Types Standards**

| Allowed Private Frontage Types | Standards |
|--------------------------------|-----------|
| Porch Projecting               | 6.040     |
| Porch Engaged                  | 6.050     |
| Dooryard                       | 6.060     |
| Stoop                          | 6.070     |
| Forecourt                      | 6.080     |
| Common Entry                   | 6.090     |
| Shopfront <sup>7</sup>         | 6.110     |
| Gallery <sup>7</sup>           | 6.120     |

<sup>7</sup> Allowed only in T5N-Open sub-zone.



General note: the illustration above is intended to provide a brief overview of the zone and are descriptive in nature.

**1. Intent**

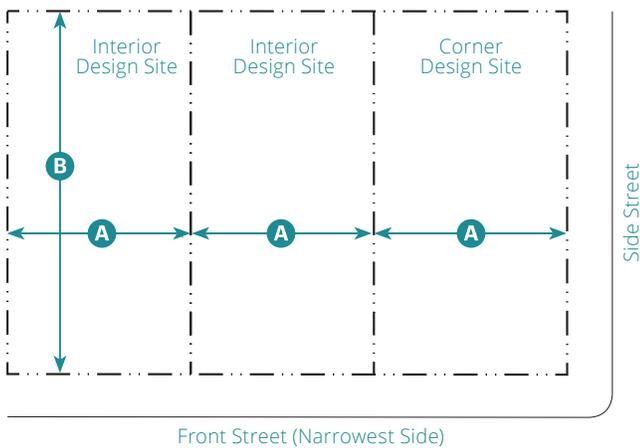
A walkable district of large footprint, high-intensity mixed-use buildings and housing choices supporting ground-floor retail, food and services.

The following are allowed form elements in the zone.

|                          |                                    |
|--------------------------|------------------------------------|
| Block-Scale Buildings    | Dooryard, Forecourt, Common Entry, |
| Attached Buildings       | Maker Shopfront, Shopfront, and    |
| Large Building Footprint | Gallery Frontage Types             |
| No Front Setbacks        |                                    |
| No Side Setbacks         |                                    |
| Up to 75 feet            |                                    |

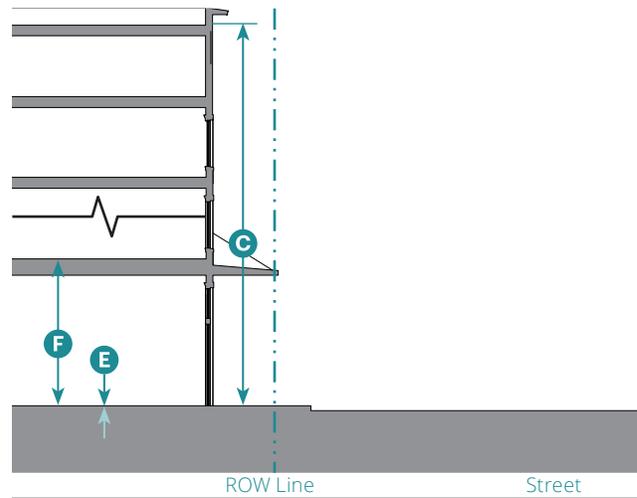
**2. Sub-Zone(s)**

None.



**Key**

--- ROW/Design Site Line



**Key**

--- ROW Line

**3. Building Size and Design Site Size<sup>1</sup>**

**Main Body Standards**

|                                      |                     |
|--------------------------------------|---------------------|
| Width max. per building              | No max.             |
| Depth max. per building              | No max.             |
| On-site private or common open space | 50 sf per unit min. |
| Lot coverage                         | No max.             |

**Design Site Size Standards**

|       |                   |          |
|-------|-------------------|----------|
| Width | 25' min.; no max. | <b>A</b> |
| Depth | No min.; no max.  | <b>B</b> |

<sup>1</sup>See Table 3.020.B, Applicability of Design Site Requirements.

**4. Building Form**

**Height**

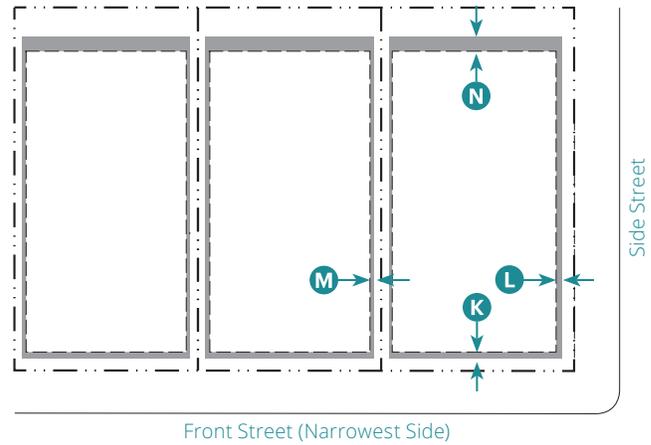
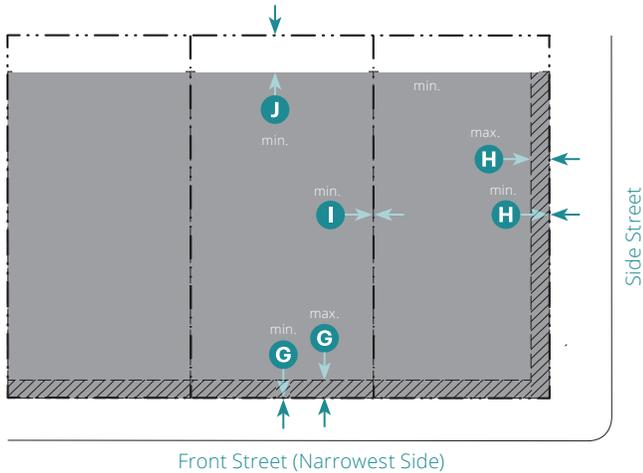
**Primary Building**

|                               |                        |          |
|-------------------------------|------------------------|----------|
| To Highest Top Plate          | 75' max.               | <b>C</b> |
| Ground Floor Finish Level     |                        | <b>E</b> |
| Residential                   | 6" min. <sup>2,3</sup> |          |
| Non-Residential               | 6" max.                |          |
| Floor-to-Floor (Ground Floor) |                        | <b>F</b> |
| Residential                   | 12' min.               |          |
| Non-Residential               | 12' min.               |          |

See Section 3.100 for adjacency requirements.

<sup>2</sup>Common entries may be set at grade in compliance with local and federal accessibility standards.

<sup>3</sup>Only on side street and at least 60' from front of design site.



**Key**

- - - ROW/ Design Site Line
- - - Building Setback Line
- Buildable Area
- ▨ Façade Zone

**5. Building Placement**

**Setback**

| Primary Building          |  |          |
|---------------------------|--|----------|
| Front (Façade Zone)       |  | <b>G</b> |
| Interior Design Site      | 2' min. <sup>4</sup> ; 10' max. <sup>4</sup> |          |
| Corner Design Site        | 2' min. <sup>4</sup> ; 10' max. <sup>4</sup> |          |
| Side Street (Façade Zone) | 2' min.; 10' max.                            | <b>H</b> |
| Side                      | 0' min.                                      | <b>I</b> |
| Rear                      | 10' min.                                     | <b>J</b> |

**Building Façade**

| Façade Zone   | Front St.             | Side St.              |
|---|-----------------------|-----------------------|
| Façade Zone Defined by Primary Building/Frontage (Section 11.020.1) | 90% min. <sup>5</sup> | 80% min. <sup>5</sup> |

**Façade Design**

All building façades shall be designed in compliance with Chapter 7 (Architectural Standards).

<sup>4</sup>7' min. and 15' max. in Winchester Boulevard Master Plan Areas 1 and 3.

<sup>5</sup>An outdoor seating area complying with Section 21.36.150 (Outdoor seating), or Section 21.11.050.F for sites within the Central Business Mixed-Use zoning district, of the Campbell Municipal Code count toward this requirement.

**Key**

- - - ROW/ Design Site Line
- - - Setback Line
- Encroachment Area

**5. Building Placement (Cont'd)**

**Ground Floor**

Depth of ground-floor habitable space along thoroughfare or large site open space<sup>6</sup> 30' min. for at least 85% of façade length

<sup>6</sup>See Section 3.110 (Ground-Floor Non-Residential Requirements) for additional standards.

**6. Encroachments**

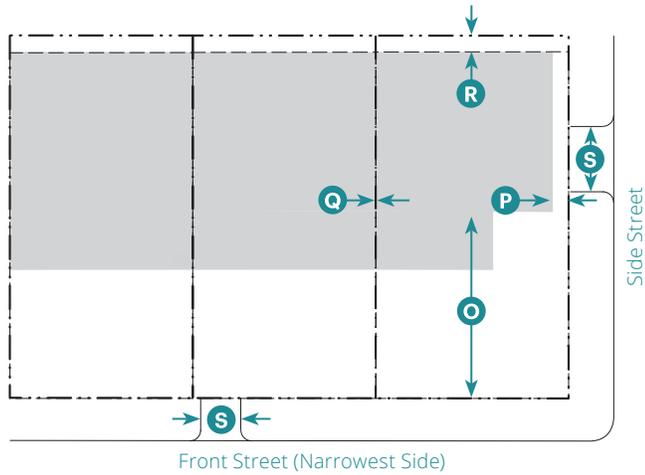
**Encroachments into Minimum Setbacks**

| Encroachment Type         | Front<br><b>K</b> | Side St.<br><b>L</b> | Side<br><b>M</b> | Rear<br><b>N</b> |
|---------------------------|-------------------|----------------------|------------------|------------------|
| Private Frontages         | X                 | X                    | X                | X                |
| Architectural Features    | 2' max.           | 2' max.              | X                | 2' max.          |
| Patio Covers              | X                 | X                    | X                | 2' max.          |
| Stairs/Ramps <sup>7</sup> | 2' max.           | 2' max.              | X                | 2' max.          |
| Decks (30" Tall Max.)     | X                 | 5' max.              | 5' max.          | 20' max.         |

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 4.020 (Screening).

<sup>7</sup>Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

**Key** X = Not Allowed N/A = Not Applicable



**Key**

- - - - ROW/Design Site Line      ■ Parking Area
- - - - Building Setback Line

**7. Parking**

**Setback (Distance from ROW/ Design Site Line)**

|             |   |          |
|-------------|---|----------|
| Front       | 30' min.  | <b>O</b> |
| Side Street | 30' min.; 10' min. where at least 60' from front of design site | <b>P</b> |
| Side        | 0' min.   | <b>Q</b> |
| Rear        | 0' min.   | <b>R</b> |

**Vehicle Access**

|                |          |          |
|----------------|----------|----------|
| Curb Cut Width | 26' max. | <b>S</b> |
|----------------|----------|----------|

**8. Frontages**

The ground floor along a thoroughfare or publicly accessible space is required to include a private frontage type at building and/or unit entries.

Where a non-residential ground-floor frontage requirement is indicated on the Form-Based Zone Map, frontage types are required for at least 80% of the façade width.

| Allowed Private Frontage Types | Standards |
|--------------------------------|-----------|
| Dooryard <sup>8</sup>          | 6.060     |
| Forecourt                      | 6.080     |
| Common Entry                   | 6.090     |
| Maker Shopfront                | 6.100     |
| Shopfront                      | 6.110     |
| Gallery                        | 6.120     |

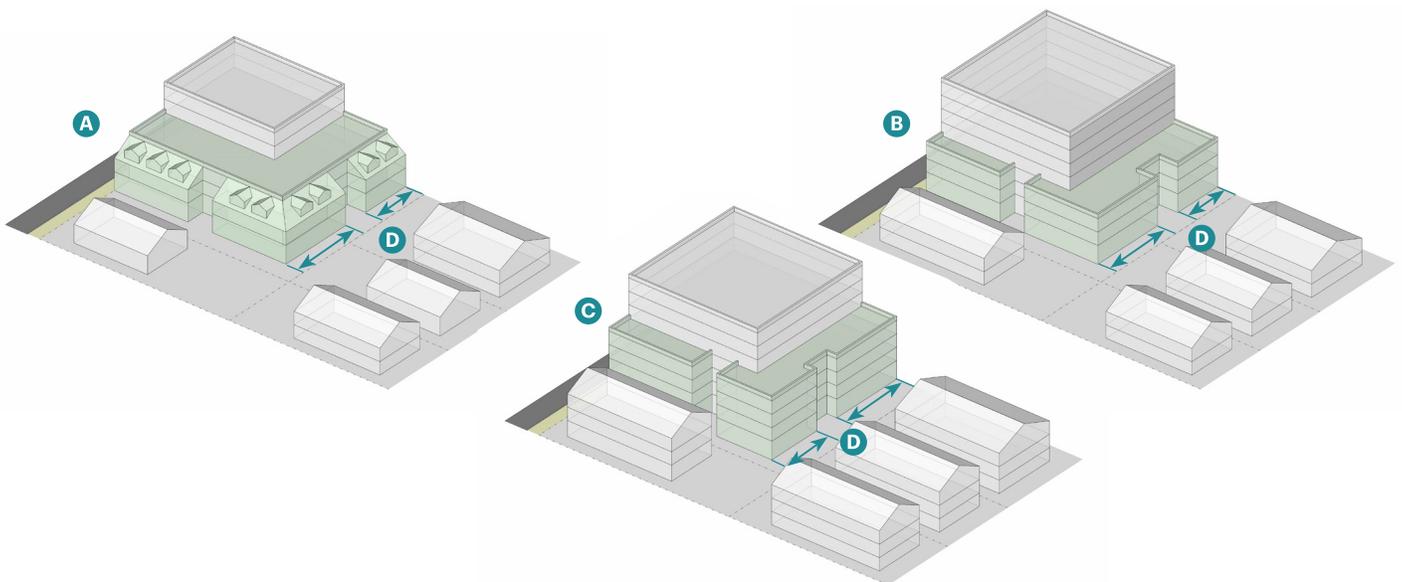
<sup>8</sup>Side street frontage only.

### 3.100 Adjacency Requirements

1. Where a proposed building in a MFDDS Zone is within the specified distance of the zone(s) or land use(s) identified in Table 3.100.A, adjacency standards shall be applied to the building design to reduce its size in width, height, and volume. The area(s) removed after applying the adjacency standards is not allowed to be added elsewhere.
2. Where a proposed building in a MFDDS Zone is adjacent to a physical feature identified in Table 3.100.A, adjacency standards shall be applied to the design of habitable space abutting the feature.

**Table 3.100.A: Adjacency Requirements**

| Applicability  | Standard  |
|--|---|
| <b>A</b> Where abutting single-family residential land use designation   | Within 30' of shared property line: Max. 2.5 stories and 25' in height to eave/parapet.<br>Within 65' of shared property line: Max. 3 stories and 35' in height to eave/parapet.  |
| <b>B</b> Where abutting a property with a Mobile Home Park land use designation, or a property zoned T3N or T4N.S                    | Within 30' of shared side property line (15' for parcels less than 100' in width) and/or within 50' of shared rear property line (25' for parcels less than 120' in depth): Max. 3 stories and 25' in height to eave/parapet.   |
| <b>C</b> Where abutting a property zoned T4N.M   | Within 30' of shared side property line (15' for parcels less than 100' in width) and/or within 50' of shared rear property line (25' for parcels less than 120' in depth): Max. 4 stories and 45' in height to eave/parapet.<br>Within 50' of shared rear property line (25' for parcels less than 120' in depth): Max. 4 stories and 45' in height to eave/parapet. |
| <b>D</b> All building volumes within 30' of a single-family residential land use designation, or property zoned T3N, T4N.S, or T4N.M | Max. width per building volume: 70'<br>Min. separation between building volumes: 20'  |
| Where within 200' of a Wireless Communication Facility   | Occupied areas shall be located outside of areas where exposure levels exceed FCC safety guidelines.  |



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### 3.110 Ground-Floor Non-Residential Requirements

1. Where a ground-floor non-residential requirement is indicated along a ROW edge on the Form-Based Zone Map, ground-floor habitable space required by Subsection 5 of the zone shall meet the requirements of this Section.
  - A. **Applicability**
    - (1) Only the portion of a parcel where a ground-floor non-residential requirement is indicated on the Form-Based Zone Map is subject to the requirements of this Section.
  - B. **Tier 1 Requirements.** Where a Tier 1 ground-floor non-residential requirement is indicated on the Form-Based Zone Map, the required ground-floor habitable space shall be non-residential.
    - (1) Lobbies, leasing offices, and amenities available only to residents may occupy no more than 50% of the required habitable space width.
      - (a) Within the Downtown Development Plan area, leasing offices and amenities available only to residents are not allowed within the required habitable space, and lobbies shall be no wider than the minimum dimension required by the Building Code or 10% of the facade width, whichever is greater, up to a maximum of 16.5 feet.
    - (2) One or more tenant spaces meeting the following requirements shall be provided within ground-floor habitable space:
      - (a) Tenant space shall be publicly accessible and serve non-residents as well as residents;
      - (b) Total depth of space shall be 50 feet minimum;
      - (c) Total width of space shall be 16.5 feet minimum;
      - (d) Clear height of space shall be 12 feet minimum;
      - (e) Structural beams intersecting the tenant space and extending below the minimum clear height shall be placed at least 30 feet apart on center;
      - (f) Tenant space shall have venting designed into the vertical building, sized to meet health and fire code requirements for restaurant use; and
      - (g) Tenant space shall have access to a grease trap meeting the applicable health codes for restaurant use. Provision of one 1,500 gallon grease trap per 3,000 square feet of tenant space shall satisfy this requirement.
    - (3) Buildings wider than 120 feet shall include a breezeway extending from any rear parking area through the front facade.
      - (a) Centerline of breezeway shall be offset no more than 35 feet from the midpoint of the front facade;
      - (b) Clear height of breezeway shall be no less than 10 feet; and
      - (c) Clear width of breezeway shall be no less than 8 feet.

- C. **Tier 2 Requirements.** Where a Tier 2 ground-floor non-residential requirement is indicated on the Form-Based Zone Map, the required ground-floor habitable space shall be non-residential.
- (1) Lobbies, leasing offices, and amenities available only to residents may occupy no more than 50% of the required habitable space width.
  - (2) One or more tenant spaces meeting the following requirements shall be provided within ground-floor habitable space:
    - (a) Tenant space shall be publicly accessible and serve non-residents as well as residents;
    - (b) Total depth of space shall be 40 feet minimum;
    - (c) Total width of space shall be 16.5 feet minimum;
    - (d) Clear height of space shall be 12 feet minimum.

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# Chapter 4: General to Site Design

## Sections:

|       |                               |
|-------|-------------------------------|
| 4.010 | Purpose                       |
| 4.020 | Screening                     |
| 4.030 | Landscaping and Lighting      |
| 4.040 | Parking and Loading           |
| 4.050 | Service and Utility Standards |

### 4.010 Purpose

This Chapter provides standards to ensure that new development accomplishes the following:

1. Is compatible with the design and use of existing structures on neighboring properties; and
2. Does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the habitability of properties adjacent to new development or the alterations of existing buildings/sites.

### 4.020 Screening

1. **Intent.** This Section provides standards for screening, fences, and walls for the protection of property, the enhancement of privacy, the attenuation of noise, and the improvement of the visual environment.
2. **Design Standards for Screening.** Except for wall- and ground-mounted equipment that is not visible from the public right-of-way or abutting design sites, all equipment shall comply with the following:
  - A. **Screening Height Maximums.** Screening shall not exceed the maximums identified in Table A (Maximum Screening Height).
  - B. **Screening Height Measurement.** Screening height shall be measured as the vertical distance between the finished grade at the base of the screen and the top edge of the screen material.

**Table 4.020.A: Maximum Screening Height**

| Zone                     | Item                     | Maximum Height Allowed |          |          |          |
|--------------------------|--------------------------|------------------------|----------|----------|----------|
|                          |                          | Front                  | Side St. | Side     | Rear     |
| T3N, T4N.S, T4N.M, T4N.L | Fences                   | 3' max.                | 3' max.  | 8' max.  | 8' max.  |
|                          | Free Standing Walls      | 3' max.                | 3' max.  | 8' max.  | 8' max.  |
|                          | Landscaping <sup>1</sup> | 4' max.                | 4' max.  | No max.  | No max.  |
| T4MS, T5N, T5MS          | Fences                   | X                      | X        | 10' max. | 10' max. |
|                          | Free Standing Walls      | X                      | X        | 10' max. | 10' max. |
|                          | Landscaping <sup>1</sup> | 3' max.                | 3' max.  | No max.  | No max.  |

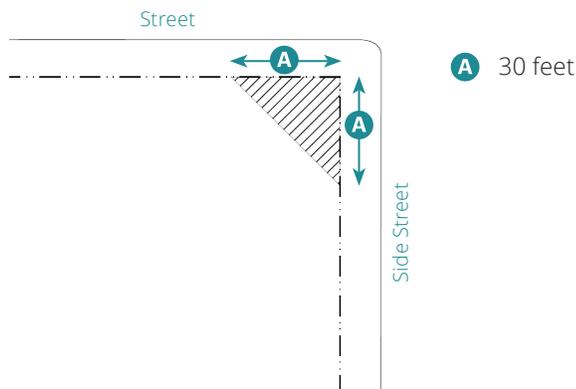
<sup>1</sup>Excludes trees

X = Not Allowed

### 3. Required Clearance

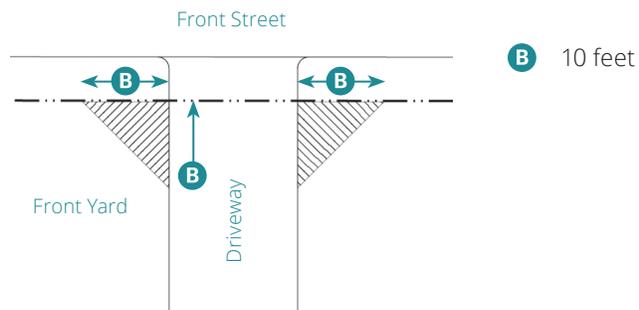
- A. Corner of two vehicular thoroughfares.** No screening, utilities, landscaping, or freestanding signs shall be allowed to exceed 3.5 feet in height within the triangular area formed by measuring thirty feet along the front and street side property lines along the right-of-way from where they meet or would meet if they extended straight out. See Figure 4.020.1 (Required Clearance at Intersections).

**Figure 4.020.1: Required Clearance at Intersections**



- B. Corner of a vehicular thoroughfare and a driveway.** No screening, utilities, landscaping, or freestanding signs shall be allowed to exceed 3.5 feet in height within the triangular area formed by measuring ten feet along the street property line and ten feet along the driveway from where they meet or would meet if they extended straight out. See Figure 4.020.2 (Required Clearance at Driveways).

**Figure 4.020.2: Required Clearance at Driveways**



4. **Screening on Retaining Walls.** The total height of screens and the retaining walls they are mounted on or attached to shall not exceed six feet.
5. **Equipment Screening**
- A. The following equipment is exempt from screening:
- (1) Vents less than two feet in height when painted/treated to match backdrop;
  - (2) Solar panels.
- B. For new installation or relocation of existing equipment, the equipment shall be screened from all thoroughfares.

- (1) **Roof-Mounted Equipment.** Building parapets or other architectural elements shall screen roof-mounted equipment.
  - (a) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new mechanical equipment to be located on the roof of the building; and
  - (b) For existing buildings with no parapet less than two feet in height, mechanical equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish material, and trim cap detail.
- (2) **Wall- and Ground-Mounted Equipment**
  - (a) Equipment is not allowed between front or side street façades and the street.
  - (b) All screen devices shall be as high as the highest point of the equipment being screened.
  - (c) Equipment and screening shall be in compliance with the setbacks of the zone.
  - (d) Screening shall be architecturally consistent with the building and include matching paint, finish material, and trim cap detail.
6. **Security Bars.** Security bars installed on doors and windows are not permitted.
7. **Barbed Wire and Razor Wire.** Barbed wire and razor wire screening are not allowed.
8. **Safety.** Fences, walls, and other screening and landscaping, whether provided in compliance with the provisions of this Subsection or provided in addition to those provisions, are subject to review by the Traffic Engineer in the following areas to ensure that visibility is maintained:
  - A. Within 10 feet of the point of intersection of:
    - (1) A vehicular access way or driveway and a street; and/or
    - (2) A vehicular access way or driveway and a sidewalk.
  - B. Within 20 feet of the point of intersection of two or more vehicular access ways, including driveways, alleys, or streets.
  - C. As used in this Subsection, "point of intersection" is measured from the face of curb or if none, from the edge of pavement.

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## 4.030 Landscaping and Lighting

1. **Intent.** This Section prescribes landscaping and lighting standards for protection and enhancement of the environmental and visual quality of the community, enhancement of privacy, and the control of dust.
2. **Required Landscaping.** The landscaping required by this Section shall be installed as part of the development or improvement(s) requiring the landscaping. Standards for landscaping in parking areas shall be in combination with Section 4.040 (Parking and Loading).

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<sup>1</sup>Based on International Dark-Sky Association and Illuminating Engineering Society of North America (IESNA) Model Lighting Ordinance.

- A. Landscaping materials shall be integrated into the required setbacks, stream and wetland buffers, and design of the selected private frontage type(s).
- B. Landscape materials shall be applied to the planting areas identified for public frontage type(s).
- C. Stormwater retention areas may also count towards required landscaping or open space.

### 3. Required Lighting

- A. Site improvements, including lighting, shall be consistent with the architectural style of the primary building.
- B. Outdoor lighting shall have a color temperature of no more than 3000 Kelvin, except for seasonal outdoor decorative lighting.
- C. Light fixtures fitted with lamps over 60 watts/800 lumens shall be fully shielded to limit glare, light pollution and light trespass.
- D. Only cutoff or full cutoff luminaires shall be used for illuminating outdoor spaces. Outdoor luminaires shall meet or exceed the following Backlight/Uplight/Glare (BUG) values: <sup>1</sup>
  - (1) Anchors: B3/U0/G2
  - (2) Anchor Neighborhoods: B0/U1/G1
- E. Lighting shall be provided in compliance with the following:
  - (1) All exterior lighting shall be designed, located, and lamped in order to prevent overlighting and light trespass.
  - (2) All parking lot and street lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.
  - (3) Bollard lighting may be used to light walkways and other landscape features, but shall cast its light downward.
  - (4) Internally illuminated fascia, wall, roof, awning or other building parts are prohibited.
  - (5) All nonessential exterior lighting associated with non-residential uses shall be turned off within ½ hour after the close of business or when the non-residential use is not in use.

### 4. Design Standards

#### A. Allowed Landscaping Materials

- (1) Landscaping materials shall comply with the following:
  - (a) Shrubs, of at least one-gallon size;
  - (b) Ground cover instead of grass/turf; and/or
  - (c) Decorative nonliving landscaping materials including, but not limited to, sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of the required landscaping area.
- (2) Street trees, of at least 15-gallon size, double-staked, planted between the curb and the back of the sidewalk.

- B. **Species Selection**
- (1) Native and drought tolerant species are required to meet the minimum standards, in conformance with Section 21.26 and the City's Water Efficient Landscape Guidelines.
  - (2) Landscape selection shall include native vegetation, applicable to Santa Clara County, in compliance with Water Use Classification of Landscape Species (WUCOL IV).
- C. **Existing Vegetation.** Trees which are considered "protected" by Section 21.32.050 shall require a Tree Removal Permit for removal.
- D. **Retaining Walls**
- (1) Retaining walls within the front and/or side street façade zone(s) or visible from the public sidewalk shall:
    - (a) Not exceed three feet in height as measured to the adjacent finished grade or public or private sidewalk, whichever is nearest;
    - (b) Include a landscape planter in front of the wall. The planter shall be at least 18 inches deep measured perpendicular to the wall; and
    - (c) Be finished with allowable wall material(s) for the primary building.
  - (2) Retaining walls along the interior design site line that are beyond the front and/or side street façade zone(s) shall:
    - (a) Not exceed five feet in height as measured to the adjacent finished grade;
    - (b) Include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall; and/or
    - (c) Be finished with allowable wall material(s) for the primary building.
  - (3) Retaining walls along the rear design site line that are beyond the front and/or side street façade zone(s) shall:
    - (a) Not exceed eight feet in height as measured to the adjacent finished grade;
    - (b) If the retaining wall is exposed, a landscape planter in front of the wall is required. The planter shall be at least three feet deep measured perpendicular to the wall;
    - (c) Be finished with allowable wall material(s) for the primary building; and
    - (d) Not require landscaping or wall material finish(es) if within the building and not exposed.
- E. **Maintenance.** Required landscaping shall be maintained in a clean and healthy condition. This includes pruning, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the appropriate watering of all landscaping.
5. **Required Clearance.** Landscaping that is adjacent to street corners and driveways shall be subject to the visibility requirements of Subsection 4.020.3.

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## 4.040 Parking and Loading

1. **Intent.** This Section prescribes standards for motor vehicle and bicycle parking areas, loading and access drives, and standards for reducing motor vehicle trips per capita to and from development. These standards are intended to ensure that new development accomplishes the following:
  - A. Consistency with the intended physical character;
  - B. Provision of bicycle parking to increase bicycle trips and reduce motor vehicle trips per capita; and
  - C. Appropriately limits, screens, and landscapes motor vehicle parking areas to protect and enhance the environmental and visual quality of the community, enhance privacy, attenuate noise, and control dust.
2. **General Vehicular Parking Standards**
  - A. **Larger Vehicle Parking**
    - (1) Trucks, tractors or tractor-trailers having a capacity of more than a 1.5-ton load, front- and rear-end loaders, or any kind of commercial, industrial, agricultural, or transportation vehicles/ equipment used primarily for business purposes, shall not be parked or stored in any zone for purposes other than unloading, loading, or delivery services.
3. **Electric Vehicle Charging.** Electric vehicle charging facilities shall be provided in compliance with CA Green Standards Building Code, Title 24, Part 11 as well as any locally adopted Reach Code.
4. **Parking Spaces, Design and Layout**
  - A. **Parking Facilities.** If off-street parking is located within a carport or garage, the carport or garage shall match the color, material and roofing of the primary building.
  - B. **Parking Space Dimensions.** Parking space dimensions for non-residential uses shall comply with Section 21.28.080(C). The minimum dimensions for residential parking spaces are eight and one-half feet wide by eighteen feet deep.
  - C. **Access.** On-site parking areas shall be accessed per the following:
    - (1) Ingress to and egress from parking spaces shall be from an on-site aisle or driveway, directly from the front, side street, public alley, or rear lane.
  - D. **Driveways**
    - (1) Driveway area surfacing materials shall be entirely paved with either concrete or pavers. All other surfacing materials, including but not limited to gravel, decomposed granite, and asphalt, are prohibited.
    - (2) Access to Driveways
      - (a) Stack access to and from developments of two or fewer dwelling units onto public streets shall be where practical by forward or reverse motion of the vehicle;
      - (b) On design sites where driveway(s) cannot be located more than 150 feet from the intersection of two public streets, driveway access shall be located on the side of the design site furthest from the intersection;

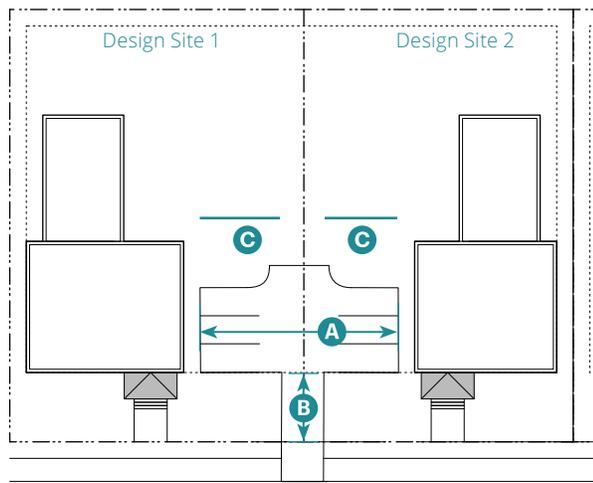
- (c) Driveway access to and from developments that have three or more dwelling units shall be by forward motion of the vehicle;
  - (d) Minimum 50 feet separation between driveways except developments of two or fewer dwelling units.
- (3) Number of Driveways. Table B (Number of Driveways) specifies the maximum number of driveways for a development site.
  - (4) Driveways shall be setback from design site lines as follows:
    - (a) For front access, minimum two feet from side design site lines; and/or
    - (b) For side street access, no less than the minimum rear parking setback per the zone; and/or
    - (c) Where driveway access is shared by abutting design sites, Subsections (a) and (b) above do not apply; minimum two feet from building(s), and in compliance with Santa Clara Fire Department Specification No. A-1.
  - (5) The design and construction of all on-site parking access drives shall be in compliance with Section 21.28.090 (Driveways and Site Access).
  - (6) The maximum ramp angle for a parking garage may not exceed 20% (up or down). Ramps taking ingress/egress over a public sidewalk may not exceed a slope of 10% within 20-feet of said public sidewalk.

| Table 4.040.B: Number of Driveways                                    |                             |
|---|-----------------------------|
| Lot Frontage (Corner Parcel Applies Same Requirements as Side Street) | Maximum Number of Driveways |
| Up to 150'  | 2                           |
| 150' to 299'  | 3                           |
| Each additional 300' over 299'  | 1                           |

- E. **Parking Techniques.** The following techniques may be applied individually or in combination:
- (1) Tandem Parking. Required parking may be stacked up to 2 spaces deep when assigned to the same residential unit.
  - (2) Parking Court. Parking spaces in groupings of covered or uncovered spaces or individual garages not in a podium configuration shared between two design sites. The maximum width of the parking court is 65 feet measured parallel to the adjacent street/right-of-way. The parking court is accessed from the adjacent street/right-of-way and the maximum width of the entrance to the parking court is determined by Subsection 7 of the zone. See Figure 4.040.1 (Parking Court).
  - (3) Podium Parking. Parking spaces are located in an at-grade garage under the rear and/or interior side of the building or under all of the building except for the required habitable ground floor space. The garage has occupiable space above the garage level. The podium is not visible or exposed along the front or side street building façades.

- (4) Subterranean Parking. Parking spaces are located below the adjacent finished grade of the building. The subterranean garage is allowed to be up to 2 feet above the adjacent finished grade of the building in compliance with the building form (Subsection 3 of the zone) and frontage standards (Chapter 6).
- (5) Stacked Parking System. Parking spaces are arranged in a system that provides two to three spaces in the horizontal area of one space. This type of system may only be located within a structure and when assigned to the same residential unit.

**Figure 4.040.1: Parking Court**



|      |                                 |  |
|------|---------------------------------|--|
| --   | Design Site Line                |  |
| ---- | Building Setback Line           |  |
| A    | Width: 65' max.                 |  |
| B    | Parking Court Setback:          | 15' min.   |
| C    | Decorative wall and landscaping | 36" max height in compliance with Section 4.030.01 |

- F. **Identification as to Purpose and Location.** On-site parking areas of four or more spaces shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from aisle and other circulation features.
- G. **Materials**
  - (1) Parking area surfacing materials shall be entirely paved with either concrete or pavers. All other surfacing materials, including but not limited to gravel, decomposed granite, and asphalt, are prohibited;
  - (2) A minimum of 10 percent of the parking area shall be improved with impervious materials, exclusive of required landscaping in Table E (Required Parking Lot Landscaping).
- H. **Landscaping.** The following is required of all parcels in all zones except when otherwise provided for by a development agreement, overlay district, area plan, neighborhood plan, or specific plan.

- (1) Parking and loading areas shall be screened from adjacent residential zones by a six foot wall or fence.
- (2) Screening is not required when parking area(s) is adjacent to an alley.
- (3) Landscaping areas shall integrate stormwater management features per Section 21.26.030 (General Landscaping Standards for all Zoning Districts).
- (4) For portions of parking areas covered by photo-voltaic solar collectors that also function as shade structures, the minimum standard for trees does not apply.
- (5) Front yard areas. All required front yard areas in all zoning districts shall be improved with a combination of landscape and hardscape, except driveway areas, in compliance with the allowed materials in Section 4.030.4.A-C.
- (6) Irrigation required. Landscaped areas shall be provided with a permanent automatic underground irrigation system, or other acceptable irrigation systems as approved by the community development director.
- (7) Water efficient. Landscaping shall be consistent with Campbell's water-efficient landscape guidelines.
- (8) Mix of materials. Required landscaping shall consist of turf, ground cover, shrubs, and trees in combination to provide attractive screening of parking lots and other paved areas. Required landscaping shall consist of a variety of species and sizes.
- (9) Street frontage. Landscape areas along street frontages shall be measured at right angles to the street and shall be exclusive of any parking overhang.
- (10) Parking lot landscaping. Parking lot landscaping shall be required in compliance with Chapter 21.28 (Parking and Loading).
- (11) Additional landscaping. If the required amount of frontage and/or perimeter landscaped areas is not enough to meet the minimum amount of landscaping required for the zoning district, additional landscaping shall be provided in other locations on the site.4.050

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## 4.050 Service and Utility Standards

1. **Mailboxes**
  - A. Maximum 5 feet tall from finished grade.
  - B. Minimum setback of 3-feet from property line.
  - C. Mailbox(es) shall incorporate colors used on the nearest primary building(s) they serve.
2. **Trash Enclosures**
  - A. Trash enclosures shall be integrated into the building or located a minimum of 50-feet from a public right-of-way or adjacent offsite parcel and designed to match the primary building's roof style, exterior finish materials and colors.
  - B. Trash enclosures shall be designed to achieve the minimum size required to fit the number and size of trash bins and containers needed to accommodate the waste generated by the building user.

- C. Proposed bins and containers shall be indicated on the plans to demonstrate compliance with this requirement
  - D. Trash enclosures shall include a gate opening and doorway in addition to any gate opening. Gate openings shall be at least 9 feet wide.
3. **Utilities Cabinets, Meters, and Backflow Preventers**
- A. Utility cabinets and meters shall be contained within the building, or fully screened from public view by a solid wall of height at least equal to that of the utility cabinet or meter.
  - B. In the T4MS and T5MS zones, transformers shall be undergrounded. Aboveground transformers shall be fully screened from public view by a solid wall of height at least equal to that of the transformer.
  - C. Backflow preventers and fire department connections (FDC) within 50-feet of a public right-of-way shall be screened from the public right-of-way by landscaping of equal height and width as the backflow preventer and/or fire department connection (FDC).
4. **Service Areas.** Service areas (for loading and unloading) shall be integrated into the building or screened from public view by a six-foot high solid masonry wall. Service bay doors shall not be oriented toward the public right-of-way.
5. **Trash Receptacles/Cans.** Mixed-use projects with a commercial component other than office shall provide at least one trash receptacle/can per public frontage. The trash receptacle/can shall be placed within 10-feet of a pedestrian walkway connection to the public right-of-way (i.e. sidewalk).
6. **Pedestrian Pathways.** Pedestrian pathways shall be comprised of durable, all-weather, dustless paving material that is differentiated in regard to material, texture (i.e. stamped patterns, and/or colors) from the private street and public sidewalk.
7. **Truncated Domes.** Truncated domes shall be imbedded (flush) with the pavement and not tacked onto the surface of the ground.
8. **Required Clearance.** Service and utility equipment that is adjacent to street corners and driveways shall be subject to the visibility requirements of Subsection 4.020.3

# Chapter 5: Specific to Building Types

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## Sections:

|       |                            |
|-------|----------------------------|
| 5.010 | Purpose                    |
| 5.020 | Building Types             |
| 5.030 | Overview of Building Types |
| 5.040 | House                      |
| 5.050 | Duplex Side-by-Side        |
| 5.060 | Duplex Stacked             |
| 5.070 | Cottage Housing            |
| 5.080 | Multiplex Small            |
| 5.090 | Townhouse                  |
| 5.100 | Side Court                 |
| 5.110 | Pocket Neighborhood        |
| 5.120 | Courtyard                  |
| 5.130 | Multiplex Large            |
| 5.140 | Core Townhouse             |
| 5.150 | Core Courtyard             |
| 5.160 | Main Street Building       |
| 5.170 | Massing Types              |

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## 5.010 Purpose

This Chapter provides the standards for development of individual building types to achieve the intended physical character of each zone, offer housing choices and affordable housing opportunities, and incubate small businesses as amenities within walkable neighborhoods.

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## 5.020 Building Types

1. Building types are used in the lower-intensity zones (T3N, T4N.S) and moderate-intensity zones (T4N.M, T4N.L) to articulate size, scale, and intensity of primarily detached buildings according to the intent of each zone.
2. Each design site shall have only one building type. The number of individual buildings allowed per design site is regulated by the standards for each building type.
3. In T4N.L, buildings on adjacent design sites are allowed to be connected in compliance with the following. Connections in compliance with these standards shall be exempt from required side setbacks:
  - A. The connection is at least 30 feet behind the building façade nearest to the street;
  - B. The area of connection is at least 15 feet and up to 30 feet wide;
  - C. The building façade nearest to the street is in compliance with the required façade zone;
  - D. Upper story connections are at least 10 feet above the finished grade of the building and at least 13 feet, 6 inches above if the area below accommodates vehicle access.

4. On-site open space. The standards identify the required type (private or common) and amount. For example, if the type only has standards for private open space, common open space is not required for that building type. The identified amount is for the entire building unless specified otherwise.
5. Parking may be designed as tuck-under, detached garage(s), podium or subterranean, in compliance with the zone standards for parking placement.
6. Wings are allowed in certain zones to increase building square footage beyond the maximum allowed footprint of the main body.
  - A. Wings are allowed in the T3N, T4N.S, T4N.M, and T4N.L zones and their sub-zones;
  - B. Wings are required to be smaller in footprint and one story less than the main body to visually reduce the overall size of the building;
  - C. In the T3N and T4N.S zones the building type standards specify the amount that wings are required to be offset from the main body so that their façades are not aligned;
7. The maximum number of units identified for each building type is dependent on the design site being large enough to meet the maximum possible by the zone standards.
8. Individual designs may vary from the diagrams for each building type in compliance with the standards of this Chapter and Chapter 7 (Architectural Standards).
9. New buildings and their improvements are subject to Campbell's Fire and Building Code standards.

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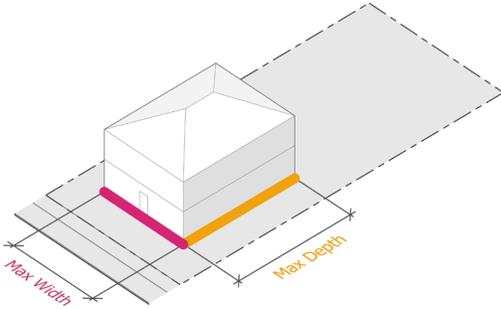
## 5.030 Overview of Building Types

Table A ( Building Types Overview) provides an overview of the allowed building types in each zone. The names of the building types are not intended to limit uses within a building type. For example, a Duplex may have non-residential uses within it as allowed by the zone.

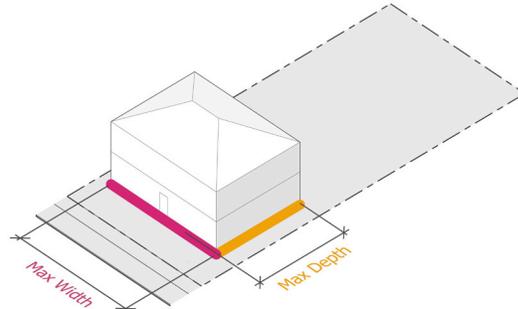
Figure 5.020.1 Example of House-Scale and Block-Scale Buildings

**House-Scale Buildings**

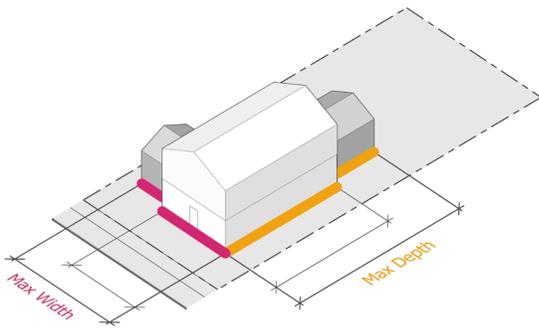
*Main body only*



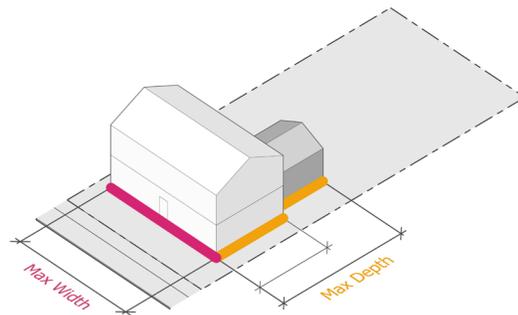
*Main body only*



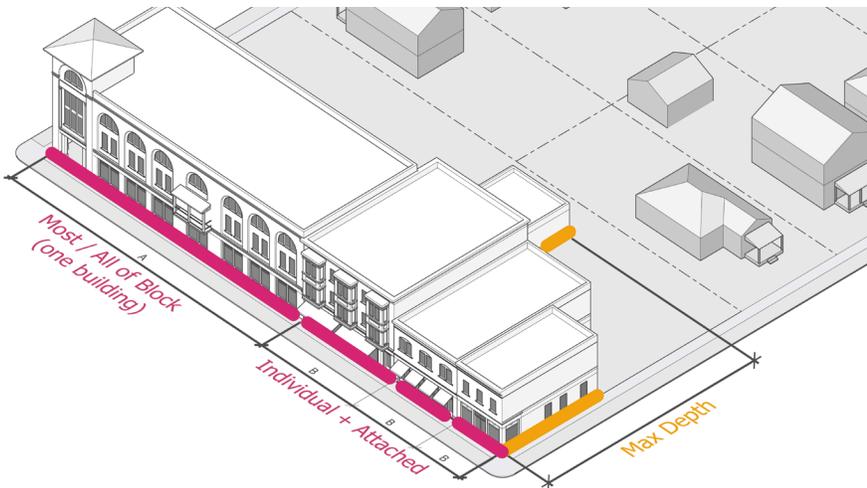
*Main body with side and rear wings*



*Main body with rear wing*



**Block-Scale Buildings**



|                      |       | Zones |       |       |       |  |     |
|----------------------|-------|-------|-------|-------|-------|--|-----|
|                      |       | T3    |       | T4    |       | T5   |     |
|                      |       | T3N   | T4N.S | T4N.M | T4N.L | T4MS   | T5N |
| House                | 5.040 | P     | P     | -     | -     | Not applicable. Building size regulated by maximum footprint standards in Subsection 3 of each zone. |     |
| Duplex Side-by-Side  | 5.050 | P     | P     | -     | -     |  |     |
| Duplex Stacked       | 5.060 | P     | P     | -     | -     |  |     |
| Cottage Housing      | 5.070 | P     | P     | -     | -     |  |     |
| Multiplex Small      | 5.080 | P     | P     | P     | -     |  |     |
| Townhouse            | 5.090 | P     | P     | P     | -     |  |     |
| Side Court           | 5.100 | P     | P     | -     | -     |  |     |
| Pocket Neighborhood  | 5.110 | P     | P     | P     | -     |  |     |
| Courtyard            | 5.120 | -     | P     | P     | P     |  |     |
| Multiplex Large      | 5.130 | -     | -     | P     | P     |  |     |
| Core Townhouse       | 5.140 | -     | -     | -     | P     |  |     |
| Core Courtyard       | 5.150 | -     | -     | -     | P     |  |     |
| Main Street Building | 5.160 | -     | -     | O     | O     |  |     |

**Key** P = Allowed - = Not Allowed O = Open Sub-Zone only

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**5.040 House**



House, Example 1



House, Example 2



House, Example 3

**1. Description**

A small-to-medium-sized, detached, house-scale building with one unit, small-to-medium setbacks, a rear setback, and located within a low-intensity, walkable neighborhood.

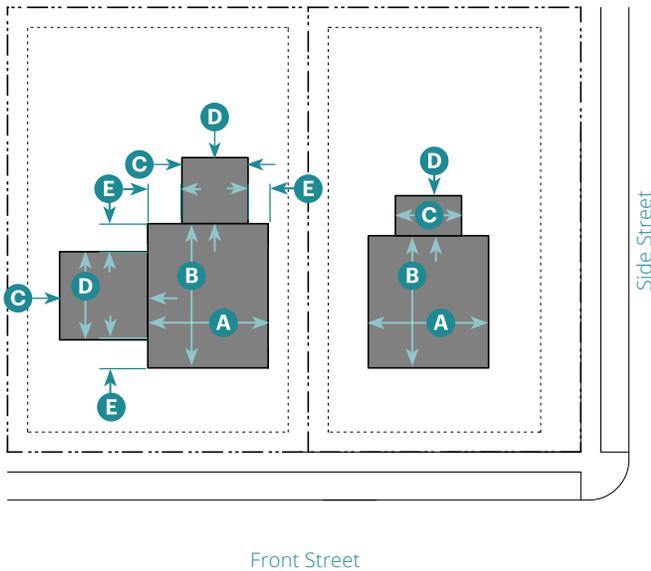
**2. Number of Units**

|                           |                     |
|---------------------------|---------------------|
| Units per Building        | 1 max               |
| Buildings per Design Site | 1 max. <sup>1</sup> |

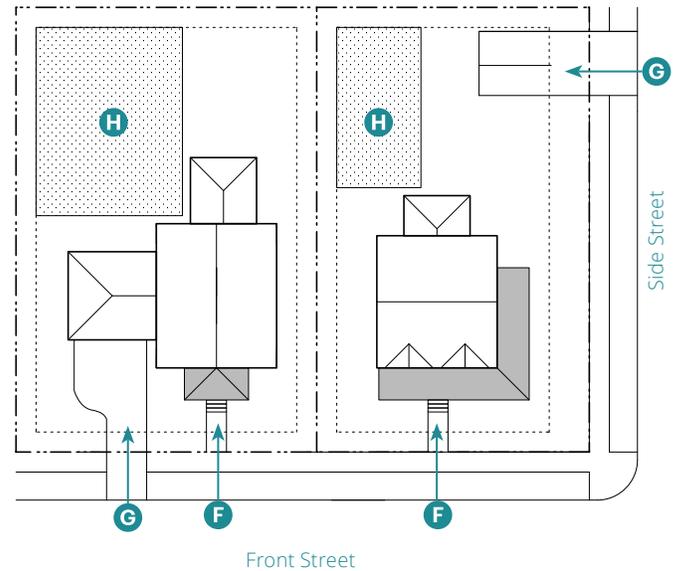
<sup>1</sup> Not including ADU/JADU

*General Note: Photos on this page are illustrative, not regulatory.*

Alley access required if alley exists



Alley access required if alley exists



**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

**3. Building Size and Massing**

**Height**

Stories 2.5 max.

**Main Body<sup>2</sup>**

Width 36' max. **A**

Depth 48' max. **B**

**Wing(s)<sup>2</sup>**

Width 20' max. **C**

Depth 20' max. **D**

Separation between Wings on Same Façade 15' min.

Offset from Main Body 3' min. **E**

**Massing Types**

Front Gable Section 5.170.1.A

Side Gable Section 5.170.1.B

Gable L Section 5.170.1.C

Façades shall be designed in compliance with Chapter 7 (Architectural Standards).

<sup>2</sup> In compliance with Subsection 5 of the zone

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- ▨ Private Open Space

**4. Pedestrian Access**

Main Entrance Location Front Street **F**

**5. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection 7 of the zone. **G**

Parking may be covered, uncovered, or in a garage.

**6. Open Space**

**Private Open Space**

Area 300 sf min. **H**

Required setbacks and driveways do not count toward open space.

Required private open space shall be located behind the main body of the building.

**5.050 Duplex Side-by-Side**



*Duplex Side-by-Side, Example 1*



*Duplex Side-by-Side, Example 2*



*Duplex Side-by-Side, Example 3*

**1. Description**

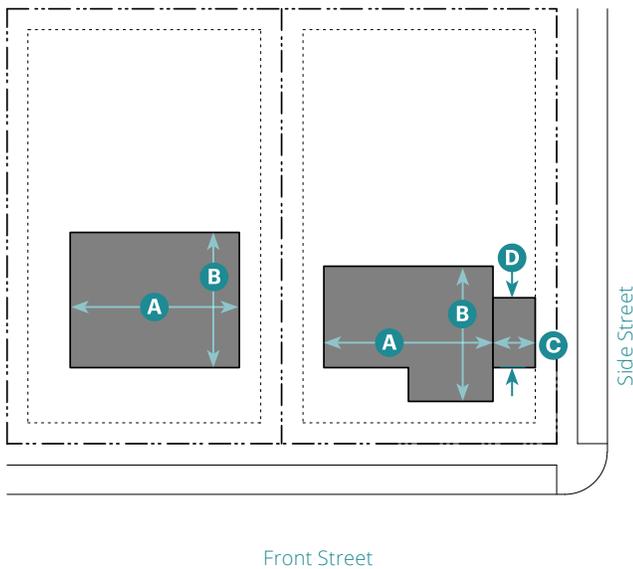
A small-to-medium-sized, detached, house-scale building with small-to-medium setbacks and a rear setback. The building consists of two side-by-side units, both facing the street and within a single Building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

**2. Number of Units**

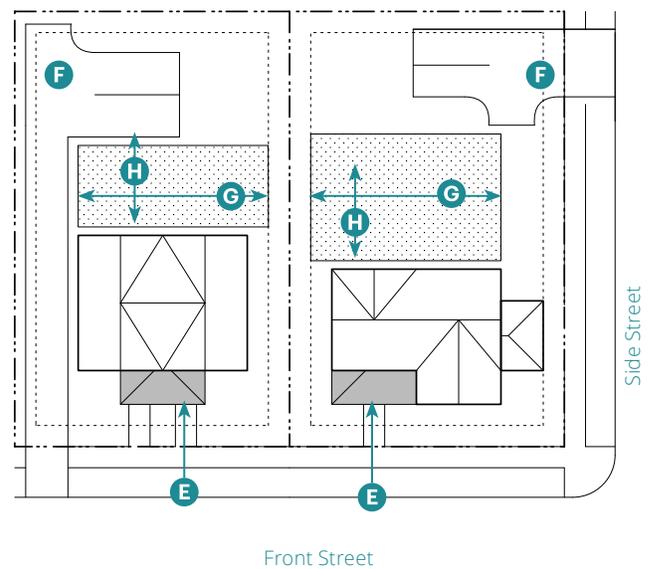
|                           |        |
|---------------------------|--------|
| Units per Building        | 2 max. |
| Buildings per Design Site | 1 max. |

*General Note: Photos on this page are illustrative, not regulatory.*

Alley access required if alley exists



Alley access required if alley exists



**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Building

**3. Building Size and Massing**

**Height**

Stories 2.5 max.

**Main Body<sup>1</sup>**

Width 48' max. **(A)**

Depth 36' max. **(B)**

**Wing(s)<sup>1</sup>**

Width 20' max. **(C)**

Depth 20' max. **(D)**

Separation between Wings on Same Façade 15' min.

Offset from Main Body 3' min.

**Massing Types**

|            |                   |
|------------|-------------------|
| Side Gable | Section 5.170.1.B |
| Gable L    | Section 5.170.1.C |
| Twin Gable | Section 5.170.1.E |

Façades shall be designed in compliance with Chapter 7 (Architectural Standards).

<sup>1</sup> In compliance with Subsection 5 of the zone

**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Frontage
- ▨ Private Open Space

**4. Pedestrian Access**

Main Entrance Location Front Street<sup>2</sup> **(E)**

Each unit shall have an entry facing the street on or within 15' of the front façade.

<sup>2</sup> On corner design sites, each unit shall front a different street.

**5. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection 7 of the zone. **(F)**

Parking may be covered, uncovered, or in a garage.

**6. Open Space**

**Common Open Space**

Width 15' min. **(G)**

Depth 15' min. **(H)**

Required setbacks and driveways do not count toward open space.

Required common open space shall be located behind the main body of the building.

**5.060 Duplex Stacked**



Duplex Stacked, Example 1



Cottage Housing, Example 2



Cottage Housing, Example 3

**1. Description**

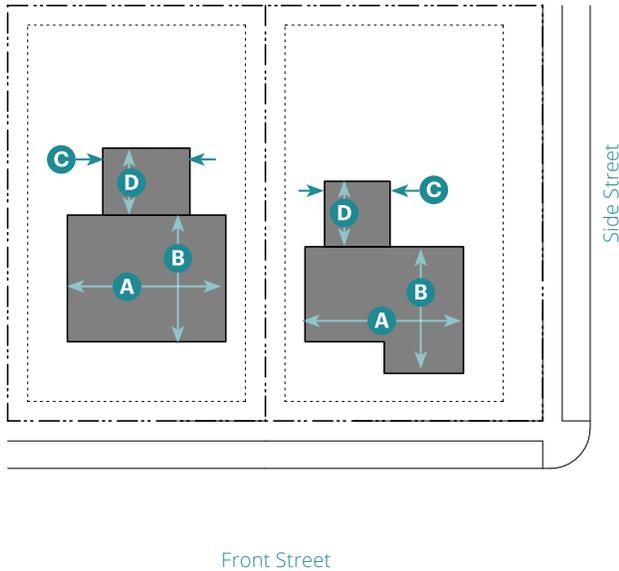
A small-to-medium-sized, detached, house-scale building with small-to-medium setbacks and a rear setback. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a medium-to-large, single-unit house and is scaled to fit within lower-intensity neighborhoods.

**2. Number of Units**

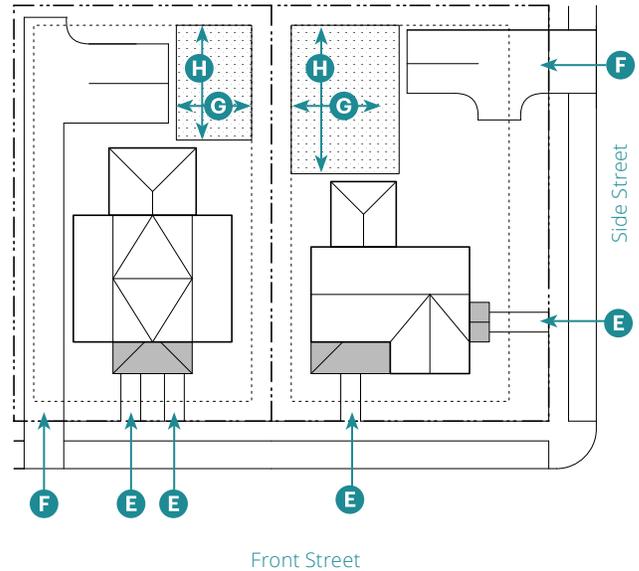
|                           |        |
|---------------------------|--------|
| Units per Building        | 2 max. |
| Buildings per Design Site | 1 max. |

*General Note: Photos on this page are illustrative, not regulatory.*

Alley access required if alley exists



Alley access required if alley exists



**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Building

**3. Building Size and Massing**

| Height                                  |                   |
|---|-------------------|
| Stories                                 | 2.5 max.          |
| Main Body <sup>1</sup>                  |                   |
| Width                                   | 36' max. <b>A</b> |
| Depth                                   | 48' max. <b>B</b> |
| Wing(s) <sup>1</sup>                    |                   |
| Width                                   | 20' max. <b>C</b> |
| Depth                                   | 20' max. <b>D</b> |
| Separation between Wings on Same Façade | 15' min.          |
| Offset from Main Body                   | 3' min.           |
| Massing Types                           |                   |
| Front Gable                             | Section 5.170.1.A |
| Side Gable                              | Section 5.170.1.B |
| Gable L                                 | Section 5.170.1.C |

Façades shall be designed in compliance with Chapter 7 (Architectural Standards).

<sup>1</sup> In compliance with Subsection 5 of the zone

**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Frontage
- ▨ Private Open Space

**4. Pedestrian Access**

Main Entrance Location Front Street<sup>2</sup> **E**

Each unit shall have an entry facing the street on or within 15' of the front façade.

<sup>2</sup> On corner design sites, each unit shall front a different street.

**5. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection 7 of the zone. **F**

Parking may be covered, uncovered, or in a garage.

**6. Open Space**

| Private Open Space |                   |
|--------------------|-------------------|
| Width              | 15' min. <b>G</b> |
| Depth              | 15' min. <b>H</b> |

Required setbacks and driveways do not count toward open space.

Required common open space shall be located behind the main body of the building.

**5.070 Cottage Housing**



Cottage Housing, Example 1



Cottage Housing, Example 2



Cottage Housing, Example 3

**1. Description**

A group of three to nine small, detached, house-scale buildings (cottages) arranged to define a shared court open to and visible from the street. The shared court is common open space and takes the place of a private rear setback, thus becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

Synonym: Bungalow Court

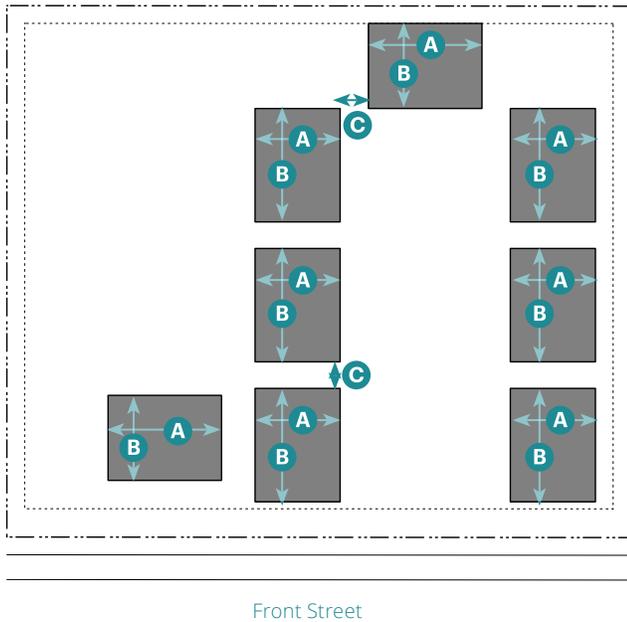
**2. Number of Units**

|                          |                             |
|--------------------------|-----------------------------|
| Units per Cottage        | 1 max. <sup>1</sup>         |
| Cottages per Design Site | 3 min.; 9 max. <sup>1</sup> |

<sup>1</sup> The rearmost Cottage may contain up to 2 units, for a total of 10 units.

*General Note: Photos on this page are illustrative, not regulatory.*

Alley access required if alley exists



Front Street

**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Building

**3. Building Size and Massing**

**Height**

|                         |          |
|-------------------------|----------|
| Stories                 | 1.5 max. |
| To Highest Eave/parapet | 18' max. |

**Main Body (per Cottage)<sup>2</sup>**

|                             |          |          |
|-----------------------------|----------|----------|
| Width                       | 32' max. | <b>A</b> |
| Depth                       | 32' max. | <b>B</b> |
| Separation between Cottages | 7' min.  | <b>C</b> |

**Massing Types (per Cottage)**

|             |                   |
|-------------|-------------------|
| Front Gable | Section 5.170.1.A |
| Gable L     | Section 5.170.1.C |

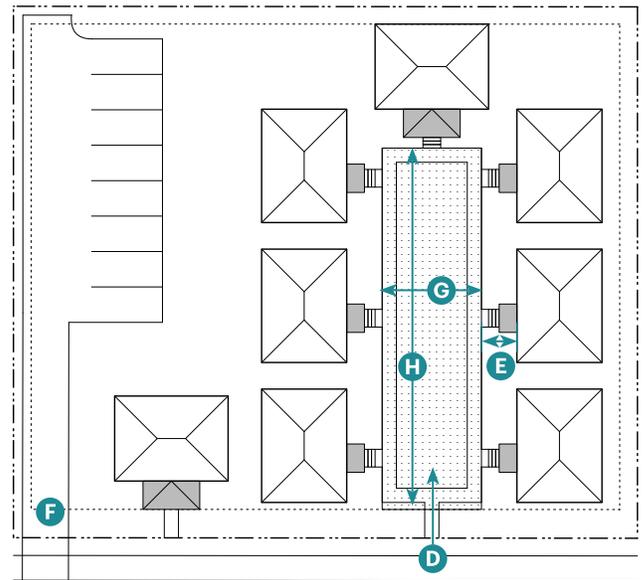
Façades shall be designed in compliance with Chapter 7 (Architectural Standards).

**4. Pedestrian Access**

- Shared court shall be accessible from front street. **D**
- Pedestrian Path Setbacks
  - From Building Entrance 6' min. **E**
- Main entrance to units required from shared court.
- Units on a corner may enter from either of the two streets.
- Pedestrian paths shall connect all buildings to the public ROW, shared court, and parking areas.

<sup>2</sup>In compliance with Subsection 5 of the zone

Alley access required if alley exists



Front Street

**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Frontage
- Common Open Space

**5. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection 7 of the zone. **F**

Parking may be covered, uncovered, or in a garage. Spaces shall be grouped in one or more parking areas at rear or side of design site.

**6. Open Space**

**Common Open Space**

|       |                      |          |
|-------|----------------------|----------|
| Width | 20' min. clear       | <b>G</b> |
| Depth | 75' min. (3-4 units) | <b>H</b> |
|       | 90' min. (5-9 units) |          |

Required setbacks and driveways do not count as open space.

Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.

**7. Miscellaneous**

**Fencing**

Fencing is only allowed around or between individual buildings and shall not exceed 36" in height. Visibility shall be maintained through the fencing.

**5.080 Multiplex Small**



Multiplex Small, Example 1



Multiplex Small, Example 2



Multiplex Small, Example 3

**1. Description**

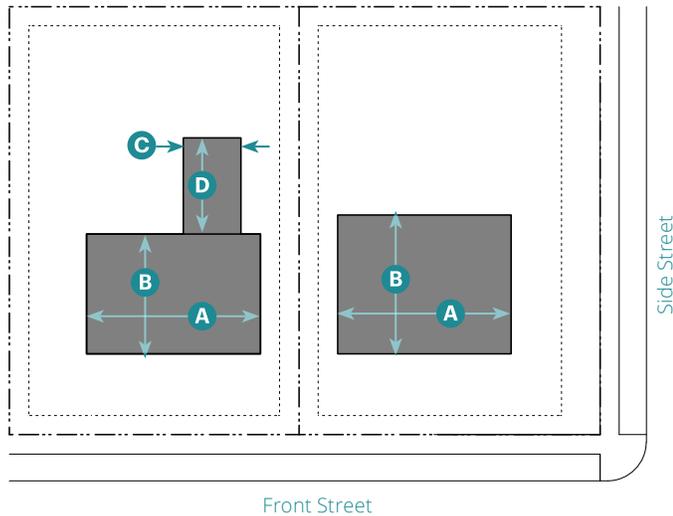
A small-to-medium-sized, detached, house-scale building that consists of at least three side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

**2. Number of Units**

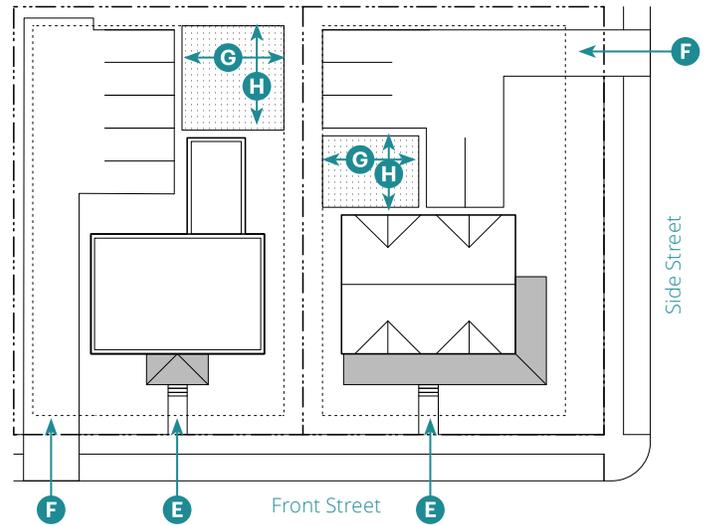
|                           |  |
|---------------------------|--|
| Units per Building        | In compliance with Section 5.080.3 (Building Size and Massing) |
| Buildings per Design Site | 1 max.   |

*General Note: Photos on this page are illustrative, not regulatory.*

Alley access required if alley exists



Alley access required if alley exists



**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Building

**3. Building Size and Massing**

|   |                       |                         |
|---|-----------------------|-------------------------|
| <b>Height</b>                           | <b>T3N</b>            | <b>T4N.S,<br/>T4N.M</b> |
| Stories                                 | — 2.5 max. —          |                         |
| <b>Main Body<sup>1</sup></b>            |                       |                         |
| Width                                   | — 48' max. — <b>A</b> |                         |
| Depth                                   | 60' max.              | 85' max. <b>B</b>       |
| <b>Wing(s)<sup>1</sup></b>              |                       |                         |
| Width                                   | 20' max.              | 25' max. <b>C</b>       |
| Depth                                   | 20' max.              | 25' max. <b>D</b>       |
| Separation between Wings on Same Façade | — 15' min. —          |                         |
| Offset from Main Body                   | — 3' min. —           |                         |

**Massing Types**

|             |                   |
|-------------|-------------------|
| Front Gable | Section 5.170.1.A |
| Side Gable  | Section 5.170.1.B |
| Gable L     | Section 5.170.1.C |
| Twin Gable  | Section 5.170.1.E |

Façades shall be designed in compliance with Chapter 7 (Architectural Standards).

<sup>1</sup> In compliance with Subsection 5 of the zone

**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Frontage
- Common Open Space

**4. Pedestrian Access**

Main Entrance Location Front Street **E**  
 Each unit may have an individual entry.

**5. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection 7 of the zone. **F**  
 Parking may be covered, uncovered, or in a garage.

**6. Open Space**

|                                      |          |          |
|--------------------------------------|----------|----------|
| <b>Common Open Space<sup>2</sup></b> |          |          |
| Width                                | 15' min. | <b>G</b> |
| Depth                                | 15' min. | <b>H</b> |

Required setbacks and driveways do not count toward open space.

Required common open space shall be located behind the main body of the building.

<sup>2</sup> None required if building is within 800' of public open space, as measured along walking paths

**5.090 Townhouse**



Townhouse, Example 1 (Four in Run)



Townhouse, Example 2 (Six in Run)



Townhouse, Example 3 (Three Side-by-Side Units)

**1. Description**

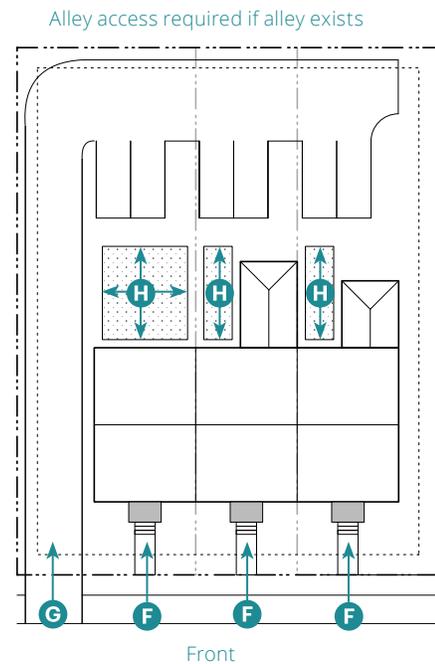
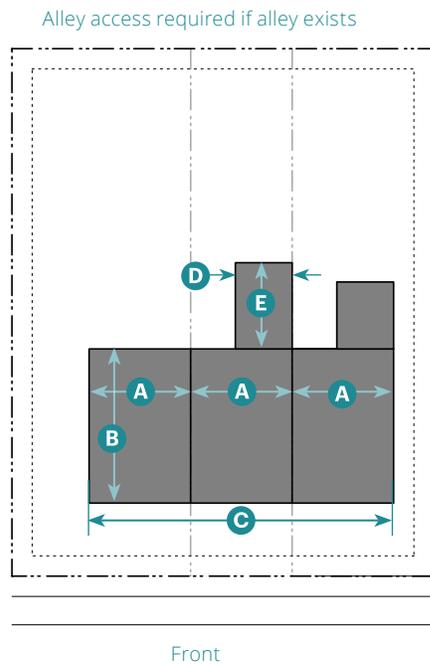
A small-sized, typically attached, house-scale building with a rear setback. Each Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity neighborhoods.

Synonym: Rowhouse

**2. Number of Units**

|                            |  |
|----------------------------|--|
| Units per Townhouse        | 1 max. in T3N and T4N.S;<br>2 stacked units max. in T4N.M      |
| Townhouses per Design Site | 1 max.   |
| Townhouses per Run         | In compliance with Section 5.090.3 (Building Size and Massing) |

*General Note: Photos on this page are illustrative, not regulatory.*



**Key**

- - - ROW/ Design Site Line
- ..... Building Setback Line
- Building

**3. Building Size and Massing**

| Height                                       | T3N, T4N.S             | T4N.M     |          |
|--|------------------------|-----------|----------|
| Stories                                      | 2.5 max.               | 3 max.    |          |
| <b>Main Body (Per Townhouse)<sup>1</sup></b> |                        |           |          |
| Width per Unit                               | 20' min.               | 16' min.  | <b>A</b> |
| Depth per Unit                               | - 45' min.; 65' max. - |           | <b>B</b> |
| Width per Run                                | 100' max.              | 160' max. | <b>C</b> |
| <b>Wing(s)<sup>1</sup></b>                   |                        |           |          |
| Width  | 14' max.               | N/A       | <b>D</b> |
| Depth  | - 25' max. -           |           | <b>E</b> |
| Separation between Wings on Same Façade      | - 15' min. -           |           |          |
| <b>Massing Types (per Run)</b>               |                        |           |          |
| Side Gable                                   | Section 5.170.1.B      |           |          |
| Center Gable                                 | Section 5.170.1.D      |           |          |
| Twin Gable                                   | Section 5.170.1.E      |           |          |

Façades shall be designed in compliance with Chapter 7 (Architectural Standards).

<sup>1</sup> In compliance with Subsection 5 of the zone

**Key**

- - - ROW/ Design Site Line
- ..... Building Setback Line
- Frontage
- ▨ Private Open Space

**4. Pedestrian Access**

Main Entrance Location Front **F**  
 Each unit shall have an individual entry facing a street or other pedestrian route.

**5. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection 7 of the zone. **G**  
 Parking may be covered, uncovered, or in a garage.

**6. Open Space**

**Private Open Space**  
 Area 72 sf min. per unit<sup>2</sup> **H**  
 Required setbacks and driveways do not count toward open space.

If design site allows, required private open space shall be located behind the main body of the building.

<sup>2</sup> When at least 6% of the net developable site area is provided as large site open space or common open space, private open space requirement may be satisfied by a roof terrace, Dooryard frontage type, or balcony (including second story of Porch frontage type).

**5.100 Side Court**



Side Court, Example 1 (image source: Google)



Side Court, Example 2 (Image source: Google)



Side Court, Example 3 (image source: Realtor.com)

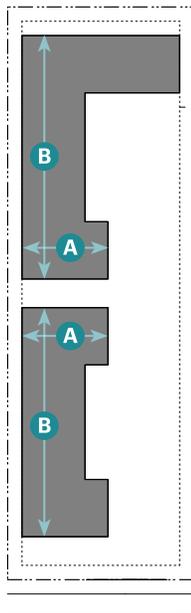
**1. Description**

A series of house-scale buildings fronting a shared "parking court" that doubles as a driveway and outdoor space for the units. The foremost building faces the street and the shared court; the rearmost building is parallel with the rear parcel line. This type is intended for narrow and deep mid-block parcels and is typically located within low-to-moderate-intensity neighborhoods.

**2. Number of Units**

|                           |        |
|---------------------------|--------|
| Units per Building        | 4 max. |
| Buildings per Design Site | 5 max. |

*General Note: Photos on this page are illustrative, not regulatory.*



Front Street

**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Building

**3. Building Size and Massing**

**Height**

Stories 2.5 max.

**Main Body (per Building)<sup>1</sup>**

Width 48' max<sup>2</sup> **(A)**

Overall Length 85' max. **(B)**

**Massing Types (per Building)**

|                    |                   |
|--------------------|-------------------|
| Front Gable        | Section 5.170.1.A |
| Gable L            | Section 5.170.1.C |
| Twin Gable         | Section 5.170.1.E |
| Gabled L Courtyard | Section 5.170.1.F |

Façades shall be designed in compliance with Chapter 7 (Architectural Standards).

At least 50% of ground floor space shall be habitable. Habitable space shall not include garage or parking.

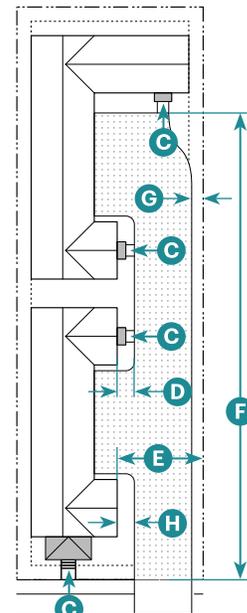
**4. Pedestrian Access**

The frontmost unit shall be accessed from the street; **(C)** other units shall be accessed from the parking court.

Each primary entrance shall include a frontage type, as **(D)** allowed in Table 6.030.A, within an area at least 7' deep.

<sup>1</sup> In compliance with Subsection 5 of the zone

<sup>2</sup> No max. within 50' of rear design site line



Front Street

**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Frontage
- ▨ Parking Court

**5. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection 7 of the zone.

**Parking Court**

Width 26' min. (building façade to property line) **(E)**

Depth Up to rearmost building, in compliance **(F)** with fire access requirements.

**6. Open Space**

**Landscaping**

The area between the parking court pavement and the **(G)** property line shall be landscaped, averaging at least 4 feet in width along the length of the parking court.

The area between all habitable space and the parking **(H)** court pavement shall be landscaped, averaging at least 2 feet in width along each façade.

**Paving**

Parking court surface may be stamped concrete, pavers, brick, and/or grasscrete. No more than 20% of the surface area may be asphalt or untextured poured concrete.

The edges of the parking court pavement shall not be composed exclusively of straight lines.

**5.110 Pocket Neighborhood**



Pocket Neighborhood, Example 1



Pocket Neighborhood, Example 2



Pocket Neighborhood, Example 3

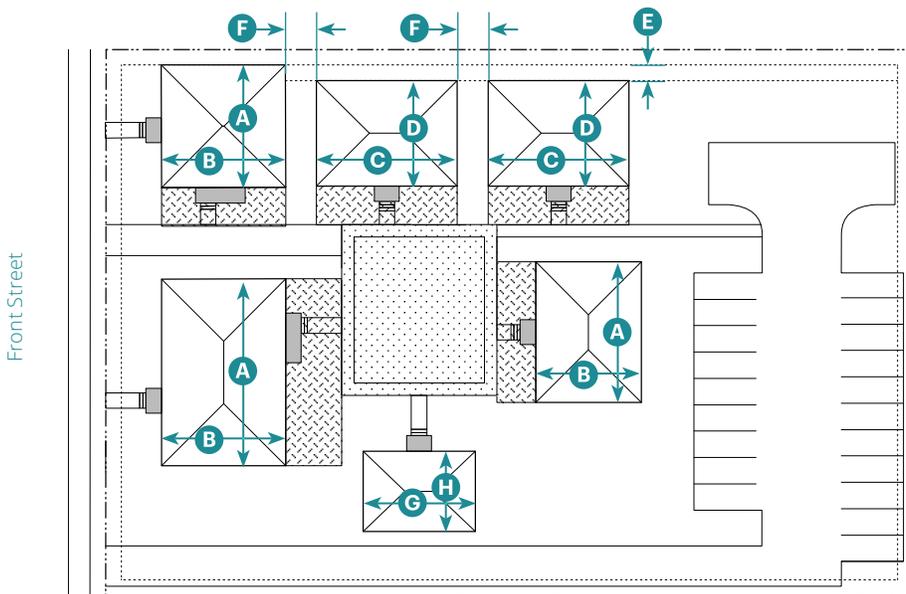
**1. Description**

A group of 5 to 10 detached, house-scale buildings each containing one to four units, arranged to define a shared open space. The common open space and takes the place of a private rear setback, trees become an important community-enhancing element. The type is scaled to fit within low-to-moderate intensity neighborhoods.

**2. Number of Units**

|                           | T3N               | T4N.S              | T4N.M              |
|---------------------------|-------------------|--------------------|--------------------|
| Units per Building        | 2 max.            | 3 max.             | 4 max.             |
| Buildings per Design Site | 5 min.;<br>6 max. | 5 min.;<br>10 max. | 5 min.;<br>10 max. |

General Note: Photos on this page are illustrative, not regulatory.



**Key**

- ROW/ Design Site Line
- ..... Building Setback Line
- Frontage
- ▨ Common Open Space
- ▩ Private Open Space

**3. Building Size and Massing**

**Main Body (per Building)<sup>1</sup>**      **T3N, T4N.S, T4N.M**

|  |          |          |
|--|----------|----------|
| Stories                                  | 2.5 max. |          |
| Buildings along Front and Side Street    |          |          |
| Width                                    | 60' max. | <b>A</b> |
| Depth                                    | 40' max. | <b>B</b> |
| Buildings along Side and Rear            |          |          |
| Width                                    | 36' max. | <b>C</b> |
| Depth                                    | 48' max. | <b>D</b> |
| Side Setback in Addition to Zone Setback | 5' min.  | <b>E</b> |
| Building Separation                      |          | <b>F</b> |
| Between 1-story Buildings                | 10' min. |          |
| Between Buildings > 1-story              | 15' min. |          |

**Community Building<sup>1,2</sup>**

|         |          |          |
|---------|----------|----------|
| Stories | 2.5 max. |          |
| Width   | 40' max. | <b>G</b> |
| Depth   | 30' max. | <b>H</b> |

**3. Building Size and Massing (Continued)**

**Massing Composition Types (per Building)**

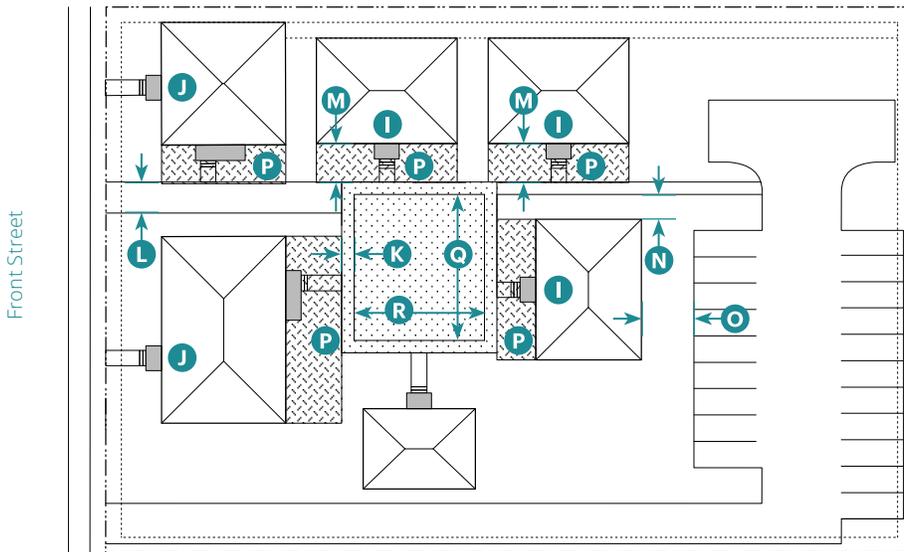
|             |                        |                   |
|-------------|------------------------|-------------------|
| Front Gable | 1-4 Units per Building | Section 5.170.1.A |
| Side Gable  | 1-4 Units per Building | Section 5.170.1.B |
| Gable L     | 1-4 Units per Building | Section 5.170.1.C |
| Twin Gable  | 2-4 Units per Building | Section 5.170.1.E |

Façades shall be designed in compliance with Chapter 7 (Architectural Standards).

No single-unit buildings allowed along the front or side street

<sup>1</sup> Optional

<sup>2</sup> Shall front on common open space and is not allowed along front or side street



**Key**

- - - - ROW/ Design Site Line      ■ Frontage
- ..... Building Setback Line

**4. Pedestrian Access**

|                                    |                         |          |
|------------------------------------|-------------------------|----------|
| Main Entrance Location             |                         |          |
| Buildings with 1 Unit <sup>3</sup> | At Common Open Space    | <b>I</b> |
| Buildings with 2 or more Units     | At Front or Side Street | <b>J</b> |
| Pedestrian Path Width              |                         |          |
| Along Buildings and Open Space     | 5' min.                 | <b>K</b> |
| At Front or Side Street Connection | 10' min.                | <b>L</b> |
| Pedestrian Path Setbacks           |                         |          |
| From Building Entrance             | 12' min.                | <b>M</b> |
| From Side of Building              | 8' min.                 | <b>N</b> |

<sup>3</sup> Max. 40' from edge of common open space

**5. Vehicle Access and Parking**

- Offset from Buildings      5' min.      **O**
- Driveway and parking location shall comply with standards in Subsection 7 of the zone.
- Parking not allowed along private or common open space.
- Parking may be covered, uncovered, or in a garage.
- Turnaround access required in compliance with Fire Department standards.
- Spaces shall be grouped in one or more parking areas at rear or side of design site.

**Key**

- Private Open Space
- ▨ Common Open Space

**6. Open Space**

**Private Open Space per Building**

Required for full length of building at all façades adjacent or abutting a pedestrian path or common open space **P**

|                                      |                             |                                |
|--------------------------------------|-----------------------------|--------------------------------|
| <b>Common Open Space<sup>4</sup></b> | <b>5 Bldgs.<sup>5</sup></b> | <b>6-10 Bldgs.<sup>5</sup></b> |
| Width                                | 30' min.                    | 50' min. <b>Q</b>              |
| Depth                                | 40' min.                    | 100' min. <b>R</b>             |

**7. Miscellaneous**

**Fencing**

Fencing is only allowed around or between individual buildings and shall not exceed 36" in height.

Visibility shall be maintained through the fencing.

<sup>4</sup> Shall provide access from front or side street

<sup>5</sup> Not including community building

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**5.120 Courtyard**



*Courtyard, Example 1*



*Courtyard, Example 2*



*Courtyard, Example 3*

**1. Description**

A detached, house-scale building that consists of up to 24 multiple attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

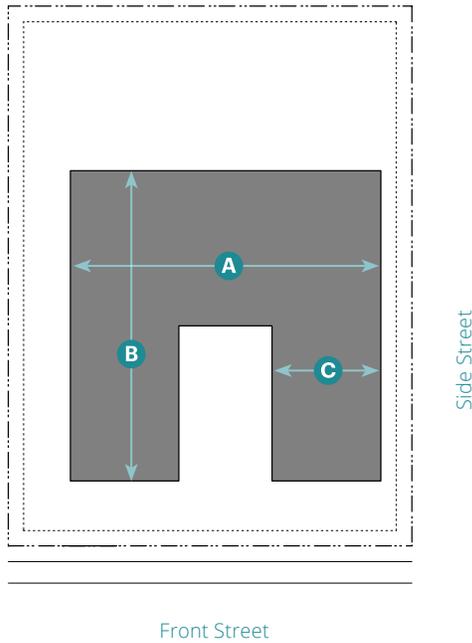
Synonym: Courtyard Apartment

**2. Number of Units**

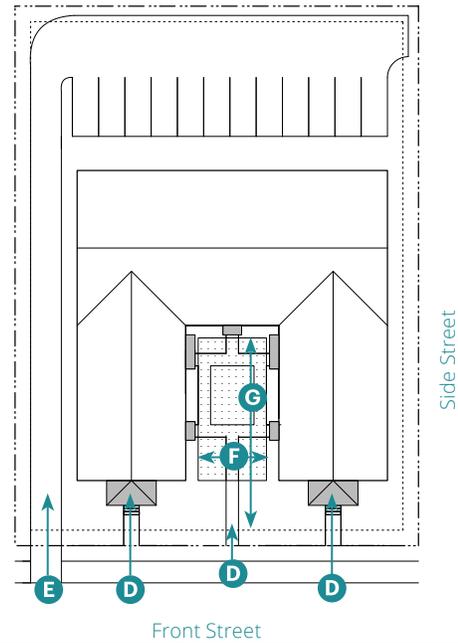
|                           | T4N.S            | T4N.M   | T4N.L   |
|---------------------------|------------------|---------|---------|
| Units per Building        | 12 max.          | 18 max. | 24 max. |
| Buildings per Design Site | —————1 max.————— |         |         |

*General Note: Photos on this page are illustrative, not regulatory.*

Alley access required if alley exists



Alley access required if alley exists



**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Building

**3. Building Size and Massing**

| Height  | T4N.S    | T4N.M  | T4N.L  |
|---------|----------|--------|--------|
| Stories | 2.5 max. | 3 max. | 4 max. |

**Main Body**

|       |                     |          |
|-------|---------------------|----------|
| Width | _____100' max._____ | <b>A</b> |
| Depth | _____100' max._____ | <b>B</b> |

**Wing(s)**

|       |                    |          |
|-------|--------------------|----------|
| Depth | _____45' max._____ | <b>C</b> |
|-------|--------------------|----------|

**Massing Types**

|                        |                              |
|------------------------|------------------------------|
| Gabled L Courtyard     | (L shaped) Section 5.170.1.F |
| Gabled Front Courtyard | (U-shaped) Section 5.170.1.G |

Façades shall be designed in compliance with Chapter 7 (Architectural Standards).

<sup>1</sup> In compliance with Subsection 5 of the zone

**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Frontage
- Common Open Space

**4. Pedestrian Access**

|                                     |                     |          |
|-------------------------------------|---------------------|----------|
| Main Entrance Location <sup>2</sup> | Courtyard or Street | <b>D</b> |
|-------------------------------------|---------------------|----------|

<sup>2</sup>The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.

**5. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection 7 of the zone. **E**

Parking may be covered, uncovered, or in a garage.

**6. Open Space**

| Common Open Space | L-shaped | U-shaped |          |
|-------------------|----------|----------|----------|
| Width             | 20' min. | 25' min. | <b>F</b> |
| Depth             | 30' min. | 60' min. | <b>G</b> |

Courtyard(s) shall be accessible from the front street.

Multiple courtyards are required to be connected via a Passage through or between buildings (see 8.040.11).

Building shall define at least three sides of the courtyard.

Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.

Front of courtyard not defined by building shall be defined by 2'-6" to 5' tall wall with entry gate/door.

**5.130 Multiplex Large**



Multiplex Large, Example 1



Multiplex Large, Example 2



Multiplex Large, Example 3

**1. Description**

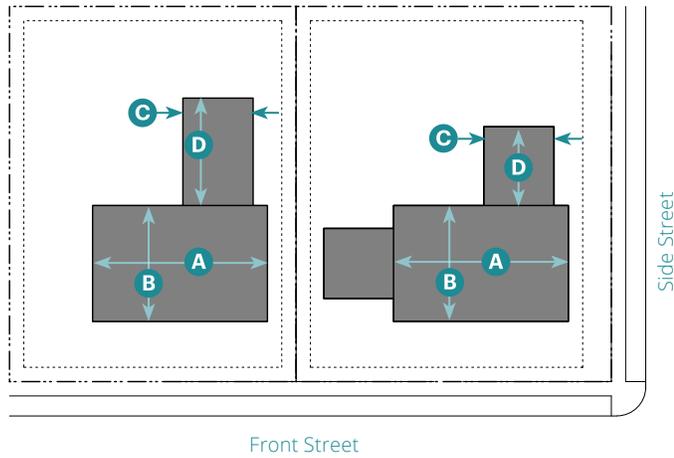
A medium-to-large-sized, detached building that consists of multiple stacked units, typically with one shared entry. The type is scaled to fit within moderate- to high-intensity neighborhoods.

**2. Number of Units**

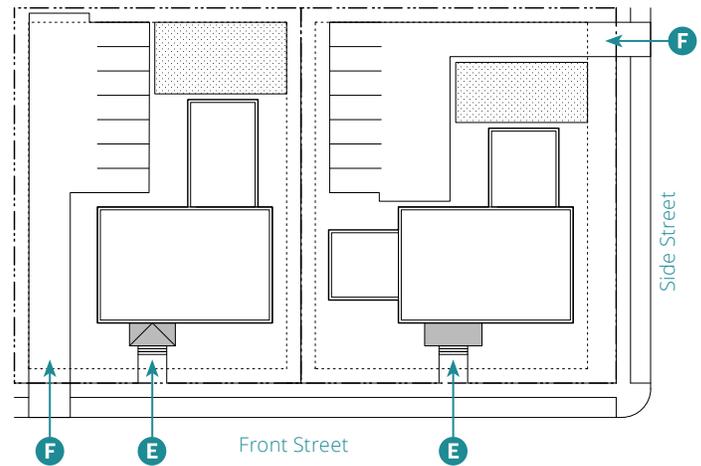
| T4N.L                     |  |
|---------------------------|--|
| Units per Building        | In compliance with Section 5.130.3 (Building Size and Massing) |
| Buildings per Design Site | 1 max.   |

*General Note: Photos on this page are illustrative, not regulatory.*

Alley access required if alley exists



Alley access required if alley exists



**Key**

- - - ROW/ Design Site Line
- ..... Building Setback Line
- Building

**3. Building Size and Massing**

| Height                                  | T4N.M        | T4N.L              |
|---|--------------|--------------------|
| Stories                                 | 3 max.       | 4 max.             |
| <b>Main Body<sup>1</sup></b>            |              |                    |
| Width                                   | 60' max.     | 70' max. <b>A</b>  |
| Depth                                   | 85' max.     | 100' max. <b>B</b> |
| <b>Wing(s)<sup>1,2</sup></b>            |              |                    |
| Width                                   | 25' max.     | 30' max. <b>C</b>  |
| Depth                                   | — 40' max. — | <b>D</b>           |
| Separation between Wings on Same Façade | — 15' min. — |                    |

**Massing Types**

|              |                   |
|--------------|-------------------|
| Side Gable   | Section 5.170.1.B |
| Gable L      | Section 5.170.1.C |
| Center Gable | Section 5.170.1.D |
| Twin Gable   | Section 5.170.1.E |

Façades shall be designed in compliance with Chapter 7 (Architectural Standards).

<sup>1</sup> In compliance with Subsection 5 of the zone

<sup>2</sup> For 4-story buildings, height is limited to 1 story less than main body and 10' less to eave.

**Key**

- - - ROW/ Design Site Line
- ..... Building Setback Line
- Frontage

**4. Pedestrian Access**

Main Entrance Location Front Street **E**

Units located in the main body shall be accessed by a common entry along the front street.

On corner design sites, units in a wing may enter from the side street.

**5. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection 7 of the zone. **F**

Parking may be covered, uncovered, or in a garage.

**6. Open Space**

Common or private open space is not required.

**5.140 Core Townhouse**



Core Townhouse, Example 1 (three in run)



Core Townhouse, Example 2 (at least six in run)



Core Townhouse, Example 3 (at least five in run)

**1. Description**

A large-sized, typically attached, block-scale building with a rear setback. Each Core Townhouse consists of up to three stacked units. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within high-intensity neighborhoods or on, or near, a neighborhood main street.

Synonym: Rowhouse

**2. Number of Units**

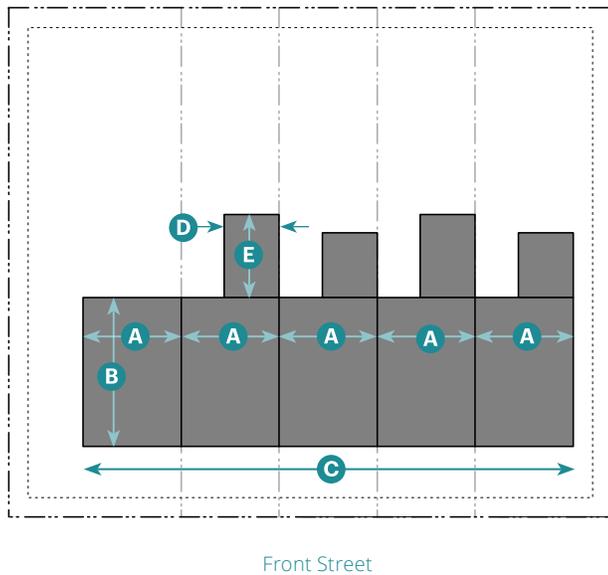
Units per Townhouse 3 stacked units max.

Townhouses per Design Site 1 max.

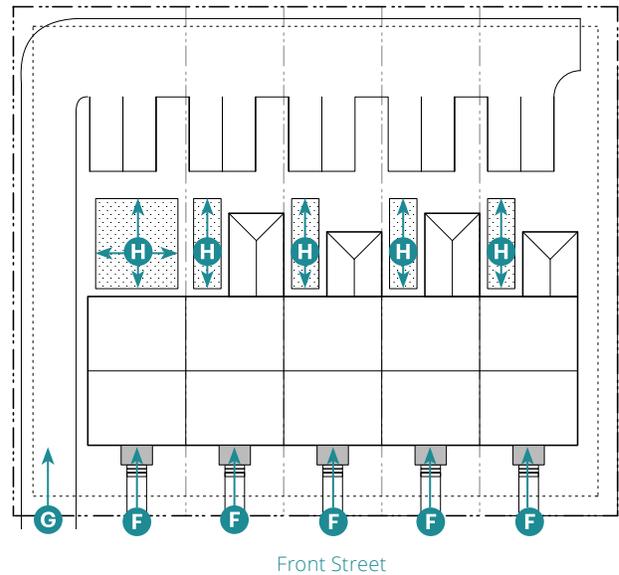
Townhouses per Run In compliance with Section 5.140.3 (Building Size and Massing)

*General Note: Photos on this page are illustrative, not regulatory.*

Alley access required if alley exists



Alley access required if alley exists



**Key**

- - - - ROW/ Design Site Line
- - - - Building Setback Line
- Building

**3. Building Size and Massing**

| Height                                  |                             |
|---|-----------------------------|
| Stories                                 | 4 max.                      |
| Main Body <sup>1</sup>                  |                             |
| Width per Unit                          | 16' min. <b>A</b>           |
| Depth per Unit                          | 45' min.; 65' max. <b>B</b> |
| Width per Building                      | 200' max <b>C</b>           |
| Wing(s) <sup>2</sup>                    |                             |
| Width                                   | 14' max. <b>D</b>           |
| Depth                                   | 25' max. <b>E</b>           |
| Separation between Wings on Same Façade | 15' min.                    |

| Massing Types (per Building) <sup>3</sup> |                   |
|---|-------------------|
| Side Gable                                | Section 5.170.1.B |
| Flat Roof Box                             | Section 5.170.1.J |

Façades shall be designed in compliance with Chapter 7 (Architectural Standards).

<sup>1</sup> In compliance with Subsection 5 of the zone  
<sup>2</sup> For buildings at least 4 stories, height is limited to 1 story less than main body and 10' less to highest eave/parapet.  
<sup>3</sup> Fronts of buildings within a run may be offset by 3 feet max.

**Key**

- - - - ROW/ Design Site Line
- - - - Building Setback Line
- Frontage
- ▨ Private Open Space

**4. Pedestrian Access**

Main Entrance Location Front Street **F**  
 Each unit shall have an individual entry facing a street or be perpendicular to a street within an alcove facing a street.

**5. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection 7 of the zone. **G**  
 Parking may be covered, uncovered, or in a garage.

**6. Open Space**

Private Open Space 72 sf min. per unit<sup>4</sup> **H**  
 Required setbacks and driveways do not count toward open space.

If design site allows, required private open space shall be located behind the main body of the building.

<sup>4</sup> When at least 6% of the net developable site area is provided as large site open space or common open space, private open space requirement may be satisfied by a roof terrace, Dooryard frontage type, or balcony (including second story of Porch frontage type).

**5.150 Core Courtyard**



Core Courtyard, Example 1



Core Courtyard, Example 2



Core Courtyard, Example 3

**1. Description**

A detached or attached block-scale building that consists of attached and/or stacked units, accessed from one or more shared courtyards. The shared court is common open space. The type is typically integrated into moderate-to-high-intensity neighborhoods and on main streets with a non-residential ground floor along the adjacent street.

Synonym: Courtyard Apartment

**2. Number of Units**

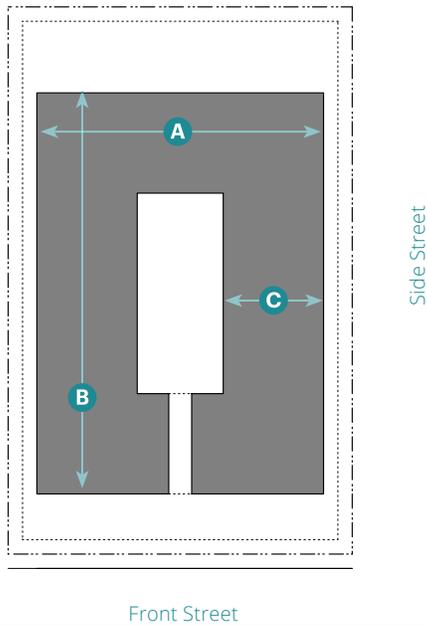
|                    |   |
|--------------------|---|
| Units per Building | In compliance with Section 5.150.3 (Building Size and Massing) <sup>1</sup> |
|--------------------|---|

|                           |        |
|---------------------------|--------|
| Buildings per Design Site | 1 max. |
|---------------------------|--------|

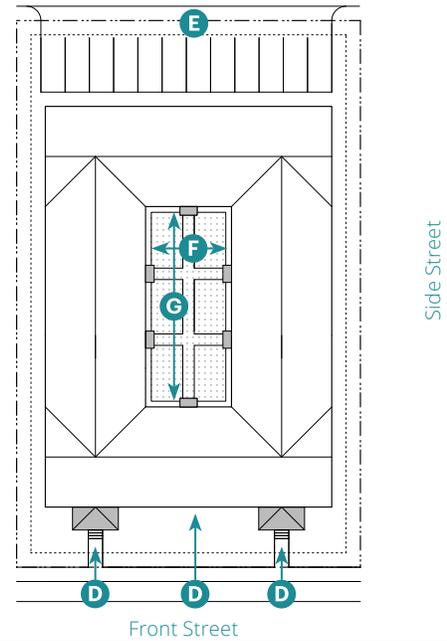
<sup>1</sup> Number of units restricted by building code and fire code standards.

*General Note: Photos on this page are illustrative, not regulatory.*

Alley access required if alley exists



Alley access required if alley exists



**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Building

**3. Building Size and Massing**

|                              |                    |
|------------------------------|--------------------|
| <b>Height</b>                | <b>T4N.L</b>       |
| Stories                      | 4 max.             |
| <b>Main Body<sup>2</sup></b> |                    |
| Width Overall                | 100' max. <b>A</b> |
| Depth Overall                | 140' max. <b>B</b> |
| <b>Wing(s)</b>               |                    |
| Depth                        | 65' max. <b>C</b>  |

**Massing Types**

|                            |                   |
|----------------------------|-------------------|
| Gabled Front Courtyard     | Section 5.170.1.G |
| Gabled Rear Courtyard      | Section 5.170.1.H |
| Gabled Closed Courtyard    | Section 5.170.1.I |
| Flat Roof Front Courtyard  | Section 5.170.1.M |
| Flat Roof Rear Courtyard   | Section 5.170.1.N |
| Flat Roof Closed Courtyard | Section 5.170.1.O |

Façades shall be designed in compliance with Chapter 7 (Architectural Standards).

The building may be designed as two separate buildings, not more than 30' apart, with the space between them designed as a courtyard in compliance with the standards of this Subsection.

<sup>2</sup>In compliance with Subsection 5 of the zone

**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Frontage
- Common Open Space

**4. Pedestrian Access**

|                                     |                              |
|-------------------------------------|------------------------------|
| Main Entrance Location <sup>3</sup> | Courtyard or Street <b>D</b> |
| Distance between Entries to Units   | 30' max.                     |

<sup>3</sup>The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.

**5. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection 7 of the zone. **E**

Parking may be covered, uncovered, or in a garage. Spaces shall be grouped in one or more parking areas at rear or side of design site.

**6. Open Space**

|                                      |                         |
|--------------------------------------|-------------------------|
| <b>Common Open Space (Courtyard)</b> |                         |
| Width                                | 40' min. clear <b>F</b> |
| Depth                                | 75' min. clear <b>G</b> |

Courtyards shall be accessible from the front street.

Multiple courtyards shall be connected via a passage through or between buildings.

Buildings shall define at least three walls of a courtyard.

Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.

## 5.160 Main Street Building



Main Street Building, Example 1



Core Courtyard, Example 2



Core Courtyard, Example 3

### 1. Description

A small-to-large-sized block-scale building, typically attached, but may be detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. The type makes up the primary component of neighborhood and downtown main streets, therefore being a key component to providing walkability.

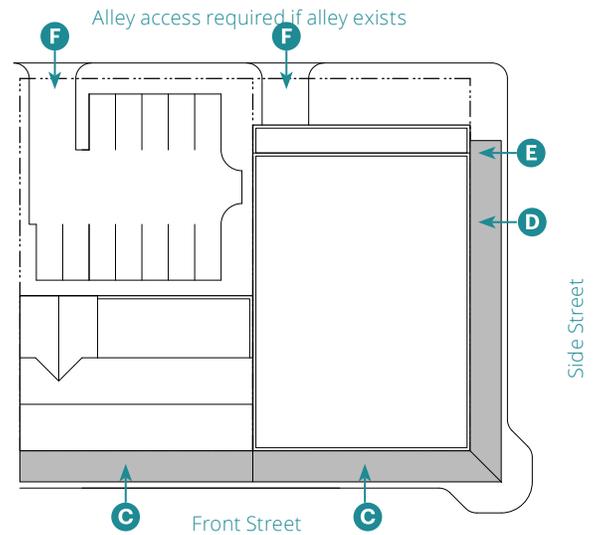
### 2. Number of Units

|                    |   |
|--------------------|---|
| Units per Building | In compliance with Section 5.150.3 (Building Size and Massing) <sup>1</sup> |
|--------------------|---|

|                           |        |
|---------------------------|--------|
| Buildings per Design Site | 1 max. |
|---------------------------|--------|

<sup>1</sup> Number of units restricted by building code and fire code standards.

*General Note: Photos on this page are illustrative, not regulatory.*



**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Building

**3. Building Size and Massing**

| Height                       | T4N.M-O  | T4N.L-O             |
|------------------------------|----------|---------------------|
| Stories                      | 3 max.   | 4 max.              |
| <b>Main Body<sup>2</sup></b> |          |                     |
| Width                        | 100 max. | 120 max. <b>(A)</b> |
| Depth                        | 120 max. | 120 max. <b>(B)</b> |

**Massing Types**

|                               |                   |
|-------------------------------|-------------------|
| Side Gable                    | Section 5.170.1.B |
| Center Gable                  | Section 5.170.1.D |
| Flat Roof Box                 | Section 5.170.1.J |
| Flat Roof L                   | Section 5.170.1.K |
| Flat Roof T                   | Section 5.170.1.L |
| Flat Roof Front<br>Courtyard  | Section 5.170.1.M |
| Flat Roof Rear<br>Courtyard   | Section 5.170.1.N |
| Flat Roof Closed<br>Courtyard | Section 5.170.1.O |

Façades shall be designed in compliance with Chapter 7 (Architectural Standards).

<sup>2</sup> In compliance with Subsection 5 of the zone

**Key**

- - - - ROW/ Design Site Line
- ..... Building Setback Line
- Frontage
- Outline of Building above

**4. Pedestrian Access**

- Distance between Entries to Ground Floor Shops 50' max.
- Upper floor units shall be accessed by a common entry along the front street. **(C)**
- Ground floor shops shall have individual entries along the adjacent street. **(D)**
- Ground floor units allowed along side street at least 60' from front of design site.

On corner design sites, units along a side street may enter from the side street. **(E)**

**5. Vehicle Access and Parking**

- Driveway and parking location shall comply with standards in Subsection 7 of the zone. **(F)**
- Parking may be covered, uncovered, or in a garage.

**6. Open Space**

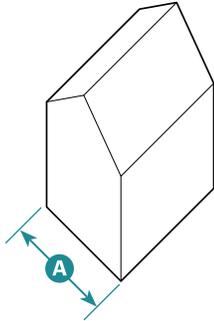
Common or private open space is not required.

## 5.170 Massing Types

### 1. Main Body Massing Types

For each building type, select from the allowed massing types and apply the standards to the main body width in compliance with Chapter 7 (Architectural Standards) and the following standards. Façades of intersecting volumes shall be offset by a minimum of 3 feet.

#### A. Front Gable

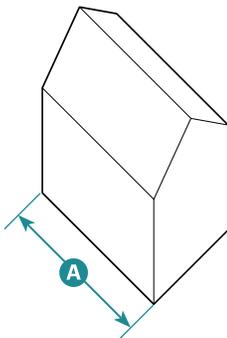


This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

#### Main Body

|                 |   |          |
|-----------------|---|----------|
| Main Body Width | Max. allowed by Subsection 3 of the building type | <b>A</b> |
|-----------------|---|----------|

#### B. Side Gable

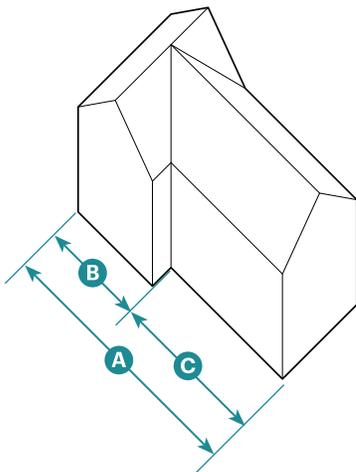


This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

#### Main Body

|                 |   |          |
|-----------------|---|----------|
| Main Body Width | Max. allowed by Subsection 3 of the building type | <b>A</b> |
|-----------------|---|----------|

#### C. Gable L



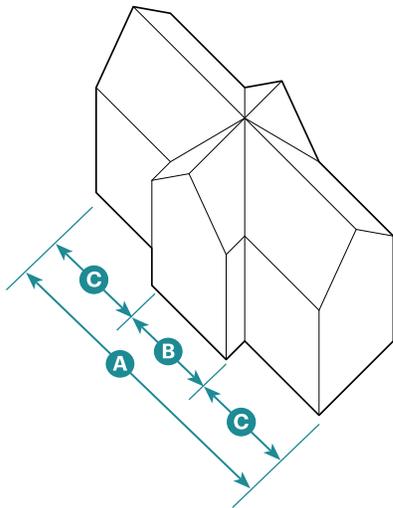
This massing type divides the façade into two parts, with one part projecting and one part set back to create a shallow forecourt. The roof is sloped, with a gable or hipped roof on each volume.

#### Main Body

|                   |  |          |
|-------------------|--|----------|
| Main Body Width   | Max. allowed by Subsection 3 of this building type | <b>A</b> |
| Projecting Volume | 1 bay min.; 5 bays max.                            | <b>B</b> |
| Recessed Façade   | 1 bay min; 7 bays max.                             | <b>C</b> |

**1. Main Body Massing Types (Continued)**

**D. Center Gable**

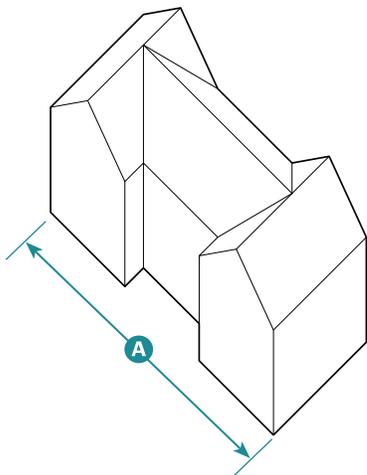


This massing type divides the façade into three parts, with the middle part projecting. The roof is sloped and may be either hipped or gabled.

**Main Body**

|                   |  |          |
|-------------------|--|----------|
| Main Body Width   | Max. allowed by Subsection 3 of this building type | <b>A</b> |
| Projecting Volume | 1 bay min.; 5 bays max.                            | <b>B</b> |
| Recessed Façade   | 1 bay min; 7 bays max.                             | <b>C</b> |

**E. Twin Gable**

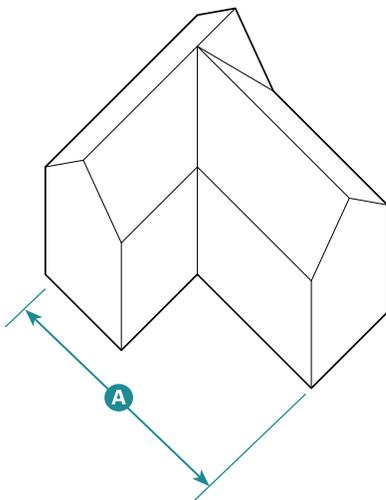


This massing type divides the façade into three parts, with the middle part set back slightly to create a shallow open space. The roof is sloped and may be either hipped or gabled.

**Main Body**

|                   |  |          |
|-------------------|--|----------|
| Main Body Width   | Max. allowed by Subsection 3 of this building type | <b>A</b> |
| Projecting Volume | 1 bay min.; 5 bays max.                            |          |
| Recessed Façade   | 1 bay min; 9 bays max.                             |          |

**F. Gabled L Courtyard**



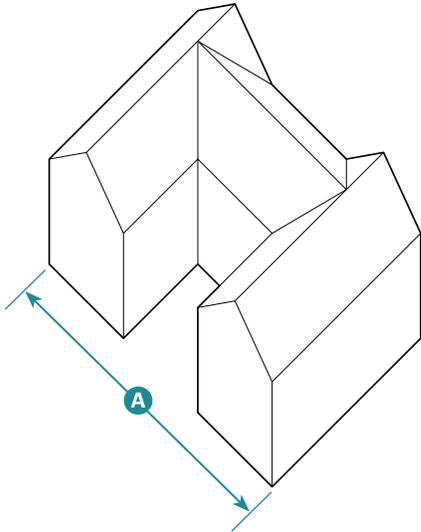
This massing type divides the façade into two parts, with one part set back substantially to create a deep open space. The roof is sloped and may be either hipped or gabled.

**Main Body**

|                   |  |          |
|-------------------|--|----------|
| Main Body Width   | Max. allowed by Subsection 3 of this building type | <b>A</b> |
| Projecting Volume | 1 bay min.; 5 bays max.                            |          |
| Recessed Façade   | 1 bay min; 9 bays max.                             |          |

**1. Main Body Massing Types (Continued)**

**G. Gabled Front Courtyard**

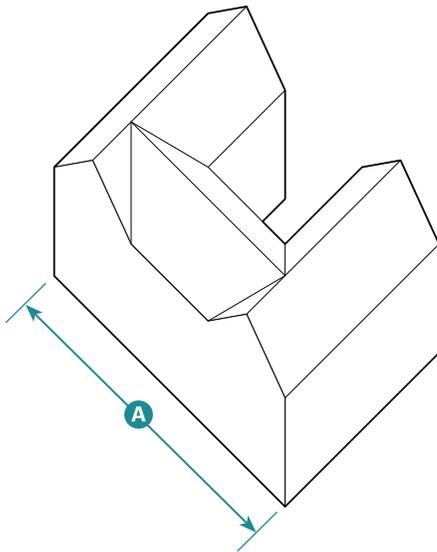


This massing type divides the façade into three parts, with the middle part set back substantially to create a deep open space. The roof is sloped and may be either hipped or gabled.

**Main Body**

|                 |  |
|-----------------|--|
| Main Body Width | Max. allowed by Subsection 3 <b>A</b><br>of this building type |
| Projecting Wing | 1 bay min.; 5 bays max.  |
| Center Façade   | 1 bay min; 7 bays max.   |

**H. Gabled Rear Courtyard**



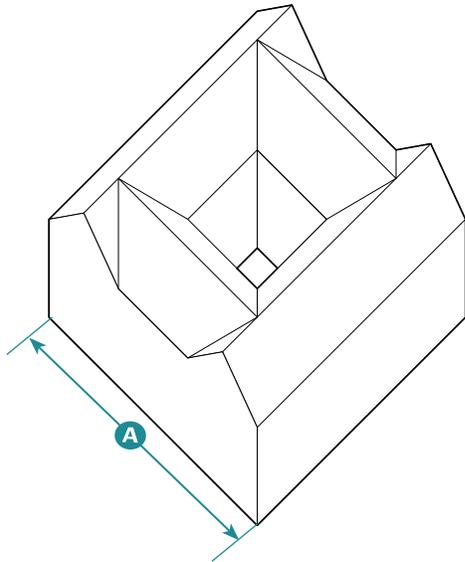
This massing type divides the rear façade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is sloped and may be either hipped or gabled.

**Main Body**

|                 |  |
|-----------------|--|
| Main Body Width | Max. allowed by Subsection 3 <b>A</b><br>of this building type |
|-----------------|--|

**1. Main Body Massing Types (Continued)**

**I. Gabled Closed Courtyard**

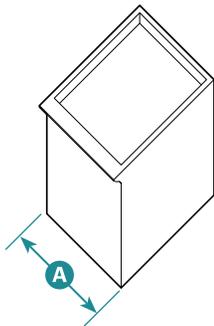


This massing type fronts a courtyard with building façades in all 4 sides. Courtyard not visible from the street. The roof is sloped and may be either hipped or gabled.

**Main Body**

|                 |   |
|-----------------|---|
| Main Body Width | Max. allowed by Subsection 3 <b>A</b> of this building type |
|-----------------|---|

**J. Flat Roof Box**

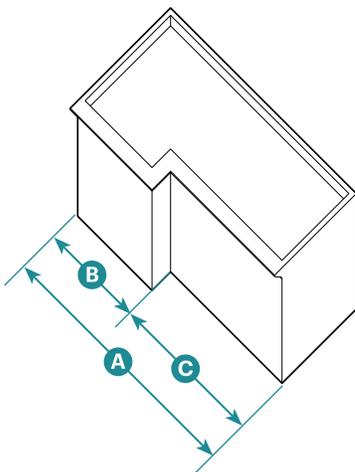


This massing type is a simple rectilinear form with a flat roof.

**Main Body**

|                 |   |
|-----------------|---|
| Main Body Width | Max. allowed by Subsection 3 <b>A</b> of this building type |
|-----------------|---|

**K. Flat Roof L**



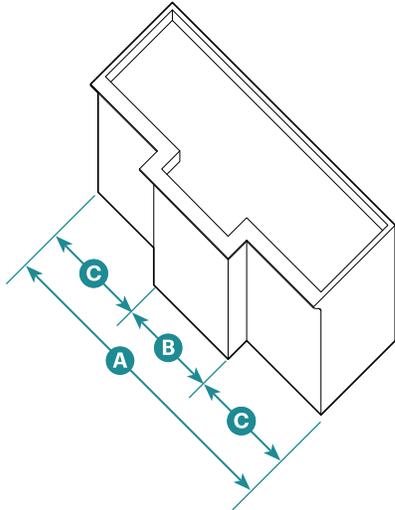
This massing type divides the façade into two parts, with one part projecting and one part set back to create a shallow forecourt. The roof is flat.

**Main Body**

|                   |   |
|-------------------|---|
| Main Body Width   | Max. allowed by Subsection 3 <b>A</b> of this building type |
| Projecting Volume | 2 bays min.; 5 bays max. <b>B</b>                           |
| Recessed Façade   | 1 bay min; 7 bays max. <b>C</b>                             |

**1. Main Body Massing Types (Continued)**

**L. Flat Roof T**

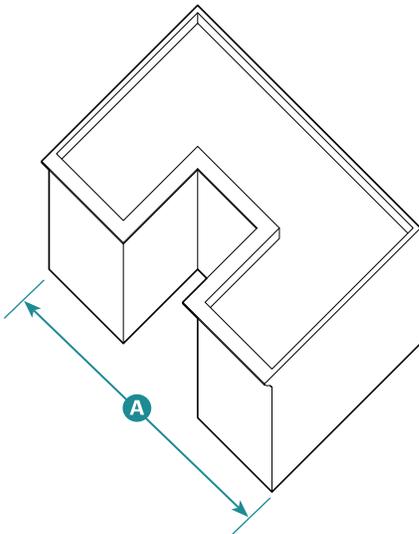


This massing type divides the façade into three parts, with the middle part projecting. The roof is flat.

**Main Body**

|                   |  |          |
|-------------------|--|----------|
| Main Body Width   | Max. allowed by Subsection 3 of this building type | <b>A</b> |
| Projecting Volume | 2 bays min.; 5 bays max.                           | <b>B</b> |
| Recessed Façade   | 1 bay min; 7 bays max.                             | <b>C</b> |

**M. Flat Roof Front Courtyard**



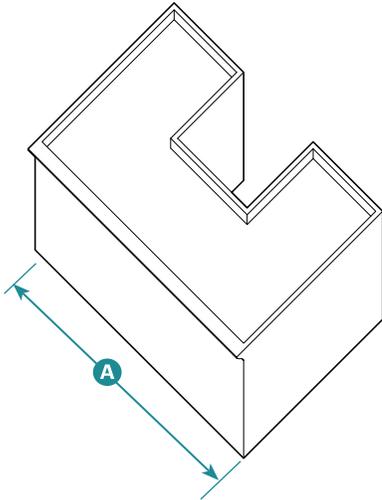
This massing type divides the façade into three parts, with the middle part set back substantially to create a deep open space. The roof is flat.

**Main Body**

|                   |  |          |
|-------------------|--|----------|
| Main Body Width   | Max. allowed by Subsection 3 of this building type | <b>A</b> |
| Projecting Volume | 1 bay min.; 5 bays max.                            |          |
| Recessed Façade   | 1 bay min; 9 bays max.                             |          |

**1. Main Body Massing Types (Continued)**

**N. Flat Roof Rear Courtyard**

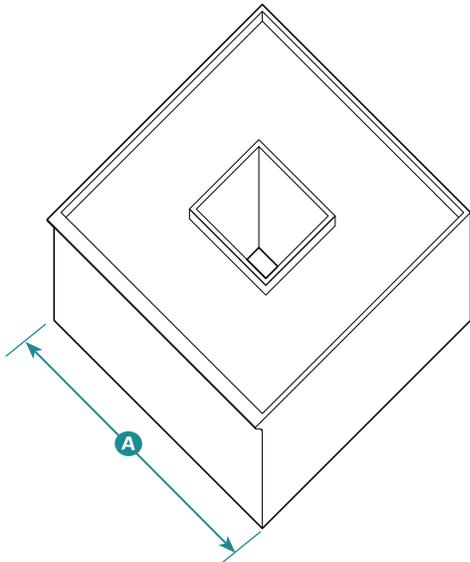


This massing type divides the rear façade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street. The roof is flat.

**Main Body**

Main Body Width                      Max. allowed by Subsection 3 **A** of this building type

**O. Flat Roof Closed Courtyard**



This massing type fronts a courtyard with building façades in all 4 sides. Courtyard not visible from the street. The roof is flat.

**Main Body**

Main Body Width                      Max. allowed by Subsection 3 **A** of this building type

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# Chapter 6: Specific to Private Frontage Types

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## Sections:

|       |  |
|-------|--|
| 6.010 | Purpose                                  |
| 6.020 | Private Frontage Types                   |
| 6.030 | Overview of Private Frontage Types       |
| 6.040 | Porch Projecting                         |
| 6.050 | Porch Engaged                            |
| 6.060 | Dooryard                                 |
| 6.070 | Stoop                                    |
| 6.080 | Forecourt                                |
| 6.090 | Common Entry                             |
| 6.100 | Maker Shopfront                          |
| 6.110 | Shopfront                                |
| 6.120 | Gallery                                  |
| 6.130 | Specific to Commercial Building Entries  |
| 6.140 | Specific to Entries Serving Upper Floors |

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## 6.010 Purpose

This Chapter provides the standards for private frontages ("frontages"). Private frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (setback or building).

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## 6.020 Private Frontage Types

1. The names of the private frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch may be used by non-residential uses (e.g., restaurant, office) as allowed by the zone.
2. Each building is required to include at least one private frontage type along the front street or adjacent large site open space at each building entry. Buildings with entries along a side street are required to include at least one private frontage type on those façades.
3. The ground floor, for a minimum depth as identified in Subsection 5 of the zone, is required to be habitable/occupiable space in compliance with this Chapter. Accessibility is provided through the allowed private frontage types for each zone.
4. Private frontage types not listed in Subsection 8 of the zone are not allowed in that zone.
5. Each building may have different private frontage types in compliance with the allowed types in Subsection 8 of the zone.
6. Each private frontage type shall be located in compliance with the façade zone per Subsection 5 of the zone.
7. Standards are stated for the front and side street façades of a design site.

8. In addition to the zone's standards, each private frontage is further refined through these standards according to contexts where each type is allowed.
9. Certain types are only allowed in the open sub-zone (e.g., T4N.S-O) or on a side street in the base zone (e.g., T4N.S) to implement the intended physical character.

---

## 6.030 Overview of Private Frontage Types

Table A (Private Frontage Types Overview) provides a summary of the allowed private frontage types in each zone. See referenced Section(s) for standards.

**Table 6.030.A: Private Frontage Types Overview**

|                  |       | Zones |       |       |       |                |     |                |
|------------------|-------|-------|-------|-------|-------|----------------|-----|----------------|
|                  |       | T3    |       | T4    |       |                | T5  |                |
|                  |       | T3N   | T4N.S | T4N.M | T4N.L | T4MS           | T5N | T5MS           |
| Porch Projecting | 6.040 | P     | P     | P     | P     | O              | P   | -              |
| Porch Engaged    | 6.050 | P     | P     | P     | P     | O              | P   | -              |
| Dooryard         | 6.060 | P     | P     | P     | P     | P <sup>1</sup> | P   | P <sup>1</sup> |
| Stoop            | 6.070 | -     | P     | P     | P     | O              | P   | -              |
| Forecourt        | 6.080 | -     | -     | -     | P     | P              | P   | P              |
| Common Entry     | 6.090 | -     | -     | P     | P     | P              | P   | P              |
| Maker Shopfront  | 6.100 | -     | -     | -     | -     | O              | -   | P              |
| Shopfront        | 6.110 | -     | -     | O     | O     | P              | O   | P              |
| Gallery          | 6.120 | -     | -     | O     | O     | P              | O   | P              |

**Key** P = Allowed O = Allowed Only in Open Sub-Zone - = Not Allowed

<sup>1</sup> Side street frontage only

## 6.040 Porch Projecting



Example of a Projecting Porch



Example of a Projecting Porch

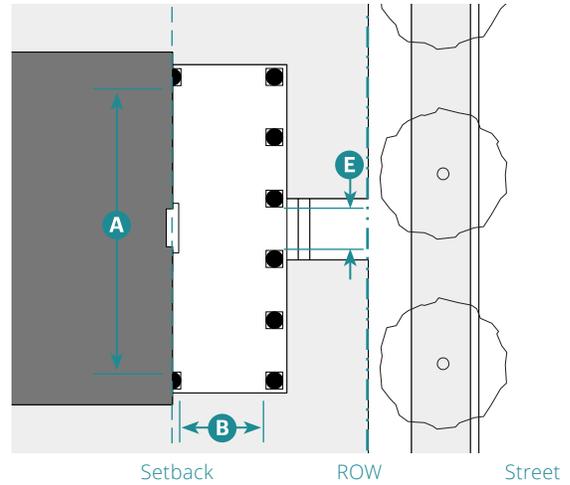
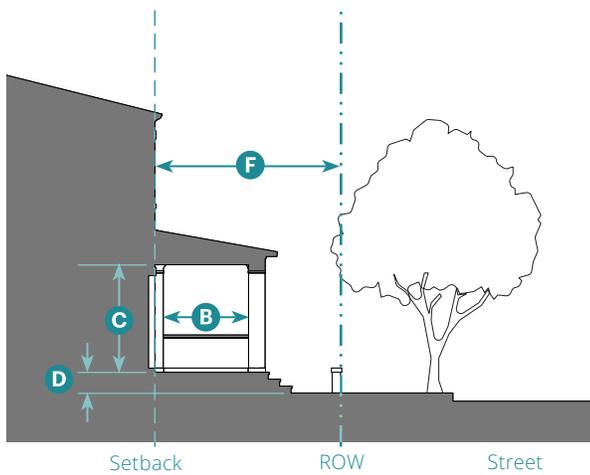


Example of a Projecting Porch

### 1. Description

The main façade of the building is set back from the front design site line with a covered structure encroaching into the front setback. The resulting setback area may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories, is open on three sides, with all habitable space located behind the building setback line.

*General Note: Photos on this page are illustrative, not regulatory.*



**Key**

--- ROW/ Design Site Line      - - - - - Setback Line

**2. Size**

|                             |                       |          |
|-----------------------------|-----------------------|----------|
| Width, Clear                | 12' min. <sup>1</sup> | <b>A</b> |
| Depth, Clear                | 6' min.               | <b>B</b> |
| Height, Clear               | 8' min.               | <b>C</b> |
| Stories                     | 2 stories max.        |          |
| Finish Level above Sidewalk | 12" min. <sup>2</sup> | <b>D</b> |
| Pedestrian Access           | 3' wide min.          | <b>E</b> |
| Depth                       | 15' min.              | <b>F</b> |

<sup>1</sup>Reduce to 8' min. and maximum 1 story when applied to Cottage Court Building Type

<sup>2</sup>Common entries may be set at grade per local and federal accessibility standards.

**3. Miscellaneous**

Porch shall be open on three sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is in compliance with the standards in Chapter 7 (Architectural Standards).

The Porch is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone. Ramps are required to be integrated along the side of the building to connect with the Projecting Porch.

The Porch shall be designed in compliance with the standards in Chapter 7 (Architectural Standards).

## 6.050 Porch Engaged



Example of an Engaged Porch



Example of a Engaged Porch

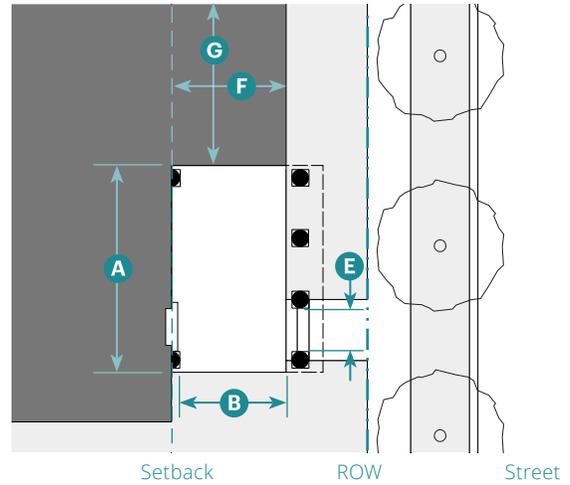
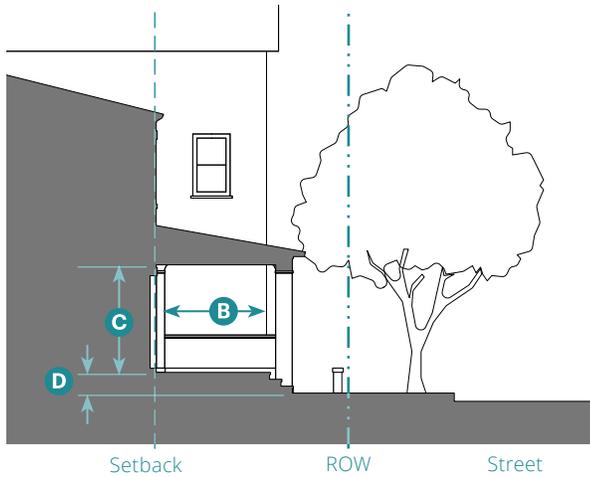


Example of an Engaged Porch

### 1. Description

A portion of the main façade of the building is set back from the front design site line to create an area for a covered structure that projects from the façade that is set back. The Porch may project into the front setback. The resulting setback may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories and has two adjacent sides that are engaged to the building, while the other two sides are open.

*General Note: Photos on this page are illustrative, not regulatory.*



**Key**

--- ROW/ Design Site Line      - - - - - Setback Line

| 2. Size                              |                                     |          |
|--------------------------------------|-------------------------------------|----------|
| Width, Clear                         | 8' min.                             | <b>A</b> |
| Depth, Clear                         | 6' min.                             | <b>B</b> |
| Height, Clear                        | 8' min.                             | <b>C</b> |
| Stories                              | 2 stories max.                      |          |
| Finish Level above Sidewalk          | 12" min. <sup>1</sup>               | <b>D</b> |
| Pedestrian Access                    | 3' wide min.                        | <b>E</b> |
| Encroachment Area of Building Façade |                                     |          |
| Depth                                | 8' max.                             | <b>F</b> |
| Width                                | 1/3 min. of overall building façade | <b>G</b> |

<sup>1</sup>Common entries may be set at grade per local and federal accessibility standards.

**3. Miscellaneous**

Up to 20% of the building façade and porch(es) may project into the front setback line for the zone.

The Porch shall be open on two sides and have a roof.

The Porch is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.

Ramps are required to be integrated along the side of the building to connect with the Engaged Porch.

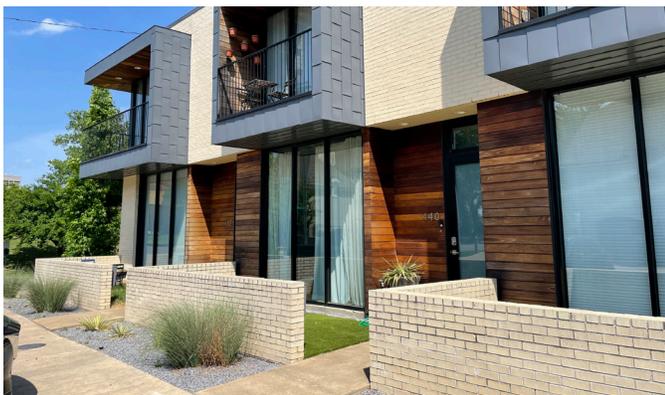
## 6.060 Dooryard



Example of a Dooryard



Example of a Dooryard

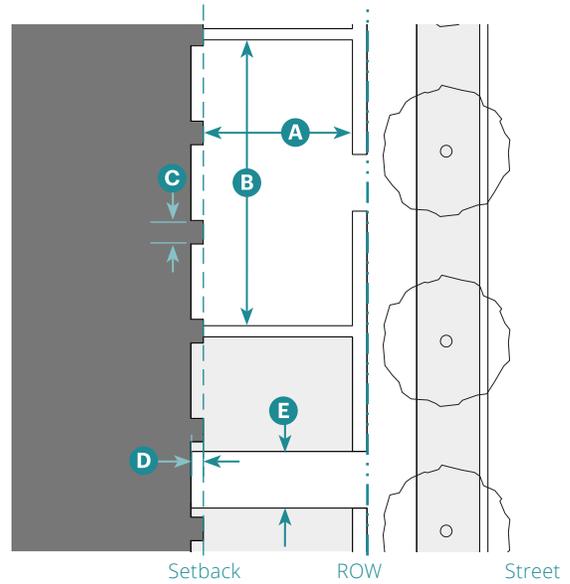
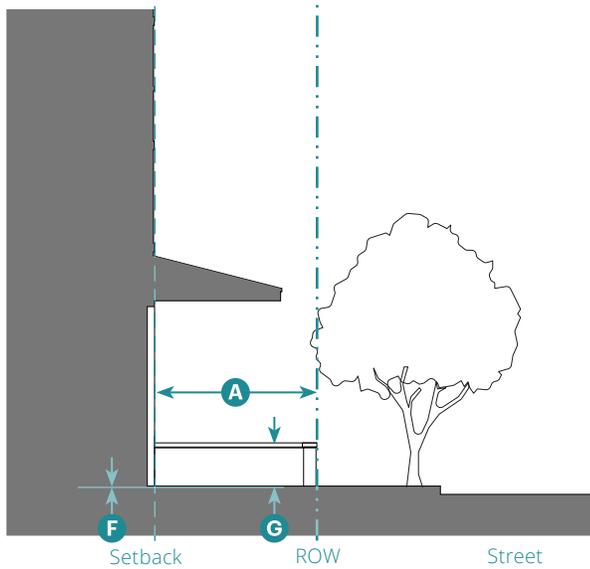


Example of a Dooryard

### 1. Description

The main façade of the building is set back from the front design site line, which is defined by a low wall or hedge, creating a small private area between the sidewalk and the façade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

*General Note: Photos on this page are illustrative, not regulatory.*



**Key**

--- ROW/ Design Site Line      ..... Setback Line

| 2. Size  |                   |          |
|--|-------------------|----------|
| Depth, Clear                                     | 6' min.           | <b>A</b> |
| Length   | 15' min.          | <b>B</b> |
| Distance between Glazing                         | 4' max.           | <b>C</b> |
| Depth of Recessed Entries                        | 3' max.           | <b>D</b> |
| Pedestrian Access                                | 3' wide min.      | <b>E</b> |
| Finish Level above Sidewalk                      | 12" max.          | <b>F</b> |
| Height of Dooryard Fence/Wall above Finish Level | 30" min, 42" max. | <b>G</b> |

<sup>1</sup>Common entries may be set at grade per local and federal accessibility standards.

**3. Miscellaneous**

For nonresidential uses, the Shopfront Frontage Type (6.110) may be applied.

Each Dooryard shall provide access to only one ground floor entry.

The Dooryard is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.

Ramps are required to be integrated along the side of the building to connect with the Dooryard.

The Dooryard shall be designed in compliance with the standards in Chapter 7 (Architectural Standards).

## 6.070 Stoop



*Example of a Stoop*



*Example of a Stoop*

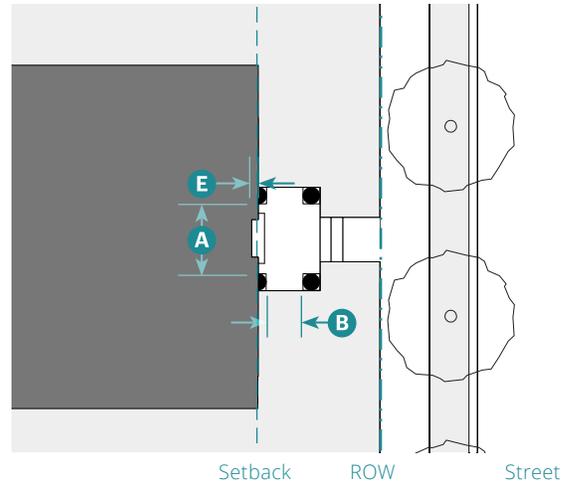
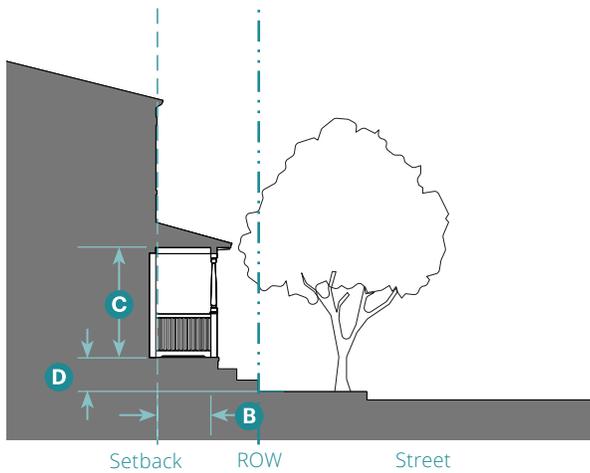


*Example of a Stoop*

### 1. Description

The main façade of the building is near the front design site line with steps to an elevated entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.

*General Note: Photos on this page are illustrative, not regulatory.*



**Key**

--- ROW/ Design Site Line      ..... Setback Line

| 2. Size                     |              |          |
|-----------------------------|--------------|----------|
| Width, Clear                | 4' min.      | <b>A</b> |
| Depth, Clear                | 3' min.      | <b>B</b> |
| Height, Clear               | 8' min.      | <b>C</b> |
| Stories                     | 1 story max. |          |
| Finish Level above Sidewalk | 12" min.     | <b>D</b> |
| Depth of Recessed Entries   | 8' max.      | <b>E</b> |

**3. Miscellaneous**

- Stairs may be perpendicular or parallel to the building façade.
- Entry doors shall be covered or recessed to provide shelter from the elements.
- All doors shall face the street.
- The Stoop is allowed to encroach into the front and side street setbacks in compliance with Subsection 6 of the zone.
- Ramps are required to be integrated along the side of the building to connect with the Stoop.
- The Stoop shall be designed in compliance with the standards in Chapter 7 (Architectural Standards).

6.080 Forecourt



Example of a Forecourt



Example of a Forecourt

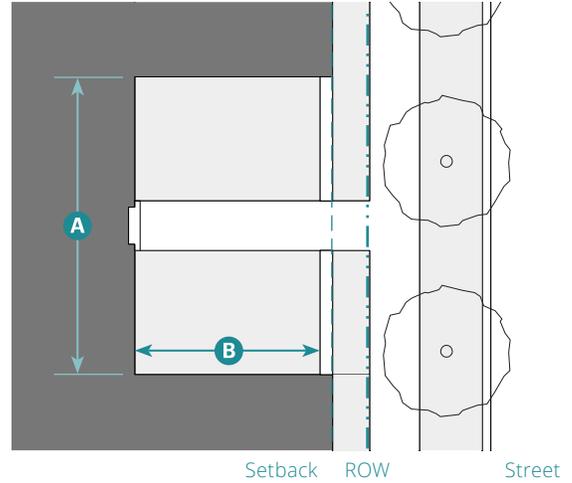
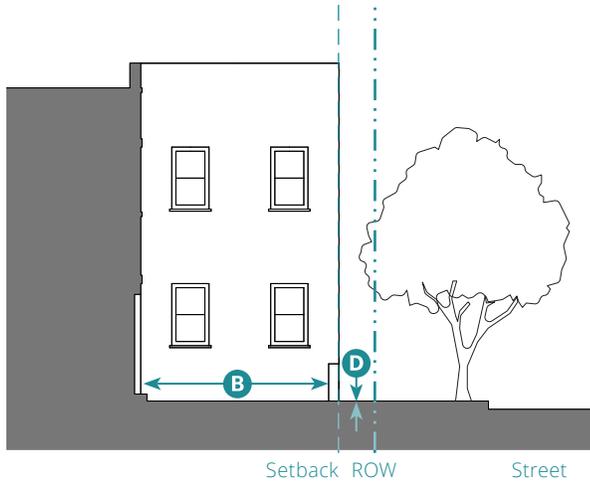


Example of a Forecourt

1. Description

The main façade of the building is at or near the front design site line and a portion is set back, extending the public realm into the design site to create an entry court, shared garden space, additional shopping area, or restaurant seating area.

General Note: Photos on this page are illustrative, not regulatory.



**Key**

--- ROW/ Design Site Line      ..... Setback Line

**2. Size**

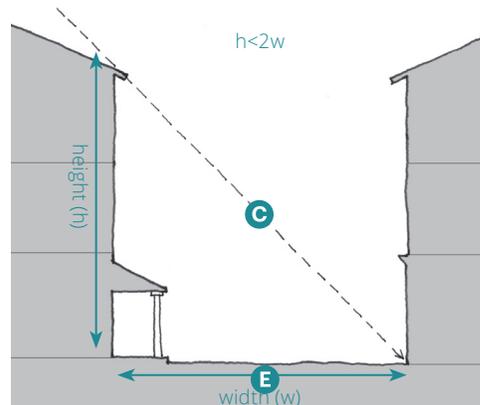
|   |                            |          |
|---|----------------------------|----------|
| Width, Clear  | 15' min.                   | <b>A</b> |
| Depth, Clear  | 15' min.                   | <b>B</b> |
| Ratio, Height to Width  | 2:1 max.                   | <b>C</b> |
| Finish Level above Sidewalk   | 12" max.                   | <b>D</b> |
| Gallery frontages, awnings, balconies and porches may encroach into Forecourt on all sides. | Max 1/2 width of Forecourt | <b>E</b> |

**3. Miscellaneous**

Forecourts may be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.

The proportions and orientation of a Forecourt shall be in compliance with the diagram below for solar orientation.. Ramps are required to be integrated along the side of the building to connect with the Forecourt.

The Forecourt shall be designed in compliance with the standards in Chapter 7 (Architectural Standards).



## 6.090 Common Entry



Example of a Common Entry



Example of a Common Entry

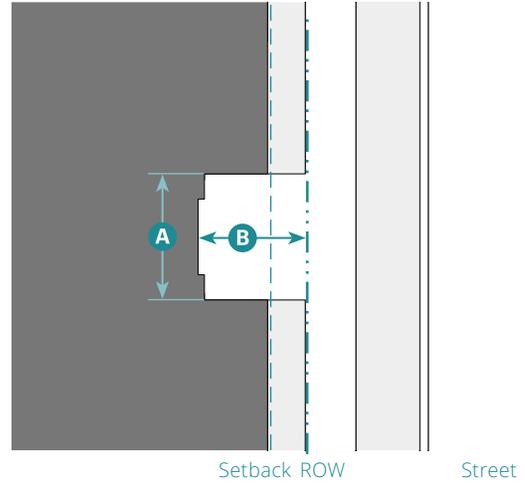
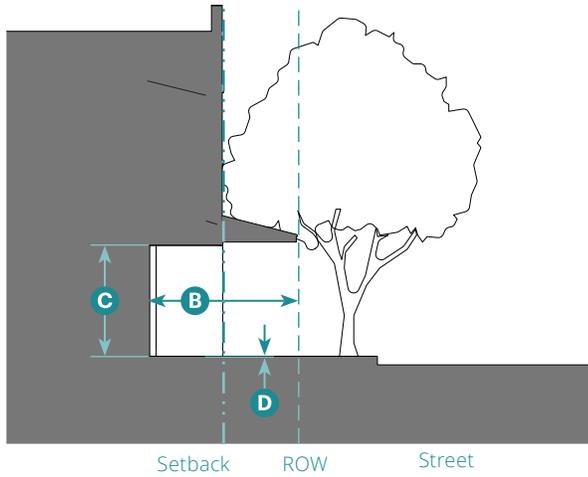


Example of a Common Entry

### 1. Description

The main façade of the building is near the front design site line, with a covered entryway within the main façade, providing a defined transition between the sidewalk and the interior. The entryway leads to a lobby or foyer that provides interior access to units.

*General Note: Photos on this page are illustrative, not regulatory.*



**Key**

--- ROW/ Design Site Line      - - - - - Setback Line

| 2. Size                         |                       |          |
|---------------------------------|-----------------------|----------|
| Width, Clear                    | 6' min.               | <b>A</b> |
| Setback from Design Site Line   | 6' min.               | <b>B</b> |
| Height to Canopy/Ceiling, Clear | 2.5x clear width max. | <b>C</b> |
| Finish Level above Sidewalk     | 0" min.; 30" max.     | <b>D</b> |

- 3. Miscellaneous**
- Entry doors shall be covered and/or recessed to provide shelter from the elements.
  - Gates are not allowed.
  - Entry doors shall face the street.
  - Canopy, where provided, shall be at least as wide as the opening.

## 6.100 Maker Shopfront



Example of a Maker Shopfront



Example of a Maker Shopfront

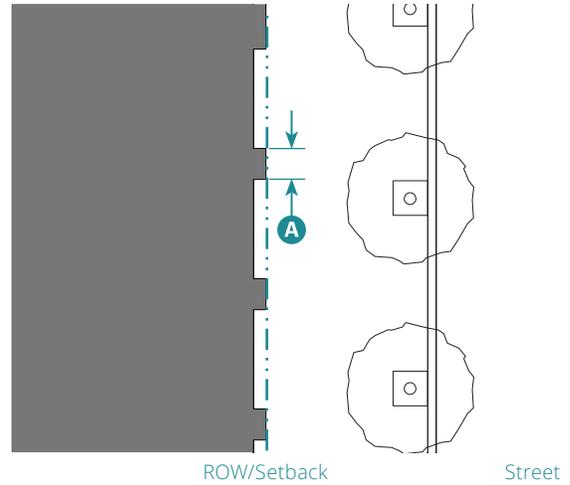
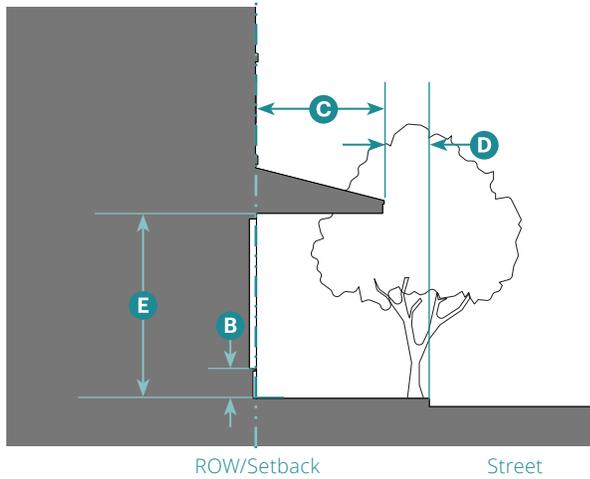


Example of a Maker Shopfront

### 1. Description

The main façade of the building is at or near the front design site line with an at-grade or elevated entrance from the sidewalk. The type is only allowed on side streets from the adjacent main street and is intended for industrial artisan businesses to show their activity to pedestrians, as well as for retail sales of products made on-site. The Maker Shopfront may include a decorative roll-down or sliding door, including glazing and an awning that overlaps the sidewalk.

*General Note: Photos on this page are illustrative, not regulatory.*



**Key**

--- ROW/ Design Site Line      - - - - - Setback Line

**2. Size**

|   |          |          |
|---|----------|----------|
| Distance between Glazing  | 10' max. | <b>A</b> |
| Ground Floor Glazing between Sidewalk and Finished Ceiling Height | 30% min. |          |
| Depth of Recessed Entries   | No max.  |          |
| Shopfront Base (if used)  | 48" max. | <b>B</b> |

**3. Awning**

|                   |         |          |
|-------------------|---------|----------|
| Depth             | 5' min. | <b>C</b> |
| Setback from Curb | 2' min. | <b>D</b> |
| Height, Clear     | 8' min. | <b>E</b> |

**4. Miscellaneous**

Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with Chapter 7 (Architectural Standards).

The Maker Shopfront shall be designed in compliance with the standards in Chapter 7 (Architectural Standards).

## 6.110 Shopfront



Example of a Shopfront



Example of a Shopfront

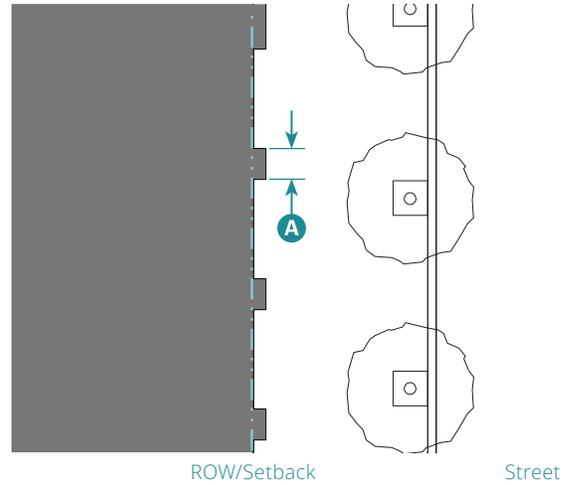
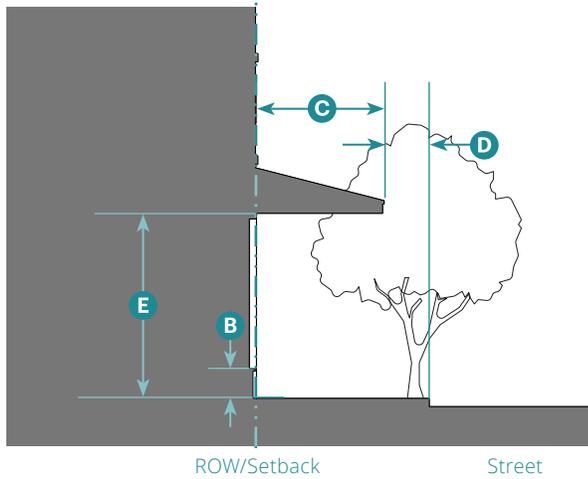


Example of a Shopfront

### 1. Description

The main façade of the building is at or near the front design site line with at-grade entrance from the sidewalk. The type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling. This type may include an awning that overlaps the sidewalk.

*General Note: Photos on this page are illustrative, not regulatory.*



**Key**

--- ROW/ Design Site Line      - - - - - Setback Line

| 2. Size   |                   |          |
|---|-------------------|----------|
| Distance between Glazing  | 2' max.           | <b>A</b> |
| Ground Floor Glazing between Sidewalk and Finished Ceiling Height | 75% min.          |          |
| Depth of Recessed Entries   | 5' max.           |          |
| Shopfront Base  | 6" min.; 24" max. | <b>B</b> |
| 3. Awning   |                   |          |
| Depth   | 5' min.           | <b>C</b> |
| Setback from Curb   | 2' min.           | <b>D</b> |
| Height, Clear   | 8' min.           | <b>E</b> |

**4. Miscellaneous**

Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with Chapter 7 (Architectural Standards).

Ramps are required to be integrated along the side of the building to connect with the Shopfront.

The Shopfront shall be designed in compliance with the standards in Chapter 7 (Architectural Standards).

**6.120 Gallery**



Source: Google Street View

Example of a Gallery



Example of a Gallery

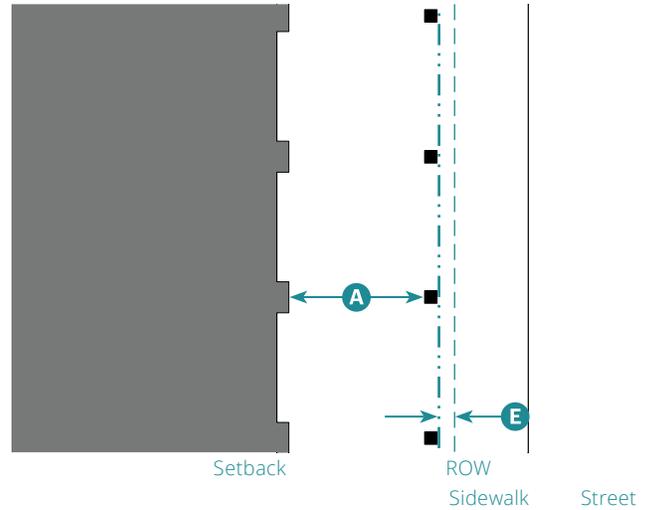
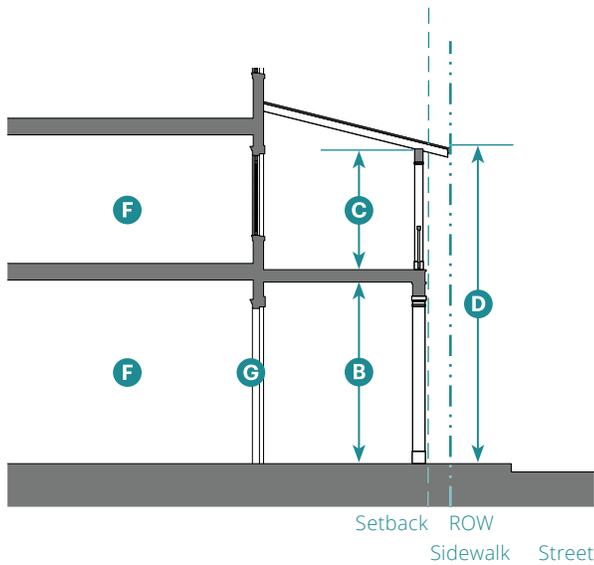


Example of a Gallery

**1. Description**

The main façade of the building is set back from the front design site line and an at-grade covered structure, articulated with colonnade or arches, overlaps the sidewalk. The type may be one or two stories. When used in nonresidential settings, the Shopfront Type is included; when used in residential settings, Stoops, Dooryards, and Forecourts may be included as allowed by the zone.

*General Note: Photos on this page are illustrative, not regulatory.*



**Key**

--- ROW/ Design Site Line      - - - - - Setback Line

| 2. Size                         |                  |          |
|---------------------------------|------------------|----------|
| Depth, Clear                    | 8' min.          | <b>A</b> |
| Ground Floor Height, Clear      | 12' min.         | <b>B</b> |
| Upper Floor Height, Clear       | 9' min.          | <b>C</b> |
| Height                          | 2 stories max.   | <b>D</b> |
| Gallery Setback from Public ROW | 18" min. (clear) | <b>E</b> |

**3. Miscellaneous**

- Habitable space **F**
- The Gallery shall also follow the standards for the Shopfront Frontage Type (6.110). **G**
- The Gallery shall have a consistent depth across the entire front and/or side street façade.
- The Gallery is not allowed to project over the public ROW.
- The second story of the Gallery may be covered.
- Planting is not required. Lighting is required within the gallery in compliance with Section 21.18.090 (Lighting Design Standards).
- Ramps are required to be integrated along the side of the building to connect with the Gallery, where applicable.
- The Gallery shall be designed in compliance with the standards in Chapter 7 (Architectural Standards).

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**6.130 Specific to Commercial Building Entries**

1. All commercial tenant spaces shall have at least one publicly accessible entry oriented to the public right-of-way and/or an uncovered public or semi-public outdoor seating area that is at least 15' x 20'.
2. Building entrances shall be inset as needed to match the sidewalk and first floor elevations and not exceed a 2% maximum cross slope at the entry. All publicly accessible entry doors shall include window(s) that permit views into the establishment and all commercial entries shall incorporate one or more of the following treatments:
  - A. A projecting awning or canopy sheltering the entrance;
  - B. An 18-inch (minimum) increase in the height of the roof or molding line above the entrance;
  - C. An 18-inch deep (minimum) break in the wall for a recessed entry that includes distinct paving materials and sill;
  - D. Shaped and colored door frames with projecting sills, and/or molded surrounds with lintels; and/or
  - E. Clerestory or transom windows above and matching the width of the commercial entry.
3. Ground Floor Doors. Ground floor doors to commercial tenant spaces shall have an 18-inch high metal kickplate at the base, and a high glass to frame ratio (at least 60% of the door shall be glass).
4. Awnings.
  - A. Awnings shall be 8-feet from their lowest point to the ground and shall not extend more than 6-feet from the façade of the structure.
  - B. Awnings shall be comprised of fabric, glass, wood, metal or some combination of such materials. Vinyl and plastic awnings shall be prohibited. Further, awnings shall be comprised of a single color or two-color stripes.
5. Tinting and Applied Films. Clear glass (88% light transmission) shall be required for commercial/storefront windows on the ground floor. If any tinted glazing is used, the tint shall have a blue, green, or grey hue. No window film shall be permitted except non-reflective clear films when used in combination external and internal shade devices for heat and glare control.

---

**6.140 Specific to Entries Serving Upper Floors**

1. Entrances to uses on upper floors shall use a different frontage type from commercial entries on the ground floor.
2. Entrances to uses on upper floors shall be distinct from commercial entries on the ground floor by incorporating at least one of the following elements:
  - A. A door frame that is at least one foot taller or shorter, but no more than two feet taller or shorter, than used for ground floor tenant spaces;
  - B. A recessed entry that is at least one foot deeper than used for ground floor tenant spaces;
  - C. An awning or canopy, door frame, and hardware (i.e., door handles) which are distinct from those used for ground floor tenant spaces; and/or
  - D. Decorative columns supporting an entablature, which includes a cornice or eave above a beam spanning the columns.

# Chapter 7: Architectural Standards

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## Sections:

|       |  |
|-------|--|
| 7.010 | Purpose  |
| 7.020 | Applicability                                    |
| 7.030 | Architectural Variety Standards                  |
| 7.040 | Building Volume and Façade Composition Standards |
| 7.050 | Massing Features                                 |
| 7.060 | Standards for Exterior Materials                 |
| 7.070 | Privacy Standards                                |
| 7.080 | Bird Safety                                      |

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## 7.010 Purpose

This Chapter sets forth standards that supplement the zone standards to further refine the intended building form and physical character.

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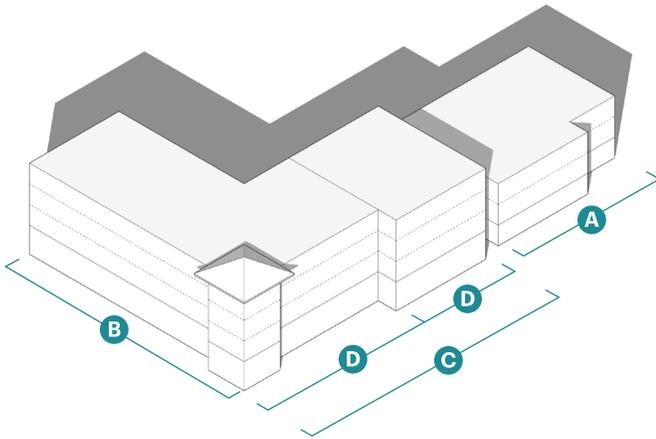
## 7.020 Applicability

Unless stated otherwise, all subsections within this Chapter apply to all façades of a building, including front façades, side street façades, side interior façades, and rear façades. Fire walls, visible party walls, and side interior façades less than 5 feet from a shared design site line are exempt, except where specifically regulated.

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## 7.030 Architectural Variety Standards

1. New buildings and façade renovations along each block face shall be composed of buildings and/or modules meeting the standards in this section.
2. **Applicability**
  - A. In the T3N, T4N.S, T4N.M, and T4N.L zones: Standards in this section apply to each allowed building type.
  - B. In the T4MS, T5N, and T5MS zones: Standards in this section apply to the first 25 feet of building depth measured from the nearest setback line.
  - C. Building/module width shall be measured along the adjacent public right-of-way, thoroughfare as defined by Section 8.040 (Thoroughfares), or large site open space as defined by Section 8.030 (Large Site Open Space), or along the nearest design site line if none of the above listed conditions apply.

**Figure 7.030.1 Architectural Standards for Different Building Widths**

- |          |   |
|----------|---|
| <b>A</b> | Module/Building up to 80' wide                    |
| <b>B</b> | Module/Building over 80' wide and up to 120' wide |
| <b>C</b> | Building wider than 120'                          |
| <b>D</b> | Module within a building wider than 120'          |

### 3. Building/Module Dimensions, Composition, and Massing Features

- A. Buildings/modules up to 80 feet wide shall comply with Section 7.040 (Building Volume and Façade Composition Standards).
- B. Buildings/modules over 80 feet wide and up to 120 feet wide shall:
  - (1) Comply with Section 7.040 (Building Volume and Façade Composition Standards), and
  - (2) Include at least one of the massing features identified in Section 7.050 (Massing Features) on each elevation over 80 feet wide.
- C. In the T5N and T5MS zones, buildings/modules over 120 feet wide and up to 160 feet wide shall:
  - (1) Comply with Section 7.040 (Building Volume and Façade Composition Standards), and
  - (2) Include at least one massing feature identified in Section 7.050 (Massing Features) on each elevation over 80 feet wide and at least two on each elevation over 120 feet wide. The same massing feature may be used more than once on the same elevation.
- D. Buildings wider than 160 feet in the T5N and T5MS zones and wider than 120 feet in all other zones shall be composed of modules meeting the standards in this section.
  - (1) Modules shall be at least 40 feet wide.
  - (2) In the T5N and T5MS zones, modules shall be no wider than 160 feet. In all other zones, modules shall be no wider than 120 feet.
  - (3) Modules shall comply with the standards applicable to buildings of equivalent width, in accordance with Subsections 7.030.3.A-C.

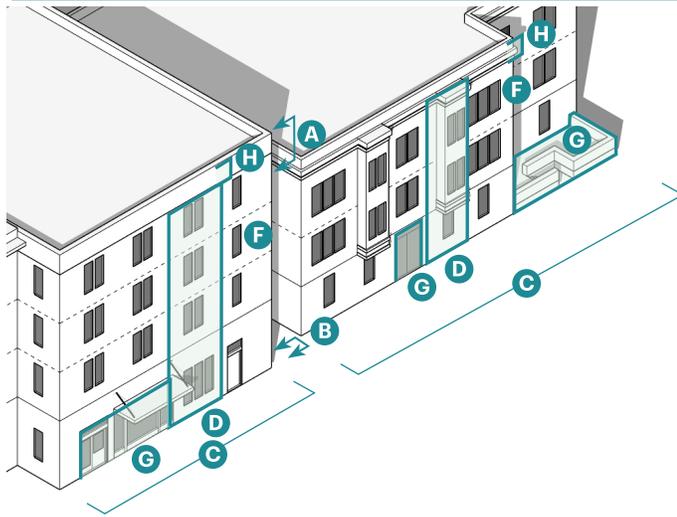
**Figure 7.030.2 Example of Differentiation Among Buildings/Modules within the Same Block Face**



- A** Typical windows and doors (double-hung windows with classical surrounds vs. casement windows with simple brick molding)
- D** Shape or profile of architectural detailing (as applied to frontage: classical panels/moldings/entablature vs. piers/brackets/expression line)

4. **Building/Module Character.** Each of the following features may be repeated identically on no more than two buildings or modules along the same block face. The primary wall color and at least two of the features listed below shall differ between adjacent buildings or modules.
  - A. Typical windows and doors, including surrounds and sills
  - B. Balcony assembly (if present), including guards/railings
  - C. Profile and/or assembly of eave, cornice, or parapet, as applicable
  - D. Shape or profile of architectural detailing as applied to frontage type
  - E. Primary wall texture
5. **Building/Module Differentiation.** Modules in the T4MS, T5N, or T5MS zones shall differ from adjacent module(s) through at least 6 of the following features:
  - A. Eave/parapet height (8 inches min. difference)
  - B. Setback or projection of module's primary façade (2 feet min.)
  - C. Façade width/total number of bays
  - D. Presence or absence of bay windows
  - E. Width of typical bays (8 inches min. difference)
  - F. Total upper-story fenestration percentage (min. 12% difference)
  - G. Frontage type (incorporating one or more types not included in adjacent module)
  - H. Elements used to define base/middle/top, as described in Subsection 7.040.3 (including cornice treatments, as applicable)
  - I. Roof slope (4 degree min. difference)
  - J. Primary wall finish material

Figure 7.030.3 Example of Differentiation Between Adjacent Buildings/Modules



- A** Eave/parapet height (8" min. difference)
- B** Setback/projection of module's primary facade (2' min.)
- C** Facade width/total number of bays (4 vs. 7)
- D** Presence or absence of bay windows
- F** Total upper-story fenestration percentage (12% min. difference)
- G** Frontage Type (Shopfront vs. Common Entry + Dooryard)
- H** Elements used to define base/middle/top (simple parapet vs. cornice)

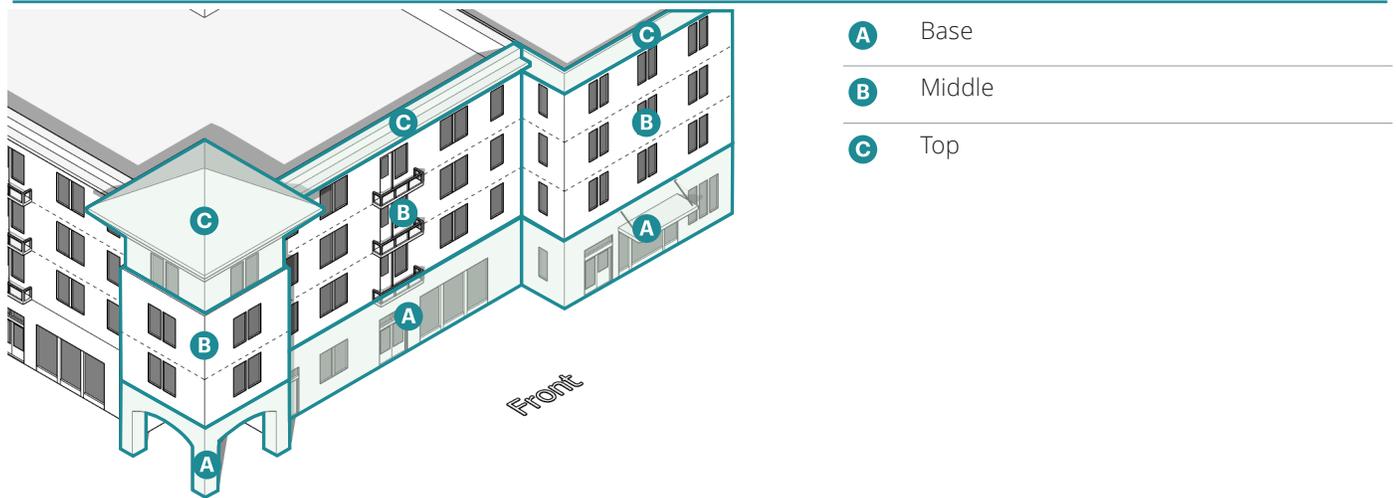
6. **Coherence at Corners.** Modules that incorporate any outside corner of a building shall include the same treatment regarding the features listed in this Section on all façades that meet at the corner.

## 7.040 Building Volume and Façade Composition Standards

1. **Frontage Types.** Each building or module shall include at least one frontage type, as allowed by the zone.
2. **Building Types and Massing.** New buildings in the T3N, T4N.S, T4N.M, and T4N.L zones shall comply with the standards in this Subsection:
  - A. **Massing Types.** A massing type shall be selected from the allowed massing type(s) for the selected building type, as listed in Section 3 of the building type standards. The standards for each massing type are provided in Section 5.170 (Massing Types).
  - B. **Primary Roof Form and Massing.** The primary roof form shall be designed according to the applicable massing type(s) for the selected building type, subject to the following standards and exceptions:
    - (1) Any massing type incorporating a gable roof form may be expressed using a hipped roof form.
    - (2) Massing types incorporating multi-planed gable or hipped primary roof forms shall incorporate eaves and/or overhangs at least one foot deep on all sides.
    - (3) Dormers may project above the planes defined by the primary roof form.
    - (4) **Secondary Roof Form.** Up to 25% of the building's footprint area may be covered by an alternative secondary roof form.
      - (a) Mansard, shed, and flat roofs are allowed as secondary roof forms.
      - (b) Any flat roof shall include a parapet.
      - (c) Turret/cone style roof forms are not allowed.
    - (5) **False Roofs.** False fronts, applied mansard forms, and other artificial rooflines that do not connect elevations and are not an integral component of the architectural design are prohibited.

- (6) Vents and Ducts. All vents and ducts shall protrude:
- (a) Behind the parapet of a flat roof; and/or
  - (b) Within the upper half of a sloped roof and painted to match the roof surface.

**Figure 7.040.1 Example of Base, Middle, and Top Divisions**



3. **Base, Middle, and Top.** Each building or module shall be composed of a base, middle, and top, in compliance with Subsections 7.040.3.C-E.
- A. Boundaries between base, middle, and top shall be articulated by a cornice, projecting profile/string course, or other horizontal articulation.
    - (1) Buildings or modules in which the base comprises one or more full stories and the middle projects beyond the base by 8 inches or more for at least 60% of the facade width are exempt from this standard at the boundary between base and middle.
    - (2) Buildings or modules of three stories or less that incorporate a parapet not exceeding 30 inches in height, with a parapet cap assembly at least 8 inches in height that projects at least two inches from the wall finish surface at its greatest extent, are exempt from this standard at the boundary between middle and top.
  - B. Elements defining the base, middle, and top shall be consistent across the length of the building or module as allowed by this Chapter. Massing features identified in Section 7.050 (Massing Features) are exempt from this standard.
  - C. Base. The base shall be defined through one of the following two options:
    - (1) Water Table Treatment. Base shall be defined by material change at the lowest portion of the building or module.
      - (a) Any material(s) identified in Subsection 7.060.5.A may constitute the base.
      - (b) Base material(s) shall be distinct from the primary wall finish material of the middle.
      - (c) Base material(s) shall extend from grade to at least 8 inches and no more than 54 inches above grade.

- (2) Base Story/Stories. Base shall comprise the lowest story/stories of the building or module.
  - (a) Base story/stories may also incorporate water table treatment as provided in Subsection 7.040.3.C(1).

D. Middle

- (1) The middle shall incorporate the building/module's primary wall color and finish material.
- (2) For buildings or modules over three stories in height, the middle shall comprise at least half of the building or module's stories, not counting any half story or basement.
  - (a) For buildings with an odd number of stories, this standard shall be satisfied provided that the middle occupies at least 50 percent of the floor-to-floor height of the fractional story.

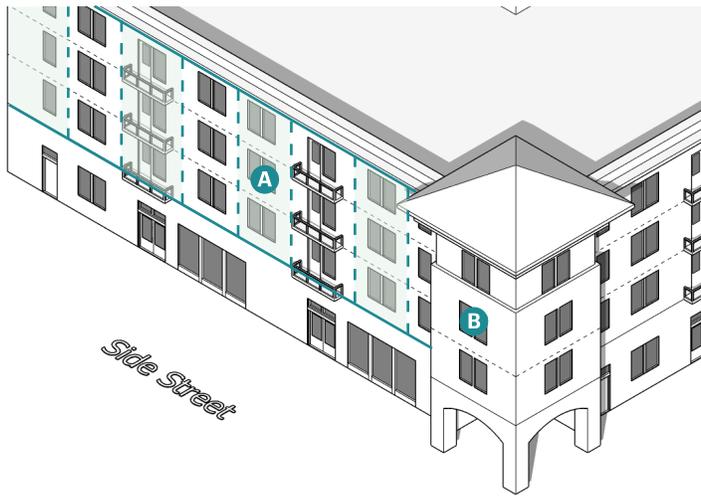
E. Top

- (1) The top shall include at least one of the following:
  - (a) Parapet with projecting parapet cap,
  - (b) Pitched roof with projecting eave and/or rake, or
  - (c) Cornice.
    - i. The height and horizontal projection of the cornice shall be no less than 1/20 of the combined height of the base and middle.
    - ii. Cornice may be used in combination with a parapet or pitched roof.
- (2) The top may include the building/module's uppermost story, provided that a cornice, projecting profile/string course and change of material or color are expressed on the façade at the floor level of the uppermost story.
- (3) For buildings of three stories or more, the height of the top, not including the height of any pitched roof above the eave, shall not exceed the height of the base.
- (4) Upper stories that are stepped back from the main façade by at least 10 feet do not constitute the top for the purposes of this Section.
  - (a) The portion of the façade that is not stepped back shall include its own top in compliance with this Section.
  - (b) If the building or module includes upper stories that are stepped back from the main façade by at least 10 feet, the base shall incorporate the entire lowest story.

4. **Ground Floor Tenant Spaces**

- A. Boundaries between ground floor tenant spaces shall coincide with boundaries between adjacent modules.
- B. Ground floor tenant spaces shall not exceed 50 feet in width where abutting a public right-of-way or large site open space.
- C. A single module may contain multiple tenant spaces.
- D. A single tenant may occupy multiple tenant spaces.
- E. In the T4MS and T5MS zones, each ground floor tenant space shall include a frontage type.

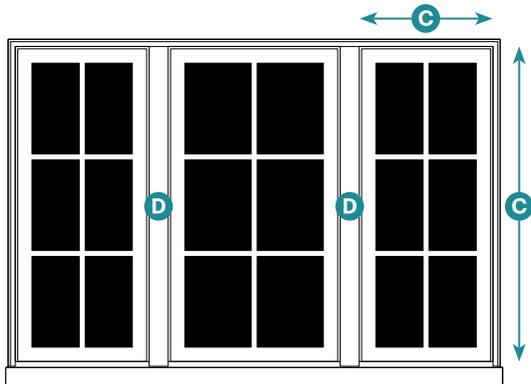
Figure 7.040.2 Example of Bay Composition



- A** 8-Bay Façade Composition
- B** Corner Element is not counted

5. **Bay Composition.** Each façade shall be arranged according to a pattern of bays. See Chapter 11 (Measurement Methods) for details on the application bays to façades.
  - A. Each bay shall be at least 4 feet wide and no wider than 16 feet; except that in the T4MS and T5MS zones, bays within the building or module's base may be up to 25 feet wide.
  - B. Each façade segment bounded on either side by an outside corner of the building, a module boundary, a design site line, or one of the massing features identified in Section 7.050 (Massing Features) shall contain at least 2 bays and no more than 9 bays.
    - (1) Massing features identified in Section 7.050 (Massing Features) are not subject to these limits.
  - C. Bay composition is allowed to differ between the base, middle, and/or top but shall be consistent within each of these divisions.
  - D. All bays within a module shall be the same height.
    - (1) Entry bay(s), corner element(s), and secondary wing(s) as identified in Section 7.050 (Massing Features) are exempt from this standard.
6. **Windows**
  - A. When placed within punched openings, all windows or window groupings shall be recessed at least 2 inches (3 inches in the Downtown Development Plan area) from the outer wall finish surface.
  - B. When placed within punched openings, all windows or window groupings shall include a sill.
    - (1) Sill shall project from the wall finish surface by at least one and a half inches.
    - (2) Sill shall extend beyond the sides of the opening by at least half of the sill height.
    - (3) Sill shall be sloped toward the exterior.
  - C. At least 75% of individual windows on each building/module shall be oriented vertically (width no greater than height). Where used, horizontally-oriented windows shall be ganged with vertically-oriented windows or doors to form a grouping.
  - D. Ganged windows shall be separated by visible mullions or jambs; continuous ("ribbon") windows are not allowed.

Figure 7.040.3 Windows Example



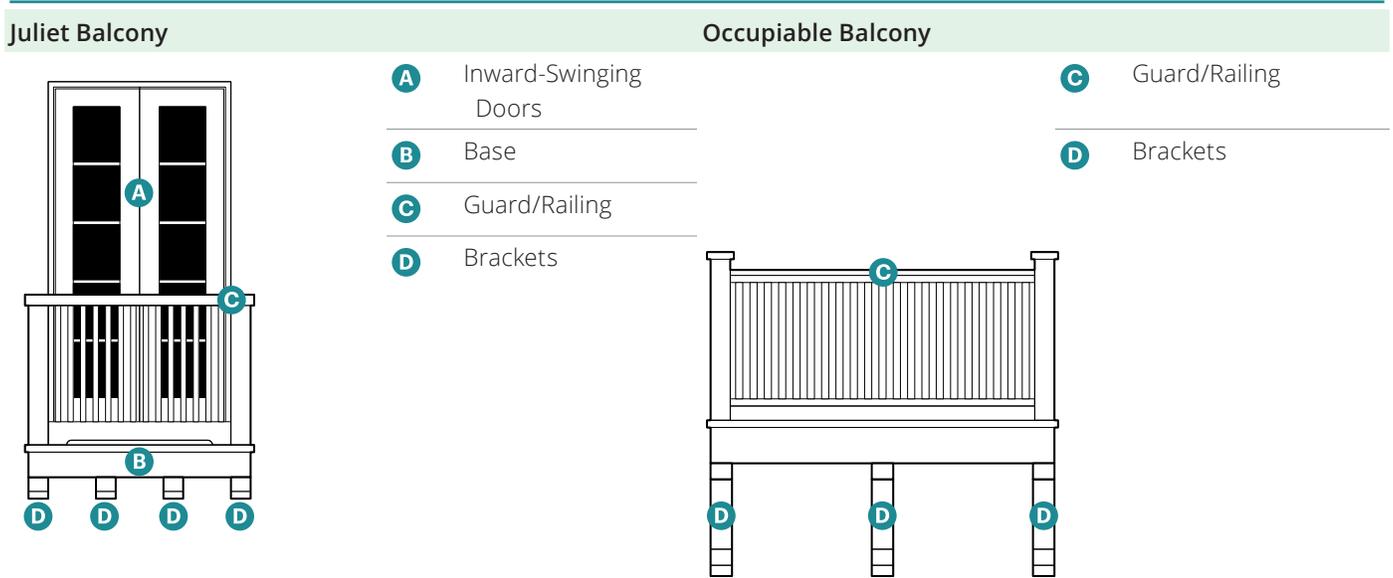
- C** Vertical windows (width no greater than height)
- D** Visible mullions or Jambs between ganged windows

- E. Window openings surrounded by masonry finish materials shall be in compliance with the standards in Subection 7.060.2 (Masonry Openings).
- F. Windows on upper floors shall be smaller in size than storefront windows on the ground floor and shall encompass a smaller proportion of the façade surface area then shopfront windows.
- G. Security Gates, Grills, or Bars. Permanent or retractable security gates, grilles or bars are prohibited.

## 7. Balcony Standards

- A. Balconies shall meet the requirements for one of the following types:
  - (1) Juliet Balcony
    - (a) Shall be placed in front of inward-swinging door(s) with full glazing.
    - (b) Shall include a base. Base shall project at least 4 inches from the wall finish surface and shall be no less than 3 inches in height.
    - (c) Shall include a guard/railing. Height of guard/railing shall be in compliance with building code requirements.
    - (d) In the Downtown Development Plan area, at least 2 brackets are required if balcony projects more than 6 inches from the wall finish surface and is not part of a porch or gallery.
  - (2) Occupiable Balcony
    - (a) Occupiable area shall be no less than 6 feet deep and 48 sf in area.
    - (b) Occupiable area may be recessed into building façade by up to 54 inches.
    - (c) Shall include a guard/railing. Height of guard/railing shall be in compliance with building code requirements.
    - (d) In the Downtown Development Plan area, at least 2 brackets are required if balcony projects more than 6 inches from the wall finish surface and is not part of a porch or gallery.
- B. Balcony Brackets. Where used, balcony brackets shall comply with the following standards:
  - (1) Bracket depth shall be no less than 80% of projection depth at bracket.
  - (2) Bracket height shall be no less than 50% of bracket depth.
  - (3) Bracket spacing shall be no greater than 6 feet on center.

Figure 7.040.4 Balcony Examples



8. **Corner Parcels**

- A. Buildings located at the intersection of at least two public rights-of-way shall incorporate at least 2 of the following features at the corner:
  - (1) A corner element (see Subsection 7.050.1);
  - (2) An entryway that is oriented toward the corner (not perpendicular to the street);
  - (3) A commercial storefront that is at least 2-feet taller than the floor-to-ceiling height of any other ground floor commercial tenant space on the building;
  - (4) A projecting cornice or eave that is at least 50% deeper than other cornices or eaves used on the building;
  - (5) An arcade, gallery, or canopy/trellis that is oriented toward the corner (not perpendicular to the street);
  - (6) A balcony (see Subsection 7.040.7);
  - (7) An art sculpture and/or fountain; and/or
  - (8) A public or semi-public outdoor seating area (e.g., outdoor seating area for a restaurant) that is at least 1,000 sf in area.

9. **Habitable Outdoor Space**

- A. Any habitable outdoor space supported by the building structure, including occupiable balconies (see Subsection 7.040.7.A.2), shall either be uncovered or sheltered according to one of the following patterns:

Table 7.040.B: Habitable Outdoor Space Types

| Pergola   | Post and Beam  | Arched Openings   |
|---|--|---|
|  |  |  |
| Rectilinear   | Textile Shading  | Sheltered by Main Roof Form   |
|  |  |  |

- (1) Pergola.
  - (a) Posts shall be no narrower in any dimension than 3.5 inches or 1/20 of the unbraced post length, whichever is greater.
- (2) Post and Beam with Full Floor/Roof Structure.
  - (a) Posts shall be no narrower in any dimension than 3.5 inches or 1/20 of the unbraced post length, whichever is greater.
  - (b) The distance between posts shall be no wider than the total post height.
- (3) Arched Openings with Full Floor/Roof Structure.
  - (a) Arched openings shall be bounded by columns, piers, or sections of solid wall.
  - (b) The ratio of column diameter at lowest part of shaft to column height shall be no less than 1:10 and no greater than 1:7.
  - (c) Width of wall sections or piers at outside corners shall be no less than 1/3 of the opening width. Piers between multiple arched openings may be narrower.
- (4) Rectilinear.
  - (a) Bounded by square/rectangular piers framing rectilinear wall openings.
  - (b) If lintels are expressed on the façade, they shall extend over the piers by half the lintel height at each end.
  - (c) Piers shall be no narrower in any dimension than 15.5 inches or 1/6 of the opening width, whichever is greater.
  - (d) Piers at corners shall be wider than piers between openings.

- (5) Textile Shading.
    - (a) Shaded by fabric elements, such as awnings or stretched canvas, secured to the building structure.
  - (6) Sheltered by Main Roof Form.
    - (a) Roof covering habitable space is supported by other building volumes.
10. **Firewalls and Visible Party Walls.** At least one of the following techniques must be applied on firewalls/ visible party walls:
- A. Incorporation of windows where building code allows and adequate fire protection can be provided.
  - B. Gable and hip roofs to vary the height and appearance of party walls.
  - C. Inset panels.
  - D. Stepped-back front façade of upper floor(s) to vary the party wall profile.

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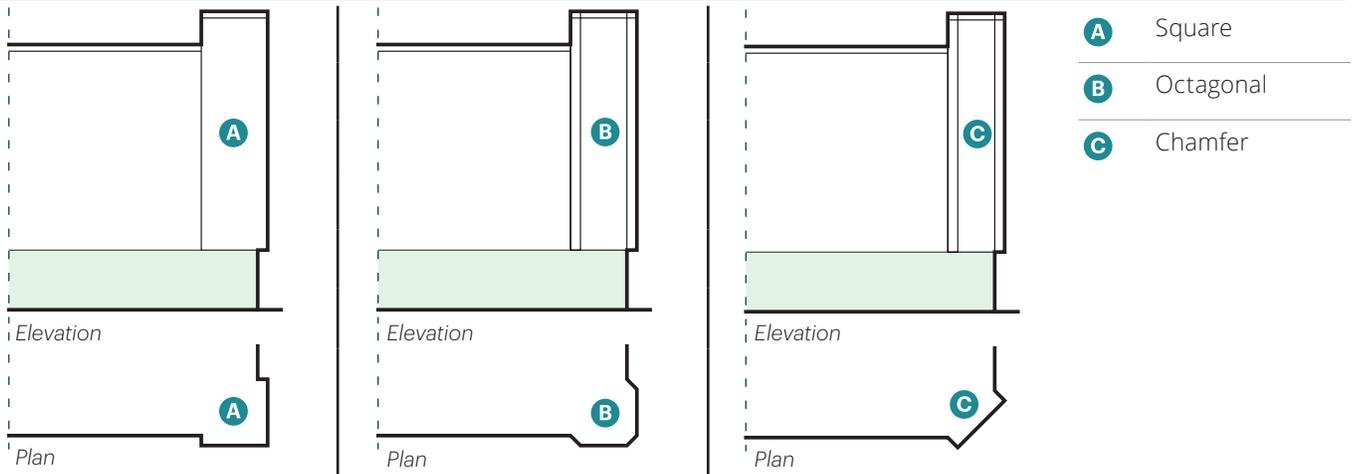
## 7.050

## Massing Features

### 1. Corner Elements

- A. Corner elements are allowed at the intersection of two or more of the following:
  - (1) Public right(s) of way;
  - (2) Thoroughfare(s) as defined in Section 8.040 (Thoroughfares); or
  - (3) Open space as defined by Section 8.030 (Large Site Open Space).
- B. A corner element shall be in compliance with the following standards:
  - (1) Corner element shall incorporate at least one full story.
  - (2) Corner element shall coincide with the building/module's middle and/or top;
  - (3) If corner element extends through the building/module's top, it may exceed the main building façade height by at least 4 feet and up to 10 feet above the maximum height allowed by the zone, for a horizontal area up to 20 feet by 20 feet. No corner element shall exceed 75 feet in height above grade.
  - (4) If corner element extends through the building/module's base, it shall contain a ground-floor entrance.
  - (5) A corner element may project from the main façade by up to 4 feet. Projections over the right-of-way are not allowed.
  - (6) Corner element shall use one of the following profiles (see Figure 7.050.1):
    - (a) Square
    - (b) Octagonal
    - (c) Chamfer

Figure 7.050.1 Corner Element Profiles



## 2. Entry Bays

A. An entry bay shall be in compliance with the following standards:

- (1) Entry bay shall contain a ground-floor entrance.
- (2) Entry bay shall project from the main building façade by at least 2 feet.
- (3) Entry bay may exceed the height of the main building façade by up to 10 feet, not to exceed 75 feet above grade.

## 3. Projecting Volumes

- A. Where included, a projecting volume shall project from the adjacent façade by at least 2 feet.
- B. A projecting volume shall be at least 2 bays wide and no more than 5 bays wide.
- C. A projecting volume shall extend vertically throughout the building or module's middle and may also extend through the top and/or base.
- D. The roof form of a projecting volume shall correspond to that of the volume from which it projects and shall maintain the same eave height. Gable or hipped forms shall include a roof ridge running perpendicular to the projecting volume's façade.

## 4. Wall Insets

- A. Where included, a wall inset shall recede from the adjacent façade by at least 2 feet.
- B. A wall inset shall be at least 2 bays wide and no more than 5 bays wide.
- C. A wall inset shall extend vertically throughout the building or module's middle and top and may also extend through the base.
- D. Gable or hipped roof forms shall break at a wall inset by maintaining the same eave height on all sides of the wall inset where eaves occur.
- E. When extending to the ground plane, wall inset shall incorporate landscaping and/or outdoor seating.

## 5. Secondary Wings

- A. Secondary wings are allowed on buildings up to 4 stories.
- B. Overall height of each secondary wing shall be 1 story lower than that of the main body to which it attaches.
- C. For buildings up to two stories in height, secondary wing(s) shall be offset from the main body façade by at least 3 feet unless otherwise indicated by building type or massing type standards.

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## 7.060 Standards for Exterior Materials

### 1. Durability

- A. Exterior timber shall be protected from decay by at least one of the following:
  - (1) Staining and sealing;
  - (2) Painting; and/or
  - (3) Material properties. Pressure treated lumber is not allowed as a façade finish material. The following types of unpainted wood are allowed:
    - (a) Teak
    - (b) Cedar
    - (c) Redwood
    - (d) Mahogany
    - (e) White Oak
    - (f) Ipe/Brazilian Walnut
    - (g) Bald Cypress
    - (h) Black Locust
- B. Exterior ferrous metals shall be protected from corrosion by at least one of the following:
  - (1) Painting or other impermeable coating; and/or
  - (2) Metallurgical properties. The following types of metal are allowed:
    - (a) Galvanized steel
    - (b) Stainless steel
    - (c) Weathering steel (e.g., COR-TEN)

### 2. Masonry Openings

- A. Wall openings surrounded by masonry finish materials (e.g., stone, brick, CMU) shall be spanned by one of the following:

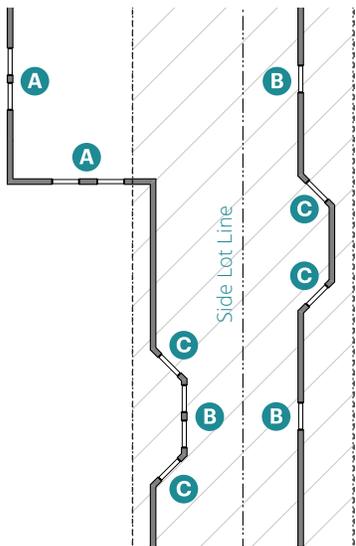
- (1) Arch
  - (a) All joints within the arch shall align with a common point on the opening's center line.
  - (b) The arch shall not include a joint on the opening's center line.
  - (c) If a keystone is expressed, it shall be centered on the opening's center line.
- (2) Lintel
  - (a) Height of lintel shall be no less than  $[1/8]$  of the opening width.
  - (b) Lintel shall extend beyond the opening by at least half its height on both sides of the opening
  - (c) Lintel shall be taller than the sill/apron
3. **Timber Joints.** Exterior timber posts and beams meeting at right angles shall be joined by diagonal bracing or by wooden or metal brackets.
4. **Material and Color Changes.** Changes in wall finish material or color shall only occur at inside corners.
5. **Materials Defining Building Elements**
  - A. Base
    - (1) For multi-story buildings, the base of the building shall be defined by a distinct finish material selected from among the following: Stone, brick, concrete, concrete masonry units (CMU), tile, or stucco ("base material").
    - (2) Within the Downtown Development Plan Area, genuine, rather than simulated, materials shall be used on the ground floor façade of buildings fronting or within 50 feet of any public right-of-way.
      - (a) Allowed materials: brick, tile, wood, steel, stone, glass, metal, and lime- or cement-based plaster.
      - (b) Prohibited materials: simulated and/or painted brick; resin/tile elements resembling wood; and foam.
  - B. Middle
    - (1) Where brick appears as a finish material on the building/module's middle, it must extend vertically to the upper boundary of the building/module's base.
    - (2) Where stone appears as a finish material on the building/module's middle, it must extend vertically to grade.
  - C. Parapet. Parapets shall terminate in a parapet cap of stone, brick, concrete, tile, metal, or molded stucco.
  - D. Bays. Changes in wall finish material shall occur at the boundaries between bays rather than within a bay.
  - E. Arcades and Galleries. Arcades shall be supported by columns or piers in concrete/cast stone, fiberglass, or stucco. Archivolts and impostes shall be expressed using similar materials/appearance.
  - F. Pavement. Onsite pavement shall be distinct from the public sidewalk in color, material, or pattern.

- G. Firewalls and Visible Party Walls
    - (1) Exposed surfaces shall be finished in the same palette of materials as the equivalent portions of the building or module's other façades.
    - (2) Front façade finish materials, cornices, wall top projections, and moldings shall be continued across all visible portions of the party wall.
  - H. Materials Allowed for Building Details/Ornament
    - (1) Wood
    - (2) Metal (wrought iron, copper, aluminum, tin)
    - (3) Glass fiber reinforced concrete (GFRC)/fiberglass
    - (4) Terra Cotta
    - (5) Tile
    - (6) Plaster
6. **Material Limitations within the Downtown Development Plan Area**
- A. Stucco. No more than 50% of the building exterior facing a public right-of-way shall be comprised of stucco. For the purposes of this calculation, window areas shall be excluded.
  - B. Concrete. No more than 10% of a building exterior facing a public right-of-way shall be comprised of concrete.
  - C. Within the Downtown Development Plan Area, the following are prohibited siding materials: Corrugated metal, plywood, vinyl, plastic (and plastic laminate), and fiberglass.
7. **Colors**
- A. A maximum of 4 colors shall be applied to each building or module:
    - (1) 1 primary color comprising 50% or more of the façade.
    - (2) 1 secondary color comprising no more than 45% of the façade.
    - (3) 1 tertiary color comprising no more than 20% of the façade.
    - (4) 1 accent color for use on trim and architectural details.
  - B. Materials with intrinsic, naturally-occurring coloration shall not count towards this maximum. Such materials include metal, unpainted wood, tile, stone, brick, and glass. Materials with pre-finished color (stucco, cement fiberboard, colorized metal) shall count towards the maximum.
  - C. Changes in color may occur:
    - (1) To articulate boundaries between base, middle, and top divisions of a building or module.
    - (2) To articulate a portion of the building as a separate module.
    - (3) To articulate projecting elements, such as bay windows and balconies.
    - (4) To articulate a massing feature identified in Section 7.050 (Massing Features).

**7.070 Privacy Standards**

1. **Intent.** These standards are designed to provide privacy between primary living spaces of buildings on each side of a lot line where side setbacks are required or provided where not required. Windows and balconies along the side of a building within 20 feet of an interior side lot line in all zones are subject to these standards.
2. **Standards**
  - A. Primary living spaces adjoining an interior side setback shall either:
    - (1) Orient principal/main windows/glazed openings toward the front and rear of the building, away from interior side lot lines; or
    - (2) Set the window/glazing openings:
      - (a) Perpendicular to interior side lot lines; or
      - (b) More than six feet from interior side lot lines
  - B. Windows within 6 feet of an interior side lot line shall either:
    - (1) Have a minimum sill height of 44 inches; or
    - (2) Place the window at an angle of at least 30 degrees, measured perpendicular to the adjacent side lot line.
  - C. Balconies are prohibited within 6 feet of an interior side lot line.

**Figure 7.070.1: Sill Height Standards along Interior Side Lot Line**



|          |   |
|----------|---|
| - -      | Lot Line  |
| ----     | Sideyard Setback Line                               |
|          | Area Within 6' of Lot Line                          |
| <b>A</b> | Principal Window                                    |
| <b>B</b> | 44" min. Sill Height                                |
| <b>C</b> | No Limitation on Sill Heights (Window at 30° angle) |

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**7.080 Bird Safety**

1. Bird safety treatment is required:
  - A. On glazed areas within 10 feet of a building corner for non-residential uses;
  - B. On glazed areas within 15 vertical feet and 20 horizontal feet of any landscaped area, including green roofs and vegetated courtyards;
  - C. On parallel panes of glass separated by 30 feet or less, with no intervening walls;
  - D. On any transparent atrium, free-standing glass feature, or architectural glass element that projects from the building mass;
  - E. On glazed areas within 60 feet of grade in a façade with more than 20 percent glazing located within 300 feet of any water body, or within 100 feet of a landscaped area or open space larger than one acre.
2. Mirrored glass and glazing with a reflective index greater than 20 percent are prohibited on building facades.

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# Chapter 8: Specific to Large Sites

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## Sections:

|       |                            |
|-------|----------------------------|
| 8.010 | Purpose                    |
| 8.020 | Walkable Neighborhood Plan |
| 8.030 | Large Site Open Space      |
| 8.040 | Thoroughfares              |

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## 8.010 Purpose

This Chapter establishes standards to create walkable neighborhoods.

1. Development subject to this Chapter is required to create walkable neighborhoods with a mix of housing, civic, retail, and service uses within a compact, walkable, and transit-friendly environment.
2. Developments in compliance with this Chapter shall achieve the following goals:
  - A. Improve the built environment and human habitat;
  - B. Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and transit;
  - C. Promote reductions in vehicle traffic, and support transit by providing for a mixture of land uses, highly interconnected block and thoroughfare network, and compact community form;
  - D. Generate or reinforce neighborhoods with a variety of housing types to serve the needs of a diverse population;
  - E. Promote the health benefits of walkable environments;
  - F. Generate pedestrian-oriented and scaled neighborhoods where the automobile is accommodated but does not dominate the streetscapes;
  - G. Reinforce the unique identity of Campbell and build upon the local context, climate, and history;
  - H. Realize development based on the patterns of existing walkable neighborhoods; and
  - I. Design that suits specific environmental, design site layout, and design constraints unique to the parcel(s).

## 8.020 Walkable Neighborhood Plan

1. **Applicability.** Projects required by Table 3.020.B shall be subject to the requirements for a Walkable Neighborhood Plan (WNP) as described in this Chapter.
2. **Required Walkable Neighborhood Plan Content**
  - A. Each WNP shall include a set of plans that show the proposed physical character of the development, in plan view:
    - (1) Boundaries of the proposed development;
    - (2) Existing and proposed blocks within a 1,500 foot radius of the development boundaries;
    - (3) New or modified open space(s), in compliance with Section 8.030 (Large Site Open Space);
    - (4) New or modified thoroughfare(s), in compliance with Section 8.040 (Thoroughfares) Proposed trees and landscaping along thoroughfares and in large site open space types.
    - (5) Mapping of proposed zones in compliance with Subsection 8.020.3.D (Remapping of Zones); and
    - (6) Identification of the proposed buildings or building types and frontage types on each block in compliance with the zone standards;
      - (a) As individual needs of a development may change over time, the building types specified in the WNP may be substituted with other building types allowed by the zone in compliance with the zone standards.
3. **Walkable Neighborhood Plan Standards**
  - A. **Thoroughfares and Blocks Required**
    - (1) New blocks within a development are to be created using only the thoroughfares with Section 8.040 (Thoroughfares) or large site open space types in Section 8.030 (Large Site Open Space).
    - (2) Individual block lengths and the total block perimeter shall be in compliance with the standards in Table A (Block Size Standards).
      - (a) The arrangement of new thoroughfares shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and intended for future development, or where the adjoining lands are undeveloped and include opportunities for such connections.
      - (b) Thoroughfares shall be extended to or along adjoining property boundaries to provide a roadway connection or street stub for development, in compliance with Table A (Block Size Standards), for each direction (north, south, east, and west) in which development abuts vacant land.
      - (c) Right-of-way stubs shall be identified and include a notation that all stubs are to connect with future thoroughfares on adjoining property and be designed to transition in compliance with Section 8.040 (Thoroughfares).
      - (d) New dead-end streets and cul-de-sacs are not allowed.
    - (3) If a zone that requires building types is mapped onto a block, the block shall be wide enough to result in two halves of developable design sites in compliance with the design site depth standards of the zone.

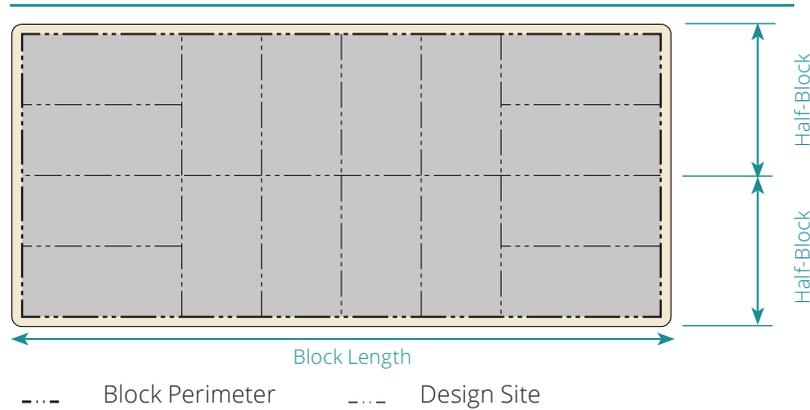
- (4) An attached half-block is allowed to adjoin an existing half-block.
- (5) Blocks may be uniquely shaped in compliance with the standards in Table A (Block Size Standards), and the allowed adjustments in Table 9.020.A (Adjustments to Standards).

**Table 8.020.A: Block Size Standards**

| Context Type   | Block Length | Block Perimeter | Depth of Attached Half-Block(s) <sup>1</sup> |
|--|--------------|-----------------|--|
| Walkable Areas as indicated on the Form Based Zone Map | 500' max.    | 1,800' max.     | 250' max.                                    |
| All other areas  | 700' max.    | 1,800' max.     | 500' max.                                    |

<sup>1</sup> Distance from thoroughfare or public ROW to shared property line

**Figure 8.020.1 Block Size**



**B. Open Space Required**

- (1) A minimum of 10 percent of the net developable area shall be set aside as large site open space, after subtracting street and alley rights-of-way. The space(s) shall be designed and built in compliance with Section 8.030 (Large Site Open Space). One or more large site open space may be used to meet the required area.

**C. Required Mix of Building Types and Private Frontage Types**

- (1) Where a zone requiring building types is mapped onto more than half of a new block (T3N, T4N.S, T4N.M, or T4N.L), the WNP shall maintain a mix of at least two different building types within that block, using only the types allowed in the zone. Half-blocks adjoining existing development are exempt from this requirement.
- (2) Along each block face containing more than one building entrance, the WNP shall maintain a mix of at least two different private frontage types, using only the types allowed in the zone(s).

**D. Remapping of Zones**

- (1) **Allocation of Zones.**
  - (a) The zone(s) identified on the Form-Based Zone Map shall be replaced by one or more zones in compliance with this subsection.

- (b) The proposed zone(s) shall be selected only from the zones in Table 8.020.B and shall be mapped on the proposed blocks and any existing blocks in the development according to the applicable General Plan Land Use Designation(s) in compliance with Table 8.020.B.
- (2) **Organization of Zones.** Zones shall be organized and mapped to design sites in a manner that responds appropriately to the immediate context, where applicable, in compliance with Table 8.020.C.
- (3) **Ground Floor Non-residential Requirement.** The requirement for and location of required non-residential ground floor along ROW edges indicated on the Form-Based Zone Map is not affected by remapping and remains in effect.

**Table 8.020.B: Allowed Allocation of Zones by General Plan Land Use Designation**

| Zone  | Land Use Designation |     |     |       |      |      |      |     |     |     |     |     |     |     |
|-------|----------------------|-----|-----|-------|------|------|------|-----|-----|-----|-----|-----|-----|-----|
|       | LMDR                 | MDR | HDR | PO-MU | N-MU | MHD- | CBD- | GC- | HD- | CC- | TO- | PO  | NC  | GC  |
|       |                      |     |     |       |      | MU   | MU   | MU  | MU  | MU  | MU  |     |     |     |
| T3N   | ●                    | --- | --- | ●     | ---  | ---  | ---  | --- | --- | --- | --- | --- | --- | --- |
| T4N.S | ●                    | ●   | --- | ●     | ●    | ---  | ---  | --- | --- | --- | --- | ●   | ●   | ●   |
| T4N.M | ---                  | ●   | ●   | ---   | ●    | ●    | ●    | ●   | ●   | ●   | ●   | ●   | ●   | ●   |
| T4N.L | ---                  | --- | ●   | ---   | ---  | ●    | ●    | ●   | ●   | ●   | ●   | --- | --- | ●   |
| T4MS  | ---                  | --- | --- | ---   | ---  | ●    | ●    | ●   | ●   | ●   | ●   | ●   | ●   | ●   |
| T5N   | ---                  | --- | --- | ---   | ---  | ---  | ---  | --- | --- | ●   | ●   | --- | --- | ●   |
| T5MS  | ---                  | --- | --- | ---   | ---  | ---  | ---  | --- | --- | ●   | ●   | --- | --- | ●   |

● Available zone for the land use designation    --- Zone not available for the land use designation

**Table 8.020.C: Organization of Zones**

| Allowed Zones in Development | Within 65' of a single-family residential land use | Within 65' of Mobile Home Park, T3N, or T4N.S | Within 65' of T4N.M and <i>not</i> adjacent to commercial corridor | Adjacent to commercial corridor; <i>not</i> within 65' of a single-family residential land use, Mobile Home Park, T3N, or T4N.S |
|------------------------------|--|---|--|---|
| T3N                          | ●  | ●   | ●  | ---   |
| T4N.S                        | ●  | ●   | ●  | ---   |
| T4N.M                        | ●  | ●   | ●  | ● <sup>1</sup>  |
| T4N.L                        | ---  | ●   | ●  | ● <sup>1</sup>  |
| T4MS                         | ---  | ---   | ---  | ●   |
| T5N                          | ---  | ---   | ---  | ● <sup>1</sup>  |
| T5MS                         | ---  | ---   | ---  | ●   |

<sup>1</sup>Open sub-zone only

● Zone allowed in this location    --- Zone not allowed in this location

**E. Stormwater Management**

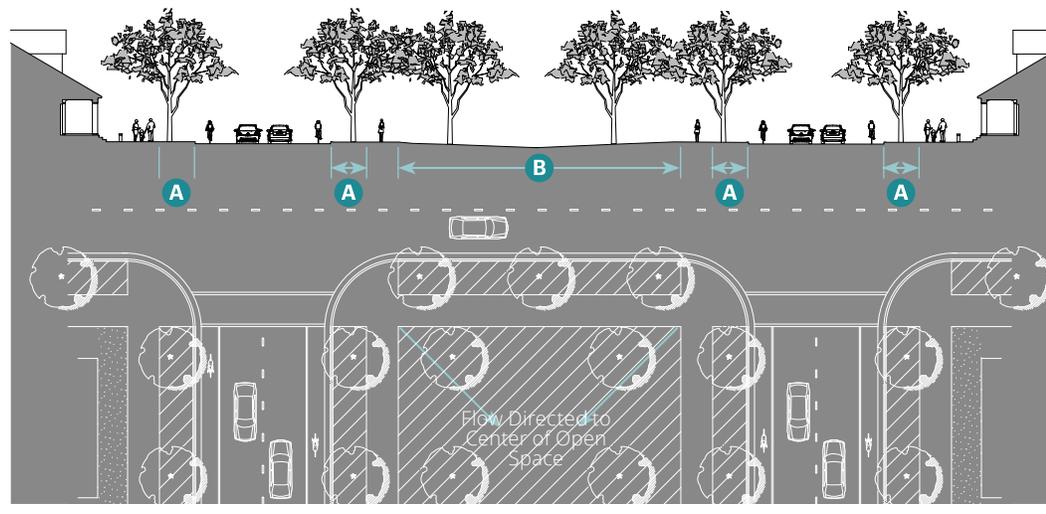
**(1) Integrated Design**

- (a) Stormwater management is required through a system that is integral to the streetscapes and/or the open space(s) in the development.
- (b) The WNP shall identify the area(s) being proposed for managing stormwater. These areas are required to be a combination of the following:
  - i. Swale within a planted median;
  - ii. Swale within a continuous tree planter adjacent to the travel lane;
  - iii. Pond or other water body; and/or
  - iv. Areas within large site open space.
- (c) The area(s) used for stormwater management is to be designed for both seasonal temporary on-site retention of stormwater and as open space for the neighborhood(s) accessible to the public.
- (d) Stormwater Treatment Area shall be in compliance with Municipal Regional Permit requirements.

**(2) Stormwater Infrastructure within Thoroughfares**

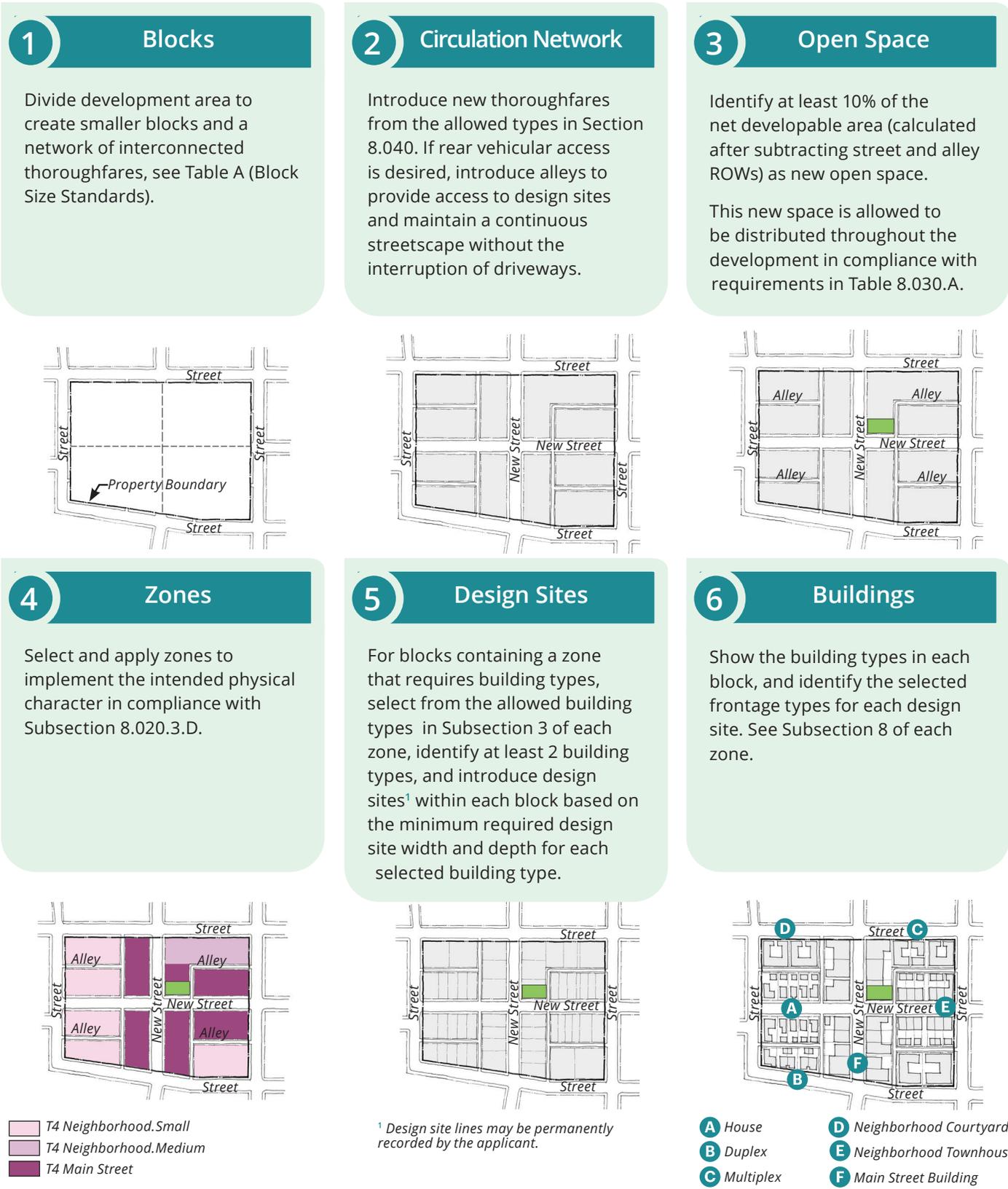
- (a) Storm drain pipes within thoroughfares listed in Section 8.040 shall be RCP when 12" in diameter or larger. Storm drain pipes less than 12" in diameter shall be minimum SDR 35 pipe.
- (b) Storm manholes shall be constructed using City standard details for public infrastructure.

**Figure 8.020.1 Stormwater Management Diagram**



-  Potential Area for Stormwater Management
-  Planted Swale
-  Open Space Graded to also Accommodate Stormwater Retention

Figure 8.020.3: Walkable Neighborhood Plan Design Process Overview



## 8.030 Large Site Open Space

1. The WNP shall identify large site open space types in compliance with the following standards and the standards of Table A (Large Site Open Space Types Overview). One or more large site open spaces shall be used to provide a minimum of ten percent of the net developable area of the development, after subtracting street and alley rights-of-way.
2. Each large site open space shall abut and be accessible from a public ROW. At least one entire side of the open space shall abut the public ROW. The space(s) shall be level with the ROW and not enclosed with fences or other obstructions.
3. The Paseo thoroughfare type (8.040.5) may be counted as a large site open space type for the first 50 feet of its length, measured from the adjoining public ROW, in compliance with the following:
  - A. No more than 25% of the paseo surface consists of asphalt or untextured poured concrete;
  - B. Seating is provided within or adjacent to the paseo at 100' max. intervals; and
  - C. Landscaping is provided within or adjacent to the paseo at 50' max. intervals.
4. **Building Frontage Along or Adjacent to an Open Space.** The façades on building design sites attached to or across a thoroughfare from a large site open space shall be designed as a "front façade(s)" on to the large site open space, in compliance with Subsection 5 and Subsection 8 of the zone.
5. Public access and visibility is required along public parks and natural open spaces, including creeks and stormwater management areas, and shall be fronted by:
  - A. Single-loaded frontage thoroughfares (those with development on one side and open space on the other);
  - B. Bike and pedestrian paths; or
  - C. Other methods of frontage that provide similar access and visibility to the open space, as zone standards allow, such as through public easements.
6. **Large Site Open Space Types Overview.** This Subsection identifies the allowed large site open space types and standards for improvements to existing large site open spaces and for construction of new large site open spaces. Large site open spaces may be either public or private. See Chapter 10 (Definitions).

**Table 8.030.A: Large Site Open Space Types Overview**

|                  | Specific Standards | Zones |       |       |       |      |     |      |
|------------------|--------------------|-------|-------|-------|-------|------|-----|------|
|                  |                    | T3    |       | T4    |       |      | T5  |      |
|                  |                    | T3N   | T4N.S | T4N.M | T4N.L | T4MS | T5N | T5MS |
| Green            | 8.030.7            | P     | P     | P     | P     | -    | P   | -    |
| Plaza            | 8.030.8            | -     | -     | -     | -     | P    | -   | P    |
| Playground       | 8.030.9            | P     | P     | P     | P     | P    | P   | P    |
| Community Garden | 8.030.10           | P     | P     | P     | P     | P    | P   | P    |
| Passage          | 8.030.11           | P     | P     | P     | P     | P    | P   | P    |

**Key** P = Allowed - = Not Allowed

7. Green



**1. Description**

A large space available for unstructured and limited amounts of structured recreation.

**2. General Character**

Formal or informal with integral stormwater management capacity

Primarily planted areas with paths to and between recreation areas and civic buildings

Spatially defined by tree-lined thoroughfares and adjacent buildings

**3. Size and Location**

Size 5,000 sf min. with one side at least 50 feet

Thoroughfare required on at least one side of the Green

Façades on design sites attached to or across a thoroughfare from the Green shall "front" onto the Green on at least two sides.

**4. Typical Uses**

Uses as allowed by the Zone

8. Plaza



**1. Description**

A community-wide focal point primarily for civic purposes and commercial activities.

**2. General Character**

Formal, urban

Hardscaped and planted areas in formal patterns

Spatially defined by buildings and tree-lined thoroughfares

**3. Size and Location**

Size 50' x 50' min.

Thoroughfare required on at least one side of the Plaza.

Façades on design sites attached to or across a thoroughfare shall "front" on to the Plaza on all sides.

**4. Typical Uses**

Uses as allowed by the Zone

9. **Playground**



**1. Description**

A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, places protected from the street and in locations where children do not have to cross any major streets. An open shelter, play structure(s), or interactive art and fountain(s) may be included. Playgrounds may be included within all other large site open space types except Community Garden.

**2. General Character**

Play structure(s), interactive art, and/or fountain(s)

Shade and seating provided

May be fenced

Spatially defined by trees

**3. Size and Location**

Size 2,000 sf min. with one side of at least 40 feet

**4. Typical Uses**

Uses as allowed by the Zone

## 10. Community Garden



### 1. Description

A small-scale space designed as a grouping of garden plots available for small-scale cultivation. Community gardens may be fenced and may include a small accessory structure for storage. Community Gardens may be included within all other large site open space types except Playgrounds.

### 2. General Character

- Informal or Formal, urban

---

- Combination of planted areas and hardscape

---

- Spatially defined by building frontages and adjacent street trees

---

- Walkways along edges or across space

### 3. Size and Location

Size 2,500 sq ft min. with one side of at least 50 feet

### 4. Typical Uses

Uses as allowed by the Zone

11. Passage



**1. Description**

A pedestrian pathway that extends from a public sidewalk or large site open space. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the zone.

**2. General Character**

- Formal, urban
- No accessory structure(s)
- Primarily hardscape with landscape accents
- Spatially defined by building frontages
- Trees and shrubs in containers and/or planters

**3. Size and Location**

- Width (clear) 20' min. between buildings, or through buildings as a breezeway
- Length 150' max.; unlimited if extending from one public sidewalk or large site open space to another

Ground floor façades shall be in compliance with façade zone in Subsection 5 and frontages allowed in Subsection 8 of the zone.

Dooryards, porches, patios, and sidewalk dining shall not encroach into the minimum required width.

**4. Typical Uses**

- Civic and commercial activity as allowed by the zone
- Ground floor residential as allowed by the zone

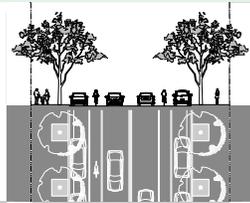
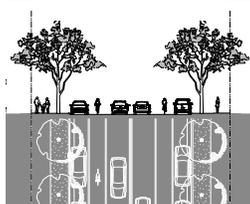
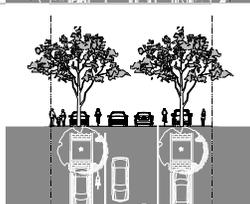
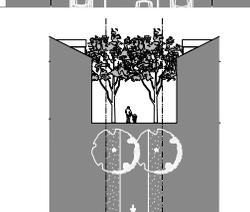
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## 8.040 Thoroughfares

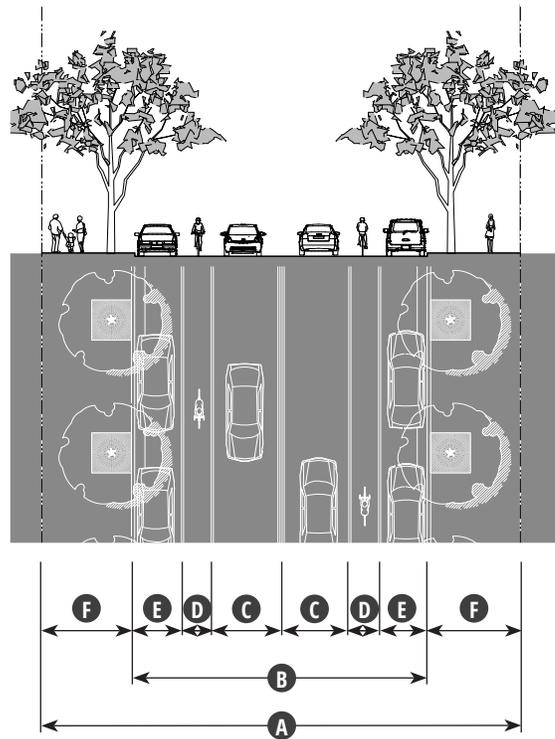
1. Thoroughfare(s) and/or large site open space(s) are to be applied to create walkable neighborhoods with additional routes for vehicular, bicycle, and pedestrian circulation.
  - A. Thoroughfares that pass from one zone to another are required to transition in their streetscape along the thoroughfare's edges. For example, while a thoroughfare within a more intense zone (e.g., T5MS) with retail shops may have wide sidewalks with trees in grates, it shall be designed to transition to a narrower sidewalk with a planting strip within a less intense zone (e.g., T4N.M) with lower intensity residential building types.
  - B. The proposed network shall connect to the existing network through pedestrian or multimodal connections. New thoroughfares shall provide connecting pedestrian and bicycle routes to all adjacent public, non-limited-access ROWs and dead-end streets.
  - C. The network can be privately owned but shall be accessible by the general public.
2. Any necessary traffic control devices on vehicular thoroughfares (e.g., signage, pavement markings, etc.) shall conform to CA MUTCD standards.
3. All thoroughfares shall be compliant with the Americans with Disabilities Act.
4. **Alleys**
  - A. Vehicular access to parking may be accommodated through private rear alleys. Alleys may also serve as routes for waste collection and fire department apparatus access roads, in compliance with the applicable standards.
  - B. Design sites adjoining an alley at least 20 feet wide along the rear design site line may be reduced in depth by a distance equal to the width of the alley. Rear setbacks may be reduced as allowed by Table 9.020.A (Adjustment to Standards). Front setbacks shall not be reduced.
5. Thoroughfares are intended to generate one contiguous pedestrian network throughout the development site and adjacent public rights-of-way.
  - A. Design sites that do not front onto this pedestrian network are not permitted.
  - B. The pedestrian network shall be composed of sidewalks (6' min. width), thoroughfares as provided in this Section, and/or large site open spaces as provided in Section 8.040.
  - C. The pedestrian network shall incorporate ADA accessible crosswalk(s) where pedestrian paths intersect vehicular travel lanes.
6. **Pavement Standards**
  - A. Pavement design for travel lanes and emergency vehicle access lanes within thoroughfare types shall be prepared by a geotechnical engineer, with a minimum pavement thickness of 4 inches over 6-inch Class II Aggregate Base.
  - B. Curb, gutter, and sidewalk shall use a City approved PCC mix design as used for public streets.

**Table 8.040.1: Thoroughfare Overview**

This Table provides an overview of the allowed thoroughfare types.

| Thoroughfare Type  |  | ROW     |
|--|--|---------|
|   | <p><b>Main Street, Parallel Parking.</b> The design consists of two travel lanes, two bike lanes, on-street parallel parking, and 11-foot sidewalks with tree wells.</p> <p>See 8.040.2</p>  | 67'     |
|   | <p><b>Neighborhood Street, Parallel Parking and Planter Strip.</b> The design consists of two travel lanes, two bike lanes, on-street parallel parking, and 6-foot sidewalks each buffered by a continuous planter strip.</p> <p>See 8.040.3</p> | 67'     |
|   | <p><b>Neighborhood Street, Parallel Parking with Tree Wells.</b> The design consists of two travel lanes, two bike lanes, on-street parallel parking alternating with tree wells, and 6-foot sidewalks.</p> <p>See 8.040.4</p>                   | 57'     |
|  | <p><b>Paseo.</b> The design consists of one shared pedestrian path with landscaping in containers and/or planters.</p> <p>See 8.040.5</p>  | 26'-36' |

## 2. Main Street, Parallel Parking



### A. Application

|               |           |
|---------------|-----------|
| Local         |           |
| Movement Type | Slow      |
| Design Speed  | 20-25 mph |

### B. Overall Widths

|                          |     |          |
|--------------------------|-----|----------|
| Right-of-Way (ROW) Width | 67' | <b>A</b> |
| Curb-to-Curb Width       | 45' | <b>B</b> |

### C. Lane Assembly

|               |                  |          |
|---------------|------------------|----------|
| Traffic Lanes | 2 @ 10'          | <b>C</b> |
| Bicycle Lanes | 2 @ 4'           | <b>D</b> |
| Parking Lanes | 2 @ 8.5', marked | <b>E</b> |
| Medians       | None             |          |

### D. Public Frontage Assembly

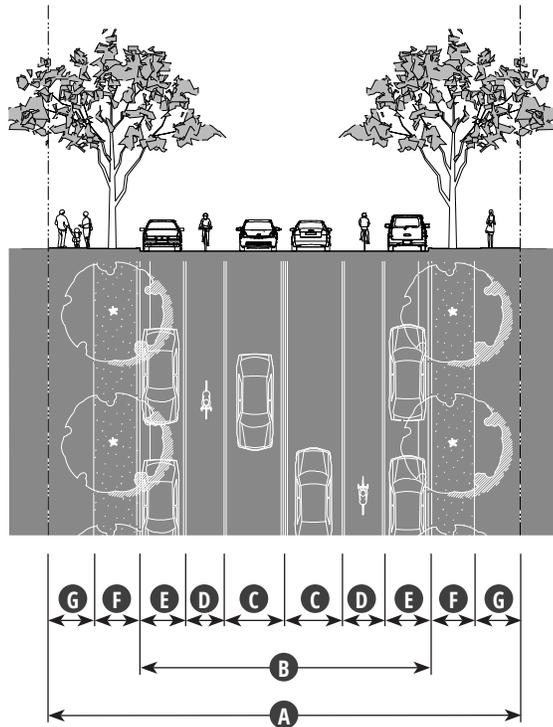
#### Standards for Walkable Areas as Indicated on the Form-Based Zone Map

|                          |                        |
|--------------------------|------------------------|
| Drainage Collection Type | Curb and gutter        |
| Planter Type             | 5' x 6' tree wells     |
| Landscape Type           | Trees at 30' o.c. avg. |
| Lighting Type            | Post or column         |
| Walkway Type             | 11' sidewalk <b>F</b>  |
| Curb Type                | Raised                 |
| Curb Radius              | 10' - 15'              |

#### Standards for All Other Areas

Min 5' sidewalk; landscaping and drainage as required by City standards.

### 3. Neighborhood Street, Parallel Parking and Planter Strip



#### A. Application

|               |           |
|---------------|-----------|
| Local         |           |
| Movement Type | Slow      |
| Design Speed  | 20-25 mph |

#### B. Overall Widths

|                          |     |          |
|--------------------------|-----|----------|
| Right-of-Way (ROW) Width | 67' | <b>A</b> |
| Curb-to-Curb Width       | 45' | <b>B</b> |

#### C. Lane Assembly

|               |                  |          |
|---------------|------------------|----------|
| Traffic Lanes | 2 @ 10'          | <b>C</b> |
| Bicycle Lanes | 2 @ 4'           | <b>D</b> |
| Parking Lanes | 2 @ 8.5', marked | <b>E</b> |
| Medians       | None             |          |

#### D. Public Frontage Assembly

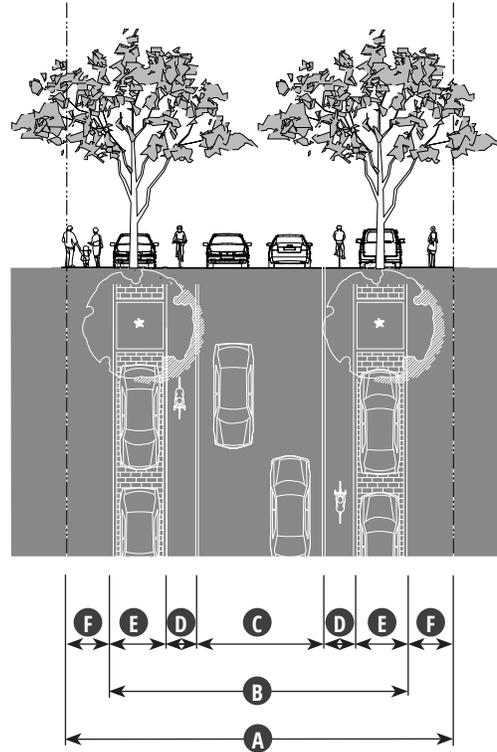
##### Standards for Walkable Areas as Indicated on the Form-Based Zone Map

|                          |                                |
|--------------------------|--------------------------------|
| Drainage Collection Type | Curb and gutter                |
| Planter Type             | 5' continuous planter <b>F</b> |
| Landscape Type           | Trees at 30' o.c. avg.         |
| Lighting Type            | Pipe, post, or column          |
| Walkway Type             | 6' sidewalk <b>G</b>           |
| Curb Type                | Raised                         |
| Curb Radius              | 10' - 15'                      |

##### Standards for All Other Areas

Min 5' sidewalk; landscaping and drainage as required by City standards.

#### 4. Neighborhood Street, Parallel Parking with Tree Wells



##### A. Application

|               |           |
|---------------|-----------|
| Local         |           |
| Movement Type | Slow      |
| Design Speed  | 20-25 mph |

##### B. Overall Widths

|                          |     |          |
|--------------------------|-----|----------|
| Right-of-Way (ROW) Width | 57' | <b>A</b> |
| Curb-to-Curb Width       | 45' | <b>B</b> |

##### C. Lane Assembly

|               |                  |          |
|---------------|------------------|----------|
| Traffic Lanes | 2 @ 10'          | <b>C</b> |
| Bicycle Lanes | 2 @ 4'           | <b>D</b> |
| Parking Lanes | 2 @ 8.5', marked | <b>E</b> |
| Medians       | None             |          |

##### D. Public Frontage Assembly

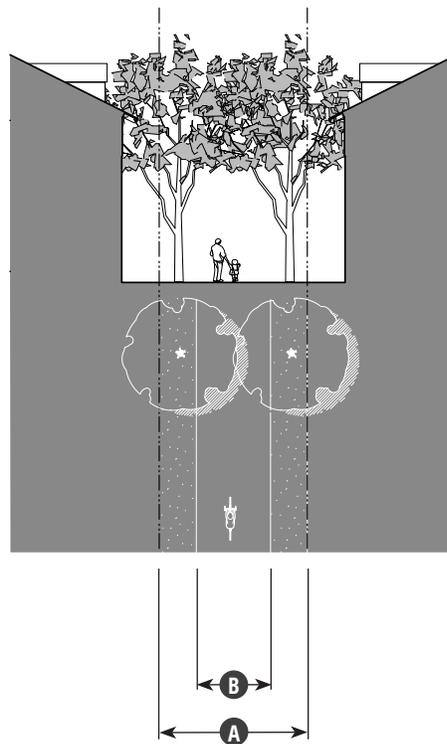
###### Standards for Walkable Areas as Indicated on the Form-Based Zone Map

|                          |                             |
|--------------------------|-----------------------------|
| Drainage Collection Type | Valley gutter or sheet flow |
| Planter Type             | 5'x6' planter at 50' o.c.   |
| Landscape Type           | Trees at 50' o.c. avg.      |
| Lighting Type            | Post or column              |
| Walkway Type             | Min. 6' sidewalk <b>F</b>   |
| Curb Type                | Rolled or flush             |
| Curb Radius              | 10' - 15'                   |

###### Standards for All Other Areas

Min 5' sidewalk; landscaping and drainage as required by City standards.

### 5. Paseo



#### A. Application

|               |  |
|---------------|--|
| Local         |  |
| Movement Type | Pedestrian, Bicycle, Emergency Vehicle Access <sup>1</sup> |

#### B. Overall Widths

|                          |                               |          |
|--------------------------|-------------------------------|----------|
| Right-of-Way (ROW) Width | 26' min.; 36' max.            | <b>A</b> |
| Pavement Width           | Variable <sup>1</sup> ; flush | <b>B</b> |

#### C. Lane Assembly

|   |                    |
|---|--------------------|
| Traffic Lanes                               | None               |
| Pedestrian/Bike Path                        | 10' min., unmarked |
| Emergency Vehicle Access Route <sup>1</sup> | 26' min.           |
| Parking Lanes                               | None               |
| Medians                                     | None               |

<sup>1</sup> Where the paseo is required or intended to allow emergency vehicle access, paving assembly and clear width shall meet the applicable standards.

#### D. Public Frontage Assembly

##### Standards for Walkable Areas as Indicated on the Form-Based Zone Map

Design sites fronting onto a Paseo shall apply the side street building setback standards of the applicable zone in place of the front building setback standards.

|                          |                         |
|--------------------------|-------------------------|
| Drainage Collection Type | None                    |
| Planter Type             | Raised                  |
| Landscape Type           | Potted Plants, Planters |
| Lighting Type            | Pipe, post, or column   |
| Walkway Type             | Multipurpose path       |
| Curb Type                | Flush                   |

##### Standards for All Other Areas

Min 5' sidewalk; landscaping and drainage as required by City standards.

# Chapter 9: Adjustments to Standards

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## Sections:

|       |                          |
|-------|--------------------------|
| 9.010 | Purpose                  |
| 9.020 | Adjustments to Standards |

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### 9.010 Purpose

This Chapter provides the procedures and standards for approving certain deviations from specific standards in the MFDDS for specific situations because of the prescriptive nature of the standards.

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### 9.020 Adjustments to Standards

1. **Applicability.** The City is allowed to grant an adjustment for only the standards identified in Table A (Adjustments to Standards).
2. Adjustments to standards will be reviewed with the project subject to the permit processes specified by Chapter 21.07 (Housing Development Regulations) of the Campbell Municipal Code.
3. Adjustment(s) will be processed only for the topics and numerical amount identified in this Section. Adjustment of the identified standards in Table A shall be only to the extent necessary to achieve compliance with the MFDDS.
4. Adjustment requests involving a historic building/feature, protected tree per Chapter 21.32 (Tree Protection Regulations), and/or utility infrastructure that is not required to be removed, relocated, or undergrounded) shall be accompanied by existing conditions documentation identifying the feature(s).

**Table 9.020.A: Adjustments to Standards**

| Administrative Relief Type  | Required Criteria (at least one of the situations applies on the subject property)  | Allowed Administrative Relief and Requirements <sup>2</sup>  | Reference to Standard    |
|---|---|--|--------------------------|
| <b>1. Design Site Dimensions</b>  |   |  |                          |
| a. <b>Depth or Width</b><br>Decrease in the minimum required or increase in the maximum allowed   | i. The critical root zone of a protected tree per Chapter 21.32 (Tree Protection Regulations), utility infrastructure that is not required to be removed, relocated, or undergrounded, a body of water identified by Valley Water, or a historic building/ feature prevents compliance with the standard. | Up to 25% of the standard  | Subsection 3 of the zone |
|   | ii. Dimensions of the existing lot, subdivided prior to January 1, 2023, do not meet the minimum requirements for any building type allowed by Subsection 3 of the zone.  | Minimum width and depth for the smallest allowable design site to be decreased to match the width and depth of the existing lot.   | Subsection 3 of the zone |
| <b>2. Building Setbacks</b>   |   |  |                          |
| a. <b>Front<sup>1</sup>, Side Street<sup>1</sup>, Side or Rear</b><br>Increase or decrease in the minimum to maximum required setback for a primary building and/or wing(s) | i. The critical root zone of a protected tree per Chapter 21.32 (Tree Protection Regulations), utility infrastructure that is not required to be removed, relocated, or undergrounded, a body of water identified by Valley Water, or a historic building/ feature prevents compliance with the standard. | Front or side street: up to 25% of the standard<br><br>Side: reduced to 3'<br><br>Rear: 0' if parking behind building, in podium or subterranean garage; otherwise up to 50% of the standard | Subsection 5 of the zone |
|   | ii. The existing lot is 70' or less in depth, preventing compliance with the front and/ or rear setback standard.   |  |                          |
| b. <b>Façade within Façade Zone<sup>1</sup></b><br>Reduction of the minimum amount of façade required within or abutting the façade zone                                    | i. The critical root zone of a protected tree per Chapter 21.32 (Tree Protection Regulations), utility infrastructure that is not required to be removed, relocated, or undergrounded, a body of water identified by Valley Water, or a historic building/ feature prevents compliance with the standard. | Up to 10% of the standard<br><br>The horizontal unbuilt area resulting from this adjustment is landscaped per the standards in Section 4.030 (Landscaping and Lighting).                     | Subsection 5 of the zone |

<sup>1</sup>Standards for private frontage apply [See Chapter 6 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

<sup>2</sup>Adjustment of the identified standards in Table 9.020.A shall be only to the extent necessary to achieve compliance with the MFDDS.

Table 9.020.A: Adjustments to Standards (Continued)

| Administrative Relief Type   | Required Criteria (at least one of the situations apply on the subject property)   | Allowed Administrative Relief and Requirements <sup>2</sup>   | Reference to Standard             |
|--|--|---|-----------------------------------|
| <b>3. Building Footprint</b>   |  |   |                                   |
| a. <b>Size of Main Body<sup>1</sup> or Wing(s)</b><br>Increase in the allowed width or length  | i. The critical root zone of a protected tree per Chapter 21.32 (Tree Protection Regulations), utility infrastructure that is not required to be removed, relocated, or undergrounded, a body of water identified by Valley Water, or a historic building/feature prevents applying the maximum depth and/or width.  | Up to 15% of the standard<br><br>In T3N, T4N.S., T4N.M. zones, the wing(s) is one-story less in height than the main body.<br><br>The building complies with the setbacks of the zone or as allowed to be adjusted by this Section. | Subsection 3 of the building type |
| b. <b>Depth of Ground Floor Habitable Space</b>  | i. If existing parcel is less than 100 feet in depth   | 20 feet minimum   | Subsection 4 of the zone          |
| <b>4. Parking Location</b>   |  |   |                                   |
| a. <b>Front or Side Street Setback</b><br>Increase or decrease in the required parking setback | i. The critical root zone of a protected tree per Chapter 21.32 (Tree Protection Regulations), utility infrastructure that is not required to be removed, relocated, or undergrounded, a body of water identified by Valley Water, or a historic building/feature prevents compliance with the standard.<br><br>ii. The existing parcel is less than 115 feet in depth.  | Up to 25% of the standard<br><br>The driveway is in compliance with the zone standards.<br><br>The ground floor space remains habitable in compliance with the zone standards, as allowed to be adjusted by this Section.           | Subsection 7 of the zone          |
| <b>5. Open Space</b>   |  |   |                                   |
| a. <b>Private or Common Open Space</b><br>Reduction in the required minimum open space         | i. The non-rectangular parcel shape results in less than the required size and area for open space.<br><br>ii. The critical root zone of a protected tree per Chapter 21.32 (Tree Protection Regulations), utility infrastructure that is not required to be removed, relocated, or undergrounded, a body of water identified by Valley Water, or a historic building/feature prevents compliance with the standard. | Up to 5' of the dimensional standard or up to 10% of the required area  | Subsection 6 of the building type |

<sup>1</sup>Standards for private frontage apply [See Chapter 6 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

<sup>2</sup>Adjustment of the identified standards in Table 9.020.A shall be only to the extent necessary to achieve compliance with the MFDDS.

**Table 9.020.A: Adjustments to Standards (Continued)**

| Administrative Relief Type   | Required Criteria (at least one of the situations applies on the subject property)   | Allowed Administrative Relief <sup>2</sup>   | Reference to Standard                                 |
|--|--|--|---|
| <b>6. Parking Location Setbacks</b>  |  |  |   |
| a. <b>Front or Side Street</b><br>Reduction in a required parking setback. | One or more of the following techniques are applied, as allowed by this Section:   |  |   |
|  | i. Podium: Parking under primary building is enclosed and access is only from one side of the design site for design sites 150' or less in width. Habitable space, required in Subsection 4 of the zone as allowed to be reduced by this Section, is between the front of the building and the parking spaces. The parking garage access is not greater than 10' in width. | Front Parking Setback: Reduction to 25' behind the primary building façade.<br><br>Side Street Setback: Reduction to 5' behind the primary building façade.<br><br>Habitable Space: Reduction in the minimum depth to 25'. | Subsection 7 of the zone;<br>Subsection 4 of the zone |
|  | ii. Subterranean Parking: Parking spaces are located below the adjacent finished grade of the building to the zone's building setbacks.  | All Setbacks: Reduced to match the building setbacks of the zone or as allowed to be reduced by this Section.  |   |
|  | iii. Stacked Parking System: Parking spaces are arranged in a system that provides up to 3 spaces in the horizontal area of one space. The garage access is not greater than 9' in width.  | Front and/or Side Street Setback: Reduced to be the same as the primary building setback.<br>Reduction in the minimum habitable space depth to 18'.  |   |
| <b>7. Block Size Standards</b>   |  |  |   |
| a. <b>Block Length or Perimeter</b>  | i. Preservation of existing building or buildings, constructed prior to January 1, 2023, within the boundaries of a walkable neighborhood plan prevents compliance with the standard.  | Maximum block length and perimeter standards to be increased to encompass the building(s) and all setbacks required by the applicable zone(s).   | Table 8.020.A   |

<sup>1</sup>Standards for private frontage apply [See Chapter 6 (Specific to Private Frontages)], and any adjustment shall not preclude the application of a private frontage type.

<sup>2</sup>Adjustment of the identified standards in Table 9.020.A shall be only to the extent necessary to achieve compliance with the MFDDS.

# Chapter 10: Definitions

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### 10.010 Purpose

This Chapter provides definitions for specialized terms and phrases used in the MFDDS. All other applicable definitions in Article 6 (Definitions) of Title 21 apply.

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### 10.020 Definitions

#### A. Definitions

**Abutting.** Having a common property line or district boundary, or separated by a private or public street or easement.

**Access or Service Drive.** A public or private way of paving or right-of-way of not more than 30 feet affording means of access to property.

**Access Frontage or Service Road or Street.** A public or private street or right-of-way of not less than minimum standards as specified by the subdivision ordinance of Campbell's affording means of access to property.

**Addition.** The enlargement of an improvement accomplished by appending a new improvement.

**Adjacent.** Sharing a common design site line, or having design site lines separated only by an alley.

**Adjacent Buildings.** Two or more buildings located upon adjacent design sites.

**Alley.** A public or private way to be used primarily for vehicular access to the back or side of a design site of real property that otherwise abuts a street, thoroughfare, or pedestrian route.

**Alter.** To create physical change in the internal arrangement of rooms or the supporting members of a structure, or a change in the external appearance of any structure, not including painting.

**Architectural Feature.** Exterior building element intended to provide ornamentation to the building massing including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

**Attached Building or Structure.** Any building or structure which is structurally a part of or has a common wall and/or continuous roof with a primary building or structure, except where such connection is a breezeway or walkway incidental to and not a necessary part of the construction of the primary building.

**Awning.** A roof or cover which projects from a wall of a building over a window or door, made of canvas, aluminum, or similar material, which may be fixed in place or be retractable.

## B. Definitions

**Basement.** Shall mean the same as provided by Chapter 21.72.

**Bay.** Any division of a building between vertical lines or planes that run entirely through solid components of the building, including the entire space between consecutive structural supports.

**Bay Window.** An architectural projection from the building cantilevered from the façade, consisting of one or more stories in height, containing at least 60 percent glass area. Window opening that includes an opening on each side.

**Bird-safe Pattern.** A pattern on the glass intended to reduce bird collisions. The pattern must be visible to birds from the exterior of the building and have lines, circular, or square markers at least 0.25 inches in width or diameter, spaced at most four inches apart vertically and two inches apart horizontally.

**Bird Safety Treatment.** Building treatments or methods to reduce the likelihood of bird collisions. These treatments must include at least one or a combination of the following - exterior screens, louvers, grilles, shutters, or bird-safe patterns as recommended by the American Bird Conservancy.

**Block.** An area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

**Block Face.** The aggregate of all the building façades on one side of a block. The block face provides the context for establishing architectural harmony.

**Block Length.** The horizontal distance from the thoroughfare or open space on one end of the block to the thoroughfare or open space on the other end along the same thoroughfare or open space.

**Block Perimeter.** The aggregate of all sides of a block bounded by the abutting thoroughfares and/or open spaces.

**Block-Scale, Building.** A building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous façade as long as most or all of a block.

**Building.** A structure consisting of one or more foundations, floors, walls, and roofs that surround an interior space, and may include exterior appurtenant structures including, but not limited to, porches and decks.

**Buildable Area.** The horizontal area in which a building is allowed to be constructed.

**Building Elements.** Roofs, parapets, cornices, eaves, rafters, walls, lintels, openings, building base, and other typical elements.

**Building Elevation.** The exterior wall of a building not adjacent to a public right-of-way, the front or side along a private street, or open space.

**Building Entrance.** A point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

**Building, Existing.** See "Structure, Existing."

**Building Façade.** The exterior wall of a building.

1. **Building Façade, Front.** The exterior wall of a building adjacent to a front design site line.
2. **Building Façade, Side Street.** The exterior wall of a building adjacent to a side design site line.
3. **Building Façade, Interior Side.** The exterior wall of a building adjacent to the interior design site line(s).

4. **Building Façade, Rear.** The exterior wall of a building opposite the front design site line.

**Building Form.** The overall shape and dimensions of a building.

**Building Frontage.** The façade(s) along the front and side street of the design site.

**Building Frontage, Principal.** The façade along the front of the design site, typically the narrower of sides and identified by an address.

**Building, Primary.** The building that serves as the focal point for all activities related to the principal use of the design site.

**Building, Setback.** See "Setback, Building."

**Building Type.** A structure defined by its combination of configuration, disposition, and function.

### C. Definitions

**Ceiling Height, Ground Floor.** The height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

**Ceiling Height, Upper Floor(s).** The height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

**Cellar.** That portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling. A cellar shall not be counted as a story, for the purpose of height standards.

**Center.** Concentration of ground floor shopping, restaurants, and services, with additional offices and housing located above, within a Walkable Urban context.

**Chamfered.** A transitional edge between two faces of an object. Sometimes defined as a form of bevel, it is often created at a 45° angle between two adjoining right-angled faces.

**Chamfered Façade Corner.** An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

**Common Courtyard.** An entry court, forecourt, or courtyard shared by multiple residential units or commercial spaces.

**Corner Element.** A physical distinction in a building at the corner of two streets or a street and public space.

**Corner Entry.** An entrance located on the corner of a building.

**Corner, Inside.** A corner where the mass of the building occupies two hundred twenty-five degrees or more of a circle oriented perpendicular to the corner.

**Corner, Outside.** A corner where the mass of the building occupies one hundred thirty-five degrees or less of a circle oriented perpendicular to the corner.

**Cornice.** The crown molding of a building or element.

**Cottage Court.** See Section 5.070 (Cottage Court).

**Courtyard (syn. Court).** An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or non-residential units, not including off-street parking. See Subsection 11.030.3.A.(4) for measurement method.

**Courtyard Building, Neighborhood and Core.** See Section 5.120 (Neighborhood Courtyard) and Section 5.150 (Core Courtyard).

**Crawl Space.** A shallow unfinished uninhabitable space beneath the floor or under the roof of a building, that provides access to utility, structural, and other building components not readily accessible from the habitable portions of the building.

#### D. Definitions

**Depth, Ground-Floor Space.** The distance from the street-facing façade to the rear interior wall of the ground-floor space available to an allowed use.

**Depth-to-Height Ratio.** The relationship of the depth of a space measured perpendicular to a building divided by the average height of the buildings adjacent to the space.

**Design Site.** A parcel or portion of land within a parcel, delineated from other design sites and/or parcels, to accommodate one primary building or building type. Design sites are treated like parcels for the purpose of applying development standards, but are not required to be legally subdivided into individual parcels. See Figures 3.020.1, 3.020.2, and 8.020.3.

1. **Design Site, Corner.** A design site located at the intersection of two or more thoroughfares, open spaces, pedestrian ways, or any combination of the above, where they intersect at an interior angle of not more than 135 degrees. If the intersection angle is more than 135 degrees, the design site is considered an interior design site.
2. **Design Site, Flag.** A design site not meeting minimum design site width standards where abutting a public or private street, and where access to the public or private street is provided by means of a long, narrow driveway between abutting design sites.
3. **Design Site, Interior.** A design site abutting only one thoroughfare, open space, or pedestrian way, or two of these that intersect at an angle greater than 135 degrees.
4. **Design Site, Through.** A design site that abuts a non-limited-access thoroughfare, open space, or pedestrian way along two or more design site lines that do not intersect.

**Design Site Area.** The total square footage or acreage of horizontal area included within the design site lines.

**Design Site Depth.** The horizontal distance between the front design site line and rear design site line of a design site measured perpendicular to the front design site line.

**Design Site Line.** A segment of the perimeter of a design site.

1. **Design Site Line, Front.**
  - a. In the case of an interior design site, any design site line that abuts a thoroughfare, open space, or pedestrian way;
  - b. In the case of a corner design site, the shortest design site line that abuts a thoroughfare, open space, or pedestrian way, or all such design site lines if measurements are equal;
  - c. In the case of a through design site, each design site line that abuts a thoroughfare, open space, or pedestrian way.

2. **Design Site Line, Rear.**

- a. In the case of an interior or corner design site with only one front design site line, the design site line furthest from the front design site line.
- b. In the case of a through design site or any other design site with more than one front design site line, none of the design site lines are rear design site lines.

3. **Design Site Line, Side Street.**

- a. In the case of an corner design site, any design site line that abuts a thoroughfare, open space, or pedestrian way and is not a front design site line.

4. **Design Site Line, Side.** Any design site line that is not a front, rear, or side street design site line.

**Design Site Width.** The horizontal distance between the design site lines measured perpendicular to the front design site line.

**Detached.** Separate or unconnected.

**Development Site.** The parcel(s) or portion(s) thereof on which proposed structures and improvements are to be constructed.

**Distance Between Entries.** The horizontal distance between entrances to a building or buildings, measured parallel to the façade.

**Driveway.** A vehicular lane within a design site, or shared between two design sites, leading to a garage, other parking, or loading area, a fire truck turnaround, trash pickup, loading, similar activities, or maneuvering to the activities listed.

**Duplex Side-by-Side.** See Section 5.050 (Duplex Side-by-Side).

**Duplex Stacked.** See Section 5.060 (Duplex Stacked).

**Dwelling, Multiple.** A building designed or used for three or more dwelling units.

**Dwelling Unit, Stacked.** A dwelling unit situated immediately above or below another dwelling unit.

E. **Definitions**

**Eave.** The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters (“open eave”) to a finished horizontal surface (“closed eave”).

**Elevated Ground Floor.** A ground floor situated above the grade plane of the adjacent sidewalk.

**Encroachment.** Any architectural feature, structure, or structural element—including, but not limited to, a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace, or deck—that breaks the plane of a vertical or horizontal regulatory limit by extending: into a setback.

**Entablature. (syn. Expression Line).** A horizontal, continuous lintel on a classical building supported by columns or a wall, comprising the architrave, frieze, and cornice.

**Entry.** An opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

1. **Entry, Primary.** The opening that allows access to a building directly from the sidewalk along the front façade.
2. **Entry, Service.** An entrance located toward or at the rear of the building intended for the delivery of goods and removal of refuse.

## F. Definitions

**Façade.** See "Building Façade."

**Façade Zone.** The area between the minimum and maximum setback lines along the front of a design site and along the side street of a corner design site where the building façade is required to be placed. The zone standards identify the minimum amount of façade to be placed in the façade zone. See Subsection 11.020.1 for measurement method.

**Finish Level, Ground Floor.** Height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

**Flex Space.** A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, including, but not limited to, residential or live/work, until the commercial demand has been established.

**Floorplate.** An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

**Floorplate, Commercial.** The square footage area measurement of a floorplate dedicated to commercial uses.

**Floorplate, Non-residential.** The square footage area measurement of a floorplate dedicated to non-residential uses.

**Floorplate, Residential.** The square footage area measurement of a floorplate dedicated to residential uses.

**Footprint Area.** The total square footage contained within a footprint.

**Footprint, Building.** The outline of the area of ground covered by the foundations of a building or structure.

**Forecourt.** See Section 6.080 (Forecourt).

**Form-Based Zone (syn. Transect Zone).** One of several zones mapped on the Form-Based Zone Map.

**Fourplex.** See Section 5.080 (Fourplex).

**Freestanding Wall.** A wall that is separate from a building and supported by independent means.

**Front.** See "Design Site Line, Front."

**Front Loaded.** (Front Access). Design sites that provide vehicular access from the front of the design site.

**Frontage, Private.** The area between the building façade and the back of the sidewalk abutting a street (public or private) or large site open space along the front and side street of a design site.

**Frontage, Public.** The area including the on-street parking and the back of the sidewalk along the front and side street of a design site.

**Frontage Type.** A physical element configured to connect the building façade to the back of the sidewalk abutting a street or large site open space depending on the intended physical character of the zone.

## G. Definitions

**Gable.** A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

**Gallery.** See Section 6.120 (Gallery).

**Ganged.** Refers to windows designed/found in an array of two or more.

**Glazing.** Openings in a building in which glass is installed.

**Grade.** The finished ground level at any point along the exterior walls of a structure. Where walls are parallel to and within five feet of a sidewalk, alley or other public way, the level above ground shall be measured at the elevation of the sidewalk, alley or public way. Also see "Grade, Finished."

**Grade, Finished.** The final ground surface elevation after the completion of grading or other site preparation related to a proposed development that conforms to an approved Grading Permit or Building Permit. In cases where substantial fill is proposed, "finished grade" shall be established by the Director consistent with design sites in the immediate vicinity and shall not be, nor have been artificially raised to gain additional structure height. Also see "Grade."

**Grade, Pre-Development.** The grade of a design site prior to any site improvements related to the proposed development.

**Grading.** Earthwork performed to alter the natural contours of an area.

**Gross Floor Area.** The total floor area inside the building envelope, including the external walls, but not including the roof.

**Ground Floor.** The floor of a building located nearest to the level of the ground around the building.

## H. Definitions

**Habitable Space.** The portion of a building that is suitable for human occupancy.

**Half-Block.** An area bounded on multiple sides by thoroughfares and/or open spaces and on at least one side by one or more property lines.

**Hardscape.** Paving, decks, patios, and other hard, non-porous surfaces.

### Height

1. **Height, Number of Stories.** The number of stories in a structure allowed above adjacent finished grade. See "Stories."
2. **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above. See Subsection 11.020.8 for measurement method. Structures and rooftop equipment that do not provide additional floor space shall be allowed to exceed the overall height limit in accordance with Chapter 21.18.050 (Exceptions to Height Provisions).
3. **Height, Highest Eave/parapet.** The vertical distance between adjacent finished grade and the highest eave or bottom of a parapet on a building. See Subsection 11.020.10 for measurement method.
4. **Height, Highest Top Plate.** The vertical distance between adjacent finished grade and the highest top plate of the building, not including parapet. See Subsection 11.020.8 for measurement method.

**House.** See Section 5.040 (House).

**House-Scale Building.** A building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall, including wings.

#### I. Definitions

**Impervious.** The area of any surface that prevents the infiltration of water into the ground including, but not limited to, roads, parking areas, concrete, and buildings.

**Improved.** An area which has been paved or planted and is permanently maintained as such.

**Improvement.** The product of any modification to a site structure or building, not including maintenance or repairs.

**Infill.** The development of vacant land that was bypassed by earlier waves of development and is now largely surrounded by developed land.

#### J. Definitions

**No specialized terms beginning with the letter J are defined at this time.**

#### K. Definitions

**No specialized terms beginning with the letter K are defined at this time.**

#### L. Definitions

**L-Shaped (syn. Ell).** A horizontal form for the main body of a building or a massing composition, also referred to as an "Ell" which is an extension at a right angle to the length of a building.

**Landing.** A level area at the top or bottom of a staircase or between one flight of stairs and another.

**Lintel.** A horizontal architectural member spanning and usually carrying the load above an opening.

**Live/Work.** An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit dwelling or multiple-unit dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

**Loading Spaces, Off-street.** Permanently improved and maintained areas on the design site dedicated to loading and unloading of materials, equipment, and merchandise.

**Lot.** A unit of real property having boundaries established by the official County tax map.

1. **Lot, Corner.** A lot with two or more lot lines that intersect.
2. **Lot, Flag.** A lot not meeting minimum lot frontage requirements and where access to a public or private street is provided by means of a long, narrow driveway between abutting lots.
3. **Lot, Through.** A lot which abuts public, non-limited-access rights-of-way along two or more lot lines that do not intersect.

**Lot Area.** The total square footage or acreage of horizontal area included within the lot lines.

**Lot Coverage.** The portion of the lot expressed as a percentage that is covered in buildings and accessory structures.

## M. Definitions

**Main Body.** The primary massing of a primary building. See Subsection 11.030.3.A.(1) for measurement method.

**Main Façade.** The front façade of a building.

**Main Street Building.** See Section 5.160 (Main Street Building).

**Major.** Having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

**Maker Shopfront.** See Section 6.100 (Maker Shopfront).

**Massing.** The overall shape or arrangement of the bulk or volume of a building and structures.

**Median.** A planted or paved area which separates two roadways or divides a portion of a road into two or more lanes.

**Minor.** Having a lesser size, scope, effect, characteristic, or quality relative to the average size, scope, effect, characteristic, or qualities; or being the lesser of two or more.

**Multiplex.** See Section 5.130 (Multiplex).

**Multi-Unit Building.** A residential, non-residential, or mixed-use building in which there exists three or more separate units with direct exterior access and in which there are appurtenant shared facilities. Distinguishing characteristics of a multi-tenant building or use may, but need not, include common ownership of the real property upon which the building or use is located, common wall construction, and multiple occupant use of a single structure.

## N. Definitions

**Neighborhood Center.** A walkable environment that provides a mix of civic, institutional, and/or commercial uses.

**Net Developable Area.** The total area of land available for development, after excluding easements and thoroughfares, drainage land, and land used for other public facilities.

**New Construction.** Structures for which the "start of construction" commenced on or after the effective date of the MFDDS.

## O. Definitions

**Off-Street Parking.** The area(s) located on a design site available for temporary storage of passenger vehicles, including a public or private parking lot where parking is the principal use of the property.

### Open Space.

1. **Private Open Space.** An outdoor area for the private enjoyment of a single residential unit (e.g., outdoor yard areas, patios, decks, and balconies).
2. **Common ("Shared") Open Space.** An outdoor portion of a development held in common and/or single ownership, that is not reserved for the exclusive use or benefit of an individual tenant or owner at all times, and is available for use by all residents or employees of the building or parcel. This area may be grade, on a podium level, or on the roof of the building. The terms common open space, and shared open space are interchangeable for the purposes of this code.

3. **Large Site Open Space.** An outdoor area satisfying all the following criteria:
- **Connected to a Public Street:** The outdoor area shall either abut a public street or be directly accessible from a public street through a pedestrian pathway that is recorded as a perpetual easement for public access.
  - **Level Grade:** The outdoor area, or entry to a pedestrian pathway providing access to a public open space area, shall be level with the public right-of-way it abuts.
  - **Unobstructed:** The outdoor area, or the pedestrian pathway that provides access to the open space area, shall not have any fences or obstructions on the side of the space where it abuts the public street except to the minimum extent necessary to comply with state and/or federal law (i.e., for safety purposes).
  - Large Site Open Space areas shall also meet the requirements of Section 8.030 (Large Site Open Space) and shall be provided as either a public or private space as follows:
    - a. **Large Site Open Space, Shared.** An outdoor area for the shared enjoyment of all uses onsite that shall remain open and between the hours of 7 AM and 9 PM, 7 days a week.
    - b. **Large Site Open Space, Public.** An outdoor area with a recorded easement granting perpetual access for the enjoyment of the public that shall remain open between the hours of 7 AM and 9 PM, 7 days a week, and shall be maintained at no public expense. The property owner shall have the right to close access to the public open space area for emergency repairs and/or maintenance provided immediate written notice is given to the city and the duration of the closure is only for the completion of the emergency repairs and/or maintenance. The property owner of a public open space meeting this definition shall be solely liable and shall, to the fullest extent permitted by law, hold harmless and indemnify the City of Campbell, its officers, agents, and employees from any and all damage, injury, or loss caused occasioned by any act or negligence in respect to the design, construction, use or maintenance of the space. The city, at its discretion, may require certain signage to be installed notifying the public of the public open space.

**Open Structure.** An accessory structure having a roof constructed of lattice or other roof material which allows light and air to pass through a minimum of 50 percent of the roof surface. Additionally, the sides of an open structure consist only of support posts and decorative or functional elements including, but not limited to, braces and railings such that light and air can pass through a minimum of 75 percent of each side. Open structures include but are not limited to trellises, trellis-like patio covers, and other shade structures. Play structures do not qualify as open structures, but are regulated as minor or major accessory structures.

**Open Sub-Zones.** See Section 2.030 (Sub-Zones).

**Oriel Window (syn. Upper Story Bay Window).** A window that projects from the building façade or elevation, located on upper floors and may extend for multiple stories.

**Overhead Doors.** Doors constructed in horizontally hinged sections that are equipped with hardware that rolls the sections into an overhead position, clear of the opening.

## P. Definitions

**Parapet.** A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

**Parcel (syn. Lot).** A portion of land separate from others and delineated or described as a single integral unit on a subdivision map or by other map approved in compliance with the Subdivision Map Act (§66410 et seq.).

**Parking Driveway Width.** The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

**Parkway.** That portion of a public right-of-way located between the outermost curb-lane driving lane and the farthest edge of the right-of-way.

**Passageway.** A pathway unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

**Pedestrian Circulation Network. (syn. Pedestrian Way).** A network of on-site pathways intended primarily for pedestrian use, that provide access between the public ROW and design site(s).

**Pedestrian Shed.** An area centered on a destination including, but not limited to, a public open space, civic building, or main street. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge, about 1,500 feet. Pedestrian sheds are used for planning Walkable Urban areas.

**Pedestrian Orientation.** A physical structure or place with design qualities and elements that contribute to an active, inviting, and pleasant place for pedestrians that typically includes most of the following elements:

1. Building façades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Visibility into buildings at the street level;
3. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
4. Continuity of building façades along the street with few interruptions in the progression of buildings and stores;
5. Signs oriented and scaled to the pedestrian rather than the motorist; and/or
6. Pedestrian orientation may also include: design amenities related to the street level including, but not limited to, awnings, paseos, and arcades; landscaping and street furniture.

**Pedestrian Way.** See "Pedestrian Circulation Network."

**Podium.** A continuous projecting base or pedestal under a building often occupied by parking.

**Podium Top.** A flat, elevated and open area above a podium that can be used as common area.

**Porch.** A covered shelter projecting in front of the entrance of a building.

1. **Porch, Engaged.** See Section 6.040 (Porch Engaged).
2. **Porch, Projecting.** See Section 6.050 (Porch Projecting).

**Pre-Development Grade.** The grade of a design site prior to any site improvements related to the proposed development.

**Primary Building.** See "Building, Primary."

**Primary Massing.** The massing of the largest portion of a building.

**Primary Wall Material/Color.** Any wall finish material or color that occupies more than 50 percent of the façade.

**Private Street.** Any street not a public street.

**Public Safety Building.** Buildings for public utility uses including substations, fire stations, police stations, hospitals, and similar uses.

**Public Property.** Any property publicly owned outside of the designated public right-of-way.

**Public Street.** A street for which the right-of-way is owned by or offered for dedication to the public and accepted by the City.

#### Q. Definitions

**No specialized terms beginning with the letter Q are defined at this time.**

#### R. Definitions

**Rake.** The sloped end portion of a roof. Rakes may be close to, or extend from the building to allow for an overhang. Roof rakes can be exposed or closed.

**Rear.** Opposite of front.

**Rear-Loaded (syn. Rear Access).** Vehicular access from the rear of the design site.

**Recessed Entry.** An entrance to a building that is set back from the façade of the building.

#### Renovation

1. A structural change to the foundation, roof, floor, or exterior of load-bearing walls of a facility, or the extension of an existing facility to increase its floor area.
2. Alteration of an existing facility including, but not limited to, significantly changing its function, even if such renovation does not include any structural change to the facility.
3. Remodeling of the building interior or exterior.

**Right-of-Way (ROW).** Land dedicated to transportation purposes and/or use by the general public.

**Rowhouse.** See Section 5.090 (Neighborhood Townhouse) and Section 5.140 (Core Townhouse).

#### S. Definitions

**Service Entries.** Building access for service providers.

**Setback.** The distance by which a structure, parking area, or other development feature is separated from a design site line, other structure, or development feature. Front and side street setbacks are addressed in "Façade Zone."

1. **Setback, Rear.** An area extending the full width of the design site between a rear design site line and the primary structure.
2. **Setback, Side.** An area between a side design site line and the primary structure extending between the front and rear setback.

**Setback, Building.** The mandatory clear distance between a design site line and a building.

**Setback, Parking.** The mandatory clear distance between a design site line and parking.

**Shared Parking.** Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

**Shopfront.** See Section 6.110 (Shopfront).

**Shopfront Base.** A very low wall, that does not include glass, between the display window(s) of a shopfront and the adjacent sidewalk.

**Sidewalk.** A paved area along a street intended exclusively for pedestrian use and often installed between a street and design site frontages.

**Single-Loaded, Building.** A building containing dwellings and/or commercial units without common hallways for access to the dwellings and/or units.

**Special Architectural Elements.** Church spires; belfried cupolas and domes; monuments; corner or entry towers on residential units; and other similar architectural elements.

**Stacked Parking.** An on-site parking arrangement in which a parking space is positioned above or below another parking space and is accessed by means of an elevating device.

**Street, Front.** Street located along the front design site line of a parcel.

**Street, Side.** Street located along a design site line of a parcel that is not along the front design site line.

**Stoop.** See Section 6.070 (Stoop).

**Storefront.** The majority portion of a shopfront frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

**Story.** The portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above.

1. **Story, First.** The lowest story or the ground story of any building, the floor of which is not more than 12 inches below the average contact ground level at the exterior walls of the building.
2. **Story, Half (syn. Attic Story).** A space that is primarily underneath the slope of the roof, with its top wall plates, on at least two opposite exterior walls, up to four feet above the floor of the space, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (e.g., 2.5).
3. **Story, Mezzanine.** A story which covers one-third or less of the area of the story directly underneath it. A mezzanine story shall be deemed a full story when it covers more than one-third of the area of the story directly underneath said mezzanine story.

**Street.** A public or permanent private thoroughfare which affords a primary means of access to design site(s).

1. **Street, Front.** The street located along the front design site line. For a Through lot, the street located along the front of the lot and the street located along the other street opposite the front street.
2. **Street, Side.** Street located along a design site line that is not the front design site line

**Street Frontage.** The lineal length of that portion of a design site abutting a street.

**Street Frontage, Principal.** The length of the property line of any one premise parallel to and along the public right-of-way which it borders and which is identified by an officially assigned street address.

**Streetscape Treatment.** Area which is required to be improved in compliance with the most recent version of the City of Campbell Streetscape Standards and/or any applicable Area Plan.

**Street Tree.** A tree planted in open spaces, parkways, sidewalk areas, easements, streets, and rights-of-way.

## T. Definitions

**Tandem Parking.** A parking space deep enough to allow two cars to park, one behind the other.

**Through Lot.** A lot or assemblage of lots which abut a public right-of-way along two or more lot lines that do not intersect. On a through lot, all lot lines that abut the right-of-way shall be deemed front lot lines.

**Thoroughfares.** A way for use by vehicular, pedestrian, and/or bicycle traffic that provides access to design sites and open spaces. Thoroughfares include public streets.

**Townhouse, Neighborhood and Core.** See Section 5.090 (Neighborhood Townhouse) and Section 5.140 (Core Townhouse).

**Transect.** A cross-section of the environment showing a range of different habitats. The Natural-to-Urban Transect of the human environment is divided into multiple transect zones that describe the physical form and character of a place according to the intensity of its land use and urbanism.

**Transect Zone.** See "Form-Based Zone."

**Transom.** Refers to a window; a window above a door or other window built on and commonly hinged to a transom.

**Turf.** A surface layer of earth containing mowed grass with its roots.

## U. Definitions

**Understory.** The smaller trees and shrubs below the canopy of large trees.

**Unit.** See "Dwelling Unit."

**Upper Floor.** A floor in a building containing habitable space that is located above the ground floor.

**Usable Open Space.** Common or private open space, excluding the following:

1. Required front setbacks;
2. Areas devoted to parking, driveways, and maneuvering areas;
3. Open space at grade less than 10 feet in its minimum dimension; and
4. Patios, balconies, or decks less than five feet in their minimum dimension.

## V. Definitions

**No specialized terms beginning with the letter V are defined at this time.**

## W. Definitions

**Walkable Neighborhood Center.** A walkable urban environment that provides a concentrated mix of civic, institutional, and/or commercial uses.

**Walkable Neighborhood Plan (WNP).** A development plan for creating walkable urban environments with a mix of housing, civic, retail, and service choices within a compact, walkable, and transit-ready environment. See Section 8.020 (Walkable Neighborhood Plan).

**Walkable/Walkability.** The condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.

**Walkway.** A paved way located on one or more design sites, used for pedestrian traffic, and used exclusively by the design site owner(s), their guests, and invitees.

**Wall Plane.** A vertical surface defined by the façades of buildings.

**Water Table, Architectural Feature.** A horizontal projecting string-course of masonry, molding, or a ledge placed so as to divert rainwater from a building.

**Width-to-Height Ratio.** The ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building. See Subsection 11.030.3.A.(5) for measurement method.

**Wing.** A structure of at least five feet in depth physically attached to, and secondary to, the main body of a primary building. See Subsection 11.030.3.A.(2) for measurement method.

#### X. Definitions

**No specialized terms beginning with the letter X are defined at this time.**

#### Y. Definitions

**Yard.** See "Setback."

#### Z. Definitions

**Zero Design Site Line.** A building or structure that is placed on the property line.

**Zone.** See "Transect Zone."

**Zone Map.** The zoning map(s) of the City of Campbell, California, together with all amendments.

**Zoning Code.** The Zoning Code of the City of Campbell, California, specified in Title 21.

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# Chapter 11: Measurement Methods

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## Sections:

|        |                     |
|--------|---------------------|
| 11.010 | Purpose             |
| 11.020 | Measurement Methods |

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### 11.010 Purpose

This Chapter specifies how site and building elements are intended to be measured to ensure compliance with the MFDDS.

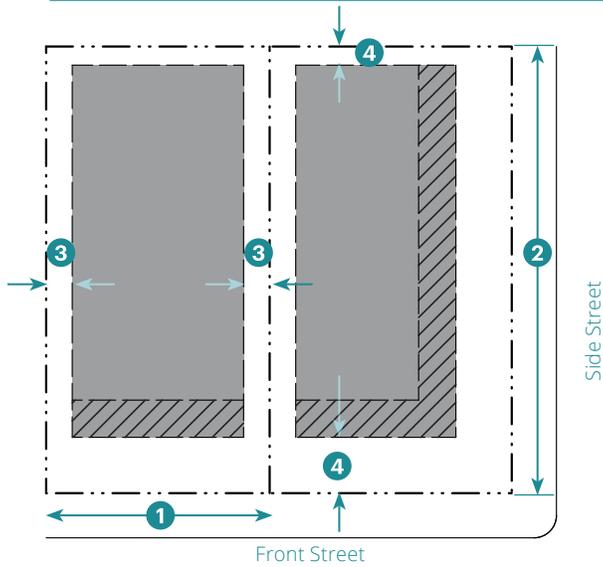
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### 11.020 Measurement Methods

#### 1. Façade Zone Defined by Primary Building/Frontage

- A. **Applicability.** The façade zone standards apply to new primary buildings and their additions along the front and side street of a design site.
- B. **Methodology.** The required amount is expressed in the zone standards as a percentage. The percentage is calculated as follows through an example for the front façade zone. The same approach is to be applied to the side street, using the minimum front and rear building setbacks.
  - (1) Identify the width of design site (e.g., 50 feet) and apply required side building setbacks (e.g., 5 feet and 5 feet).
  - (2) Subtract the horizontal length between each side setback and the adjacent side design site line from the total width of the design site. The result is the net buildable width of the design site (e.g., 40 feet).
  - (3) Multiply the required minimum percentage in the zone standards (e.g., 50 percent) by the net buildable width of the design site (e.g., 50 feet).
  - (4) The result is the minimum length, in feet, of building façade, frontage type(s), and/or outdoor seating area(s), as allowed by the zone standards, that is required in or abutting the façade zone (e.g., 20 feet).
  - (5) See Figure 2 (Applying the Required Amount to the Façade Zone) for examples that are consistent with the intent of this standard.

**Figure 11.020.1: Determining the Required Amount Subject to the Façade Zone**



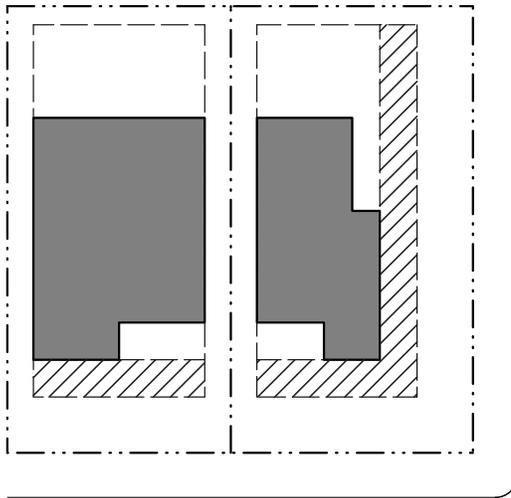
**Example Calculation**

|                             |   |
|-----------------------------|---|
| 50'                         | Width of Design Site                    |
| - 5'                        | Side Setback                            |
| - 5'                        | Side Setback                            |
| = 40'                       | Net Buildable Width                     |
| 40'                         | Net Buildable Width                     |
| x Zone Standard (e.g., 50%) |   |
| = 20'                       | Required In or Abutting the Façade Zone |

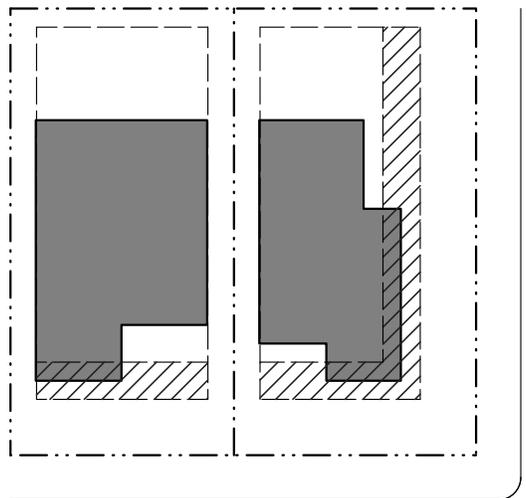
- 1 Width of Design Site
- 2 Depth of Design Site
- 3 Setback to be Subtracted from Design Site Width
- 4 Setback to be Subtracted from Design Site Depth

**Figure 11.020.2: Examples of Applying the Required Amount to the Façade Zone**

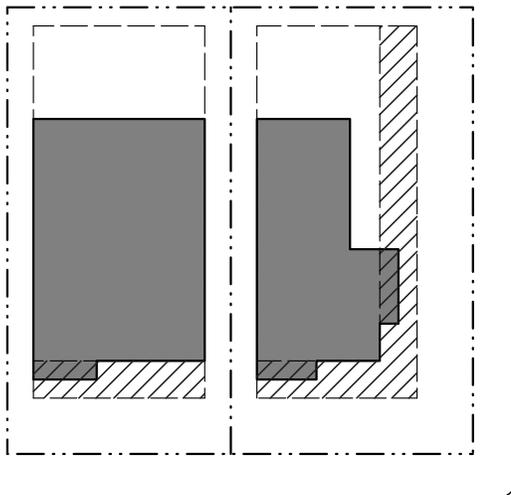
A. *Abutting Façade Zone Only*



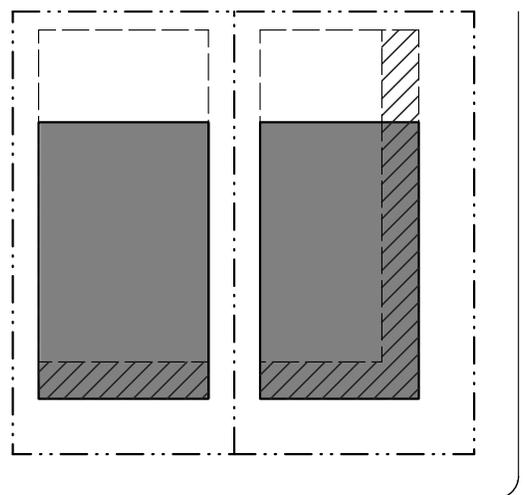
B. *Within Façade Zone Only*



C. *Abutting and Within Façade Zone*



D. *For Zones with 0' minimum Setbacks*



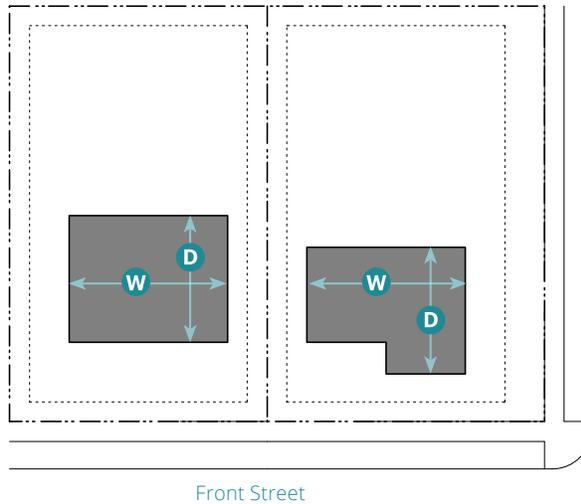
|   |  | Front Street          | Side Street           |
|---|--|-----------------------|-----------------------|
|  | Façade Zone  | 50% min. <sup>1</sup> | 50% min. <sup>1</sup> |
|  | Building, Frontage Type(s), and/or Outdoor Seating Area(s) | <b>A</b>              | <b>B</b>              |

<sup>1</sup>This is an example. See Subsection 5 of the zone for the standard.

2. **Measuring Buildings and Site Features**

A. **Methodology.** Measurement of width and depth.

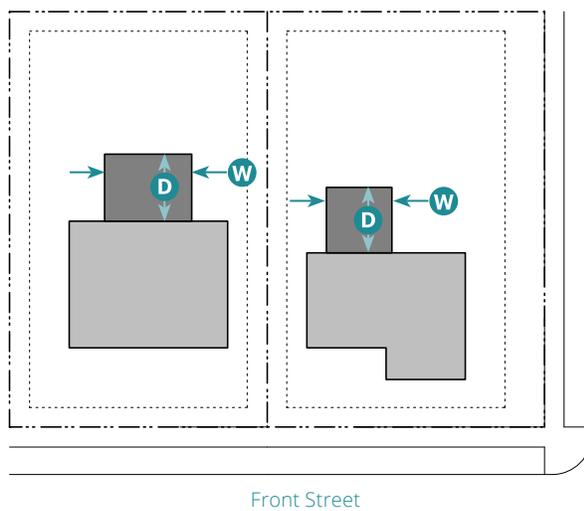
- (1) **Main Body.** The width and depth of the main body shall be measured as follows:
  - (a) The width shall be parallel to the front.
  - (b) The depth shall be perpendicular to the front.



**Figure 11.020.3:**  
**Main Body**

- W** Width
- D** Depth

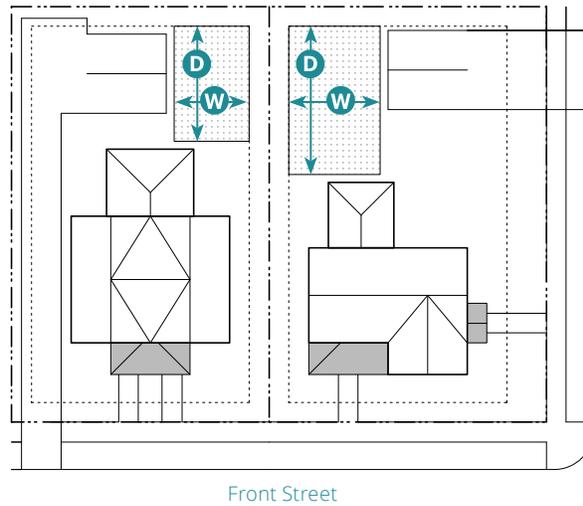
- (2) **Wings and Ancillary Structures.** The width and depth of wings and ancillary structures, shall be measured as follows:
  - (a) The width shall be the greater of the two dimensions of the footprint.
  - (b) The depth shall be the lesser of the two dimensions of the footprint.



**Figure 11.020.4:**  
**Wings and Ancillary Structures**

- W** Width
- D** Depth

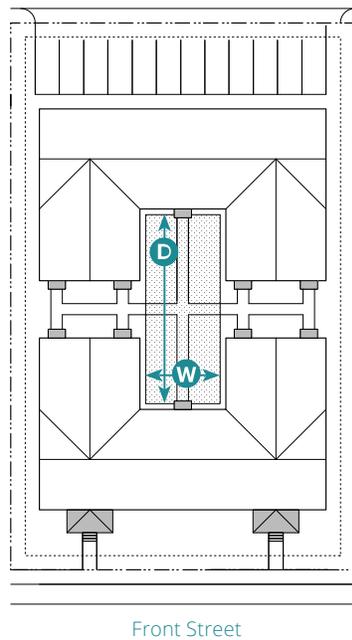
- (3) **Measuring Open Space(s).** The width and depth of open spaces shall be measured as follows:
- (a) The width shall be parallel to the front
  - (b) The depth shall be perpendicular to the front.



**Figure 10.020.5:**  
**Open Space(s)**

- W** Width
- D** Depth

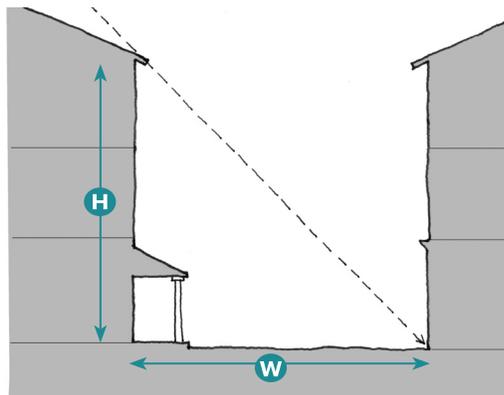
- (4) **Measuring Courtyard(s).** The width and depth of courtyards shall be measured as follows:
- (a) The width shall be parallel to the front; unless the courtyard is a secondary courtyard accessed directly from a side street.
  - (b) If a secondary courtyard is accessed directly from the side street, the width shall be parallel to the side street.
  - (c) The depth shall be perpendicular to the width.



**Figure 11.020.6:**  
**Courtyard(s)**

- W** Width (clear)
- D** Depth (clear)

- (5) **Width-to-Height Ratio.** Measurement of width-to-height ratio and depth-to-height ratio of forecourts.
- (a) The width and depth of forecourts shall be measured per Figure 7 (Width-to-Height Ratio).
  - (b) The height of forecourts shall be a measurement of the vertical plane of the building that defines the forecourt.

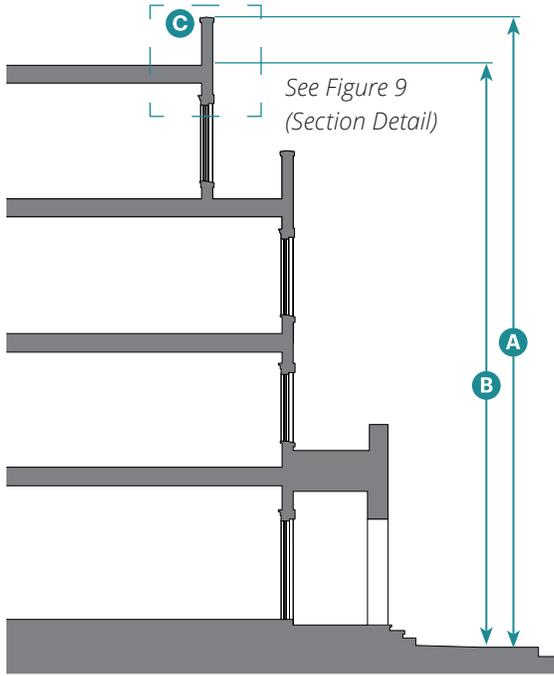


**Figure 11.020.7:**  
**Width-to-Height Ratio**

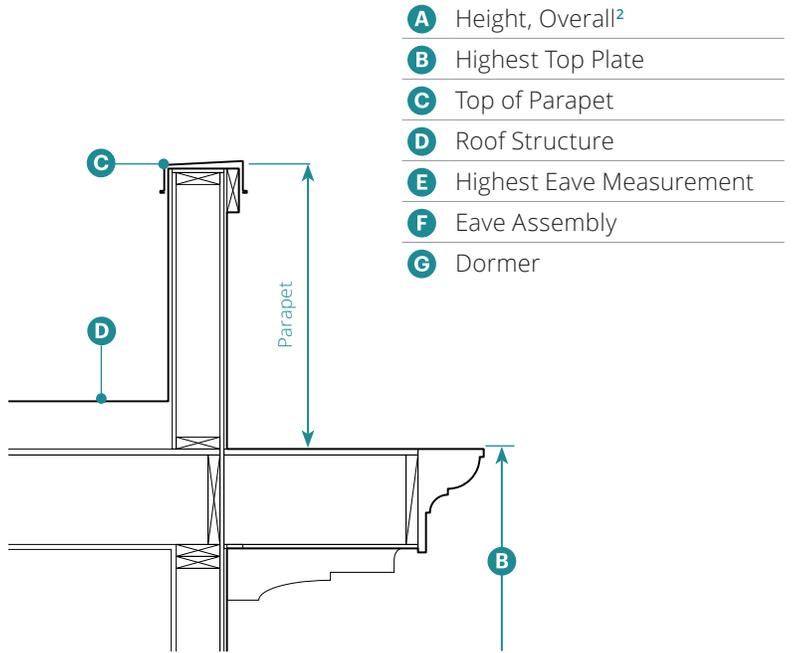
- W** Width
- H** Height

- (6) **Measuring Building Height.**
- (a) **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above. See Figures 8 and 9.
  - (b) **Height, Highest Top Plate.** The vertical distance between adjacent finished grade and the top of the parapet of the primary building. See Figures 8 and 9.
  - (c) **Height, Eave/Parapet.** The vertical distance between adjacent finished grade and the lowest part of the eave or parapet. See Figures 8 and 9.

**Figure 11.020.8: Parapet and Highest Top Plate**

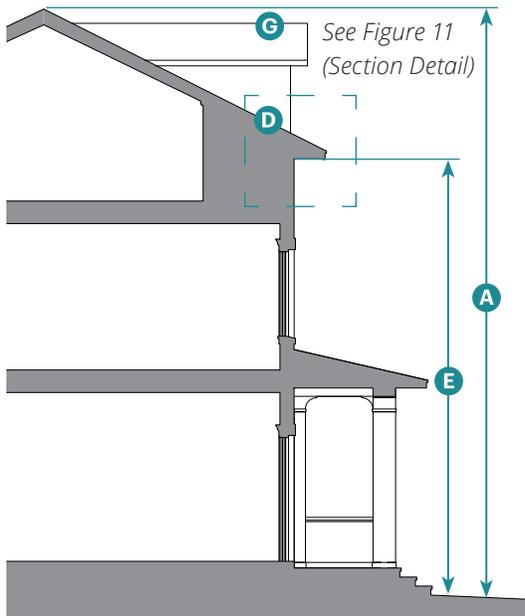


**Figure 11.020.9: Section Detail of Top of Parapet and Flat Roof**

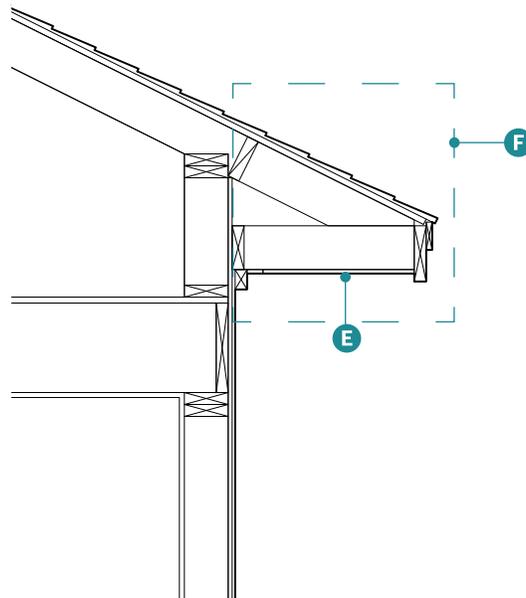


- A** Height, Overall<sup>2</sup>
- B** Highest Top Plate
- C** Top of Parapet
- D** Roof Structure
- E** Highest Eave Measurement
- F** Eave Assembly
- G** Dormer

**Figure 11.020.10: Highest Eave for Pitched Roof**



**Figure 11.020.11: Section Detail of Highest Eave for Pitched Roof**

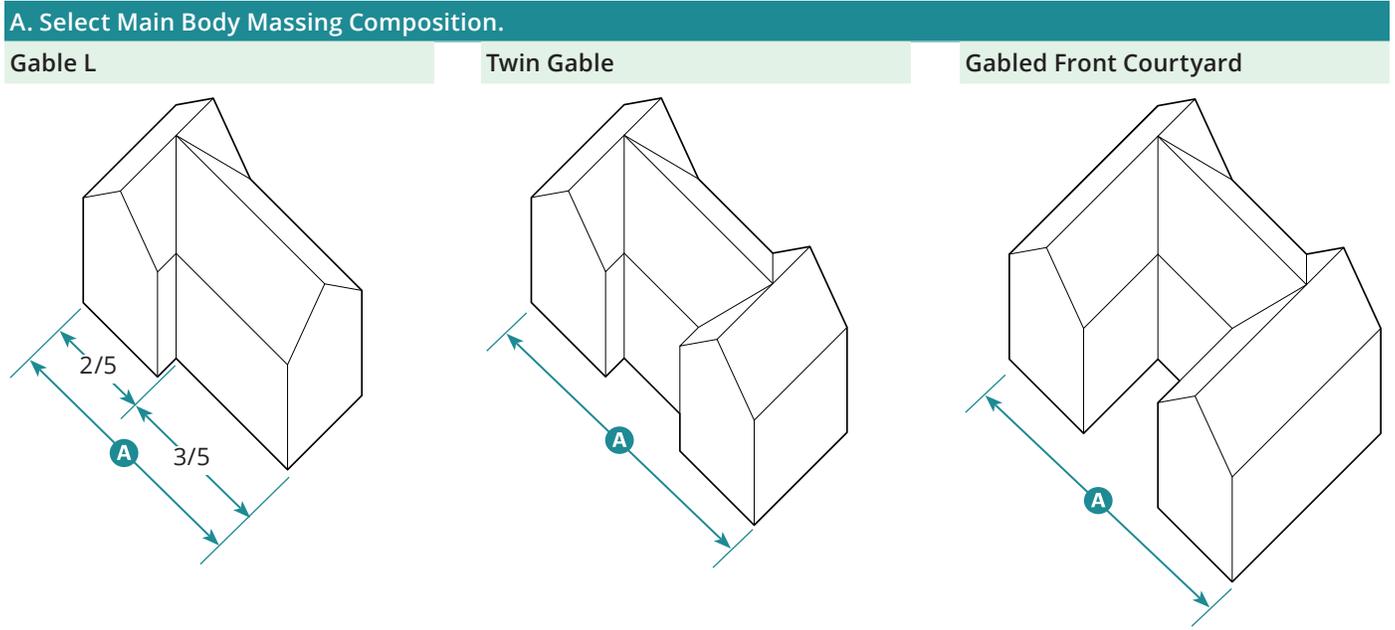


<sup>2</sup>Structures and rooftop equipment that do not provide additional floor space shall be allowed to exceed the overall height limit in accordance with Chapter 21.18.050 (Exceptions to Height Provisions).

3. **Measuring Bays.**

- A. **Applicability.** All buildings, with or without wings, must have defined bays, as specified in Subsection 7.040.5 (Bay Composition).
- B. **Bay Measurement.**
  - (1) Boundaries of each bay shall extend vertically from the lower boundary of the base, middle, or top to the upper boundary of the same division and shall not intersect any opening.
  - (2) Boundary is considered to lie at the midpoint between successive openings unless marked by an expression of vertical structure on the façade. Bay width shall be measured horizontally from one boundary to the next.
- C. **Building Types and Bays.** In the T3N, T4N.S, T4N.M, and T4N.L zones, bays shall be placed according to the following methodology. An example of the methodology is shown in Figure 12 (Example of Massing Type and Bays).
  - (1) Select main body massing type from Subsection 3 (Building Size and Massing) of the selected Building Type (e.g. Gable L). See Figure 11.030.12.A (Select Main Body Massing Composition).
  - (2) Within each volume/façade of main body massing, identify and apply a number of bays within the allowed range. See Figure 11.030.12.B (Identify the Required Number or Range of Bays).
  - (3) See Figure 11.030.12.C (Example of Bay Compositions in Compliance with Required Massing Proportions) for examples that are consistent with the intent of this standard.

Figure 11.020.12: Example of Massing Type and Bays



**Key**

**A** Required Massing Proportions and Number of Bays

**B. Identify the Allowed Range of Bays by Volume/Facade for Selected Massing Type**

**Gable L: 1-5 Bays + 1-7 Bays**



**Center Gable: 1-7 Bays + 1-5 Bays + 1-7 Bays**

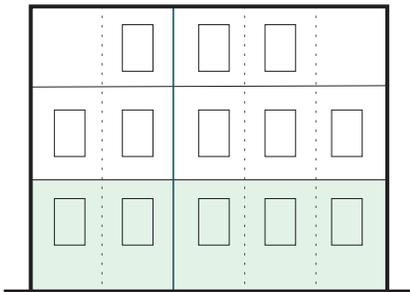


**Gabled Front Courtyard: 1-5 Bays + 1-7 Bays + 1-5 Bays**

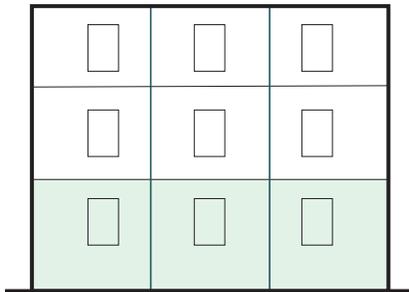


**C. Examples of Bay Compositions in Compliance with Required Massing Proportions**

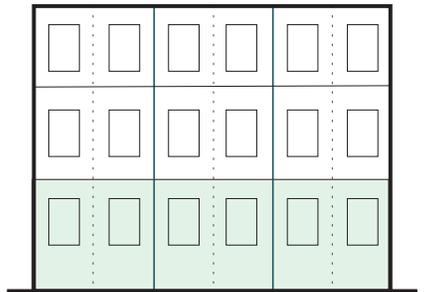
**5-Bay Composition (2 + 3)**



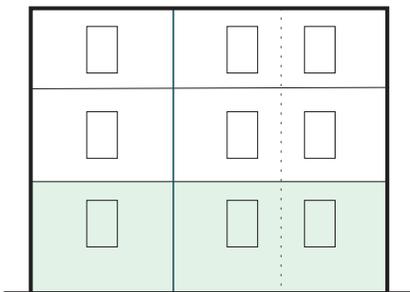
**3-Bay Composition (1 + 1 + 1)**



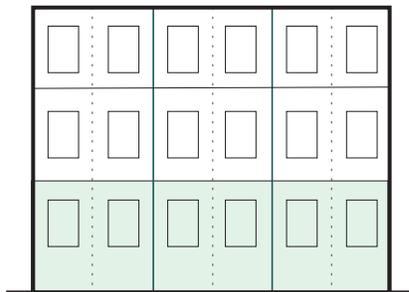
**6-Bay Composition (2 + 2 + 2)**



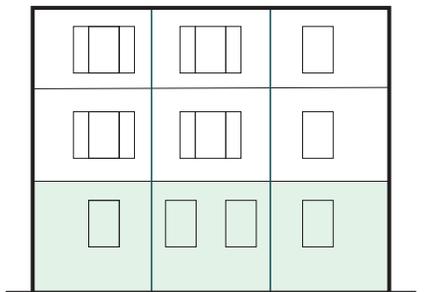
**3-Bay Composition (1 + 2)**



**6-Bay Composition (2 + 2 + 2)**



**3-Bay Composition (1 + 1 + 1)**



**Key**

 Ground Floor

4. Identifying Design Site Lines on a Parcel Other than a Corner Parcel

Each parcel boundary along a thoroughfare other than an alley shall be considered a front. As design sites are applied in compliance with the zone standards, the interior side and rear boundaries are identified to apply building and parking setbacks.

Figure 11.020.13: Determining the Front of a Parcel

