

Chapter 5: The Development Code

Table of Plan Adoption and Amendments That Affect Chapter 5

Date	Action Taken	Ordinance No.	Effective Date of Action
May 3, 2011	Specific Plan Adopted	974 N.S.	June 2, 2011
February 7, 2012	Amendment #1	978 N.S.	March 9, 2012
September 4, 2012	Amendment #2	984 N.S.	October 18, 2012
October 1, 2013	Amendment #3	996 N.S.	November 1, 2013
October 21, 2014	Amendment #4	1008 N.S.	November 21, 2014

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5.1 Purpose and Applicability

A. Purpose. This Chapter of *The Uptown/Town Centre Specific Plan* provides details regulations for development and land uses within the Specific Plan area, and describes how these regulations will be used as part of the City's development review process. This Code is intended to provide for the continuing evolution of the plan area into a place where:

1. A mixture of land uses and open spaces that situates shops, workplaces, residences, and civic building within walking distance of transit and one another;
2. Streets are attractive to pedestrians and also conveniently and efficiently accommodate the needs of cyclists and the automobile;
3. Transit (rail and bus) is leveraged to create and serve the plan area and the greater community; and
4. New and remodeled buildings work together to define the pedestrian-oriented space of the public streets within the plan area, and are harmonious with each other and the desired character, as described in this Specific Plan.

B. Principles of Traditional Neighborhood Design. Traditional Neighborhood Design derives from the principles used to build great small towns all across America prior to World War II. These small towns were small and compact, and provided a true balance between town and country. They were centered on a mixed-use downtown, which in turn was surrounded by a ring of residential neighborhoods. On the outskirts of town were farms and ranches, and beyond the farms was pure, undisturbed nature. All aspects of the town - from its over- all size, to the size of its blocks, to the design of its sidewalks, to the scale of its buildings - were designed with the pedestrian in mind. In these towns, the public realm of beautiful streets and spacious public parks was just as important as the buildings which defined the public realm's edges. Paso Robles, of course, is one of these small towns.

Characteristics of these small towns include:

- An interconnected network of streets and blocks. Paso Robles was laid out in a rectilinear grid of approximately 300' by 300' blocks, with the majority of the blocks being bisected by alleys. The block pattern and size is walkable, which not only promotes easy navigation, but also provides multiple ways of getting from place to place.
- Streets designed for vehicles and pedestrians. Of varying widths and configurations, these tree-lined streets are designed to provide a comfortable walking environment for pedestrians while slowing vehicular traffic down.
- Buildings that frame and face the public realm. Homes are designed with their fronts facing the street and their backs facing the alley. The more formal rooms of a house, such as the parlor and dining room, face the street. Service rooms such as the kitchen and bathrooms face the side yards and back yards. Entry doors, accessed by way of frontage types such as a porch or stoop, always face the street, or are accessed from a porch or stoop that faces the street. Frontage types, such as the porch, form a clear transition between the public realm of the street and the private realm of the home and provide a comfortable and shady place for residents to relax on warm summer days and to socialize with passing neighbors. Parking and garbage facilities are found at the back of the lot.

Commercial buildings follow the same set of principles. Their street-facing facades are constructed of quality and durable materials, their design expressing the particular uses that occur within the building. Ground floors, generally retail in use, have easily identifiable entrances and large storefront windows to display merchandise. Upper floor windows, smaller in size and usually vertical in orientation, convey the residential or office uses that occur inside. Storage and garbage facilities are found at the back of the building.

Design of the town proceeds according to the Transect, a continuum of development that ranges from natural (designated T1), to farms and ranches (T2), to lower-density, primarily residential neighborhoods (T3), to mid-density

residential and mixed-use neighborhoods (T4), to higher density mixed-use neighborhood and town centers (T5) to very urban city centers (T6). The Transect categories, or zones, that apply to this Specific Plan range from T3 to T5. Buildings in the lower transect zones cover less lot area, have larger setbacks, are lower in height, and tend to be more residential in character. Buildings in the higher transect zones cover more lot area, have smaller or no setbacks, are taller in height, and tend to be more mixed-use in character. In this Code, the categories are further refined into more residential zones (T-3N and T-4N) and more mixed-use zones (T-3F, T-4F, T-4NC). The most dense and most mixed-use zones in this plan – Downtown, the area South of Downtown, and the area along 24th Street – are the T-5 Zones, but in this plan have been designated TC-1 and TC-2. The Riverside Corridor is a very flexible, mixed-use T4 zone that accommodates industrial uses.

This Code is drafted to achieve the community vision based on the time-tested forms of urbanism described above. This Code is designed to foster predictable built results and a high-quality public realm (public streets and open spaces) by using physical form – rather than separation of uses – as the organizing principle for the Code.

This Code addresses the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. This Code's regulations, standards, and guidelines (in the case of the architectural guidelines) are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development rather than only distinctions in land-use types. This is in contrast to conventional zoning's focus on the management and segregation of land uses, and the control of development intensity solely through abstract and uncoordinated parameters (e.g., Floor Area Ratio, dwellings per acre, setbacks, parking ratios, traffic Level of Service) to the neglect of an integrated built form.

- C. Applicability.** This *Uptown/Town Centre Specific Plan* Development Code is a subpart of the Zoning Ordinance and the Municipal Code. As is the case with other provisions of the Zoning Ordinance, all other provisions of the Municipal Code continue to apply within the Specific Plan area except as expressly provided to the contrary in *The Uptown/Town Centre Specific Plan* Development Code. Please refer to Chapter 21.16B (Specific Plans) of the Zoning Code hereafter referred to as "Zoning Code Requirements" for specific requirements.

This Development Code is intended to ensure that private development occurs according to the community's vision of a compact, multi-modal, pedestrian-oriented urbanism that is respectful of Paso Robles' history and culture. All of the provisions within this Development Code, with the exception of Section 5.5.3 (Architectural Styles), are mandatory.

The provisions in Section 5.5.3 (Architectural Styles) are advisory guidelines intended to provide the basis for potential applicants to propose and submit development applications as well as provide a platform for the City to review these development applications.

1. Proposed development, subdivisions, and new land uses within the Specific Plan area shall comply with all applicable requirements of this Code, as follows:
 - a. **Regulating Plan: Section 5.2.** The Regulating Plan defines the zones within the Specific Plan area, the parcels included within each zone, and summarizes the character of each zone. The standards in Section 5.2 are mandatory regulations.
 - b. **Use Standards: Section 5.3.** This section identifies the land use types allowed by the City in each of the zones established by the Regulating Plan. A parcel or building within the Specific Plan area shall be occupied only by land uses identified as allowed within the applicable zone by Section 5.3, subject to the type of City approval (for example, Development Review, Conditional Use Permit, etc.) required by Section 5.3 of this chapter. The standards in Section 5.3 are mandatory regulations.
 - c. **Urban Standards: Section 5.4.** This section regulates the features of buildings that affect the public realm (building placement, height, facade design and profile; parking placement, requirements, and access.) The standards in Section 5.4 are mandatory regulations.

- d. Architectural Standards: Section 5.5.** This section regulates the manner in which individual parcels and blocks are developed to create diverse and finely-grained development. This is accomplished through the use of three main components: a) building types (e.g., duplex, rowhouse, courtyard housing, etc.), b) frontage types (e.g., front yard/porch, stoop, arcade, shopfront), and c) architectural styles (e.g., Victorian, Craftsman, Spanish Revival, etc.) The provisions for Building Types (Section 5.5.1) and Frontage Types (Section 5.5.2) are mandatory regulations. The provisions for architectural styles (Section 5.5.3) are advisory guidelines.
 - e. Sign Standards: Section 5.6.** This section regulates all signage within the Specific Plan area to be consistent with the character described for each zone. The standards in Section 5.6 are mandatory regulations.
 - f. Additional Requirements: Section 5.7.** This section details additional requirements for parcels located within the Specific Plan area. The standards in Section 5.7 are mandatory regulations.
 - g. Subdivision Standards: Section 5.8.** This section regulates the creation and maintenance of a finely grained and walkable network of blocks punctuated by integral and varied open spaces. The resulting blocks are subject to the development potential identified on the Regulating Plan and the applicable chapters of this Code. The standards in Section 5.8 are mandatory regulations.
 - h. Definitions: Section 5.9.** This section identifies and defines the terms used in this Specific Plan. The standards in Section 5.9 are mandatory regulations.
- 2. Effect on Existing Development and Land Uses.** Development and land uses that were lawfully established, and exist within the Plan boundaries prior to the effective date of this Specific Plan are affected by this code as follows:
- a. Existing development and land uses that comply with all applicable requirements of this code shall continue to operate, and may be altered or replaced, only in compliance with this code.
 - b. Development or a land use that does not comply with the requirements of this code may continue to operate, and may be sold or otherwise transferred in compliance with the City's regulations for non-conformities.
 - c. Development or a land use that was legal, nonconforming with respect to the requirements of the City's regulations that applied before the adoption of this Specific Plan, and also does not comply with the requirements of this code, may continue to operate, and may be sold or otherwise transferred in compliance with the city's regulations for non-conformities in the Paso Robles Municipal Code.
 - d. Properties west of Vine Street and north of 21st Street are subject to the Hillside Development District (Chapter 21.14A of the Zoning Ordinance).
- 3. Effect on proposed development and land uses prior to this Specific Plan.** Proposed development and land uses that obtained a building permit prior to the adoption of this Specific Plan may continue under the regulations preceding this Specific Plan provided that construction begin within 6 months of obtaining the permit, or as may be extended as authorized by City regulations. In the event that construction does not begin within 6 months of obtaining a permit, the approval will lapse and the property is then subject to this Specific Plan. Application requirements and approval procedures for time extensions are per Zoning Code Requirements.
- 4. Effect on properties designated for civic buildings or open space.** A property designated by the Regulating Plan as a potential site for a civic building or open space may continue to be used as follows:
- a. Existing land uses and development may continue on the site in compliance with Subsection 2 above;

- b. The property owner may choose to propose new development or land uses in compliance with the underlying zoning identified on the Regulating Plan and the provisions of this code; and
- c. The property owner may choose to work with the city or others to jointly develop the potential public facility.

- 5. **Building Additions.** Building additions are allowed subject to the building placement and the building height and profile requirements of the Development Code (Section 5.4) and the open space requirements of each Building Type (Section 5.5.1.F). Additions to nonconforming structures are allowed per Section 5.3.E.5.

D. Administration

- 1. **Processing and Procedures.** The standards and other requirements of this Code shall be administered and enforced per Zoning Code Requirements.
- 2. **Amendments.** Amendments to this Specific Plan shall be processed in the same manner as amendments to the City's Municipal Code.
- 3. **Development Applications.** Applications submitted pursuant to this Specific Plan shall be filed per Zoning Code Requirements.
- 4. **Modifications:** On a case-by case basis, in the event that compliance with the provisions of this Code can be demonstrated to be physically infeasible for any reasonable type of development within any of the zones described in this chapter, the Planning Commission may, subject to development plan review, approve modified development standards upon a finding that the modified standards will not create a physical hazard or negative visual impact when viewed from a street or neighboring property. The Planning Commission may impose any conditions necessary to ensure that such a finding can be made.
- 5. **Variations:** In the event that special circumstances applicable to a property, including size, shape, topography, location, or surroundings, deprives such property of privileges enjoyed by other properties in the vicinity and under the identical zoning classification, the Planning Commission may grant a variance in accordance with provisions set forth in Chapter 21.23 of the Zoning Code.

- E. **Organization and Use of Code.** The diagram on the following page illustrates the contents of the Code, the type of information in each component, and the required action(s) by an applicant. This is a summary and subject to the actual processing and review by the City of Paso Robles.

Uptown/Town Centre Specific Plan

Step	Page	Required Action by Applicant	Use This Code Component
1. Identify Zone	5-6 & Appendix 1	Find your parcel's zoning category	REGULATING PLAN AND ZONES <ul style="list-style-type: none"> • T-3 Neighborhood • T-3 Flex • T-4 Neighborhood • T-4 Flex • T-4 Neighborhood Center • TC-1 Town Center • TC-2 Town Center • Riverside Corridor • Civic • Open Space
2. Identify Land Use	5-9 to 5-15	Find which uses are allowed on your parcel and which type(s) of permits are required.	LAND USE STANDARDS Consult Table 5.3-1 (Allowed Land Use and Permit Requirements)
3. Urban Standards	5-24 to 5-40	Apply the standards to identify the allowed building footprint, encroachments, and height.	URBAN STANDARDS <ul style="list-style-type: none"> • Building Form and Placement • Building Height and Profile • Building Types Allowed • Frontage Types Allowed • Parking Placement and Access
4. Building Standards	5-41 to 5-64	Select from the allowed building types for your parcel and apply the standards to your parcel for each selected type.	BUILDING TYPE STANDARDS <ul style="list-style-type: none"> • Carriage House • Single Dwelling • Duplex, Triplex, Quadplex • Villa • Rosewalk • Bungalow court • Rowhouse • Tuck-Under • Live-Work • Courtyard Housing • Stacked Dwelling • Liner • Flex Block • Flex Shed
5. Frontage Standards	5-75 to 5-82	Select from the allowed frontage types for your parcel and apply the standards to your proposed design.	FRONTAGE TYPE STANDARDS <ul style="list-style-type: none"> • Arcade • Gallery • Shopfront • Forecourt • Loading Dock • Terrace • Stoop • Frontyard/Porch
6. Architectural Style Standards	5-83 to 5-85 & Appendix 2	Select from the allowed architectural styles and apply to your proposed design.	ARCHITECTURAL STYLE STANDARDS <ul style="list-style-type: none"> • Victorian (Residential) • Victorian (Commercial) • Craftsman • Spanish Revival (Resid.) • Spanish Revival (Comm.) • Main Street Commercial • Warehouse Industrial • Art Deco • English Arts& Crafts
7. Sign Standards	5-87 to 5-96	Apply sign standards to your proposed design.	SIGN STANDARDS <ul style="list-style-type: none"> • Hanging • Yard • Projecting • Wall-mounted • Awning • Marquee • Roof
8. Additional Requirements	5-97 to 5-108	Apply any additional requirements to your proposed design.	ADDITIONAL REQUIREMENTS <ul style="list-style-type: none"> • Landscape and Open Space • Parking • Trash Enclosures • Utility Screening • Storage
9. Subdivision Standards	5-109 to 5-112	If a lot is larger than 2.1 acres, introduce streets, alleys, and lots per subdivision standards.	SUBDIVISION STANDARDS <ul style="list-style-type: none"> • Blocks and Streets • Open Space • Lot and Projects
10. Application	5-113 to 5-126	Provide the required information and processing fee(s) for the City to review and process your application.	APPLICATION PROCEDURES & REQUIREMENTS Consult City's application requirements for types of drawings, information, and quantities to be prepared and submitted with the application along with any required processing fee.

5.2 Regulating Plan and Zones

A. Regulating Plan. The Regulating Plan locates the zones within the Specific Plan area and identifies the specific parcels and rights-of-way as they existed in 2009 at the adoption of the Specific Plan. Land use regulations for each Zone are specified in Section 5.3 (Land Use Regulations). Standards for building placement, building design, and uses for each zone are specified in Section 5.4 (Urban Standards). The Regulating Plan is a synthesis of:

1. Community input, and the land use designations of the Land Use Element of the General Plan;
2. The findings and recommendations of the relevant analysis prepared by the Specific Plan design team;
3. Application of the planning principles identified in Chapter 1 of this Specific Plan (The Plan); and
4. An analysis of present and future market conditions.

The Regulating Plan Map appears in Appendix 1 of this Specific Plan.

B. Zones and their Purposes. The area subject to the Specific Plan shall be divided into the following zones, which shall be applied to property within the Specific Plan area as shown on the Regulating Plan:

1. **T-3 Neighborhood Zone (T-3N).** The T-3N is applied to areas currently occupied generally by 1- and 2-story, single family dwellings with large, landscaped front yard setbacks along tree-lined streets. Many of the buildings within the T-3N zone are historically significant. The intent of the T-3N zone is to preserve this small-scale, residential character. In addition, properties west of Vine Street and north of 21st Street are subject to the Hillside Development District (Chapter 21.14A of the Zoning Ordinance).
2. **T3 Flex Zone (T-3F).** The T-3F zone is applied to areas primarily along Spring Street between 16th and 21st Streets and on Vine and Oak Streets that are mainly occupied by 1- and 2-story, single family dwellings with large, landscaped front yard setbacks along tree-lined streets. Many of the buildings within the T-3F zone are historically significant. The intent of the T-3F zone is to preserve the existing character, while allowing for higher residential densities and a more diverse use mix than the T-3N zone.
3. **T-4 Neighborhood Zone (T-4N).** The T-4N is applied to areas currently occupied by a variety of building types ranging from single family dwellings to duplexes, triplexes, and larger apartment buildings. Many of the buildings within the T-4N zone are historically significant. The intent of the T-4N zone is to create vibrant, walkable, primarily residential neighborhoods.
4. **T-4 Flex Zone (T-4F).** The T-4F zone is applied to areas currently lining portions of Spring Street, 12th Street, 21st Street, and Vine Street, and occupied generally by 1- and 2-story, single family dwellings and flex block buildings. Some of the buildings within the T-4F zone are historically significant. The intent of the T-4F zone is to preserve this small-scale mixed-use character, while allowing for higher residential densities and a more diverse use mix than the T-4N zone.
5. **T-4 Neighborhood Center Zone (T-4NC).** The T-4NC zone is applied to the area along Spring Street between 34th and 36th Streets. The zone is currently occupied by 1- and 2-story commercial and multi-family residential buildings adjacent to parking lots. Few of the buildings within the T-4NC zone are historically significant. The intent of the T-4NC zone is to create a vibrant neighborhood and civic center.
6. **Town Center 1 Zone (TC-1).** The TC-1 zone applies to the area occupied by Paso Robles' historic Downtown. In general, buildings are 1-, 2-, and 3-story, zero-setback flex block buildings occupied by commercial and mixed-uses. Many of the buildings within the TC-1 zone are historically significant. The intent of the TC-1 zone is to preserve and augment Downtown's unique historical value while enhancing its economic vitality.
7. **Town Center 2 Zone (TC-2).** The TC-2 zone is applied to areas that are developed with strip centers and other suburban types of commercial buildings that cater to the automobile; many properties are relatively under-

developed, with substantial portions either vacant or used for parking. Most of the buildings are unremarkable in historic value. The intent of the TC-2 zone is to create relatively high density, mixed-use neighborhoods.

8. **Riverside Corridor Zone (RC).** The RC zone is applied to areas currently occupied by a variety of building types and uses, including large-footprint industrial buildings, smaller scale commercial, industrial, and hospitality buildings, and single family dwellings. Most of the buildings are unremarkable in historic value. The intent of the RC zone is to create a vibrant, flexible, multi-use environment that better defines the street edge.
9. **Civic (C).** The Civic Zone applies to sites that are occupied by or will be occupied by civic buildings including libraries, schools, museums, convention centers, and government offices. Civic buildings and their associated uses represent physical symbols of a community's social, cultural, educational, and other institutional activities. They preserve the lessons and instruments of culture, offer a dignified forum for the issues of the time, encourage democratic initiatives, and consequently ensure the balanced evolution of the larger society. Accordingly, the physical composition of civic buildings should be distinct from more common buildings used for dwelling and commerce. New civic buildings and/or alterations to existing civic buildings require Design Review.
10. **Open Space (OS).** The OS zone identifies areas reserved for public parks, playgrounds, ballfields, tennis courts, courts, recreation and community centers, nature preserve, trails, and other uses. Allowable structures in this zone are limited to those necessary to support the specific purposes of the particular open space area (for example, sport court enclosures and multi-purpose community center buildings in active parks, and trails within natural open space areas such as the Salinas River).

5.3 Land Use Regulations

A. Allowed land uses. A parcel or building within the Specific Plan area shall be occupied by only the land uses allowed by Table 5.3-1 within the zone applied to the site by the Regulating Plan. The land uses listed in Table 5.3-1 are defined in Section 5.9 (Definitions).

1. **Establishment of an allowed use.** Any one or more land uses identified by Table 5.3-1 as being allowed within a specific zone may be established on any parcel within that zone, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this Development Code. Permitted land uses within a particular zone must be accommodated within one or more of the allowed building types in Subsection B (Allowed Building Types) of sections 5.4.1 through 5.4.8 of the Development Code.
2. **Temporary uses.** Temporary uses are allowed within the Specific Plan area in compliance with the Temporary Use Permit requirements in Section 21.23C of the Zoning Ordinance.
3. **Non-conforming uses and buildings.** The following actions pertaining to non-conforming uses and buildings are allowed subject to the approval of a Conditional Use Permit (CUP) in accordance with Sections 5.3.E.4, 5.3.E.5, and 5.3.E.6 of this Development Code:
 - i. Replace existing non-conforming use with a new, less non-conforming use;
 - ii. Additions to existing buildings containing a non-conforming use;
 - iii. Restoration of destroyed residential non-conforming use;
 - iv. Restoration of destroyed residential non-conforming building to previous state of non-conformity;
 - v. Lot line adjustment between two buildings with non-conforming setbacks.

B. Permit requirements. Table 5.3-1 provides for land uses that are:

1. Permitted subject to compliance with all applicable provisions of the Development Code. There are shown as "P" uses in the table;
2. Allowed subject to the approval of a Conditional Use Permit, and shown as "CUP" uses in the table;

3. Allowed subject to the approval of a Temporary Use Permit, and shown as “TUP” uses in the table; and
 4. Not allowed in particular zones, and shown as a “-” in the table.
 5. If a parcel is proposed for development with two or more of the land uses listed in Table 5.3-1 at the same time, the overall project shall be subject to the highest permit level required by Table 5.3-1. For example, a new multi-story building proposed with a permitted use on the second floor and a use requiring a Conditional Use Permit on the ground floor would require Conditional Use Permit approval for the entire project.
 6. Use not listed. Any land use not specifically listed in Table 5.3-1 is not permitted unless the Director or the Planning Commission makes a determination that such a use is similar to another use that is listed as being either permitted or subject to approval of a conditional use permit (CUP).
- C. Standards for specific land uses.** Where the last column in Table 5.3-1 (“Specific Use Regulations”) includes a section number, the regulations in the referenced section of this Development Code or the Zoning Ordinance apply to the use. Provisions in other sections of this Development Code may also apply.
- D.** Any land use identified as allowed by Table 5.3-1 may require other City permits, licenses, and approvals, including but not limited to development review in compliance with Zoning Code Requirements, and/or a building permit. Chapters 23, 23A, 23B, and 23C of the Zoning Code address requirements for permits, decisions, and appeals.

Table 5.3-1 Allowed Land Uses and Permit Requirements										
Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
COMMERCIAL: RETAIL, SERVICE, OFFICE										
Animal Hospitals, veterinary clinics (includes overnight boarding as an accessory use)	-	-	-	-	-	-	-	CUP	-	
Appliance repair	-	-	-	-	-	-	P	P	-	
ATM - Outdoor	-	-	-	P	P	P	P	P	-	
Auto/vehicle sales (including auto repair as an accessory use): new and 25 percent or less used	-	-	-	-	-	-	P	P	-	
Auto/vehicle sales (including auto repair as an accessory use): more than 25 percent used	-	-	-	-	-	-	CUP	CUP	-	
Auto Rental	-	-	-	-	-	-	P	P	-	
Auto/vehicle parts sales (indoors, without installation)	-	-	-	-	-	P	P	P	-	
Auto/vehicle repair, parts installation, body and paint	-	-	-	-	-	-	CUP	CUP	-	
Auto Detailing (does not include carwashes)	-	-	-	-	-	-	P	P	-	
Banks, savings & loans, credit unions	-	p*	-	p*	p	p	p	p	-	* On Spring St Corridor only
Bars, cocktail lounges (with or without a restaurant; may include dancing and live, amplified entertainment)	-	-	-	-	-	CUP	CUP	CUP	-	
Bowling alleys	-	-	-	-	-	-	P	P	-	
Building Materials sales	-	-	-	-	-	p*	P	P	-	* Only on south-east corner of Pine & 10 th Streets (former Hayward Lumber site)
Business, Trade Schools	-	-	-	-	-	P	P	P	-	
Card rooms	-	-	-	-	-	CUP	CUP	CUP	-	

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Carwashes	-	-	-	-	-	CUP*	CUP	CUP	-	* Only when accessory to an existing gas station, not as a primary use.
Drive-through sales/services: Banks, pharmacies, coffee kiosks and other similar uses as determined acceptable by the Development Review Committee. Excludes drive-through restaurants	-	-	-	-	P	P	P	P	-	
Food products, small scale manufacturing and retail (e.g. bakeries, gelato, etc.)	-	-	-	p*	p*	p*	p*	-	-	Food products must be available for retail purchase on site. Total floor area of the manufacturing and retail use shall not exceed 5,000 sq ft.
Fortunetelling and related services (card reading, psychics, palmistry, etc.)	-	CUP	-	CUP	CUP	-	CUP	CUP	-	
Hot Springs Resorts (may include restaurants & lodging)	-	-	-	-	-	-	-	-	CUP	
Indoor sports: racquetball courts, skating rink, etc.	-	-	-	-	-	CUP	P	P	-	
Market – Community	-	-	-	P	P	P	P	P	-	
Market - Neighborhood	-	-	-	P	P	P	P	P	-	
Meeting facilities, public or private	CUP	CUP	CUP	CUP	CUP	CUP	P	P	CUP	
Museums, art galleries	-	CUP	-	CUP	CUP	P	P	P	-	
Nurseries (garden supplies)	-	p*	-	p*	-	-	P	P	-	* On Spring St Corridor only
Offices: insurance, real estate, administrative, consulting professions such as accountants, architects, attorneys, engineers, etc.	-	P	-	P	P	p*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Offices for physicians, dentists, chiropractors, psychiatrists, including emergency/urgent care centers including outpatient services	-	P	-	P	P	P*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.
Outdoor sales: parking lot sales and other promotional events where only on-site business are participating (7 days or less)	-	-	-	-	P	P	P	P	-	
Outdoor sales: Parking lot sales and other promotional events where only on-site businesses are participating (if longer than 7 days)	-	-	-	-	TUP	TUP	TUP	TUP	-	
Parking facility, public or commercial	-	-	-	-	-	CUP	CUP	CUP	-	
Personal and business support services: barber/beauty shops, nails & tanning salons, massage; laundries and dry cleaning (no on-site plants); laundromats, locksmiths; parcel services; printing, publishing, blueprinting, duplicating; tailor/dressmakers, alterations, shoe repair; etc.	-	-	-	P	P	P	P	P	-	
Pet stores	-	-	-	-	-	-	P	P	-	
Produce stand, winery, etc.; does not include Certified Farmers Markets)	-	-	-	CUP*	-	-	-	P	-	* On Spring Street Corridor only
Produce: Certified Farmers Markets	-	-	-	-	-	CUP	CUP	CUP	-	
Restaurants: sit-down and walk-up only	-	P*	-	P	P	P	P	P	-	* On Spring Street Corridor only
Restaurants: drive-through	-	-	-	-	-	-	CUP*	CUP	-	* Only in locations shown on Figure 5.3-2, subject to special regulations. (Ordinance 1015)
Retail Sales: clothing; beverage, drug stores; furniture, appliances, home furnishings specialized retail; antiques; artisans (does not include second-hand/ thrift stores)	-	-	-	P	P	P	P	P	-	

Uptown/Town Centre Specific Plan

Table 5.3-1 Allowed Land Uses and Permit Requirements										
Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Secondhand merchandise/thrift stores without donation drop-off (does not include antiques, which are general retail)						P	P	P	-	
Secondhand merchandise/thrift stores with donation drop-off (does not include antiques, which are general retail)	-	-	-	-	-	-	CUP	CUP	-	
Service Stations (including auto repair as secondary use)	-	-	-	-	-	-	CUP	CUP	-	
Service Stations (including mini-markets, but not including auto repair as secondary use)	-	-	-	-	-	-	P	P	-	
Studio (art, dance, martial arts, music, etc.), gyms, health/fitness spas	-	-	-	CUP/P*	P	P	P	P	-	*P along Spring Street Corridor; P elsewhere
Theaters (movies, live performances)	-	-	-	-	-	P	-	-	-	
Winetasting Rooms	-	-	-	-	-	P	P	P	-	
COMMERCIAL LODGING										
Bed and Breakfast Inns *	CUP	CUP	CUP	CUP	CUP	P	P	P	-	* See Section 5.3.E.1
Boardinghouse, roominghouse	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Hotels, motels (does not include bed and breakfast inns)	-	-	-	-	-	P	P	P	-	
OUTDOOR RECREATION AND OPEN SPACE										
Carnivals, circuses, fairs, festivals, concerts, etc.	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Hiking, biking trail	-	-	-	-	-	-	-	-	P	
Nature preserve	-	-	-	-	-	-	-	-	P	
Riding trail (equestrian)	-	-	-	-	-	-	-	-	P	
LIGHT INDUSTRIAL										
Contracted services (plumbing, heating & air conditioning, janitorial, pest exterminating, construction trades)	-	-	-	-	-	-	-	P/TUP*	-	* See Section 5.3.E.7.

Table 5.3-1 Allowed Land Uses and Permit Requirements										
Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Equipment rental (may include outdoor storage of equipment)	-	-	-	-	-	-	-	P	-	
Laundries and dry cleaning plants (does not include laundromats or non-plant laundries, which are personal services)	-	-	-	-	-	-	-	P	-	
Manufacturing, assembly, and processing: apparel; cabinet shops, furniture & fixtures; electrical equipment, electronic & scientific instruments; food & kindred products; glass products; metal fabrication, sheet metal, machine shops, welding; paper products; plastics, fiberglass, and rubber products; stone, cut stone, clay and pottery; testing laboratories (soils & materials testing, research and development)	-	-	-	-	-	-	-	P	-	
Mini-storage facilities	-	-	-	-	-	-	-	-	-	
Recycling collection centers for aluminum glass, paper, plastic, etc. (does not include collection of hazardous/toxic items)	-	-	-	-	-	-	-	CUP	-	
Telecommunications facility	-	CUP	CUP	CUP	-	CUP	CUP	CUP	-	
Transmission & receiving stations	-	-	-	-	-	CUP	CUP	CUP	CUP	
Upholstery (includes Auto Upholstery)	-	-	-	-	-	-	-	P	-	
Warehousing, Wholesale	-	-	-	-	-	-	-	P	-	
RESIDENTIAL										
Convalescent care facilities/nursing homes	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Domestic violence center	P	P	P	P	P	-	-	-	-	
Dwelling units in permitted building types for each zone	P	P	P	P	P	P*	P	P	-	* Use allowed only on an upper floor, or behind a ground floor street-fronting use.
Emergency Shelter	-	-	-	-	-	-	-	P	-	See Section 21.21.160 of the Zoning Code
Guest House	P	P	P	P	P	-	-	-	-	

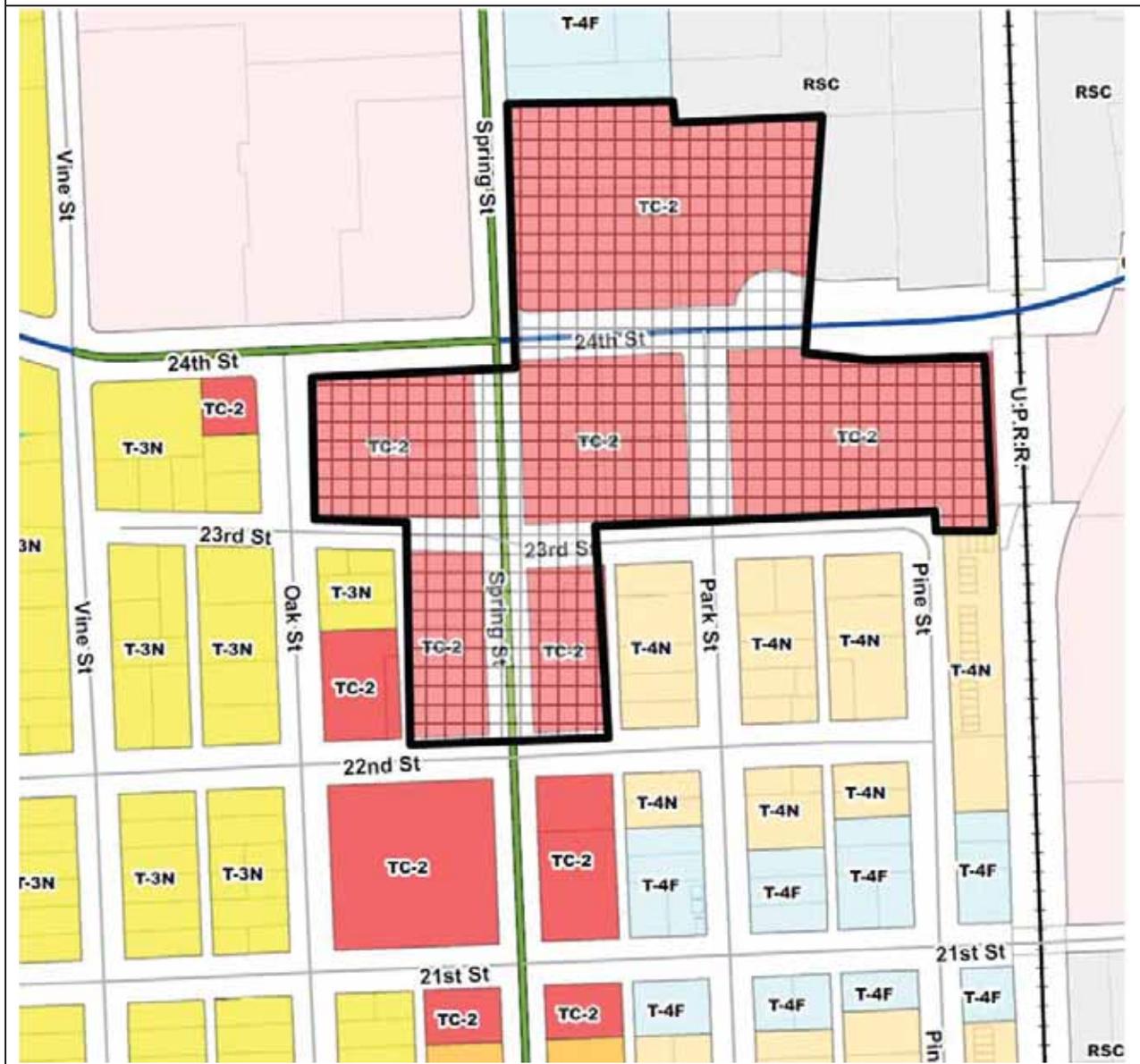
Table 5.3-1 Allowed Land Uses and Permit Requirements										
Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Group Care Homes	P	P	P	P	P	-	-	-	-	
Home Occupation	P	P	P	P	P	P	P	P	-	
Living Groups	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Mobile homes as temporary caretaker units during construction of a permanent building or operation of a Christmas tree lot	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Residential care facilities (for elderly, handicapped, etc.) for 6 and fewer residents	P	P	P	P	P	-	-	-	-	
Residential care facilities (for elderly, handicapped, etc.) for more than 6 residents	CUP	CUP	CUP	CUP	CUP	CUP *	CUP	-	-	* City may require noise mitigation measures beyond those required by the Building Code.
Transitional and Supportive Housing	P	P	P	P	P	P	P	P	-	See definitions in Section 5.9.
OTHER USES										
Christmas tree lots	P	P	P	P	P	P	P	P	-	
Church	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	
Family day care center for 14 or fewer children	P	P	P	P	P	-	-	-	-	
Family day care center for more than 14 children or non-family day care center	CUP	CUP	CUP	CUP	CUP	-	-	CUP	-	
Meeting facilities, public or private	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Public Facilities (government offices, community centers, libraries, recreation buildings, equipment yards, etc.	CUP	CUP	CUP	CUP	CUP	P	P	P	-	
Public parks, playgrounds, ballfields, tennis courts, recreation and community centers	CUP	CUP	CUP	CUP	CUP	P	P	P	P	
Outdoor display of merchandise for sale or rental *	-	-	-	-	P	P	P	P	-	* See Section 5.3.E.8.

Land Use Type	PERMIT REQUIRED BY ZONE									Specific Use Regulations
	T3-N	T3-F	T4-N	T4-F	T4-NC	TC-1	TC-2	RC	OS	
Outdoor storage of materials and equipment (as an accessory use) if property and adjacent streets are improved and storage is screened *	P	P	P	P	P	P	P	P	-	* See Section 5.3.E.7
Sand & gravel mining	-	-	-	-	-	-	-	-	CUP	
Schools, public (preschool – high school)	P	P	P	P	P	P	P	P	-	
Schools, private (preschool – high school)	CUP	CUP	CUP	CUP	CUP	-	-	-	-	
Temporary food service (e.g. barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event (7 days or less)	P	P	P	P	P	P	P	ca-	-	
Temporary food service (e.g. barbecues) when located at the business' permanent location or in conjunction with a non-profit fundraising event (greater than 7 days)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Temporary off-site construction yards in conjunction with a valid building (unless on the immediately adjacent property)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Trailer/temporary building use for a construction office (within approved development projects)	P	P	P	P	P	P	P	P	-	
Trailer/temporary building use for a place of business in conjunction with an existing on-site business (two year maximum)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Trailer/temporary building use in conjunction with the construction of a building and with available paved parking (maximum of one year)	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	-	
Utilities facilities: wells, pump stations, switching and relay boxes, cell antennas	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	

Figure 5.3-2 TC-2 – Restaurant: Drive-through overlay zone (Added by SPA 14-003 / Ordinance 1015)

Special Regulation - Drive-Through Restaurant:

1. Any drive-up or drive-through speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site. A noise analysis shall be required to demonstrate compliance.
2. Illuminated menu boards shall not be visible from adjacent T-3 or T-4 zones or existing residential uses.



E. Additional Regulations. Land uses that require additional regulations per the Zoning Ordinance include:

- General Requirements (Chapter 21.04)
- Floodplain Management (Chapter 21.14)
- Hillside Development (Chapter 21.14A)
- Historical and Architectural Preservation (Chapter 21.15)
- Mobile Homes on Private Lots (Chapter 21.15A)
- Density Bonuses (Chapter 21.16L)
- Surface Mining (Chapter 21.17)
- Reasonable Accommodation (Chapter 21.20A)
- Animals in R Districts (Chapter 21.20.100)
- Fences and Hedges (Section 21.20.140)
- Recreational vehicles—Unlawful areas to use (Section 21.20.231)
- Swimming Pools (Section 21.21.030)
- General Performance Standards (Section 21.21.040)
- Self Service Petroleum Sales (Section 21.21.060)
- Gasoline Service Stations (Section 21.21.070)
- Commercial Storage/Mini-Storage Buildings (Section 21.21.080)
- Columbariums (Section 21.21.130)
- Senior Citizen Housing Developments (Section 21.21.150)
- Unlawful areas to use recreational vehicles, to camp, to sleep, and limitations on use of travel trailers, recreational vehicles, and campers as residences (Sections 21.20.230 through 21.20.234)
- Landscape and Irrigation Ordinance (Chapter 21.22)
- Zoning Administrator—Permits, Variances, Applications and Appeals (Chapter 21.23)
- Decisions, Hearings and Appeals (Chapter 21.23A)
- Development Review (Chapter 21.23B)
- Temporary Use Permits (Chapter 21.23C)
- Adult Businesses (Chapter 21.31)
- Tattoo Parlors (Chapter 21.32)
- Medical Marijuana Dispensaries (Chapter 21.33)
- Development Agreements (Chapter 21.45)

1. Bed and Breakfast Establishments

- a. **Purpose.** The purpose of this article is to provide a means of preserving structures and areas of historical (as defined in Section 21.08.245 of the Municipal Code of the City of Paso Robles) or architectural significance by allowing adaptive uses which will provide an incentive for preservation, provided said uses are appropriate to the historical or architectural nature of the structure and area, and said uses will not significantly increase traffic impacts or be detrimental to the health, safety and welfare of the surrounding area.
- b. **Definitions.** "Bed and breakfast establishment" means a residential dwelling occupied by a resident person or family, containing individual living quarters on a transient basis, (as defined in Section 5.06.020 of the Municipal Code of the City of Paso Robles) for compensation, and in which a breakfast may be provided for guests. The breakfast provided shall not constitute a restaurant operation and may not be provided to persons other than guests.
- c. **Use permit required.** Bed and breakfast rooms serving tourists and visitors may be provided in existing residential structures of historic or architectural significance as noted in Table 5.3-1 subject to approval of a conditional use permit; said conditional use permit shall not authorize any commercial type uses or permanent dwelling accommodations (except that for the owner or resident manager).

d. Conditions.

- i. The structure shall serve as the primary residence of the owner, and the bed and breakfast use shall be operated as an accessory use to the owner's residence.
- ii. The internal living area and private open area for the owner's or manager's residential use shall be consistent with the underlying zone requirements.
- iii. There shall be a maximum of five guest rooms. The Planning Commission must find that traffic from the use will not disrupt a surrounding residential area.
- iv. The minimum off-street parking for the base residential use shall be provided as required in the underlying zone. In addition, one parking space shall be provided for each one guest room. Parking shall not be located in a manner which detracts from the residential appearance of the structure, or the neighborhood.
- v. Wall-mounted signs shall not exceed two square feet; freestanding signs may not exceed eight square feet in area and four feet in height.
- vi. Fire and life safety requirements will be imposed by the City's fire and building departments contingent upon the intensity of each bed and breakfast use. An example of the minimum requirements for a bed and breakfast occupancy would be the installation of an approved fire extinguisher in the structure and finally the inclusion of an evacuation plan posted in each lodging room. The maximum requirement likely to be sought by the fire department would include, in addition to the items mentioned above, a fully automatic fire-detection system or a fire sprinkler system.
- vii. The fire and building departments shall conduct an annual inspection of each bed and breakfast use.
- viii. Applicants for bed and breakfast uses shall receive written approval of the San Luis Obispo County Health Department prior to the business becoming operational.
- i. There may be other requirements outlined by the Planning Commission or the Development Review Committee.

2. Exceptions to building height limits. Chimneys, silos, cupolas and/or architectural roof and tower features that do not enclose habitable space, flagpoles, monuments, gas storage holders, radio and other towers, water tanks, church steeples and similar structures and mechanical appurtenances may be permitted in excess of height limits specified for each zoning district, subject to approval of a site plan by the Development Review Committee, except as provided in Section 21.20.080 (public utility distribution and transmission lines).

3. Fences and hedges. Fences (including masonry walls, hedges, and screen plantings) shall be subject to the following regulations for height limits and development review:

- a. Front Yards.** Fences located within a front yard shall not exceed three feet in height except in the following cases:
 - i. Residential and Office Professional Uses. The Development Review Committee may approve a fence in the front yard up to four feet in height, provided that the fence shall be constructed in a manner to allow reasonable visibility through it.
 - ii. Commercial and Industrial Uses. The Development Review Committee may approve a fence of decorative material in the front yard up to six feet in height, provided that the fence shall be constructed in a manner to allow reasonable visibility through it.

- b. **Side and Rear Yards.** Fences located within a side and rear yard shall not exceed six feet in height except in the following cases:
 - i. Residential and Office Professional Uses. The Development Review Committee may approve a fence up to eight feet high in those side and rear yards which abut commercial and/or industrial uses, or which abut the right-of-way of a street which has been designated by the traffic circulation master plan as an arterial or collector. In the office professional zone it must be demonstrated to the committee that the fence will be compatible with the purpose and intent of design standards for that district.
 - ii. Commercial and Industrial Uses. The Development Review Committee may approve a fence in the side and rear yard up to eight feet in height.
 - c. **Fences Atop Retaining Walls.** Where a fence is placed on top of, or is an integral part of, a retaining wall, the height of a fence shall be measured from the higher of the finished grades on either side of the retaining wall.
 - d. **Fence Material Limitations.** Barbed wire, razor wire, and electric fences may only be used on properties zoned TC-2 or RC and subject to approval by the Development Review Committee (DRC). The DRC may require that such materials be used only in areas that are not generally in public view from streets and other public vantage points.
4. **Nonconforming use.** Nonconforming land uses may continue to be operated and maintained subject to the following limitations:
- a. The site or building areas in which they are located shall not be enlarged or increased. Exception: Subject to approval of a conditional use permit, additions may be made to residential dwelling units in commercial and industrial districts, provided that said addition shall not increase the number of dwelling units on a property;
 - b. The intensity or level of use or activity shall not be increased;
 - c. If discontinued or abandoned for a period of three years or less, they may be reestablished or resume operation at the same intensity of use that existed prior to the discontinuance;
 - d. If discontinued or abandoned for a period of more than three years, they shall only be reestablished or resume operation subject to approval of a conditional use permit that may impose conditions to limit operations, if necessary, to make the findings required by Section 21.23.250 of the Municipal Code;
 - e. The three-year period referenced in subsections "c" and "d", above shall start on the date of mailing of a letter, to be sent via certified mail, to the owner of the property, according to the latest assessment roll, informing the owner that the City has determined a nonconforming use on the property to have been discontinued or abandoned.
 - f. Prior to the expiration of the three-year period, the owner of a property with a discontinued nonconforming use may submit a letter to the City requesting a single twelve-month extension to resume operations. Said letter shall provide documented evidence that the owner has made a good faith effort to restore the discontinued use. Acceptable documented evidence may include, but not be limited to, sales receipts, tax records, signed affidavits, photographs, business licenses, letter from a realtor affirming that steps have been taken to market the property or find a tenant, etc. The Zoning Administrator may grant such a time extension if the submitted evidence substantiates that reasonable measures have been taken to restore the non-conforming use.
 - g. If the building or structures in which they are located are damaged by fire, earthquake, explosion or other act to an extent of more than fifty percent of the fair market value, they shall neither be continued nor be

reestablished. Exception: If the nonconforming use consists of residential dwellings in a commercial or industrial district, subject to approval of a conditional use permit, said dwellings may be rebuilt if damaged to an extent of more than fifty percent of the fair market value;

- h. If they have not been discontinued or abandoned for a period of three years or more, they may be replaced by another nonconforming use of the same or less-intensive nature, as determined by the planning commission, subject to approval of a conditional use permit.

5. Nonconforming buildings and structures. Nonconforming buildings and structures may continue to be used and maintained subject to the following limitations:

- a. Additions or alterations may be made unless such additions or alterations would increase the deviation between the existing nonconforming situation and the code requirement or create a new nonconforming situation;
- b. Additions or alterations may be made to extend a nonconforming setback or building/structure height only upon approval of a site plan application by the development review committee and provided that such extension does not have a significant adverse effect on public safety or the existing or planned visual character of the neighborhood;
- c. If the buildings or structures are damaged by fire, earthquake, explosion, or other act to an extent of more than fifty percent of the fair market value, they shall only be rebuilt to conform to the present code requirements. Exception: Subject to approval of a conditional use permit, full restoration may be made to the previous state of nonconformity if doing so would not have a significant adverse effect on public safety or the existing or planned visual character of the neighborhood, and/or if other factors indicate that the goals and policies of the general plan would be advanced by such restoration;
- d. If the nonconforming buildings or structures do not meet the district requirements for setbacks, including situations in which buildings or structures are located across property lines, and the owner of the nonconforming buildings or structures and the owner of the adjacent property seek to reduce the nonconforming situation via the filing of a lot line adjustment application, and if it can be demonstrated that there is no possible means to adjust the property lines to meet the district requirements for setbacks without having to remove all or part of the existing buildings or structures, then, subject to approval of a conditional use permit, including any conditions deemed necessary to protect the public health, safety, and welfare, the planning commission may approve such a lot line adjustment.

6. Public acquisition.

- a. Whenever any lot, building or structure is rendered nonconforming within the meaning of this code by reason of a reduction in a required yard area, lot area, or reduction in off-street parking facilities occurring by reason of:
 - i. Dedication to, or purchase by, the city for any public purpose; or
 - ii. Eminent domain proceedings.
- b. The same shall not be non-conforming within the meaning of this part provided that:
 - i. If the buildings and/or structures located on the lot are partially destroyed after such acquisition so that the reconstruction cost would exceed more than twice the then assessed value of such building or structure, such reconstruction shall not take place unless compliance is had with city off-street parking requirements; and

- ii. If such buildings and/or structures after such acquisition are completely destroyed, no reconstruction shall take place unless it is in compliance with all of the applicable provisions of the City's Zoning Code.

7. Outdoor storage areas.

- a. **Purpose and Intent.** The purpose of this section is to ensure that all outdoor storage areas shall be completely screened from both public view and adjacent properties, and that outdoor storage does not create any conditions that are detrimental to the appearance of the premises or surrounding properties or in any other manner that is detrimental to the public health, safety, welfare or causes a public nuisance.
- b. **Review and Approval.** All uses that initiate, expand or intensify an outdoor storage area shall file an application to be reviewed and approved by the Community Development Department. Applications may be referred by the Community Development Director to the Planning Commission or its designated subcommittee.

Sites which do not have dedicated public right-of-way, in conformance with the City's Street Master Plan or other legal access in a form acceptable to the city engineer, or existing public improvements such as curb, gutter, sidewalk, street lights and street trees in conformance with the City's Street Master plan shall require a conditional use permit, unless the applicant voluntarily installs or posts the appropriate security for such improvements, in a manner to be approved by the Public Works Director.

- c. **Pre-existing Outdoor Storage Uses.** Any outdoor storage use legally established prior to the effective date of the ordinance codified in this section shall be deemed a pre-existing nonconforming use. Such uses may continue in accordance with Section 21.20.340 (nonconforming use) provided that the use is operated and maintained in compliance with the conditions prescribed at the time of its establishment, if any.
- d. **Definition.** "Outdoor storage" is defined as any materials, products, vehicles, equipment or supplies that are not totally enclosed within a building.
- e. All outdoor storage areas shall conform to the following regulations:
 - i. Commercial/mini storage uses are prohibited along Spring Street and Creston Road.
 - ii. All outdoor storage areas within commercial and industrial zones shall be thoroughly screened from public view and adjacent properties by a combination of walls or fences and landscaping. Landscaping requirements shall be as follows:
 - (1) A minimum of twenty-five feet of landscaped setback shall be required for projects that front or back to a collector, arterial, state highway, state highway frontage road or residentially zoned property.
 - (2) A minimum of fifteen foot of landscape setback shall be required for all other streets less significant than a collector.
 - (3) Up to fifty percent of the landscape setback can be used for off-street parking, but a minimum of a ten-foot landscape setback shall be required between the property line and the parking area. The purpose and intent is to insure adequate screening is provided and the Planning Commission shall have the option of requiring parking to other areas if needing to address the need to provide adequate screening.
 - (4) Outdoor Storage projects shall be discouraged at the entrances to the city, unless project is fully screened by architecturally designed walls and treatments (use Paso Robles Storage on Union Road as an example of this standard).

- iii. The stored materials shall be limited to those normally associated with the principal use on the site.
 - iv. All walls or fences shall be at least six feet but no greater than eight feet in height.
 - v. Landscape planters shall be a minimum of five feet wide (interior dimensions) unless an existing planter is less. In no cases shall the planter be less than three feet wide. The landscaping should be placed adjacent to the wall or fence to create interest and deter graffiti and vandalism.
 - vi. In cases where unusual topographical conditions, land use conflicts or zone boundaries exist, the outdoor storage areas may require additional screening structures and/or materials as determined by the Community Development Director.
 - vii. Storage materials or equipment that exceed the height of the wall or fence shall be stored on the rear fifty percent of the site unless otherwise approved by the Planning Commission or its designated subcommittee.
 - viii. All arterial streets shall have a combination of decorative masonry wall and landscaping along outdoor storage areas adjacent to the right-of-way unless otherwise approved by the Planning Commission or its designated subcommittee.
 - ix. All screening materials shall be installed and finished prior to the commencement of storage onsite unless a security is posted in an amount and manner as determined by the Community Development Director.
- f. Contractors' storage yards may be established on a temporary basis for no longer than 2 years (subject to 1 year time extensions) under the following Conditions:
- i. The materials, vehicles and equipment stored on the site shall be owned by the property owner in which the equipment is being stored;
 - ii. The storage of materials, vehicles and equipment may be stored on site subject to the provisions of this section without the requirement to install street improvements and screening (including fencing and landscaping).

8. Outdoor display of merchandise.

- a. **Purpose and Intent.** The purpose of this section is to provide areas for the outdoor display of merchandise for sale in a manner that does not create any conditions that are detrimental to the appearance of the premises or surrounding properties or in any other manner is detrimental to the public health, safety, welfare or causes a public nuisance.
- b. **Review and Approval.** All uses that initiate, expand or intensify an outdoor display of merchandise shall file an application to be reviewed and approved by the community development department. Applications may be referred by the Community Development Director to the Planning Commission or its designated subcommittee.
- c. **Pre-existing Outdoor Display of Merchandise.** Any outdoor display of merchandise legally established prior to the effective date of the ordinance codified in this section shall be deemed a pre-existing nonconforming use. Such uses may continue in accordance with Section 21.20.340 (nonconforming use) provided that the use is operated and maintained in compliance with the conditions prescribed at the time of its establishment, if any.

- d. **Definition.** The outdoor display of merchandise for sale is defined as finished products that are temporarily displayed on the site.
 - e. All outdoor display of merchandise for sale shall conform to the following regulations:
 - i. No displayed merchandise shall be located within the public right-of-way, parking aisles, required parking spaces, landscaped areas or within required fire or handicapped access ways.
 - ii. The products shall be limited to the primary merchandise sold by the principal business that occupies the site. No merchandise shall be displayed for sale on an undeveloped or vacant site.
 - iii. In multi-tenant centers, the displayed merchandise should be limited to the area directly in front of the store displaying the merchandise.
 - iv. No merchandise shall be displayed that is unsightly or creates any other condition that is detrimental to the appearance of the premises or surrounding property or in any other manner is detrimental to the public health, safety, welfare or causes a public nuisance.
- 9. Family day care homes.**
- a. A “family day care home” means a home that regularly provides, as an accessory use of a residentially zoned and occupied property, for the care, protection and supervision of fourteen or fewer children, in the provider’s own home, for periods of less than twenty-four hours/day, while the parents or guardians of the children are away and is either a small family day care home or a large family day care home.
 - b. A “small family day care home” is defined as a home that provides family day care for up to eight children, including children under the age of ten who reside in the home, so long as the provisions of Health and Safety Code Section 1597.44 are satisfied. A small family day care home shall be a permitted use in all residential zones and is not subject to performance standards.
 - c. A “large family day care home” is defined as a home that provides family day care for between nine and fourteen children, including children under the age of ten who reside in the home, so long as the provisions of Health and Safety Code Section 1597.465 are satisfied.
 - d. Large family day care homes are not subject to a conditional use permit but do require plot plan review and approval to be established in a single-family residential zone, in compliance with all applicable health and safety codes, subject to the following performance standards:
 - i. The property shall provide one parking space on-site for each non-resident employee in addition to standard parking requirements for the underlying zoning per Section 21.22.040 of the zoning ordinance. The planning commission may approve employee parking spaces as tandem parking spaces pursuant to Section 21.22.160
 - ii. Adequate on-site or on-street parking shall be available for loading and unloading in a manner that does not interfere with traffic flow or create a potential traffic hazard.
 - iii. The facility shall operate in a manner that complies with noise standards pursuant to Section 21.21.040. No outside play shall be permitted before eight a.m. or after six p.m.
 - vi. Signs that are inconsistent with Chapter 21.19 shall not be permitted.

- v. Inter-departmental review/approval as to conformity with applicable state and local ordinances, including Uniform Building and Fire Code compliances as to the intended occupancy of the building(s), shall be obtained prior to approval of the plot plan.
- vi. Evidence of State licensure shall be submitted to the City prior to approval of the plot plan.
- vii. The facility shall obtain a city business license pursuant to Chapter 5.04 of the municipal code.
- e. This section shall not apply to day care centers, which are defined as any child day care facility other than a family day care home, and include, but are not limited to, infant centers, preschools, extended day care facilities and school/age child care centers.

F. **Second Units.** This Specific Plan provides that, subject to conformance with the urban standards set forth in Section 5.4, more than one dwelling unit may be developed on any residentially-zoned lot. Therefore, the provisions of Government Code Section 65852.2 are incorporated into this plan.

5.4 Urban Standards

A. Requirements

1. **Purpose.** This Chapter identifies the standards and requirements for new buildings or buildings to be modified, for each zone within the Specific Plan area to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the Specific Plan area. The zones are organized by intensity from the least intense (T-3N) to the most intense (RC). Unless stated otherwise, all requirements are expressed as "minimums" and may be exceeded (e.g., 2 parking spaces required and 3 provided) in compliance with all applicable provisions of this code and the *Paso Robles Municipal Code*.
2. **Applicability.** Each proposed improvement and building shall be designed in compliance with the standards of this Chapter for the applicable zone, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with these requirements and are reviewed by a special permit and procedures.
3. **Requirements by zone.** Each proposed building shall be designed according to the urban standards identified per the zone in which the property is located.
4. **Interpretation.** Wherever calculations, such as for required parking, result in a fraction, the fraction shall be rounded up to the nearest whole number. For example, 2.5 parking spaces shall be rounded up to 3 parking spaces.
5. **Parking Space Calculations.** Parking space calculations shall be based on the gross floor area (gross) (gross square feet) of the building.

5.4.1 T-3 Neighborhood (T-3N) Zone



A. BUILDING FORM AND USE

Building Form	Use
Small, detached residential	Residential

B. ALLOWED BUILDING TYPES AND HEIGHTS

The following building types and their particular maximum height are allowed in the T-3N Zone subject to compliance with all applicable requirements, including the requirements for each building type. Please see Chapter 5.5.1 for individual design standards and definitions.

Building Type	Maximum Height (Stories/Feet)	See Section
Single Dwelling	2 ¹ / 26 feet	5.5.1.E.1
Carriage House, RYDs ³	2 ² / 26 feet	5.5.1.E.2
Duplex ⁴	2 ² / 26 feet	5.5.1.E.3
Triplex	2 ² / 26 feet	5.5.1.E.3
Bungalow Court	2 ² / 26 feet	5.5.1.E.6

- Maximum number of accessory units (including carriage house/rear yard dwellings, detached garages allowed: 1 unit per property.
- Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor footprint area.
- RYDs are Rear Yard Dwellings and Rear Yard Duplexes.
- Duplexes are prohibited on properties on the three blocks bounded by 30th Street, Vine Street, 32nd Street, and Oak Street.

C. BUILDING PLACEMENT

1. **Principal Buildings.** Each principal building shall be located in compliance with the following setback requirements.

Setback	Minimum	Maximum
Primary Street	15 feet	20 feet
Side Street	12 feet	15 feet
Side Yard - 1 story	5 feet	12 feet
- 2 story	8 feet; 5 feet for lots 50 feet wide or less	-
Rear Yard	10 feet	-

2. **Facade Plane.** Street facing facades shall be built parallel to the right-of-way.

3. **Accessory Buildings:** If permitted, each accessory building shall be located in compliance with the following setback requirements.

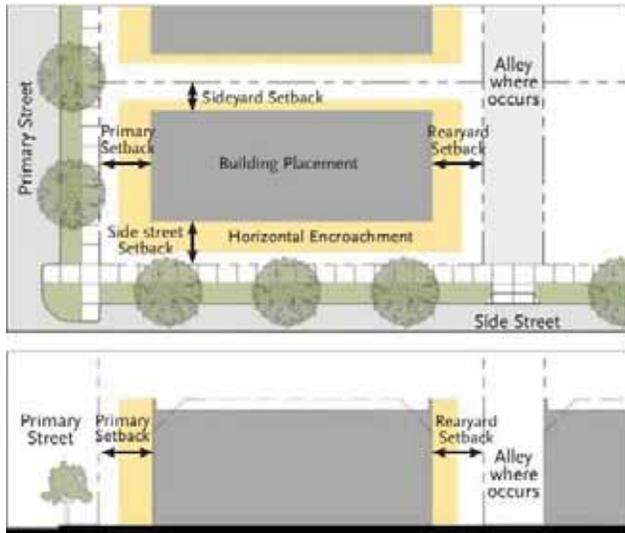
Setback	Minimum	Maximum
Primary Street	50 % of lot depth	-
Side Street	12 feet	-
Side Yard - 1 story	5 feet	-
- 2 story	8 feet	-
Rear Yard	5 feet	-

Rear Yard Single Dwellings and Rear Yard Duplexes shall be separated from the principal building by a minimum distance of 10 feet. Carriage Houses may be attached to the principal building per the provisions of Section 5.5.1.A.

D. ENCROACHMENT INTO SETBACKS

1. Allowed encroachments into required setbacks shall be limited as shown in the table and illustration below.

Encroachment Type	Horizontal Encroachment Distance by Setback				Vertical Encroachment Distance
	Primary	Side Street	Rear Yard	Side Yard	
Porch	8 feet max.				0 feet
Stoop					
Balcony					
Bay window	3 feet max				2 feet
Cantilevered room	2 feet max				
Chimney	2 feet max				
Eave	2 feet max				30 feet
Signage	See Section 5.6				



E. ALLOWED FRONTAGE TYPES

- The following Frontage Types are allowed in the T-3N Zone.

Setback	% of Building Frontage		See Table
	Primary Street	Side Street	
Porch	25% min.	50% max.	5.5.4.1
Stoop	25% min.	50% max.	5.5.4.2
Terrace	100% of lot	100% of lot	5.5.4.3

Combinations of types allowed in the same particular zone are not subject to the above specific percentages and are to be evaluated in design review by the Community Development Director.

F. PARKING PLACEMENT

- On-site parking shall be located in compliance with the following setback requirements. No on-site, above-grade parking shall be located between buildings (primary or secondary) and the primary or side street property lines.

Setback	Above Grade	Subterranean
Primary Street	50 % of lot depth	15 feet min.
Side Street	12 feet min. *	12 feet min.
Side Yard	5 feet min.	5 feet min.
Rear Yard	5 feet min.	5 feet min.

* For corner lots without alley access, garages may open to the side street, but must be set back 25 feet from the street right-of-way.

G. PARKING REQUIREMENTS

- The minimum number of required on-site parking spaces is as follows. Parking space calculations shall be based on the gross floor area (gross square feet) of the building.

Use Type	Parking Spaces
Residential	
Carriage House <600 sf	1.0/unit
Studio	1.0/unit
1 Bedroom	1.0/unit
2+ Bedrooms	2.0/unit
Non-Residential	1.0/each 400 sf

H. PARKING ACCESS

- See individual Building Types in Section 5.5.1 for requirements.

5.4.2 T-3 Flex (T-3F) Zone



A. BUILDING FORM AND USE

Building Form	Use
Small, detached residential; small attached retail	Residential, flexible

B. ALLOWED BUILDING TYPES AND HEIGHTS

The following building types and their particular maximum height are allowed in the T-3F Zone subject to compliance with all applicable requirements, including the requirements for each building type. Please see Chapter 5.5.1 for individual design standards and definitions.

Building Type	Maximum Height (Stories/Feet)	See Section
Single Dwelling ³	2 ¹ / 26 feet	5.5.1.E.1
Carriage House, RYDs ⁴	2 ² / 26 feet	5.5.1.E.2
Duplex, Triplex ³	2 ² / 26 feet	5.5.1.E.3
Bungalow Court	2 ² / 26 feet	5.5.1.E.6
Rowhouse	2 ² / 26 feet	5.5.1.E.7
Live-Work	2 ² / 26 feet	5.5.1.E.8

- 1 Maximum number of accessory units: 1 unit per property.
- 2 Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor footprint area.
- 3 These buildings may accommodate commercial and mixed-uses, subject to Table 5.3-1 (Allowable Uses and Permit Requirements).
- 4 RYDs are Rear Yard Dwellings and Rear Yard Duplexes.

C. BUILDING PLACEMENT

1. **Principal Buildings.** Each principal building shall be located in compliance with the following setback requirements.

Setback	Minimum	Maximum
Primary Street	15 feet	20 feet
Side Street	12 feet	15 feet
Side Yard - 1 story	5 feet	12 feet
- 2 story	8 feet; 5 feet for lots 50 feet wide or less	-
Rear Yard	10 feet	-

2. **Facade Plane.** Street facing facades shall be built parallel to the right-of-way.
3. **Accessory Buildings:** If permitted, each accessory building shall be located in compliance with the following setback requirements.

Setback	Minimum	Maximum
Primary Street	50 % of lot depth	-
Side Street	12 feet	-
Side Yard - 1 story	5 feet	-
- 2 story	8 feet	-
Rear Yard	5 feet	-

Rear Yard Single Dwellings and Rear Yard Duplexes shall be separated from the principal building by a minimum distance of 10 feet. Carriage Houses may be attached to the principal building per the provisions of Section 5.5.1.A.

D. ENCROACHMENT INTO SETBACKS

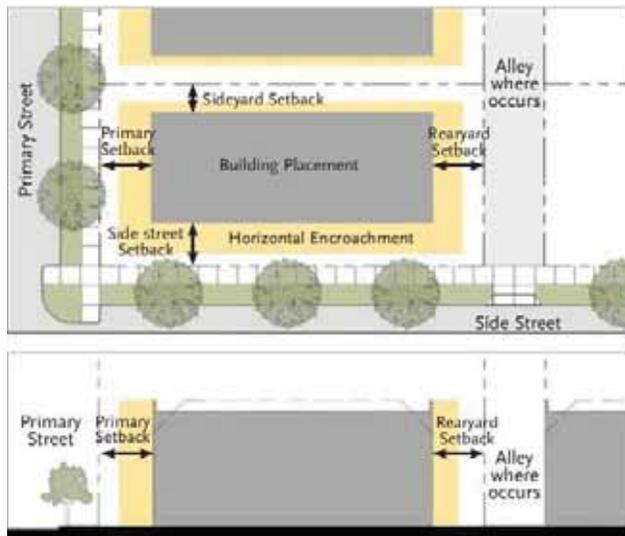
1. Allowed encroachments into required setbacks shall be limited as shown in the table and illustration below.

City of Paso Robles
Uptown/Town Centre Specific Plan

Encroachment Type	Horizontal Encroachment Distance by Setback				Vertical Encroachment Distance
	Primary	Side Street	Rear Yard	Side Yard	
Porch	8 feet max.			0 feet	To eave
Stoop					
Balcony	3 feet max				
Bay window					
Cantilevered room	2 feet max				
Chimney				2 feet	30 feet
Eave	2 feet max				
Signage	See Section 5.6				

Setback	Above Grade	Subterranean
Primary Street	50 % of lot depth	15 feet min.
Side Street	12 feet min. *	12 feet min.
Side Yard	5 feet min.	5 feet min.
Rear Yard	5 feet min.	5 feet min.

* For corner lots without alley access, garages may open to the side street, but must be set back 25 feet from the street right-of-way.



G. PARKING REQUIREMENTS

1. The minimum number of required on-site parking spaces is as follows. Parking space calculations shall be based on the gross floor area (gross square feet) of the building.

Use Type	Parking Spaces
Residential	
Carriage House <600 sf	1.0/unit
Studio	1.0/unit
1 Bedroom	1.0/unit
2+ Bedrooms	2.0/unit
Live-Work	1/unit
Non-Residential	1.0/each 400 sf

E. ALLOWED FRONTAGE TYPES

1. The following Frontage Types are allowed in the T-3F Zone.

Setback	% of Building Frontage		See Table
	Primary Street	Side Street	
Porch	25% min.	50% max.	5.5.4.1
Stoop	25% min.	50% max.	5.5.4.2
Terrace	100% of lot	100% of lot	5.5.4.3

Combinations of types allowed in the same particular zone are not subject to the above specific percentages and are to be evaluated in design review by the Community Development Director.

F. PARKING PLACEMENT

1. On-site parking shall be located in compliance with the following setback requirements. No on-site, above-grade parking shall be located between buildings (primary or secondary) and the primary or side street property lines.

H. PARKING ACCESS

1. See individual Building Types in Section 5.5.1 for requirements.

5.4.3 T-4 Neighborhood (T-4N) Zone



A. BUILDING FORM AND USE

Building Form	Use
Small scale, detached and attached residential	Primarily Residential

B. ALLOWED BUILDING TYPES AND HEIGHTS

The following building types and their particular maximum height are allowed in the T-4N Zone subject to compliance with all applicable requirements, including the requirements for each building type. Please see Chapter 5.5.1 for individual design standards and definitions.

Building Type	Maximum Height (Stories/Feet)	See Section
Single Dwelling	2 ¹ / 26 feet	5.5.1.E.1
Carriage House, RYDs ³	2 ² / 26 feet	5.5.1.E.2
Duplex/Triplex/Quadplex	2 ² / 26 feet	5.5.1.E.3
Villa	2 ² / 26 feet	5.5.1.E.4
Rosewalk	2 ² / 26 feet	5.5.1.E.5
Bungalow Court	2 ² / 26 feet	5.5.1.E.6
Rowhouse	3 ² / 36 feet	5.5.1.E.7
Tuck-Under	3 ² / 36 feet	5.5.1.E.8
Live-Work	3 ² / 36 feet	5.5.1.E.9
Courtyard Housing	3 ² / 36 feet	5.5.1.E.10

- 1 Maximum number of accessory units (including carriage house/rear yard dwellings, detached garages allowed: 1 unit per property.
- 2 Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor footprint area.
- 3 RYDs are Rear Yard Dwellings and Rear Yard Duplexes.

C. BUILDING PLACEMENT

1. **Principal Buildings.** Each principal building shall be located in compliance with the following setback requirements.

Setback	Minimum	Maximum
Primary Street	12 feet	15 feet
Side Street	10 feet	12 feet
Side Yard - 1 story	5 feet	10 feet
- 2 story	8 feet; 5 feet for lots 50 feet wide or less	-
Rear Yard	10 feet	-

2. **Facade Plane.** Street facing facades shall be built parallel to the right-of-way.
3. **Accessory Buildings:** If permitted, each accessory building shall be located in compliance with the following setback requirements.

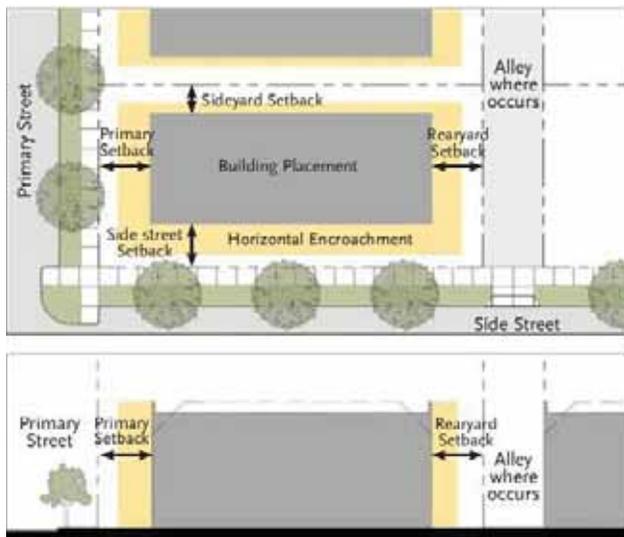
Setback	Minimum	Maximum
Primary Street	50 % of lot depth	-
Side Street	12 feet	-
Side Yard - 1 story	5 feet	-
- 2 story	8 feet	-
Rear Yard	5 feet	-

Rear Yard Single Dwellings and Rear Yard Duplexes shall be separated from the principal building by a minimum distance of 10 feet. Carriage Houses may be attached to the principal building per the provisions of Section 5.5.1.A.

D. ENCROACHMENT INTO SETBACKS

1. Allowed encroachments into required setbacks shall be limited as shown in the table and illustration below.

Encroachment Type	Horizontal Encroachment Distance by Setback				Vertical Encroachment Distance
	Primary	Side Street	Rear Yard	Side Yard	
Porch	8 feet max.			0 feet	To eave
Stoop	8 feet max.				
Balcony	3 feet max				
Bay window	3 feet max				
Cantilevered room	2 feet max			2 feet	30 feet
Chimney	2 feet max				
Eave	2 feet max				
Signage	See Section 5.6				



E. ALLOWED FRONTAGE TYPES

- The following Frontage Types are allowed in the T-4N Zone.

Setback	% of Building Frontage		See Table
	Primary Street	Side Street	
Porch	25% min.	50% max.	5.5.4.1
Stoop	25% min.	50% max.	5.5.4.2
Terrace	100% of lot	100% of lot	5.5.4.3
Forecourt	25% max.	25% max.	5.5.4.5
Shopfront	75% min.	50% min.	5.5.4.6

Combinations of types allowed in the same particular zone are not subject to the above specific percentages and are to be evaluated in design review by the Community Development Director.

F. PARKING PLACEMENT

- On-site parking shall be located in compliance with the following setback requirements. No on-site, above-grade parking shall be located between buildings (primary or secondary) and the primary or side street property lines.

Setback	Above Grade	Subterranean
Primary Street	50 % of lot depth	12 feet min.
Side Street	10 feet min.	10 feet min.
Side Yard	5 feet min.	5 feet min.
Rear Yard	5 feet min.	5 feet min.

G. PARKING REQUIREMENTS

- The minimum number of required on-site parking spaces is as follows. Parking space calculations shall be based on the gross floor area (gross square feet) of the building.

Use Type	Parking Spaces
Residential	
Carriage House <600 sf	1.0/unit
Studio	1.0/unit
1 Bedroom	1.0/unit
2+ Bedrooms	2.0/unit
Live-Work	1/unit
Non-Residential	1.0/each 400 sf

H. PARKING ACCESS

- See individual Building Types in Section 5.5.1 for requirements.

5.4.4 T-4 Flex (T-4F) Zone



A. BUILDING FORM AND USE

Building Form	Use
Small scale, detached and attached residential with small attached retail	Residential, flex, and mixed-use

B. ALLOWED BUILDING TYPES AND HEIGHTS

The following building types and their particular maximum height are allowed in the T-4F Zone subject to compliance with all applicable requirements, including the requirements for each building type. Please see Chapter 5.5.1 for individual design standards and definitions.

Building Type	Maximum Height (Stories/Feet)	See Section
Single Dwelling ²	2 ¹ / 26 feet	5.5.1.E.1
Carriage House, RYDs ³	2 ¹ / 26 feet	5.5.1.E.2
Duplex/Triplex/Quadplex ²	2 ¹ / 26 feet	5.5.1.E.3
Villa	2 ¹ / 26 feet	5.5.1.E.4
Bungalow Court	2 ¹ / 26 feet	5.5.1.E.6
Rowhouse	3 ¹ / 36 feet	5.5.1.E.7
Tuck-Under	3 ¹ / 36 feet	5.5.1.E.8
Live-Work	3 ¹ / 36 feet	5.5.1.E.9
Courtyard Housing	3 ¹ / 36 feet	5.5.1.E.10
Stacked Dwellings ⁴	3 / 36 feet	5.5.1.E.11
Flex Block	3 / 36 feet	5.5.1.E.13
Flex Shed	3 / 36 feet	5.5.1.E.14

Footnotes from this table appear at the top of the right hand column.

- 1 Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor footprint area.
- 2 These building types may accommodate commercial and mixed-uses, subject to Table 5.3-1 (Allowable Land Uses and Permit Requirements).
- 3 RYDs are Rear Yard Dwellings and Rear Yard Duplexes.
- 4 Use only allowed on the second and/or third floor of Flex Block, or behind other Building Types allowed in this zone.

C. BUILDING PLACEMENT

1. **Principal Buildings.** Each principal building shall be located in compliance with the following setback requirements.

Setback	Minimum	Maximum
Primary Street	10 feet	15 feet
Side Street	10 feet	12 feet
Side Yard - 1 story	5 feet	10 feet
- 2 story	8 feet; 5 feet for lots 50 feet wide or less	-
Rear Yard	10 feet	-

2. **Facade Plane.** Street facing facades shall be built parallel to the right-of-way.
3. **Accessory Buildings:** If permitted, each accessory building shall be located in compliance with the following setback requirements.

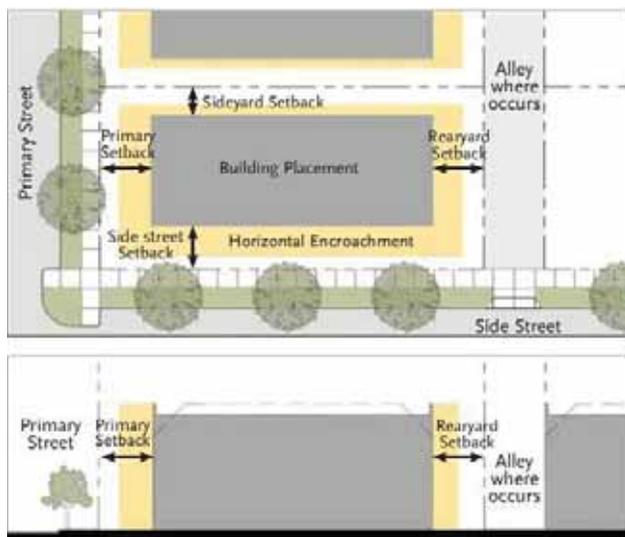
Setback	Minimum	Maximum
Primary Street	50 % of lot depth	-
Side Street	10 feet	-
Side Yard - 1 story	5 feet	-
- 2 story	8 feet	-
Rear Yard	5 feet	-

Rear Yard Single Dwellings and Rear Yard Duplexes shall be separated from the principal building by a minimum distance of 10 feet. Carriage Houses may be attached to the principal building per the provisions of Section 5.5.1.A.

D. ENCROACHMENT INTO SETBACKS

1. Allowed encroachments into required setbacks shall be limited as shown in the table and illustration below.

Encroachment Type	Horizontal Encroachment Distance by Setback				Vertical Encroachment Distance
	Primary	Side Street	Rear Yard	Side Yard	
Porch	8 feet max.			0 feet	To eave
Stoop	8 feet max.				
Balcony	3 feet max				
Bay window	3 feet max				
Cantilevered room	2 feet max			2 feet	30 feet
Chimney	2 feet max				
Eave	2 feet max				
Signage	See Section 5.6				



E. ALLOWED FRONTAGE TYPES

- The following Frontage Types are allowed in the T-4F Zone.

Setback	% of Building Frontage		See Table
	Primary Street	Side Street	
Porch	25% min.	50% max.	5.5.4.1
Stoop	25% min.	50% max.	5.5.4.2
Terrace	100% of lot	100% of lot	5.5.4.3
Forecourt	25% max.	25% max.	5.5.4.5
Shopfront	75% min.	50% min.	5.5.4.6

Combinations of types allowed in the same particular zone are not subject to the above specific percentages and are to be evaluated in design review by the Community Development Director.

F. PARKING PLACEMENT

- On-site parking shall be located in compliance with the following setback requirements. No on-site, above-grade parking shall be located between buildings (primary or secondary) and the primary or side street property lines.

Setback	Above Grade	Subterranean
Primary Street	50 % of lot depth	10 feet min.
Side Street	10 feet min.	10 feet min.
Side Yard	5 feet min.	5 feet min.
Rear Yard	5 feet min.	5 feet min.

G. PARKING REQUIREMENTS

- The minimum number of required on-site parking spaces is as follows. Parking space calculations shall be based on the gross floor area (gross square feet) of the building.

Use Type	Parking Spaces
Residential	
Carriage House <600 sf	1.0/unit
Studio	1.0/unit
1 Bedroom	1.0/unit
2+ Bedrooms	2.0/unit
Live-Work	1/unit
Non-Residential	1.0/each 400 sf

H. PARKING ACCESS

- See individual Building Types in Section 5.5.1 for requirements.

5.4.5 T-4 Neighborhood Center (T-4NC) Zone



A. BUILDING FORM AND USE

Building Form	Use
Medium scale attached residential and mixed-use	Residential, flex, and mixed-use

B. ALLOWED BUILDING TYPES AND HEIGHTS

The following building types and their particular maximum height are allowed in the T-4NC Zone subject to compliance with all applicable requirements, including the requirements for each building type. Please see Chapter 5.5.1 for individual design standards and definitions.

Building Type	Maximum Height (Stories/Feet)	See Section
Rowhouse	3 / 36 feet	5.5.1.E.7
Tuck-Under	3 / 36 feet	5.5.1.E.8
Live-Work	3 / 36 feet	5.5.1.E.9
Stacked Dwellings ¹	3 / 36 feet	5.5.1.E.11
Liner	3 / 36 feet	5.5.1.E.12
Flex Block	3 / 36 feet	5.5.1.E.13
Flex Shed	3 / 36 feet	5.5.1.E.14

¹ Use only allowed on the second and/or third floor of Flex Block, or behind other Building Types allowed in this zone.

C. BUILDING PLACEMENT

- Principal Buildings.** Each principal building shall be located in compliance with the following setback requirements.

Setback	Minimum	Maximum
Primary Street	0 feet	5 feet
Side Street	0 feet	5 feet
Side Yard	0 feet	10 feet on one side only
Rear Yard - no alley ¹	15 feet	-
- with alley	5 feet	-

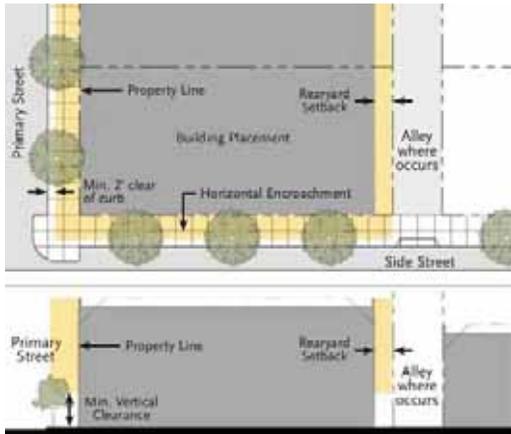
¹ The rear yard setback may be waived for lots that both extend between two streets and are less than 150 feet deep. Buildings with waived rear yard setbacks must provide suitable frontages to all streets.

- Façade Plane.** Street facing facades shall be built parallel to the right-of-way.

D. ENCROACHMENT INTO SETBACKS

- Allowed encroachments into required setbacks shall be limited as shown in the table and illustration below.

Encroachment Type	Horizontal Encroachment Distance by Setback				Vertical Encroachment Distance
	Primary	Side Street	Rear Yard	Side Yard	
Stoop	Min. 0 feet clear of R.O.W.		0 feet	0 feet	-
Arcade or Gallery					Min. 8 feet clear
Awning	Min, 2 feet clear of curb		0 feet	0 feet	Min. 8 feet clear
Balcony	3 feet max		0 feet	0 feet	Min. 8 feet clear
Bay window	2 feet max		0 feet	0 feet	Min. 8 feet clear
Eave	2 feet max		2 feet max.	2 feet max.	Min. 8 feet clear
Signage	See Section 5.6				



E. ALLOWED FRONTAGE TYPES

- The following Frontage Types are allowed in the T-4NC Zone.

Setback	% of Building Frontage		See Table
	Primary Street	Side Street	
Stoop	25% min.	50% max.	5.5.4.2
Forecourt	25% max.	25% max.	5.5.4.5
Shopfront	75% min.	50% min.	5.5.4.6
Gallery	50% min.	50% min.	5.5.4.7
Arcade	50% min.	50% min.	5.5.4.8

Combinations of types allowed in the same particular zone are not subject to the above specific percentages and are to be evaluated in design review by the Community Development Director.

F. PARKING PLACEMENT

- On-site parking shall be located in compliance with the following setback requirements. No on-site, above-grade parking shall be located between buildings (primary or secondary) and the primary or side street property lines.

Setback	Above Grade	Subterranean
Primary Street	40 feet min.	0 feet
Side Street	10 feet min.	0 feet
Side Yard	5 feet min.	0 feet
Rear Yard	5 feet min.	0 feet

G. PARKING REQUIREMENTS

- The minimum number of required on-site parking spaces is as follows. Parking space calculations shall be based on the gross floor area (gross square feet) of the building.

Use Type	Parking Spaces
Residential ¹	
Carriage House <600 sf	1.0/unit
Studio	1.0/unit
1 Bedroom	1.0/unit
2+ Bedrooms	2.0/unit
Live-Work	1/unit
Non-Residential	1.0/each 400 sf

¹ Up to 50% of on-street parking spaces may count towards parking requirement.

H. PARKING ACCESS

- See individual Building Types in Section 5.5.1 for requirements.

5.4.6 Town Center 1 (TC-1) Zone



A. BUILDING FORM AND USE

Building Form	Use
Medium scale attached	Mixed-use with required ground floor retail (office uses not permitted on ground floor)

B. ALLOWED BUILDING TYPES AND HEIGHTS

The following building types and their particular maximum height are allowed in the TC-1 Zone subject to compliance with all applicable requirements, including the requirements for each building type. Please see Chapter 5.5.1 for individual design standards and definitions.

Building Type ¹	Maximum Height (Stories/Feet)	See Section
Live-Work	3 / 36 feet	5.5.1.E.9
Courtyard Housing	3 / 36 feet	5.5.1.E.10
Stacked Dwellings ²	3 / 36 feet	5.5.1.E.11
Liner	4 / 50 feet	5.5.1.E.12
Flex Block	4 / 50 feet	5.5.1.E.13
Flex Shed	3 / 36 feet	5.5.1.E.14

- For lots in the area between 14th and 16th Streets, as denoted in Appendix 1-B, all types of residential buildings may be constructed.
- Use only allowed on the second and/or third floor of Flex Block, or behind other Building Types allowed in this zone.

C. BUILDING PLACEMENT

- Principal Buildings.** Each principal building shall be located in compliance with the following setback requirements.

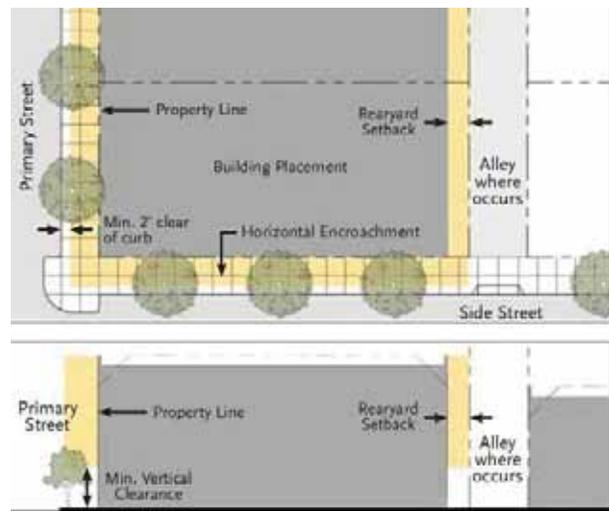
Setback	Minimum	Maximum
Primary Street	0 feet	5 feet
Side Street	0 feet	5 feet
Side Yard	0 feet	10 feet on one side only
Rear Yard - no alley	15 feet	-
- with alley	5 feet	-

- Façade Plane.** Street-facing facades shall be built parallel to the right-of-way.

D. ENCROACHMENT INTO SETBACKS

- Allowed encroachments into required setbacks shall be limited as shown in the table and illustration below.

Encroachment Type	Horizontal Encroachment Distance by Setback				Vertical Encroachment Distance
	Primary	Side Street	Rear Yard	Side Yard	
Arcade or Gallery	Min. 0 feet clear of R.O.W.		0 feet	0 feet	Min. 8 feet clear
Awning					
Balcony	3 feet max		0 feet	0 feet	Min. 8 feet clear
Bay window	Max. 25% clear of sidewalk width		0 feet	0 feet	Min. 8 feet clear
Eave	4 feet max		2 feet max.	2 feet max.	Min. 8 feet clear
Signage	See Section 5.6				



E. ALLOWED FRONTAGE TYPES

1. The following Frontage Types are allowed in the TC-1 Zone.

Setback	% of Building Frontage		See Table
	Primary Street	Side Street	
Forecourt	25% max.	25% max.	5.5.4.5
Shopfront	75% min.	50% min.	5.5.4.6
Gallery	50% min.	50% min.	5.5.4.7
Arcade	50% min.	50% min.	5.5.4.8

Combinations of types allowed in the same particular zone are not subject to the above specific percentages and are to be evaluated in design review by the Community Development Director.

F. PARKING PLACEMENT

1. On-site parking shall be located in compliance with the following setback requirements. No on-site, above-grade parking shall be located between buildings (primary or secondary) and the primary or side street property lines.

Setback	Above Grade	Subterranean
Primary Street	40 feet min.	0 feet
Side Street	10 feet min.	0 feet
Side Yard	5 feet min.	0 feet
Rear Yard	5 feet min.	0 feet

2. Parking may be located in a park-once lot or garage that is within 1,250 feet of the site.

G. PARKING REQUIREMENTS

1. The minimum number of required on-site parking spaces is as follows. Parking space calculations shall be based on the gross floor area (gross square feet) of the building.

Use Type	Parking Spaces
Residential	
Carriage House <600 sf	1.0/unit
Studio	1.0/unit
1 Bedroom	1.0/unit
2+ Bedrooms	2.0/unit
Live-Work	1/unit
Non-Residential	1.0/each 400 sf
Hotel	1.0/guest room

Note: For hotels with accessory uses open to the public (e.g., restaurants and conference rooms), the parking requirements for accessory uses may be no less than 30 percent of the 1 space for 400 square foot requirement.

H. PARKING ACCESS

1. See individual Building Types in Section 5.5.1 for requirements.

5.4.7 Town Center 2 (TC-2) Zone



A. BUILDING FORM AND USE

Building Form	Use
Medium scale attached residential and mixed-use	Residential, flex, and mixed-use

B. ALLOWED BUILDING TYPES AND HEIGHTS

The following building types and their particular maximum height are allowed in the TC-2 Zone subject to compliance with all applicable requirements, including the requirements for each building type. Please see Chapter 5.5.1 for individual design standards and definitions.

Building Type	Maximum Height (Stories/Feet)	See Section
Duplex/Triplex/Quadplex	2 ¹ / 26 feet	5.5.1.E.3
Rowhouse	3 / 36 feet	5.5.1.E.7
Tuck-Under	3 / 36 feet	5.5.1.E.8
Live-Work	3 / 36 feet	5.5.1.E.9
Courtyard Housing	3 / 36 feet	5.5.1.E.10
Stacked Dwellings	4 / 50 feet	5.5.1.E.11
Liner	4 / 50 feet	5.5.1.E.12
Flex Block	4 / 50 feet	5.5.1.E.13
Flex Shed	3 / 36 feet	5.5.1.E.14

1 Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor footprint area.

C. BUILDING PLACEMENT

1. **Principal Buildings.** Each principal building shall be located in compliance with the following setback requirements.

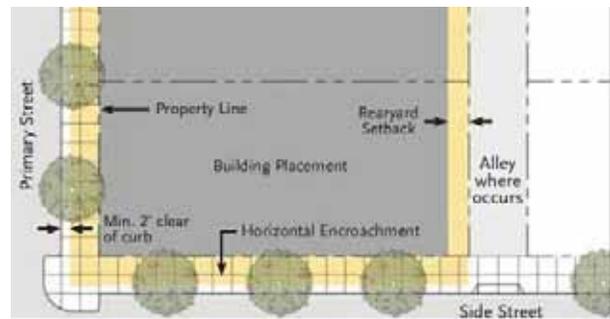
Setback	Minimum	Maximum
Primary Street	0 feet	10 feet
Side Street	0 feet	10 feet
Side Yard	0 feet	10 feet
Rear Yard - no alley	5 feet	-
- with alley	5 feet	-

2. **Façade Plane.** Street-facing facades shall be built parallel to the right-of-way.

D. ENCROACHMENT INTO SETBACKS

1. Allowed encroachments into required setbacks shall be limited as shown in the table and illustration below.

Encroachment Type	Horizontal Encroachment Distance by Setback				Vertical Encroachment Distance		
	Primary	Side Street	Rear Yard	Side Yard			
Stoop	Min. 0 feet clear of R.O.W.				-		
Arcade or Gallery					0 feet	0 feet	Min. 8 feet clear
Awning					0 feet	0 feet	Min. 8 feet clear
Balcony	3 feet max	0 feet	0 feet	Min. 8 feet clear			
Bay window	Max. 25% clear of sidewalk width	0 feet	0 feet	Min. 8 feet clear			
Eave	4 feet max	2 feet max.	2 feet max.	Min. 8 feet clear			
Signage	See Section 5.6						



E. ALLOWED FRONTAGE TYPES

- The following Frontage Types are allowed in the TC-2 Zone.

Setback	% of Building Frontage		See Table
	Primary Street	Side Street	
Stoop	25% min.	25% min.	5.5.4.2
Forecourt	25% max.	25% max.	5.5.4.5
Shopfront	75% min.	50% min.	5.5.4.6
Gallery	50% min.	50% min.	5.5.4.7
Arcade	50% min.	50% min.	5.5.4.8

Combinations of types allowed in the same particular zone are not subject to the above specific percentages and are to be evaluated in design review by the Community Development Director.

F. PARKING PLACEMENT

- On-site parking shall be located in compliance with the following setback requirements. No on-site, above-grade parking shall be located between buildings (primary or secondary) and the primary or side street property lines.

Setback	Above Grade	Subterranean
Primary Street	50 % of lot depth ¹	0 feet
Side Street	10 feet min.	0 feet
Side Yard	5 feet min.	0 feet
Rear Yard – no alley	5 feet min.	0 feet
- with alley	3 feet min.	3 feet min.

¹ Parking may be placed within the “50% of lot depth” provided that the principal building conforms to subsection C of Section 5.4.7, and the parking placement conforms to the Building Type requirements for Flex Shed (Section 5.5.1.N).

G. PARKING REQUIREMENTS

- The minimum number of required on-site parking spaces is as follows.

Use Type	Parking Spaces
Residential	
Carriage House <600 sf	1.0/unit
Studio	1.0/unit
1 Bedroom	1.0/unit
2+ Bedrooms	2.0/unit
Live-Work	1/unit
Non-Residential	1.0/each 400 sf
Hotel	1.0/guest room 1.0/employee on the maximum shift

Note: For hotels with accessory uses open to the public (e.g., restaurants and conference rooms), the parking requirements for accessory uses may be no less than 30 percent of the 1 space for 400 square foot requirement.

H. PARKING ACCESS

- See individual Building Types in Section 5.5.1 for requirements.

5.4.8. RIVERSIDE CORRIDOR (RC) ZONE



A. BUILDING FORM AND USE

Building Form	Use
Medium scale detached and attached residential, and mixed-use and industrial shed	Residential, flex, industrial, and mixed-use

B. ALLOWED BUILDING TYPES

The following building types and their particular maximum height are allowed in the RC Zone subject to compliance with all applicable requirements, including the requirements for each building type. Please see Chapter 5.5.1 for individual design standards and definitions.

Building Type	Maximum Height	See Section
Duplex ¹	2/26 feet	5.5.1.E.3
Rowhouse	3/36 feet	5.5.1.E.7
Live Work	3/36 feet	5.5.1.E.9
Courtyard Housing	3/36 feet	5.5.1.E.10
Liner	3/36 feet	5.5.1.E.12
Flex Block	3/36 feet	5.5.1.E.13
Flex Shed	3/36 feet	5.5.1.E.14

¹ These building types may accommodate commercial and mixed-uses, subject to Table 5.3-1 (Allowable Land Uses and Permit Requirements).

C. BUILDING PLACEMENT

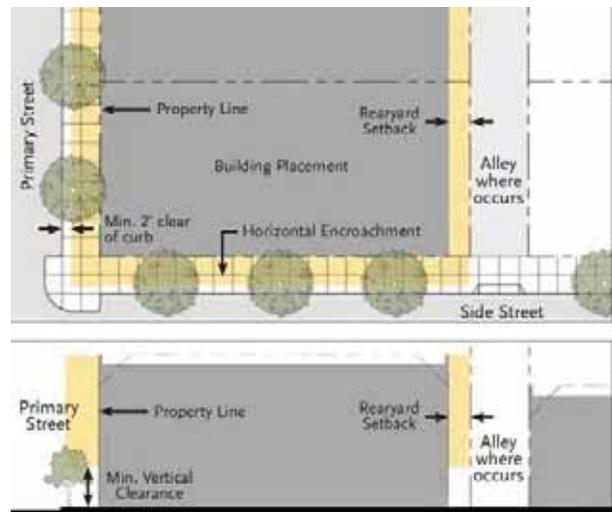
- Primary Buildings.** Each primary building shall be located in compliance with the following setback requirements.

Setback	Minimum	Maximum
Primary Street	5 feet	10 feet
Side Street	0 feet	10 feet
Side Yard	0 feet	10 feet
Rear Yard – no alley	10 feet	-
- with alley	5 feet	-

D. ENCROACHMENTS INTO SETBACKS

- Allowed encroachments into required setbacks shall be limited as follows.

Encroachment Type	Horizontal Encroachment Distance by Setback				Vertical Encroachment Distance
	Primary	Side Street	Rear Yard	Side Yard	
Stoop	Min. 0 feet clear of R.O.W.	0 feet	0 feet	0 feet	Min. 8 feet clear
Arcade or Gallery					
Awning	max. 75% clear of sidewalk width	0 feet	0 feet	0 feet	Min. 8 feet clear
Balcony	Min. 0 feet clear of R.O.W.	0 feet	0 feet	0 feet	Min. 8 feet clear
Bay Window					
Eave	2 feet max.	2 feet max.	2 feet max.	2 feet max.	Min. 8 feet clear
Signage	See Section 5.6				



E. ALLOWED FRONTAGE TYPES

- The following Frontage Types are allowed within the RC zone. The Development Review Committee may allow exemptions to these requirements for parcels fronting Paso Robles Street and Riverside Avenue, north of Black Oak Drive.

Setback	% of Building Frontage		See Table
	Primary Street	Side Street	
Stoop	25% min.	25% min.	5.5.4.2
Terrace	50% max.	50% max.	5.5.4.3
Loading Dock	50% max.	50% max.	5.5.4.4
Shopfront	75% min.	50% min.	5.5.4.6
Gallery	50% min.	50% min.	5.5.4.7
Arcade	50% min.	50% min.	5.5.4.8

Combinations of types allowed in the same particular zone are not subject to the above specific percentages and are to be evaluated in design review by the Community Development Director.

F. PARKING PLACEMENT

1. On-site parking shall be located in compliance with following setback requirements. No on-site parking shall be located between buildings (primary or secondary) and the primary or side street property lines.

Setback	Above Grade	Subterranean
Primary Street	50 % of lot depth ¹	0 feet
Side Street	12 feet min.	0 feet
Side Yard	5 feet min.	0 feet
Rear Yard	5 feet min.	0 feet

¹ Parking may be placed within the "50% of lot depth" provided that the principal building conforms to subsection C of Section 5.4.7, and the parking placement conforms to the Building Type requirements for Flex Shed (Section 5.5.1.N).

G. PARKING REQUIREMENTS

1. The minimum number of required on-site parking spaces is as follows.

Use Type	Parking Spaces
Residential	
Carriage House <600 sf	1.0/unit
Studio	1.0/unit
1 Bedroom	1.0/unit
2+ Bedrooms	2.0/unit
Live-Work	1/unit
Non-Residential	1.0/each 400 sf
Hotel	1.0/guest room 1.0/employee on the maximum shift

Note: For hotels with accessory uses open to the public (e.g., restaurants and conference rooms), the parking requirements for accessory uses may be no less than 30 percent of the 1 space for 400 square foot requirement.

H. PARKING ACCESS

1. See individual Building Types in Section 5.5.1 for requirements.

5.5 Architectural Standards

5.5.1 Building Types

- A. Purpose.** This Section identifies the building types allowed within the Specific Plan area, and provides design standards for each type to ensure that proposed development is consistent with the City's goals for building form, character, and quality. The types are organized by intensity from least intense (Single Dwelling) to most intense (Flex Block).
- B. Applicability.** Each building shall be designed in compliance with the standards of this Section for the applicable building type, with the exception of civic and institutional buildings. Because of their unique disposition and application, civic and institutional buildings are not required to comply with building type requirements, but are instead subject to a separate design review process as described in Section 5.3.D.

Proposed buildings within the Specific Plan area shall be occupied only by land uses identified as allowed within the applicable zone by Section 5.3, subject to the type of City approval (for example, Development Review, Conditional Use Permit, etc.) required by Section 5.3 of this code.

- C. Allowable building types by zone.** Each proposed building shall be designed as one of the types allowed in Table 5.5.1 for the zone applicable to the site.
- D. Building Types and Adjacencies.** The diagram in Table 5.5.1 identifies the range of building types allowed in the Specific Plan area. By allocating certain types to individual zones, compatibility between buildings is enhanced.
- E. General Requirements for Building Types.** The following requirements are applicable to all building types in the Specific Plan area. Standards listed under each building type supplement those listed here.

1. Lot Standards

All buildings shall be designed per the applicable lot width and depth standards with one building per lot. In order to ensure that new buildings, and the setbacks between them, are built to the scale and character of surrounding buildings, development proposals for projects that include more than one building per lot must submit to the City a conceptual site plan that shows the distribution of buildings on the lot per the requirements of Table 5.5.1 (Building Type Standards by Zone) and, in the case of lots that are 2.1 acres or larger, Section 5.8 (Subdivision Standards). For design purposes only, conceptual lot lines shall be shown between the buildings, with the buildings located in conformance with the requirements of Section 5.4 (Urban Standards). At the discretion of the property owner, the conceptual lot lines may be made permanent, legal lot lines through the regular tract or parcel map process.

2. Building Size and Massing Standards

- a. At the discretion of the Community Development Director, a total of 15% in addition to the specified percentages, may be added to the specified percentages and distributed among the upper, partial floors. The intent of these regulations is to provide for buildings with varying heights in order to generate house-like forms rather than "flat-top" apartment buildings.

3. Access Standards

- a. Where an alley is present, parking shall be accessed through the alley.
- b. For corner lots without alley-access, parking is accessed from the side street.

4. Parking and Service Standards

- a. Entrances to garages, subterranean garages and/or driveways shall be located as close as possible to the side/rear of each lot so as not to interfere with or detract from the facades along the front and side frontages.
- b. Garages on corner lots that have alley access shall face the alley and not the street.
- c. Where an alley is present, services (utility access, above-ground equipment and trash enclosures) shall be located on alleys.

- d. Where an alley is not present, services shall be underground or in a side or rear yard, at least 10 feet behind the facade and screened from view from the street with a hedge or fence.
- e. All rooftop equipment shall be screened by a parapet that is architecturally integral to the building.

5. Open Space Standards

- a. Open space may be private (balcony or fenced patio or yard) or shared among residents of all units on a property. Open space cannot include parking areas. Shared and private open space may overlap side and rear yard setbacks; front and street side yard setbacks may not be used to meet the open space requirements.
- b. Shared open space must be “usable” by all residents. The slope for shared open space shall not exceed 10 percent.
- c. When provided or required, private open space above the ground floor shall be in the form of a balcony with minimum area of 40 square feet and a minimum dimension of 5 feet deep by 8 feet wide.

6. Landscape Standards

- a. All yards shall be landscaped.
- b. Within a required rear yard, a 1.5 inch caliper size tree shall be provided so that at maturity it provides a canopy of maximum spread and height.
- c. Courtyards located over a subterranean basements or garages or over ground uses or parking garages shall incorporate design elements such as seating areas, fountains, and landscaping to soften an otherwise featureless hardscape of the exposed concrete roof below.

7. Frontage Standards. All lot lines bordering a street or open space (right-of-way; public or private) are subject to frontage standards as follows:

- a. Entrance doors, public rooms, such as living rooms and dining rooms are oriented, to the degree possible, fronting toward the shared open space/courtyard(s) and street. Service rooms are oriented to the rear to the degree possible.
- b. Blank and windowless street facades are prohibited.
- c. Frontage type requirements apply per Section 5.5.2.

8. Sustainable Stormwater Standards

- a. Stormwater should be collected and reused to the extent possible.
- b. Drainage strategies for runoff from buildings, driveways, parking lots and sidewalks for the site should reduce impervious surfaces to absorb rainwater into the ground, filter runoff using soil and vegetation, and reduce the speed of runoff.
- c. Pervious surfaces and capture and reuse strategies are encouraged. Potential drainage strategies to accomplish these goals include:
 - i. Infiltration trenches
 - ii. Rain gardens
 - iii. Pervious paving systems
 - iv. Flow-through or infiltration planters v. Hollywood driveways
 - vi. Disconnected downspouts
 - vii. Rain barrels
 - viii. Cisterns

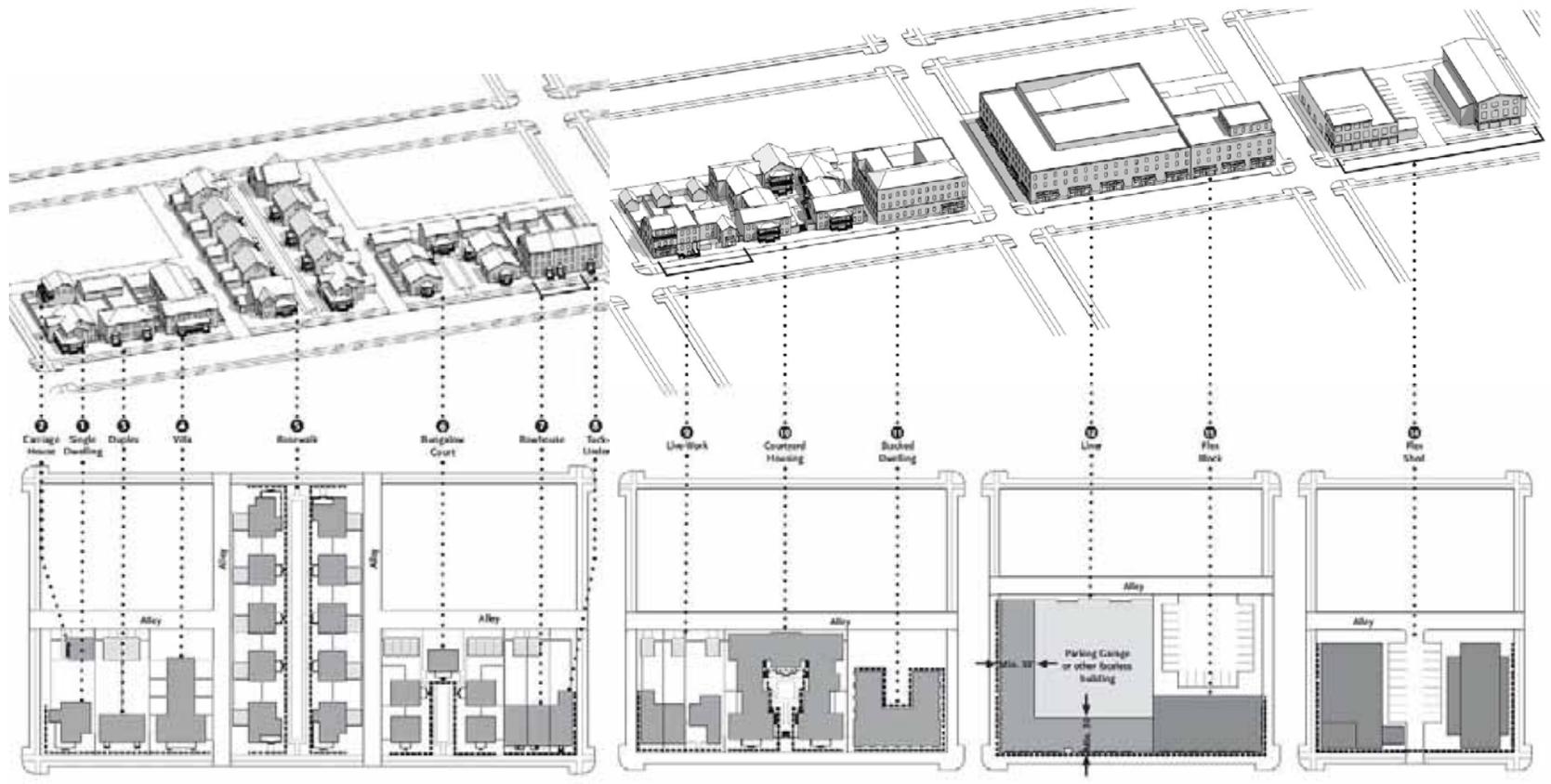
Please refer to Section 3.6.C (Stormwater Facility Types) for a description of each stormwater facility type.

- F. Requirements for Individual Building Types.** The following requirements are applicable to all Building Types in the Specific Plan area. Standards listed under each building type supplement those listed in E. General Requirements for Building types. In the TC-2 Zone, south of 4th Street, the City may grant exceptions from the height, building length, upper floor area, and frontage type requirements for Flex Block and Flex Shed buildings as stated in Subsections F.13.b and F.14.b, for hotel buildings, provided that an architectural quality of similar or better than that specified in the Architectural Design Guidelines in Section 5.5.3 is provided.

Table 5.1.1 – Building Types Standards by Zone

Building Type	Lot Width (min-max) ^{1,2}	Number of Stories							
		T-3N	T-3F	T-4N	T-4F	T-4NC	TC-1	TC-2	RC
1. Carriage House/ Rear Yard Single Dwelling/Rear Yard Duplex	45' – 75'	2	2	2	2	-	-	-	-
2. Single Dwelling	40' – 70'	2 ³	2 ³	2 ³	2 ³	-	-	-	-
3. Duplex	50' – 75'	2 ³	2 ³	2 ³	2 ³	-	-	2	2
Triplex/Quadplex	50' – 75'	-	-	2 ³	2 ³	-	-	-	-
4. Villa	100' – 200'	-	-	2 ³	2 ³	-	-	-	-
5. Rosewalk	125' – 200'	-	-	2 ³	-	-	-	-	-
6. Bungalow Court	100' – 200'	2 ³	2 ³	2 ³	2 ³	-	-	-	-
7. Rowhouse	14' – 125'	-	2 ³	3 ³	3 ³	3	-	3	3
8. Tuck-Under	14' – 125'	-	-	3 ³	3 ³	3	-	3	-
9. Live-Work	14' – 125'	-	2 ³	3 ³	3 ³	3	3	3	3
10. Courtyard Housing	125' – 250'	-	-	3 ³	3	-	3	3	3
11. Stacked Dwellings	100' – 200'	-	-	-	3	3	3	4	-
12. Liner	170 – 350'	-	-	-	-	3	4	4	4
13. Flex Block	125' – 200'	-	-	-	3	3	4	4	4
14. Flex Shed	40' – 100'	-	-	-	3	3	4	4	4

- Not allowed
- 1 Measured along the front of the lot
- 2 Properties west of Vine Street and north of 21st Street are subject to the Hillside Development District (Chapter 21.14A of the Zoning Ordinance).
- 3 Attic space may not be occupied and not count as a story.



Key for Illustrative Plan Diagram:

- Direct-Access (Walk-up Dwellings)
- Point-Access (Double-Loaded Dwellings)
- Required Ground Floor Access

5.5.1.F Requirements for Individual Building Types

1. Single Dwelling

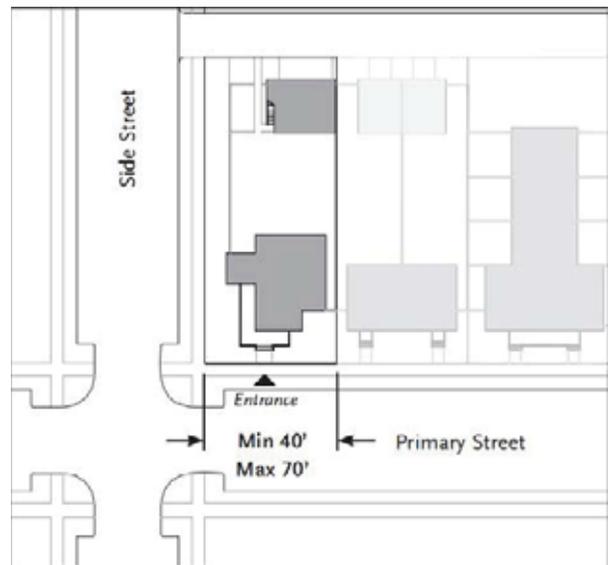
A building that is surrounded on all four sides by setbacks (front yard, side yards, rear yard) and shares similar setbacks, massing, scale, and frontage types as surrounding houses. Single Dwellings may contain dwelling units or commercial uses as allowed by Table 5.3.1 (Allowed Land Use and Permit Requirements).



Illustrative Photo: Single dwelling



Illustrative Axonometric Diagram



Illustrative Plan Diagram

a. Lot Standards

- i. Width:
 - (1) Minimum: 40 feet
 - (2) Maximum: none

b. Building Size and massing Standards

- i. Maximum height: 2 stories.
- ii. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor footprint area.

5.5.1.F Requirements for Individual Building Types

1. Single Dwelling (continued)

- iii. Maximum building length along primary street frontage: 40 feet.
- iv. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of one foot in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.

c. Access Standards

- i. The main pedestrian entrance to each unit shall be accessed directly from a frontage type that faces the primary street. Front doors accessed by the frontage type may face either the front yard or side yard.
- ii. Where an alley is not present, parking and services shall be accessed by a 10-foot wide, maximum, driveway. Grass lawn and/or minimum 2-foot wide planters shall be provided on each side of the driveway.
- iii. On a corner lot without access to an alley, parking and services shall be accessed from the side street by a 16-foot wide, maximum, driveway. Grass lawn and/or minimum 2-foot wide planters shall be provided on each side of driveway.

d. Parking and Service Standards

- i. Required parking may be accommodated on the surface, in a carport, or in a garage.
- ii. Garages may be attached to or detached from the primary residence.
- iii. When not attached to the principal building, garages must be set back 10 feet minimum.
- iv. Surface and carport parking shall be screened from the view of the street.
- v. Garages on lots without alley access may accommodate no more than two cars.
- vi. Garages that face primary streets shall be set back by at least 25 feet from the front face of the building.

e. Open Space Standards

- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. For each Single Dwelling, a minimum of 300 square feet of open space shall be provided in the rear yard. This open space shall be of a regular (e.g., rectangular) geometry and have a minimum dimension of 10 feet.
- iii. Rear yard area calculation may include rear and interior side yard setbacks.

f. Landscape Standards

- i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity)

g. Frontage Standards

- i. Buildings on corner lots are encouraged to provide an appropriate frontage type on both the front street and the side street facades. Wrap-around types are permitted.

h. Accessory Dwellings Standards

- i. Carriage Houses and Rear Yard Single Dwellings, and Rear Yard Duplex are allowed per the requirements of Section 5.5.1.F.2 (Carriage House, Rear Yard Single Dwelling, and Rear Yard Duplex).

2. Carriage House, Rear Yard Single Dwelling, and Rear Yard Duplex

5.5.1.F Requirements for Individual Building Types

A Carriage House is residence above a garage, also known as a 'granny flat,' which provides complete independent living facilities for one or more persons and which is located or established on the same lot on which a Single Dwelling is located. Carriage Houses may contain permanent provisions for living, sleeping, eating, cooking, and sanitation.

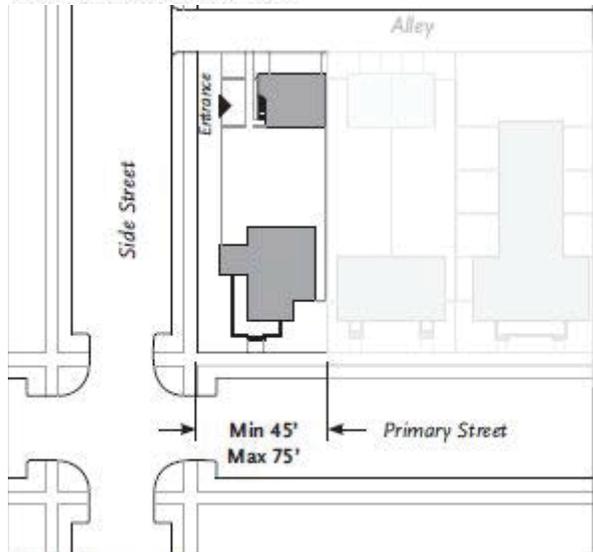
A Rear Yard Single Dwelling is a detached Single Dwelling located in the rear yard of a Single Dwelling. A Rear Yard Duplex is a detached two-unit dwelling located in the rear yard of a Single Dwelling.



Illustrative Photo: Carriage House



Illustrative Axonometric Diagram



Illustrative Plan Diagram

a. Lot Standards

- i. Width:
 - (1) Minimum: 45 feet
 - (2) Maximum: 75 feet

b. Building Size and massing Standards

- i. Maximum height: 2 stories.
- ii. Maximum length along alley: 35 feet
- iii. Massing/unit configuration:
 - i. 1-story configuration: one flat or two side-by-side flats located adjacent to garage or surface parking.

2. Carriage House, Rear Yard Single Dwelling, and Rear Yard Duplex (continued)

5.5.1.F Requirements for Individual Building Types

- ii. 2-story configuration: one flat or two side-by-side flats located above garage or two stacked flats or two side-by-side townhouses located adjacent to surface parking.
 - iv. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes shall be sized whereby the sum of the ground floor footprints of the Principal building, the Principal building's covered parking, the Carriage House, Rear Yard Single Dwelling, or Rear Yard Duplex, and the Carriage House's, Rear Yard Single Dwelling's, or Rear Yard Duplex's covered parking does not exceed 50% of the lot area.
 - v. Carriage Houses, Rear Yard Single Dwellings, or Rear Yard Duplexes shall be a minimum size of 375 sq. ft. and a maximum size of 1,200 total habitable square feet, regardless of the number of units.
 - vi. Carriage Houses may be attached to the principal building provided the floor area of the Carriage House is less than the area of the principal building, is no more than 600 square feet, and is no less than 200 square feet.
 - vii. When not attached to the principal building, Carriage Houses, Rear Yard Single Dwellings, or Rear Yard Duplexes must be separated from the primarily building a minimum of 10 feet.
- c. Access Standards**
- i. The main pedestrian entrance to the Carriage House, Rear Yard Single Dwelling or Rear Yard Duplex unit(s) shall be accessed through the side yard of the primary building or from the side street. Additional access may be provided from the alley.
 - ii. For corner lots, main pedestrian entrance may be accessed from the side street yard or the side yard of the primary building.
 - iii. Stairs to second floor Carriage House units shall be located in the wider of the two side yards.
 - iv. Where an alley is not present, parking and services shall be accessed by a 10 foot wide maximum, driveway. Grass lawn and/or minimum 2 foot wide planters shall be provided on each side of the driveway.
- d. Parking and Service Standards**
- i. Required parking may be accommodated on the surface, in a carport or in a garage.
 - ii. Surface and carport parking shall be screened from the view of the street.
 - iii. A non-alley-accessed garage may accommodate no more than two cars.
 - iv. An alley accessed garage may accommodate up to four cars.
- e. Open Space Standards**
- i. Private open space separate from the yard of the primary residence is required. This space shall be at least 200 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet.
 - ii. Carriage House, Rear Yard Single Dwelling or Rear Yard Duplex parking space(s) shall not be placed within the 200 sq. ft. Carriage House, Rear Yard Single Dwelling or Rear Yard Duplex required yard.
- f. Landscape Standards**
- i. The Carriage House yard shall contain at least one 1.5 inch caliper size canopy tree.
- g. Frontage Standards**
- i. Balconies and bay windows may face the alley.
 - ii. For Carriage Houses, Rear Yard Single Dwelling or Rear Yard Duplexes abutting an alley, windows facing the alley are required.
- h. Accessory Dwellings Standards - Not applicable**

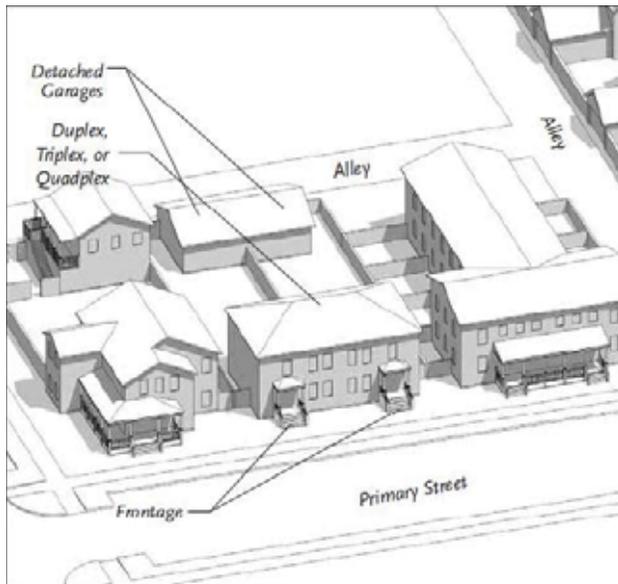
3. Duplex, Triplex, Quadplex

5.5.1.F Requirements for Individual Building Types

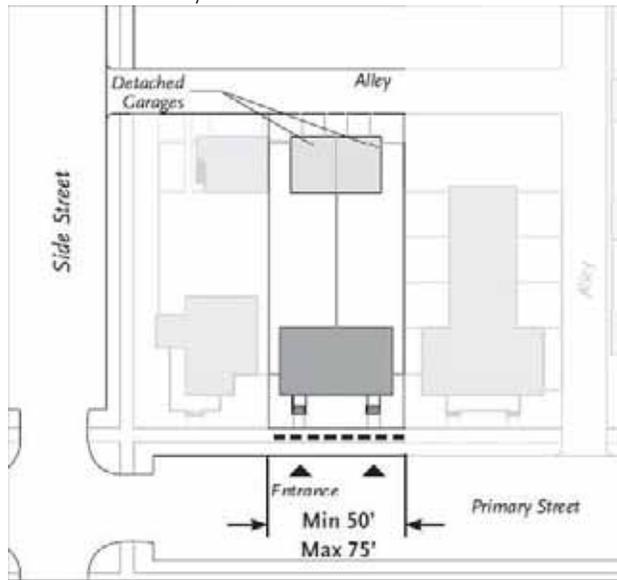
Duplexes, triplexes, and quadplexes are buildings surrounded on all four sides by setbacks (front yard, side yard, rear yard) and share similar setbacks, massing, scale, and frontage types as surrounding buildings. Duplexes, triplexes, and quadplexes may contain dwelling units and/or commercial uses as allowed by Table 5.3.1 (Allowed Land Use and Permit Requirements).



Illustrative Photo: Duplex



Illustrative Axonometric Diagram



Illustrative Plan Diagram

a. Lot Standards

- i. Width:
 - (1) Minimum: 50 feet
 - (2) Maximum: 75 feet

b. Building Size and Massing Standards

- i. Maximum height: 2 stories.
- ii. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor footprint area.
- iii. Maximum building length along primary street frontage: 60 feet.
- iv. Buildings shall be composed of one- and/or two-story volumes and massed as houses.
- v. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.
- vi. Dwellings within buildings may be flats and/or townhouses.

3. Duplex, Triplex, Quadplex (continued)

c. Access Standards

5.5.1.F Requirements for Individual Building Types

- i. The main pedestrian entrance to each unit shall be accessed directly from a frontage type that faces the primary street. Front doors accessed by the frontage type may face either the front yard or side yard. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
 - ii. On corner lots, dwellings shall be pedestrian-accessed as follows:
 - i. Duplex: at least one unit shall be accessed from the primary street; second unit may be accessed from either the primary or side street.
 - ii. Triplex and Quadplex: at least one unit shall be accessed from the primary street; remaining units may be accessed from either the primary or side street.
 - iii. Where an alley is not present, parking and services shall be accessed by a driveway 10 feet wide, maximum. Grass lawn and/or minimum 2-foot wide planters shall be provided on each side of driveway.
 - iv. On a corner lot without access to an alley, parking and services shall be accessed from side street by a driveway 16 ft. maximum wide. Grass lawn and/or minimum 2-foot wide planters shall be provided on each side of driveway.
- d. Parking and Service Standards**
- i. Required parking may be accommodated on the surface, in a carport or in a garage.
 - ii. Garages may be attached to or detached from the primary residence.
 - iii. Surface and carport parking shall be screened from the view of the street.
 - iv. Garages on corner lots without alley access may accommodate no more than four cars.
 - v. Garages that face primary streets shall be set back by at least 25 feet from the front face of the building.
 - vi. An alley-accessed garage may accommodate up to three cars.
- e. Open Space Standards**
- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
 - ii. Open space may be provided as private open space or shared open space.
 - iii. Shared open space shall be provided by a shared rear yard no less than 20% (combined for all units) of the total lot area and of a regular (e.g. rectangular) geometry.
 - iv. When provided for ground floor dwelling units, private open space shall be shall be a private or semi-private yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
 - v. When provided for upper floor dwelling units, private open space shall be in the form of a balcony or loggia, and shall be no less than 80 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet.
- f. Landscape Standards**
- i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
- g. Frontage Standards**
- i. Buildings on corner lots are encouraged to provide an appropriate frontage type on both the front street and the side street facades. Wrap around types are permitted.
- h. Accessory Dwellings Standards**
- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

4. Villa

5.5.1.F Requirements for Individual Building Types

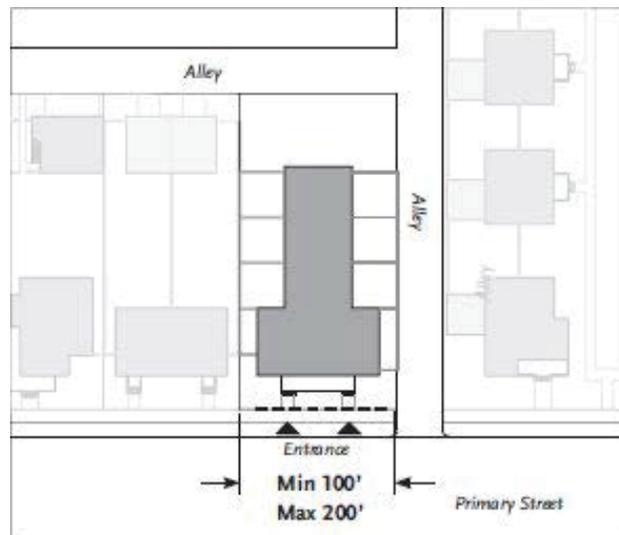
A detached building with the exterior appearance of a large house, which contains six or more dwelling units.



Illustrative Photo: Villa with stoop frontage



Illustrative Axonometric Diagram



Illustrative Plan Diagram

- a. **Lot Standards**
 - i. **Width:**
 - (1) Minimum: 100 feet
 - (2) Maximum: 200 feet
- b. **Building Size and Massing Standards**
 - i. Buildings shall be massed as large houses, composed principally of two and three story volumes.

4. Villa (continued)

- ii. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least

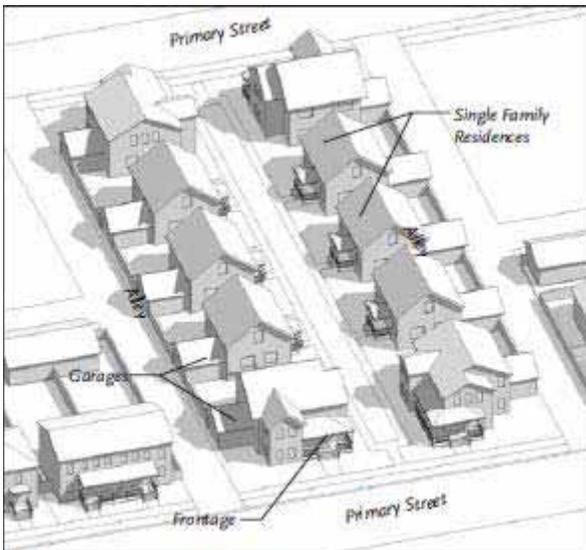
5.5.1.F Requirements for Individual Building Types

- one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.
- iii. Buildings on corner lots shall be designed with two front facades.
 - iv. Dwellings within the building may be one or two stories.
- c. Access Standards**
- i. The main pedestrian entrance to the building shall be accessed directly from and face the street.
 - ii. Direct pedestrian access from the street to ground floor, street-facing dwellings is encouraged.
 - iii. Pedestrian access to each dwelling shall be by way of stairs and/or corridor.
 - iv. Where an alley is not present, parking and services shall be accessed by a 10-foot wide, maximum, driveway, located as close as possible to a side or rear property line.
 - v. On a corner lot without access to an alley, parking and services shall be accessed from the side street by a 10-foot wide, maximum, driveway. Grass lawn and/or minimum 2-foot wide planters shall be provided on each side of driveway.
- d. Parking and Service Standards**
- i. Required parking and services may be accommodated on the surface, in a carport, in a garage, or subterranean garage.
- e. Open Space Standards**
- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
 - ii. Side yards should be usable by and accessible from the dwellings where possible.
 - iii. Each ground floor dwelling shall have a private or semi-private yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
 - iv. Upper floor dwellings shall have a usable balcony or loggia.
 - v. Porches, stoops and dooryards may encroach into required yards. See frontage standards below.
- f. Landscape Standards**
- i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
 - ii. Side yard trees may be placed to protect the privacy of neighbors.
- g. Frontage Standards**
- i. Frontage types that provide a transition from public to private, indoor to outdoor, at the main entrance, and at any direct entrances to individual dwellings, are required. Porches, loggias, dooryards and stoops are preferred.
 - ii. Stoops up to 3 feet in height and dooryards up to 2 feet in height may be placed above subterranean parking, provided that they are landscaped and scaled to the street and building.
- h. Accessory Dwellings Standards**
- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

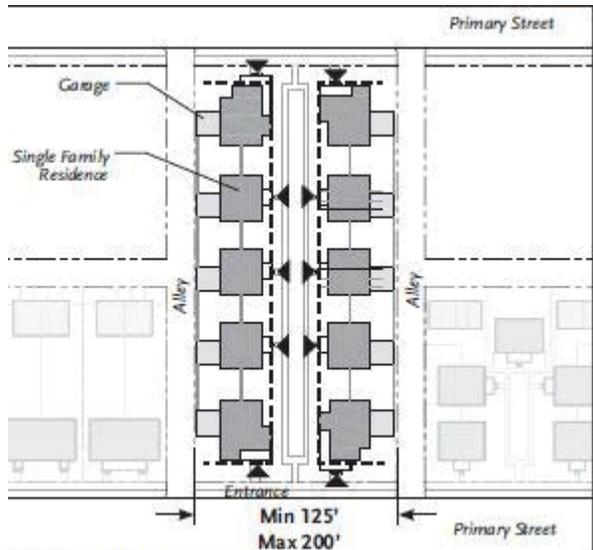
5. Rosewalk

Six or more freestanding single family dwellings arranged on either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the Rosewalk (in contrast to the Bungalow Court) must connect two parallel streets. Rosewalks are prohibited on corner lots.

5.5.1.F Requirements for Individual Building Types



Illustrative Axonometric Diagram



Illustrative Plan Diagram

a. Lot Standards

- i. Width:
 - (1) Minimum: 125 feet
 - (2) Maximum: 200 feet

b. Building Size and Massing Standards

- i. Maximum height: 2 stories
- ii. Attic space may be occupied and not count as a story. Occupied attic space shall not exceed 75% of the ground floor footprint area.

5. Rosewalk (continued)

- iii. Max building dimensions:
 - (1) Length along primary street: 35 feet
 - (2) Length along common green: 30 feet
- iv. Buildings shall be composed of one- and/or two-story volumes and massed as houses.

5.5.1.F Requirements for Individual Building Types

- v. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.

- c. **Access Standards**
 - i. The main pedestrian entrance to each unit shall be directly from the front yard or from the common green.
 - ii. Parking and services shall be accessed through an alley.
 - iii. Rosewalks are prohibited on corner lots and on lots without alley access.

- d. **Parking and Service Standards**
 - i. Parking may be accommodated on the surface, in a carport, or in a garage.
 - ii. Garages may be attached to or detached from the primary residence.
 - iii. Surface and carport parking shall be screened from the view of the street.
 - iv. Garages may accommodate no more than two cars.

- e. **Open Space Standards**
 - i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
 - ii. The Common Green shall have a right-of-way width of at least 35 feet as measured from building face to building face.
 - iii. Each dwelling shall be provided with a private or semi-private yard (patio or enclosed yard), and shall be no less than 200 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.

- f. **Landscape Standards**
 - i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity).

- g. **Frontage Standards** See Section 5.5.1.E.7 General Requirements for all Building Types.

- h. **Accessory Dwellings Standards**
 - i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

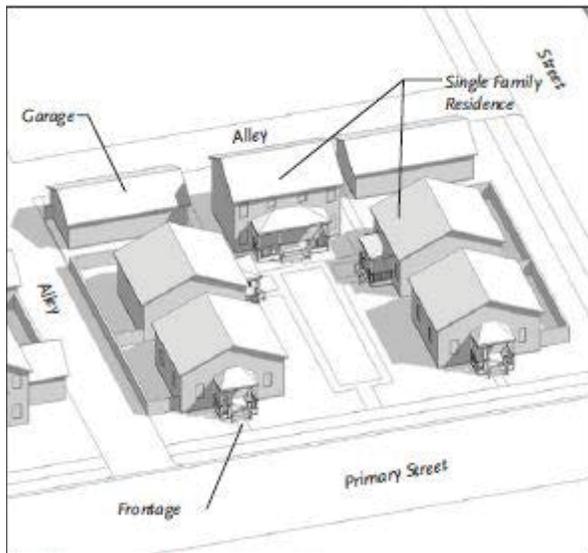
6. Bungalow Court

5.5.1.F Requirements for Individual Building Types

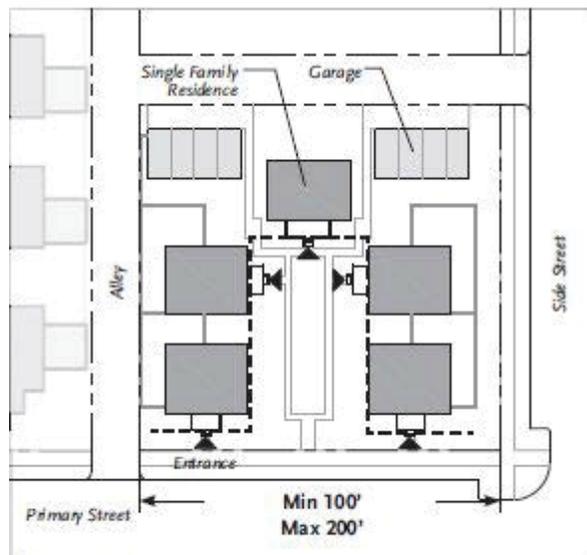
Four or more detached houses arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street. The courtyard is wholly open to the street.



Illustrative Photo



Illustrative Axonometric Diagram



Illustrative Plan Diagram

a. Lot Standards

- i. Width:
 - (1) Minimum: 100 feet
 - (2) Maximum: 200 feet

b. Building Size and Massing Standards

- i. Maximum Height: 2 stories
- ii. Attic space may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor area.

6. Bungalow Court (continued)

- iii. Maximum building dimensions:

5.5.1.F Requirements for Individual Building Types

- i. Length along primary street: 40 feet
 - ii. Length along courtyard: 35 feet
 - iv. Buildings shall be composed of one- and/or two-story volumes and massed as houses.
 - v. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.
- c. Access Standards**
- i. The main pedestrian entrance to each unit shall be directly from the front yard or from the courtyard.
 - ii. Parking and services shall be accessed through an alley.
 - iii. Bungalow Courts are prohibited on corner lots and on lots without alley access.
- d. Parking and Service Standards**
- i. Parking may be accommodated on the surface, in a carport, or in a garage.
 - ii. Garages may be attached to or detached from the primary residence.
 - iii. Surface and carport parking shall be screened from the view of the street.
 - iv. Garages may accommodate no more than two cars.
- e. Open Space Standards**
- i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
 - ii. A central courtyard shall comprise at least 15% of the lot area.
 - iii. Minimum courtyard dimension shall be at least 30 feet in each direction.
 - iv. Each dwelling shall be provided with a private or semi-private required yard (patio or enclosed yard), and shall be no less than 200 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
- f. Landscape Standards**
- i. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity).
- g. Frontage Standards** See Section 5.5.1.E.7 General Requirements for all Building Types.
- h. Accessory Dwellings Standards**
- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

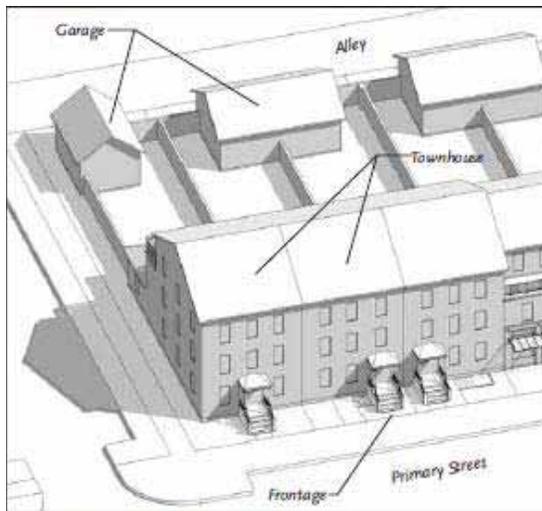
7. Rowhouse

5.5.1.F Requirements for Individual Building Types

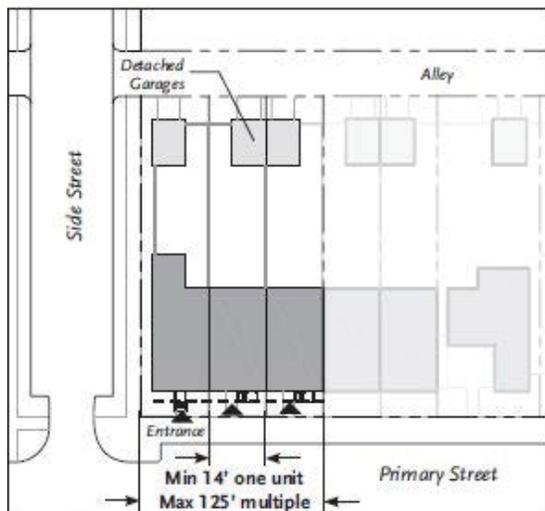
A building comprised of five or more attached two- or three-story dwelling units arrayed side by side. The front elevation and massing of each Rowhouse building may either be symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident.



Illustrative Photo: Rowhouse building with stoop frontages



Illustrative Axonometric Diagram



Illustrative Plan Diagram

a. Lot Standards

- i. Width:
 - (1) Minimum: 14 feet (one Rowhouse unit);
 - (2) Maximum: 25 feet (one Rowhouse unit); 125 feet (multiple units)

b. Building Size and Massing Standards

- i. Maximum Height: 3 stories
- ii. Attic space of 1- and 2-story buildings may be occupied and not count as a story. Occupiable attic space shall not exceed 75% of the ground floor area.
- iii. Attic space may not be occupied for 3-story buildings.

7. Rowhouse (continued)

- iv. Maximum building length along primary street: 100 feet

5.5.1.F Requirements for Individual Building Types

- v. Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
- vi. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.
- vii. In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the frontage, and the town- house dwelling shall be accessed by a separate front door and a stair.

c. Access Standards

- i. The main pedestrian entrance to each unit shall be accessed directly from a frontage type that faces the primary street. Front doors accessed by the frontage type may face either the front yard or side yard.
- ii. Parking and services shall be accessed through an alley.
- iii. Rowhouses are prohibited on a lot without alley access.

d. Parking and Service Standards

- i. Parking may be accommodated on the surface, in a carport, or in a garage.
- ii. Garages may be attached to or detached from the primary residence.
- iii. Surface and carport parking shall be screened from the view of the street.
- iv. Garages may accommodate no more than two cars.

e. Open Space Standards

- i. Front yards and side street yards are defined by the setback and frontage type requirements of the applicable zone.
- ii. Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular), and with a minimum width of 10 feet.

f. Landscape Standards

- i. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity).
- ii. Ground floor rear yard open space is required.

g. Frontage Standards

- i. Buildings on corner lots are encouraged to provide an appropriate frontage type on both the front street and the side street facades. Wrap around frontage types are permitted.

h. Accessory Dwellings Standards

- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

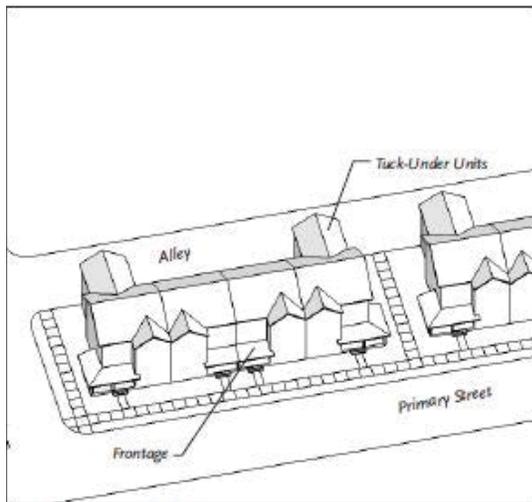
8. Tuck-Under

5.5.1.F Requirements for Individual Building Types

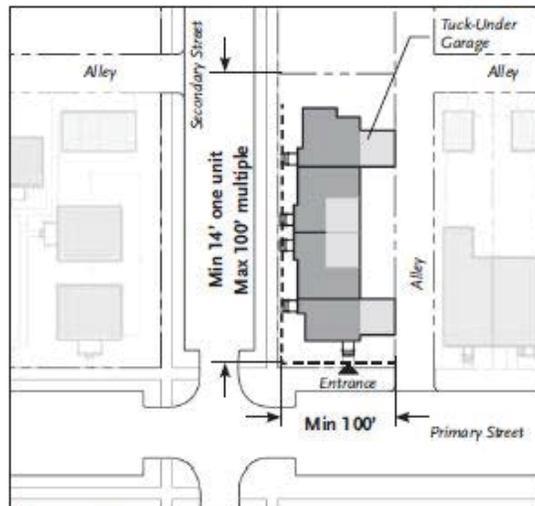
An individual structure on a parcel with no rear yard and where its garage is tucked under the rear of the house and accessed by an alley. The structure is occupied by one primary residence in an array of at least 3 such structures or at least 3 multiple townhouse units types arrayed side-by-side along the primary frontage.



Illustrative Photo: Tuck-under garage configuration



Illustrative Axonometric Diagram



Illustrative Plan Diagram

a. Lot Standards

i. Width:

- (1) Minimum: 14 feet (one Tuck-Under unit)
- (2) Maximum: 25 feet (one Tuck-Under unit); 100 feet (multiple units)

b. Building Size and Massing Standards

- i. Maximum Height: 3 stories
- ii. Maximum building length along primary street: 100 feet
- iii. Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
- iv. Buildings on corner lots shall be designed with two front facades.

8. Tuck-Under (continued)

- v. Each building shall maintain setbacks from property lines and in compliance with the regulations for the

5.5.1.F Requirements for Individual Building Types

- applicable zone, providing as much direct access to yards as possible.
 - vi. Attic space may be occupied and not count as a story when applying the height limits of the applicable zone.
- c. **Access Standards**
 - i. The main pedestrian entrance to each unit shall be accessed directly from a frontage type that faces the primary street. Front doors accessed by the frontage type may face either the front yard or side yard.
 - ii. Garages and services shall be accessed through the alley.
 - iii. A rear pedestrian entry from the alley, and beside each garage shall be required for each unit. These entries are to be set back into the lot at a minimum distance of 5 feet so as not to be flush with the alley-facing garage doors.
 - iv. Buildings at a street corner are allowed to span across the alley provided emergency access is maintained and all required clearances are maintained.
- d. **Parking and Service Standards**
 - i. Required parking shall be in a garage that is attached to the dwelling in a tuck-under configuration.
- e. **Open Space Standards**
 - i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
 - ii. Each dwelling shall be provided with a private or semi-private required yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
 - iii. Balconies are allowed in any yard (front, side, rear) in compliance with the encroachment requirements of the applicable zone.
- f. **Landscape Standards**
 - i. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity).
- g. **Frontage Standards** See Section 5.5.1.E.7 General Requirements for all Building Types.
- h. **Accessory Dwellings Standards**
 - i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

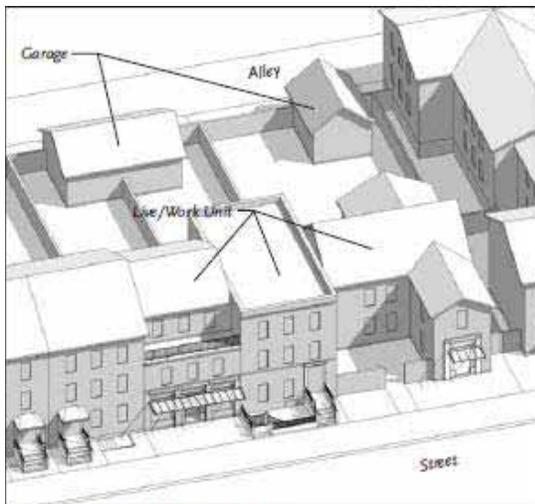
9. Live/Work

5.5.1.F Requirements for Individual Building Types

A building comprised of five or more attached two- or three-story integrated housing units and work space units, that has been designed to accommodate ground floor work (commercial/flex) uses and ground floor and/or upper floor residential uses.



Illustrative Photo: Live-work type with shopfront frontage



Illustrative Axonometric Diagram



Illustrative Plan Diagram

a. Lot Standards

i. Width:

- (1) Minimum: 14 feet (one Live/Work unit)
- (2) Maximum: 25 feet (one Live/Work unit); 125 feet (multiple units)

b. Building Size and Massing Standards

- i. Maximum Height: 3 stories
- ii. Maximum building length along primary street: 100 feet
- iii. Buildings shall be composed of 2- and/or 3-story volumes in compliance with the applicable zone standards.

9. Live/Work (continued)

5.5.1.F Requirements for Individual Building Types

- iv. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.
- c. Access Standards**
- i. The main pedestrian entrance to the ground floor work space shall be accessed directly from and face the street.
 - ii. The upstairs residential unit shall be pedestrian-accessed by a separate entrance and internal stair that is also accessed from and faces the street. Access may also be provided by a shared lobby that provides separate access to the work and residential areas.
 - iii. Parking and services shall be accessed through an alley.
 - iv. Live/Work units are prohibited on a lot without alley access.
- d. Parking and Service Standards**
- i. Parking may be accommodated on the surface, in a carport, or in a garage.
 - ii. Garages may be attached to or detached from the primary residence.
 - iii. Surface and carport parking shall be screened from the view of the street.
 - iv. Garages may accommodate no more than two cars.
- e. Open Space Standards**
- i. Front yards and side street yards are defined by the setback and frontage type requirements of the applicable zone.
 - ii. Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular) with a minimum dimension of 10 feet.
- f. Landscape Standards**
- i. Landscape shall not obscure the storefront of the ground floor work space in order to allow access to and a clear view into the storefront.
- g. Frontage Standards**
- i. Work space on ground floors should be oriented toward the fronting street. Sleeping and service rooms should be oriented towards side and rear yards.
 - ii. Work spaces shall conform to Shopfront Frontage Type Standards (Section 5.5.2).
 - iii. Buildings on corner lots are encouraged to provide an appropriate frontage type on both the front street and the side street facades. Wrap around frontage types are permitted.
- h. Accessory Dwellings Standards**
- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

10. Courtyard Housing

5.5.1.F Requirements for Individual Building Types

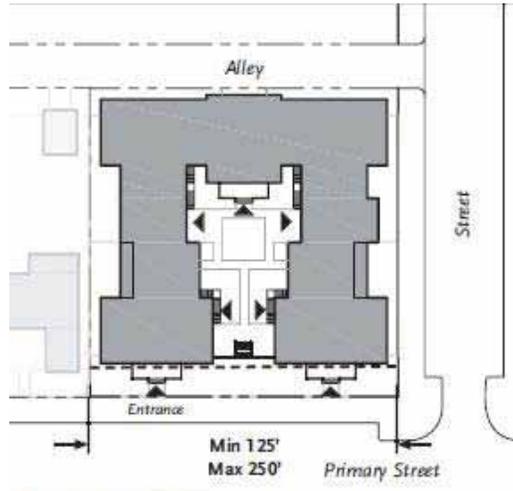
A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones.



Illustrative Photo



Illustrative Axonometric Diagram



Illustrative Plan Diagram

a. Lot Standards

- i. Width:
 - (1) Minimum: 125 feet
 - (2) Maximum: 250 feet

b. Building Size and Massing Standards

- i. The intent of these regulations is to provide for courtyard housing buildings with varying heights in order to generate house-like forms rather than flat-top apartment buildings. Height ratios for various courts are as follows:

- 2.0 stories: 100% 2 stories
- 3.0 stories: 60% 2 stories, 40% 3 stories
- 4.0 stories: 70% 3 stories, 30% 4 stories

10. Courtyard Housing (continued)

- ii. Buildings shall be composed of one-, 2- and 3- story masses, each designed to house scale, and not

5.5.1.F Requirements for Individual Building Types

- necessarily representing a single dwelling.
- iii. Three story portions may incorporate single loaded corridor and stacked dwellings as long as the visibility of elevators and of exterior corridors at the third story is minimized by incorporation into the mass of the building.
 - iv. Buildings may contain any of five combinations of units: flats, flats over flats, townhouses, townhouses over flats, and townhouses over townhouses.
 - v. Side yard building elevations that are 55 feet in length or longer shall be designed to provide at least one horizontal plane break of the building footprint of at least two feet in depth, and one vertical plane break as a cantilevered or set back second story of two feet in depth for 2-story buildings. Architectural elements such as bay windows, projecting rooms, or covered balconies may be provided in lieu of one of the plane breaks.
- c. **Access Standards**
- i. The main pedestrian entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the primary or side street.
 - ii. Pedestrian access to no more than four (4) second story dwellings shall be through an open or roofed (but not enclosed) stair.
 - iii. For podium Court Buildings or Court Buildings with subterranean parking, elevator access may be provided between the garage and podium only.
- d. **Parking and Service Standards**
- i. Required parking may be accommodated on the surface, in a carport, in a garage, in a tuck-under configuration, and/or subterranean.
 - ii. Dwellings may have direct or indirect access to their parking stall(s), or direct access to stalls enclosed within the garage.
- e. **Open Space Standards**
- i. Front yards and side street yards are defined by the setback and frontage type requirements of the applicable zone.
 - ii. Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated, or interconnected courtyards with an accumulative total area of at least 15% of the lot.
 - iii. Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented east/west and 30 feet when the courtyard is oriented north/south.
 - iv. In 40-foot wide courtyards, the frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. They are permitted on one side of 30-foot wide courtyards.
 - v. In a project with multiple courtyards, at least two of the courtyards shall conform to the minimum courtyard dimensions and frontage requirements outlined in previous sections (iiic) and (d).
 - vi. Private open space may be provided at side yards, rear yards, and courtyards and shall be no less than 150 square feet and of a regular geometry (e.g. rectangular), and with a minimum width of 10 feet.
 - vii. Upper floor dwellings shall have a usable balcony or loggia, and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet.
 - viii. Courtyards shall be connected to the public way and/or to each other by way of *zaguans* or *paseos*.
 - (1) *Zaguans* are covered pedestrian passages of one or two rooms in length, one story in height, and a minimum 10 feet in width at the main entrance and 5 feet between connecting courtyards.
 - (2) *Paseos* are pedestrian passages that are open to the sky, one or two rooms in length, and a minimum 15 feet in width.

10. Courtyard Housing (continued)

- f. **Landscape Standards**
- i. Where ground floor flex/commercial space occurs, landscape shall not obscure the storefront of the ground floor flex/commercial space in order to allow access to and a clear view into the storefront.

5.5.1.F Requirements for Individual Building Types

ii. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity).

g. Frontage Standards

- i. Street-facing stoops up to 3 feet in height and street-facing terraces up to 2 feet in height may be placed above subterranean parking, provided that they are scaled to the street and building.
- ii. No arcade or gallery may encroach into the required minimum width of a courtyard.
- iii. Terraces that face and/or encroach into a courtyard shall be a minimum of 10 feet wide.

h. Accessory Dwellings Standards

i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.



Illustrative Photo: Courtyard with frontyard frontage and zaguan

5.5.1.F Requirements for Individual Building Types

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5.5.1.F Requirements for Individual Building Types

11. Stacked Dwelling

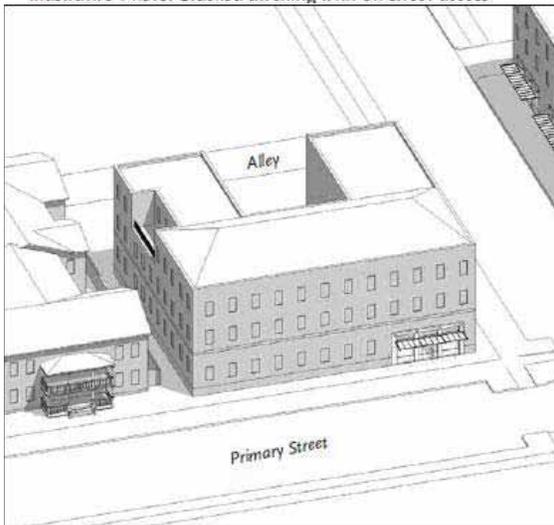
This type is defined by a dwelling configuration that is based on horizontal repetition and vertical stacking organized on lobby, corridor and elevator access.



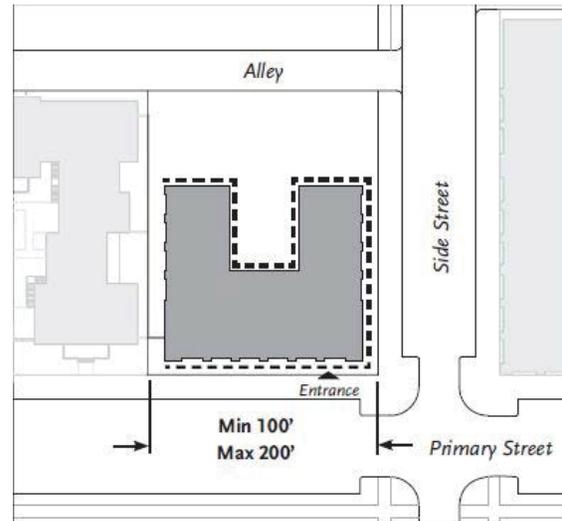
Illustrative Photo: Stacked dwelling with on-street access



Illustrative Photo



Illustrative Axonometric Diagram



Illustrative Plan Diagram

a. Lot Standards

- i. Width:
 - (1) Minimum: 100 feet
 - (2) Maximum: 200 feet

b. Building Size and Massing Standards

- i. Maximum height:
 - (1) Upper floors of Flex Block: see Flex Block type
 - (2) Stand alone: 3 stories. Height ratios for various Flex Blocks are as follows:
 - 2.0 stories: 100% 2 stories
 - 3.0 stories: 100% 2 stories, 50% 3 stories

11. Stacked Dwelling (continued)

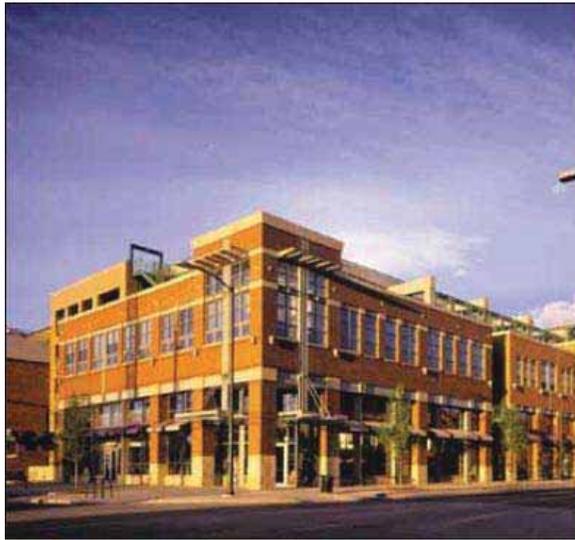
5.5.1.F Requirements for Individual Building Types

- ii. Maximum building length along the primary street: 100 feet.
 - iii. Buildings may contain any of three types of dwellings: flats, townhouses, and lofts.
- c. Access Standards**
- i. The main pedestrian entrance to the building is through a street-level lobby, or through a podium lobby accessible from the street. Dwellings located on the courtyard or podium shall be entered directly.
 - ii. Interior circulation to each dwelling is through a corridor.
 - iii. For each ground floor street-facing unit, a secondary pedestrian entrance directly from the street may be provided.
 - iv. Elevator access shall be provided between the garage, and each level of the building.
- d. Parking and Service Standards**
- i. Required parking is accommodated in a lined, at-grade garage or subterranean garage.
 - ii. Dwellings have indirect access to their parking stall(s).
- e. Open Space Standards**
- i. The primary shared open space is a courtyard. Courtyards can be located on ground or on a podium.
 - ii. Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented East-West and 30 feet for a North-South orientation. Courtyard proportions may not be less than 1:1 between its width and height for at least 2/3 of the court's perimeter.
 - iii. In 40-foot-wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard.
 - iv. Each dwelling ground floor unit shall be provided with a private or semi-private required yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
 - v. Private balconies are required for each unit and may be provided at front, side, or rear yards.
- f. Landscape Standards** See Section 5.5.1.E.6 General Requirements for all Building Types.
- g. Frontage Standards** See Section 5.5.1.E.7 General Requirements for all Building Types.
- h. Accessory Dwellings Standards**
- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

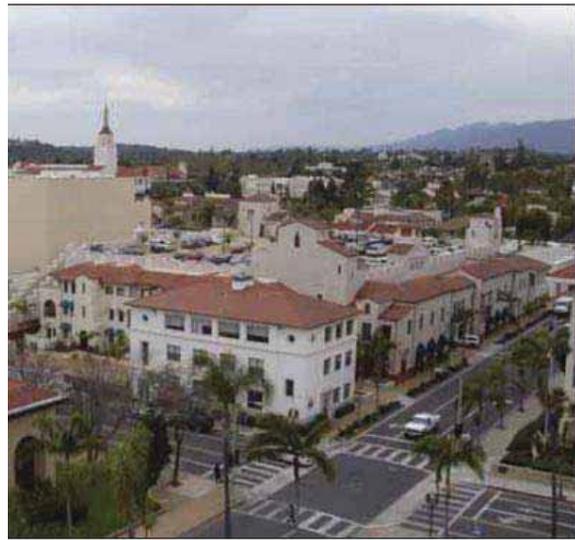
5.5.1.F Requirements for Individual Building Types

12. Liner

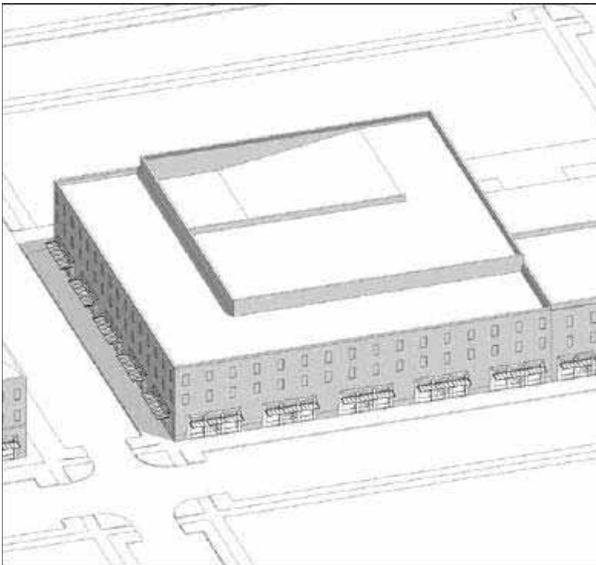
A building at least 30 feet in depth that conceals a public (Park-Once) garage or other large scale faceless building, designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for such uses or residences. The access corridor on each floor is included in the minimum depth.



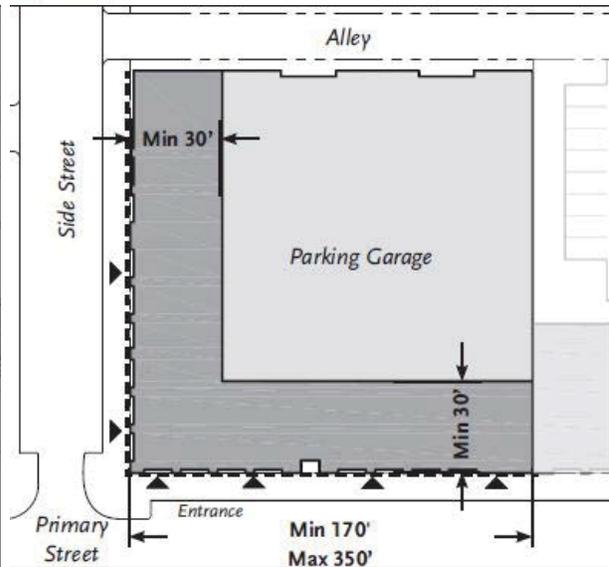
Illustrative Photo: Liner with shopfront frontage



Illustrative Photo



Illustrative Axonometric Diagram



Illustrative Plan Diagram

a. Lot Standards

- i. Width:
 - (1) Minimum: 170 feet
 - (2) Maximum: 350 feet

12. Liner (continued)

5.5.1.F Requirements for Individual Building Types

b. Building Size and Massing Standards

- i. Maximum Height ratios for various Liner Buildings are as follows:

2.0 stories: 100% 2 stories
3.0 stories: 100% 2 stories, 50% 3 stories
4.0 stories: 100% 3 stories, 50% 4 stories

- ii. Maximum building length along primary street frontage: 350 feet
- iii. The overall form of such buildings can be of a singular volume or of a primary volume with smaller ones attached, as particular design elements or transition to surrounding buildings.
- iv. Buildings may contain any of three types of dwellings: flats, town houses and lofts.
- v. Each dwelling shall have at least one side exposed to outdoors with direct access to at least a patio, terrace or balcony.

c. Access Standards

- i. The main pedestrian entrance to each ground floor storefront is directly from the street.
- ii. Pedestrian entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
- iii. Interior circulation to each dwelling is through a corridor.

d. Parking and Service Standards

- i. Required parking for the resident/tenants of the liner is accommodated in a garage, in a tuck-under configuration, and/or subterranean.
- ii. Dwellings have indirect access to their parking stall(s) unless their parking is in an attached and individual private garage.

e. Open Space Standards

- i. Private and shared open space is not required if the building is within a 1/4-mile walking distance of a park that is at least 0.10 acres in size. Otherwise, private patios or balconies must be provided for each unit.
- ii. When provided or required, private open space above the ground floor shall be in the form of a balcony with minimum area of 40 square feet and a minimum dimension of 5 feet deep by 8 feet wide;
- iii. Private patios may be provided at side yards and rear yards.
- iv. Private balconies may be provided at front, side, or rear yards.

- f. **Landscape Standards** See Section 5.5.1.E.6 General Requirements for all Building Types.

- g. **Frontage Standards** See Section 5.5.1.E.7 General Requirements for all Building Types.

h. Accessory Dwellings Standards

- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

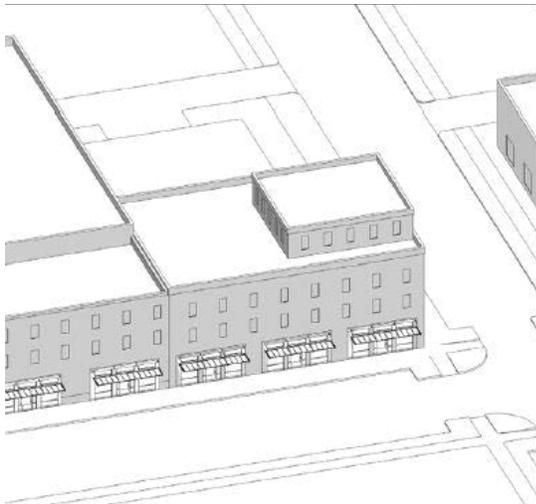
5.5.1.F Requirements for Individual Building Types

13. Flex Block

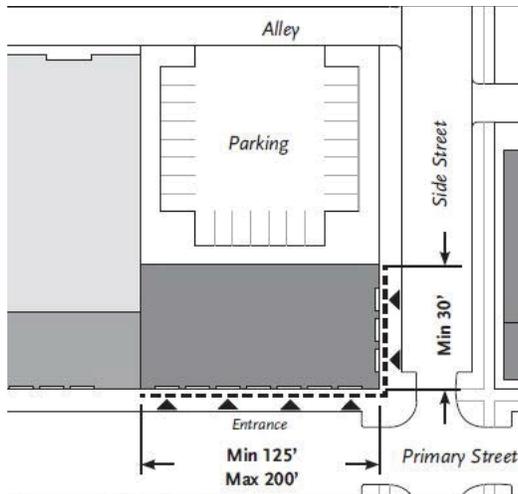
A building type designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.



Illustrative Photo: Flex Block with shopfront frontage



Illustrative Axonometric Diagram



Illustrative Plan Diagram

a. Lot Standards

- i. Width:
 - (1) Minimum: 125 feet
 - (2) Maximum: 200 feet

b. Building Size and Massing Standards

- i. Height ratios for various Flex Blocks are as follows:
 - 2.0 stories: 100% 2 stories
 - 3.0 stories: 100% 3 stories
 - 4.0 stories: 100% 3 stories, 50% 4 stories
- ii. Maximum building length along primary street frontage: 150 feet

5.5.1.F Requirements for Individual Building Types

13. Flex Block (continued)

- iii. Each dwelling is allowed to have only one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace or balcony.
 - iv. Buildings may contain any of three types of dwellings: flats, town houses and lofts.
 - v. Dwellings may be as repetitive or unique as deemed by individual designs.
 - vi. Buildings may be composed of one dominant volume.
- c. Access Standards**
- i. The main pedestrian entrance to each ground floor storefront is directly from the street.
 - ii. Pedestrian entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
 - iii. Interior circulation to each dwelling is through a corridor.
 - iv. Pedestrian elevator access should be provided between the garage, and each level of the building.
- d. Parking and Service Standards**
- i. Required parking for the resident/tenants is accommodated in a garage, in a tuck-under configuration, and/or subterranean.
 - ii. Dwellings have indirect access to their parking stall(s).
- e. Open Space Standards**
- i. Private and shared open space is not required if the building is within a 1/4-mile walking distance of a park that is at least 0.10 acres in size and is open to use by the public at any time. Otherwise, private patios or balconies must be provided for each unit. Note: The use of Robbins Field is restricted to scheduled sports teams and does not qualify as a "park" for this purpose.
 - ii. When provided or required, private open space above the ground floor shall be in the form of a balcony with minimum area of 40 square feet and a minimum dimension of 5 feet deep by 8 feet wide;
 - iii. Private balconies may be provided at front, side, or rear yards.
- f. Landscape Standards**
- i. In the front yard, there is no landscape but the streetscape.
 - ii. At least one large tree planted directly in the ground shall be provided in the rear yard.
 - iii. Sideyard trees may be placed to create a particular sense of place.
- g. Frontage Standards**
- i. Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor space, such as shopfronts, arcades, and galleries are allowed.
- h. Accessory Dwellings Standards**
- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

5.5.1.F Requirements for Individual Building Types

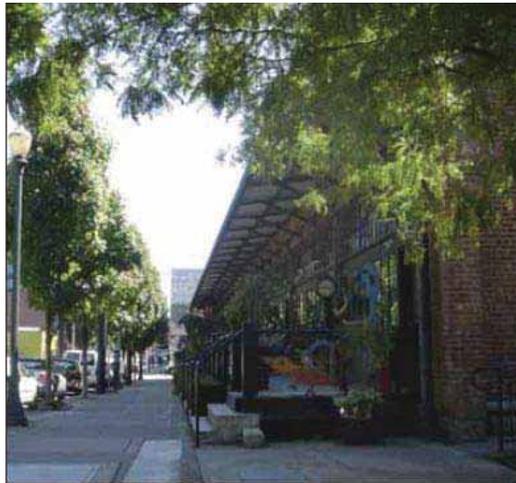
14. Flex Shed

A building designed for occupancy primarily by light manufacturing, workshop, and warehouse uses. Flex Shed buildings may also accommodate residential uses provided that ground floor residential uses do not exceed 20% of the total ground floor area. 100% of upper floor areas may be occupied by residential uses.

The Flex Shed building type also accommodates the large loading and/or staging area requirements that light manufacturing and warehouse uses might need, but requires these support areas, including parking, to be located either to the side or the rear of the building in order ensure that building front the sidewalk and street.



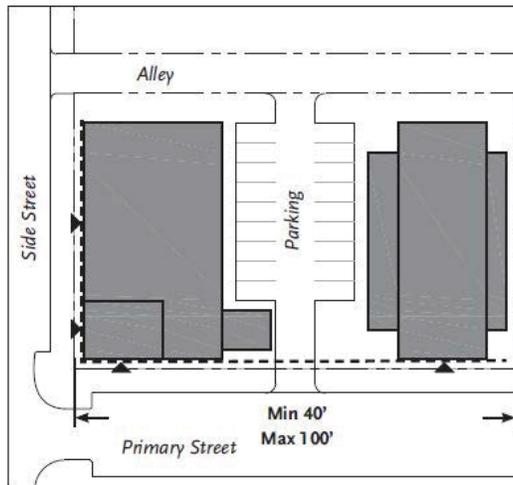
Illustrative Photo



Illustrative Photo: Industrial Sheds - House Size with front yard/porch frontages



Illustrative Axonometric Diagram



Illustrative Plan Diagram

a. Lot Standards

- i. Width:
 - (1) Minimum: 40 feet
 - (2) Maximum: 100 feet

5.5.1.F Requirements for Individual Building Types

14. Flex Shed (continued)

b. Building Size and Massing Standards

- i. Height ratios for various flex sheds are as follows:
 - 2.0 stories: 100% 2 stories
 - 3.0 stories: 100% 3 stories
 - 4.0 stories: 100% 3 stories, 50% 4 stories
- ii. Maximum building length along primary street frontage: 100 feet
- iii. The front of the building must extend to the primary street setback line for a distance, parallel to the front setback line, of at least 20 feet in length. The remainder of the primary street frontage may be devoted to loading and staging areas, open space, and/or surface parking.
- iv. Along the primary street frontage, a maximum distance of 100 feet, parallel to the primary street setback line, is allowed between buildings, whether the buildings are on the same or adjacent properties.
- v. On corner lots, the building must extend to the side street setback line for a distance, parallel to the side street setback line, of at least 20 feet in length. The remainder of the side street frontage may be devoted to loading and staging areas, open space, and/or surface parking.
- vi. Portions of the lot that are occupied by loading areas, staging areas, and/or surface parking lots that front onto the primary or side street, must be shielded from the view of the street by a minimum 36 inch tall wall, hedge, or fence that is designed according to the same character as the adjacent building.

c. Access Standards

- i. The main pedestrian entrance to each building is directly from the street.
- ii. Where an alley is present, parking may be accessed through the alley.

d. Parking and Service Standards

- i. Required parking is accommodated on the surface.
- ii. Surface parking shall be located beside or behind the building and shall respectively be accessed via the street or alley.

e. Open Space Standards

- i. If the building is occupied entirely by non-residential uses: no open space requirements.
- ii. If the building is occupied by residential uses:
 - Open space may be pooled into a large, shared open space at the equivalent of 40 square feet per dwelling unit; or
 - Each dwelling ground floor unit shall be provided with a private or semi-private required yard (patio or enclosed yard), and shall be no less than 150 square feet and of a regular (e.g., rectangular) geometry, and with a minimum width of 10 feet. Yard must be enclosed by a fence, wall, or hedge.
 - Private and shared open space is not required if the building is within a 1/4-mile walking distance of a park that is at least 0.10 acres in size and is open to use by the public at any time. Otherwise, private patios or balconies must be provided for each unit. Note: The use of Robbins Field is restricted to scheduled sports teams and does not qualify as a "park" for this purpose.
- iii. Private balconies may be provided at front, side, or rear yards.

f. Landscape Standards See Section 5.5.1.E.6 General Requirements for all Building Types.

g. Frontage Standards

- i. Public work spaces and offices are to be oriented towards the street and have transparent street-facing windows, while private offices and service rooms are oriented to the degree possible towards the back of the building.

h. Accessory Dwellings Standards

- i. Carriage Houses, Rear Yard Single Dwellings, and Rear Yard Duplexes are not allowed.

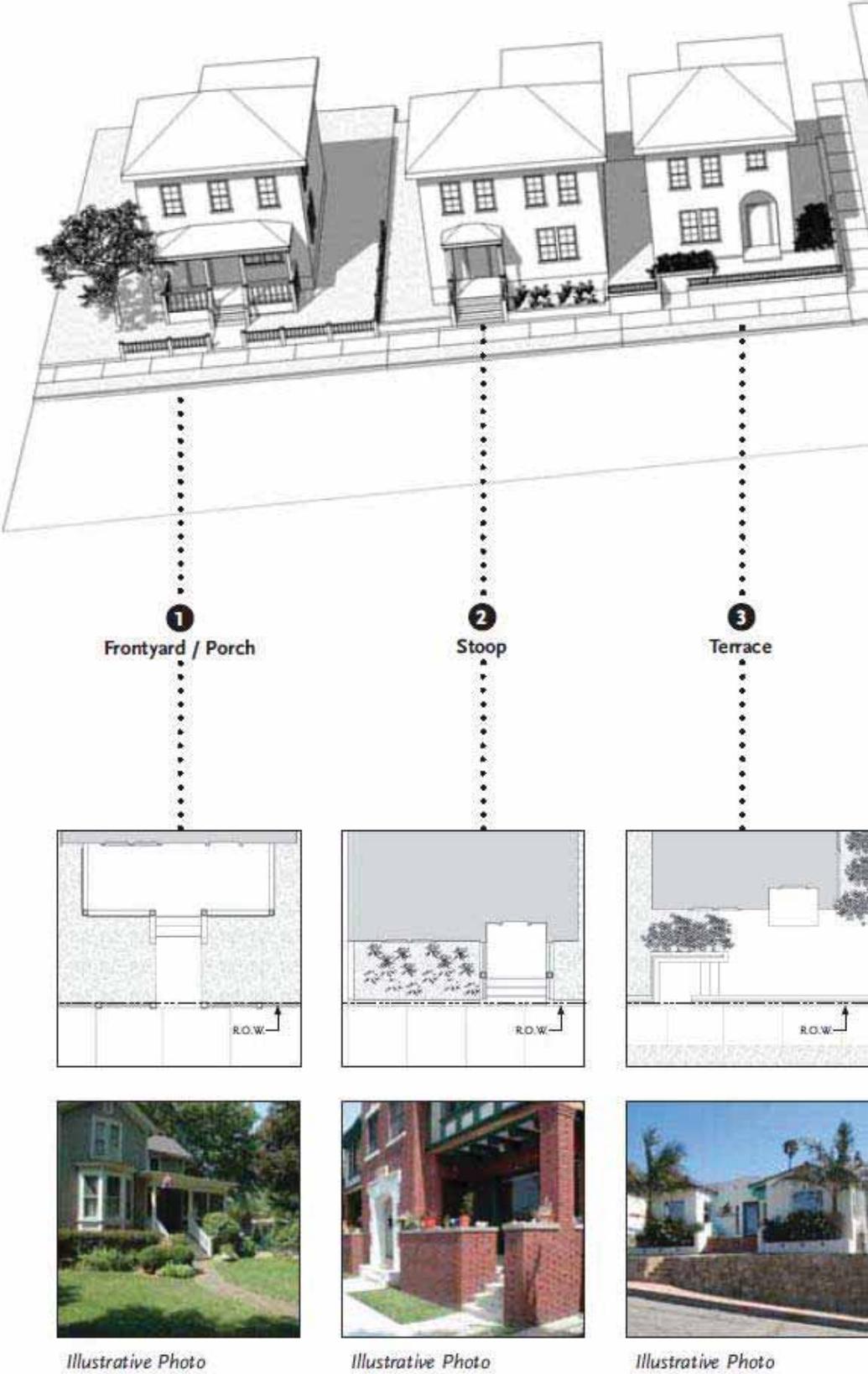
5.5.2 Frontage Types

- A. Purpose.** This Section identifies the frontage types allowed within the Specific Plan area, and for each type, provides a description, a statement as to the type's intent, and design standards, to ensure that proposed development is consistent with the City's goals for building form, character, and quality.
- B. Applicability.** The frontage of each building shall be designed in compliance with the standards of this Section. Frontages are required on all building facades that face a public right-of-way such as a street, park, or other public open space, including the Salinas River. The only locations within the plan area where frontage types are not required are:
1. Railroad Avenue between 10th and 12th Streets;
 2. Railroad Avenue between 13th and 15th Streets;
 3. 34th Street between Spring and Park Streets.
- C. Allowable Frontage types by zone.** All proposed buildings shall be designed to incorporate the allowed frontage types as identified in Table 5.5.3, as applicable.
- D. General Requirements for Commercial Frontage Types.**
1. A physical transition shall be provided between the glazing of the storefront and the adjacent sidewalk except if the glazing itself terminates directly at the grade. Where a bulkhead is applied to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 10 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).
 2. All storefronts shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.
 3. Awnings, signs, etc., shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk to a maximum encroachment of within 2 feet of the curb.
 4. Awnings shall only cover storefronts and openings so as to not cover the entire facade.
 5. The term "clear" means that the identified area is free of encroachments other than signs, light fixtures, etc.
- E. Requirements for Individual Frontage Types.** The following standards in Tables 5.5.3 and 5.5.4 apply to all proposed building/modifications in the plan area. Exceptions from the frontage requirements for Flex Block and Flex Shed buildings may be made on a case-by-case basis for hotel buildings.

Frontage Type	T-3N	T-3F	T-4N	T-4F	T-4NC	TC-1	TC-2	RC
1. Frontyard/porch	■	■	■	■	-	-	-	-
2. Stoop	■	■	■	■	■	-	■	■
3. Terrace	■	■	■	■	-	-	-	■
4. Loading Dock	-	-	-	-	-	-	-	■
5. Forecourt	-	-	■	■	■	■	■	■
6. Shopfront	-	-	■	■	■	■	■	■
7. Gallery	-	-	-	-	■	■	■	■
8. Arcade	-	-	-	-	■	■	■	■

■ = allowed
 - = not allowed

¹ Frontage types are subject to the minimum and maximum frontage to building percentages specified in Section 5.4 (Item "E" of each applicable zone).



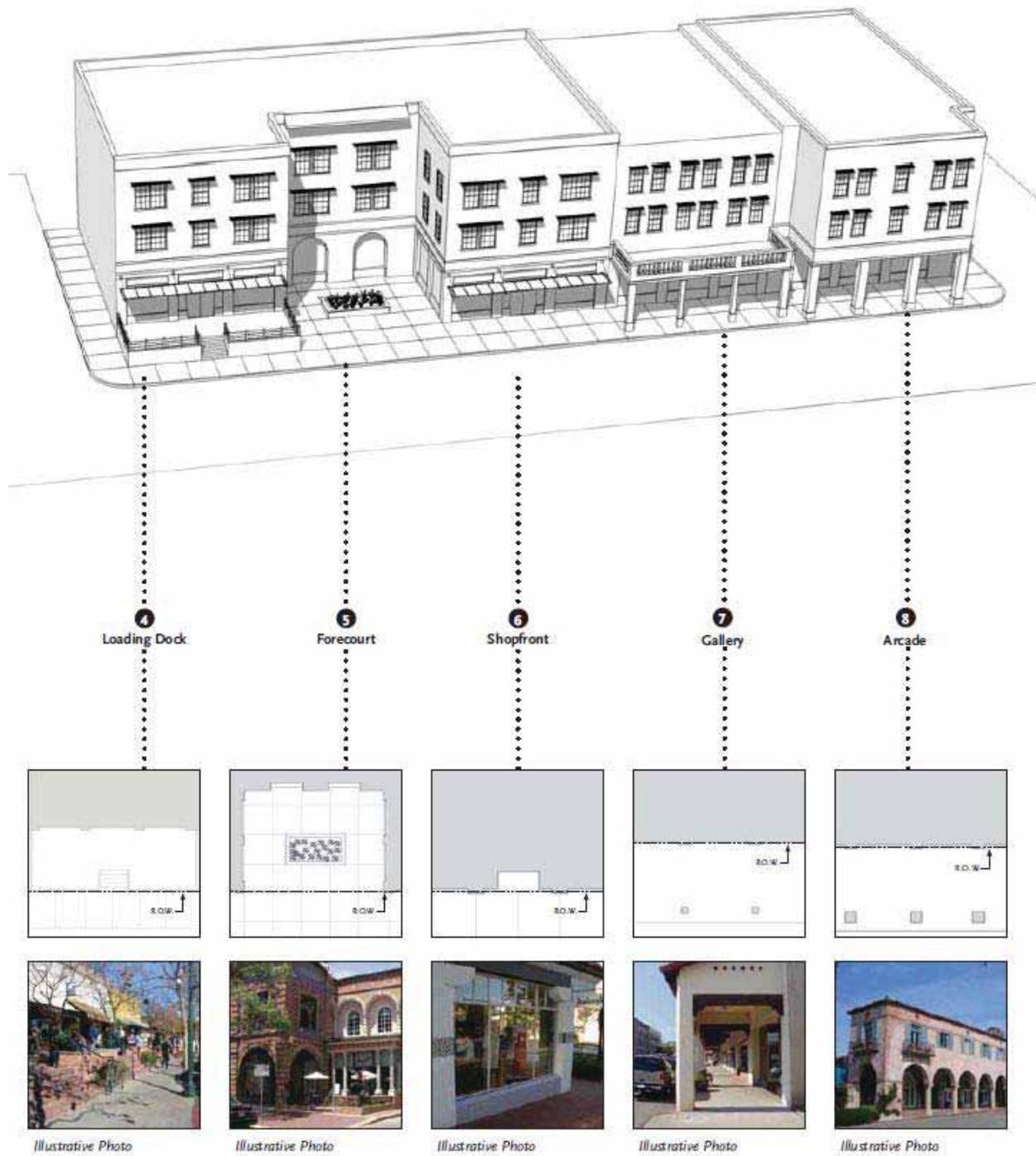
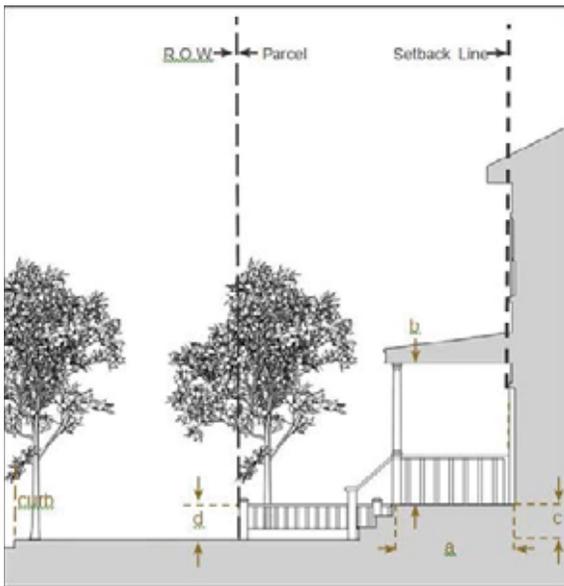


Table 5.5.4: Specific Standards for Frontage Types

1. Frontyard / Porch

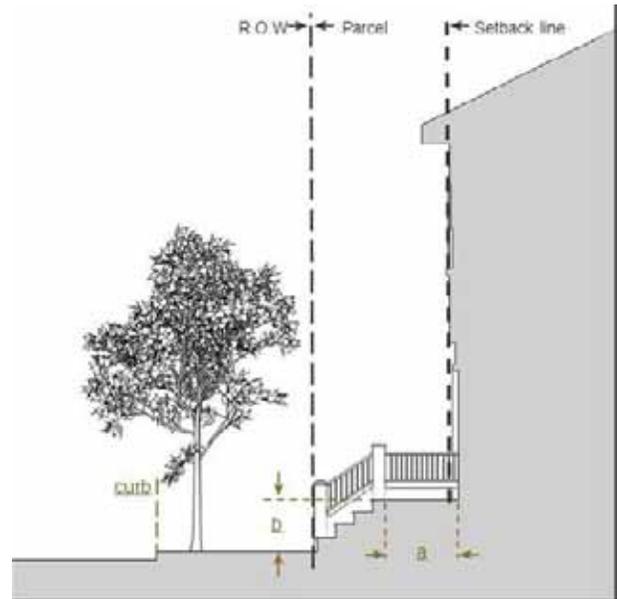
Frontyards provide a physical transition from the sidewalk to the building. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard. A great variety of front yard / porch designs are possible. A raised porch may be combined with the front yard as shown below.



Configuration	
Key	Notes
a	8 feet clear depth minimum
	12 feet clear width minimum; 10 feet clear for asymmetrical entry
b	8 feet clear height minimum
c	3 feet high maximum from adjacent grade; porches may be at grade or raised to transition into the building
d	3 feet high maximum for fences and walls defining and/or retaining the front yard.

2. Stoop

Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop. A great variety of stoop designs are possible.

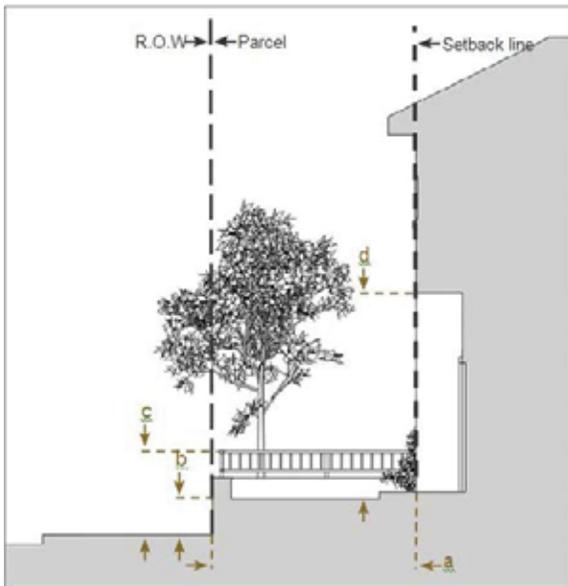


Configuration	
Key	Notes
a	4 feet clear depth minimum
	4 feet clear width minimum
b	3 feet height maximum from adjacent grade
c	Stoops must correspond and directly align to the building entry (s).
d	3 feet high maximum for fences and walls defining and/or retaining the front yard.

Table 5.5.4: Specific Standards for Frontage Types (continued)

3. Terrace

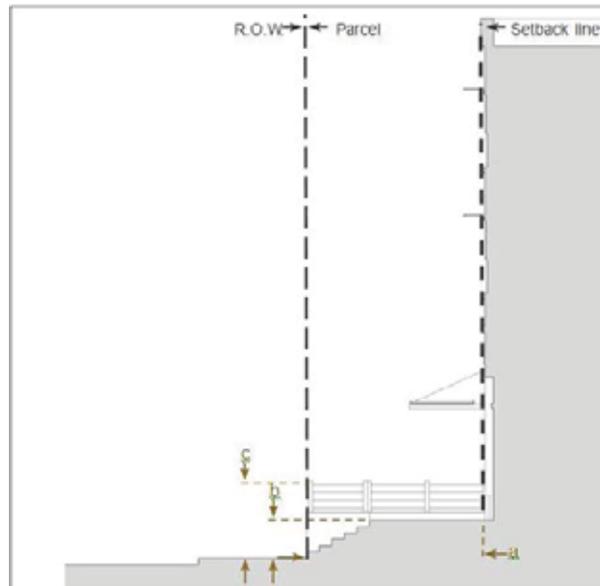
An elevated terrace separates and sets back the facade from the sidewalk and the street. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. A great variety of terrace designs are possible.



Configuration	
Key	Notes
a	7 feet clear depth minimum
b	3 feet height maximum from adjacent grade to the terrace
c	4 feet height maximum from adjacent grade to fence or hedge defining and/or retaining the front yard.
d	8 feet clear height minimum for awnings, signs, etc.; awnings shall only cover storefronts and openings so as not to cover the entire facade.

4. Loading Dock

A variation of the Terrace frontage type that is intended for an urban or industrial setting. The origin of this frontage type is, as its name implies, platforms that were raised above the street level to facilitate the loading and unloading of goods into trains and trucks. A great variety of loading dock designs are possible.

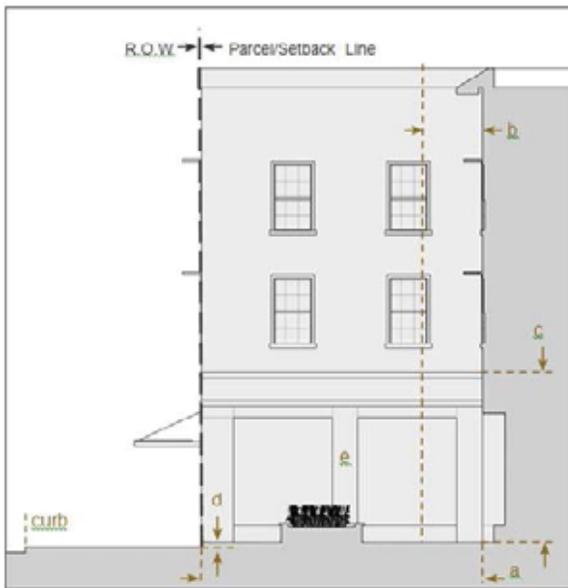


Configuration	
Key	Notes
a	7 feet clear depth minimum
b	3 feet height maximum from adjacent grade
c	6 feet height maximum from adjacent grade; fences are the only allowed enclosing elements.

Table 5.5.4: Specific Standards for Frontage Types (continued)

5. Forecourt

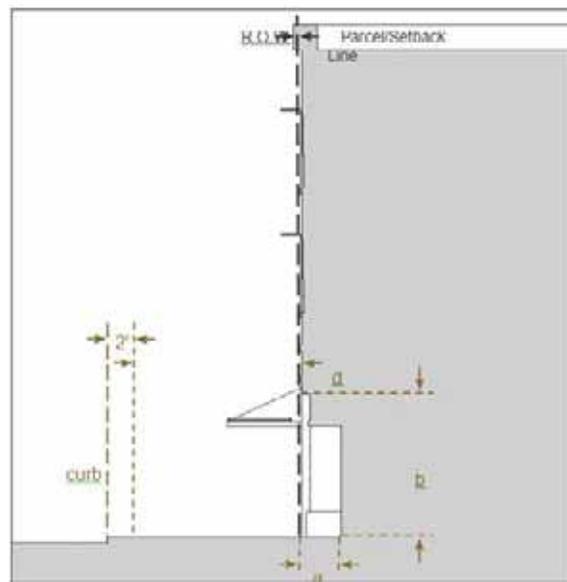
A Forecourt is a public space formed by a recess in the façade of a building. Forecourts are generally appropriate for commercial or civic use, or in some cases for vehicular drop-off at a civic building or hotel, as distinct from court- yards which are semi-public spaces providing frontages of a generally residential character. A great variety of forecourt designs are possible, including the forecourt below with a shopfront frontage along its sides.



Configuration	
Key	Notes
a	20 feet clear depth minimum; 60 feet clear depth maximum
	10 feet clear width minimum; 60 feet clear width maximum
b	1/3 the depth and width maximum for encroachments
c	12 feet height minimum as required for the shopfront frontage type
d	3 feet high maximum from adjacent grade for raised forecourts or retaining wall with entry steps for the forecourt
e	65% storefront openings minimum for first floor; shall not have opaque or reflective glazing

6. Shopfront

Shopfronts are large glazed openings in a façade, filled with doors and transparent glass in a storefront assembly. This traditional retail frontage type is often provided with canopies or awnings, which may be fixed or retractable, to shelter pedestrians and shade the storefront glass from glare. The storefront assembly may be recessed up to 10 feet to provide a widened sidewalk or a covered area for outdoor dining. A great variety of shopfront designs are possible.

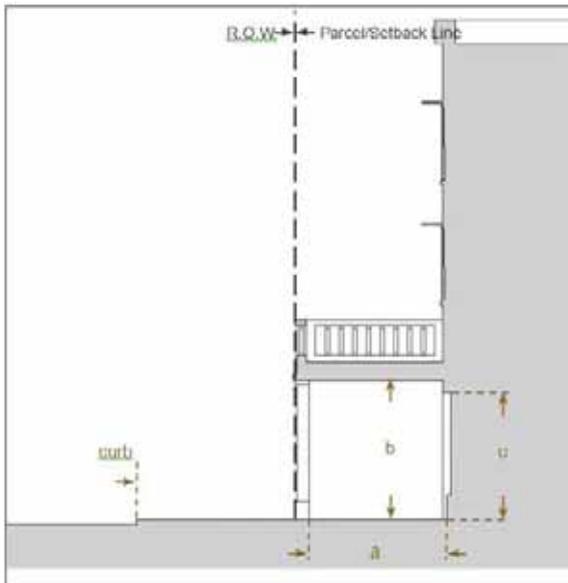


Configuration	
Key	Notes
a	10 feet depth maximum
b	12 feet height minimum as required for the shopfront frontage type
	65% storefront openings minimum for first floor; shall not have opaque or reflective glazing
c	8 feet clear height minimum for awnings, signs, etc.; awnings shall only cover storefronts and openings so as not to cover the entire facade.

Table 5.5.4: Specific Standards for Frontage Types (continued)

7. Gallery

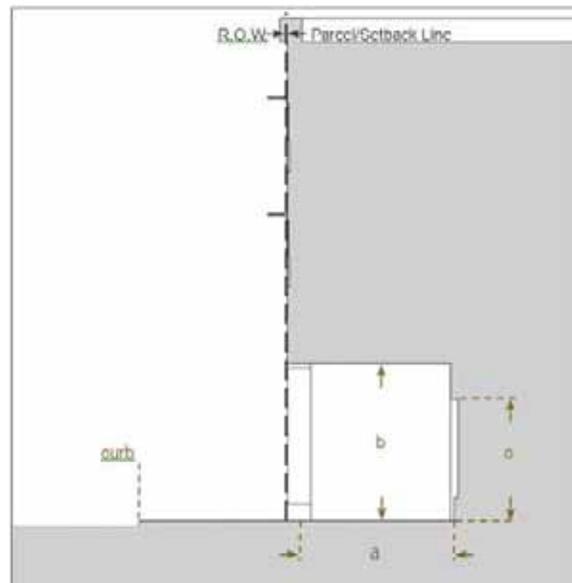
A Gallery is a roof or deck projecting from the façade of a building, supported by columns located at the right-of-way. Galleries shelter the sidewalk as do Arcades, but the space above the Gallery is unenclosed. Galleries may be one or two or even three stories in height as allowed by the zone, such that they may provide covered or uncovered porches at the second and third floors. The height and the proportions of the arcade shall correspond to the facade consistent with the architectural style of the building and the storefront. Openings between columns are square or vertically oriented. Gallery must be used in conjunction with the Shopfront Frontage Type. A great variety of gallery designs are possible.



Configuration	
Key	Notes
a	12 feet clear depth minimum
	12 feet clear width minimum
b	12 feet clear height minimum
c	12 feet height minimum as required for the shopfront frontage type

8. Arcade

Arcades are colonnades supporting a building façade that is set at the right-of-way, such that the sidewalk is enclosed within the building volume, between the colonnade and storefronts. This type is ideal for retail use, as it shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise. The arcade also provides habitable residential or commercial space over the sidewalk, narrowing the space of the street and creating a very urban character. The height and the proportions of the arcade shall correspond to the facade consistent with the architectural style of the building and the storefront. Openings between columns are square or vertically oriented. Arcade must be used in conjunction with the Shopfront Frontage Type. A great variety of arcade designs are possible.



Configuration	
Key	Notes
a	12 feet clear depth minimum
	12 feet clear width minimum
b	12 feet clear height minimum
c	12 feet height minimum as required for the shopfront frontage type

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5.5.3 – Architectural Style Guidelines

A. **Purpose.** The City’s General Plan and Economic Strategy contain policy statements that call for the City to take the following actions relative to architectural quality:

- Maintain/enhance the City’s image/identity;
- Promote architectural and design excellence by imposing stringent design and construction standards;
- Strive to maintain and create livable, vibrant neighborhoods and districts with:
 - Coordinated site design, architecture, and amenities;
 - A recognizable and high quality design aesthetic;
- Improve quality of place to attract investment and knowledge workers;
- Improve overall quality of built form (design/architecture);
- Develop distinctive design standards and invest in design excellence to:
 - Create inspiring and memorable places;
 - Emphasize the appearance and qualities of the public realm;
 - Develop and implement form based code and architectural design standards.

To implement the above policies, this section provides design guidelines for the building types that are specified for each zone in the Specific Plan Area.

The Architecture Style Guidelines define and express the architectural objectives within the Specific Plan area, and establish a clear set of guidelines that provide the City of Paso Robles and future applicants with a basis for proposing and reviewing development proposals. The Guidelines serve the two primary purposes identified below:

1. To achieve high quality of design,
2. To facilitate the design review and planning approval process of projects in terms of architectural styles which are clearly understood and appropriate to particular Building Types in their surrounding context.

B. **Applicability.** Incorporation of each and every architectural detail depicted in the photos, drawings and text contained in this section will not be mandatory. However, in its review of applications for development within the Specific Plan Area, the Planning Commission and Development Review Committee may require plans to conform with the general design concepts and general architectural features shown in this section and in an appendix with descriptions of complementary architectural styles.

C. **Recommended styles by Building Type.** This section proposes nine architectural styles, listed below, that have been identified as relevant to the Specific Plan area’s history and future development and as being deserving of continued application and interpretation and which will serve as benchmarks to help define the character of development that will best accomplish the objectives of General Plan and Economic Strategy policies. In addition to the nine architectural styles, there are other architectural styles, such as “bungalow”, “prairie”, “colonial”, “farmhouse”, which the City finds to be compatible with, and complementary to, the nine benchmark styles. The City may prepare an appendix to this Specific Plan to be composed of photographs, drawings, and text to catalog and explain the complementary architectural styles.

Table 5.5.3 shows which of the nine benchmark architectural styles are appropriate for the building types specified for each zone. If an appendix with complementary architectural styles is adopted, it will include recommendations for appropriate building types for each complementary style. The nine benchmark styles are:

1. Victorian (Residential Character)
2. Victorian (Commercial Character)
3. Craftsman
4. Spanish Revival (Residential Character)

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5. Spanish Revival (Commercial Character)
6. Main Street Commercial
7. Warehouse Industrial
8. Art Deco
9. English Arts and Crafts

D. **Roof Materials.** The Development Review Committee may approve a variety of roof materials, including metal roofs and alternative roofing materials, if it can be demonstrated that the requested materials will complement the architectural treatment of the building and will conform with the fabric of the neighborhood.



Victorian Residential



Victorian Commercial



Craftsman



Spanish Revival Residential



Spanish Revival Commercial



Main Street Commercial



Warehouse Industrial



Art Deco



English Arts and Crafts

Table 5.5.3: Architectural Style by Building Type

Building Type	Victorian Residential	Victorian Commercial	Craftsman	Spanish Revival Residential	Spanish Revival Commercial	Main Street Commercial	Warehouse Industrial	Art Deco	English Arts and Crafts
Single Dwelling	■	-	■	■	-	-	-	-	■
Carriage House/ Rear Yard Single Dwelling / Rear Yard Duplex	■	-	■	■	-	-	-	-	■
Duplex / Triplex / Quadplex	■	-	■	■	-	-	-	-	■
Villa	■	-	■	■	-	-	-	-	■
Rosewalk	■	-	■	■	-	-	-	-	■
Bungalow Court	■	-	■	■	-	-	-	-	■
Rowhouse	■	-	■	■	-	-	-	-	■
Tuck-Under	■	-	■	■	-	-	-	-	■
Live/work	-	■	-	-	■	■	■	■	-
Courtyard Housing	■	-	■	■	-	-	-	■	-
Stacked Dwelling	■	-	-	■	-	-	-	■	-
Liner	-	-	-	-	■	■	-	■	-
Flex Block	-	■	-	-	■	■	-	■	-
Flex Shed	-	■	-	-	■	■	■	-	-

■ = allowed
 - = not allowed

The architectural style guidelines details for the nine styles listed above, which were originally shown on pages 5:40 – 5:99 of the original plan adopted on May 3, 2011, are relocated to Appendix 2A of the Specific Plan. As noted above in subsection “B”, since they are “guidelines”, they are not mandatory.

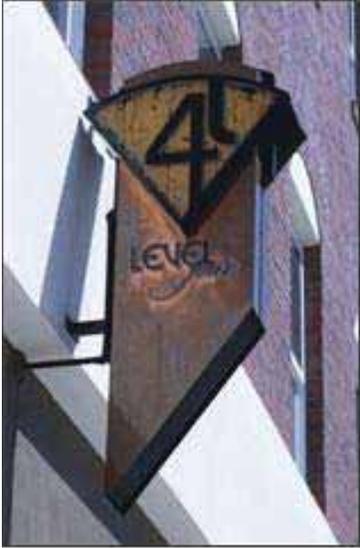
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5.6 - Sign Standards

- A. Purpose.** This section provides sign regulations that are in addition to those in Zoning Code Chapter 21.19 (Signs) in order to help generate the vibrant, mixed-use, pedestrian environment envisioned in Chapter 2 (Form and Character) of this Specific Plan.
- B. Applicability.**
1. **Signs regulated.**
 - a. These sign regulations, as described and illustrated in Tables 5.6.1 (Allowed Sign Types) and 5.6.2 (Allowed Sign Locations by Frontage Type), apply to all building-mounted signs in the T-3F, T4-NC, T4-F, TC-1, and TC-2 zones.
 - b. All other signs, including building-mounted signs in the RC Zone, banner signs, inflatable signs, yard signs, monument signs, real estate directional signs, winery directional signs, and billboards shall instead comply with Zoning Code Requirements (Chapter 21.19).
 - c. In the T-3F, T-4F, T-4NC, TC-1, and TC-2 zones, monument signs:
 - (1) Shall not exceed 24 square feet in area and 4 feet in height on non-arterial streets (e.g., Vine and 21st Streets);
 - (2) Shall not exceed 32 square feet in area and 6 feet in height on arterial streets (e.g., Spring, 13th, and 24th Streets).
 - d. Monument signs are defined as “freestanding signs set on an architecturally integrated base structure”. They are a type of allowed sign in addition to those shown in Table 5.6.1.
 - e. In the T-3F, T-4NC, T-4F, TC-1, and TC-2 Zones, in the event of a conflict between the sign regulations in Chapter 21.19 and in Section 5.6 of this plan, the provisions of Section 5.6 shall take precedence.
 2. **Applicability to sign content.** The provisions of this Section do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or noncommercial.
- C. Specified standards for signs.**
1. **Calculating maximum allowable sign area.** The maximum allowable sign area for individual building signs shall be regulated by Table 5.6.1 (Allowed Sign Types).
 2. **Design.** Building-mounted signs shall be designed with a pedestrian scale in mind and shall also be subject to the following restrictions:
 - a. The maximum number of letter styles permitted is three, although two is preferred.
 - b. Flat surface signs shall be painted in such a manner as to create the appearance of depth.
 - c. Borders around signs are encouraged.
 - d. Sign panel materials shall be compatible with façade materials. The use of wood or metal is encouraged.
 3. **Illuminated signs.** Illuminated signs designed to be seen from a distance are inappropriate and are discouraged. The use of most backlit plastic box signs or internally illuminated signs or awnings is discouraged. Backlit cabinet signs with light translucent lettering on dark or opaque background or use of individual plastic letters that are compatible in size and style with the building will be considered on a case-by-case basis.
 4. **Prohibited Materials.** The use of fluorescent materials and/or paints is prohibited on signs in the TC-1 zone.
 5. **Street Furniture.** In some instances, street furniture, including portable signs, may be allowed on city sidewalks. All street furniture shall be regulated by Chapter 11.30 of the Zoning Code.
 6. **Maximum number of sign types per building.** A maximum of two sign types, as identified in Table 5.6.1 (Allowed Sign Types), may be placed on a single building.



Wall Mounted



Marquee



Hanging Sign



Yard Sign



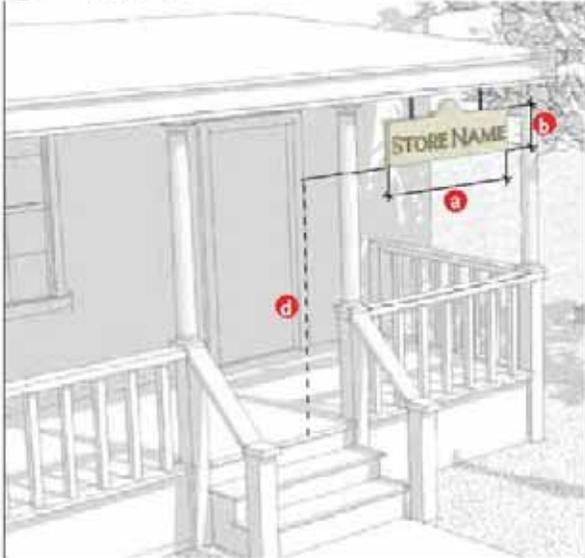
Projecting Sign



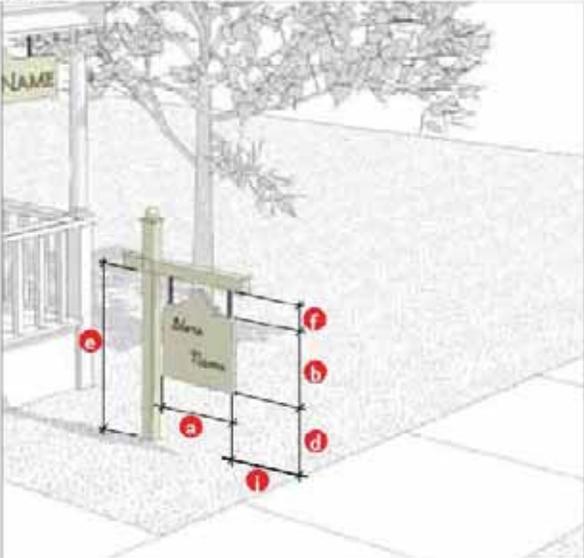
Awning Sign

Table 5.6.1: Allowed Sign Types

1 Hanging sign



2 Yard sign



3 Projecting sign (One sign allowed per tenant space)



4 Wall-mounted sign



Table 5.6.1: Allowed Sign Types (continued)

Key	Sign Type				
		1	2	3	4
		Hanging Sign	Yard Sign	Projecting Sign	Wall-Mounted
a	Width	36" max	36" max	48" max	Width of Storefront
b	Height	24" max	24" max	30" max	30" max
c	Sign Area (wall)	-	-	-	24" max, up to 1 sq ft per linear foot on store frontage
d	Clear	8'6" min	12' min	8'6" min	-
e	Height	-	5' max	-	-
f	Space	-	12" max	-	-
g	Feature	-	-	-	-
h		-	-	-	-
i	Sign Area	-	-	-	-
j	Projection	-	12" min	-	-
k		-	-	Within 2' of curb	-
l	Thick	-	-	24" max	-
m	Extend	-	-	-	-
n	Alignment	-	-	-	-
	Signs/Building	1 max hanging sign per building	1 max	1 per tenant space	1 per storefront

Table 5.6.1: Allowed Sign Types (continued)

Key	Sign Type				
		1	2	3	4
		Awning-Mounted	Awning-Valence	Marquee	Roof
a	Width	25' max	25' max	6' max (to within 2' of curb)	50' max
b	Height	12" max	10" max	-	8' max
c	Sign Area (wall)	-	-	-	-
d	Clear	8'6" min	8'6" min	12' min	-
e	Height	-	-	-	-
f	Space	-	-	-	-
g	Feature	-	-	-	-
h		6 sq ft max	-	-	-
i	Sign Area	-	Max 75% of "a"	Max 75% of "a"	-
j	Projection	Within 2' of curb	Within 2' of curb	-	-
k		-	-	Within 2' of curb	-
l	Thick	-	-	24" max	-
m	Extend	-	-	10' max	-
n	Alignment	-	-	May align with corner or be placed anywhere on wall	-
	Signs/Building	1 per awning	1 per awning	1 max; not allowed with a roof sign	1 per building; not allowed with a marquee sign. Only allowed in TC-1 Zone and only 2 such signs allowed in that zone.

Table 5.6.2: Allowed Sign Locations by Frontage Type

The diagrams below identify the allowed sign types and requirements by the various conditions of frontage, as allowed by the zones in the Plan Area.

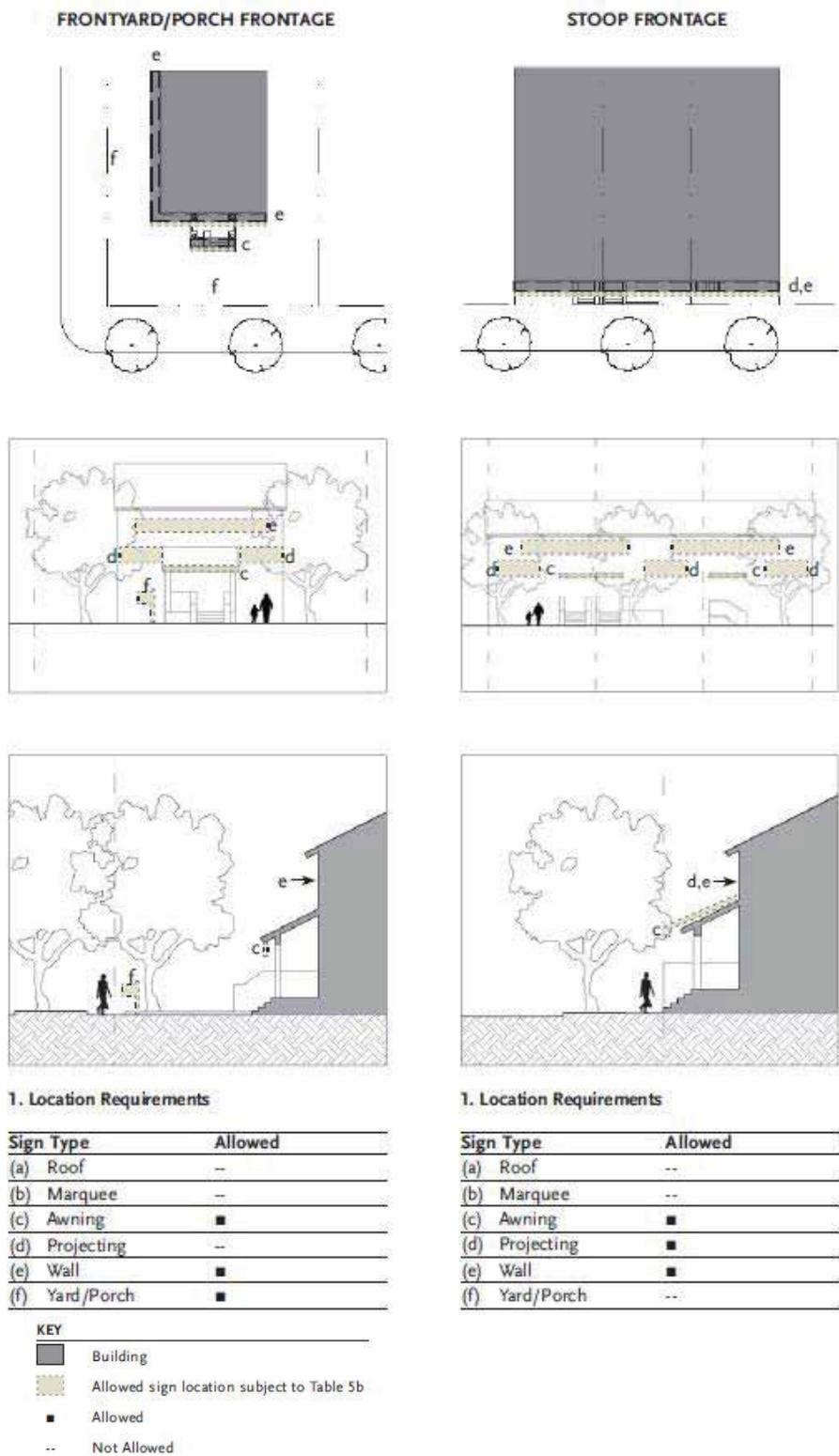
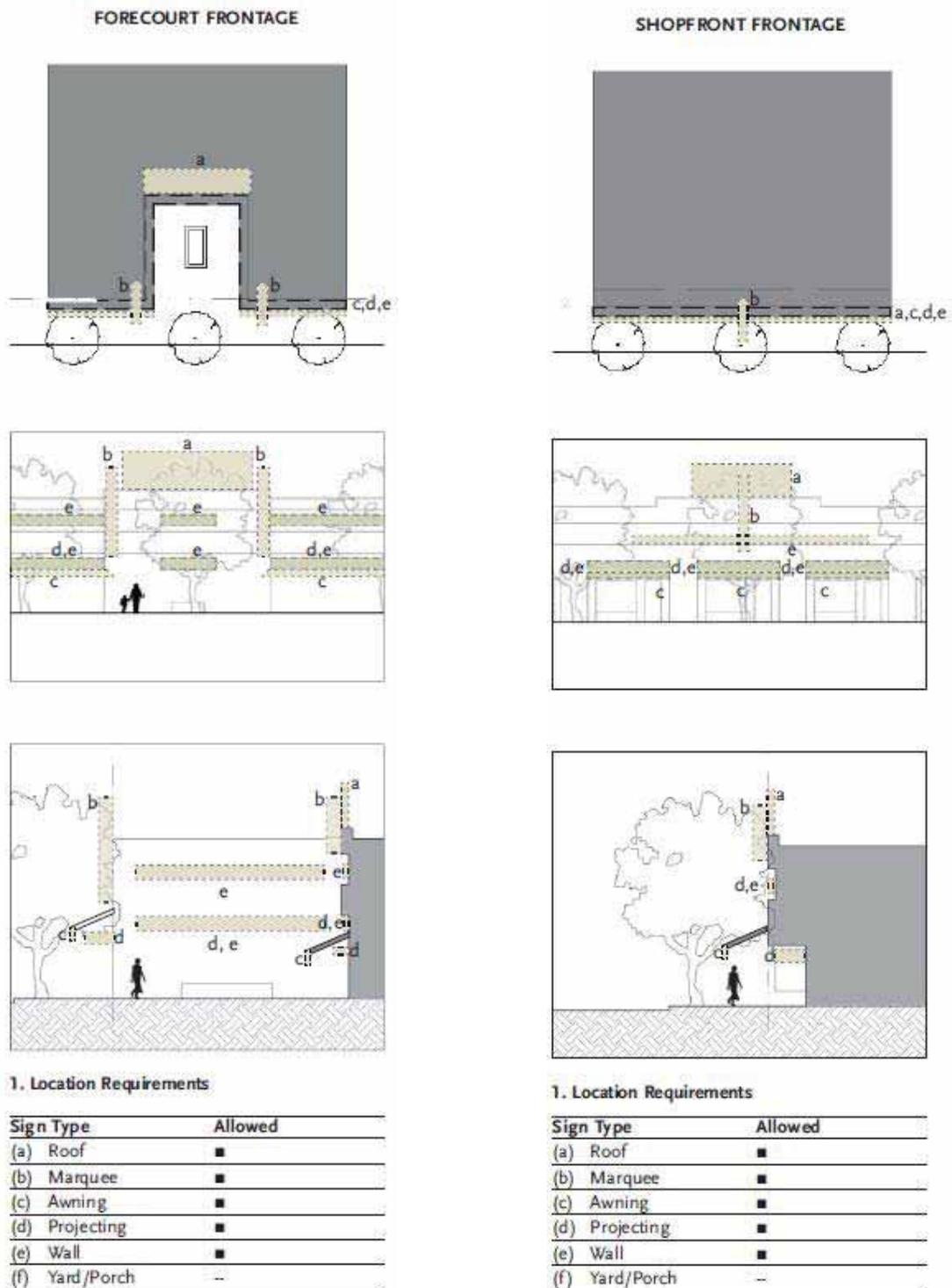


Table 5.6.2: Allowed Sign Locations by Frontage Type (continued)

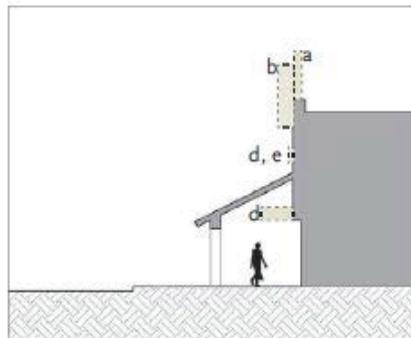
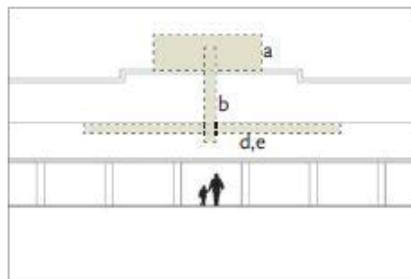
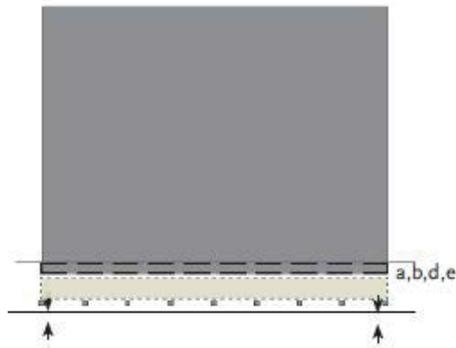


KEY

- Building
- Allowed sign location subject to Table 5b
- Allowed
- Not Allowed

Table 5.6.2: Allowed Sign Locations by Frontage Type (continued)

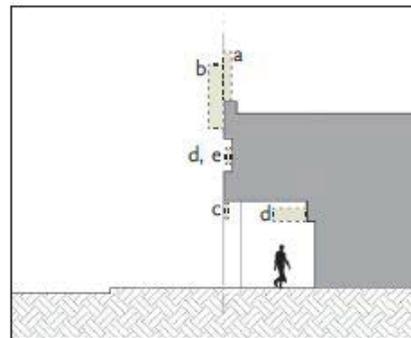
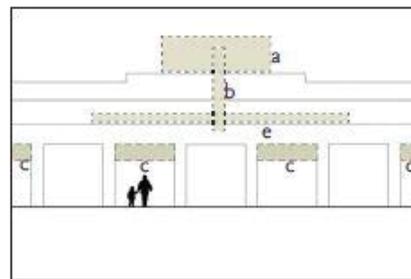
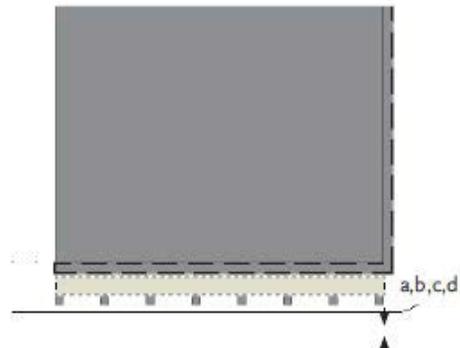
GALLERY FRONTAGE



1. Location Requirements

Sign Type	Allowed
(a) Roof	■
(b) Marquee	■
(c) Awning	--
(d) Projecting	■
(e) Wall	■
(f) Yard/Porch	--

ARCADE FRONTAGE



1. Location Requirements

Sign Type	Allowed
(a) Roof	■
(b) Marquee	■
(c) Awning	■
(d) Projecting	■ (only under arcade)
(e) Wall	■
(f) Yard/Porch	--

KEY

- Building
- Allowed sign location subject to Table 5b
- Allowed
- Not Allowed

5.7 - Additional Requirements and Guidelines

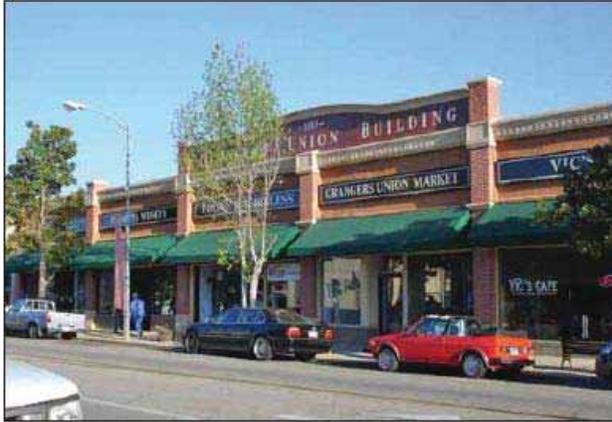
5.7.1 - Landscape and Open Space

- A. **Purpose.** This section sets forth the components of landscape design as they relate to both the public realm (parks, squares, greens, street trees, and trails) and the private realm. For each of these subjects, the corresponding landscape measures and requirements are identified.
- B. **Applicability.** All landscape and open space should be designed in compliance with the standards of this Section.
- C. **Regional Landscape Character.** The City of Paso Robles is located in the Central Coast Ranges at the northern tip of San Luis Obispo County and is the cultural center of the Paso Robles Viticultural Area. The region contains many geographical contrasts, ranging from seasonal river beds to mountains, which create unique micro climates for growing grapes.

Paso Robles receives an average of 11 to 20 inches of rain per year and 41-43 inches of evapotranspiration loss per year, creating an arid Mediterranean climate. Due to its separation from the coast by the Santa Lucia Range, Paso Robles experiences limited maritime influences and relatively defined seasons. Hotter summers and colder winters provide good weather opportunities for trees, shrubs, and perennials that need marked winter chill and summer heat for good performance.

The regional native plant habitat consists of oak savannah, foothill woodland, riparian, and chaparral plant communities. Many non-native Mediterranean species are well adapted to Paso Robles and the Region. The landscape character of the City ranges from urban to rural suburban and reflects an agricultural and ranching history. The Uptown/Town Center planning area is primarily urban.

- D. **General Requirements and Policies.** Landscapes within the Plan Area should preserve and promote the aesthetic character and environmental quality of Paso Robles in the following ways:
 - 1. The landscape should define, unify and enhance the public realm.
 - a. Street trees should be provided to define the street and identify it as a safe environment for automobiles, pedestrians, and cyclists as well as to add beauty and shade to the street. The selection of species should be based upon height, canopy diameter, disease resistance, and transparency.
 - 2. The landscape should be sensitive to character, climate, and soils of Paso Robles. Whenever possible, plant materials should be indigenous to the region or similar in character and habitat to indigenous materials. Plant species should be selected that reduce the need for supplemental irrigation water.
 - a. Indigenous trees such as Oaks, Sycamore, and Cottonwood, should be specified to provide sustainable habitat and reinforce the existing natural aesthetic of the open space framework. Trees should be tolerant of stress created during periods of drought, and should be receptive to the use of eco-friendly integrated pest management.
 - b. Indigenous plants or drought-tolerant species from Mediterranean and other arid regions should be specified.
 - 3. The landscape should mitigate environmental degradation resulting from stormwater runoff.
 - a. Methods that reduce runoff and improve water quality should be implemented.
 - 4. Existing oak trees should be preserved. The planting of new oak trees in accordance with Goal C-3 of the Paso Robles General Plan and the Oak Tree Preservation Ordinance is encouraged.
 - a. Oak trees should be planted in parks and on other City-owned properties. New and replacement oak trees should be planted in locations and settings that are appropriate to their species.



Lively and interesting streetscapes



Village-scale, relaxed public space in a Town Center



Parks, Greens, and Squares as community connectors



Porous pavement with sand filter

- b. New oak trees should be planted where feasible and appropriate.

E. Landscape Standards for Private Lots.

- 1. **Frontyard landscapes.** Plantings in yard areas fronting on streets should be appropriate to the scale, orientation and purpose of the yard. All trees for front yards should, if provided, be a minimum of 1.5" caliper*. Appropriate plant materials and designs for specific frontage yard types are as follows:

* Caliper size information is provided only as a guide since different trees species produce calipers of varying sizes and at different growth rates. An arborist should be consulted in order to best determine the size and health of proposed plant material.

- a. **Front Yards.**

- i. Front yards should be planted and maintained from the back of sidewalk to a facade or garden wall.
- ii. At facades, low shrubs and/or ground cover should be planted against the facade.
- iii. At garden walls, low shrubs and wall vines or tall shrubs alone shall be planted against the wall.
- iv. Lawn can be used in front yard applications, but should be limited to no more than sixty percent of the entire front yard area.
- v. Side yards on corners are considered front yards and subject to the same requirements as identified in this article.

- b. **Other Yards.**

- i. Rear yards may have 1 or 2 trees planted per suggested list. Fruiting trees are especially recommended.
- ii. Side yards need not be landscaped, except as required to the extent that they affect the quality of the public space.
- iii. If visible from the public realm, (i.e., the sidewalk or street), rear and side yards should be landscaped and maintained.

F. Landscape for Thoroughfares

- 1. Street trees should be consistent with, or similar to, species identified in Section G (Acceptable Plant Materials) below.
- 2. Large trees with arching canopies should be planted as rows in continuous parkway strips or individual tree wells parallel to the adjacent curb on both sides of the street and in street medians where appropriate.
- 3. Street tree spacing should be no more than 30 feet on center. Consistency in tree spacing and species should be used to create a strong street identity by establishing order and unity to the public realm.
- 4. Spring Street, Riverside Avenue, Vine Street, 24th Street, 13th Street, and 4th Street should be planted with 36-inch box (2" - 2.5" caliper)* sized plant material. All other streets should be planted with 24-inch box (1" - 1.75" caliper)* plant material.

* Caliper size information is provided only as a guide since different trees species produce calipers of varying sizes and at different growth rates. An arborist should be consulted in order to best determine the size and health of proposed plant material.

- 5. Runoff from sidewalks should be conveyed to planted parkways. To the extent possible, overflow from parkways and runoff from the road may be directed into pervious paving in parallel parking areas in order to promote infiltration into the ground.

G. Acceptable Plant Materials. Plants for the private realm should be drought-tolerant. A partial list of species is suggested here:

Street Trees

<i>Celtis occidentalis</i>	Common Hackberry
<i>Chionanthus refuses</i>	Chinese Fringe Tree
<i>Cladrastis lutea</i>	Yellow Wood
<i>Geijera parvifolia</i>	Australian Willow
<i>Ginkgo biloba</i>	Maidenhair Tree
<i>Koelreuteria panniculata</i>	Golden Rain Tree
<i>Liquidambar styraciflua</i>	American Sweet Gum
<i>Magnolia grandiflora</i> var. Samuel Sommer	Southern Magnolia
<i>Pistachia chinensis</i>	Chinese Pistache
<i>Platanus acerfolia</i>	London Plane Tree
<i>Platanus racemosa</i>	California Sycamore
<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Pear
<i>Pyrus calleryana</i> var. Bradford	Bradford Pear
<i>Pyrus calleryana</i> var. Chanticleer	Callery Pear
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus ilex</i>	Holly Oak
<i>Quercus virginiana</i>	Virginia Oak
<i>Sapindus drummondii</i>	Western Soapberry
<i>Sophora japonica</i> var. Regent	Japanese Pagoda
<i>Zelkova serrata</i>	Sawleaf Zelkova

Parking Lot Trees

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<i>Fraxinus angustifolia</i> 'Raywood'	Raywood Ash
<i>Fraxinus velutina</i> 'Arizona'	Arizona Ash
<i>Gleditsia triacanthos</i> 'Shademaster'	Honeylocust
<i>Koelreuteria paniculata</i>	Golden Rain Tree
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus acerfolia</i>	London Plane Tree
<i>Platanus occidentalis</i>	American Sycamore
<i>Pyrus calleryanavar.</i> Aristocrat	Aristocrat Pear
<i>Pyrus calleryanavar.</i> Bradford	Bradford Pear
<i>Quercus ilex</i>	Holly Oak
<i>Sophora japonica</i> var. Regent	Japanese Pagoda Tree
<i>Ulmus pumila</i>	Siberian Elm
<i>Zelkova serrata</i>	Sawleaf Zelkova

Accent Trees

<i>Acer palmatum</i>	Japanese Maple
<i>Albizia julibrissin</i>	Silk Tree
<i>Arbutus unedo</i>	Strawberry Tree
<i>Betula pendula</i>	White Birch
<i>Catalpa speciosa</i>	Western Catalpa
<i>Cedrus atlantica</i> 'Glauca'	Blue Atlas Cedar
<i>Cedrus deodara</i>	Deodar Cedar
<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud
<i>Chilopsis linearis</i>	Desert Willow
<i>Fremontodendron</i> 'California Glory'	Flannel Bush
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Pinus halepensis</i>	Allepo Pine
<i>Quercus agrifolia</i> <i>Quercus</i>	Coast Live Oak
<i>douglasii</i>	Blue Oak
<i>Quercus lobata</i>	Valley Oak
<i>Umbellularia californica</i>	California Bay
<i>Vitex agnus-castus</i>	Chaste Tree



The Bradford Pear's vibrant colors and shade qualities make for a great street tree.



The Sawleaf Zelkova showing its colors in the Fall

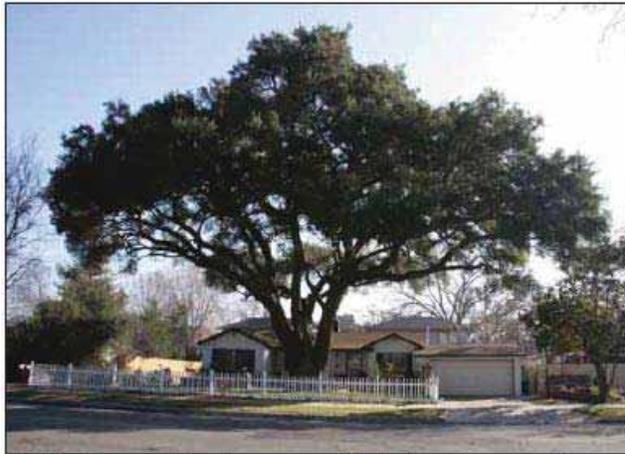
General Trees

Acacia baileyana

Fearnleaf Acacia

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<i>Acer</i> sp.	Maple
<i>Betula nigra</i>	River Birch
<i>Eriobotrya japonica</i>	Loquat
<i>Heteromeles arbutifolia</i>	Toyon
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Magnolia grandiflora</i> 'Majestic Beauty'	Southern Magnolia
<i>Magnolia grandiflora</i> 'St.Mary'	Southern Magnolia
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus pinea</i>	Italian Stone Pine
<i>Populus nigra</i> 'Italica'	Lombardy Poplar
<i>Prunus cerasifera</i>	Plum Tree
<i>Punica granatum</i>	Pomegranate
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus douglasii</i>	Blue Oak
<i>Quercus kelloggii</i>	California Black Oak
<i>Quercus rubra</i>	Northern Red Oak
<i>Quercus wislizenii</i>	Interior Live Oak
<i>Rhus lanceolata</i>	Flameleaf Sumac
<i>Robinia ambigua</i> 'Idahoensis'	Idaho Locust
<i>Salix babylonica</i>	Weeping Willow
<i>Sambucus mexicana</i>	Blue Elderberry
<i>Sequoia sempervirens</i>	Coast Redwood



The Live Oak tree provides a large canopy and shade during summer months



California native ground cover that is drought tolerant

Tall Shrubs

<i>Arctostaphylos</i> 'Lester Rowntree'	Lester Rowntree Manzanita
<i>Arctostaphylos manzanita</i>	Common Manzanita
<i>Buddleja davidii</i>	Common Butterfly Bush
<i>Ceanothus</i> 'Frosty Blue'	Frosty Blue Wild Lilac
<i>Ceanothus</i> 'Julia Phelps'	Julia Phelps Ceanothus
<i>Ceanothus</i> 'Sierra Snow'	Sierra Snow California Lilac
<i>Cercis occidentalis</i>	Western Redbud
<i>Cercocarpus betuloides</i>	Mountain Mahogany
<i>Cotinus coggygria</i>	Smoke Tree
<i>Cotoneaster franchetii</i>	Franchet Cotoneaster
Tall Shrubs (continued)	
<i>Cotoneaster lacteus</i>	Red Clusterberry Cotoneaster
<i>Cotoneaster salicifolius</i>	Willowleaf Cotoneaster

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<i>Dodonaea viscosa</i> 'Purpurea'	Purple Leafed Hopseed Bush
<i>Elaeagnus multiflora</i>	Elaeagnus
<i>Elaeagnus pungens</i>	Silver Berry
<i>Ilex altaclarensis</i> 'Wilsonii'	Wilson Altaclara Holly
<i>Leucophyllum frutescens</i>	Texas Ranger
<i>Mahonia</i> 'Golden Abundance'	Mahonia
<i>Nolina bigelovii</i>	Desert Nolina
<i>Pyracantha coccinea</i>	Pyracantha
<i>Rhamnus californica</i>	Coffeeberry
<i>Ribes sanguineum glutinosum</i>	Pink Flowering Currant
<i>Romneya coulteri</i>	Matilija Poppy

Low Shrubs

<i>Arctostaphylos hookeri</i>	Monterey Manzanita
<i>Artemisia</i> 'Powis Castle'	Powis Castle Artemisia
<i>Baccharis pilularis</i> 'Twin Peaks #2'	Dwarf Coyote Bush
<i>Berberis thunbergii</i> 'Rosy Glow'	Rosy Glow Barberry
<i>Ceanothus griseus</i> 'Santa Ana'	Santa Ana California Lilac
<i>Cistus hybridus</i>	Hybrid Rockrose
<i>Cistus x purpureus</i>	Orchid Spot Rockrose
<i>Fremontodendron</i> 'Ken Taylor'	Ken Taylor Flannel Bush
<i>Juniperus chinensis</i> 'Mint Julep'	Mint Julep Juniper
<i>Leucophyllum frutescens</i> 'Rain Cloud'	Rain Cloud Texas Ranger
<i>Mahonia aquifolium</i>	Oregon Grape
<i>Ribes aureum</i>	Golden Currant
<i>Rosmarinus officinalis</i>	Rosemary
<i>Rosmarinus officinalis</i> 'Irene'	Irene Rosemary
<i>Rosmarinus officinalis</i> 'Majorica Pink'	Rosemary
<i>Yucca filamentosa</i> "Golden Sword"	Golden Sword Yucca

Hedge Shrubs

<i>Arctostaphylos densiflora</i> 'Howard McMinn'	Howard McMinn Manzanita
<i>Elaeagnus pungens</i>	Silver Berry
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Ilex cornuta</i> 'Burfordii'	Burford Chinese Holly
<i>Laurus nobilis</i>	Sweet Bay
<i>Ligustrum lucidum</i>	Glossy Privet
<i>Mahonia aquifolium</i>	Oregon Grape
<i>Prunus caroliniana</i> 'Compacta'	Dwarf Carolina Laurel Cherry
<i>Rosmarinus officinalis</i> 'Tuscan Blue'	Tuscan Blue Upright Rosemary

Ground Covers

<i>Achillea millefolium</i>	Common Yarrow
<i>Ajuga reptans</i>	Carpet Bugle
<i>Arctostaphylos</i> 'Emerald Carpet'	Manzanita Emerald Carpet
<i>Arctostaphylos uva-ursi</i>	Manzanita
<i>Baccharis pilularis</i> 'Pigeon Point'	Coyote Bush
<i>Berberis thunbergii</i> 'Crimson Pygmy'	Little Gem
<i>Bergenia cordifolia</i>	Saxifraga
<i>Ceanothus gloriosus</i>	Point Reyes Creeper

Ground Covers (continued)

<i>Ceanothus griseus horizontalis</i>	Carmel Creeper
<i>Cotoneaster horizontalis</i>	Rock Cotoneaster
	Dwarf El Dorado Gold Fremontia

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<i>Fremontodendron</i> 'El Dorado Gold'	Variegated Blue Lilyturf
<i>Liriope muscari</i> 'Variegata'	Creeping Mahonia
<i>Mahonia repens</i>	Santa Cruz Firethorn
<i>Pyracantha</i> 'Santa Cruz'	Dwarf Rosemary
<i>Rosmarinus officinalis</i> 'Prostratus'	Lavender Cotton
<i>Santolina chamaecyparissus</i>	Small Hookeri
<i>Sarcococca hookeriana humilis</i>	Yellow Star Jasmine
<i>Trachelospermum asiaticum</i>	Prairie Verbena
<i>Verbena rigida</i>	Periwinkle
<i>Vinca major</i>	Periwinkle
<i>Vinca minor</i>	California Fuchsia
<i>Zauschneria californica</i>	

Grasses

<i>Festuca</i> 'Siskyou Blue'	Siskyou Blue Fescue
<i>Helictotrichon sempervirens</i>	Blue Oat Grass
<i>Leymus condensatus</i> 'Canyon Prince'	Canyon Prince Giant Wild Rye
<i>Muhlenbergia capillaris</i> Regal Mist™	Pink Muhly
<i>Muhlenbergia lindheimeri</i> Autumn Glow™	Autumn Glow™ Muhly
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Stipa tenuissima</i>	Mexican Feather Grass

Vines

<i>Lonicera japonica</i> 'Halliana'	Halls Japanese Honeysuckle
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Parthenocissus tricuspidata</i>	Boston Ivy
<i>Rosa banksiae</i> 'Alba Plena'	White Lady Banks' Rose
<i>Vitis californica</i>	California Wild Grape
<i>Wisteria floribunda</i>	Japanese Wisteria

5.7.2 Parking Standards

- A. **Purpose.** The purpose of the parking standards in this section is to provide design standards that ensure that that parking areas are usable and of a design that fits harmoniously within the surrounding neighborhood.
- B. **Shared & Off-site Parking.** The intent of this Plan is to allow and encourage the creation of shared parking areas by multiple property owners. Therefore, parking requirements may be met by the provision of spaces in off-site lots. Off-site parking shall be located within a 1,250 foot walking distance (corresponding to a five minute walk) of the use it is intended to serve. Where approved by the review authority, off-site parking may be located at a more remote site. In considering a request for off-site parking at a distance greater than 1,250 feet, the review authority shall consider whether adequate provisions, such as shuttle service, have been provided to bring drivers from the parking to the site. In order to assure that off-site parking spaces are available in the future, all off-site parking spaces are subject to the requirements of Subsections A and B of Section 21.22.090 (location of parking facilities) of the Zoning Code.
- C. **Parking Design and Development Standards.** Required parking areas shall be designed and constructed as follows.
 - 1. **Parking space and lot dimensions.** Parking lots and stalls shall be designed with the minimum dimensions set forth in the table below, subject to the provision that up to 30 percent of all required spaces may be designed and designated for compact cars with stalls that are 8 feet wide and 16 feet long.

Angle of Parking	Length of Parking Stall	Width of Parking Stall	Aisle Width	Bay Width (Stall (s) + Aisle)
60° or less (one-way)	18 ft	9 ft	16 ft	36' 1"
60° or less (two-way)	18 ft	9 ft	18 ft	58' 2"
90° (two-way)	18 ft/34 ft tandem	9 ft/9 ft tandem	24 ft	60'/94' tandem

- 2. **Access to parking.**
 - a. Parking, including parking garages, shall be accessed from an alley or secondary frontage when possible. The opening of a parking lot or garage on a frontage shall not exceed two lanes in width.
- 3. **Tandem Parking.** Tandem parking is allowed as follows:
 - a. Single-family residential
 - b. Multi-family residential projects and residential components of mixed-use projects subject to the following requirements:
 - i. Both tandem spaces shall be assigned to the same dwelling unit.
 - ii. Up to 50 percent of the total off-street parking spaces provided may incorporate tandem parking.
 - c. Non-residential uses: Tandem parking is not allowed, except for offices and restaurants subject to the following requirements:
 - i. Up to 75 percent of the total off-street spaces may incorporate tandem parking, but only upon the approval of a Conditional Use Permit. The Conditional Use Permit shall contain a condition requiring that a full-time parking attendant be on duty at all times the parking facility is available for use.
- D. **Landscaping.** Parking areas shall be landscaped in compliance with the following requirements.
 - 1. **Amount of landscaping.** Each use shall provide landscaping within and/or around the parking area at a minimum ratio of 10 percent of the gross area of the parking lot. A minimum of one shade tree shall be

provided for each five parking spaces, or trees provided to achieve 50% canopy coverage of paved area at maturity, whichever is greater.

2. **Location of landscaping.** Landscaping shall be evenly dispersed throughout each parking area. Orchard-style planting (placement of trees in uniformly-spaced rows) is encouraged for larger parking areas. A minimum of a 5 foot landscaped setback is required between the property line and the parking lot or car sales display lot, along all street frontages.
3. **Irrigation.** Automatic irrigation shall be provided for all landscaped areas.

E. Parking Lot Lighting. Lighting shall comply with the following requirements.

1. Outdoor light fixtures shall be limited to a maximum height of 15 feet or the height of the nearest building, whichever is less.
2. Lighting shall be shielded or recessed so that:
 - a. The light source (i.e., bulb, etc.) is not visible from off the site;
 - b. Glare and reflections are confined to the maximum extent feasible within the boundaries of the site. Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way.
3. No lighting on private property shall produce an illumination level greater than one foot-candle on any property within a residential zoning district and shall only illuminate the property with the light source.

F. Surfacing, Striping and Identification. In an effort to reduce stormwater run-off and water pollution, and to allow for the replenishment of groundwater, parking areas should be designed to reduce the amount of run-off generating surface area. Therefore, permeable surfaces for parking and maneuvering areas are encouraged. Acceptable permeable surfaces include:

1. Pervious asphalt and concrete;
2. Permeable pavers (products such as Unipaver, Eco-stone, and SF Rima, or an approved equivalent);
3. Reinforced gravel paving (products such as Invisible Structures' Gravelpave);
4. Reinforced grass paving (products such as Invisible Structures' Grasspave);
5. Other permeable surfaces as approved by the Review Authority.

G. Shared Use of On-Site Parking Spaces. In mixed-use developments with both commercial and residential uses on the same property, sixty-six percent (66%) of the parking spaces required for commercial use may be used to meet the requirement for parking for residential use.



Example of the use of trees to demarcate parking spaces



Example of parking lot that employs sustainable stormwater drainage strategies.

- H. Within the Parking Management Plan Area, as shown on the "In Lieu Fee Map" on Page 3:14, which may be expanded as discussed in Subsection B of Section 3.3.4, the following parking regulations shall apply:
1. All parking provided for any downtown building or use shall be located within an enclosed structure or behind the building and accessed off an alley. When alley access is not available, parking should be accessed from a local street if available and from the arterial street if no other access is available. In any case, parking shall be completely screened from the primary street through the use of sufficient landscaping, screen walls or a combination of landscaping or screen walls. This requirement does not apply to municipal parking facilities provided for general downtown use.
 2. Downtown buildings not meeting current parking requirements that are replaced or reconstructed, shall not be required to provide more on-site parking than existed at the time of demolition or remodel. Expanded floor area beyond what previously existed shall be subject to downtown parking requirements.
 3. The downtown area parking requirements contained in this section may be satisfied partially or in full through the payment of an in-lieu parking fee. The in-lieu parking fee program shall be administered as follows:
 - a. Establishment of Amount of Fee. The amount of the in-lieu parking fee shall be set by separate resolution of the city council. The city council may adjust the fee at their discretion as frequently as is deemed necessary based on factors including, but not limited to, inflation, the cost of providing new parking spaces, and the market value of parking spaces;
 - b. Applicable Geographic Area. Properties eligible to apply to participate in the in-lieu parking fee program shall be those parcels located within the geographic boundaries of the downtown area as shown on the In Lieu Fee Map in Section 3.3.4.B of this Specific Plan;
 - c. Payment of Fee. Payment of in-lieu parking fees shall be made to the city in one lump sum calculated and paid at the time of building permit issuance or if a building permit is not required, within forty-five days of request by city for payment. The in-lieu parking fee shall be a one-time-only, nonrefundable payment and shall be considered full satisfaction of the off-street parking requirement for the number of parking spaces for which the fee was paid.
 - d. Effect of Payment. In-lieu parking fees shall be used exclusively to make available additional parking spaces for public use within the downtown area and does not guarantee the construction of spaces in any particular area of the downtown parking area or within any particular period of time. In-lieu parking fees are solely an alternative means of satisfying the applicant's obligations to provide off-street parking as required by this chapter and payment of the in-lieu fee does not carry any other guarantees, rights, or privileges to the applicant. The location, type, and configuration of parking spaces funded by in-lieu parking fees are at the city's sole discretion.
- I. When calculating parking ratios for restaurants, night clubs, and similar establishments that have on-site outdoor seating (as opposed to sidewalk seating), in addition to the parking required for the indoor area, a ratio of 1 space per 400 square feet shall also be applied to the outdoor seating area.

5.7.3 Trash Enclosure Standards

- A. **Purpose.** The purpose of the trash enclosure standards in this section is to provide design standards that ensure that trash and recyclable containers and dumpsters are screened from view and in a manner that is compatible with the architectural design of the principal building.
- B. **Trash Enclosure Design Standards.**
1. Trash enclosures shall be provided for all new commercial and industrial buildings and may be required for multi-family residential development. Detailed drawings for trash enclosures shall be approved by the Development Review Committee and/or Planning Commission as part of the level of Development Review appropriate for the scale of the project.

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2. Trash and recyclable containers and dumpsters shall be screened from the view of the surrounding primary streets, alleys, and/or side streets. Trash enclosures within buildings or covered with a roof structure are subject to approval and conditions, which may include overhead sprinklers, set by the Fire Marshal as necessary to ensure an adequate level of fire safety.
3. Trash and recyclable containers and dumpsters may be enclosed in a room (trash room) that is incorporated into the mass of the building, within a covered garage, or in a fenced enclosure.
4. Trash and recyclable containers and dumpsters shall be located in conformance with the setback requirements of Section 5.4.1 through 5.4.8 (G. Parking Placement).
5. Where an alley is present, trash and recyclable containers and dumpsters shall be located and accessed from the alley.
6. Where an alley is not present, trash and recyclable containers and dumpsters should be located in a manner that is not visible from surrounding primary streets and/or side streets.
7. Trash room doors shall be designed a manner that is compatible with the architectural design of the principal building in terms of materials, color, and detailing.
8. Fenced trash enclosures and their access gates or doors shall completely screen the trash enclosures and dumpsters they enclose and shall be designed in a manner that is compatible with the architectural design of the principal building in terms of materials, color, and detailing.



Trash enclosure constructed of stone walls and metal gates



Trash enclosure constructed of painted fencing



Example of trash enclosure that is designed according to the same character as the rest of the building

5.7.4 Utility Screening

- A. **Purpose.** The purpose of the utility screening standards in this section is to provide design standards that ensure that various utilities (such as double detector check valves and electrical transformer boxes) are screened from view and in a manner that is compatible with the architectural design of the principal building.
- B. **Utility Screening Standards**
 - 1. Utilities (such as double detector check valves, electrical transformer boxes, and gas meters) shall be screened from the view of the surrounding primary streets, alleys, and/or side streets by garden walls, hedges, and/or in underground utility vaults.
 - 2. To the extent possible, utilities should be located adjacent to the building and/or as close to the side yard as possible.

5.7.5 Domestic Water Standards

- A. Water conditioners that use or discharge salt and/or phosphates are prohibited for all new construction and major building renovations.

5.7.6 Storage

- A. All residential units shall provide a minimum of 250 cubic feet of enclosed storage space. Required storage must be provided in addition to usual and customary interior closet space and shall not displace any automobile parking spaces. Storage may be accommodated at the front of a parking space or spaces, above the automobile hood, but in a manner that does not interfere with or inhibit the parking of the automobile.

5.7.7 Solar Energy

- A. The use of solar panels for generation of electricity and water heating is encouraged, provided that the location and design of panels is consistent with the architectural standards set forth in this Chapter.



Example of a solar panel system attached to the roof

5.7.8 Additional Requirements for Multi-Family Housing

- A. **Laundry Facilities:** Complexes with 5 or more units require either washer and dryer hookups in each unit or provide a laundry room with one washer and dryer per 8 units.
- B. **Community/Recreation Rooms for Multi-family Residential Developments.** Multi-family residential developments consisting of thirty-two or more dwelling units shall provide either a community/recreation room or a day care center. The minimum size of such a facility shall be no less than twenty square feet for each dwelling unit in the development and shall be a minimum of 1,200 square feet. If a day care center is provided, it shall be operated in accordance with state law governing day care services.

5.8 – Subdivision Standards

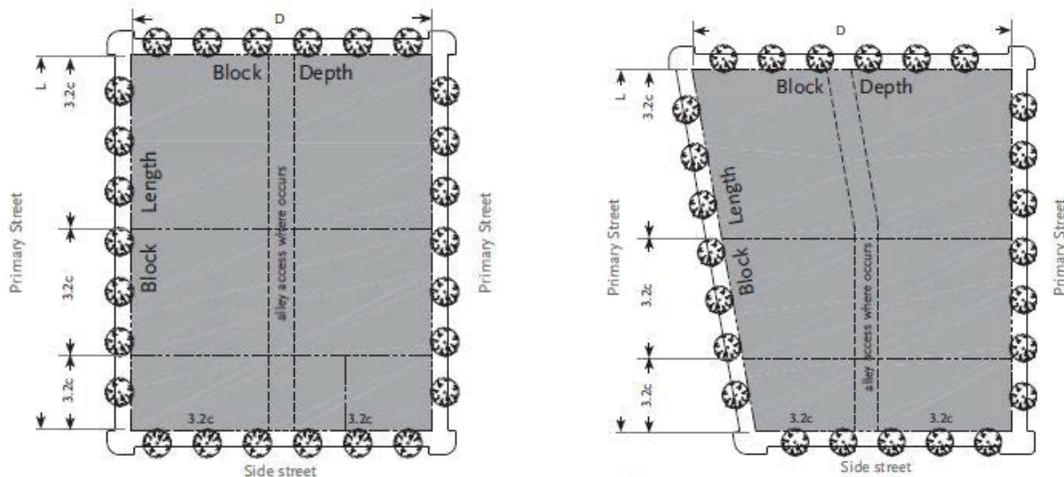
- A. Purpose.** This section establishes the standards for subdividing all applicable sites within the Specific Plan area in a manner that preserves Paso Robles' urban fabric of small, walkable blocks defined by an interconnected and human-scaled street network lined by appropriately-scaled buildings and open spaces.
- B. Applicability.** The following regulations apply to all properties within the plan area that seek development. Sites with areas of 2.1 acres or more that are bounded by 28th Street to the south, Park Street to the west, 34th Street to the north, and the railroad tracks to the east shall be designed in compliance with the standards of Section 5.8.1 below, subject to the review and approval of the City of Paso Robles. Sites with areas less than 2.1 acres shall be designed in compliance with the standards of Section 5.8.2 below, subject to the review and approval of the City of Paso Robles. Lot line adjustments of existing property lines and the creation of condominium tract maps are per the Zoning Code Requirements.

5.8.1 - Subdivision of Sites Larger than 2.1 Acres

- A. Allowable Block Types and Requirements.** The range of block types and their dimensional requirements are summarized in Table 5.8.1 and illustrated in the two diagrams below:

Table 5.8.1

Block Type	L: Length		D: Depth	
	Min.	Max.	Min.	Max.
Orthogonal	250 feet	350 feet	130 feet	350 feet
Trapezoidal	250 feet	350 feet	130 feet	350 feet



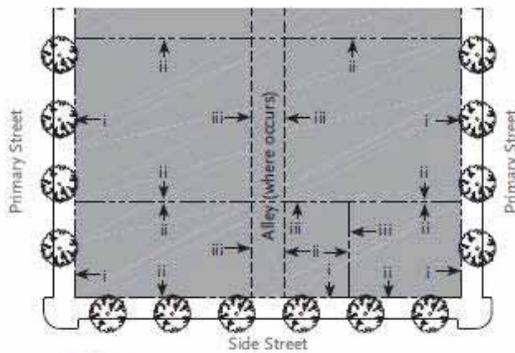
1. Building Requirements.

- a. Pedestrian-Oriented Building design.** Buildings shall be designed in compliance with the following requirements, in addition to all other applicable provisions of this Specific Plan.
- i. Buildings shall be designed on lots consistent with the requirements for Building Types in Section 5.5.1 of this code;
 - ii. Buildings shall be designed to have fronts and backs, with front facades facing streets and/or civic open space and containing principal building entrances;
 - iii. Buildings may be subdivided vertically in response to ownership patterns provided that the applicable requirements of condominium parcelization are met to the satisfaction of the City of Paso Robles.

2. **Block Requirements.** The requirements in Tables 5.8.1 and 5.8.2 apply to all property bounded by 28th Street to the south, Park Street to the west, 34th Street to the north, and the railroad tracks to the east:
 - a. **Blocks** - Blocks are either orthogonal (rectilinear) consisting of square or rectangular designs or, are trapezoidal and irregular in shape.
 - b. **Lots.** Lot size requirements are provided in order to insure that new buildings (and the setbacks between them) built on large lots are of the scale and character of Paso Robles (Please see Table 5.8.2 on the following page for further explanation). Note: Any lot lines that are introduced in a proposed design in order to meet the requirements of Table 5.5.1 are for design purposes only, but may be made permanent through the regular tract or parcel map process.

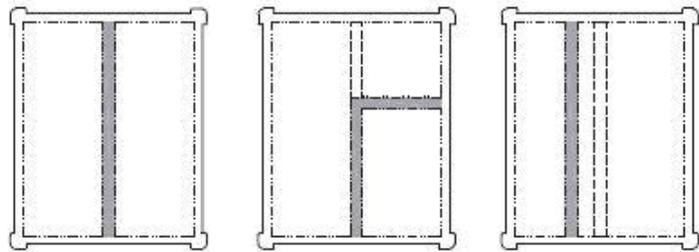
Lot width and depth shall be determined as described below and illustrated in the diagram below:

- i. 1- Front (Lot Width): Principal Frontage
- ii. 2- Side (Lot Depth)
- iii. 3- Rear (Lot Width), where occurs if alley is provided.



Lot Width and Depth Diagram

3. **Access requirements.** After the initial subdivision of a site into blocks and streets, it may become necessary to adjust alley or other right-of-way access. In this case, the following shall apply:
 - a. **Realignment of right(s) of way.** Existing or approved rights-of-way may be realigned subject to Community Development Director approval such that the resulting block and private property meet the requirements of this section and the applicable building type requirements (Section 5.5.1).
 - b. **Existing Alley-Access.** In all cases, blocks with alleys shall maintain such access. Existing or approved alley-access may be modified subject to Community Development Director approval through realignment, (shift, deflection, etc.) provided the realigned alley results in a minimum 100 feet of net developable lot depth on both sides of the realigned alley.



Existing alley access

Realignment - Deflected Alley

Realignment - Shifted Alley

Alley Access Diagrams

5.8.2 - Subdivision of Sites Smaller than 2 Acres

- A. Sites with areas less than two acres may develop per Section 5.4 (Development Standards) and 5.5.1 (Building Types) without further Subdivision. However, all proposed buildings shall be designed to individual lots as required by the lot width and lot depth specifications of Table 5.5.1 (Building Type Standards by Zone).

Lot size requirements are provided in order to insure that new buildings (and the setbacks between them) built on large lots are of the scale and character of Paso Robles (Please see Table 5.8.2 below for further explanation). Note: Any lot lines that are introduced in a proposed design in order to be in compliance with Table 5.5.1 are for design purposes only, but may be made permanent through the regular tract or parcel map process.

- B. Where an existing lot with alley access is proposed to be split into two or more lots, all new lots shall be configured to have alley access for parking and pedestrian access. Methods to achieve this may include creation of common lots or easements.

5.8.3 – Submittal Requirements

All applications for subdivisions, parcel maps, and lot line adjustments shall be accompanied by a plot plan, site plan, or development plan application, appropriate to the scale of the application that demonstrates that all properties affected by the new lot lines can be feasibly developed with appropriate building types on appropriate lot sizes in conformance with Table 5.5.1.

Table 5.8.2

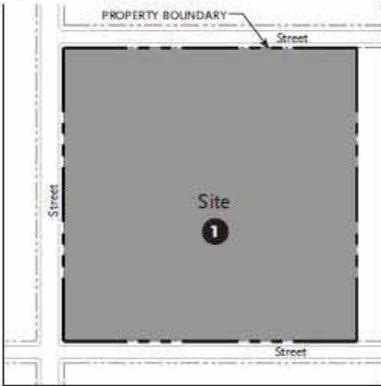
<p>This series of diagrams identifies the sequence for creating and maintaining walkable blocks. This information illustrates the intent of the Subdivision Standards and, combined with the Building Type standards (Section 5.5.1), provides direction on how to break down parcels larger than 2.1 acres in size into blocks with lots that receive pedestrian-scaled buildings.</p>	<p>Step 1: Existing Site</p> 	<p>Step 2: Introduce Public Realm</p> 
	<p>a. Sites with areas 2.1 acres or more as described in Section 5.8.1.2 (Block Requirements) shall be subdivided to create additional blocks through the introduction of streets and, where applicable, alleys. See steps 2-5 on the next page.</p> <p>b. Sites with areas less than 2.1 acres may introduce lots and buildings without the introduction of additional streets. See steps 4 and 5 on the next page.</p>	<p>a. Sites being subdivided into additional blocks shall introduce streets, open, and comply with the block size requirements in section 5.8.1.A. Also see:</p> <ul style="list-style-type: none"> • Street Network and Parking Plan • Street Standards • Subdivision Standards (Section 5.8)

Table 5.8.2 (continued)

Step 3: Introduce Alleys	Step 4: Introduce Lots	Step 5: Introduce Buildings
		
<p>a. Access to blocks and their individual parcels is allowed only by alley/lane, side street or, in the case of residential development, via small side drives accessing multiple dwellings. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, although residential development allows minor interruptions along the primary frontage, the introduction of rear service thoroughfares such as alleys and lanes is required. Also see:</p> <ul style="list-style-type: none"> • Street network and Parking Plan • Building Type Standards by Zone (Table 5.5-1) 	<p>a. Based on the type(s) of blocks created and the thoroughfare(s) that they front, lots (parcels) are introduced on each block to correspond with the allowable building types in Section 3.6 and Table 3.5 for minimum lot widths. Also see:</p> <ul style="list-style-type: none"> • Building Type Standards by Zone (Table 5.5-1) 	<p>a. Each lot is designed to receive a building per the allowable building types identified in Section 3.6 and can be arranged to suit the particular organization of buildings desired for each particular block. The allowable building types then are combined with the allowable frontage types in Section 3.7 per the zone in which the lot is located to generate a particular neighborhood form and character. Also see:</p> <ul style="list-style-type: none"> • Urban Standards of the Zone (Section 5.4) • Building Type Standards by Zone (Table 5.5-1) • Frontage Type Standards by Zone (Table 5.5-3)

5.9 – Definitions

A. Purpose. This Section provides definitions of terms and phrases used in this Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Section conflict with definitions in the City's Zoning Code, these definitions shall control for the purposes of this Code. If a word is not defined in this Section, or in other provisions, the Community Development Director shall determine the correct definition through a written interpretation presented to the Planning Commission.

B. Definitions of Specialized Terms and Phrases.

- 1. Land use type classifications.** The land use types listed in Table 5.3.1 shall be defined as provided in the City's Zoning Code (Use Type Classifications), except for use types that are defined in Subsection B., and identified as "(land use)."
- 2. Terms and phrases.** As used in this Code, each of the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

Accessory Building: a subordinate building including garages, carports, storage sheds, shelters, pools, or similar uses, the use of which is incidental to that of the principal building (residential, commercial, or industrial) on the same lot and/or building site.

Accessory Dwelling (Carriage House): an apartment not greater than 500 square feet sharing ownership and utility connections with a principal building. An accessory dwelling may or may not be within an outbuilding.

Accessory Structure: see Accessory Building.

Alley: a low capacity thoroughfare with one shared lane and no parking lanes, designed and intended for service and/or secondary access purposes (the rural version of an alley is a 'lane').

Antique or Collectible Store (land use): A retail store that sells antiques, curios, gifts and souvenirs, and collectible items including sports cards and comic books. A store that primarily sells books is included under "General Retail." Does not include stores selling other types of second hand items (e.g., clothing), which are instead included in the definition of "Second Hand Store."

Apartment: a dwelling sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.

Arcade: see 'Frontage Types'

Architectural Type (also referred to as 'Building Type'): a structure defined by the combination of configuration, placement and function.

Awning Sign:

- 1. Mounted:** a pedestrian-oriented sign that is mounted on top of a horizontal awning parallel to the sidewalk.
- 2. Valence:** a pedestrian-oriented sign that is applied directly to the awning's valence either through fabric or other material/paint.

Bed and Breakfast Inn: a residential dwelling occupied by a resident person or family, containing individual living quarters on a transient basis, for compensation, and in which a breakfast may be provided for guests. The breakfast provided shall not constitute a restaurant operation and may not be provided to persons other than guests.

Bicycle Path: a dedicated area, paved in a variety of materials (e.g., asphalt to decomposed granite) that is non-traversable by vehicles and is often shared with pedestrians.

Bicycle Route: an identified area, usually by white lines, that is part of the vehicular roadway that allows bicycle

use.

Block: the aggregate of private lots, passages, common drives and, lanes, circumscribed by thoroughfares.

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

Boarding House: A dwelling other than a hotel where lodging and meals for three or more persons is provided for compensation.

Building Access:

- Direct Access (single loaded dwelling)
- Point Access (double loaded dwelling)
- Point Access (tower)

Building Function: the uses accommodated by a building and its lot.

Building Height: the vertical extent of a building measured in stories to the eave of the highest story or top-of-parapet, not including a raised basement or a habitable attic. Building height shall be measured from the average grade of the enfronting thoroughfare. Height limits do not apply to masts, belfries, clock towers, chimney flues, and similar structures.

Building Placement: the maximum horizontal envelope available for placing a building on a lot.

Building Type (also referred to as 'Architectural Type'): a structure defined by the combination of configuration, placement and function. The Types used in this Development Code are listed below in the order they appear in the document (Section 5.5.1):

- **Carriage House:** An attached or detached residence which provides complete independent living facilities for one or more persons and which is located or established on the same lot on which a single-family residence is located. Such dwellings may contain permanent provisions for living, sleeping, eating, cooking and sanitation. This definition includes 'granny flats'.
- **Single Dwelling:** A structure occupied by one primary residence that also accommodates commercial uses.
- **Duplex, Triplex, and Quadplex:** These structures are multiple dwelling forms that are architecturally presented as large single family dwellings in their typical neighborhood setting.
- **Rowhouse:** An individual structure on a parcel with a rear yard and individual garage, occupied by one primary residence or a structure of multiple townhouse unit types arrayed side by side along the primary frontage.
- **Live/Work:** An integrated residence and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.
- **Bungalow Court:** a building type consisting of freestanding single-family residences arranged around a common, shared courtyard. The individual buildings are arrayed next to each other to form a share type that is wholly open to the street.
- **Civic Building(s):** a building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the legislative body.
- **Courtyard Housing:** a type consisting of residences that can be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. These are arrayed next to each other, on one or more courts, to form a shared type that is partly or wholly open to the street.
 - **Flex Block:** a building designed for occupancy by retail, service, and/or office uses on the ground

floor, with upper floors also configured for those uses or for residences.

- **Flex Shed:** a building designed for occupancy by light manufacturing, workshop, and warehouse uses.

Bulkhead: a low partition located between the grade and the glazed opening(s) for the display of merchandise.

Card Room: any building or structure, or any portion of a building or structure, or any premises or place where any person or persons are allowed to play a card game.

Certified Farmers' Market: open air markets, approved by the County Agricultural Commissioner and County Health Department, in which farmers sell their crops directly to the public. Certified Farmers Markets are generally conducted once weekly. To participate in these markets, farmers must obtain a certificate from the County Agricultural Commissioner verifying that they grow the items they sell.

Church: See Meeting Facilities, Public or Private.

Civic: the term defining not-for-profit organizations dedicated to the arts, culture, education, government, transit and municipal parking facilities.

Civic Space: an open area dedicated for public use, typically for community gatherings. Civic Space is defined by the combination of certain physical constants defined by the relationship between their intended use, their size, their landscape and their enfronting buildings.

Colonnade: a series of columns similar to an arcade but spanned by straight lintels rather than arches, linked together, usually as an element of a building.

Commercial Recreation Facility, Indoor (land use): Establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

- bowling alleys
- coin-operated amusement arcades
- dance halls, clubs and ballrooms
- electronic game arcades (video games, pinball, etc.)
- ice skating and roller skating
- internet/cyber café
- pool and billiard rooms as primary uses

This use does not include adult businesses. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are not considered a land use separate from the primary use of the site.

Commercial Frontage: the non-residential frontage of a building. Non-residential activities subject to City approval are allowed within this space, which must be at least 25 feet in depth. These spaces are limited to the first floor and as such, have different building requirements than upper floors (e.g., large storefront windows, signage, etc.).

Conservation Overlay Zone: An area located primarily in residential neighborhoods that has a distinct physical character and preservation or conservation as the primary goal; accomplished through a variety of approaches including the adoption of a zoning overlay or independent zoning district, in order to provide protection for character-defining streetscapes in older areas threatened by new development or governmental policies that undermine rather than encourage neighborhood preservation by the application of neighborhood-specific design criteria and/or development controls.

Context: the particular combination of elements that creates a specific environment. The transect-styles zones used in Chapter 5 are administratively similar to the land-use zones in conventional zoning ordinances, except that in addition to specifying the building use, density, height and setback, all the relevant elements and characteristics of the intended environment are integrated. The integration includes the characteristics of the private lot and building as well as those of the enfronting public streetscape. This approach is applied accordingly to the other

components of this plan: open space types, streetscapes and public realm; thoroughfare types and the street network; building types and block types.

Curb: the edge of the vehicular pavement detailed as a raised curb or a swale. The curb usually incorporates the drainage system.

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

Design Speed: the velocity at which a Thoroughfare can be comfortably driven without the constraints of signage or enforcement. There are 4 ranges of speed: Very Low: below 20mph, Low: 20-25mph, Moderate: 25-35mph and High: above 35mph. This factor determines the character and context for a particular segment of the Thoroughfare system.

Developable Areas: those areas of a site that are not designated Open Space.

Domestic Violence Shelter: emergency shelter for victims of domestic violence or abuse.

Drive-Through Restaurant: a facility where food is prepared and served on the premises and which also allow motorists to order and purchase food without leaving their vehicles.

Drive-Through Sales/Service: facilities where services and purchases of minor items may be obtained motorists without leaving their vehicles. Examples of such facilities include drive-up bank teller windows, pharmacies, dry cleaners, coffee kiosks and other similar uses. Excludes drive-through restaurants.

Dwelling, Multi-Family (land use): See the descriptions of building types in Section 5.5.1 (Building Types).

Dwelling Unit Types:

- Apartment: A rental version of a Flat, Loft, or Townhouse.
- Condominium: An ownership version of a Flat, Loft or Townhouse.
- Flat: A single-story unit.
- Loft: A double-story height unit with a mezzanine.
- Single family dwelling: a building designed for or used to house not more than one family or household.
- Townhouse: A two to three-story unit.

Dwelling unit: a building or portion thereof, or a mobile home, designed for residential occupation by one person or a group of two or more persons living together as a domestic unit.

Edgeyard Building: a building that occupies the center of its lot with setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while each of the side yards weakens the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences/ walls and a well-placed outbuilding/garage.

Elevation (Building): the exterior walls of a building not along a frontage. Also referred to as 'Facade' when the elevation is along a frontage line.

Emergency Shelter: any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless. [As part of the City's efforts to update its Housing Element and address SB2, this definition may be revised].

Employee Housing: housing as described, defined, and regulated by the Employee Housing Act, Sections 17000 et seq. of the California Health and Safety Code.

Enfront: the placement of an element along a frontage line, as in "arches enfront the street."

Entrance (Principal): the principal point of access of pedestrians to a building. In the support of pedestrian activity, the Principal Entrance should face the frontage rather than the parking.

Fabric Building: A building which is not civic or otherwise especially important in the overall neighborhood of

blocks and buildings. A building which contributes to the forming of public space by being contextual so that civic and institutional buildings are emphasized.

Facade: the exterior wall of a building that is set along a frontage line. Facades support the public realm and are subject to frontage requirements additional to those required of elevations.

Family: an individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residents share expenses for food and/or rent. Family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries, convents, residential care facilities or military barracks, nor does it include such commercial group living arrangements such as boardinghouses, rooming houses, and the like.

Family day care home/center: a home that regularly provides, as an accessory use of a residentially zoned and occupied property, for the care, protection and supervision of fourteen or fewer children, in the provider's own home, for periods of less than twenty-four hours/day, while the parents or guardians of the children are away and is either a small family day care home or a large family day care home.

Forecourt: see 'Frontage Types'

Frontage Line: those lot lines that coincide with a public frontage line. One shall be designated as the Principal Frontage Line. Facades along Frontage Lines define the public realm and are therefore more highly regulated than the elevations that coincide with other lot lines. Frontage lines are subject to the Urban Standards (Section 5.4), Architectural Standards (Section 5.5), Sign Standards (Section 5.6), and Subdivision Standards (Section 5.8).

Frontage Type: the architectural element of a building between the public right-of-way and the private property associated with the building. Frontage Types combined with the public realm create the perceptible streetscape. The following types are listed as they appear in this code (Section 5.5.2):

- **Arcade:** a facade with an attached colonnade that is covered by upper stories. This type is ideal for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it. For Building Code considerations, this frontage type cannot cover the public r.o.w. as can the Gallery frontage type.
- **Forecourt:** a semi-public exterior space partially surrounded by a building and also opening to a thoroughfare. These spaces usually lead to a Court, which is a private exterior space. It is often used as a vehicular entrance or drop-off, and its landscape may be improved with paving.
- **Gallery:** a storefront with an attached colonnade, that projects over the sidewalk and encroaches into the public right of way. This frontage type is ideal for retail use but only when the sidewalk is fully absorbed within the colonnade so that a pedestrian cannot bypass it.
- **Porch:** a common frontage associated with single family dwellings, where the façade is set back from the right of way with a front yard. An encroaching porch may also be appended to the facade. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.
- **Shopfront:** a facade placed at or close to the right-of-way line, with the entrance at sidewalk grade. This type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street, although such use is appropriate above.
- **Stoop:** an elevated entry porch/stair placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop.

- **Terrace:** an elevated frontage that separates and sets back the facade set back from the street. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes.

Gallery: see 'Frontage Types'

General Retail (land use): Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include:

- art galleries, retail
- art supplies, including framing services
- bicycles
- books, magazines, and newspapers
- cameras and photographic supplies
- clothing, shoes, and accessories
- department stores
- drug stores and pharmacies
- dry goods
- fabrics and sewing supplies
- florists and houseplant stores (indoor sales only outdoor sales are "Building and Landscape Materials Sales")
- hobby materials
- jewelry
- luggage and leather goods
- musical instruments (small), parts and accessories (large instruments are under "Furniture, Furnishings, and Appliance Store")
- orthopedic supplies
- small wares, specialty shops
- sporting goods and equipment
- stationery
- toys and games
- variety stores
- videos, DVDs, records, CDs, including rental stores

Does not include adult businesses, antique or collectible stores, furniture and appliance stores, or second hand stores, which are separately defined.

Gross Square Feet: for the purposes of calculating parking requirements, means the sum of the gross horizontal areas of all floors, mezzanines and lofts of the building. Horizontal dimensions shall be taken from the exterior faces of the exterior walls of the building and shall include all enclosed and conditioned areas except stairways and elevators.

Group Care Homes: a residential care facility for six or fewer residents which is licensed or supervised by any federal, state, or local agency which provides housing and nonmedical care for children, elderly persons, or physically and mentally handicapped persons in a family-like environment.

Group care homes include the following:

- An intermediate care facility, developmentally disabled habilitative and intermediate care facility; developmentally disabled-nursing or congregate living facility pursuant to California Health and Safety Code sections 1267.8 and 1267.16;
- A community care facility as identified in California Health and Safety Code section 1566.3;
- An alcoholism or drug abuse recovery or treatment facility as identified in California Health and Safety Code section 11834.02;
- Use of property for state-authorized, certified, or licensed family care home, foster home, or group home housing six or fewer persons afflicted with mental disorders or handicaps or dependent and

- neglected children, and providing care 24 hours per day, pursuant to California Welfare and Institutions Code section 5116;
- Residential care facilities for the elderly and for persons with chronic life threatening illness pursuant to California Health & Safety Code sections 1568.0831 and 1569.85;
- Pediatric day health and respite care facilities pursuant to California Health & Safety Code section 1760 et seq.

The definition of "group care home" does not include homeless shelters, half-way houses for parolees or convicted persons, or living groups as defined in this chapter.

Ground Floor/ Footprint: The area resulting from the application of building placement requirements and as further articulated by particular building design. In calculating the area, only the conditioned floor space shall be counted for purposes of calculating allowable upper floor area, the area occupied by covered passages may be counted as "ground floor/footprint."

Guest House: a separate building containing rooms intended to be used for the temporary lodging of persons without charge and having no separate cooking facilities or utility meters.

Hanging Sign: a pedestrian-oriented sign that is attached to the porch and hangs or is otherwise suspended between columns supporting the porch roof. The sign is prominent within a bay created by the porch columns without obstructing view from inside the building or from the porch.

Hotel, motel: any building or portion thereof containing six or more guest rooms designed, or intended to be used, let, or hired out to be occupied or which are occupied by six or more individuals for compensation, whether the compensation for hire be paid directly or indirectly.

House: A free-standing dwelling occupied by a single-family between 1 and 2 stories with an occupiable attic. The following terms also derive from house and are defined as identified below:

- **Single family dwelling compatible/house scale:** The condition when a building is massed and organized such that it is physically similar to a single family dwelling.
- **Single family dwelling derivative:** the massing and organization of a building that reflects a single family dwelling either individually or incrementally.

Infill Development: a site seamlessly developed within an existing urban fabric, balancing, completing and/or repairing the surrounding areas.

Inside Turning Radius: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. Control of the Curb Radius is an important variable in the fostering of a pedestrian-friendly environment.

Layer: a range of depth of a lot within which certain elements are permitted.

Liquor Store (land use): A retail store that primarily sells wine, beer, and/or spirits, that may specialize in one or more of the above, and may also sell convenience merchandise including food products.

Living Groups: organizations, clubs or associations (such as fraternities, sororities or co-operatives) that include as a principal purpose the sharing of a residence by members.

Lot: a separately platted subdivision of land held privately, usually intended for the purposes of building.

Lot Line: the boundary that legally and geometrically demarcates a lot. Such lines appear graphically on a Tract Map or Development Site Plan.

Lot Width: the frontage of a parcel which is used to identify the parcel for street address purposes, and the physical dimension necessary for allowed building type. For corner lots, the width is measured along the narrower street frontage.

Market - Community. A retail store larger than 3,500 square feet in gross floor area with more than 60 percent of its floor area devoted to food products.

Market - Neighborhood. A neighborhood serving retail store of 3,500 square feet or less in gross floor area, primarily offering food products, which may also carry a range of merchandise oriented to daily convenience shopping needs, and may be combined with food service (e.g., delicatessen).

Marquee Sign: a sign that projects from the façade to express a figural design and message to motorists and pedestrians.

Medical Services, Clinic, Urgent Care (land use): A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include:

- medical offices of 5 or more licensed practitioners and/or medical specialties
- out-patient care facilities
- urgent care facilities
- other allied health services

These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."

Medical Services, Doctor Office (land use): A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. A facility with five or more licensed practitioners is instead classified under "Medical Services - Clinic, Urgent Care." Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional / Administrative."

Medical Services, Extended Care (land use): Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care."

Meeting facilities (land use): Consisting of group gatherings conducted indoors. Typical uses include churches, synagogues, mosques, temples, bingo halls, private clubs, fraternal, philanthropic and charitable organizations, and lodges. Does not include theaters.

Neighborhood Market/Convenience Store (land use): A neighborhood serving retail store of 2,500 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience shopping needs. May include alcoholic beverage sales only where Table 5.3.1 (Allowed Land Uses, Permit Requirements) allows alcoholic beverage sales as part of a general retail use.

Net Developable Area: the private area defined by blocks which is not to remain for public uses such as Plazas, Greens, Squares, Thoroughfares or Streetscapes.

Nonconforming Buildings and Structures:

1. A building or structure which was lawfully established prior to the adoption, amendment of the ordinance codified in this title, but which now fails to conform to either the present general requirements of this title or the district requirements for such items which include, but are not limited to: setbacks and building separations; lot coverage; number of stalls and/or dimensions of off-street parking facilities; and height limits.
2. If a building or structure is rendered nonconforming by reason of a reduction in a required yard area (setback), lot coverage, or reduction in off-street parking facilities occurring by reason of dedication of land to, or purchase of land by, the city for any public purpose, by eminent domain proceeding, or by restrictions on access to city streets for purposes of advancing traffic safety, said building or structure shall not be

considered to be nonconforming. If a building or structure is already nonconforming and such an action by the city increases the deviation between the existing nonconforming situation and the current code requirement, the increased deviation shall not be considered to be an increase in nonconformity. However if said buildings or structures, to wit: both those that are nonconforming by city action and those that are made more nonconforming by city action, are damaged by fire, earth- quake, explosion or other act to an extent of more than fifty percent of the fair market value, they shall only be rebuilt to conform to the present code requirements unless a conditional use permit is granted in the manner provided in Section 5.3.E.5 of this Development Code.

Nonconforming use: a land use or activity which was lawfully established prior to the adoption or amendment of this title, but which now fails to conform to either the present general requirements of this title or the district requirements for land use type and/or intensity (density). This includes existing land uses which are subject to approval of a conditional use permit but were lawfully established without a conditional use permit.

Office (land use): This Code distinguishes between the following types of offices. These do not include medical offices (see "Medical Service - Clinic, Laboratory, Urgent Care," and "Medical Service - Doctor Office.")

1. **Business (service).** Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Bank, Financial Services," which are separately defined.
2. **Business (processing).** Office-type facilities characterized by high employee densities, and occupied by businesses engaged in information processing, and other computer-dependent and/or telecommunications-based activities. Examples of these uses include:
 - airline, lodging chain, and rental car company reservation centers
 - computer software and hardware design and development
 - consumer credit reporting
 - data processing services
 - health management organization (HMO) offices where no medical services are provided
 - insurance claim processing
 - mail order and electronic commerce transaction processing
 - telecommunications facility design and management
 - telemarketing
3. **Professional/Administrative.** Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include:
 - accounting, auditing and bookkeeping services
 - advertising agencies
 - attorneys
 - business associations, chambers of commerce
 - commercial art and design services
 - construction contractors (office facilities only)
 - counseling services
 - court reporting services
 - detective agencies and similar services
 - design services including architecture, engineering, landscape architecture, urban planning
 - educational, scientific and research organizations
 - financial management and investment counseling
 - literary and talent agencies
 - management and public relations services
 - media postproduction services
 - news services
 - photographers and photography studios

- political campaign headquarters
- psychologists
- secretarial, stenographic, word processing, and temporary clerical employee services
- security and commodity brokers
- writers and artists offices

“Park-Once” (Shared Parking Policy): an accounting for parking spaces that are available to more than one function. The requirement is based on a range of parking-demand found in mature, mixed-use centers. The Shared Parking ratio varies according to multiple functions in close proximity unlikely to require the spaces at the same time. This approach to parking uses the following types of parking in combination to achieve a balanced and distributed supply of parking: off-street (surface lots and garages), on-street (parallel and diagonal).

Paseo (Passage): a public place or path designed for walking; promenade

Pedestrian First: the practice of addressing the needs of people, once out of their automobiles, through a series of interdependent urban design and streetscape principles (e.g., wide sidewalks, street trees and shade, on-street parking, outdoor dining, inviting storefronts, the feeling of being in an ‘outdoor room’, short crosswalk distances, interconnected and short blocks).

Pedestrian Shed: an area defined by the average distance that may be traversed at an easy pace from its edge to its center in approximately 5 minutes. This distance is used to determine the size of a neighborhood. This dimension averages one quarter of a mile or approximately 1400 feet for generally flat terrain.

Personal Services (land use): Establishments providing non-medical services to individuals as a primary use. Examples of these uses include:

- barber and beauty shops
- clothing rental
- dry cleaning pick-up stores with limited equipment
- home electronics and small appliance repair
- locksmiths
- fortune tellers
- palm and card readers
- pet grooming with no boarding
- psychics
- shoe repair shops
- tailors

These uses may also include accessory retail sales of products related to the services provided.

Personal Services, Restricted (land use). Personal services that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include:

- check cashing stores
- laundromats (self-service laundries)
- massage (licensed, therapeutic, non-sexual)
- pawnshops
- spas and hot tubs for hourly rental
- tattoo and body piercing services
- tanning salons

Planter: the layer of the streetscape which accommodates street trees. Planters may be continuous or individual according to the Thoroughfare and location within the neighborhood.

Podium: a raised building platform that serves as a courtyard for access to uses above subterranean, ground floor, or first floor uses or parking garage.

Porch: see 'Frontage Types'.

Principal Building: the main or primary building on a lot, always located toward the frontage.

Private Frontage: the privately held layer between the frontage line and the principal building façade. The structures and landscaping within are held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries. These elements influence social behavior in the public realm. The Frontage layer may overlap the public streetscape in the case of awnings, galleries and arcades.

Projecting Sign: a pedestrian-oriented sign that is mounted near or at the sidewalk, perpendicular to the building so that the sign is viewed from the sidewalk.

Public Frontage: the area between the frontage line and the curb of the vehicular lanes, and the type and dimension of curbs, walks, planters, street trees and streetlights.

Public Garage (park-once garage): a garage (below or above-grade) which provides the public with parking spaces for commercial, service and office uses.

Rearyard Building: a building that occupies the full frontage, leaving the rear of the lot as the sole yard. This type, with its continuous facade, steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the Rowhouse. For its commercial form, the Rearyard can accommodate substantial parking.

Recess Line: a horizontal line, the full width of a facade, above which the façade sets back a minimum distance from the facade below.

Residential: premises available for long-term dwelling.

Retail: premises available for the sale of merchandise and food service.

Retail Frontage Line: Frontage Line designating the requirement for a shopfront, making the ground level available for retail use.

Roof Sign: a sign erected on or above the roof line of a building.

Rooming House: A dwelling other than a hotel where lodging only for three or more persons is provided for compensation.

School. Includes the following facilities.

1. **Elementary, Middle, Secondary.** A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades), and facilities that provide any combination of those levels. May also include any of these schools that also provide room and board.
2. **Business, Trade Schools, Colleges.** A school that provides education and/or training, including tutoring, or vocational training, in limited subjects. Examples of these schools include:
 - art school
 - ballet and other dance school
 - business, secretarial, and vocational school
 - computers and electronics school
 - drama school
 - driver education school
 - establishments providing courses by mail
 - language school
 - martial arts

- music school
- professional school (law, medicine, etc.)
- seminaries/religious ministry training facility
- trade school

Does not include family day care centers (see "Family Day Care Center for 14 or Fewer Children" and "Family Day Care Center for more than 14 Children"). See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." for smaller-scale facilities offering specialized instruction.

Senior Citizen Housing Development: a rental or for-sale housing development consisting of no less than thirty-five units that is developed, substantially rehabilitated, or substantially renovated, to meet the physical and social needs of senior citizens. [See Section 21.21.150 of the Zoning Code.]

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

Spring Street Corridor: All properties one block east and west of Spring Street, between 1st and 36th streets.

Storefront: see 'Frontage Types'

Sideyard Building: a building that occupies one side of the lot with the setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear freestanding. A shallow frontage setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climactic orientation in response to the sun or the breeze.

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

Stoop: Stoops are elevated entry porches/stairs placed close to the frontage line with the ground elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop.

Story: a habitable level within a building from finished floor to finished ceiling. Attics and raised basements are not considered a story for the purposes of determining building height.

Streetscape: the urban element that provides the major part of the public realm as well as paved lanes for vehicles. A streetscape is endowed with two attributes: capacity and context. Capacity is the number of vehicles that can move safely through a segment within a given time period. It is physically manifested by the number of lanes and their width, and by the curb radius. Context is physically manifested by the appropriate Frontage types as determined by the neighbor- hood Zone in which it is located and in the corresponding portion of the Public Realm Plan.

Streetwall: an opaque, freestanding wall built along the Frontage Line, or coplanar with the facade, often for the purpose of masking a parking lot from the adjacent thoroughfare. Street walls are between 3.5 and 8 feet in height, and constructed of a material matching the adjacent building facade. The wall may be replaced by a hedge, subject to City Approval. Street walls may have openings no larger than necessary to allow automobile and pedestrian access.

Studio - Art, Dance, Martial Arts, Music, etc. Small scale facilities, typically accommodating no more than two groups of students at a time, in no more than two instructional spaces. Larger facilities are included under the definition of "Schools - Business, Trade Schools, Colleges." Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

Supportive Housing: means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Target Population: means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Telecommunications Facilities: Public, commercial and private electromagnetic and photo-electrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections.

Terrace: a level, paved area accessible directly from a building as its extension. A terrace is typically private and is most common as a rear yard in single-family development.

Thoroughfare: a vehicular way incorporating moving lanes and parking lanes (except alleys/lanes which have no parking lanes) within a right-of-way.

Thoroughfare Types: the three principal movement-types of thoroughfares that comprise an interconnected, varied and hierarchical network:

- **Free Flow:** a thoroughfare which has dedicated, striped lanes of travel and tends to be a more highly-traveled thoroughfare. Typical speeds are up to 55 mph.
- **Slow Flow:** a thoroughfare, of moderate capacity (shorter in length than a free flow street) which does not have striped, dedicated lanes of travel but has enough width for cars to pass each other comfortably but at a slow speed. Typical speeds are up to 20 mph.
- **Yield Flow:** a thoroughfare of low capacity, shortest in length, and of a type where a single travel lane is shared by cars in both directions. Typical speeds are up to 15 mph.

Traffic-Calming: a set of techniques which serves to reduce the speed of traffic. Such strategies include lane-narrowing, on-street parking, chicanes, yield points, sidewalk bulge-outs, speed bumps, surface variations, mid-block deflections, and visual clues. Traffic calming is a retrofit technique unnecessary when thoroughfares are correctly designed for the appropriate speed at initial construction.

Transect: a system of classification deploying the conceptual range of 'rural-to-urban' to arrange in useful order, the typical context groupings of natural and urban areas. This gradient, when rationalized and subdivided into zones becomes the basis of the Regulating Plan and individual zones supporting this Plan.

Transit-Oriented Development: a remedial pattern that within a loose urbanized area. Its structure creates nodes at an efficient spacing for commuter or light rail. These nodes are mixed-use areas limited in extent by walking distance to the transit stop. These nodes are usually surrounded by a residential hinterland, structured as neighborhood TOD's connected by a feeder bus system.

Transitional Housing: means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Transition Line: a horizontal line, the full width of a facade expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

Type: a form determined by function and confirmed by culture. A Type is physically defined by its function, and its configuration, and in the case of buildings, its disposition on the lot including frontage and height.

Use: the purpose for which land or premises of a building thereon is designed, arranged, or intended or for which it is, or may be occupied or maintained.

Use, accessory: a use incidental and accessory to the principal use of a lot or a building located on the same lot.

Vacation rental: a furnished apartment or house rented out on a temporary basis to tourists as an alternative to a hotel.

Vernacular: the common language of a region, particularly in reference to the architectural tectonics. Through time and use, the vernacular has intrinsically resolved the architectural response to climate, construction technique, and to some extent, social mores.

Wall mounted Sign: a sign that is mounted directly to the sign band, lintel or other allowed location on the shopfront. The mounted type is viewed by both pedestrian and motorist when the motorist is in a main street context.

Yard: a private area that adjoins or surrounds a building, its landscape subject to the landscape requirements.

Yard Sign: a pedestrian-oriented sign that is located within the front yard and projects or hangs from a post not to exceed 5 feet in height.