

- 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. Façade 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.

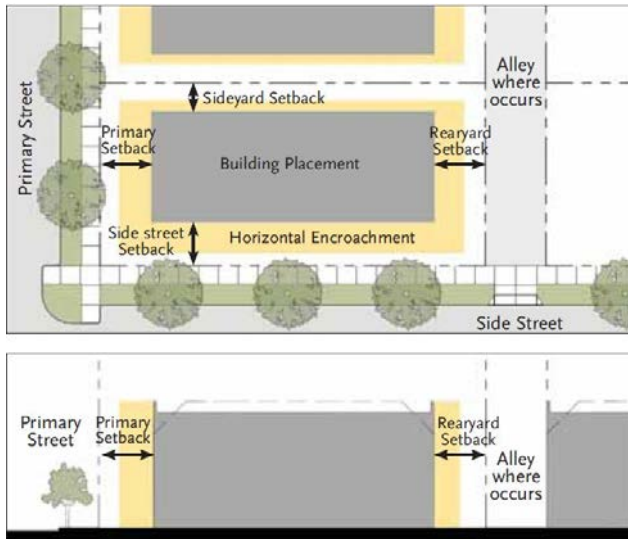
Setback	Minimum	Maximum
Primary Street	50 % of lot depth	-
Side Street	12 feet	-
Side Yard - 1 story	5 feet	-
- 2 story	8 feet	-
Rear Yard	5 feet	-

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						
Balcony	3 feet max					
Bay window						
Cantilevered room	2 feet max				2 feet	30 feet
Chimney						
Eave	2 feet max					
Signage	See Section 5.6					



E. ALLOWED FRONTAGE TYPES

1. 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

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	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
Non-Residential	1.0/each 400 sf

H. PARKING ACCESS

1. 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

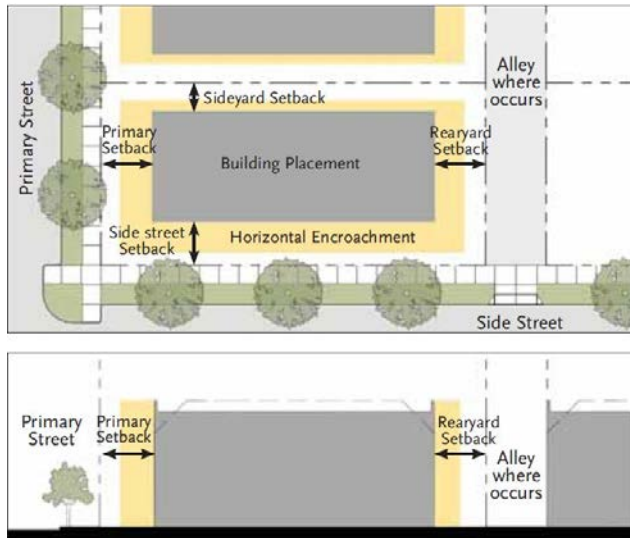
1. Allowed encroachments into required setbacks shall be limited as shown in the table and illustration below.

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

- 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

- 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

- 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

- 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.

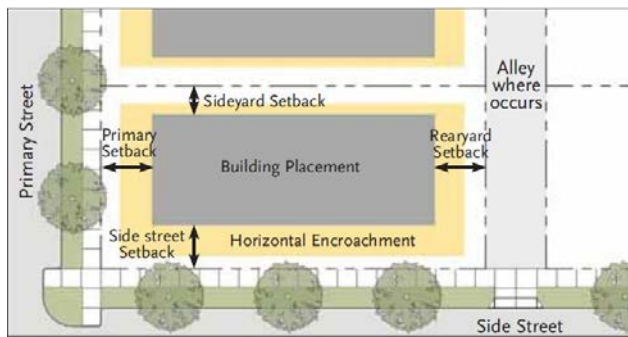
Setback	Minimum	Maximum
Primary Street	50 % of lot depth	-
Side Street	12 feet	-
Side Yard - 1 story	5 feet	-
- 2 story	8 feet	-
Rear Yard	5 feet	-

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					
Balcony	3 feet max				
Bay window					
Cantilevered room	2 feet max			2 feet	30 feet
Chimney					
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



- 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	-

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.

2. **Façade 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.

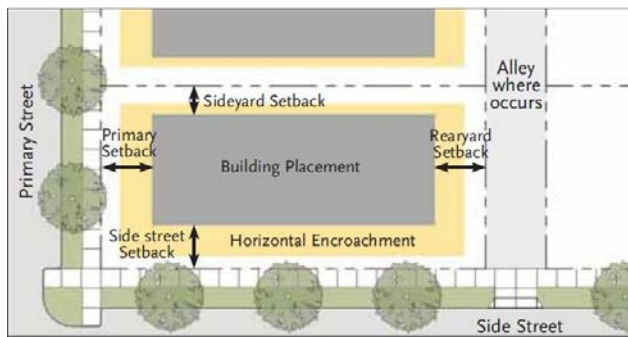
Setback	Minimum	Maximum
Primary Street	50 % of lot depth	-
Side Street	10 feet	-
Side Yard - 1 story	5 feet	-
- 2 story	8 feet	-
Rear Yard	5 feet	-

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					
Balcony	3 feet max				
Bay window					
Cantilevered room	2 feet max			2 feet	30 feet
Chimney					
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

- 1. 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	-

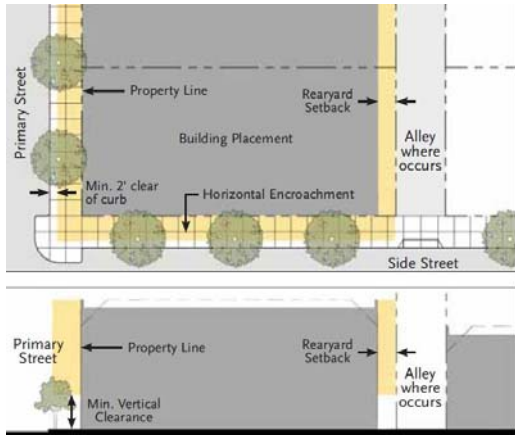
¹ The rear yard setback may be waived for lots that both extend between two streets and are less than 150 feet deep. Buildings with waived rear yard setbacks must provide suitable frontages to all streets.

- 2. 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.

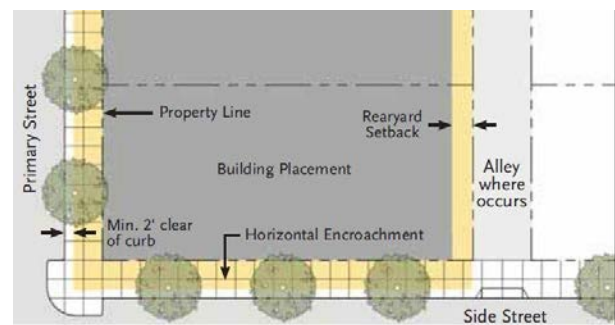
Setback	Minimum	Maximum
Primary Street	0 feet	5 feet
Side Street	0 feet	5 feet
Side Yard	0 feet	10 feet on one side only
Rear Yard - no alley	15 feet	-
- with alley	5 feet	-

- 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.

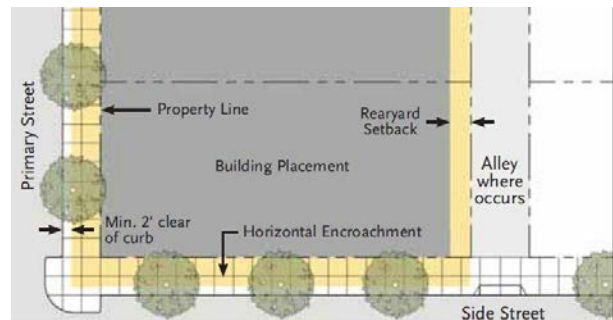
Setback	Minimum	Maximum
Primary Street	0 feet	10 feet
Side Street	0 feet	10 feet
Side Yard	0 feet	10 feet
Rear Yard - no alley	5 feet	-
- with alley	5 feet	-

2. **Facade 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

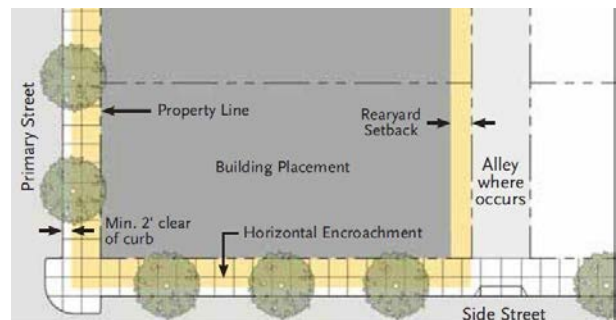
- Primary Buildings.** Each primary building shall be located in compliance with the following setback requirements.

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.