

4.0 DEVELOPMENT STANDARDS

4.1. DEVELOPMENT STANDARDS

4.1A. Required Standards. This section identifies the standards and requirements for improvements to sites and existing buildings and for new buildings to ensure that development is consistent with Fresno’s goals for building form, physical character, land use, and quality within the Downtown Code boundaries.

4.1B. Applicability. All parcels and right-of-way subject to the Downtown Code shall comply with the standards of this section for the applicable zoning district identified in Figure 2.

4.1C. Requirements by Zoning District. Each improvement or modification to a site, an existing building or a proposed building shall be designed according to the standards identified for the zoning district in which the property is located.

a. Each zoning district provides standards for the following topics as appropriate to the vision of the DNCP and FCSP:

- i. Building Placement
- ii. Allowed Building Types
- iii. Allowed Frontage Types
- iv. Building Height and Size
- v. Allowed encroachments into required yards
- vi. Parking Placement and Site Access
- vii. Required Parking
- viii. Allowed Land Uses
- ix. Allowed Signage Types
- x. Allowed Street Types

Table 4 summarizes the above standards for all of the zoning districts with the detailed standards for each zoning district provided in individual tables (Table 4A - 4P).

b. Figure 2 identifies overlays that further implement the vision of the DNCP and FCSP. The standards in this section reflect the requirements of each overlay as it involves a zoning district.

4.1D. Building Types Allowed. These building types are shown by the range of allowable or max stories in Table 4 for the identified zoning district. Building types shown as a “X” in Table 4 are not allowed in the identified zoning district. The corresponding equivalent floor area for each building type allowed in the applicable zoning district is identified in Section A.2 of the development standards. The floor area, expressed in gross square feet, indicates the range of potential floor area for the particular type in the zoning district based on minimum and maximum building setbacks and stories. The same building type may be allowed to have less or more floor area in another zoning district depending upon the intended physical environment of the zoning district.

4.1E. Requirements for Building Types. Table 4 identifies the allowed building types in each zoning district and a reference to the section or table for the requirements.

4.1F. Frontage Types Allowed. These frontage types are shown by a “A” in Table 4 for the identified zoning district. Frontage types shown as a “X” in Table 4 are not allowed in the identified zoning district.

4.1G. Requirements for Frontage Types. Table 4 identifies the allowed frontage types in each zoning district and a reference to the section or table for the requirements.

4.1H. Types Not specifically listed. Building or frontage types not specifically listed are not permitted unless the Downtown Code is amended through the process described in Section 1.3C.1 to include additional types.

4.1I. Additional City Approvals. Development or construction of a building or frontage type that is identified as allowed in Table 4 may require other City permits, licenses, and approvals, such as a building permit, encroachment permit, or sign permit. It is the applicant’s responsibility to comply with all applicable requirements and approvals.

4.1J. Design Objectives. Sites, lots and buildings shall be designed and maintained to:

1. Support the intended physical environment of the zoning district;
2. Support pedestrian-oriented frontages per the intended physical environment;
3. Be limited to one building per design-lot as defined in this Section;
4. Be appropriate in size and scale with the intended physical environment;
5. Be composed of simple volumes and massed to be physically compatible with neighboring properties;
6. Locate parking, outdoor activity, and site access appropriately for physical compatibility with neighboring properties;
7. Integrate signage into site and building design per the intended physical environment;

4.0 DEVELOPMENT STANDARDS

4.2. GENERAL REQUIREMENTS

The following requirements apply to all sites, lots and buildings subject to the Downtown Code.

4.2A. Compliance with Section 4.0. All property subject to the Downtown Code shall comply with the requirements of Table 4 for the applicable zoning district as follows:

1. All sites and buildings shall be designed per the applicable standards of Section 4.0 to ensure that new or modified buildings and their adjacent frontages are built to the scale and character of surrounding buildings.
2. All sites with an existing building(s) or where a new building is proposed shall comply with the requirements for building height, placement, frontage, adjacency, and parking placement in Table 4 as identified for the applicable zoning district.
3. All sites with an existing building(s) or where a new building is proposed shall comply with the requirements for building placement, building types, and building stories in Section A.2 of the applicable zoning district development standards.
4. All sites with an existing building(s) or where a new building is proposed shall comply with the requirements for property frontage in Section A.3 of the applicable zoning district development standards.
5. All sites with an existing building(s) or where a new building is proposed shall comply with the requirements for building adjacency and height in Section B.1 of the applicable zoning district development standards.
6. All sites with an existing building(s) or where a new building is proposed shall comply with the requirements for encroachments in Section C.1 of the applicable zoning district development standards.
7. All sites shall locate vehicular access from adjacent streets and alleys as identified in Section D.1 of the applicable zoning district development standards.
8. All sites with an existing building(s) or where a new building is proposed shall comply with the requirements for off-street parking in Section D.2 as identified for the applicable zoning district.
9. Each building shall correspond to a single lot per the lot width and depth requirements identified in Table 5 for the applicable zoning district. A site may contain multiple lots when in compliance with Table 5. When the site is larger than that needed or allowed by the corresponding building type, the remainder shall be designed to accommodate an additional building(s) in compliance with Table 5. The additional building(s) shall be identified by a design-lot for the purposes of identifying the required lot width and depth on the site. Design-lots may be officially subdivided into lots of record per Section 1.4B.3.
10. The building façade along the front of the lot, and the side street when present, shall be in compliance with the minimum total frontage required for the applicable zoning district.
11. Frontage types may be combined as allowed by the applicable zoning district.
12. When an upper story is required by the zoning district (i.e., 'min 2 stories'), the upper story shall consist of at least 20% of the ground floor and shall be required to align with the front façade of the main building.
13. When a partial story is allowed by the zoning district (i.e., '2.5 stories'), the identified building type will specify the allowed floor area for the zoning district.

4.3. REQUIRED FINDINGS

4.3A. Required Findings to Approve Applications. Each application involving Section 4.0 shall require consistency with the following findings in order to be approved:

- a. The application consists of a building(s) and frontage(s) that are in compliance with the applicable zoning district, as may be modified by Section 1.4D (Administrative Deviation);
- b. The proposed improvement or new building is consistent with the intent of the zoning district and the intended physical character;
- c. The proposed improvement or new building does not create an incompatible adjacency with neighboring properties, as defined in Section 11.0;
- c. The application is in compliance with all applicable requirements for the zoning district identified in Table 4;

TABLE 4 DEVELOPMENT STANDARDS

STANDARD	STANDARDS REQUIRED BY ZONING DISTRICT ¹															
	CBD 1	CBD 2	CC	CT	CA/SS/SVN	TC	NC	CG	NG	NGP	NGR	NE	SD G1	SD G2	SD A1	SD H1
BUILDING STANDARDS	see section A.2 in zoning district for requirements															
1. Allowed Building Types/Stories																
A. Tower	15 MAX	10 MAX	10 MAX	X	X	X	X	X	X	X	X	X	X	X	X	X
B. Flex Building	2 - 5	5 MAX	5 MAX	3 MAX	5 MAX	5 MAX	3 MAX	3 MAX	X	X	X	X	3 MAX	3 MAX	3 MAX	10 MAX
C. Lined Building	2 - 5	5 MAX	5 MAX	3 MAX	5 MAX	5 MAX	3 MAX	X	X	X	X	X	X	X	X	2 MAX
D. Flex Shed	X	X	X	2 MAX	2 MAX	X	X	2 MAX	X	X	X	X	2 MAX	2 MAX	2 MAX	2 MAX
E. Hybrid Court	2 - 5	5 MAX	5 MAX	3 MAX	5 MAX	5 MAX	3 MAX	3 MAX	2.5 MAX	X	2.5 MAX	X	X	X	X	2.5 MAX
F. Court	X	5 MAX	5 MAX	3 MAX	5 MAX	5 MAX	3 MAX	3 MAX	2.5 MAX	X	2.5 MAX	2.5 MAX	X	X	X	5 MAX
G. Live-Work	2 - 3	2 - 3	X	3 MAX	3 MAX	3 MAX	3 MAX	3 MAX	2.5 MAX	X	X	X	3 MAX	X	2.5 MAX	3 MAX
H. Rowhouse	X	2 - 3	X	3 MAX	X	X	X	3 MAX	2.5 MAX	X	X	X	X	X	X	3 MAX
I. Bungalow Court	X	X	X	X	X	X	X	X	2 MAX	2 MAX	2.5 MAX	X	X	X	X	2.5 MAX
J. Rosewalk	X	X	X	X	X	X	X	X	2 MAX	2 MAX	2.5 MAX	X	X	X	X	2.5 MAX
K. Duplex, Triplex, Quadplex	X	X	X	X	X	X	X	3 MAX	2 MAX	2 MAX	2.5 MAX	X	X	X	X	2.5 MAX
L. Single Dwelling	X	X	X	X	X	X	X	X	2 MAX	2 MAX	2.5 MAX	2.5 MAX	X	X	X	2.5 MAX
M. Carriage House	X	X	X	X	X	X	X	X	2 MAX	2 MAX	2.5 MAX	2.5 MAX	X	X	X	2.5 MAX

2. Building Placement Main Building (in ft)	see section A.1 in zoning district for requirements															
A. Setback from Primary Frontage	0 - 10	0 - 10	10 - 18	0 - 5	0 - 10	0 - 10	0 - 10	0 - 10	15 - 20	15 - 20	15-25	25 min	0 - 20	0 - 100	0-50	0-20
B. Setback from Side street	0 - 10	0 - 5	10 - 15	0 - 5	0 - 10	0 - 10	0 - 10	0 - 10	10 - 15	10 - 15	10 - 15	10 - 15	0 - 20	0 - 100	0-50	0-15
C. Setback from interior side yard	0 min	0 - 5	5 - 15	0 - 5	0 - 12	0 - 5	0 - 5	0 - 8	5 - 10	5 - 10	5 - 10	5 - 10	0 - 10	0 - 10	0 min	10 min
D. Setback from rear -- no alley	15 min	15 min	15 min	15 min	15 min	15 min	15 min	15 min	20 min	20 min	15 min	25 min	15 min	15 min	10 min	15 min
E. Setback from rear -- w/ alley	5 min	5 min	5 min	5 min	5 min	5 min	5 min	5 min	20 min	20 min	15 min	25 min	5 min	5 min	10 min	10 min

3. Allowed Property Frontages	see section A.3 in Zoning District for requirements															
A. Arcade	A	A	A	A	A	A	A	X	X	X	X	X	X	X	X	A
B. Gallery	A	A	A	A	A	A	A	X	X	X	X	X	A	A	A	A
C. Shopfront	A	A	A	A	A	A	A	A	X	X	X	X	A	A	A	A
D. Forecourt	A	A	A	A	A	A	A	A	X	X	X	X	A	A	A	A
E. Loading Dock	X	A	X	A	A	X	X	X	X	X	X	X	A	A	A	A
F. Stoop	X	A	X	A	A	X	X	A	A	A	A	X	X	X	X	X
G. Porch	X	X	X	X	X	X	X	A	A	A	A	A	X	X	X	X
H. Front Yard	X	X	A	X	X	X	X	A	A	A	A	A	A	A	A	A

B. ADJACENCY STANDARDS

1. Architectural Elements	SEE B.1 IN TABLE 4A	SEE B.1 IN TABLE 4B	SEE B.1 IN TABLE 4C	SEE B.1 IN TABLE 4D	SEE B.1 IN TABLE 4E	SEE B.1 IN TABLE 4F	SEE B.1 IN TABLE 4G	SEE B.1 IN TABLE 4H	SEE B.1 IN TABLE 4I	SEE B.1 IN TABLE 4J	SEE B.1 IN TABLE 4K	SEE B.1 IN TABLE 4L	SEE B.1 IN TABLE 4M	SEE B.1 IN TABLE 4N	SEE B.1 IN TABLE 4O	SEE B.1 IN TABLE 4P
2. When adjacent to existing residential up to 3 stories																
3. When adjacent to existing non-residential over 3 stories																

KEY TO TABLE 4

A Allowed in zoning district

X Not allowed / applicable in zoning district

0 - 5 Numerical standard expressed in range: minimum to maximum

10 MIN Numerical standard minimum only; no maximum

10 MAX Numerical standard maximum only; no minimum

NO MIN No minimum standard

2.5 Numerical standard indicating a fraction (e.g. partial story in relation to the amount of lower stories) See Table 5.0 for upper floor requirements for the identified building type.

CBD1 Central Business District 1
CBD2 Central Business District 2
CC Civic Center
CT Chinatown
CA/SS/SVN Cultural Arts / S. Stadium / S. Van Ness

TC Town Center
NC Neighborhood Center

CG Corridor General

NG Neighborhood General
NGP Neighborhood General Preservation
NGR Neighborhood General Revitalization
NE Neighborhood Edge

SD G1 Special District - General Industrial 1
SD G2 Special District - General Industrial 2
SD A1 Special District - Chandler Airport
SD H1 Special District - Downtown Hospital

DEVELOPMENT STANDARDS

TABLE 4

STANDARDS REQUIRED BY ZONING DISTRICT ¹

STANDARD	CBD1	CBD2	CC	CT	CA/ SS	TC	NC	CG	NG	NGP	NGR	NE	SD-G1	SD-G2	SD-A1	SD-H1	
	C. ENCROACHMENT STANDARDS																
1. Encroachments into required setbacks / r.o.w.																	
A. Arcade or Gallery	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE
B. Awning	C.1 IN	C.1 IN	C.1 IN	C.1 IN	C.1 IN	C.1 IN	C.1 IN	C.1 IN	C.1 IN	C.1 IN	C.1 IN	C.1 IN	C.1 IN	C.1 IN	C.1 IN	C.1 IN	C.1 IN
C. Balcony	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE
D. Bay window	4A	4B	4C	4D	4E	4F	4G	4H	4I	4J	4K	4L	4M	4N	4O	4P	4P
E. Eave																	
F. Signage																	
D. PARKING PLACEMENT AND ACCESS STANDARDS																	
1. Parking Facilities																	
A. Setback from Primary Street																	
B. Setback from Side Street	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE
C. Setback from interior Side yard	D.1 IN	D.1 IN	D.1 IN	D.1 IN	D.1 IN	D.1 IN	D.1 IN	D.1 IN	D.1 IN	D.1 IN	D.1 IN	D.1 IN	D.1 IN	D.1 IN	D.1 IN	D.1 IN	D.1 IN
D. Setback from rear -- no alley	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE
E. Setback from rear -- with alley	4A	4B	4C	4D	4E	4F	4G	4H	4I	4J	4K	4L	4M	4N	4O	4P	4P
2. Required Parking																	
Residential																	
Lodging	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE	SEE
Retail	D.2 IN	D.2 IN	D.2 IN	D.2 IN	D.2 IN	D.2 IN	D.2 IN	D.2 IN	D.2 IN	D.2 IN	D.2 IN	D.2 IN	D.2 IN	D.2 IN	D.2 IN	D.2 IN	D.2 IN
Office	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE	TABLE
Service Commercial	4A	4B	4C	4D	4E	4F	4G	4H	4I	4J	4K	4L	4M	4N	4O	4P	4P
Industrial																	
Other																	

¹ TABLE 4 REQUIREMENTS:

1. All building types are subject to the applicable requirements of the zoning district including applicable rights-of-way and access requirements. Existing building uses are allowed to continue in compliance with section 1.3B.4.
2. Building size requirements.
3. Each building shall be designed per the requirements of the identified building type in Section 5.0 except for civic buildings which are exempt from Section 5.0.
4. Frontage types are allowed to be combined on a building as allowed by the zoning district.

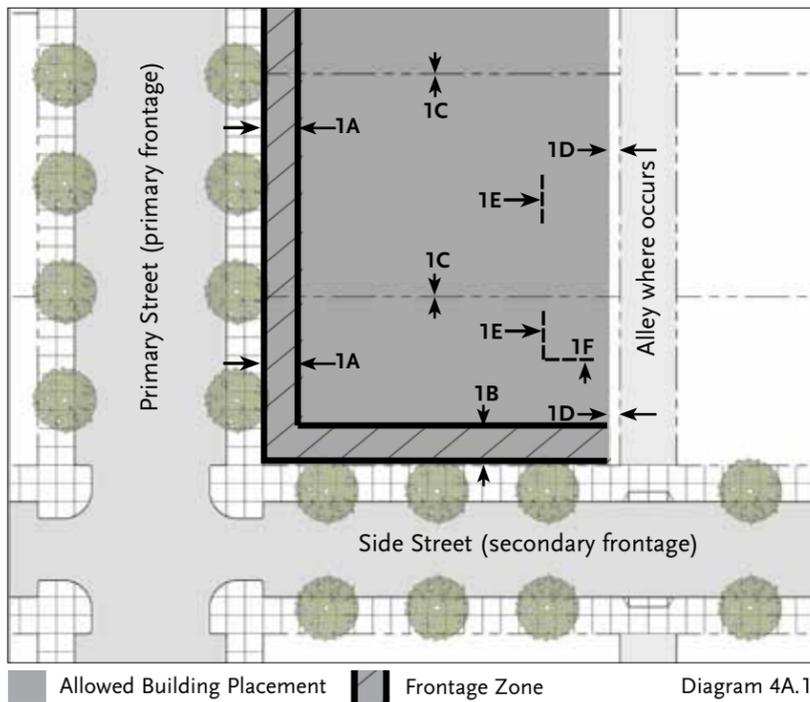
TABLE 4A CENTRAL BUSINESS DISTRICT 1 (CBD1) STANDARDS

A. BUILDING STANDARDS

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. ^[1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	0	10	n.a.	n.a.
1B. Side (secondary) street	0	10	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	0 [2]	no max
1D. Rear yard - no alley	n.a.	n.a.	15 [2]	no max
- with alley	n.a.	n.a.	5 [2]	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		50	no max	
1F. Side street		50	no max	
1G. Side yard		0 [2]	no max	
1H. Rear yard - no alley		5 [2]	no max	
- with alley		3 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3
 [2] In compliance with all applicable California Building Code and Fire Code requirements



2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:
 b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Tower	2	44775	15	487200	Table 5A
Flex Building	2	7800	5	290000	Table 5B
Lined Building	2	13500	5	290000	Table 5C
Hybrid Court	2	13425	5	94325	Table 5E
Live-Work	2	2505	3	53925	Table 5G

[1] Based on the allowed range of development potential for the CBD 1 zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;
 b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	Min % of frontage		Refer to DTC Section for requirements
	primary	secondary	
Arcade	25	no min	Table 6A
Gallery	25	no min	Table 6B
Shopfront	75	25	Table 6C
Forecourt	25	no min	Table 6D
^b MIN req'd facade	90	50	

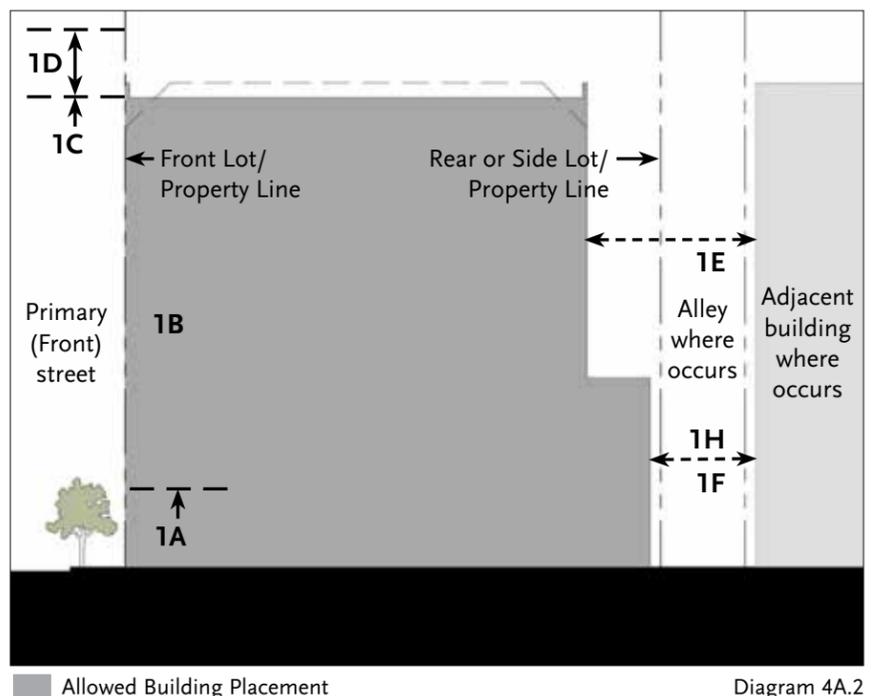
[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	15	no max	match historic if greater
1B. Upper Floor Height	13 floor to floor	no max	n.a.
1C. Building Height	25 ft: 2 stories	155 ft: 15 stories	match historic along front 1/2
1D. Architectural Elements	no min	25 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	5 and above	50 ft	match if exstg greater than reqmt
1F. Residential < 4 stories	1 - 4	25 ft	
1G. Non-res'l > 5 stories	6 and above	25 ft	
1H. Non-res'l < 4 stories	1 - 5	15 ft	



1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Arcade, Gallery, Awning	min 2 ft clear of curb		min 5 ft from PL	not allowed	min 8 ft clear
Balcony	4 ft max			min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max			min 5 ft from PL	min 8 ft clear
Eave	min 2 ft clear of curb		min 3 ft from PL	min 3 ft from PL	min 8 ft clear
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

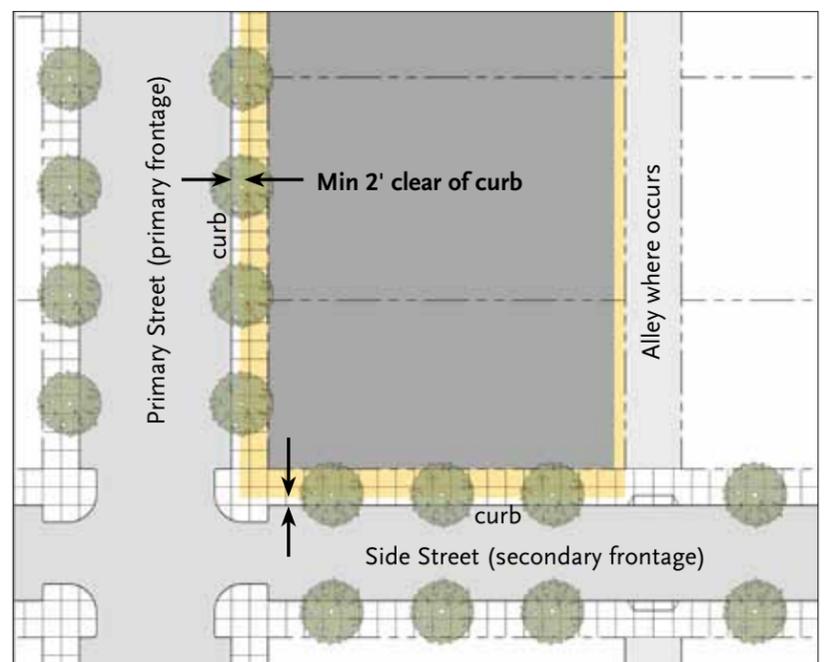
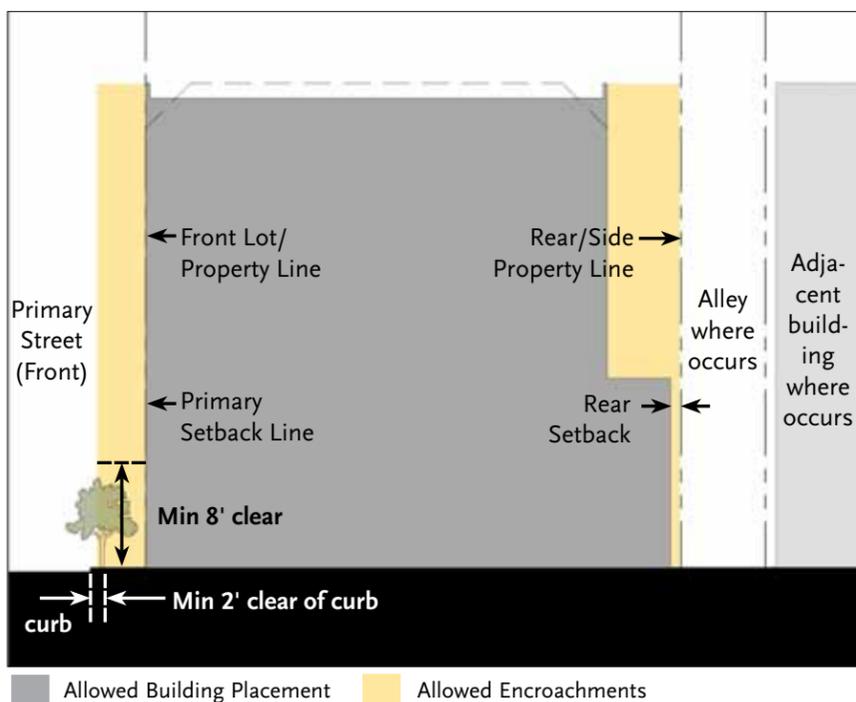


Diagram 4A.3

D. PARKING STANDARDS

1. PARKING PLACEMENT AND ACCESS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	Above Grade	At Grade	Subterranean
1A. Primary street	min 30 ft	min 30 ft	0 ft
1B. Side street	min 30 ft	min 30 ft	0 ft
1C. Side Yard	0 ft	min 5 ft	0 ft
1D. Rear Yard - w/ alley	0 ft	min 4 ft	0 ft
- no alley	0 ft	min 5 ft	0 ft
1E. Driveway access	Primary Street: min 150 ft from street corner Side Street: min 50 ft from street corner		

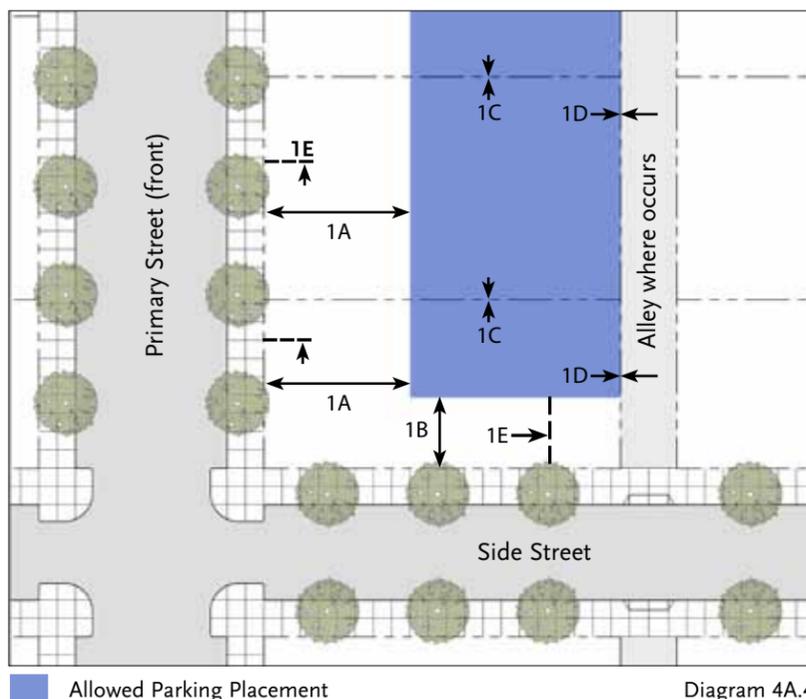


Diagram 4A.4

2. REQUIRED PARKING

a. All buildings shall comply with the following requirements:
b. Buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3	Required Parking Spaces	
	Min	Max
Retail	0	n.a.
Restaurant	0	n.a.
Public Market	0	n.a.
Services: General	0	n.a.
Services: Personal	0	n.a.
Services: Personal, Restricted	0	n.a.
Services: Business	0	n.a.
Transportation	0	n.a.
Industry, Manufacturing	1/1000 [1]	n.a.
Motor Vehicle-related	1/1000 [1]	n.a.
Recreation, Education	0 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

TABLE 4B CENTRAL BUSINESS DISTRICT 2 (CBD2) STANDARDS

A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. [1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	0	10	n.a.	n.a.
1B. Side (secondary) street	0	5	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	0 [2]	5
1D. Rear yard - no alley	n.a.	n.a.	15 [2]	no max
- with alley	n.a.	n.a.	5 [2]	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		50	no max	
1F. Side street		50	no max	
1C. Side yard		0 [2]	no max	
1D. Rear yard - no alley		5 [2]	no max	
- with alley		3 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3
 [2] In compliance with all applicable California Building Code and Fire Code requirements

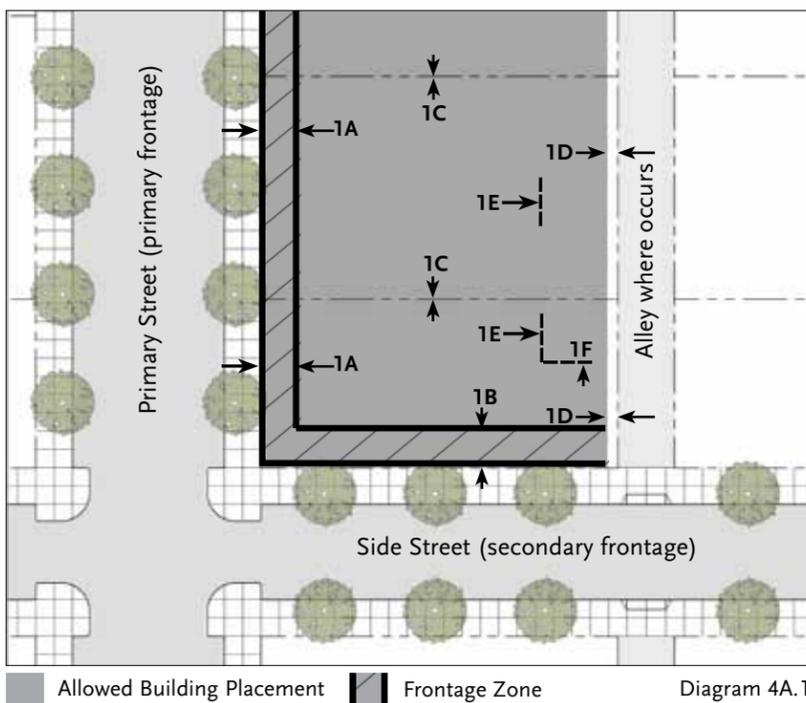


Diagram 4A.1

2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:
 b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Tower	2	44775	10	336400	Table 5A
Flex Building	2	7800	5	290000	Table 5B
Lined Building	2	13500	5	290000	Table 5C
Hybrid Court	2	13425	5	94325	Table 5E
Court	2	10988	5	94325	Table 5F
Live-Work	2	2088	3	35925	Table 5G
Rowhouse	2	6405	3	45300	Table 5H

[1] Based on the allowed range of development potential for the CBD 2 zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;
 b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Arcade	25 - 100	no min	Table 6A
Gallery	25 - 100	no min	Table 6B
Shopfront	75 - 100	30 ft min	Table 6C
Forecourt	25 - 50	no min	Table 6D
Loading Dock	25 - 100	no min	Table 6E
Stoop	25 - 100	no min	Table 6F
^b MIN req'd facade	90	50	

[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	12	no max	match historic if greater
1B. Upper Floor Height	10	no max	n.a.
1C. Building Height	25 ft: 2 stories	110 ft: 10 stories	match historic along front 1/2
1D. Architectural Elements	no min	25 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	5 and above	50 ft	match if exstg greater than reqmt
1F. Residential < 4 stories	1 - 4	25 ft	
1G. Non-res'l > 5 stories	6 and above	25 ft	
1H. Non-res'l < 4 stories	1 - 5	15 ft	

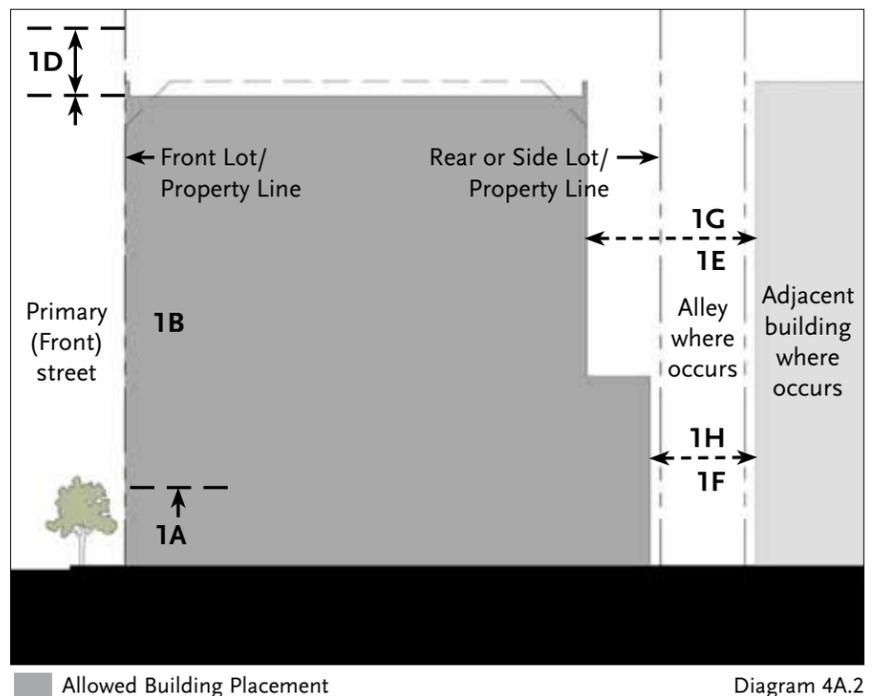


Diagram 4A.2

CENTRAL BUSINESS DISTRICT 2 (CBD2) STANDARDS, cont'd TABLE 4B

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

- a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Arcade, Gallery, Awning	min 2 ft clear of curb		min 5 ft from PL	not allowed	min 8 ft clear
Balcony	4 ft max			min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max				min 8 ft clear
Eave	min 2 ft clear of curb		min 3 ft from PL	min 3 ft from PL	min 8 ft clear
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

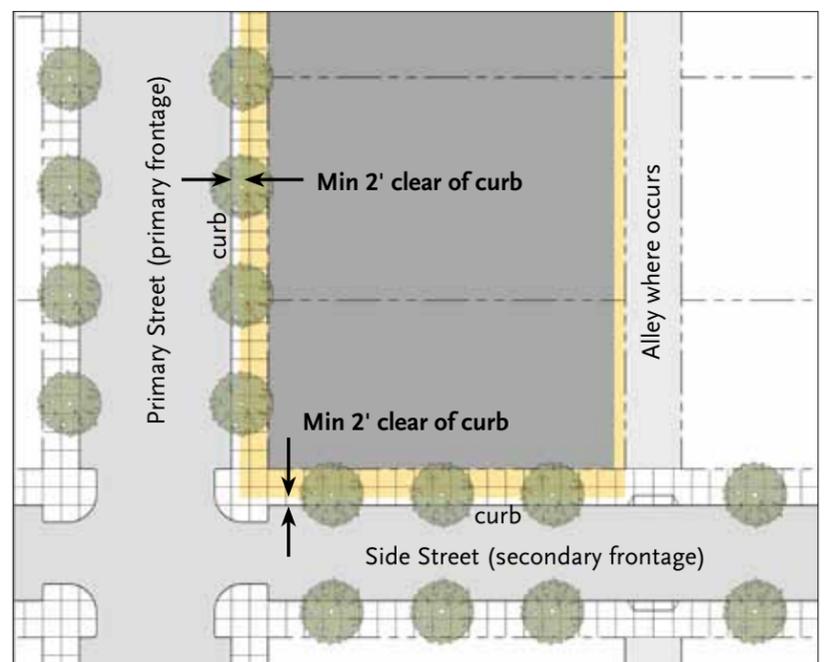
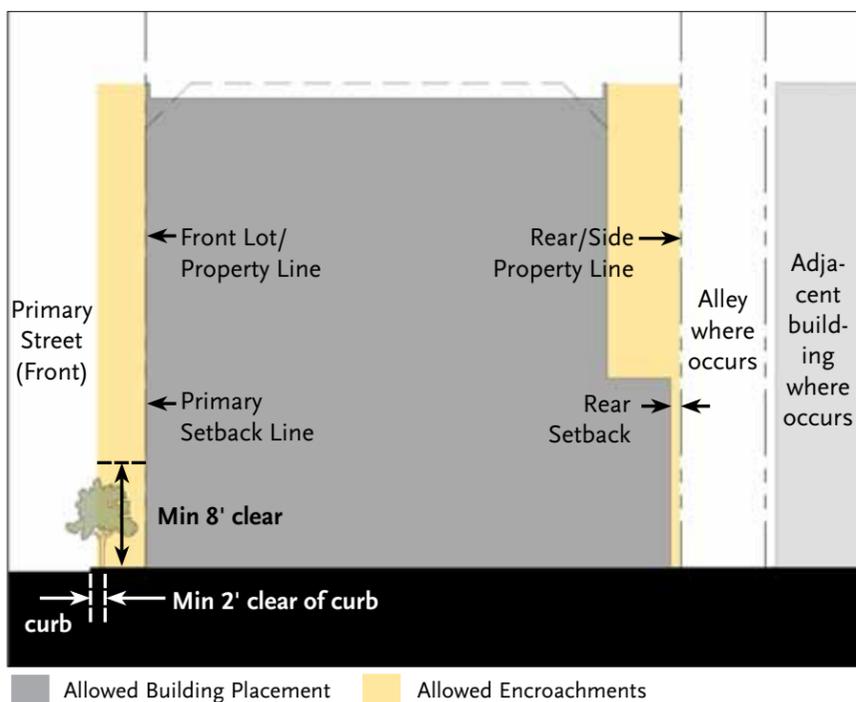


Diagram 4A.3

D. PARKING STANDARDS

- a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	Above Grade	At Grade	Subterranean
1A. Primary street	min 30 ft	min 30 ft	0 ft
1B. Side street	min 10 ft	min 10 ft	0 ft
1C. Side Yard	0 ft	min 5 ft	0 ft
1D. Rear Yard - w/ alley	0 ft	min 4 ft	0 ft
- no alley	0 ft	min 5 ft	0 ft
1E. Driveway access	Primary Street: min 150 ft from street corner Side Street: min 50 ft from street corner		

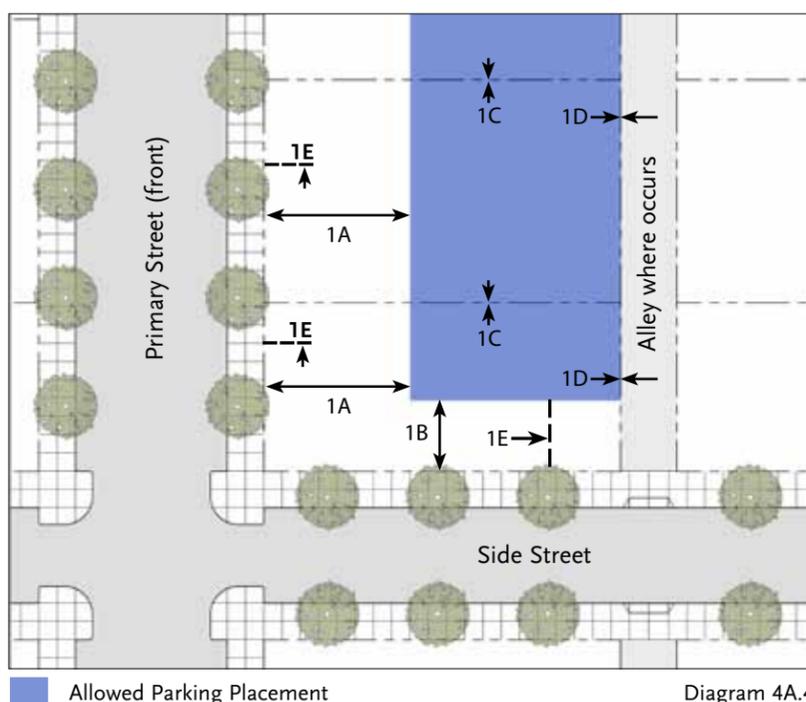


Diagram 4A.4

2. REQUIRED PARKING

- a. All buildings shall comply with the following requirements:
b. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3	Required Parking Spaces	
	Min	Max
Retail	0 [1]	n.a.
Restaurant	0 [1]	n.a.
Public Market	0 [1]	n.a.
Services: General	0 [1]	n.a.
Services: Personal	0 [1]	n.a.
Services: Personal, Restricted	0 [1]	n.a.
Services: Business	0 [1]	n.a.
Transportation	0 [1]	n.a.
Industry, Manufacturing	1/1000 [1]	n.a.
Motor Vehicle-related	1/1000 [1]	n.a.
Recreation, Education	0 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

TABLE 4C CIVIC CENTER (CC) STANDARDS

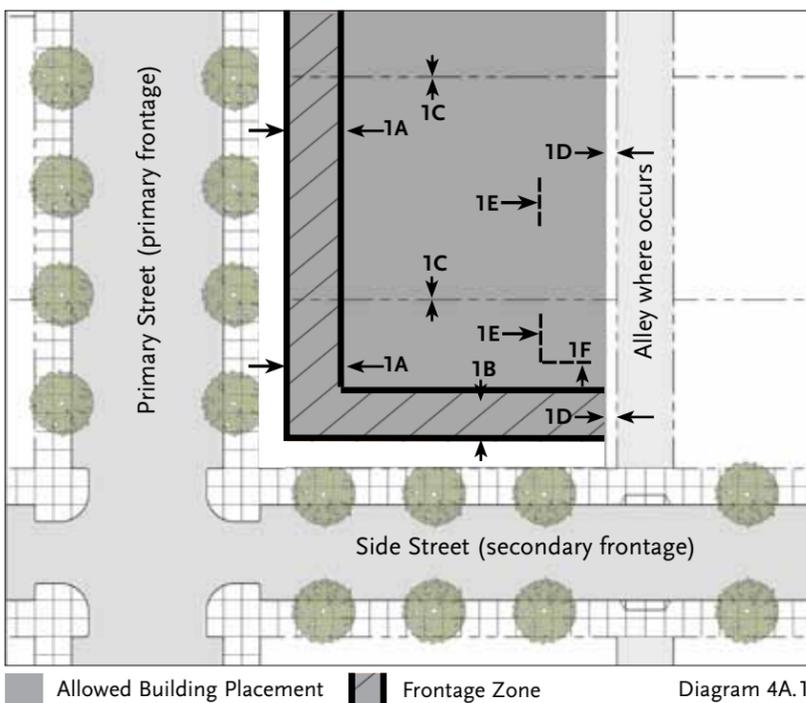
A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. ^[1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	10	18	n.a.	n.a.
1B. Side (secondary) street	10	15	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	5 [2]	15
1D. Rear yard - no alley	n.a.	n.a.	15 [2]	no max
- with alley	n.a.	n.a.	5 [2]	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		50	no max	
1F. Side street		50	no max	
1C. Side yard		0 [2]	no max	
1D. Rear yard - no alley		5 [2]	no max	
- with alley		3 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3
 [2] In compliance with all applicable California Building Code and Fire Code requirements



2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:
 b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Tower	2	37253	10	301455	Table 5A
Flex Building	2	6072	5	259875	Table 5B
Lined Building	2	11232	5	259875	Table 5C
Hybrid Court	2	10977	5	27641	Table 5E
Court	2	8780	5	78829	Table 5F

[1] Based on the allowed range of development potential for the CC zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;
 b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Arcade	25 - 100	no min	Table 6A
Gallery	25 - 100	no min	Table 6B
Shopfront	75 - 100	30 ft min	Table 6C
Forecourt	25 - 50	no min	Table 6D
Front yard	50 - 100	50 - 100	Table 6H
^b MIN req'd facade	90	50	

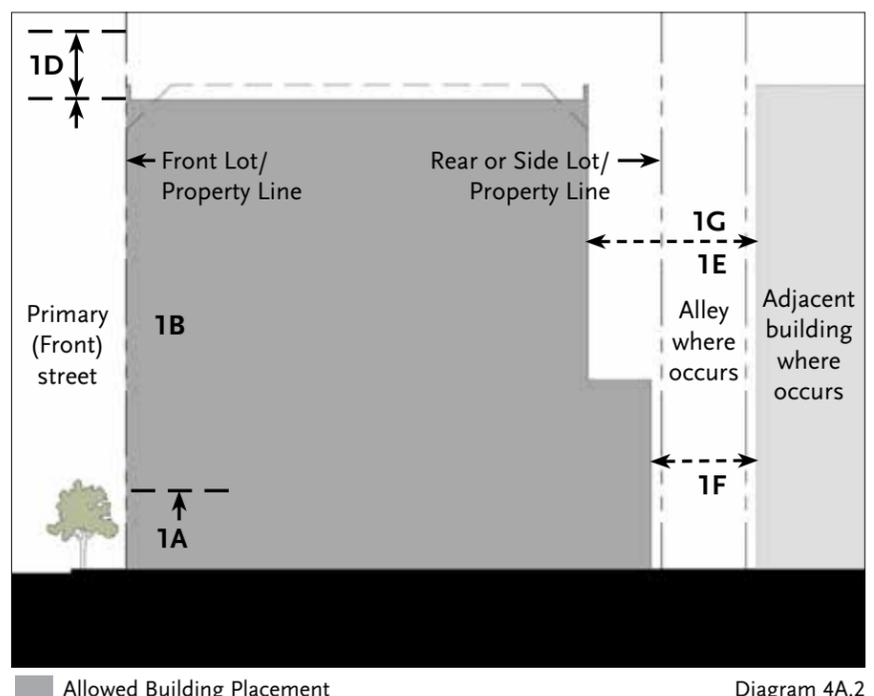
[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	15	no max	match historic if greater
1B. Upper Floor Height	13 floor to floor	no max	n.a.
1C. Building Height	28 ft: 2 stories	110 ft: 10 stories	match historic along front 1/2
1D. Architectural Elements	no min	25 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	5 and above	50 ft	match if exstg greater than reqmt
1F. Residential < 4 stories	1 - 4	25 ft	
1G. Non-res'l > 5 stories	6 and above	25 ft	
1H. Non-res'l < 4 stories	1 - 5	15 ft	



CIVIC CENTER (CC) STANDARDS, cont'd TABLE 4C

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Arcade, Gallery, Awning	min 2 ft clear of curb		min 5 ft from PL	not allowed	min 8 ft clear
Balcony	4 ft max			min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max			min 5 ft from PL	min 8 ft clear
Eave	min 2 ft clear of curb		min 3 ft from PL	min 3 ft from PL	min 8 ft clear
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

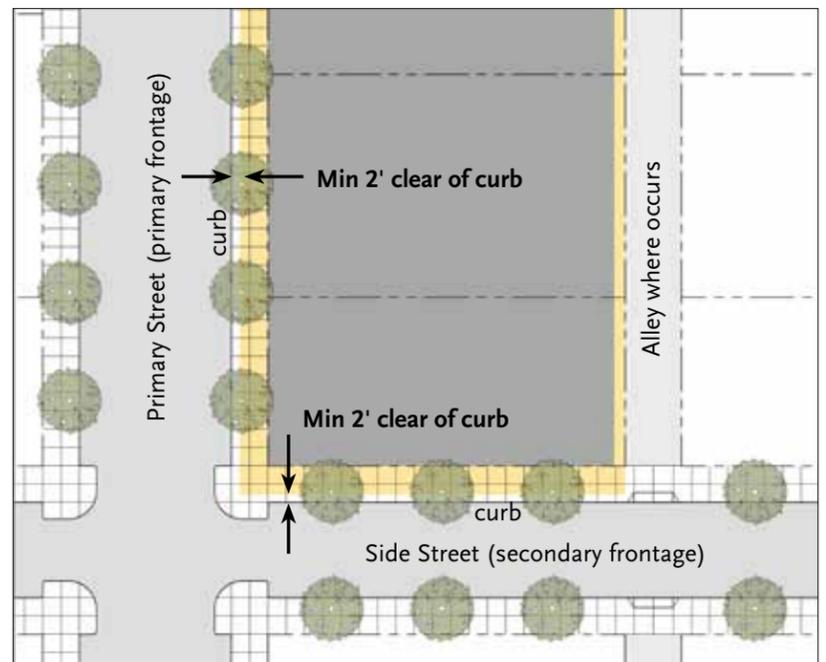
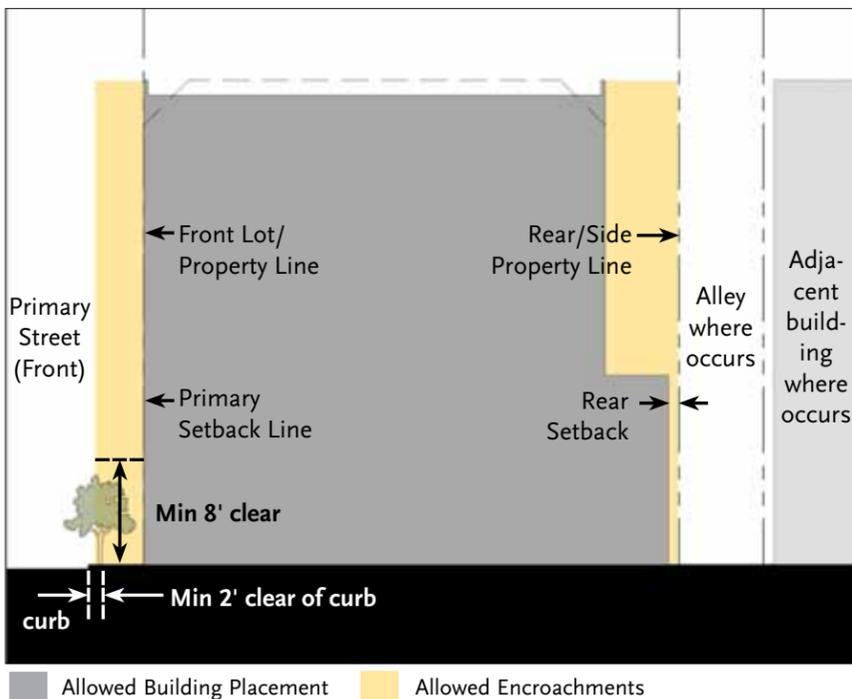


Diagram 4A.3

D. PARKING STANDARDS

1. PARKING PLACEMENT AND ACCESS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	Above Grade	At Grade	Subterranean
1A. Primary street	min 30 ft	min 30 ft	0 ft
1B. Side street	min 5 ft	min 5 ft	0 ft
1C. Side Yard	0 ft	min 5 ft	0 ft
1D. Rear Yard - w/ alley	0 ft	min 4 ft	0 ft
- no alley	0 ft	min 5 ft	0 ft
1E. Driveway access	Primary Street: min 150 ft from street corner Side Street: min 50 ft from street corner		

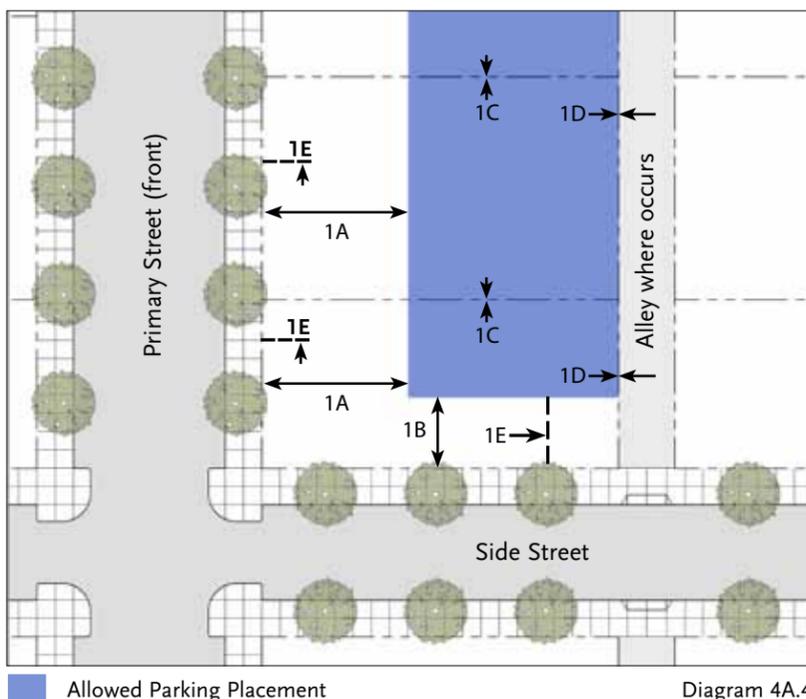


Diagram 4A.4

2. REQUIRED PARKING

a. All buildings shall comply with the following requirements:
b. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3		
	Min	Max
Retail	0 [1]	n.a.
Restaurant	0 [1]	n.a.
Public Market	0 [1]	n.a.
Services: General	0 [1]	n.a.
Services: Personal	0 [1]	n.a.
Services: Personal, Restricted	0 [1]	n.a.
Services: Business	0 [1]	n.a.
Transportation	0 [1]	n.a.
Industry, Manufacturing	1/1000 [1]	n.a.
Motor Vehicle-related	1/1000 [1]	n.a.
Recreation, Education	0 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

TABLE 4D CHINATOWN (CT) STANDARDS

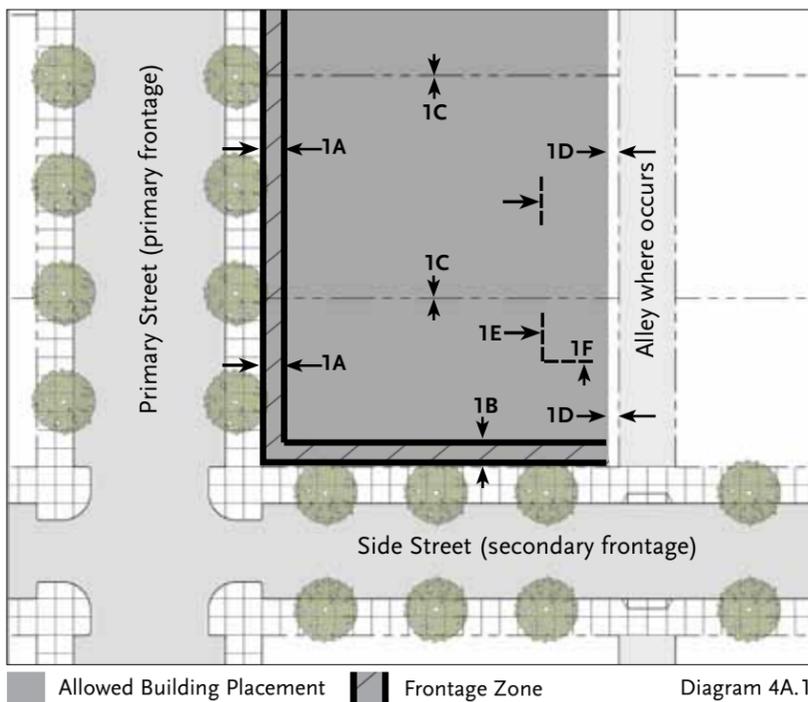
A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. [1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	0	5	n.a.	n.a.
1B. Side (secondary) street	0	5	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	0 [2]	5
1D. Rear yard - no alley	n.a.	n.a.	15 [2]	no max
- with alley	n.a.	n.a.	5 [2]	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		50	no max	
1F. Side street		0 [1, 2]	no max	
1C. Side yard		0 [2]	no max	
1D. Rear yard - no alley		5 [2]	no max	
- with alley		5 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3
 [2] In compliance with all applicable California Building Code and Fire Code requirements



2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:
 b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Flex Building	1	6825	3	87000	Table 5B
Lined Building	1	11700	3	145000	Table 5C
Flex Shed	1	2194	2	49000	Table 5D
Hybrid Court	2	9731	3	68600	Table 5E
Court	2	9731	3	68600	Table 5F
Live-Work	2	2288	3	35925	Table 5G
Rowhouse	1	7005	3	33675	Table 5H

[1] Based on the allowed range of development potential for the CT zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;
 b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Arcade	50 - 100	no min	Table 6A
Gallery	50 - 100	no min	Table 6B
Shopfront	75 - 100	40 ft min	Table 6C
Forecourt	25 - 50	no min	Table 6D
Loading Dock	25 - 100	no min	Table 6E
Stoop	25 - 100	no min	Table 6F
^b MIN req'd facade	90	50	

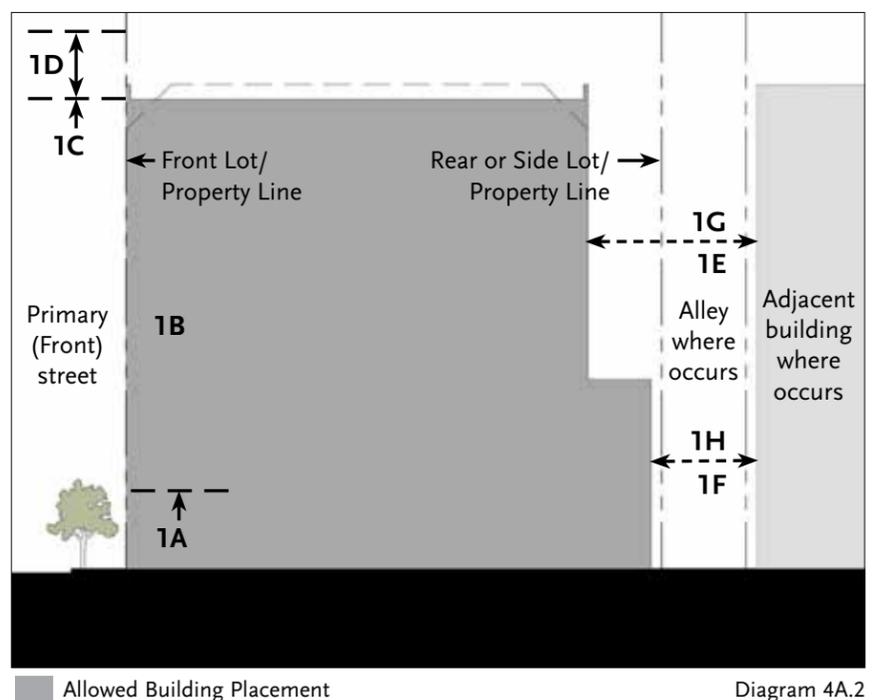
[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	10	no max	match historic if greater
1B. Upper Floor Height	10	no max	n.a.
1C. Building Height	0 ft: 1 story	45 ft: 3 stories	match historic along front 1/2
1D. Architectural Elements	no min	20 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	3	30 ft	match if exstg greater than reqmt
1F. Residential < 4 stories			
1G. Non-res'l > 5 stories			
1H. Non-res'l < 4 stories	1 - 2	20 ft	



CHINATOWN (CT) STANDARDS, cont'd TABLE 4D

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Arcade, Gallery, Awning	min 2 ft clear of curb		min 5 ft from PL	not allowed	min 8 ft clear
Balcony	4 ft max			min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max			min 5 ft from PL	min 8 ft clear
Eave	min 2 ft clear of curb		min 3 ft from PL	min 3 ft from PL	min 8 ft clear
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

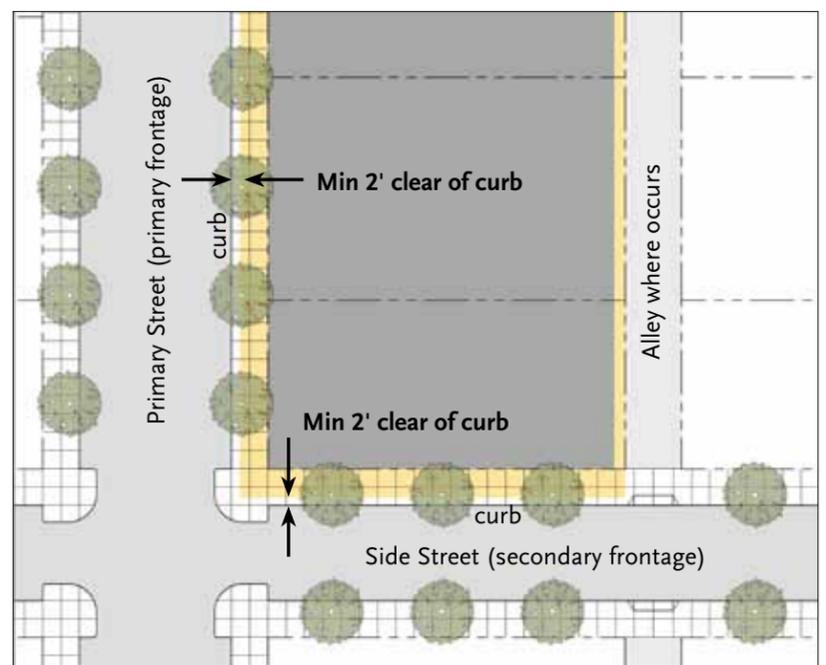
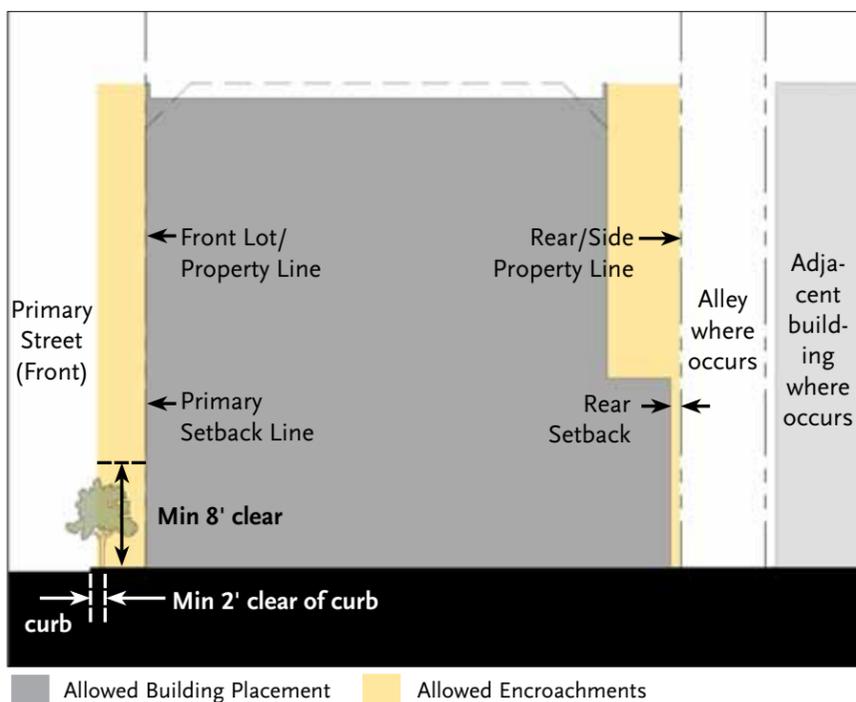


Diagram 4A.3

D. PARKING STANDARDS

1. PARKING PLACEMENT AND ACCESS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	Above Grade	At Grade	Subterranean
1A. Primary street	min 30 ft	min 30 ft	0 ft
1B. Side street	min 50 ft	min 50 ft	0 ft
1C. Side Yard	0 ft	min 5 ft	0 ft
1D. Rear Yard - w/ alley	0 ft	min 4 ft	0 ft
- no alley	0 ft	min 5 ft	0 ft
1E. Driveway access	Primary Street: min 100 ft from street corner Side Street: min 50 ft from street corner		

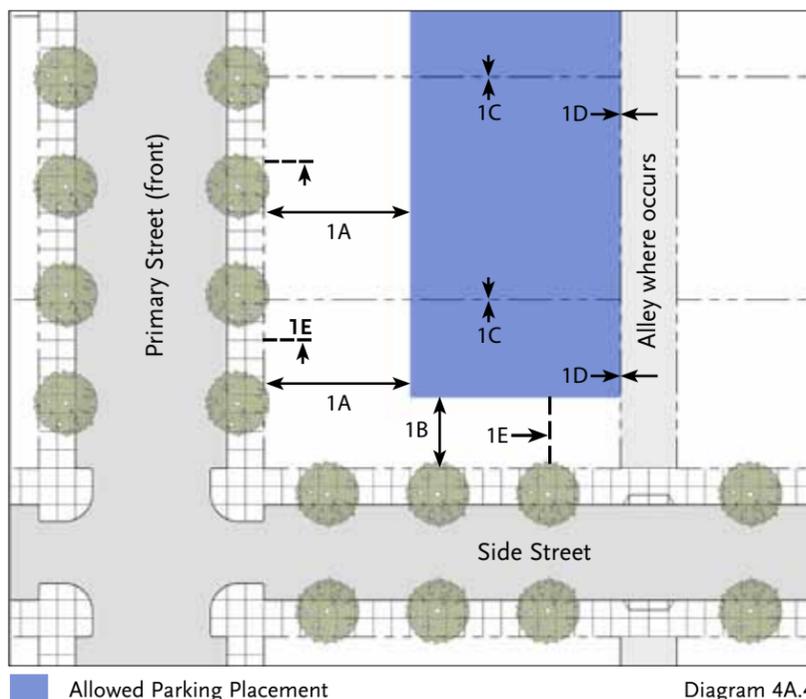


Diagram 4A.4

2. REQUIRED PARKING

a. All buildings shall comply with the following requirements:
b. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3		
	Min	Max
Retail	2/1000 [1]	n.a.
Restaurant	2/1000 [1]	n.a.
Public Market	0 [1]	n.a.
Services: General	2/1000 [1]	n.a.
Services: Personal	2/1000 [1]	n.a.
Services: Personal, Restricted	2/1000 [1]	n.a.
Services: Business	3/1000 [1]	n.a.
Transportation	0 [1]	n.a.
Industry, Manufacturing	1/1000 [1]	n.a.
Motor Vehicle-related	1/1000 [1]	n.a.
Recreation, Education	3/1000 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

TABLE 4E CULTURAL ARTS/SOUTH STADIUM/SOUTH VAN NESS (CA/SVN) STANDARDS

A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. [1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	0	10	n.a.	n.a.
1B. Side (secondary) street	0	10	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	0 [2]	12
1D. Rear yard - no alley	n.a.	n.a.	15 [2]	no max
- with alley	n.a.	n.a.	5 [2]	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		50	no max	
1F. Side street		0 [1,2]	no max	
1C. Side yard		0 [2]	no max	
1D. Rear yard - no alley		5 [2]	no max	
- with alley		5 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3
 [2] In compliance with all applicable California Building Code and Fire Code requirements

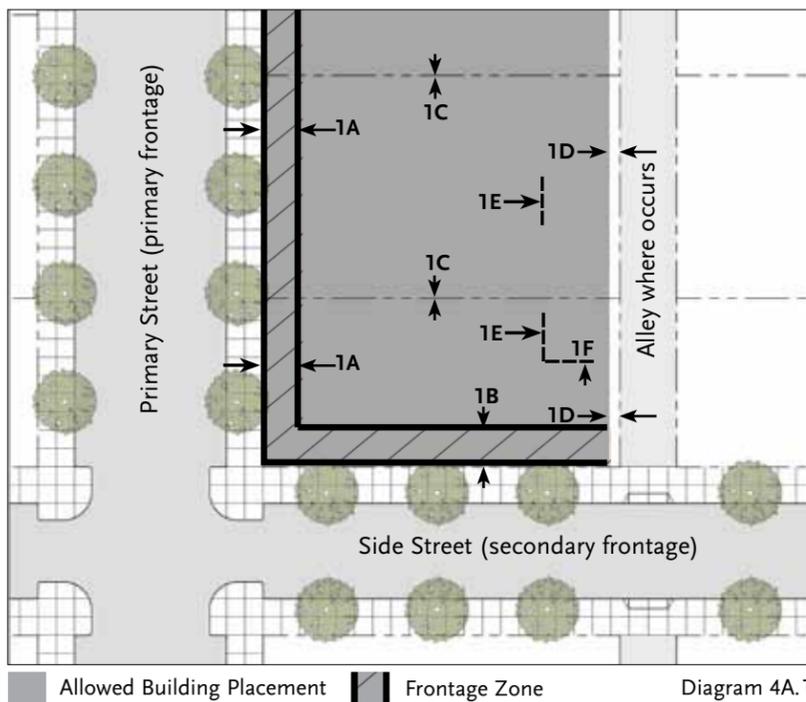


Diagram 4A.1

2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:

b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Flex Building	1	5300	5	145000	Table 5B
Lined Bldg	1	9750	5	145000	Table 5C
Flex Shed	1	1389	2	49000	Table 5D
Hybrid Court	2	9548	5	80850	Table 5E
Court	2	9548	5	85750	Table 5F
Live-Work	2	1248	3	35925	Table 5G

[1] Based on the allowed range of development potential for the CA/SVN zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;

b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;

c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;

d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Arcade	50 - 100	no min	Table 6A
Gallery	50 - 100	no min	Table 6B
Shopfront	75 - 100	40 ft min	Table 6C
Forecourt	25 - 50	no min	Table 6D
Loading Dock	25 - 100	no min	Table 6E
Stoop	25 - 100	no min	Table 6F
^b MIN req'd facade	90	50	

[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	10	no max	match historic if greater
1B. Upper Floor Height	10	no max	n.a.
1C. Building Height	25 ft: 1 stories	65 ft: 5 stories	match historic along front 1/2
1D. Architectural Elements	no min	20 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	4 - 5	50 ft	match if exstg greater than reqmt
1F. Residential < 4 stories	1 - 3	25 ft	
1G. Non-res'l > 5 stories	4 - 5	25 ft	
1H. Non-res'l < 4 stories	1 - 3	15 ft	

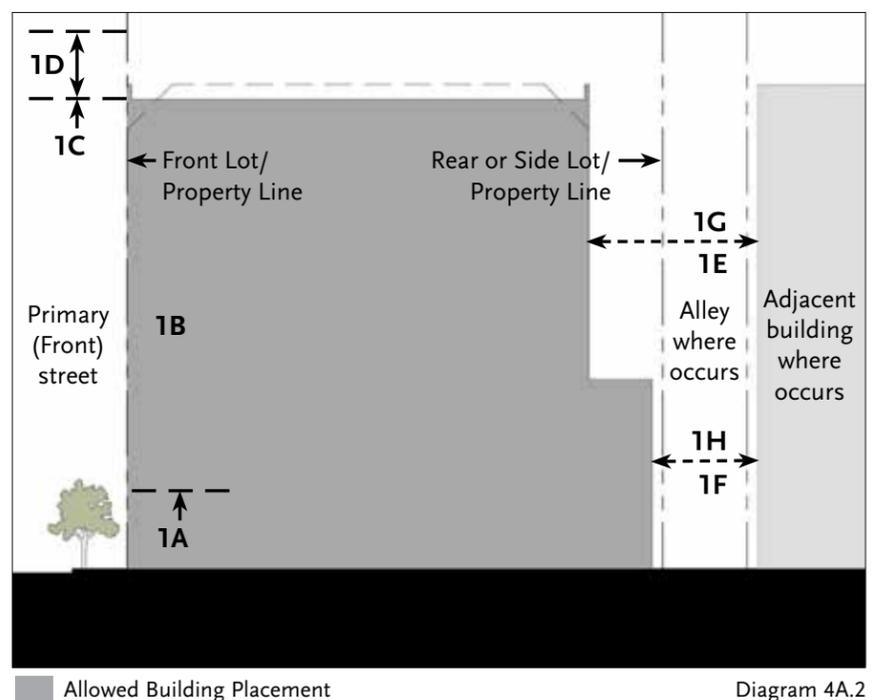


Diagram 4A.2

CULTURAL ARTS/SOUTH STADIUM/SOUTH VAN NESS (CA/SVN) STD's, cont'd TABLE 4E

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Arcade, Gallery, Awning	min 2 ft clear of curb		min 5 ft from PL	not allowed	min 8 ft clear
Balcony	4 ft max			min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max				min 8 ft clear
Eave	min 2 ft clear of curb		min 3 ft from PL	min 3 ft from PL	min 8 ft clear
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

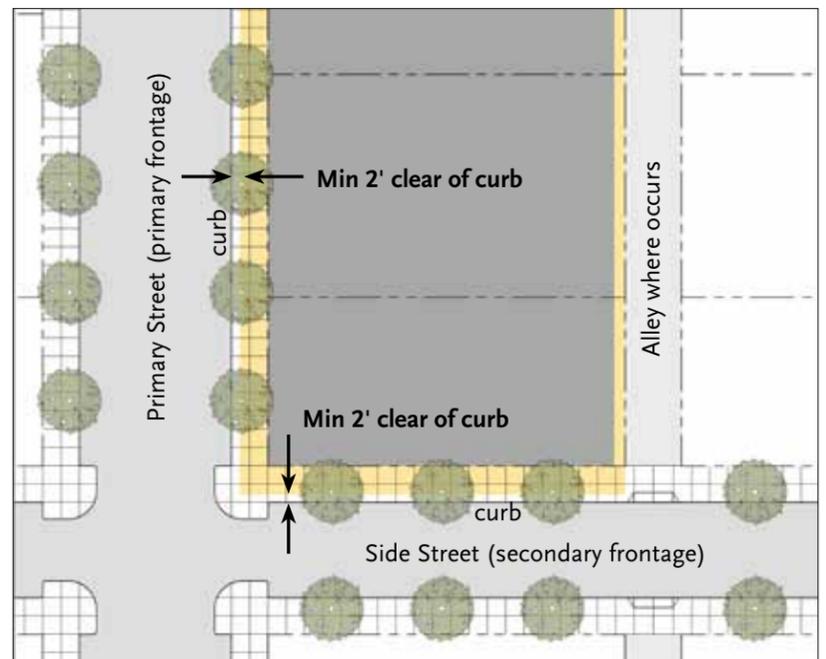
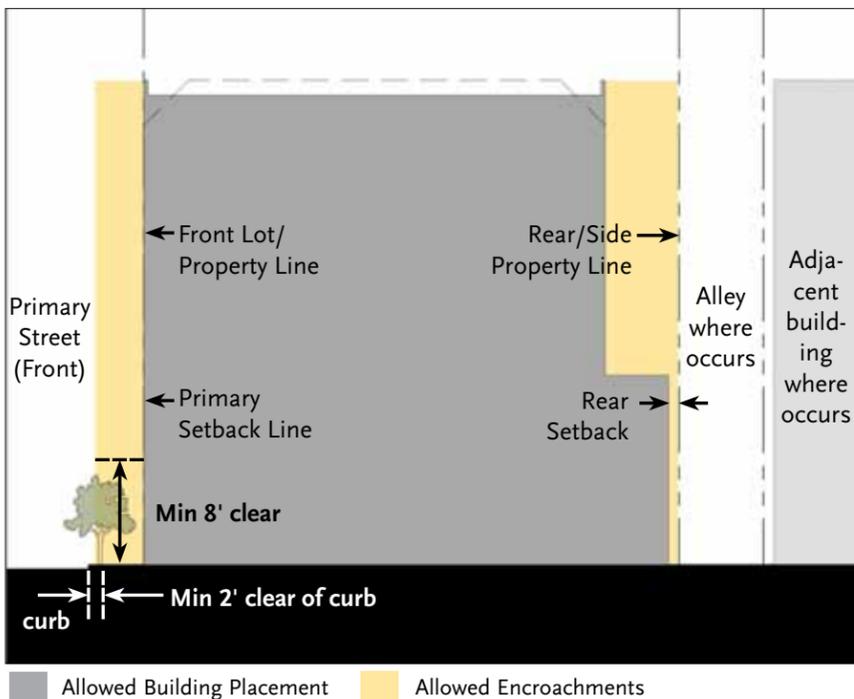


Diagram 4A.3

D. PARKING STANDARDS

1. PARKING PLACEMENT AND ACCESS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	Above Grade	At Grade	Subterranean
1A. Primary street	min 30 ft	min 30 ft	0 ft
1B. Side street	min 50 ft	min 50 ft	0 ft
1C. Side Yard	0 ft	min 5 ft	0 ft
1D. Rear Yard - w/ alley	0 ft	min 4 ft	0 ft
- no alley	0 ft	min 5 ft	0 ft
1E. Driveway access	Primary Street: min 100 ft from street corner Side Street: min 50 ft from street corner		

2. REQUIRED PARKING

a. All buildings shall comply with the following requirements:
b. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3		
	Min	Max
Retail	2/1000 [1]	n.a.
Restaurant	2/1000 [1]	n.a.
Public Market	0 [1]	n.a.
Services: General	2/1000 [1]	n.a.
Services: Personal	2/1000 [1]	n.a.
Services: Personal, Restricted	2/1000 [1]	n.a.
Services: Business	3/1000 [1]	n.a.
Transportation	0 [1]	n.a.
Industry, Manufacturing	1/1000 [1]	n.a.
Motor Vehicle-related	1/1000 [1]	n.a.
Recreation, Education	3/1000 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

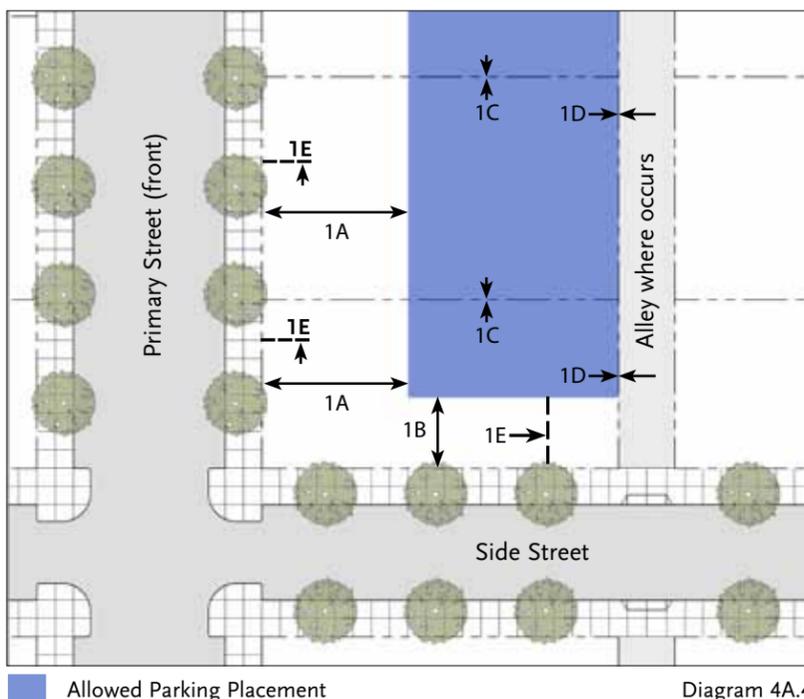


Diagram 4A.4

TABLE 4F TOWN CENTER (TC) STANDARDS

A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. [1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	0	10	n.a.	n.a.
1B. Side (secondary) street	0	10	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	0 [2]	5
1D. Rear yard - no alley	n.a.	n.a.	15 [2]	no max
- with alley	n.a.	n.a.	5 [2]	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		50	no max	
1F. Side street		0 [1,2]	no max	
1C. Side yard		0 [2]	no max	
1D. Rear yard - no alley		5 [2]	no max	
- with alley		5 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3
 [2] In compliance with all applicable California Building Code and Fire Code requirements

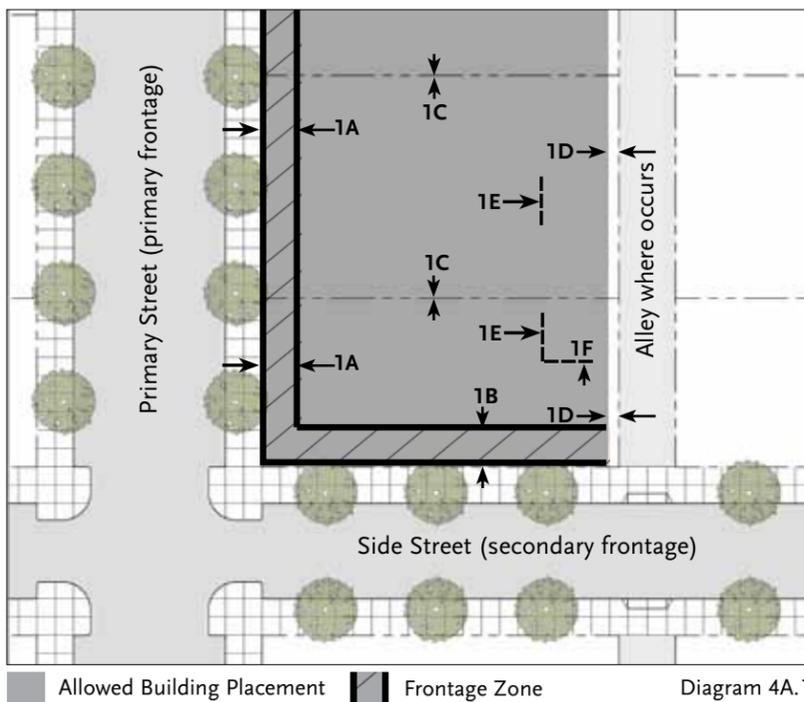


Diagram 4A.1

2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:

b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Flex Building	2	7100	5	634000	Table 5B
Lined Bldg	1	10625	5	58000	Table 5C
Hybrid Court	2	8656	5	49000	Table 5E
Court	2	8656	5	94325	Table 5F
Live-Work	2	1738	3	53925	Table 5G

[1] Based on the allowed range of development potential for the TC zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;

b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;

c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;

d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Arcade	25 - 100	no min	Table 6A
Gallery	25 - 100	no min	Table 6B
Shopfront	75 - 100	30 ft min	Table 6C
Forecourt	25 - 50	no min	Table 6D
^b MIN req'd facade	90	50	

[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	10	no max	match historic if greater
1B. Upper Floor Height	10	no max	n.a.
1C. Building Height	25 ft: 2 stories	65 ft: 5 stories	match historic along front 1/2
1D. Architectural Elements	no min	15 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	4 - 5	50 ft	match if exstg greater than reqmt
1F. Residential < 4 stories	1-3	25 ft	
1G. Non-res'l > 5 stories	4 - 5	25 ft	
1H. Non-res'l < 4 stories	1 - 3	15 ft	

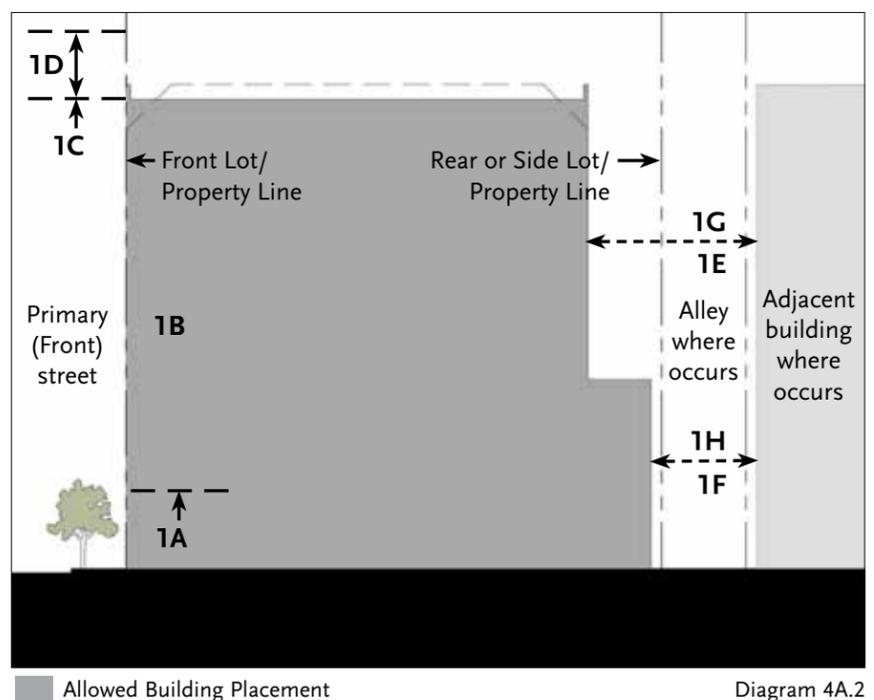


Diagram 4A.2

TOWN CENTER (TC) STANDARDS, cont'd TABLE 4F

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Arcade, Gallery, Awning	min 2 ft clear of curb		min 5 ft from PL	not allowed	min 8 ft clear
Balcony	4 ft max			min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max			min 5 ft from PL	min 8 ft clear
Eave	min 2 ft clear of curb		min 3 ft from PL	min 3 ft from PL	min 8 ft clear
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

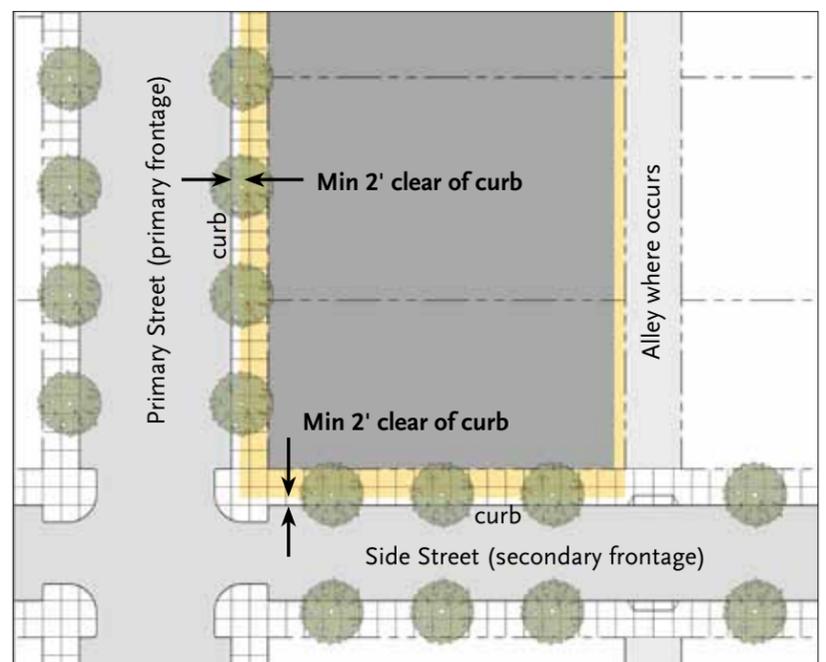
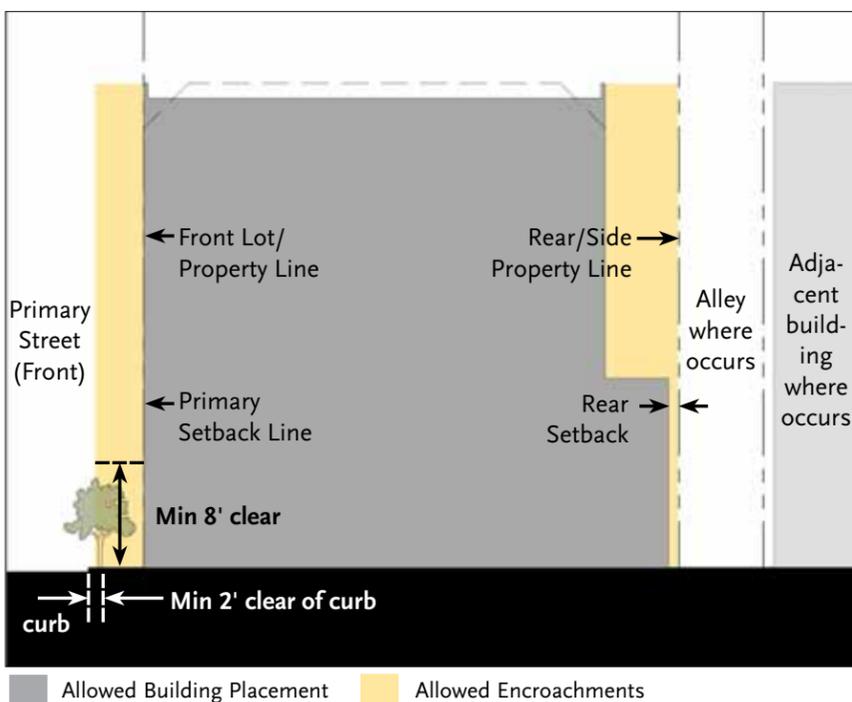


Diagram 4A.3

D. PARKING STANDARDS

1. PARKING PLACEMENT AND ACCESS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	Above Grade	At Grade	Subterranean
1A. Primary street	min 30 ft	min 30 ft	0 ft
1B. Side street	min 50 ft	min 50 ft	0 ft
1C. Side Yard	0 ft	min 5 ft	0 ft
1D. Rear Yard - w/ alley	0 ft	min 4 ft	0 ft
- no alley	0 ft	min 5 ft	0 ft
1E. Driveway access	Primary Street: min 100 ft from street corner Side Street: min 50 ft from street corner		

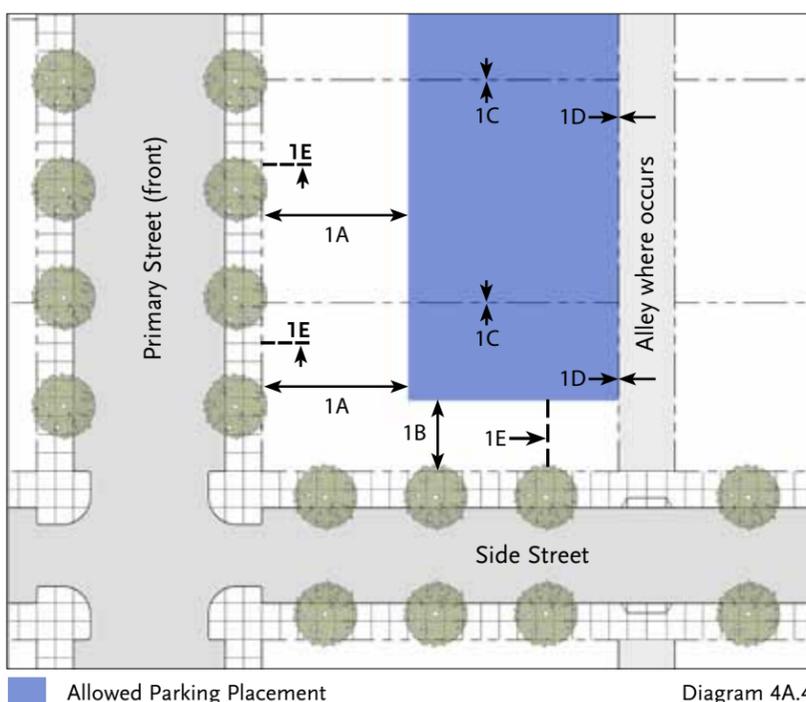


Diagram 4A.4

2. REQUIRED PARKING

a. All buildings shall comply with the following requirements:
b. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3	Required Parking Spaces	
	Min	Max
Retail	3/1000 [1]	n.a.
Restaurant	3/1000 [1]	n.a.
Public Market	0 [1]	n.a.
Services: General	3/1000 [1]	n.a.
Services: Personal	3/1000 [1]	n.a.
Services: Personal, Restricted	3/1000 [1]	n.a.
Services: Business	0 [1]	n.a.
Transportation	0 [1]	n.a.
Industry	1/1000 [1]	n.a.
Motor Vehicle-related	1/1000 [1]	n.a.
Recreation, Education	3/1000 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

TABLE 4G NEIGHBORHOOD CENTER (NC) STANDARDS

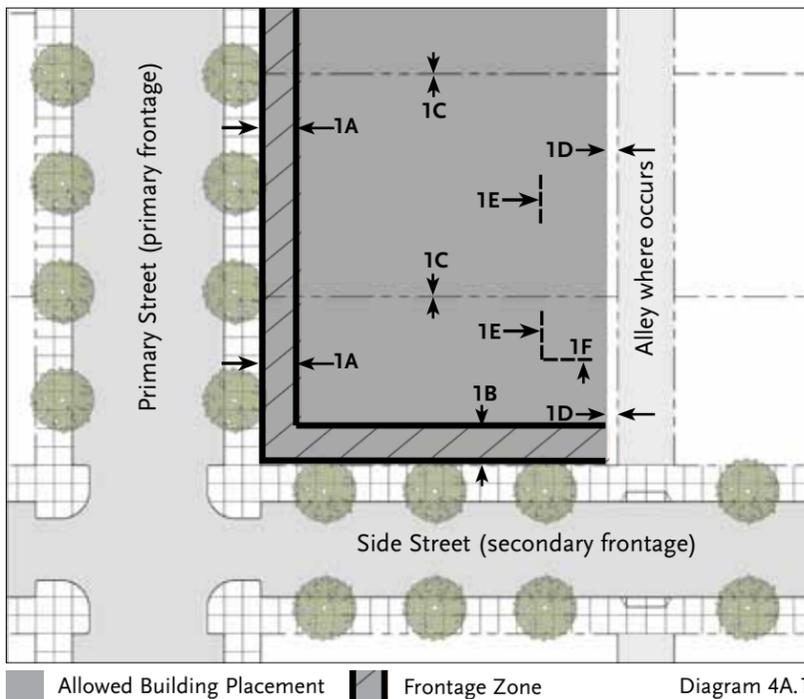
A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. [1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	0	10	n.a.	n.a.
1B. Side (secondary) street	0	10	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	0 [2]	5
1D. Rear yard - no alley	n.a.	n.a.	15 [2]	no max
- with alley	n.a.	n.a.	5 [2]	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		50	no max	
1F. Side street		0 [1,2]	no max	
1C. Side yard		0 [2]	no max	
1D. Rear yard - no alley		5 [2]	no max	
- with alley		5 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3
 [2] In compliance with all applicable California Building Code and Fire Code requirements



2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:
 b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Flex Building	1	6000	3	317500	Table 5B
Lined Bldg	1	10625	3	29000	Table 5C
Hybrid Court	1	8656	3	61250	Table 5E
Court	1	8656	3	45938	Table 5F
Live-Work	1	1738	3	53925	Table 5G

[1] Based on the allowed range of development potential for the NC zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;
 b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Arcade	25 - 100	no min	Table 6A
Gallery	25 - 100	no min	Table 6B
Shopfront	75 - 100	30 ft min	Table 6C
Forecourt	25 - 50	no min	Table 6D
^b MIN req'd facade	90	50	

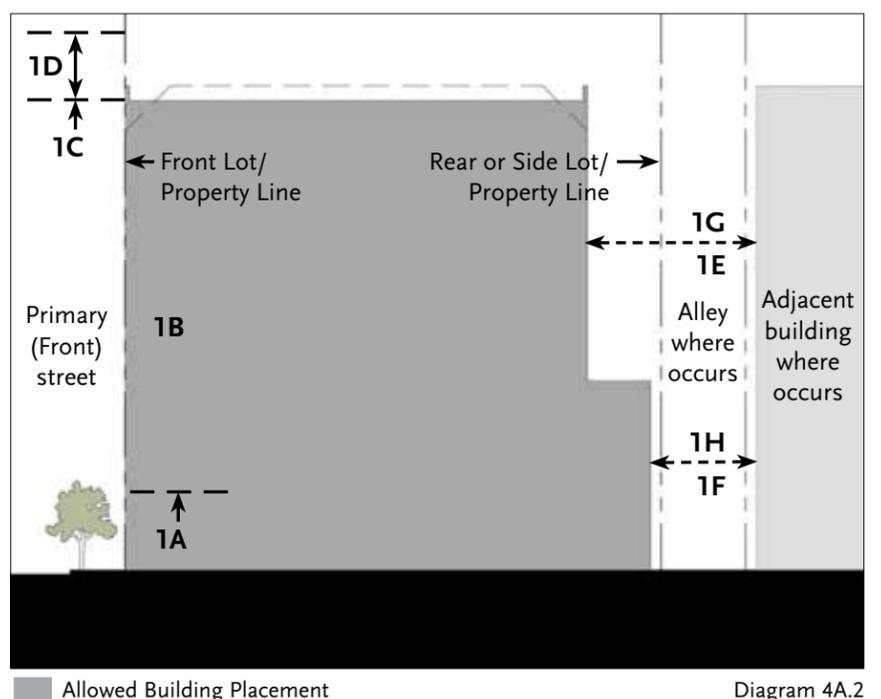
[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	10	no max	match historic if greater
1B. Upper Floor Height	10	no max	n.a.
1C. Building Height	25 ft: 2 stories	40 ft: 3 stories	match historic along front 1/2
1D. Architectural Elements	no min	15 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	3	50 ft	match if exstg greater than reqmt
1F. Residential < 4 stories	1 - 2	25 ft	
1G. Non-res'l > 5 stories	3	25 ft	
1H. Non-res'l < 4 stories	1 - 2	15 ft	



NEIGHBORHOOD CENTER (NC) STANDARDS, cont'd TABLE 4G

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Arcade, Gallery, Awning	min 2 ft clear of curb		min 5 ft from PL	not allowed	min 8 ft clear
Balcony	4 ft max			min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max			min 5 ft from PL	min 8 ft clear
Eave	min 2 ft clear of curb		min 3 ft from PL	min 3 ft from PL	min 8 ft clear
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

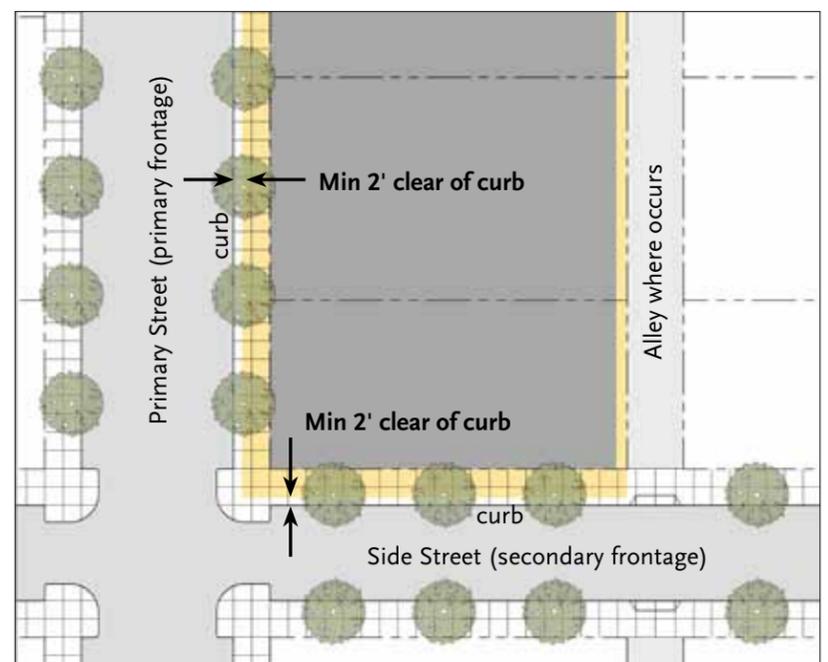
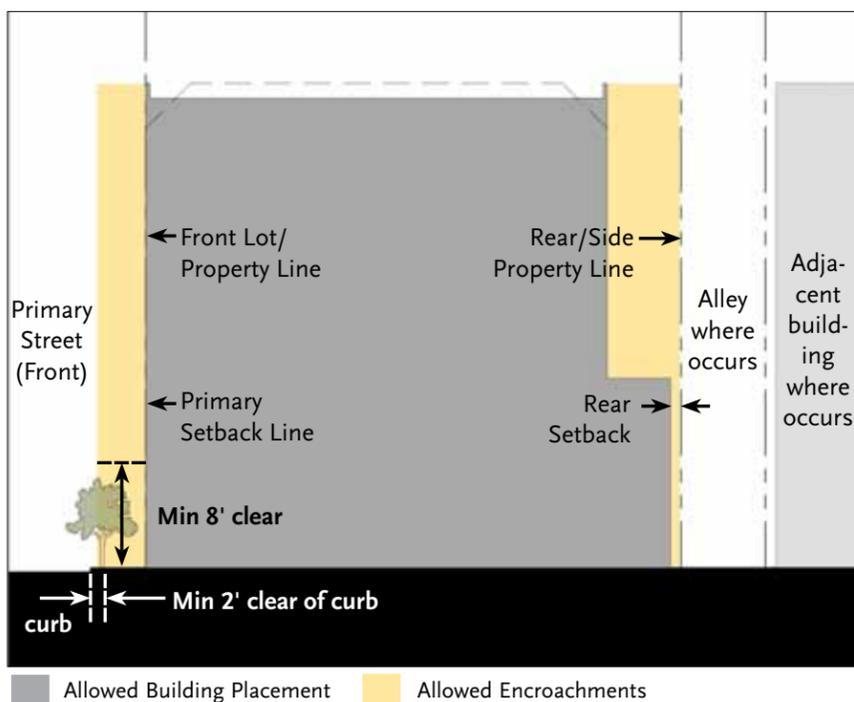


Diagram 4A.3

D. PARKING STANDARDS

1. PARKING PLACEMENT AND ACCESS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	Above Grade	At Grade	Subterranean
1A. Primary street	min 30 ft	min 30 ft	0 ft
1B. Side street	min 50 ft	min 50 ft	0 ft
1C. Side Yard	0 ft	min 5 ft	0 ft
1D. Rear Yard - w/ alley	0 ft	min 4 ft	0 ft
- no alley	0 ft	min 5 ft	0 ft
1E. Driveway access	Primary Street: min 100 ft from street corner Side Street: min 50 ft from street corner		

2. REQUIRED PARKING

a. All buildings shall comply with the following requirements:
b. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3		
	Min	Max
Retail	2/1000 [1]	n.a.
Restaurant	3/1000 [1]	n.a.
Public Market	0 [1]	n.a.
Services: General	2/1000 [1]	n.a.
Services: Personal	2/1000 [1]	n.a.
Services: Personal, Restricted	2/1000 [1]	n.a.
Services: Business	2/1000 [1]	n.a.
Transportation	0 [1]	n.a.
Industry	1/1000 [1]	n.a.
Motor Vehicle-related	1/1000 [1]	n.a.
Recreation, Education	3/1000 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

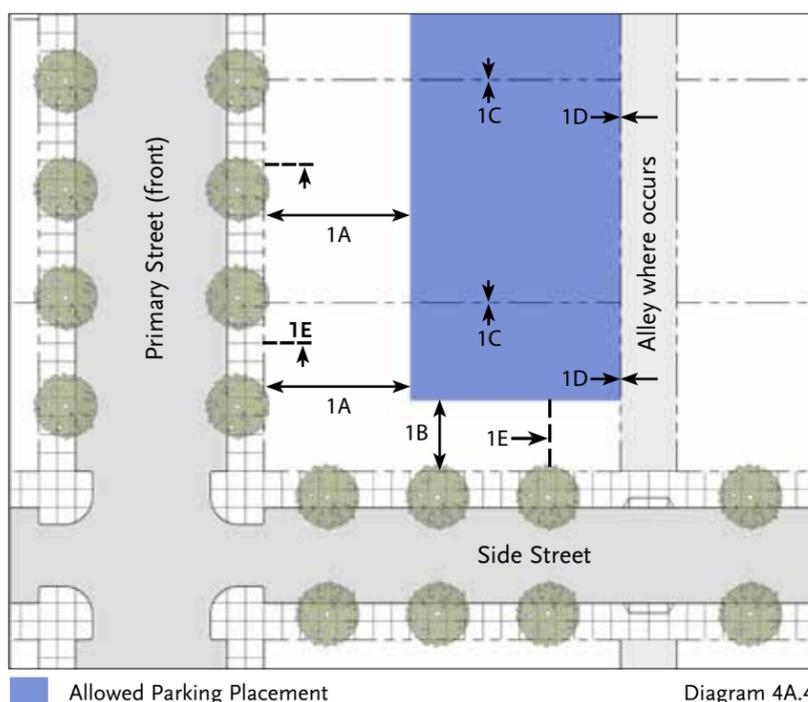


Diagram 4A.4

TABLE 4H CORRIDOR GENERAL (CG) STANDARDS

A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. [1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	0	10	n.a.	n.a.
1B. Side (secondary) street	0	10	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	0 [2]	8
1D. Rear yard - no alley	n.a.	n.a.	15 [2]	no max
- with alley	n.a.	n.a.	5 [2]	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		50	no max	
1F. Side street		0 [1,2]	no max	
1C. Side yard		0 [2]	no max	
1D. Rear yard - no alley		5 [2]	no max	
- with alley		5 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3
 [2] In compliance with all applicable California Building Code and Fire Code requirements

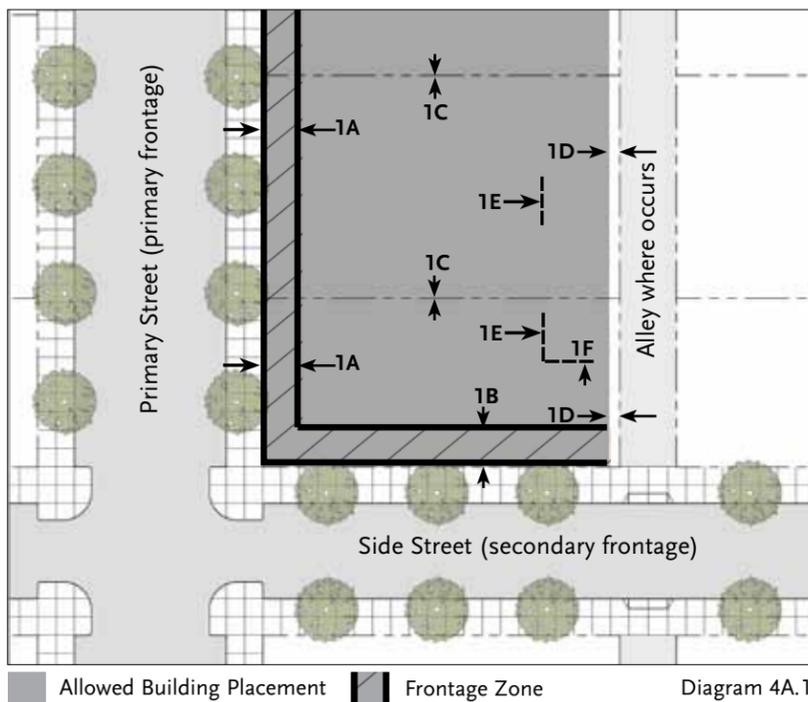


Diagram 4A.1

2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:
 b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Flex Building	1	5700	3	329000	Table 5B
Flex Shed	1	863	2	30625	Table 5D
Hybrid Court	2	8356	3	58800	Table 5E
Court	1	8356	3	61250	Table 5F
Live-Work	2	1528	3	53925	Table 5G
Rowhouse	1	5285	3	33675	Table 5H
Duplex, Triplex, Quadplex	1	2040	3	12900	Table 5K

[1] Based on the allowed range of development potential for the CG zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;
 b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Shopfront	75 - 100	25	Table 6C
Forecourt	25 - 50	30 ft min	Table 6D
Stoop	25 - 100	no min	Table 6F
Porch	25 - 100	no min	Table 6G
Front yard	50 - 100	25 - 50	Table 6H
^b MIN req'd facade	50	50	

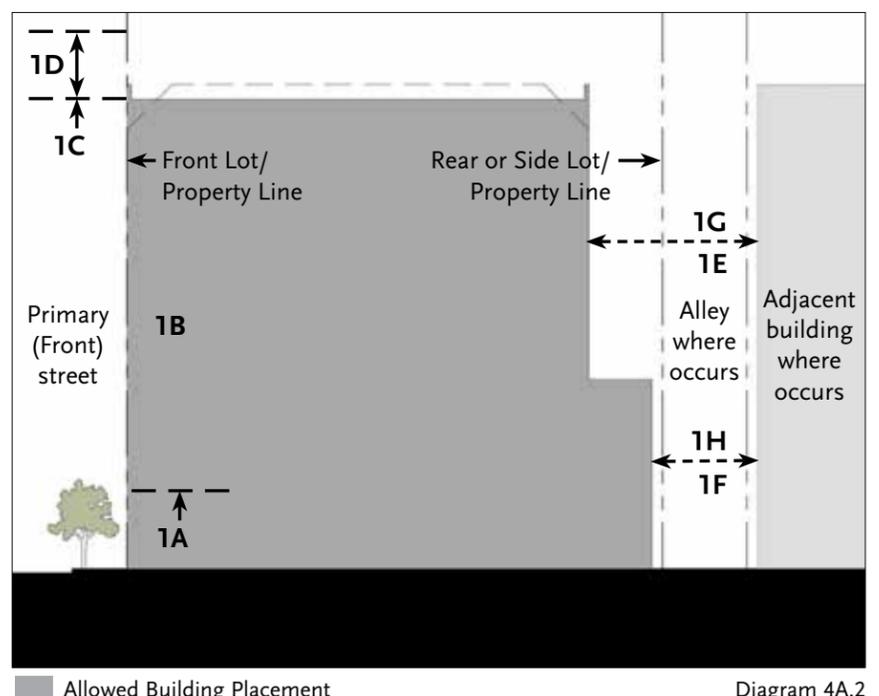
[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	10	no max	match historic if greater
1B. Upper Floor Height	10	no max	n.a.
1C. Building Height	25 ft: 2 stories	50 ft: 3 stories	match historic along front 1/2
1D. Architectural Elements	no min	15 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	3	50 ft	match if exstg greater than reqmt
1F. Residential < 4 stories	1 - 2	25 ft	
1G. Non-res'l > 5 stories	3	25 ft	
1H. Non-res'l < 4 stories	1 - 2	15 ft	



Allowed Building Placement

Diagram 4A.2

CORRIDOR GENERAL (CG) STANDARDS, cont'd TABLE 4H

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Balcony	min 10 ft from PL		min 5 ft from PL	min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max				min 8 ft clear
Eave	min 2 ft clear of curb	min 3 ft from PL	min 3 ft from PL	min 8 ft clear	
Porch	min 5 ft from PL	min 5 ft from PL	min 5 ft from PL	min 8 ft clear	
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

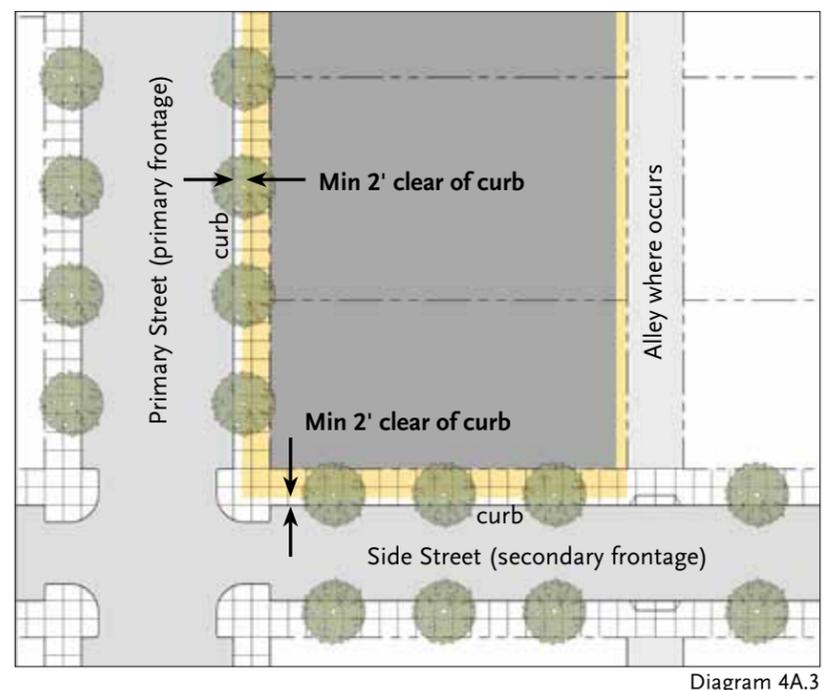
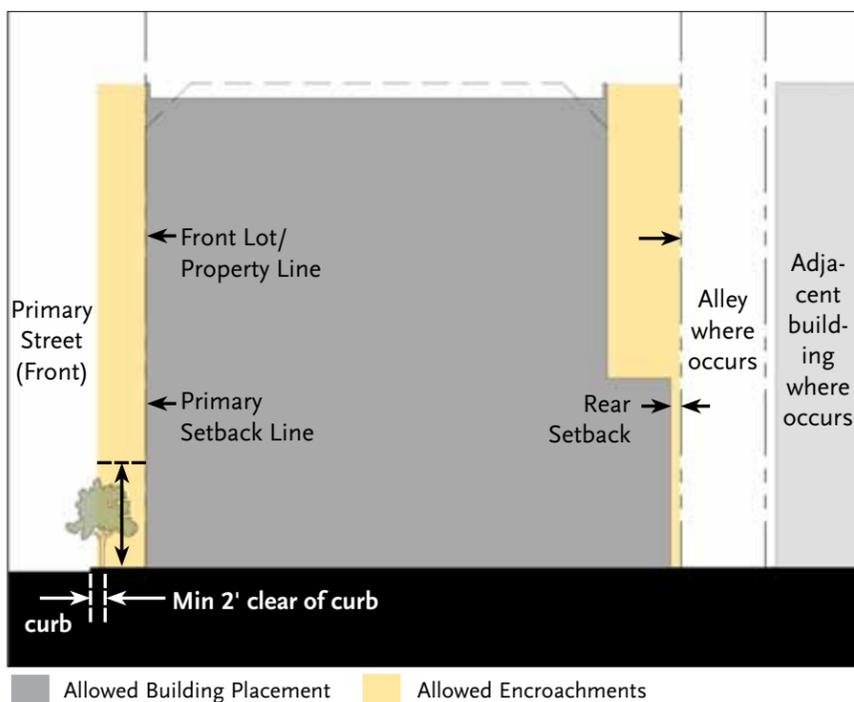


Diagram 4A.3

D. PARKING STANDARDS

1. PARKING PLACEMENT AND ACCESS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	Above Grade	At Grade	Subterranean
1A. Primary street	min 30 ft for 50%	0 for 50%	0 ft
1B. Side street	min 50 ft	min 50 ft	0 ft
1C. Side Yard	0 ft	min 5 ft	0 ft
1D. Rear Yard - w/ alley	0 ft	min 4 ft	0 ft
- no alley	0 ft	min 5 ft	0 ft
1E. Driveway access	Primary Street: min 100 ft from street corner Side Street: min 50 ft from street corner		

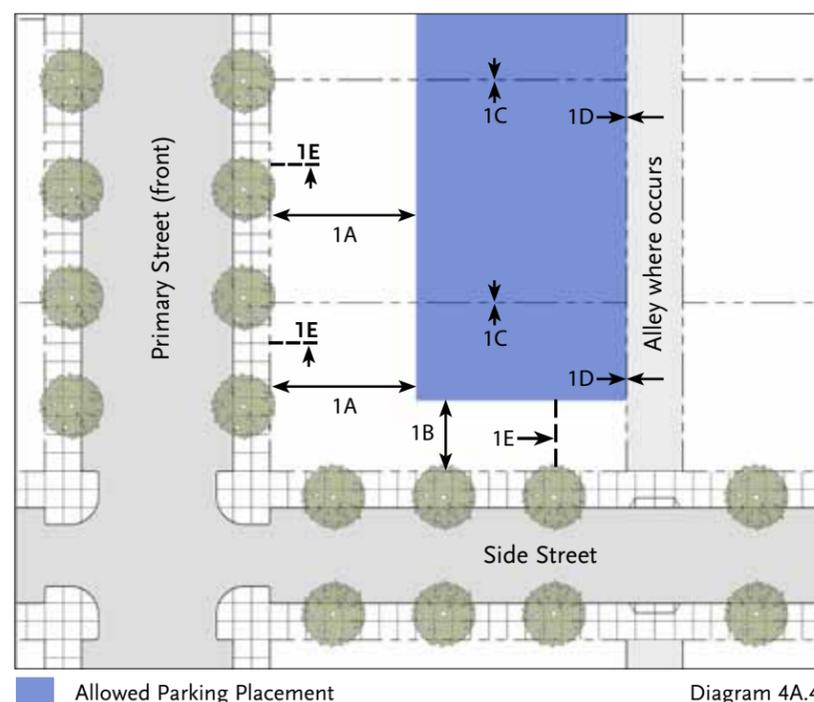


Diagram 4A.4

2. REQUIRED PARKING

a. All buildings shall comply with the following requirements:
b. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3		
	Min	Max
Retail	3/1000 [1]	n.a.
Restaurant	3/1000 [1]	n.a.
Public Market	3/1000 [1]	n.a.
Services: General	3/1000 [1]	n.a.
Services: Personal	3/1000 [1]	n.a.
Services: Personal, Restricted	3/1000 [1]	n.a.
Services: Business	3/1000 [1]	n.a.
Transportation	1/1000 [1]	n.a.
Industry, Manufacturing	1/1000 [1]	n.a.
Motor Vehicle-related	1/1000 [1]	n.a.
Recreation, Education	3/1000 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

TABLE 4I NEIGHBORHOOD GENERAL (NG) STANDARDS

A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. [1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	15	20	n.a.	n.a.
1B. Side (secondary) street	10	15	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	5 [2]	10
1D. Rear yard - no alley	n.a.	n.a.	20 [2]	no max
- with alley	n.a.	n.a.	20 [2]	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		50	no max	
1F. Side street		10	no max	
1C. Side yard		5 [2]	no max	
1D. Rear yard - no alley		5 [2]	no max	
- with alley		5 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3

[2] In compliance with all applicable California Building Code and Fire Code requirements

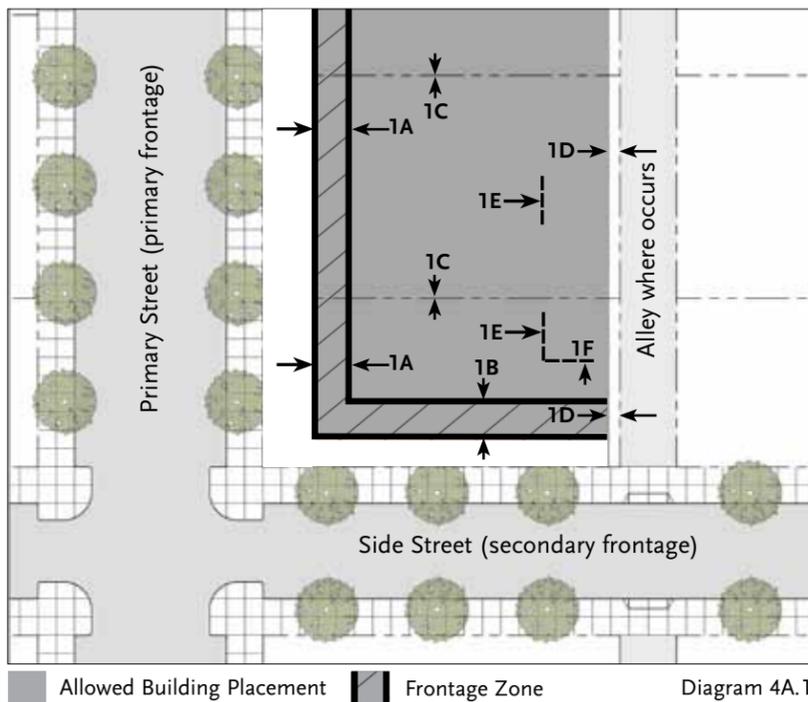


Diagram 4A.1

2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:

b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Hybrid Court	1	6156	2.5	29160	Table 5E
Court	1	6156	2.5	30375	Table 5F
Live - Work	1	663	2.5	20938	Table 5G
Rowhouse	1	2955	2.5	23594	Table 5H
Bungalow Court	1	4720	2	26350	Table 5I
Rosewalk	1	6156	2	14500	Table 5J
Duplex, Triplex, Quadplex	1	1425	2	11950	Table 5K
Single Dwelling	1	585	2	8100	Table 5L
Carriage House	1	375	2	600	Table 5M

[1] Based on the allowed range of development potential for the NG zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;

b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;

c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;

d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Stoop	25 - 100	no min	Table 6F
Porch	50 - 100	no min	Table 6G
Front yard	75 - 100	50 - 100	Table 6H
^b MIN req'd facade	60	50	

[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	10	no max	match historic if greater
1B. Upper Floor Height	9	no max	n.a.
1C. Building Height	0 ft: 1 story	28 ft: 2.5 stories	match historic along front 1/2
1D. Architectural Elements	no min	15 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	1 - 2	50 ft	match if exstg greater than reqmt
1F. Residential < 4 stories		25 ft	
1G. Non-res'l > 5 stories		25 ft	
1H. Non-res'l < 4 stories		15 ft	

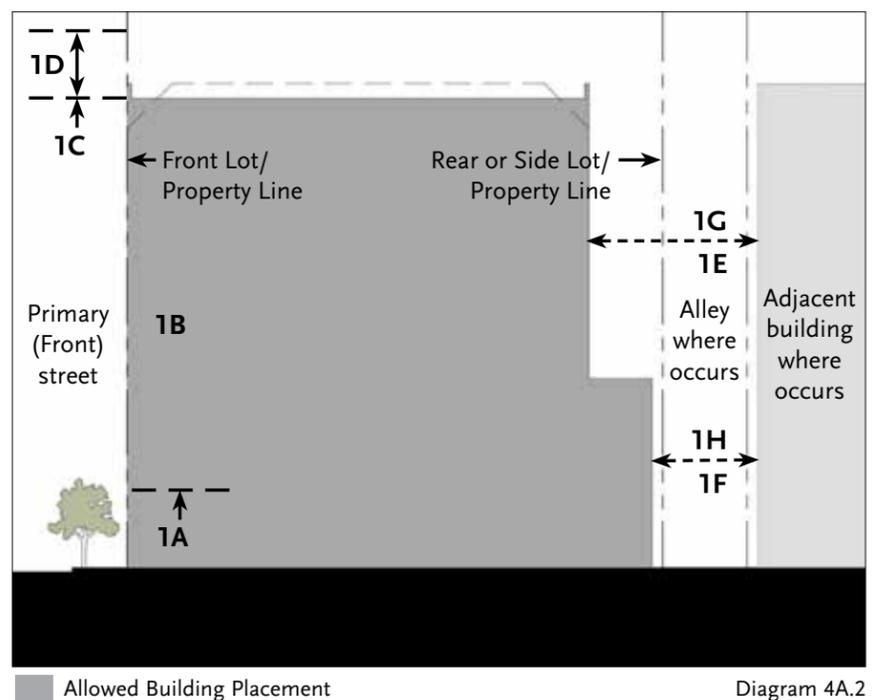


Diagram 4A.2

NEIGHBORHOOD GENERAL (NG) STANDARDS, cont'd TABLE 4I

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Balcony	min 10 ft from PL		min 5 ft from PL	min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max				
Eave	min 2 ft clear of curb	min 3 ft from PL	min 3 ft from PL	min 8 ft clear	
Porch	min 5 ft from PL	min 5 ft from PL	min 5 ft from PL	min 8 ft clear	
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

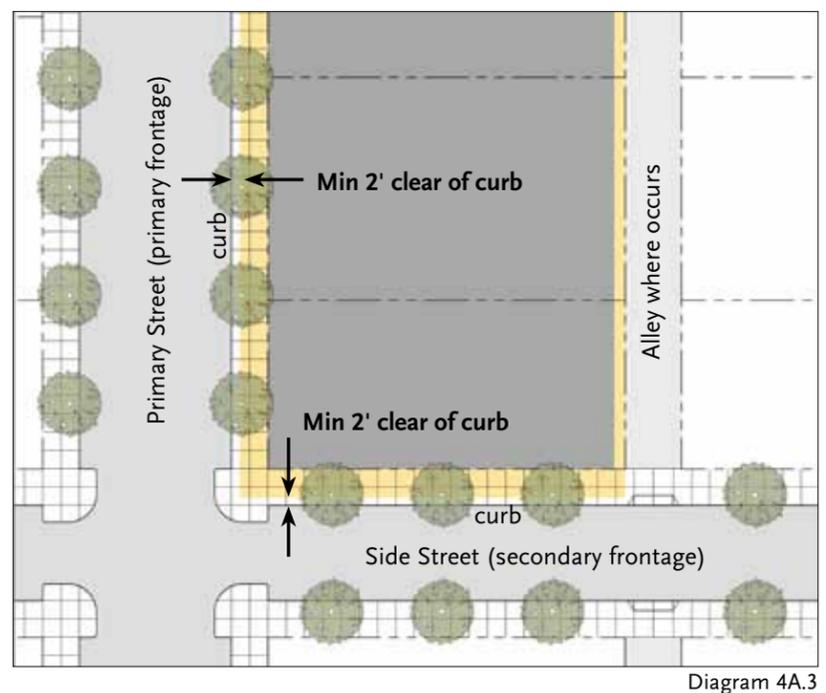
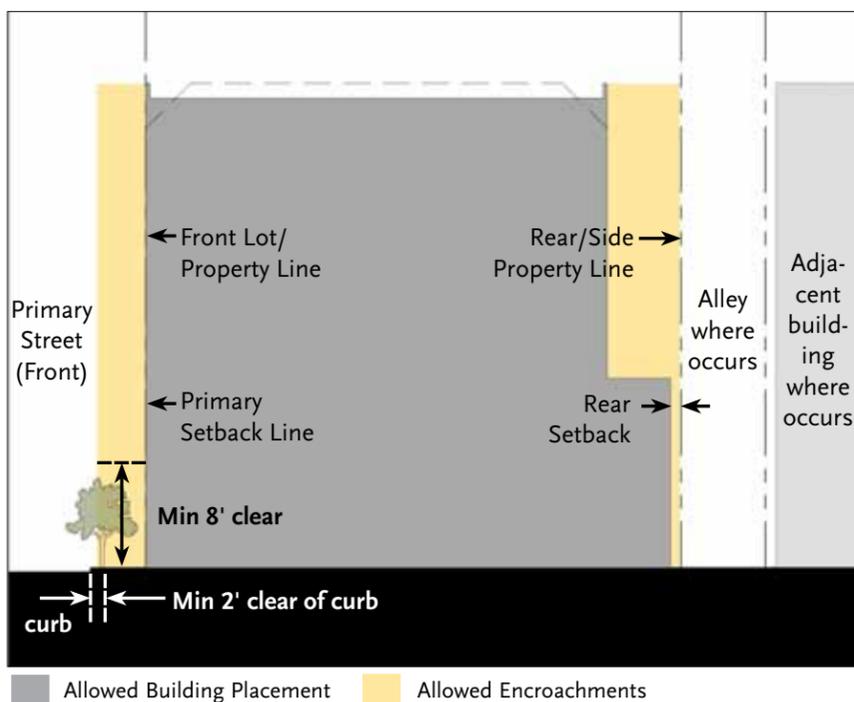


Diagram 4A.3

D. PARKING STANDARDS

1. PARKING PLACEMENT AND ACCESS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	At Grade	Subterranean
1A. Primary street	min 50 ft	0 ft
1B. Side street	min 50 ft	0 ft
1C. Side Yard	0 ft	0 ft
1D. Rear Yard - w/ alley	0 ft	0 ft
- no alley	0 ft	0 ft
1E. Driveway access	Primary Street: min 50 ft from street corner Side Street: min 50 ft from street corner	

2. REQUIRED PARKING

a. All buildings shall comply with the following requirements:
b. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3		
	Min	Max
Services: General	2/1000 [1]	n.a.
Transportation	1/1000 [1]	n.a.
Recreation, Education	2/1000 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

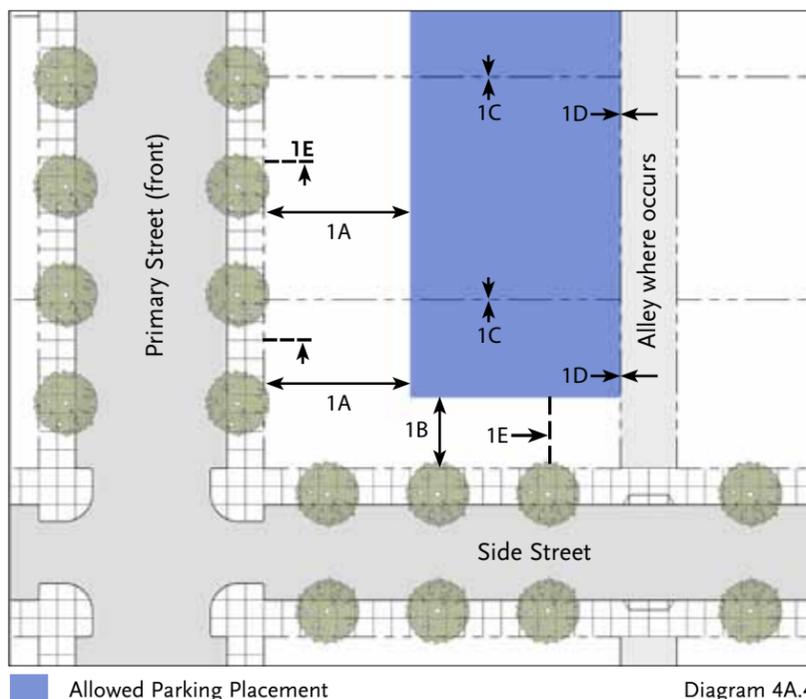


Diagram 4A.4

TABLE 4) NEIGHBORHOOD GENERAL PRESERVATION (NG P) STANDARDS

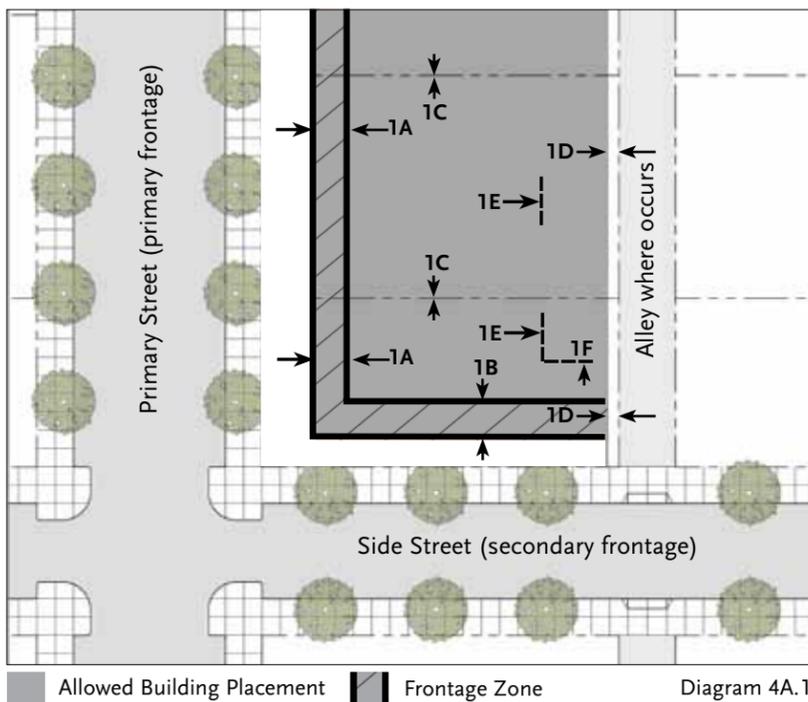
A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. [1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	15	20	n.a.	n.a.
1B. Side (secondary) street	10	15	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	5 [2]	10
1D. Rear yard - no alley	n.a.	n.a.	20 [2]	no max
- with alley	n.a.	n.a.	20 [2]	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		50	no max	
1F. Side street		10	no max	
1C. Side yard		5 [2]	no max	
1D. Rear yard - no alley		5 [2]	no max	
- with alley		5 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3
 [2] In compliance with all applicable California Building Code and Fire Code requirements



2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:
 b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Bungalow Court	1	4720	2	26350	Table 5I
Rosewalk	1	6156	2	14500	Table 5J
Duplex, Triplex, Quadplex	1	1875	2	11950	Table 5K
Single Dwelling	1	675	2	12350	Table 5L
Carriage House	1	375	2	600	Table 5M

[1] Based on the allowed range of development potential for the NG P zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;
 b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Arcade	25 - 100	no min	Table 6A
Gallery	25 - 100	no min	Table 6B
Shopfront	75 - 100	30 ft min	Table 6C
Forecourt	25 - 50	no min	Table 6D
^b MIN req'd facade	60	50	

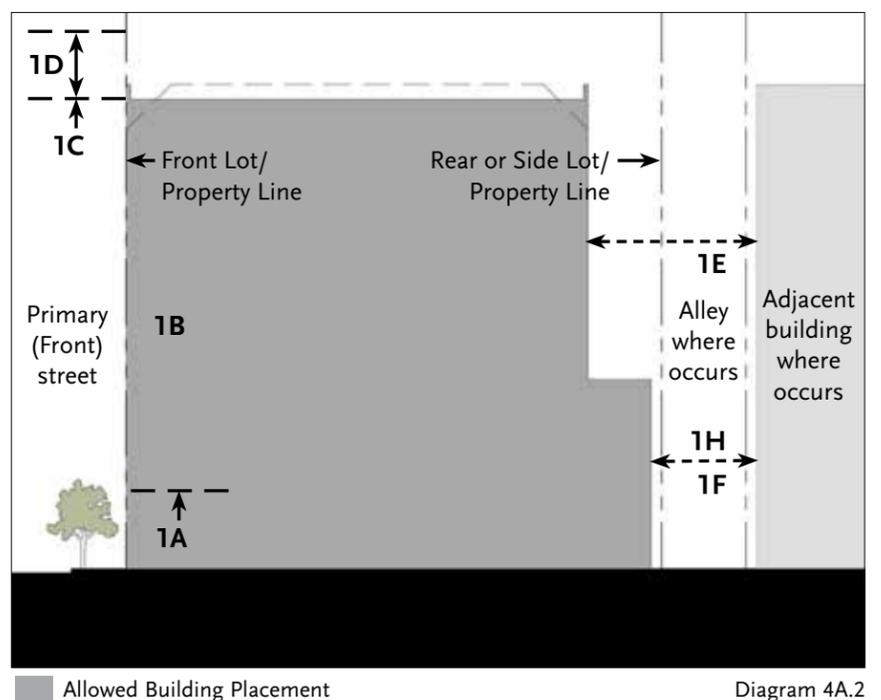
[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	10	no max	match historic if greater
1B. Upper Floor Height	9	no max	n.a.
1C. Building Height	0 ft: 1 story	32 ft: 2 stories	match historic along front 1/2
1D. Architectural Elements	no min	15 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	1 - 2	50 ft	match if exstg greater than reqmt
1F. Residential < 4 stories		25 ft	
1G. Non-res'l > 5 stories		25 ft	
1H. Non-res'l < 4 stories		15 ft	



NEIGHBORHOOD GENERAL PRESERVATION (NG P) STANDARDS, cont'd TABLE 4J

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Balcony	min 10 ft from PL		min 5 ft from PL	min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max				min 8 ft clear
Eave	min 2 ft clear of curb	min 3 ft from PL	min 3 ft from PL	min 8 ft clear	
Porch	min 5 ft from PL	min 5 ft from PL	min 5 ft from PL	min 8 ft clear	
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

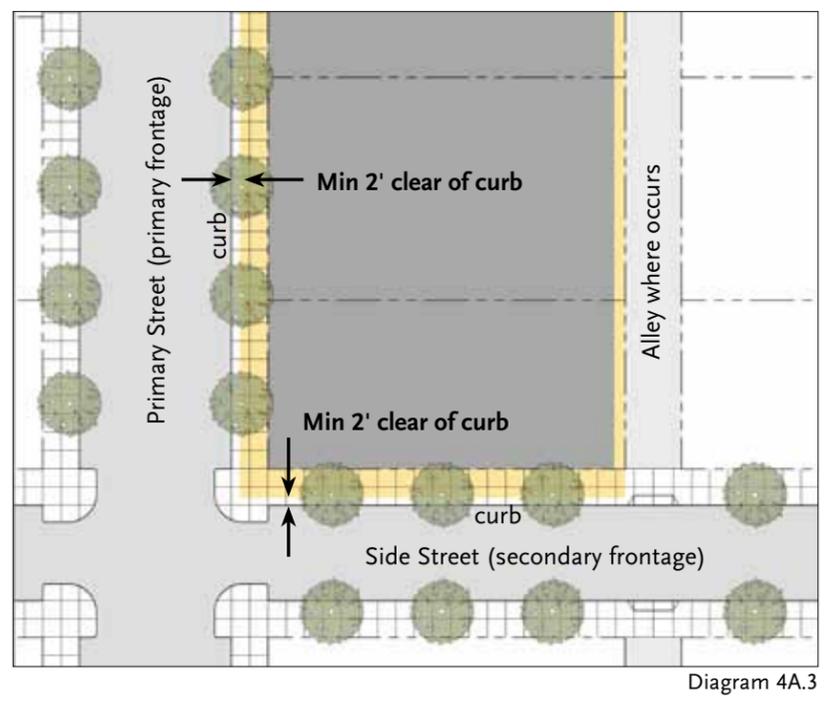
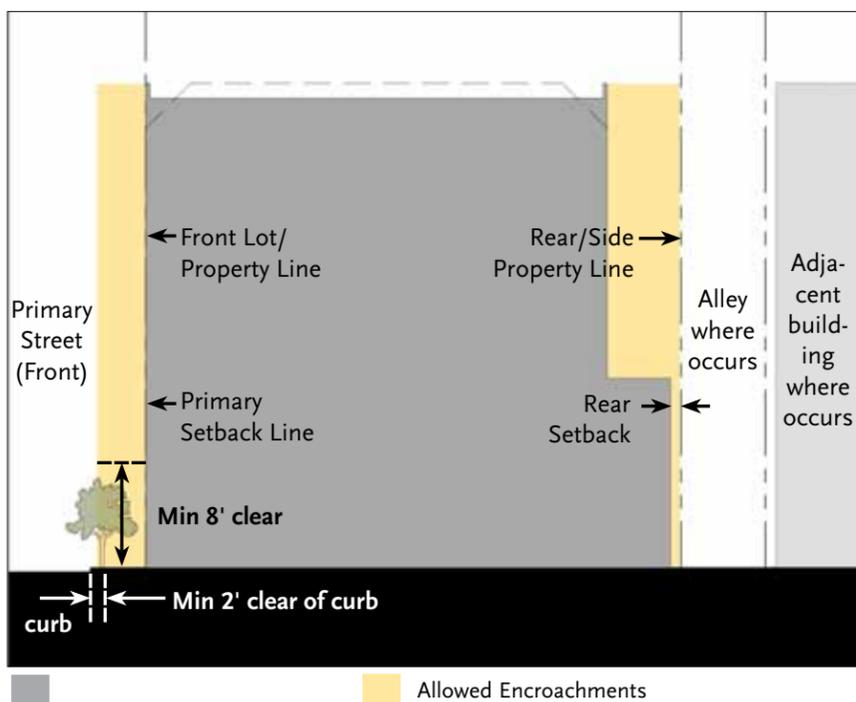


Diagram 4A.3

D. PARKING STANDARDS

1. PARKING PLACEMENT AND ACCESS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	At Grade	Subterranean
1A. Primary street	min 50 ft	0 ft
1B. Side street	min 50 ft	0 ft
1C. Side Yard	0 ft	0 ft
1D. Rear Yard - w/ alley	0 ft	0 ft
- no alley	0 ft	0 ft
1E. Driveway access	Primary Street: min 50 ft from street corner Side Street: min 50 ft from street corner	

2. REQUIRED PARKING

a. All buildings shall comply with the following requirements:
b. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3	Required Parking Spaces	
	Min	Max
Services: General	2/1000 [1]	n.a.
Transportation	1/1000 [1]	n.a.
Recreation, Education	2/1000 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

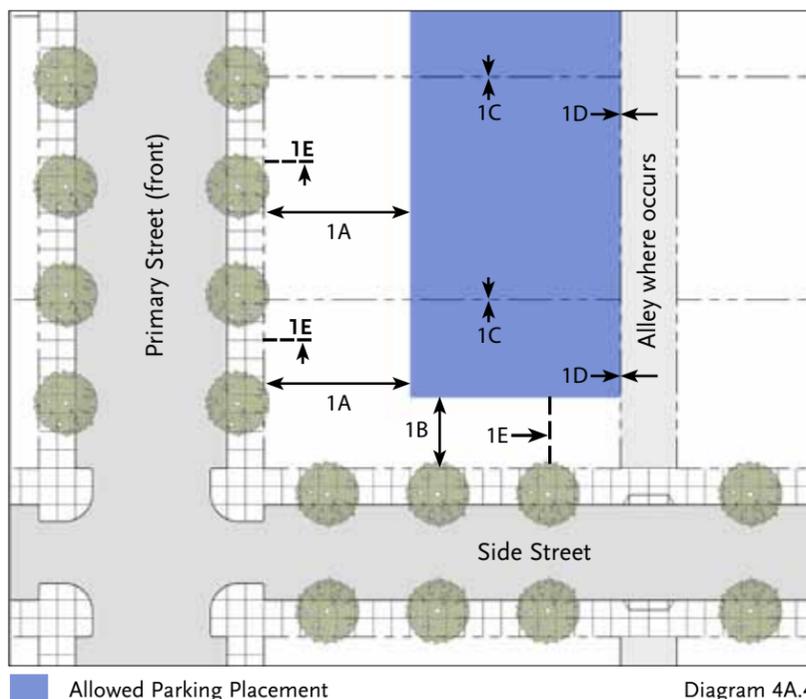


Diagram 4A.4

TABLE 4K NEIGHBORHOOD GENERAL REVITALIZATION (NG R) STANDARDS

A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. [1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	15	25	n.a.	n.a.
1B. Side (secondary) street	10	15	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	5 [2]	10
1D. Rear yard - no alley	n.a.	n.a.	15 [2]	15
- with alley	n.a.	n.a.	15 [2]	25
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		50	no max	
1F. Side street		10	no max	
1C. Side yard		5 [2]	no max	
1D. Rear yard - no alley		5 [2]	no max	
- with alley		5 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3
 [2] In compliance with all applicable California Building Code and Fire Code requirements

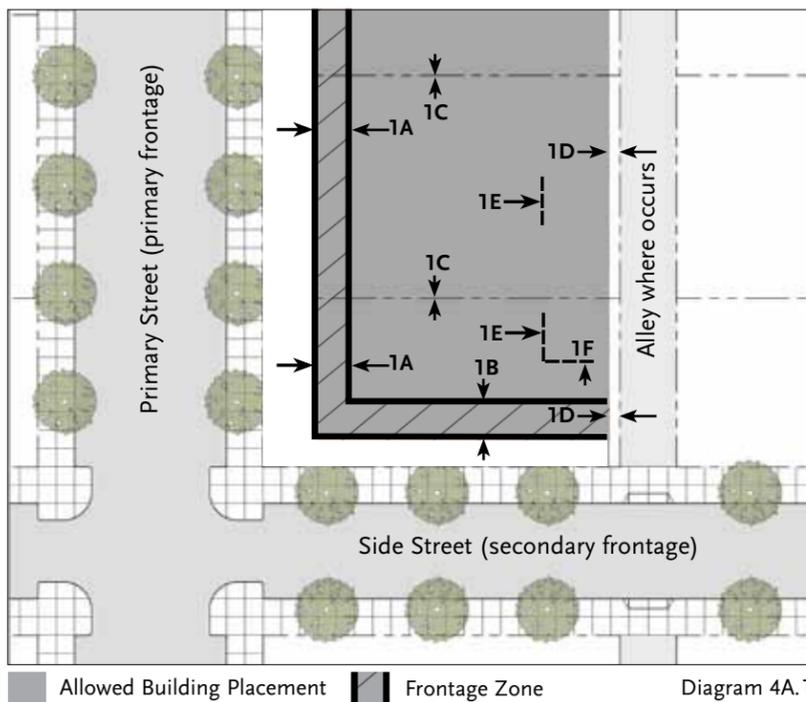


Diagram 4A.1

2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:

b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Hybrid Court	1	7156	2.5	30780	Table 5E
Court	1	3750	2.5	32063	Table 5F
Bungalow Court	1	5670	2.5	35000	Table 5I
Rosewalk	1	7156	2.5	19813	Table 5J
Duplex, Triplex, Quadplex	1	1425	2.5	15360	Table 5K
Single Dwelling	1	510	2.5	10440	Table 5L
Carriage House	1	375	2.5	600	Table 5M

[1] Based on the allowed range of development potential for the NG R zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;

b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;

c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;

d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Stoop	25 - 100	no min	Table 6F
Porch	50 - 100	no min	Table 6G
Front yard	75 - 100	50 - 100	Table 6H
^b MIN req'd facade	60	50	

[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	10	no max	match historic if greater
1B. Upper Floor Height	9	no max	n.a.
1C. Building Height	0 ft: 1 story	28 ft: 2.5 stories	match historic along front 1/2
1D. Architectural Elements	no min	10 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	1 - 2	50 ft	match if exstg greater than reqmt
1F. Residential < 4 stories		25 ft	
1G. Non-res'l > 5 stories		25 ft	
1H. Non-res'l < 4 stories		15 ft	

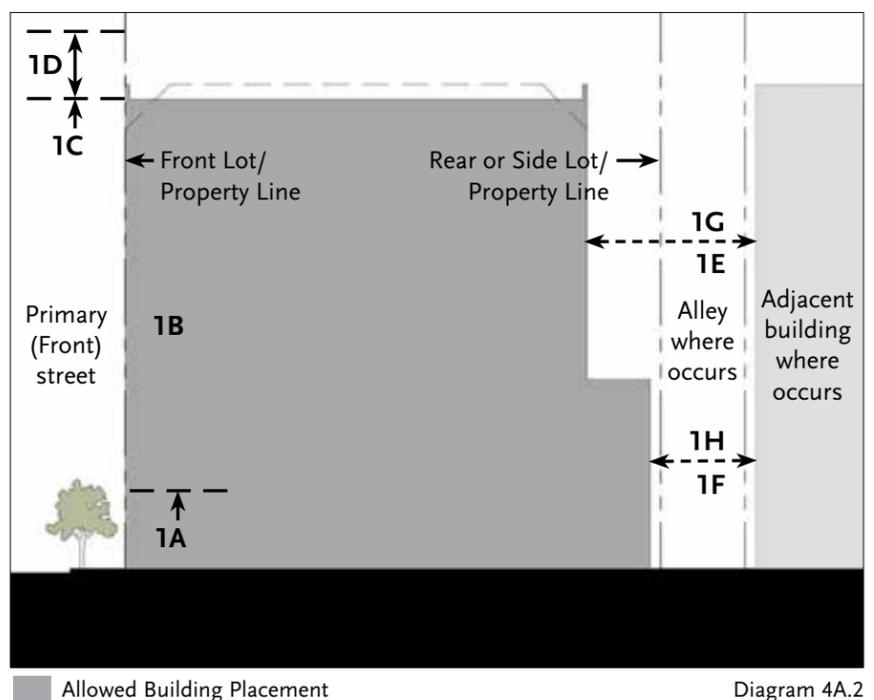


Diagram 4A.2

NEIGHBORHOOD GENERAL REVITALIZATION (NG R) STANDARDS, cont'd TABLE 4K

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Balcony	min 10 ft from PL		min 5 ft from PL	min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max				
Eave	min 2 ft clear of curb	min 3 ft from PL	min 3 ft from PL	min 8 ft clear	
Porch	min 5 ft from PL	min 5 ft from PL	min 5 ft from PL	min 8 ft clear	
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

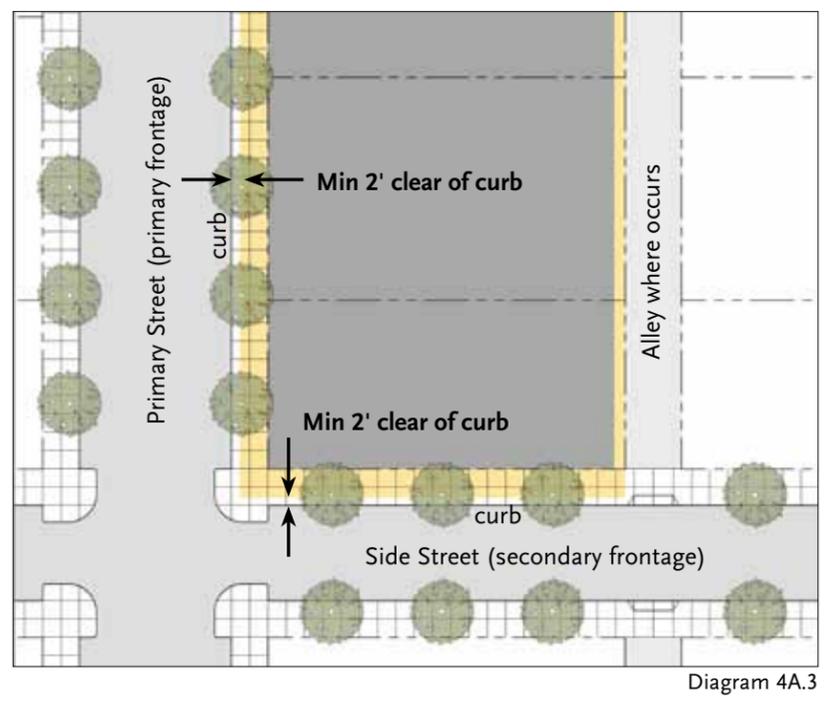
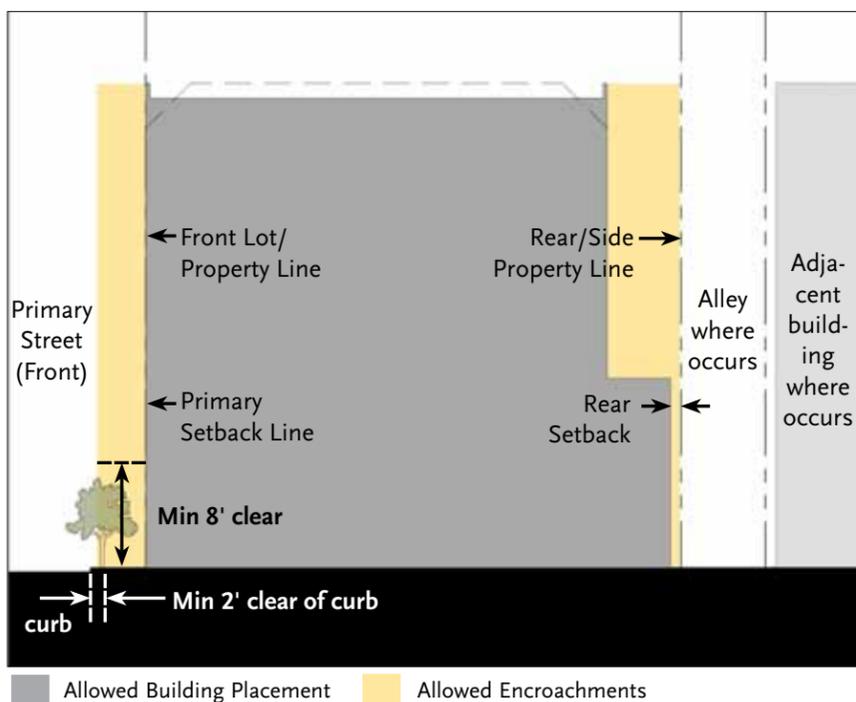


Diagram 4A.3

D. PARKING STANDARDS

1. PARKING PLACEMENT AND ACCESS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	At Grade	Subterranean
1A. Primary street	min 50 ft	0 ft
1B. Side street	min 50 ft	0 ft
1C. Side Yard	0 ft	0 ft
1D. Rear Yard - w/ alley	0 ft	0 ft
- no alley	0 ft	0 ft
1E. Driveway access	Primary Street: min 50 ft from street corner Side Street: min 50 ft from street corner	

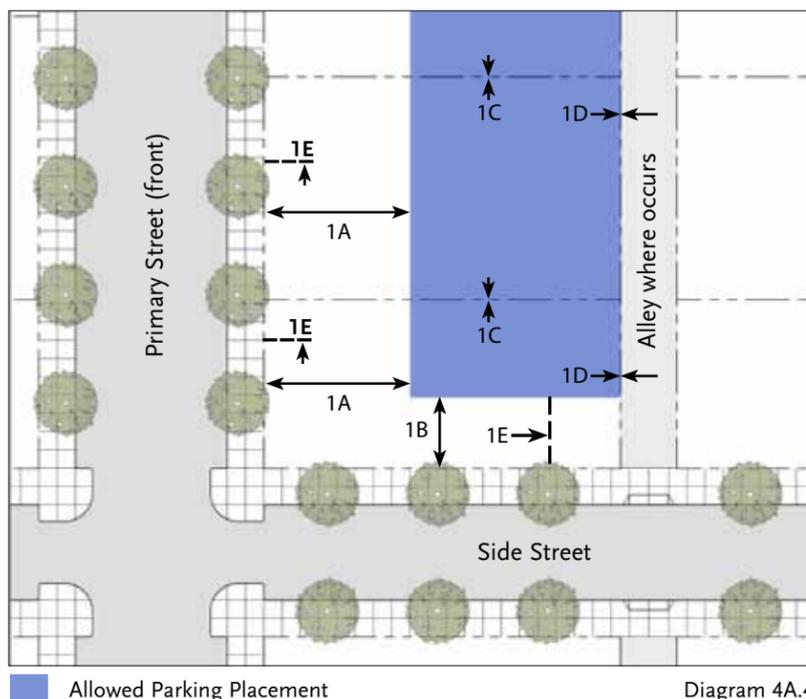


Diagram 4A.4

2. REQUIRED PARKING

a. All buildings shall comply with the following requirements:
b. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3	Required Parking Spaces	
	Min	Max
Services: General	2/1000 [1]	n.a.
Transportation	1/1000 [1]	n.a.
Recreation, Education	2/1000 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

TABLE 4L NEIGHBORHOOD EDGE (NE) STANDARDS

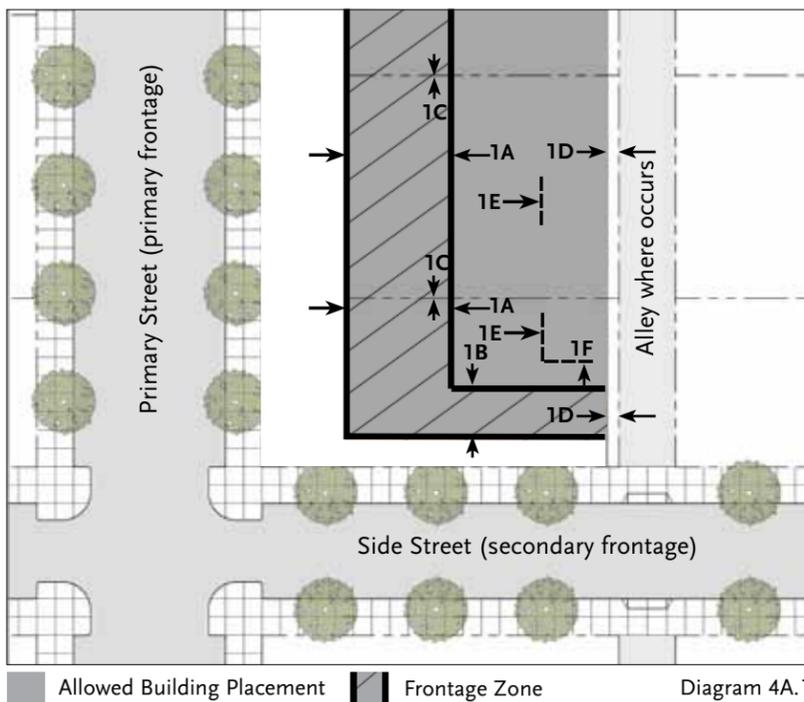
A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. [1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	25	50	n.a.	n.a.
1B. Side (secondary) street	10	15	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	5	10
1D. Rear yard - no alley	n.a.	n.a.	25	no max
- with alley	n.a.	n.a.	25	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		25	no max	
1F. Side street		10	no max	
1C. Side yard		5	no max	
1D. Rear yard - no alley		5 [2]	no max	
- with alley		5 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3
 [2] In compliance with all applicable California Building Code and Fire Code requirements



2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:
 b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Court	1	3125	2.5	14000	Table 5F
Single Dwelling	1	1875	2.5	8160	Table 5L
Carriage House	1	375	2.5	600	Table 5M

[1] Based on the allowed range of development potential for the NE zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;
 b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Porch	25 - 100	no min	Table 6G
Front yard	25 - 100	no min	Table 6H
^b MIN req'd facade	60	50	

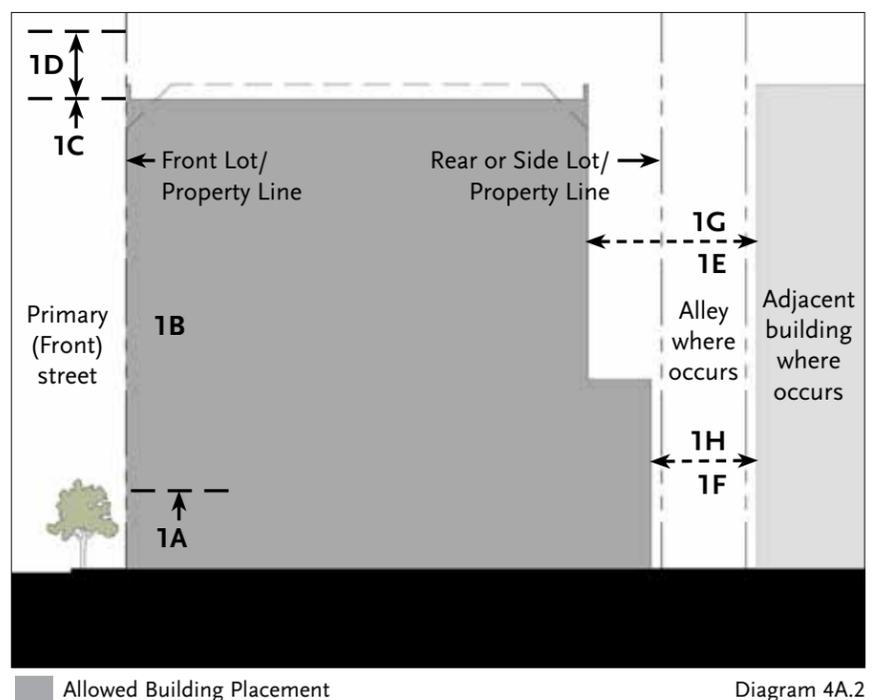
[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	10	no max	match historic if greater
1B. Upper Floor Height	9	no max	n.a.
1C. Building Height	0 ft: 1 story	32 ft: 2 stories	match historic along front 1/2
1D. Architectural Elements	no min	15 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	1 - 2	50 ft	match if exstg greater than reqmt
1F. Residential < 4 stories		25 ft	
1G. Non-res'l > 5 stories		25 ft	
1H. Non-res'l < 4 stories		15 ft	



NEIGHBORHOOD EDGE (NE) STANDARDS, cont'd TABLE 4L

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Balcony	min 10 ft from PL		min 5 ft from PL	min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max				
Eave	min 2 ft clear of curb	min 3 ft from PL	min 3 ft from PL	min 8 ft clear	
Porch	min 5 ft from PL	min 5 ft from PL	min 5 ft from PL	min 8 ft clear	
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

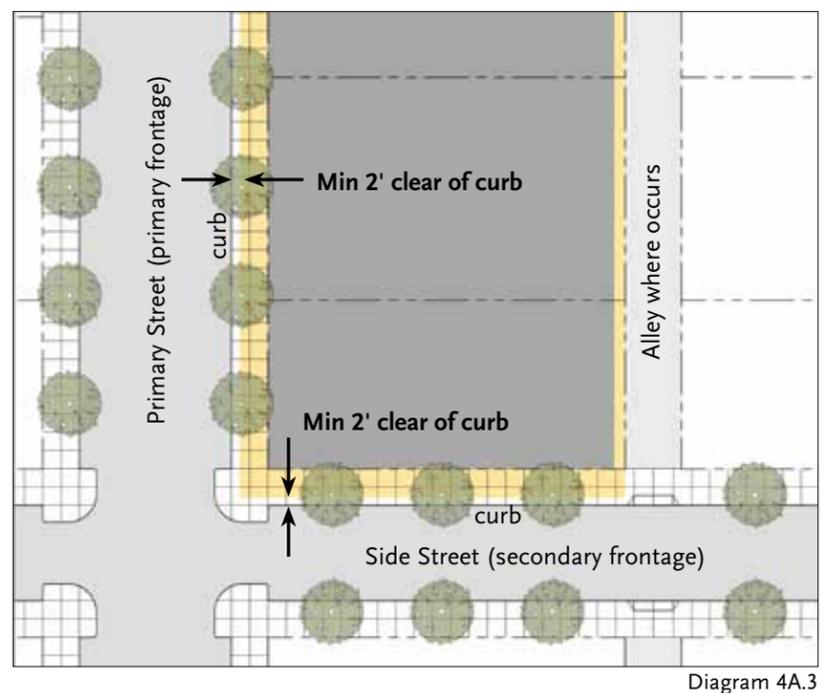
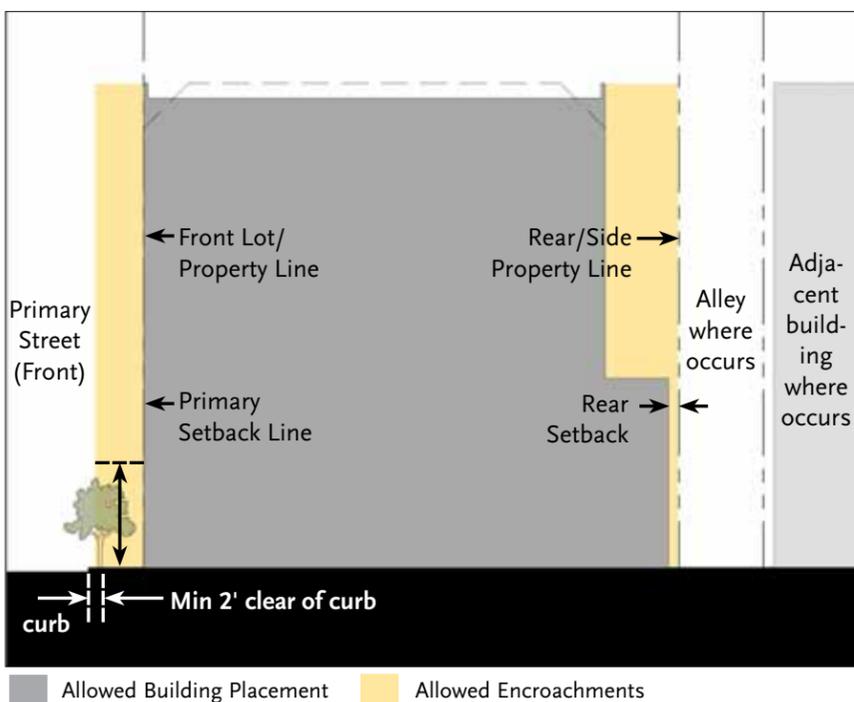


Diagram 4A.3

D. PARKING STANDARDS

1. PARKING PLACEMENT AND ACCESS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	At Grade	Subterranean
1A. Primary street	min 50 ft	0 ft
1B. Side street	min 50 ft	0 ft
1C. Side Yard	0 ft	0 ft
1D. Rear Yard - w/ alley	0 ft	0 ft
- no alley	0 ft	0 ft
1E. Driveway access	Primary Street: min 50 ft from street corner Side Street: min 50 ft from street corner	

2. REQUIRED PARKING

a. All buildings shall comply with the following requirements:
b. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3		
	Min	Max
Services: General	2/1000 [1]	n.a.
Transportation	1/1000 [1]	n.a.
Recreation, Education	2/1000 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

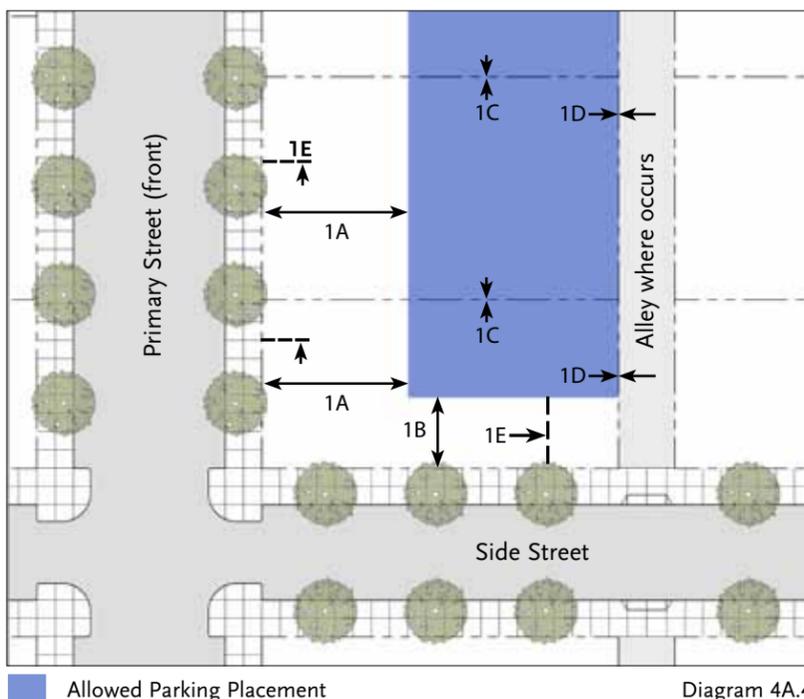


Diagram 4A.4

TABLE 4M SPECIAL DISTRICT GENERAL INDUSTRIAL 1 (SD G1) STANDARDS

A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. [1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	0	20	n.a.	n.a.
1B. Side (secondary) street	0	20	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	0 [2]	10
1D. Rear yard - no alley	n.a.	n.a.	15 [2]	no max
- with alley	n.a.	n.a.	5 [2]	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		0 [1,2]	no max	
1F. Side street		0 [1,2]	no max	
1C. Side yard		0 [2]	no max	
1D. Rear yard - no alley		5 [2]	no max	
- with alley		5 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3

[2] In compliance with all applicable California Building Code and Fire Code requirements

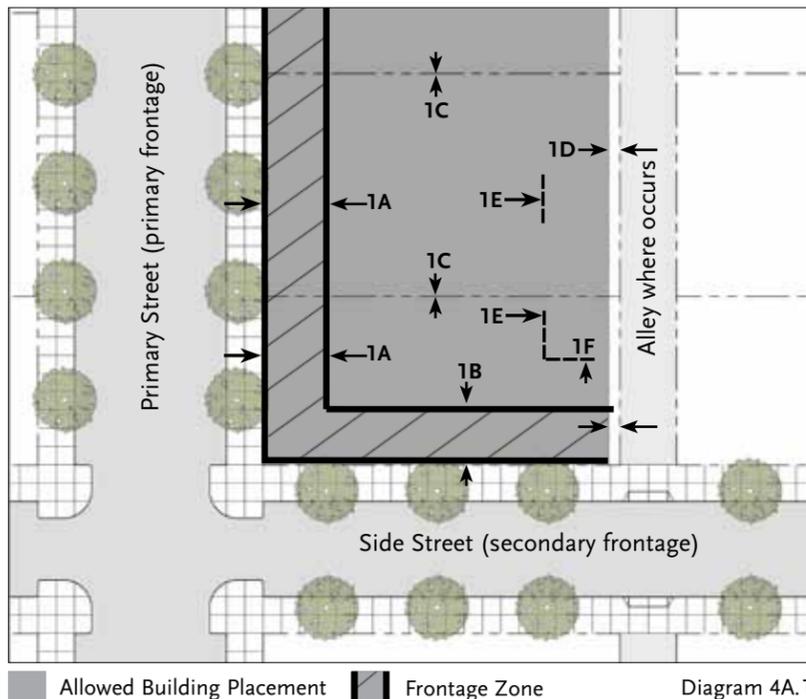


Diagram 4A.1

2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:

b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Flex Building	1	5500	3	456000	Table 5B
Flex Shed	1	2563	2	98000	Table 5D
Live-Work	1	1388	3	53925	Table 5G

[1] Based on the allowed range of development potential for the SD G1 zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;

b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;

c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;

d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Gallery	25 - 100	no min	Table 6B
Shopfront	25 - 100	no min	Table 6C
Forecourt	25 - 50	no min	Table 6D
Loading Dock	25 - 100	no min	Table 6E
Front yard	25 - 100	no min	Table 6H
^b MIN req'd facade	25	25	

[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
. Ground Floor Height	10	no max	match historic if greater
. Upper Floor Height	10 floor to floor	no max	n.a.
. Building Height	15 ft: 1 story	50 ft: 3 stories	match historic along front 1/2
. Architectural Elements	no min	15 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
. Residential > 4 stories	2-3 and above	50 ft	match if exstg greater than reqmt
. Residential < 4 stories	1 - 2	25 ft	
. Non-res'l > 5 stories	2-3 and above	25 ft	
. Non-res'l < 4 stories	1 - 2	15 ft	

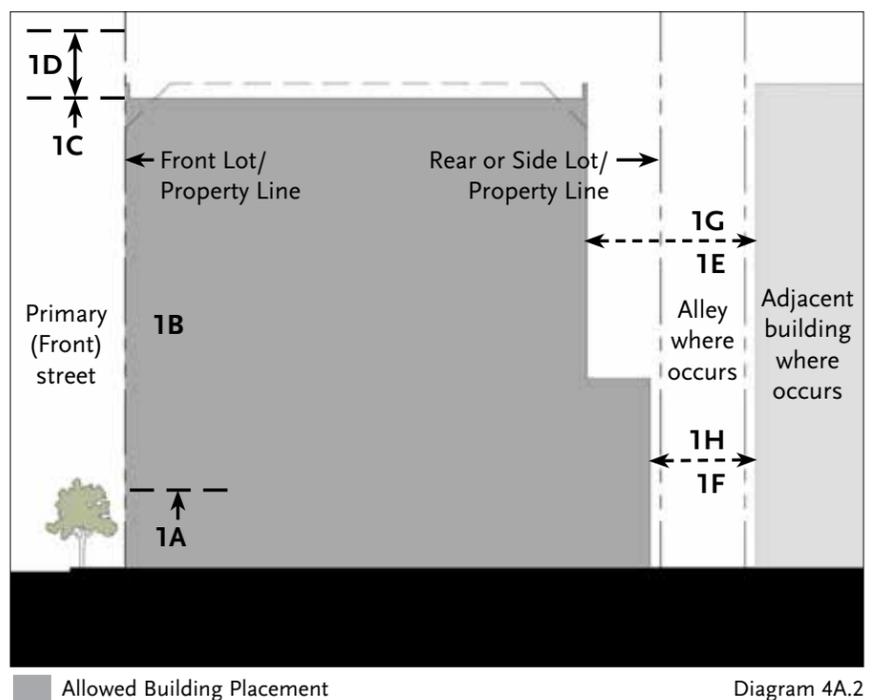


Diagram 4A.2

SPECIAL DISTRICT GENERAL INDUSTRIAL 1 (SD G1) STANDARDS, cont'd TABLE 4M

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Gallery, Awning	min 2 ft clear of curb		min 5 ft from PL	not allowed	min 8 ft clear
Balcony	4 ft max			min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max			min 5 ft from PL	min 8 ft clear
Eave	min 2 ft clear of curb		min 3 ft from PL	min 3 ft from PL	min 8 ft clear
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

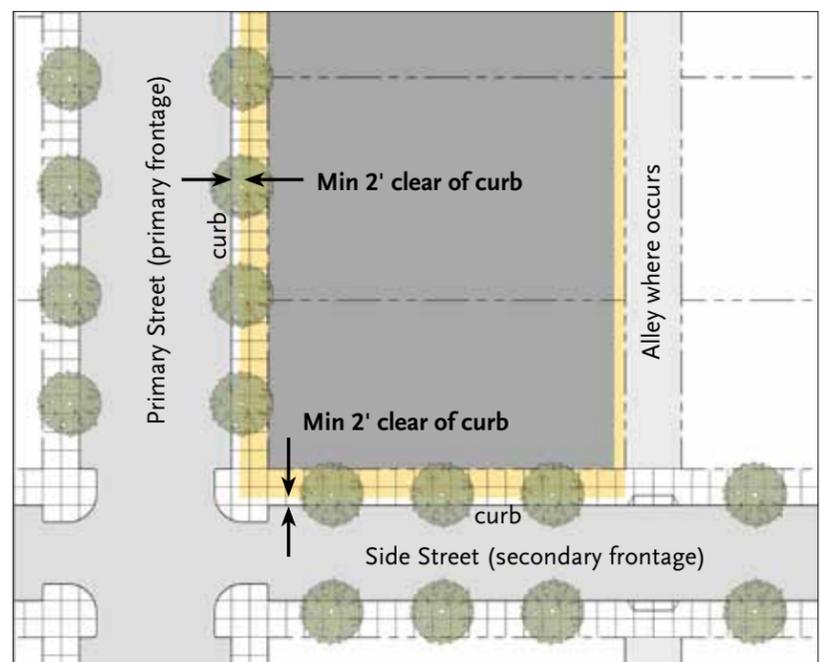
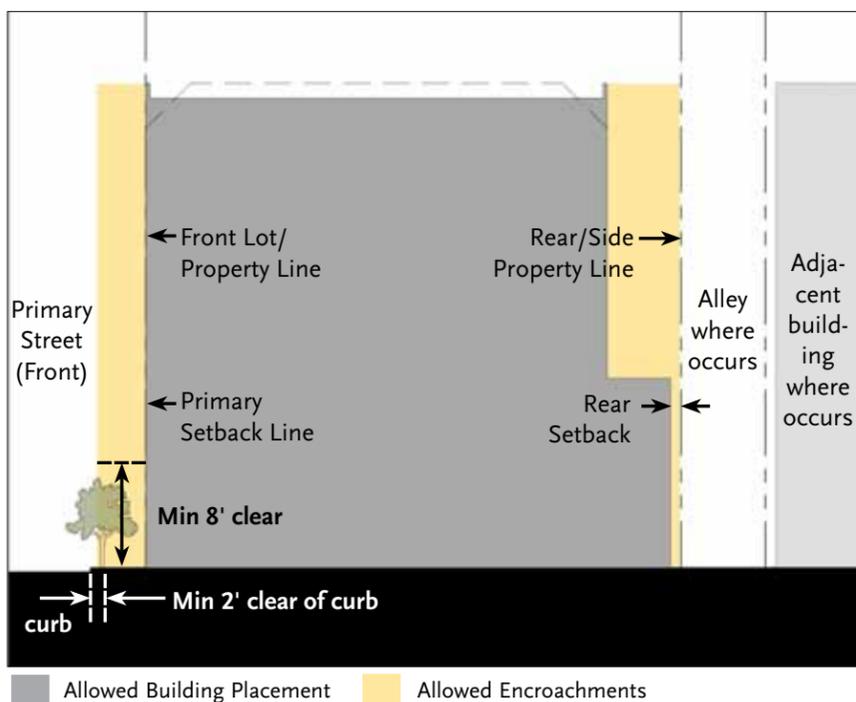


Diagram 4A.3

D. PARKING STANDARDS

1. PARKING PLACEMENT AND ACCESS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	At Grade	Subterranean
1A. Primary street	min 50 ft	0 ft
1B. Side street	min 50 ft	0 ft
1C. Side Yard	min 5 ft	0 ft
1D. Rear Yard - w/ alley	min 4 ft	0 ft
- no alley	min 5 ft	0 ft
1E. Driveway access	Primary Street: min 50 ft from street corner Side Street: min 50 ft from street corner	

2. REQUIRED PARKING

a. All buildings shall comply with the following requirements:
b. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3		
	Min	Max
Retail	3/1000 [1]	n.a.
Restaurant	2/1000 [1]	n.a.
Public Market	2/1000 [1]	n.a.
Services: General	2/1000 [1]	n.a.
Services: Personal	2/1000 [1]	n.a.
Services: Personal, Restricted	2/1000 [1]	n.a.
Services: Business	2/1000 [1]	n.a.
Transportation	1/1000 [1]	n.a.
Industry, Manufacturing	1/1000 [1]	n.a.
Motor Vehicle-related	1/1000 [1]	n.a.
Recreation, Education	2/1000 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

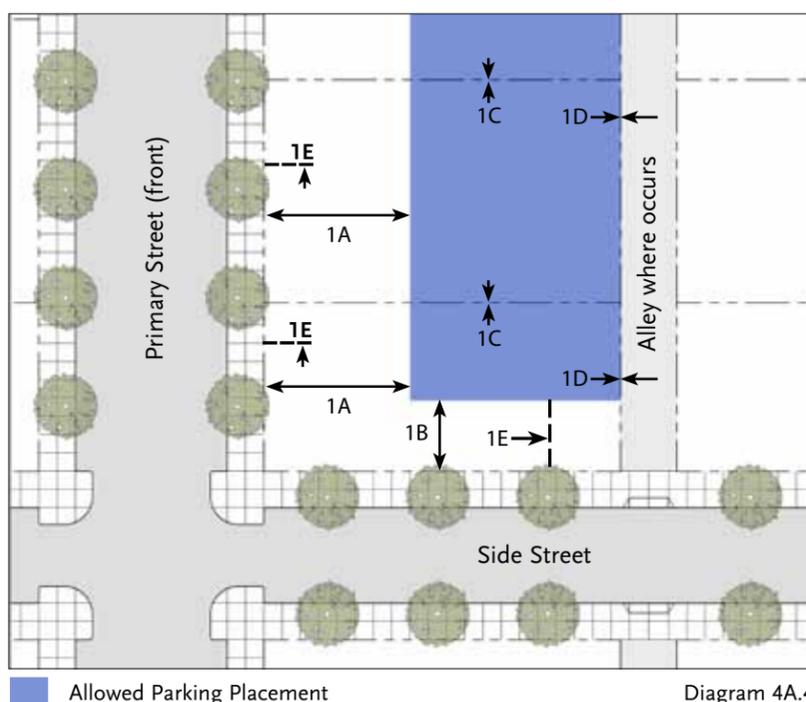


Diagram 4A.4

TABLE 4N SPECIAL DISTRICT GENERAL INDUSTRIAL 2 (SD G2) STANDARDS

A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. [1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	0	100	n.a.	n.a.
1B. Side (secondary) street	0	100	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	0 [2]	10
1D. Rear yard - no alley	n.a.	n.a.	15 [2]	no max
- with alley	n.a.	n.a.	5 [2]	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		0 [1,2]	no max	
1F. Side street		0 [1,2]	no max	
1C. Side yard		0 [2]	no max	
1D. Rear yard - no alley		5 [2]	no max	
- with alley		5 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3
 [2] In compliance with all applicable California Building Code and Fire Code requirements

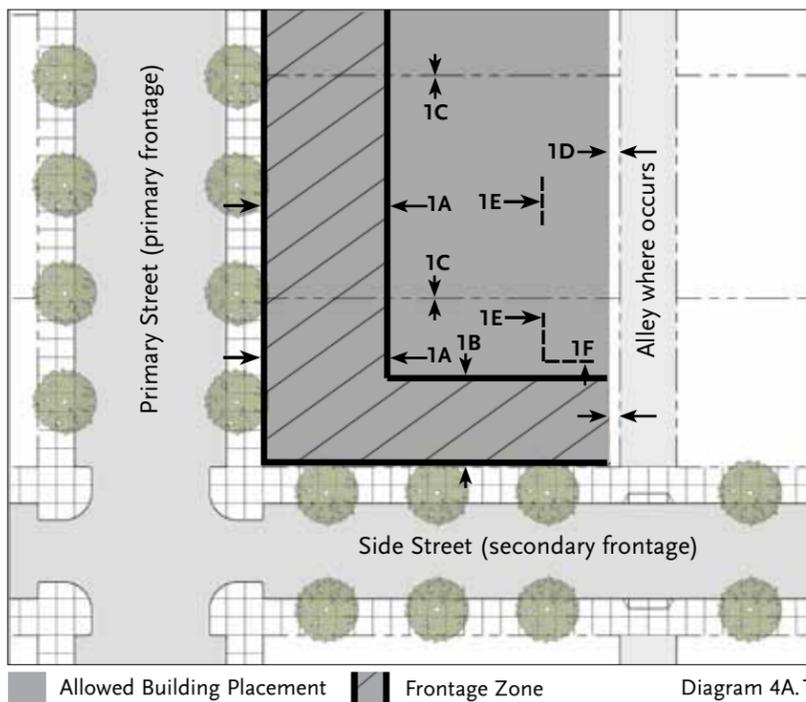


Diagram 4A.1

2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:

b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Flex Building	1	5500	3	456000	Table 5B
Flex Shed	1	2563	2	98000	Table 5D

[1] Based on the allowed range of development potential for the SD G2 zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;

b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;

c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;

d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Gallery	25 - 100	no min	Table 6B
Shopfront	25 - 100	no min	Table 6C
Forecourt	25 - 50	no min	Table 6D
Loading Dock	25 - 100	no min	Table 6E
Front yard	25 - 100	no min	Table 6H
^b MIN req'd facade	10	10	

[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	10	no max	match historic if greater
1B. Upper Floor Height	10 floor to floor	no max	n.a.
1C. Building Height	15 ft: 1 story	50 ft: 3 stories	match historic along front 1/2
1D. Architectural Elements	no min	15 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	2-3 and above	50 ft	match if exstg greater than reqmt
1F. Residential < 4 stories	1 - 2	25 ft	
1G. Non-res'l > 5 stories	2-3 and above	25 ft	
1H. Non-res'l < 4 stories	1 - 2	15 ft	

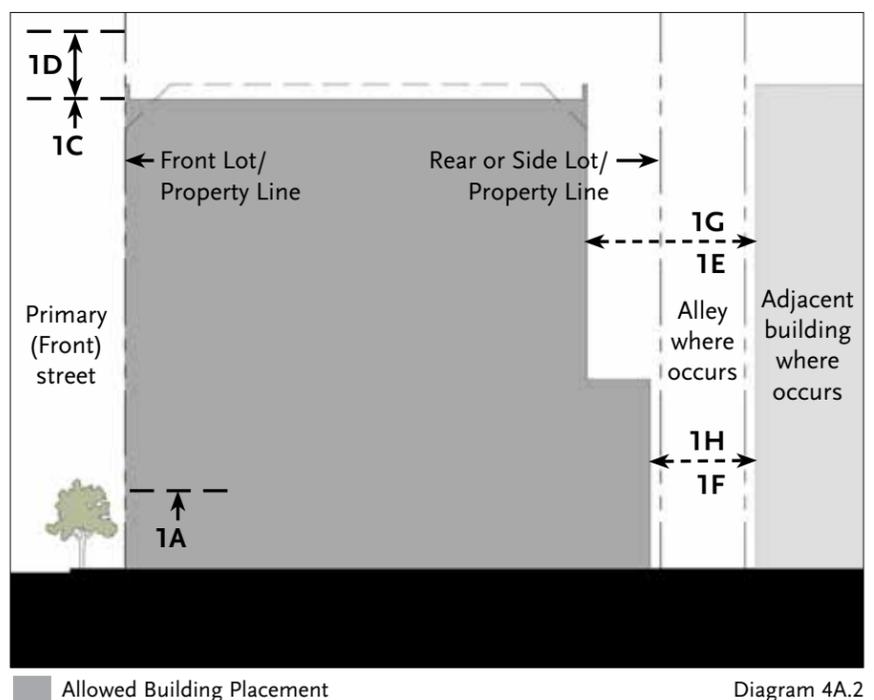


Diagram 4A.2

SPECIAL DISTRICT GENERAL INDUSTRIAL 2 (SD G2) STANDARDS, cont'd TABLE 4N

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Gallery, Awning	min 2 ft clear of curb			not allowed	min 8 ft clear
Balcony	4 ft max		min 5 ft from PL	min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max				min 8 ft clear
Eave	min 2 ft clear of curb		min 3 ft from PL	min 3 ft from PL	min 8 ft clear
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

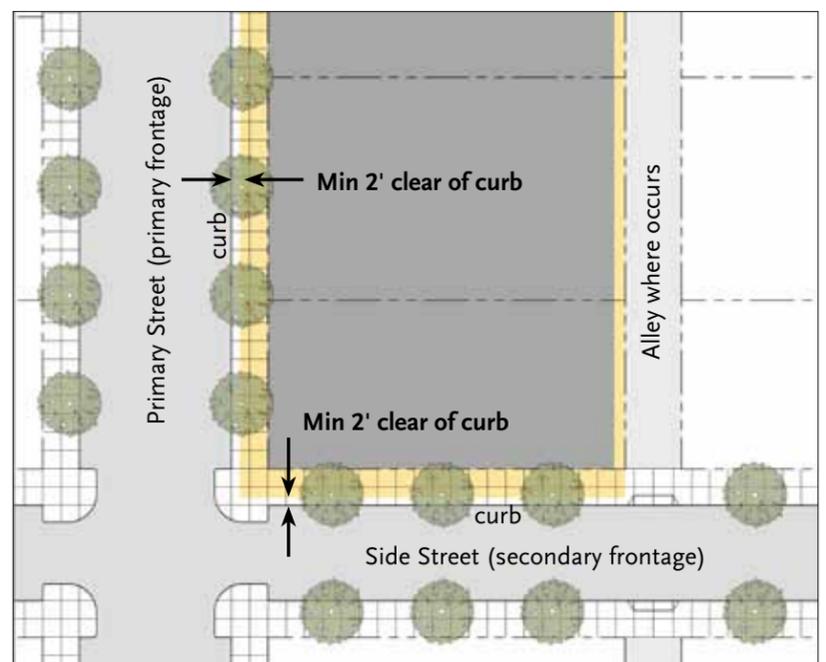
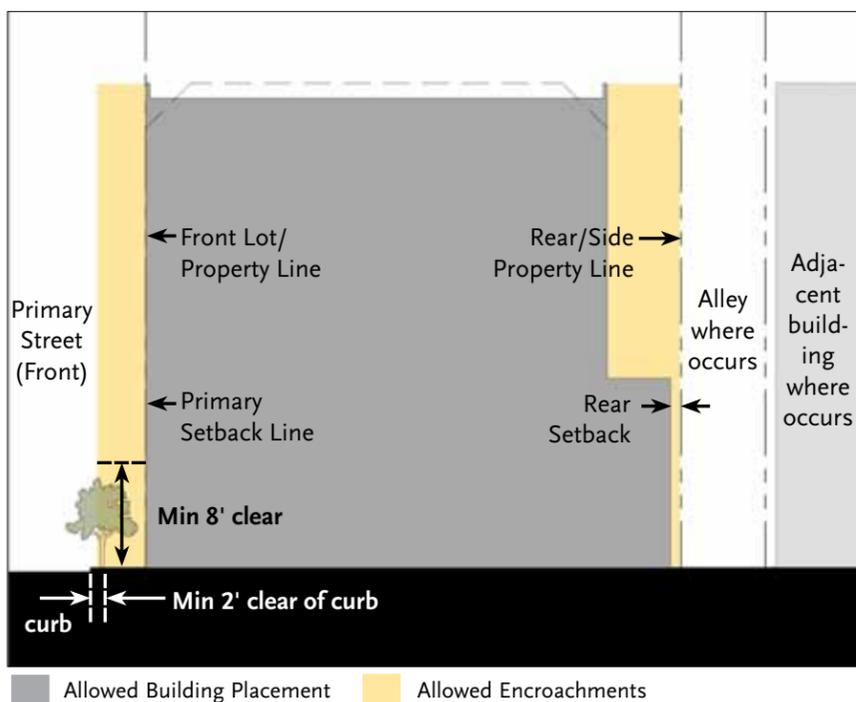


Diagram 4A.3

D. PARKING STANDARDS

1. PARKING PLACEMENT AND ACCESS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	At Grade	Subterranean
1A. Primary street	min 50 ft	0 ft
1B. Side street	min 50 ft	0 ft
1C. Side Yard	min 5 ft	0 ft
1D. Rear Yard - w/ alley	min 4 ft	0 ft
- no alley	min 5 ft	0 ft
1E. Driveway access	Primary Street: min 50 ft from street corner Side Street: min 50 ft from street corner	

2. REQUIRED PARKING

a. All buildings shall comply with the following requirements:
b. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3		
	Min	Max
Retail	3/1000 [1]	n.a.
Restaurant	2/1000 [1]	n.a.
Public Market	2/1000 [1]	n.a.
Services: General	2/1000 [1]	n.a.
Services: Personal	2/1000 [1]	n.a.
Services: Personal, Restricted	2/1000 [1]	n.a.
Services: Business	2/1000 [1]	n.a.
Transportation	1/1000 [1]	n.a.
Industry, Manufacturing	1/1000 [1]	n.a.
Motor Vehicle-related	1/1000 [1]	n.a.
Recreation, Education	2/1000 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

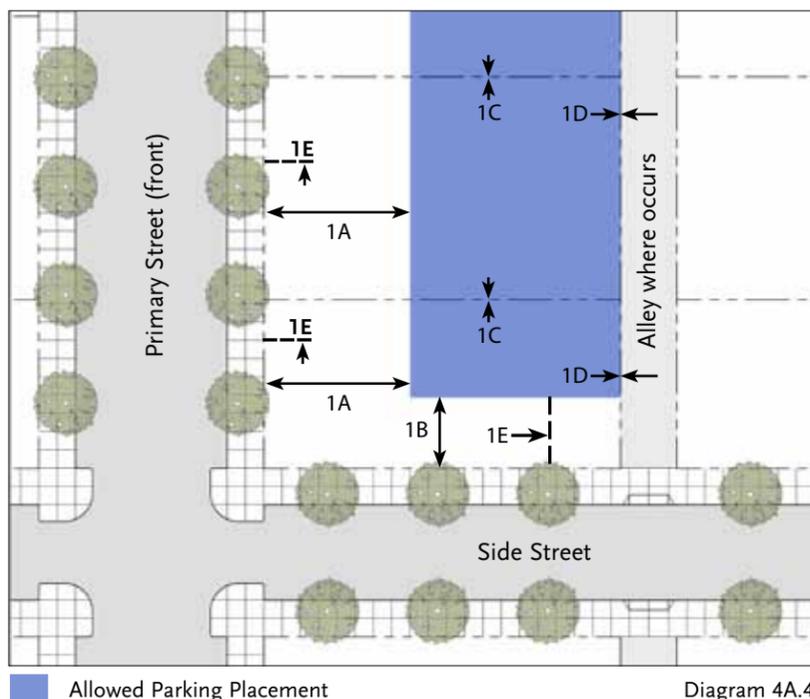


Diagram 4A.4

TABLE 40 SPECIAL DISTRICT CHANDLER AIRPORT (SD A1) STANDARDS

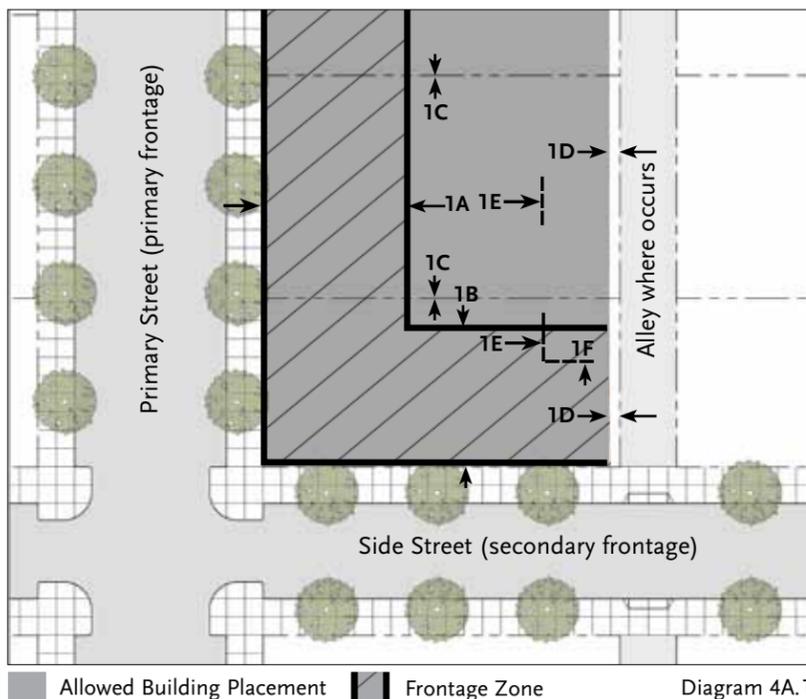
A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. [1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	0	50	n.a.	n.a.
1B. Side (secondary) street	0	50	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	0 [2]	no max
1D. Rear yard - no alley	n.a.	n.a.	10 [2]	no max
- with alley	n.a.	n.a.	10 [2]	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		0 [1,2]	no max	
1F. Side street		0 [1,2]	no max	
1C. Side yard		0 [2]	no max	
1D. Rear yard - no alley		5 [2]	no max	
- with alley		5 [2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3
 [2] In compliance with all applicable California Building Code and Fire Code requirements



2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:

b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft [1]	Max Size, Stories	Equivalent Sq. Ft [1]	Refer to DTC Section
Flex Building	1	4950	3	456000	Table 5B
Flex Shed	1	2013	2	98000	Table 5D
Live-Work	1	1088	2.5	44938	Table 5G

[1] Based on the allowed range of development potential for the SD A1 zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;

b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;

c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;

d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types [1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Gallery	25 - 100	no min	Table 6B
Shopfront	25 - 100	no min	Table 6C
Forecourt	25 - 50	no min	Table 6D
Loading Dock	25 - 100	no min	Table 6E
Front yard	25 - 100	no min	Table 6H
^b MIN req'd facade	50	25	

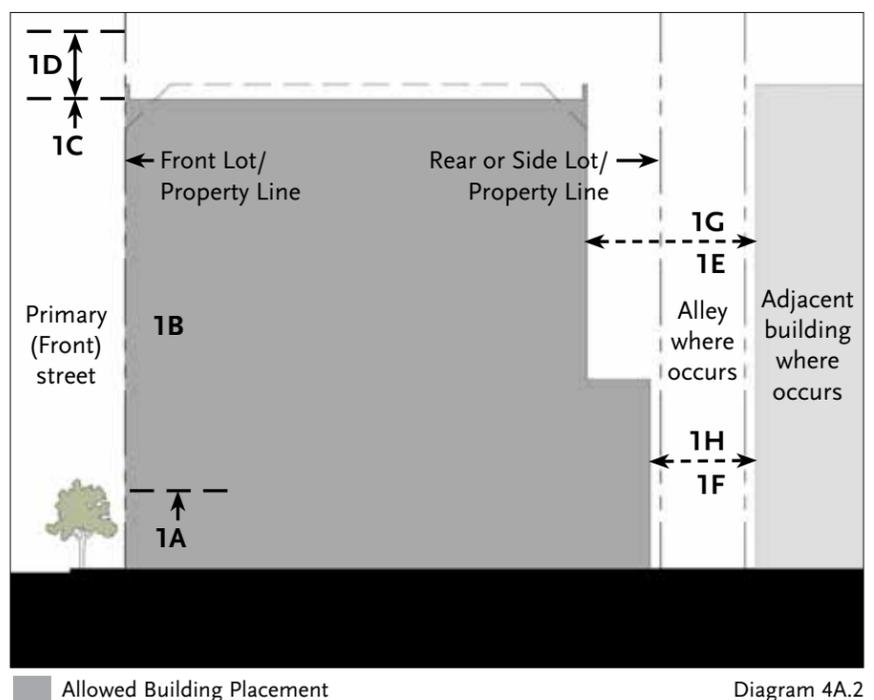
[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the FMC 12-307 and the following req's.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	10	no max	match historic if greater
1B. Upper Floor Height	10 floor to floor	no max	n.a.
1C. Building Height	15 ft: 1 story	65 ft: 3 stories	match historic along front 1/2
1D. Architectural Elements	no min	25 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	2-3	50 ft	match if exstg greater than reqmt
1F. Residential < 4 stories	1	25 ft	
1G. Non-res'l > 5 stories	2-3	25 ft	
1H. Non-res'l < 4 stories	1	15 ft	



SPECIAL DISTRICT CHANDLER AIRPORT (SD A1) STANDARDS, cont'd TABLE 40

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Gallery, Awning	min 2 ft clear of curb		min 5 ft from PL	not allowed	min 8 ft clear
Balcony	4 ft max			min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max			min 5 ft from PL	min 8 ft clear
Eave	min 2 ft clear of curb		min 3 ft from PL	min 3 ft from PL	min 8 ft clear
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

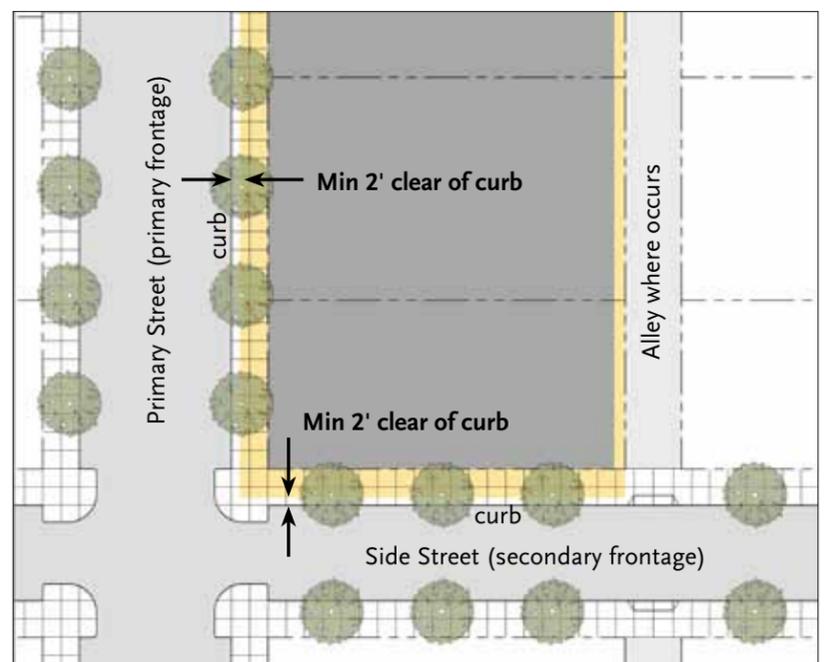
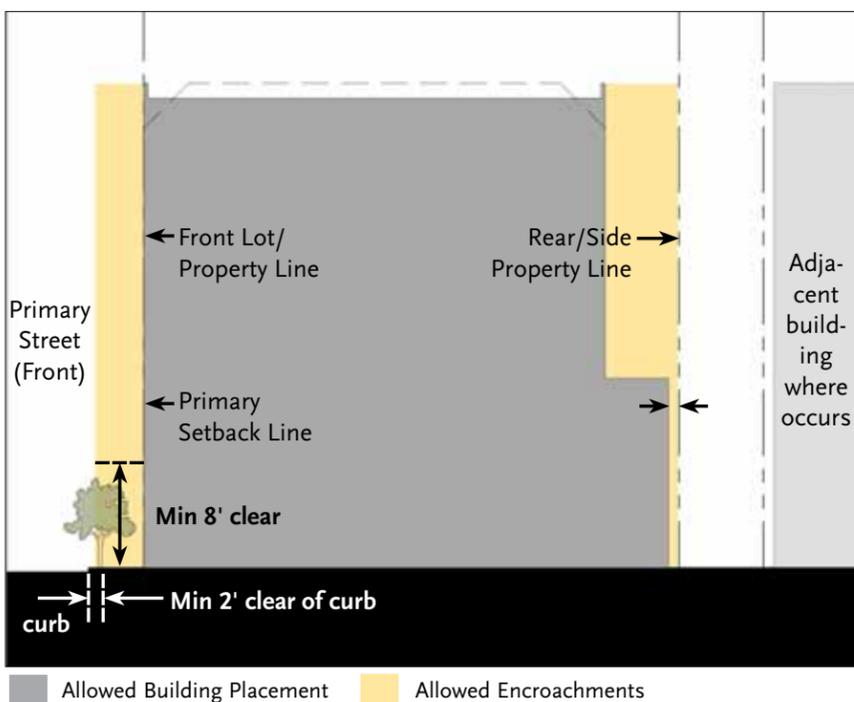


Diagram 4A.3

D. PARKING STANDARDS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	At Grade	Subterranean
1A. Primary street	min 50 ft	0 ft
1B. Side street	min 50 ft	0 ft
1C. Side Yard	min 5 ft	0 ft
1D. Rear Yard - w/ alley	min 4 ft	0 ft
- no alley	min 5 ft	0 ft
1E. Driveway access	Primary Street: min 50 ft from street corner Side Street: min 50 ft from street corner	

2. REQUIRED PARKING

a. All buildings shall comply with the following requirements:
b. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3		
	Min	Max
Retail	3/1000 [1]	n.a.
Restaurant	2/1000 [1]	n.a.
Public Market	2/1000 [1]	n.a.
Services: General	2/1000 [1]	n.a.
Services: Personal	2/1000 [1]	n.a.
Services: Personal, Restricted	2/1000 [1]	n.a.
Services: Business	2/1000 [1]	n.a.
Transportation	1/1000 [1]	n.a.
Industry, Manufacturing	1/1000 [1]	n.a.
Motor Vehicle-related	1/1000 [1]	n.a.
Recreation, Education	2/1000 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking

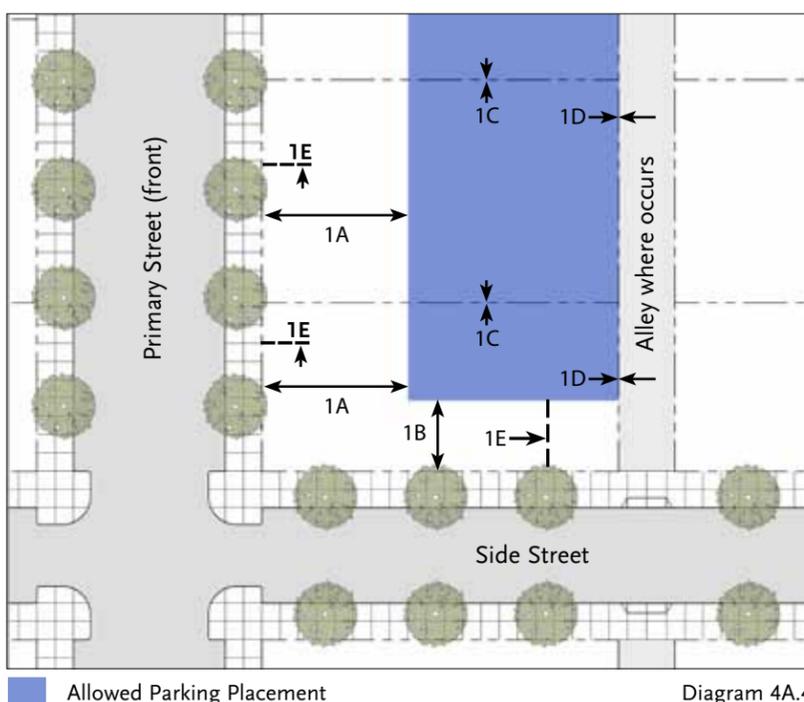


Diagram 4A.4

TABLE 4P SPECIAL DISTRICT CHANDLER HOSPITAL (SD H1) STANDARDS

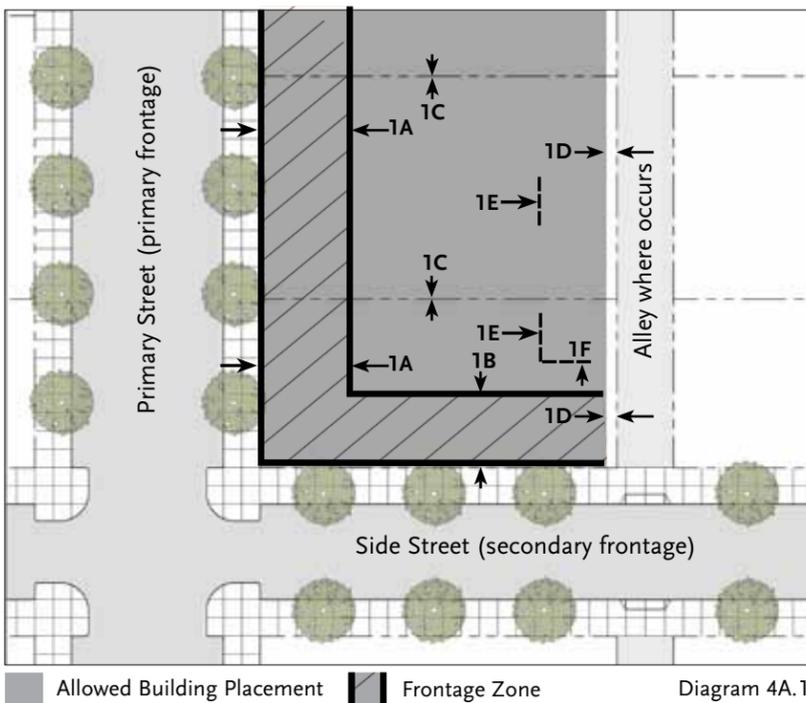
A. BUILDING STANDARDS

1. BUILDING PLACEMENT

a. Buildings shall be located on the lot in compliance with the following requirements and as illustrated in diagram 4A.1 Encroachments into setbacks shall comply with section C.

Main Building Requirements	Frontage Zone: Building facade from P.L. ^[1]		Building Setback from P.L.	
	Min (ft)	Max (ft)	Min (ft)	Max (ft)
1A. Primary street	0	20	n.a.	n.a.
1B. Side (secondary) street	0	15	n.a.	n.a.
1C. Side yard (interior)	n.a.	n.a.	10 ^[2]	no max
1D. Rear yard - no alley	n.a.	n.a.	15 ^[2]	no max
- with alley	n.a.	n.a.	10 ^[2]	no max
Accessory Structure Requirements		Min (ft)	Max (ft)	
1E. Primary street		0 ^[1,2]	no max	
1F. Side street		0 ^[1,2]	no max	
1C. Side yard		0 ^[2]	no max	
1D. Rear yard - no alley		5 ^[2]	no max	
- with alley		5 ^[2]	no max	

[1] These portions of the building are subject to frontage requirements. See section A.3
 [2] In compliance with all applicable California Building Code and Fire Code requirements



2. BUILDING TYPES

a. Main buildings shall be designed per the allowed building types identified below:
 b. Property located within the Civic Building/Open Space Overlay in Figure 2 is not required to use the following building types provided that the building is used for civic purposes and complies with all other applicable requirements;

Allowed Building Types	Min Size, Stories	Equivalent Sq. Ft ^[1]	Max Size, Stories	Equivalent Sq. Ft ^[1]	Refer to DTC Section
Flex Building	1	4500	10	285000	Table 5B
Lined Building	1	8625	2	25200	Table 5C
Flex Shed	1	188	2	30100	Table 5D
Hybrid Court	2	6656	2.5	80665	Table 5E
Court	1	6656	5	62466	Table 5F
Live-Work	1	788	3	36900	Table 5G
Rowhouse	1	1703	3	38663	Table 5H
Bungalow Court	1	4245	2.5	30875	Table 5I
Rosewalk	1	5875	2.5	16438	Table 5J
Duplex, Triplex, Quadplex	1	1625	2.5	17160	Table 5K
Single Dwelling	1	460	2.5	14000	Table 5L
Carriage House	1	375	2.5	600	Table 5M

[1] Based on the allowed range of development potential for the SD H1 zone and Section 5.0

3. PROPERTY FRONTAGE

a. Main buildings and civic buildings shall incorporate only the frontage types identified below;
 b. Main Building Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 c. Accessory Structure Facade. Whether one or multiple frontage types are used on a facade, the minimum percentage of the facade that must utilize the frontage type(s) shall comply with the minimum total identified below;
 d. Property located within the Shopfront Overlay in Figure 2 shall use the Shopfront frontage type as required below:

Allowed Frontage Types ^[1]	% of frontage		Refer to DTC Section for requirements
	primary	secondary	
Arcade	25 - 100	no min	Table 6A
Gallery	25 - 100	no min	Table 6B
Shopfront	25 - 100	no min	Table 6C
Forecourt	25 - 50	no min	Table 6D
Loading Dock	25 - 50	no min	Table 6E
Front yard	25 - 100	no min	Table 6H
^b MIN req'd facade	90	50	

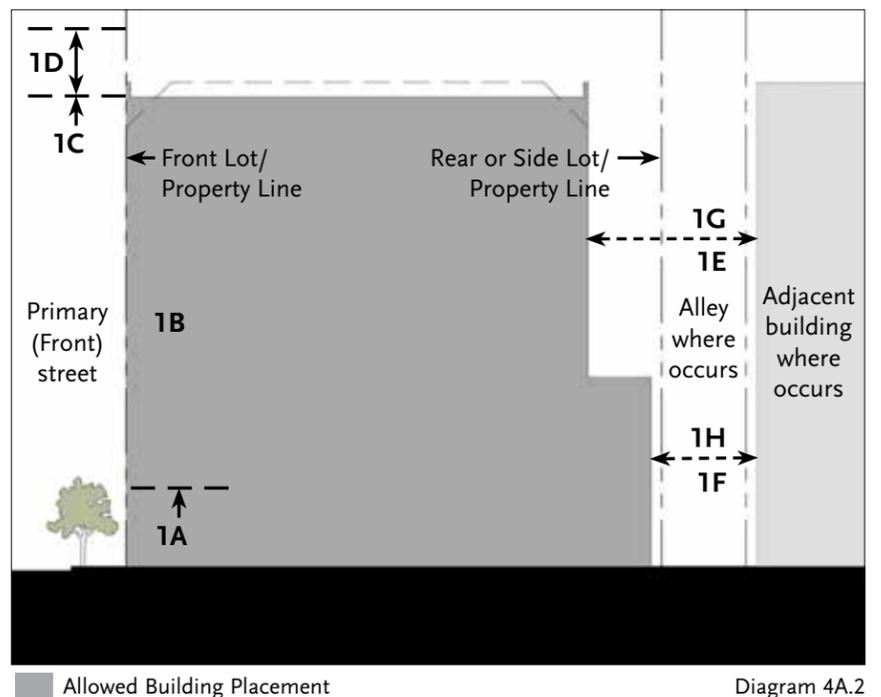
[1] Frontage types may be combined on a building in compliance with the above requirements and the requirements of each type.

B. ADJACENCY AND HEIGHT STANDARDS

1. BUILDING ADJACENCY AND HEIGHT

a. Buildings shall comply with the following requirements.

Description	Height in Feet (in compliance with A.2)		
	Min	Max	Historic Bldgs
1A. Ground Floor Height	10	no max	match historic if greater
1B. Upper Floor Height	10 floor to floor	no max	n.a.
1C. Building Height	15 ft: 1 story	110 ft: 10 stories	match historic along front 1/2
1D. Architectural Elements	no min	20 ft	
Adjacency Requirements			
Existing adjacent building(s)	New Building / Building to be Modified		Historic Bldgs
	Stories	Min ft from adjacent bldg	
1E. Residential > 4 stories	5 and above	50 ft	match if exstg greater than reqmt
1F. Residential < 4 stories	1 - 4	25 ft	
1G. Non-res'l > 5 stories	6 and above	25 ft	
1H. Non-res'l < 4 stories	1 - 5	15 ft	



SPECIAL DISTRICT CHANDLER HOSPITAL (SD H1) STANDARDS, cont'd TABLE 4P

C. ENCROACHMENT STANDARDS

1. INTO REQUIRED SETBACKS, R.O.W.

a. Buildings, architectural features and signage may encroach into required setbacks and rights-of-way per the following requirements and as identified in diagram 4A.3:

Description	Horizontal Encroachment into Setback/Yard [1]				Vertical Encroachment Distance
	Front	Side street	Rear Yard	Side Yard	
Arcade, Gallery, Awning	min 2 ft clear of curb		min 5 ft from PL	not allowed	min 8 ft clear
Balcony	4 ft max			min 5 ft from PL	min 8 ft clear
Bay window	ground floor: not allowed upper floors: 4 ft max				min 8 ft clear
Eave	min 2 ft clear of curb		min 3 ft from PL	min 3 ft from PL	min 8 ft clear
Signage	See Section 7.0 for requirements				

[1] In compliance with all applicable California Building Code and Fire Code requirements

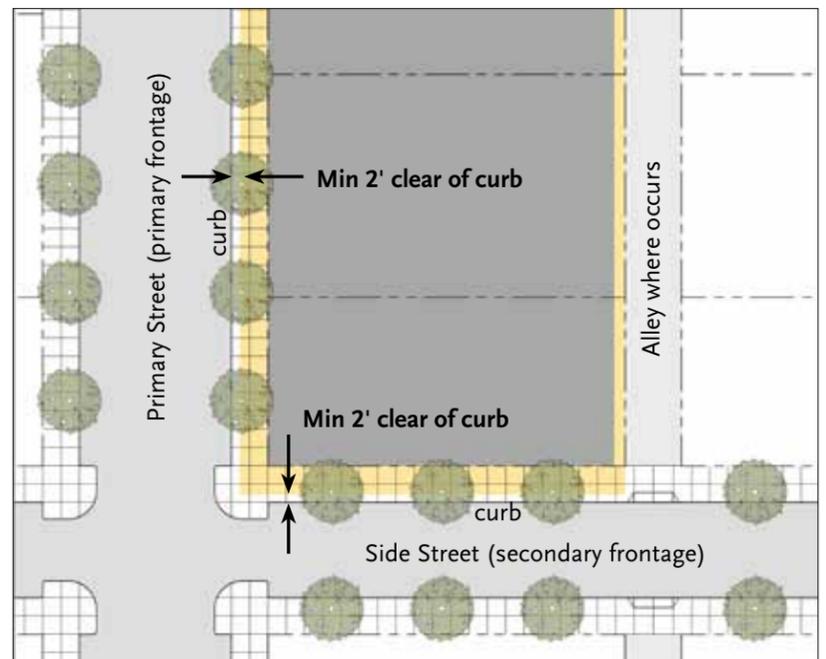
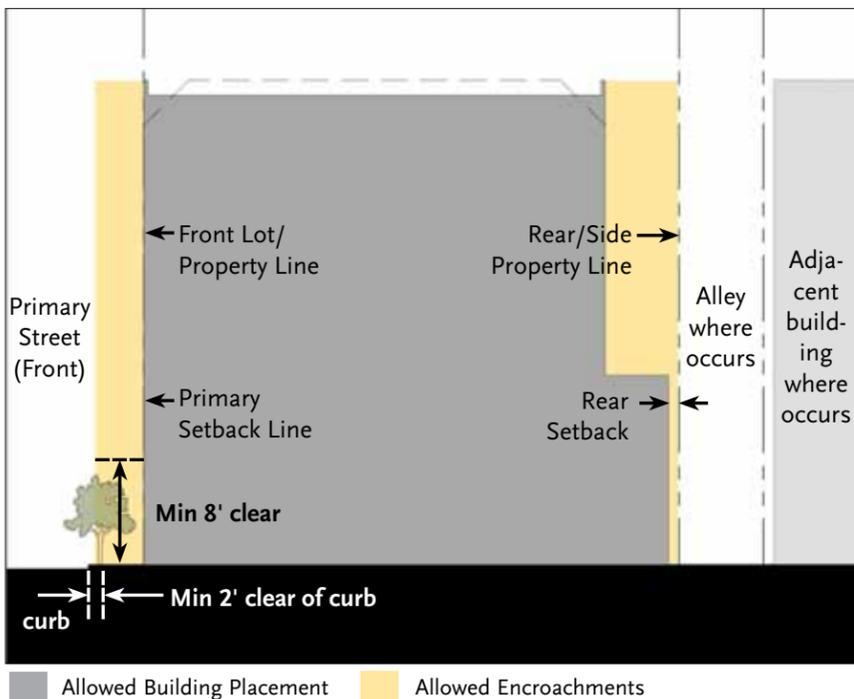


Diagram 4A.3

1. PARKING PLACEMENT AND ACCESS

a. On-site parking and access shall be located in compliance with the following requirements and per diagram 4A.4.

Setback	Above Grade	At Grade	Subterranean
1A. Primary street	min 20 ft	min 20 ft	0 ft
1B. Side street	min 5 ft	min 5 ft	0 ft
1C. Side Yard	0 ft	min 5 ft	0 ft
1D. Rear Yard - w/ alley	0 ft	min 4 ft	0 ft
- no alley	0 ft	min 5 ft	0 ft
1E. Driveway access	Primary Street: min 150 ft from street corner Side Street: min 50 ft from street corner		

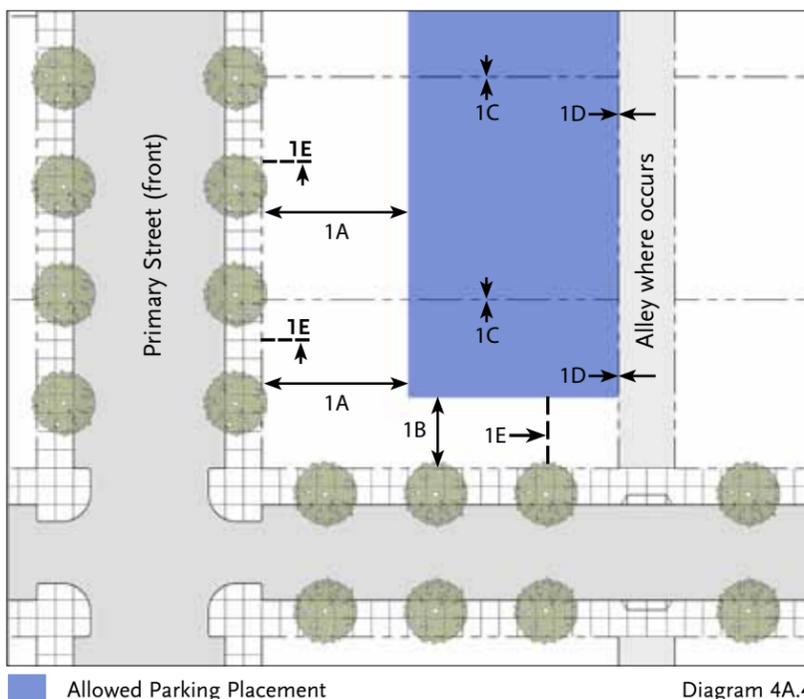


Diagram 4A.4

2. REQUIRED PARKING

- a. All buildings shall comply with the following requirements:
- b. No additional parking is required for the additional story allowed on sites within the Important Intersection/Site Overlay;
- c. Main buildings shall provide parking as identified below:

Required Parking Spaces per Category in Table 3		
	Min	Max
Retail	2/1000 [1]	n.a.
Restaurant	2/1000 [1]	n.a.
Services: General	2/1000 [1]	n.a.
Services: Personal	1/1000 [1]	n.a.
Services: Personal, Restricted	1/1000 [1]	n.a.
Services: Business	1/1000 [1]	n.a.
Transportation	1/1000 [1]	n.a.
Recreation, Education	1/1000 [1]	n.a.
Residential: Lodging	.25/unit	no max
Residential: Live-Work	1/unit	no max
Residential: 2BR or more	1 unit	no max
Residential: 1BR or less	no min	no max

[1] may utilize shared parking lot or garage when land use is within 1,500 feet of shared parking