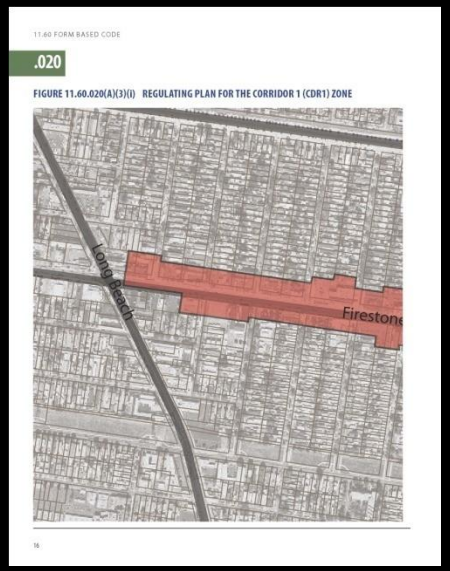
Translating your Vision into Standards



11.60 FORM BASED CODE

.020

FIGURE 11.60.020(A)(3)(i) REGULATING PLAN FOR THE CORRIDOR 1 (CDR1) ZONE

16

CITYWIDE REGULATING PLAN AND ZONES 11.60.020

ZONE SUMMARIES

CORRIDOR 1 ZONE | CORRIDOR 2 ZONE | URBAN NEIGHBORHOOD 1 ZONE

Flex Block	6; 8 w/bonus	Flex Block	6; 9 w/bonus	Flex Block	6; 8 w/bonus
Lined Block (reserved)		Lined Block (reserved)		Lined Block (reserved)	
Hybrid Court	4; 5 w/bonus	Hybrid Court	3; 4 w/bonus	Hybrid Court	3; 4 w/bonus
Court (reserved)		Court (reserved)		Court (reserved)	
Rowhouse (reserved)		Rowhouse (reserved)		Rowhouse (reserved)	
Tuck-Under (reserved)		Tuck-Under (reserved)		Tuck-Under (reserved)	
Bungalow Court (reserved)	—	Bungalow Court (reserved)		Bungalow Court (reserved)	
House/Duplex to Quadplex (reserved)	—	House/Duplex to Quadplex (reserved)	—	House/Duplex to Quadplex (reserved)	—
Carriage House (reserved)	—	Carriage House (reserved)	—	Carriage House (reserved)	

Gallery	allowed	Gallery	—	Gallery	—
Shopfront	allowed	Shopfront	allowed	Shopfront	allowed
Forecourt	allowed	Forecourt	allowed	Forecourt	allowed
Shop (reserved)		Shop (reserved)		Shop (reserved)	
Terrace (reserved)		Terrace (reserved)		Terrace (reserved)	
Porch	—	Porch	allowed	Porch	allowed
Front Yard	allowed	Front Yard	allowed	Front Yard	allowed

Front yard	0' for 50% of frontage	Front yard	0' for 65% of frontage	Front yard	10' min
Side Street	0' for 50% of frontage	Side Street	0' for 50% of frontage	Side Street	10' min
Interior Side yard	0' or 10'	Interior Side yard	0' or 10'	Side yard	10' min
Rear yard	10' min	Rear yard	10' min	Rear yard	10' min
Alley rear yard	3' min	Alley rear yard	3' min	Alley rear yard	3' min
see Table 11.60.040(A)(3) for add'l requirements		see Table 11.60.040(A)(4) for add'l requirements		see Table 11.60.040(A)(5) for add'l requirements	

Use Type (s)	Required	Guest	Park Dwn	Use Type (s)	Required	Guest	Park Dwn	Use Type (s)	Required	Guest	Park Dwn
Efficiency / Studio	1.0-1.5/ unit	.25/unit	N.A.	Efficiency / Studio	1.0-1.5/ unit	.15/unit	N.A.	Efficiency / Studio	1.0-1.5/ unit	.15/unit	N.A.
Rent 1 - 3 BR	2/unit	.20/unit	N.A.	Rent 1 - 3 BR	2/unit	.20/unit	N.A.	Rent 1 - 3 BR	2/unit	.20/unit	N.A.
Live-Work	2/unit	.15/unit	N.A.	Live-Work	2/unit	.15/unit	N.A.	Live-Work	2/unit	.15/unit	N.A.
Conf/Senior	1/250	N.A.	N.A.	Conf/Senior	1/250	N.A.	N.A.	Conf/Senior	1/250 [1]	N.A.	N.A.
Retail	1/200	N.A.	N.A.	Retail	1/200	N.A.	N.A.	Retail	1/200 [1]	N.A.	N.A.
Food	1/100	N.A.	N.A.	Food	1/100	N.A.	N.A.	Food	1/100 [2]	N.A.	N.A.
Office	1/250	N.A.	N.A.	Office	1/250	N.A.	N.A.	Office	1/250 [3]	N.A.	N.A.
Industrial	1/900	N.A.	N.A.	Industrial	1/900	N.A.	N.A.	Industrial	1/900 [3]	N.A.	N.A.

[1] max 2,500 sf; [2] max 1,000 sf; [3] max 2,000 sf

CITY OF SOUTH GATE, CALIFORNIA

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11.60 FORM BASED CODE

.051 11.60.050(3)B - HYBRID COURT

EXAMPLES: HYBRID COURT

1. Description and Intent:
A building that combines the lower intensity courtyard housing type (walkup access) with the more intense flex-block type (common or point access) around shared open space for locations such as busy streets adjacent to small scale neighborhoods. This type may be occupied by retail, service, office, residential and/or live-work uses on the ground floor, with upper floors also configured for those uses or strictly for one use such as housing. As this type combines two ends of the intensity spectrum, it is limited to 5 stories to maintain compatibility between the walkup and point-access components as well as livability for its tenants.

1a. Residential Density:
The Hybrid Court type ranges from 40 to 60 dwellings per acre depending upon the actual number of stories, and size of dwelling units.

Upper Floor (no access): Commercial, Residential per Table 1A

Upper Floor: Commercial, Residential per Table 1A

Ground Floor: Commercial, Residential per Table 1A

Street | Sidewalk / Front Setback | Building

Alleys beside along busy corridor with entries to ground floor units raised and setback from sidewalk.

While the main facade in this example contains most of the density, the rest of the lot is the 'walk up' portion with much smaller volumes, note the parking lot at left is not associated with the example.

In addition to individual entries to units facing the street, interior units are accessed through a courtyard, providing security and natural ventilation.

The above examples are not intended to be interpreted literally. The above examples represent the general range of scale, configuration and streetscape typically associated with the Hybrid Court building type. Individual designs may vary provided that they are in compliance with the applicable standards.

66

Anthony Perez
1 Oct, 2010

raimi+ associates
the nature of community

Capitol Steel mill Beijing © 2005 Gary Braasch

Conventional Zoning

- **But, it doesn't know what it *intends* to make**

Zoning Codes Decoded

At their core, Codes:

- **Allow the use of property**
- **Provide standards for planning and design of development**
- **Provide procedures for review, approval, administration**

Conventional Zoning

- **Emphasis on regulation by use**

19. Baths, Turkish
25. Boxing arena
28. Chinchillas, retail sales
41. Eleemosynary institutions
42. Embalming business
95.Physical culture institution
109. Potato chip manufacturing
127. Tombstones, retail sales
135. Turkish bath

- **Disconnect between land use, urban form and design**

- **Exceptions become the rule**

GENESIS
pacific

Residential zoning
Industrial zoning

FOR LEASE

JACK IN THE BOX
JACK IN THE BOX
OPEN 24 HOURS

Incompatibility

But within height limit

Incompatibility

But **within limits and allowed use**

Conventional vs. Vision-Based

Street independent of its context

Street is part of the context

The Products of Conventional Zoning

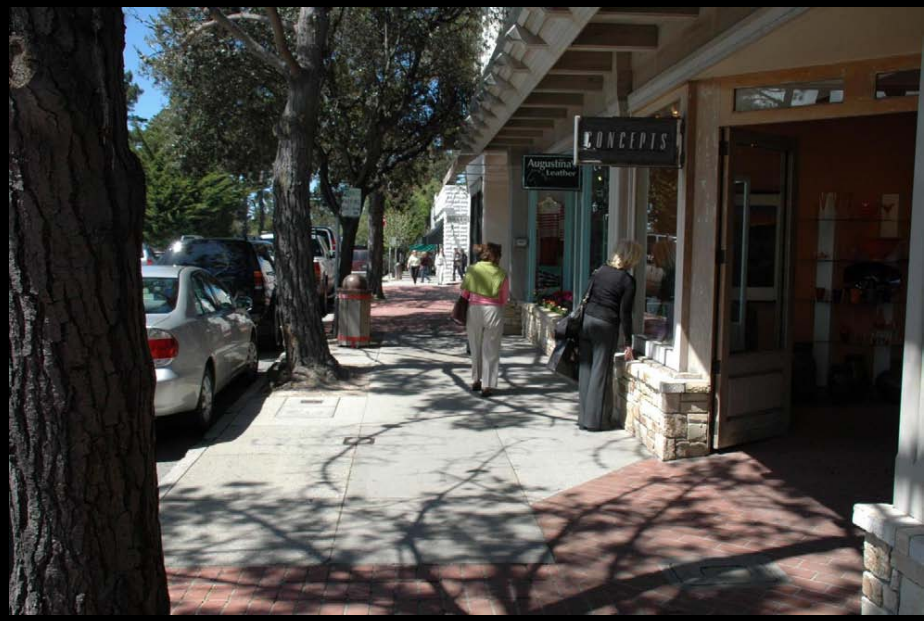
Streets designed for cars rather than people

Conventional vs. Vision-Based

Open space only as quantity

Open space scaled to its place

Conventional vs. Vision-Based

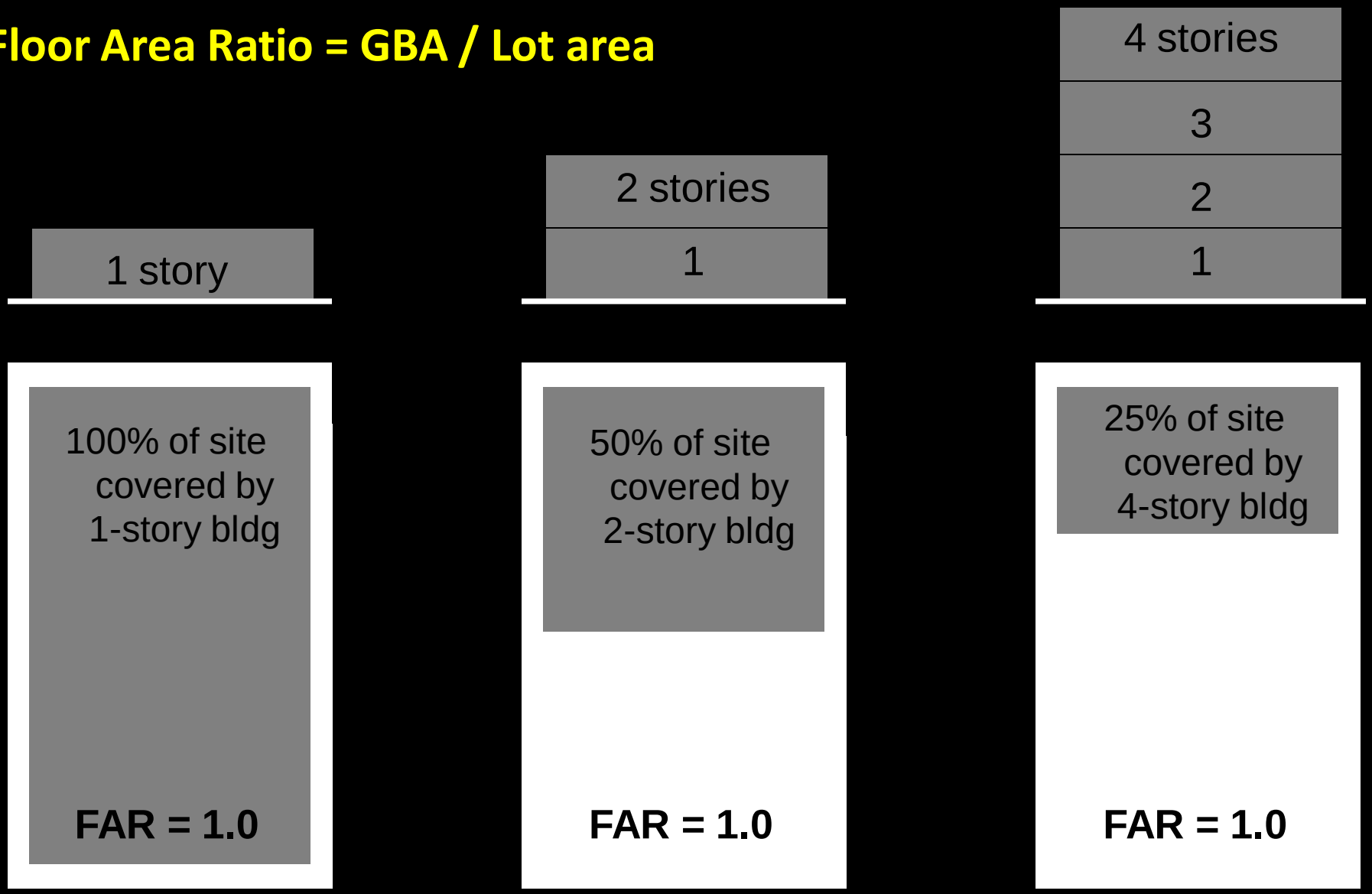


Relationship to street not considered

Streetscape is shaped intentionally

Conventional Zoning

Floor Area Ratio = GBA / Lot area

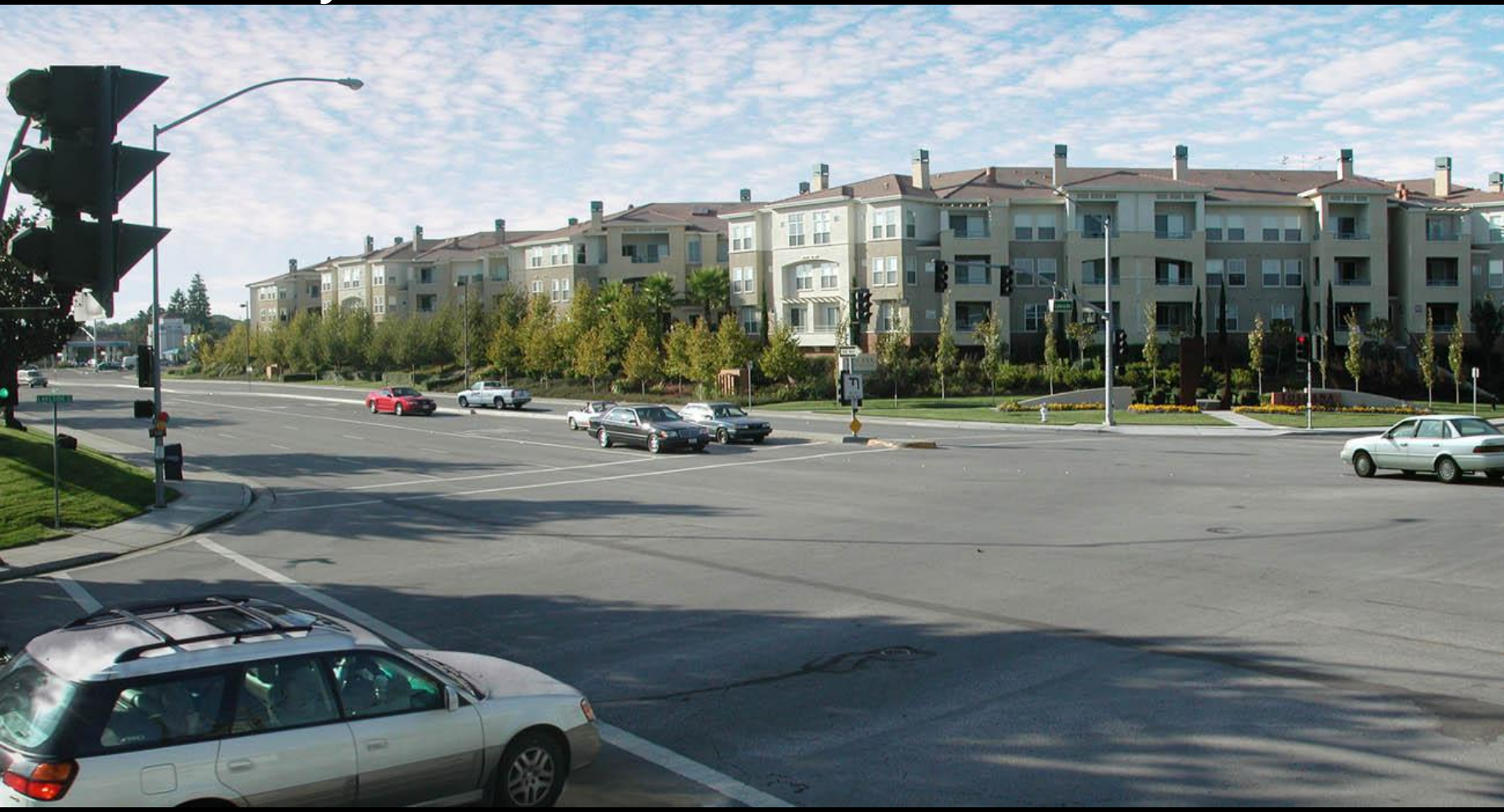


The Products of Conventional Zoning

Fear of density

Conventional

Community Standards or Standard Communities?



Vision-Based

Standards tailored to the Vision

Conventional Zoning

‘Un’ Conventional Zoning

TYPES OF VISION BASED CODES

Mandatory Code

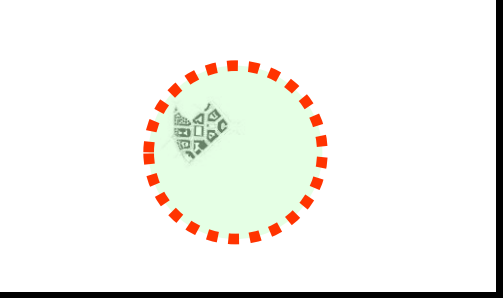
- Compliance is never voluntary
- Replaces some aspects of the previous code
- May replace existing zoning or may span existing zoning districts with an overlay zone

Parallel Code: Compliance is always voluntary

- Supplements, but does not replace any aspects of the previous code
- May correspond to existing zoning, or span existing zoning with an overlay zone
- Adopted as an optional "overlay zone"
- Use of this code is typically encouraged by density bonuses
- Additional incentive: a streamlined approval process

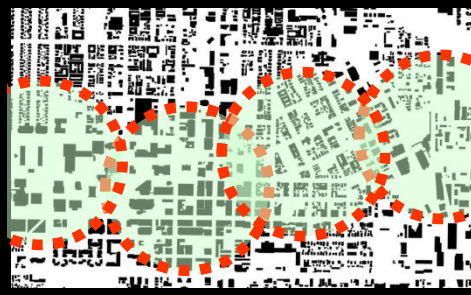
Floating Code

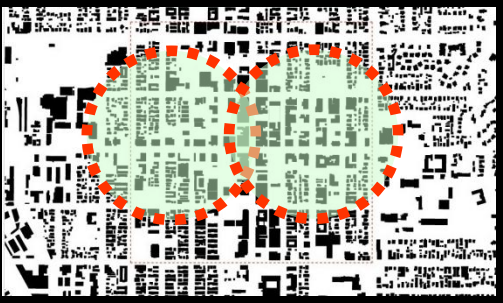
- Compliance is usually voluntary
- Supplements, but does not replace any aspects of the previous code
- Always replaces existing zoning, but only on request of the landowner



SARASOTA
14 ACRES

SANTA ANA
457 ACRES





WHITTIER
200 ACRES

PASO ROBLES
1000 ACRES

SOUTH GATE
CORRIDORS

Vision-Based Code Principles

Rules: Building form as important as land use regulation

Emphasis: Mixed-use and mixed housing types

Public Realm: Greater attention to streetscape, design, role of buildings

Standards: Intentionally based on context and/or desired context

Public Process: Design-focused / informed by exstg conditions analysis

Placemaking Components

1. Streets, Blocks, and Lots:

- public realm in support of private property and activity

- Intersection spacing

- block dimensions

- lot sizes

Placemaking Components

2. Public Realm and Streetscape:

- R.O.W. width
- landscape
- street furniture

Placemaking Components

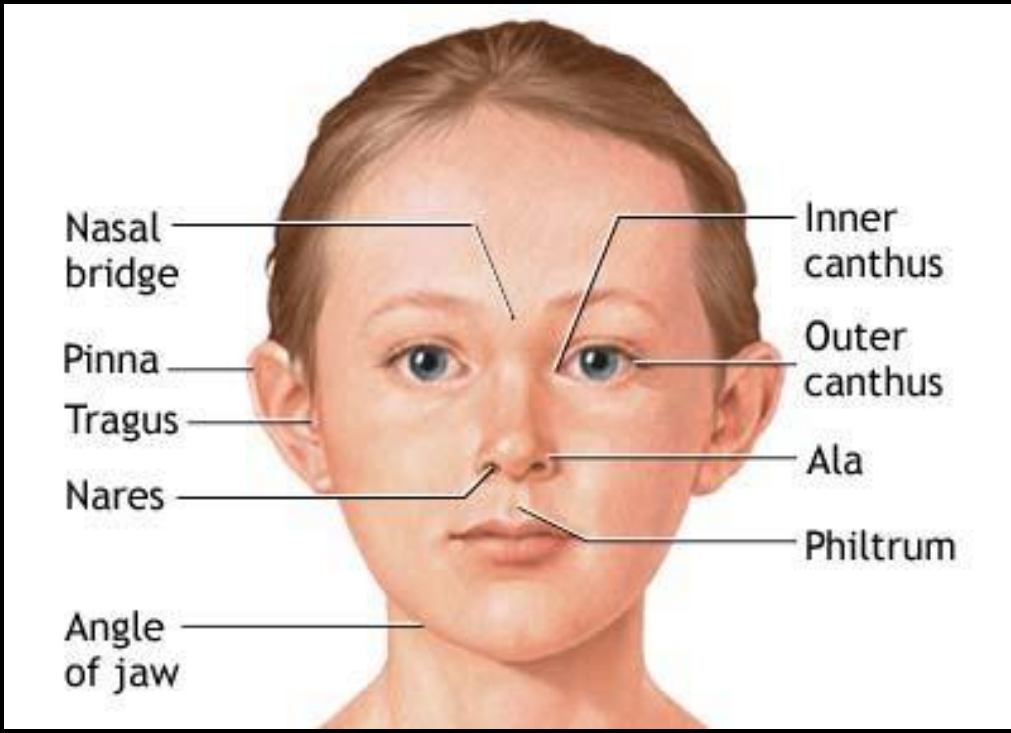
3. Buildings:

- types
- placement
- height and profile
- frontage
- mass and volume

Zoning

Conventional

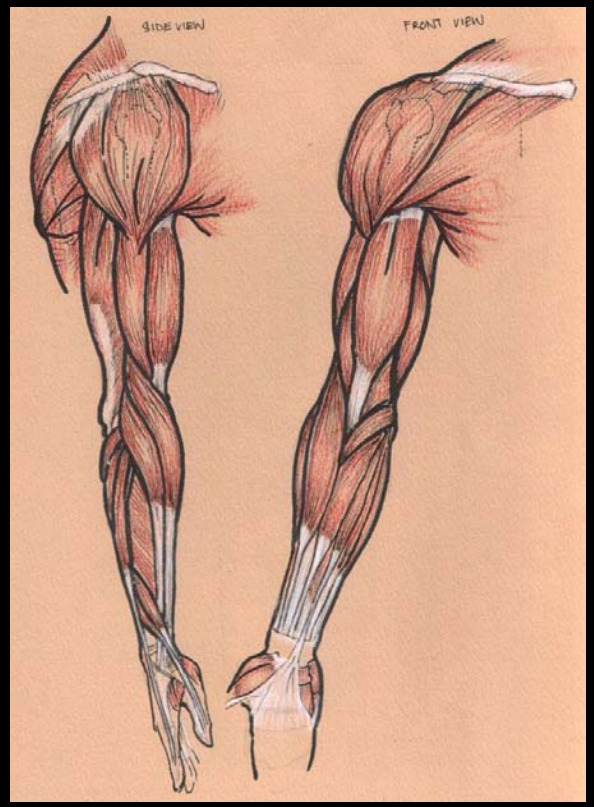
Zoning



Conventional

Vision-Based

Zoning



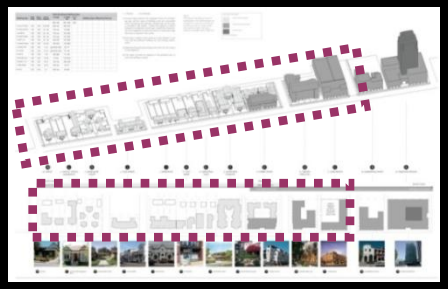
Conventional

Vision-Based

Placemaking Components into Standards

STREETSCAPE

FRONTAGE

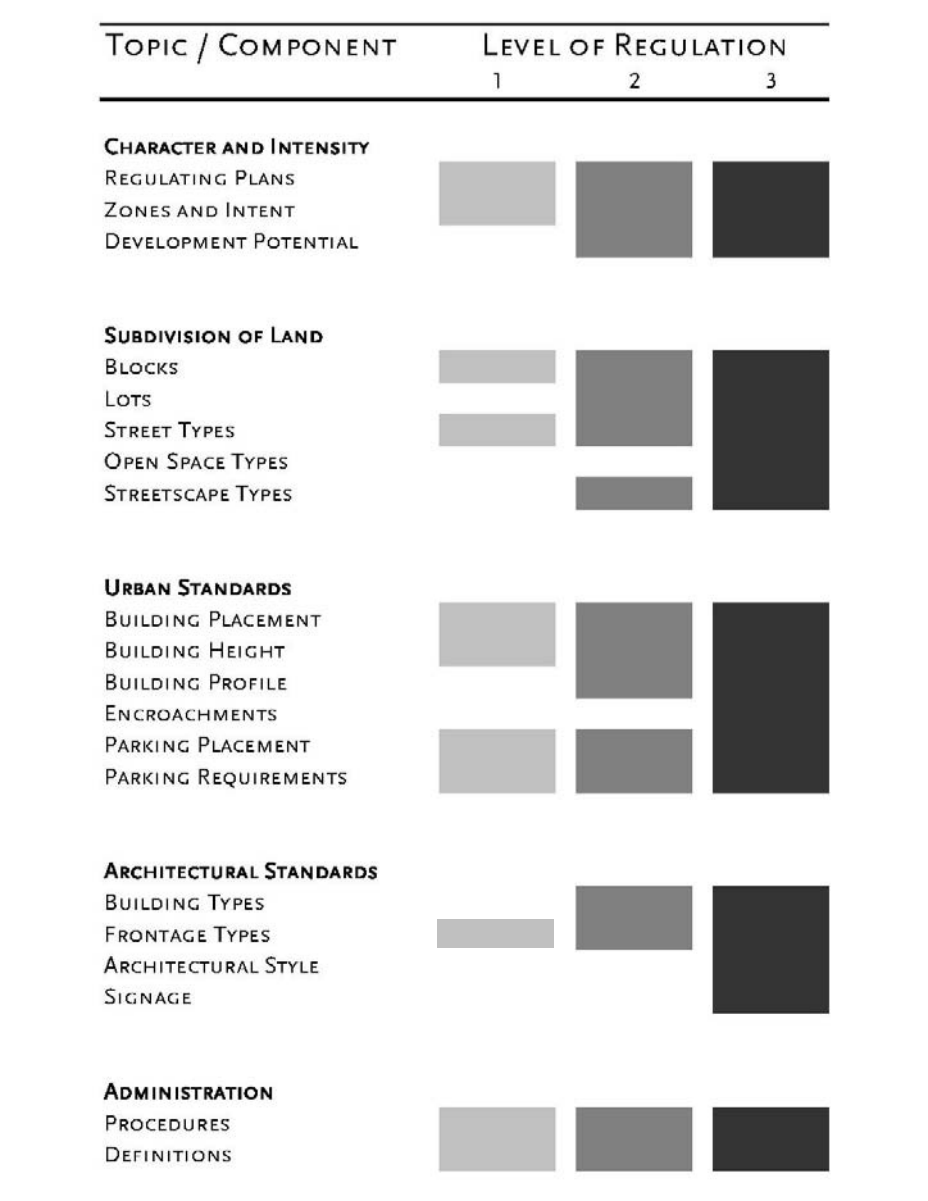


BUILDING TYPES

LAND USE

SIGNAGE

Level of Regulation



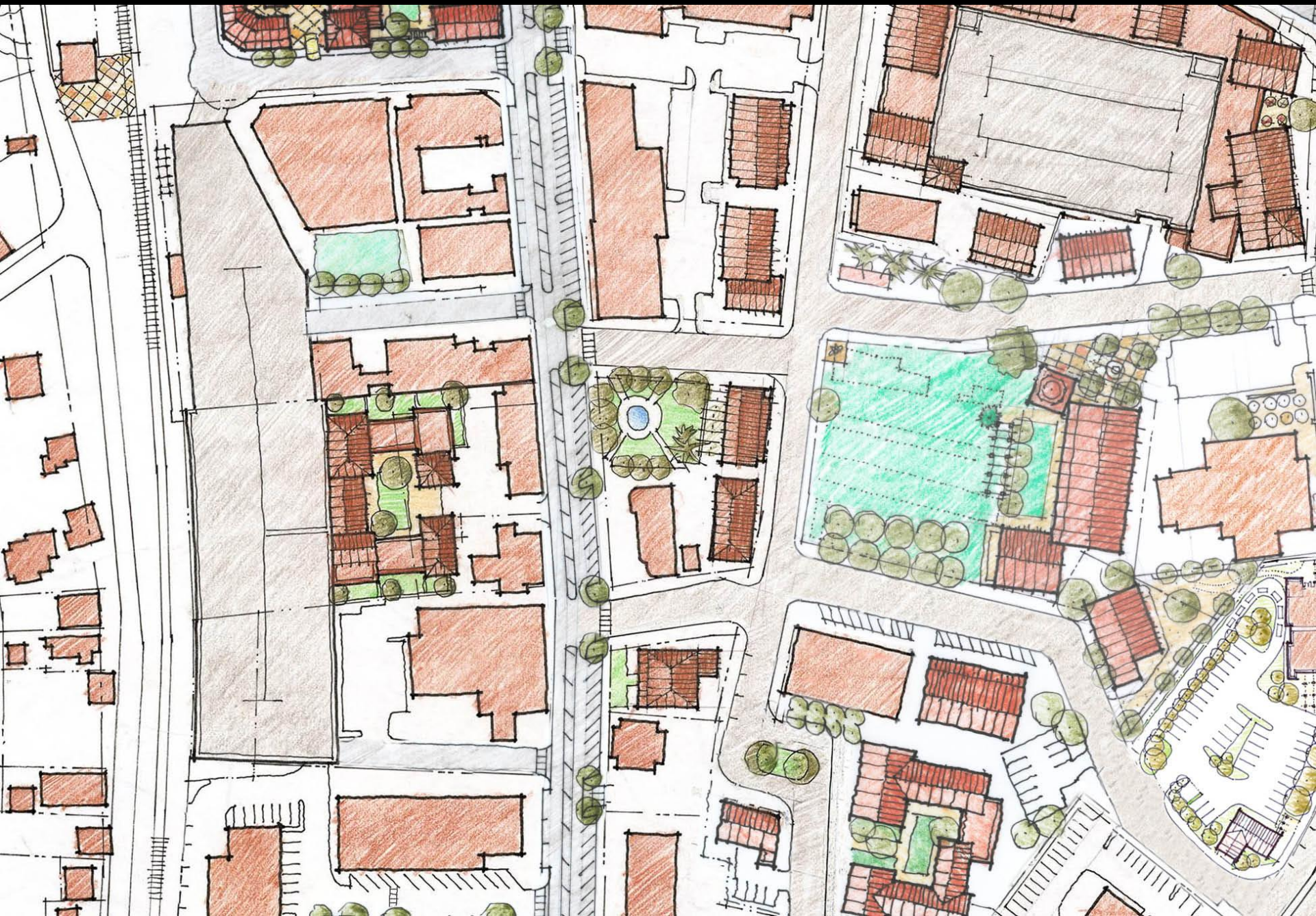
WHAT'S THE VISION ?

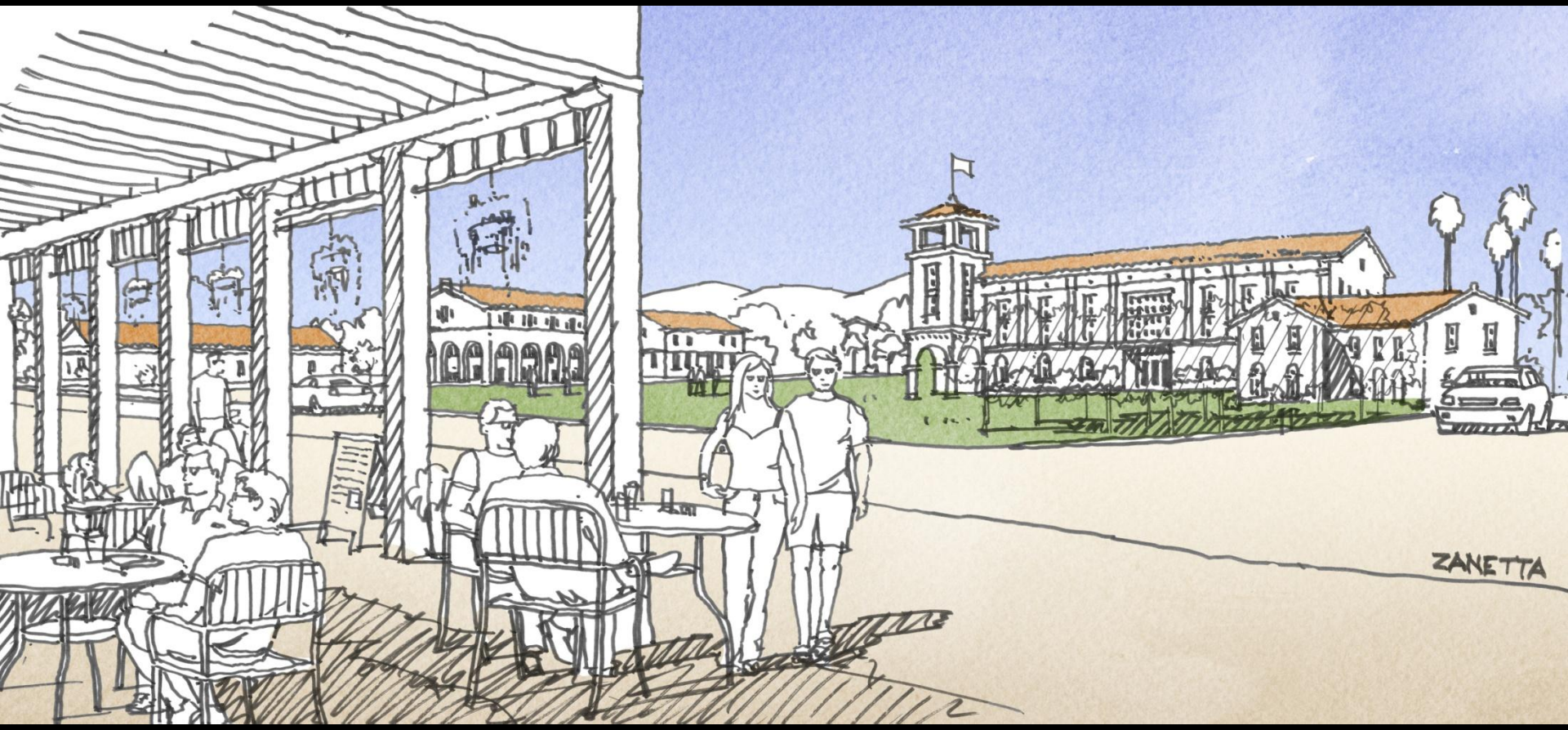
ILLUSTRATIVE PLAN:

INTENDED RANGE OF CHARACTER

New Gateway to Downtown from I-5

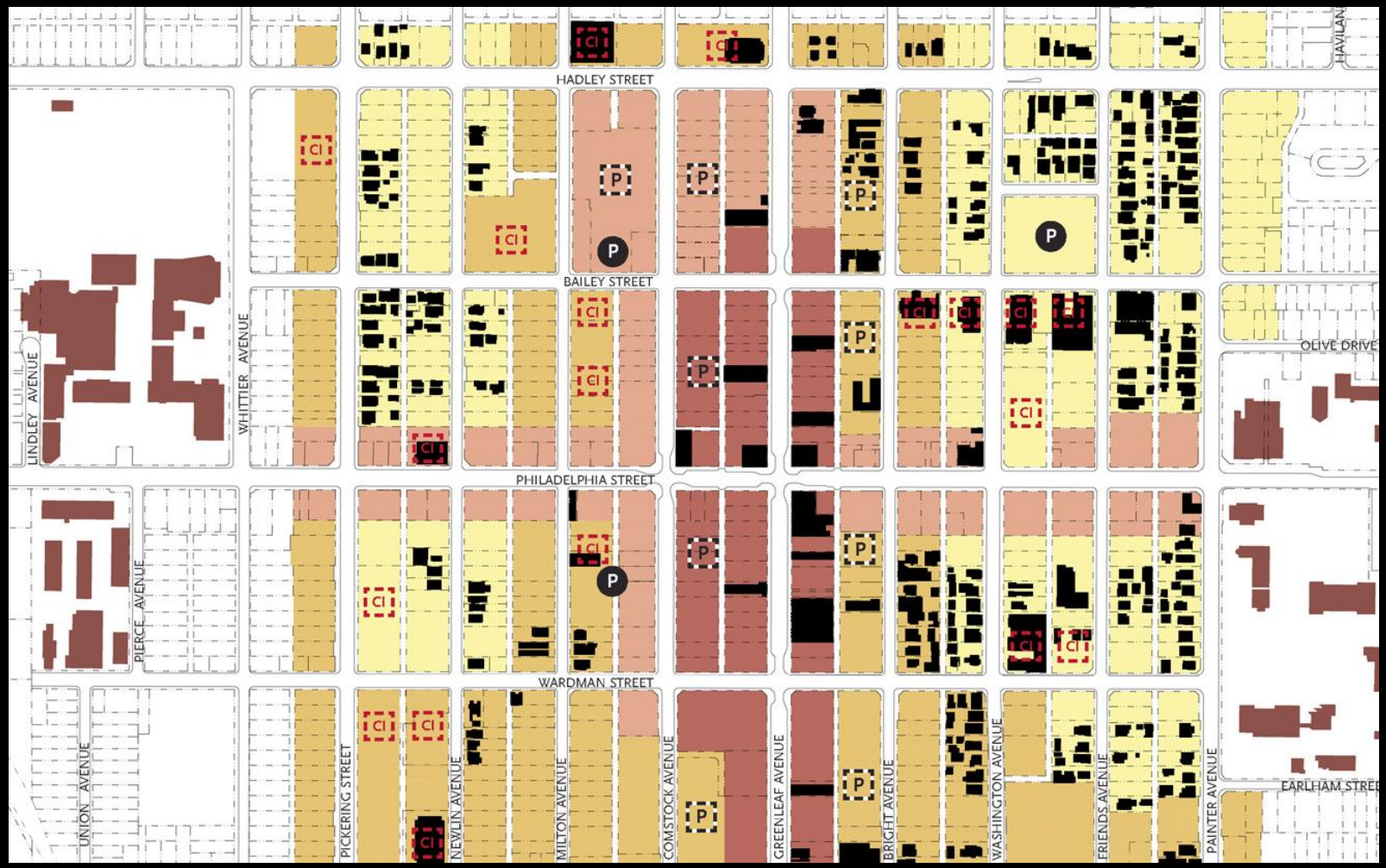
Camino Capistrano, City Park, City Hall and Housing Infill



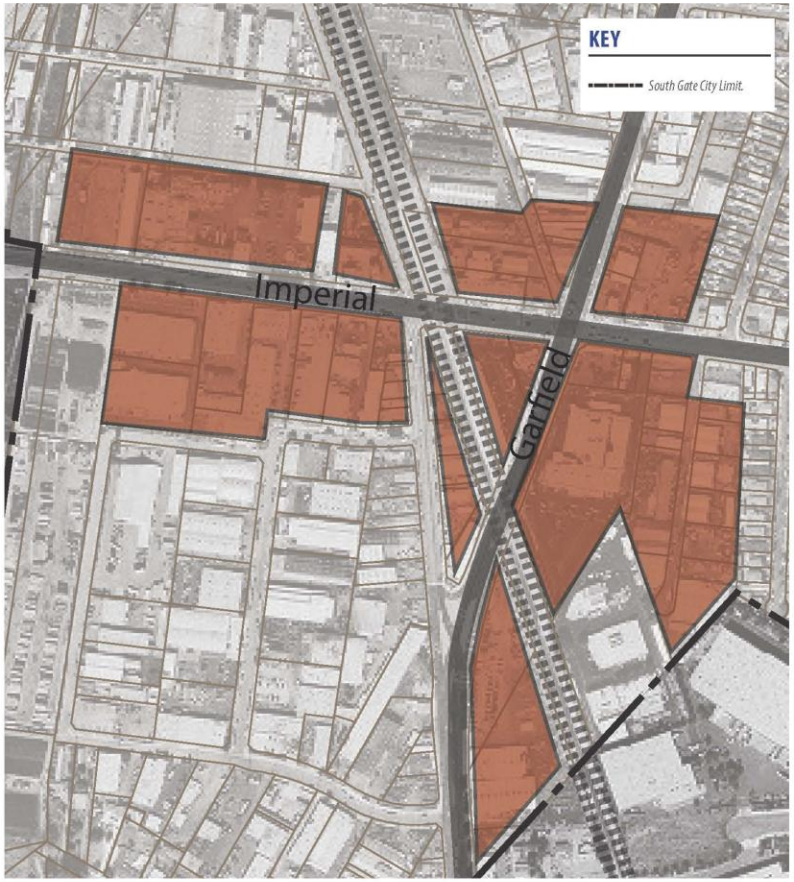

ZANETTA

PRODUCE
FLOWER
THE MARKET

Composite Change over Planning Horizon


HADLEY STREET
BAILEY STREET
PHILADELPHIA STREET
WARDMAN STREET
LINDLEY AVENUE
WHITTIER AVENUE
PIERCE AVENUE
UNION AVENUE
PICKERING STREET
NEWLIN AVENUE
MILTON AVENUE
COMSTOCK AVENUE
GREENLEAF AVENUE
BRIGHT AVENUE
WASHINGTON AVENUE
FRIENDS AVENUE
PAINTER AVENUE
OLIVE DRIVE
EARLHAM STREE
HAVILAN

Zoning Map



11.60.020(3) TRANSIT VILLAGE ZONE (TV)

EXAMPLES: RANGE OF INTENDED PHYSICAL CHARACTER

Above: Residential as well as mixed-use buildings provide a variety of housing choices oriented around transit as a major amenity.

Above: Housing choices range to townhouses as part of a hybrid court to provide density for transit efficiency and a change in scale.

Above: Mixed-use streets provide concentrated neighborhood services for residents and visitors, expanding the role of transit for the area.

Intent and Purpose
The TV zone is applied to areas within approximately one-half mile of an existing or planned transit station to generate mixed-use districts that are focused on transit. This zone provides for transit-proximate housing in a physical environment that includes service, retail, office and civic uses.

Physical Character
The physical environment is one of ground floor commercial / service uses with buildings either at the sidewalk or set back behind front yards depending upon how near they are to the transit station. Nearer, the station, housing is in upper floors or in portions of buildings not adjacent to the streetscape. Farther from the station, housing may be on the ground floor.

Buildings are mixed-or single-use, forming a streetwall of 2 to 4 stories with upper volumes up to 8 stories and bonus allowances for up to 10 stories.

Streetscape / Public Realm
Streetscapes are urban and comfortable, with wide sidewalks in support of pedestrian activity with canopy trees for shade. Planting near the station is focused in individual or groups of containers/pots recognizing the high pedestrian nature of the streetscape. Planting farther from the station is more landscape-oriented with tree-planting strips between the curb and sidewalk as well as front yard landscaping.

Parking
Non-residential parking near the station is provided through a combination of on-street customer spaces (parallel and/or diagonal) and park-once / public parking. Residential parking near the station is behind or within buildings and on the site of the associated dwellings.

Non-residential parking farther from the station is provided by on-street customer spaces (parallel and/or diagonal). Residential parking farther from the station is behind or within buildings and on the site of the associated dwellings.

Left:
The above examples are not intended to be interpreted literally as they represent the general range of scale, intensity, site organization and streetscape typically associated with the intent of the TV Zone.

Zone Purpose and Characteristics

.020

TABLE 11.60.020(A) ZONE SUMMARIES

ZONE	CIVIC CENTER ZONE	TRANSIT VILLAGE ZONE	CORRIDOR 1 ZONE	CORRIDOR 2 ZONE	URBAN NEIGHBORHOOD 1 ZONE
INTENDED PHYSICAL CHARACTER see 11.60.020(2-6) for purpose statements					
ALLOWED BUILDING TYPES AND MAXIMUM STORIES see Table 5A for additional requirements 4; 5 w/ bonus = allowed in zone, max stories subject to massing standards in 11.60.050 --- = not allowed in zone	Flex Block 8; 10 w/bonus Lined Block (reserved) Hybrid Court 4; 5 w/bonus Court (reserved) Rowhouse (reserved) Tuck-Under (reserved) --- Bungalow Court (reserved) House/Duplex to Quadplex (reserved) --- Carriage House (reserved) ---	Flex Block 8; 10 w/bonus Lined Block (reserved) Hybrid Court 4; 5 w/bonus Court (reserved) Rowhouse (reserved) Tuck-Under (reserved) Bungalow Court (reserved) --- House/Duplex to Quadplex (reserved) --- Carriage House (reserved) ---	Flex Block 6; 8 w/bonus Lined Block (reserved) Hybrid Court 4; 5 w/bonus Court (reserved) Rowhouse (reserved) Tuck-Under (reserved) Bungalow Court (reserved) --- House/Duplex to Quadplex (reserved) --- Carriage House (reserved) ---	Flex Block 4; 5 w/bonus Lined Block (reserved) Hybrid Court 3; 4 w/bonus Court (reserved) Rowhouse (reserved) Tuck-Under (reserved) Bungalow Court (reserved) House/Duplex to Quadplex (reserved) --- Carriage House (reserved) ---	Flex Block 6; 8 w/bonus Lined Block (reserved) --- Hybrid Court 3; 4 w/bonus Court (reserved) Rowhouse (reserved) Tuck-Under (reserved) Bungalow Court (reserved) House/Duplex to Quadplex (reserved) --- Carriage House (reserved)
ALLOWED FRONTAGE TYPES see Table 11.60.060(A) for additional requirements --- = not allowed in zone	Gallery allowed Shopfront allowed Forecourt allowed Stoop (reserved) Terrace (reserved) Porch --- Front Yard allowed	Gallery --- Shopfront allowed Forecourt allowed Stoop (reserved) Terrace (reserved) Porch allowed Front Yard allowed	Gallery allowed Shopfront allowed Forecourt allowed Stoop (reserved) Terrace (reserved) Porch --- Front Yard allowed	Gallery --- Shopfront allowed Forecourt allowed Stoop (reserved) Terrace (reserved) Porch allowed Front Yard allowed	Gallery --- Shopfront allowed Forecourt allowed Stoop (reserved) Terrace (reserved) Porch allowed Front Yard allowed
REQUIRED BUILDING SETBACKS see Table 11.60.040(A) for additional requirements	Front yard 0' or 20' min Side Street 0' or 10' min Side yard 10' min Rear yard 10' min Alley rear yard 5' min see Table 11.60.040(A)(1) for add'l requirements	Front yard 0' to 10' min Side Street 0' to 10' min Side yard 0' to 10' min Rear yard 10' min Alley rear yard 3' min see Table 11.60.040(A)(2) for add'l requirements	Front yard 0' for 50% of frontage Side Street 0' for 50% of frontage Interior Side yard 0' or 10' Rear yard 10' min Alley rear yard 3' min see Table 11.60.040(A)(3) for add'l requirements	Front yard 0' for 65% of frontage Side Street 0' for 50% of frontage Interior Side yard 0' or 10' Rear yard 20' min Alley rear yard 3' min see Table 11.60.040(A)(4) for add'l requirements	Front yard 10' min Side Street 10' min Side yard 10' min Rear yard 10' min Alley rear yard 3 ' min see Table 11.60.040(A)(5) for add'l requirements

PARKING REQUIREMENTS

see Table 11.60.040(A) for parking placement requirements

[a] as allowed in Table 11.60.030(A)

[b] per Park-Once district as identified in Figure 11.60.020(A)

Use-Type [a]	Required	Guest	Park Once
Efficiency / Studio	1.0-1.5/ unit	.15/unit	N.A.
Res'l 2 - 3 BR	2.0/unit	.20/unit	N.A.
Live-Work	2.0/unit	.15/unit	N.A.
Com'l Service	1/250	N.A.	yes [b]
Retail	1/200	N.A.	yes [b]
Food	1/100	N.A.	yes [b]
Office	1/250	N.A.	yes [b]

Use-Type [a]	Required	Guest	Park Once
Efficiency / Studio	1.0-1.5/ unit	.15/unit	N.A.
Res'l 2 - 3 BR	2.0/unit	.20/unit	N.A.
Live-Work	2.0/unit	.15/unit	N.A.
Com'l Service	1/250	N.A.	yes [b]
Retail	1/200	N.A.	yes [b]
Food	1/100	N.A.	yes [b]
Office	1/250	N.A.	yes [b]

Use-Type [a]	Required	Guest	Park Once
Efficiency / Studio	1.0-1.5/ unit	.15/unit	N.A.
Res'l 2 - 3 BR	2.0/unit	.20/unit	N.A.
Live-Work	2.0/unit	.15/unit	N.A.
Com'l Service	1/250	N.A.	N.A.
Retail	1/200	N.A.	N.A.
Food	1/100	N.A.	N.A.
Office	1/250	N.A.	N.A.
Industrial	1/300	N.A.	N.A.

Use-Type [a]	Required	Guest	Park Once
Efficiency / Studio	1.0-1.5/ unit	.15/unit	N.A.
Res'l 2 - 3 BR	2.0/unit	.20/unit	N.A.
Live-Work	2.0/unit	.15/unit	N.A.
Com'l Service	1/250	N.A.	N.A.
Retail	1/200	N.A.	N.A.
Food	1/100	N.A.	N.A.
Office	1/250	N.A.	N.A.
Industrial	1/300	N.A.	N.A.

Use-Type [a]	Required	Guest	Park Once
Efficiency / Studio	1.0-1.5/ unit	.15/unit	N.A.
Res'l 2 - 3 BR	2.0/unit	.20/unit	N.A.
Live-Work	2.0/unit	.15/unit	N.A.
Com'l Service	1/250 [1]	N.A.	N.A.
Retail	1/200 [1]	N.A.	N.A.
Food	1/100 [2]	N.A.	N.A.
Office	1/250 [3]	N.A.	N.A.

[1] max 2,500 sf; [2] max 1,000 sf; [3] max 2,000 sf

LAND USE STANDARDS

.030

The following land use types are allowed in the various zones subject to compliance with all applicable requirements.

TABLE 11.60.030(A)

PERMIT REQUIRED BY ZONE

LAND USE TYPE (1)	CIV	TV	CDR 1	CDR 2	UN 1
RETAIL (see 11.496.102 for complete list)					
Large Format Retail (over 20,000 sq ft)	---	---	P(2)	P(2)	P
General retail (under 20,000 sq ft)	P	P	P(2)	P(2)	P
Alcoholic beverage sales (see SGMC 11.39)	---	CUP	CUP	CUP	---
Alcoholic beverage sales as part of an eating establishment	CUP(3)	CUP(3)	CUP(3)	CUP(3)	CUP(3)
Adult Business (See SGMC 11.04.027)	---	---	---	---	---
Bar, tavern and night club	---	CUP	CUP	---	---
Department Store, Drug / Pharmacy, Appliance Store	---	P	P(2)	P(2)	---
Eating establishments w/out drive-through	CUP	CUP	P	P	CUP
Eating establishments w/ drive-through	---	---	CUP(7)	CUP(7)	---
Outdoor vending	CUP(9)	CUP(9)	CUP(9)	CUP(9)	---
SERVICES: GENERAL (see 11.496.102 for complete list)					
Ambulance service; Patrol service	---	---	CUP(5)	CUP(5)	---
Banquet facility / catering	CUP(5,6)	---	CUP(5,6)	CUP(5,6)	---
Collection facility; Parcel delivery service	---	---	CUP(6)	CUP(6)	---
Day care, 8 to 14 children	CUP	CUP	CUP	CUP	CUP
Day care, 8 or more adults	CUP	CUP	CUP	CUP	CUP
Dry cleaning, Laundry	P	P	P	P	P
Fueling Station automotive (no semi-tractor trailer vehicles)	---	---	CUP(10)	CUP(10)	---
Printing and publishing (under 15,000 sq ft)	CUP	---	CUP	CUP	---
Repair: appliances, furniture, garments, footwear, plumbing; fix-it shop	---	---	P	P	---
Repair: automotive vehicles (not incl commercial vehicles)	---	---	CUP(5)	CUP(5)	---

Key to Table 3A

P Permitted Land Use Type

CUP Conditionally Permitted Land Use Type

(5) See 'Notes'

--- Land Use Type not permitted

Notes:

(1) All land use types are subject to the applicable building type and frontage type requirements of the zone.

(2) Allowed as a single-use in a building per the building placement, building type and frontage type requirements.

(3) Alcohol sales allowed if on-site with a 'sit-down' restaurant.

(4) Civic / Institutional uses within any of the allowed building types identified are subject to the special design review procedures set forth in chapter 11.60.010(4).d.

(5) Outdoor staging, storage or repair of vehicles not allowed within 60 feet of front lot line.

ALLOWED LAND USE TYPES BY ZONE

PERMIT REQUIRED BY ZONE

LAND USE TYPE (1)	CIV	TV	CDR 1	CDR 2	UN 1
SERVICES: PERSONAL (see 11.496.102 for complete list)					
Non-medical services to individuals:					
Salon: Tanning/Waxing, Weight control, Aromatherapy	P	P	P	P	---
Pet grooming (no boarding)	---	P	P	P	---
Fortune telling, palm/card reader, psychic	---	---	CUP	CUP	---
Clothing/garment rental	P	P	P	P	---
Medical services: clinic, urgent care	CUP	CUP	CUP	CUP	---
Medical services: doctor, dentist, etc.	CUP	CUP	CUP	CUP	---
Medical services: extended care	CUP(6)	---	CUP(6)	CUP(6)	---
SERVICES: PERSONAL, RESTRICTED					
Pawnshop	---	---	CUP	CUP	---
Tattoo and body piercing	---	---	CUP	CUP	---
Check-cashing	---	---	CUP	CUP	---
SERVICES: BUSINESS, ADMINISTRATIVE, PROCESSING					
Processing: airline, lodging/car rental reservation centers, insurance claim processing, mail order and electronic transaction processing, telemarketing	P(6)	---	P(6)	P(6)	---
Professional / Administrative: Bank, financial services, accounting, auditing/bookkeeping service, advertising, attorney, business assocation, construction contractor (office facility only), counseling, design office, political campaign headquarters, secretarial service	P	P	P	P	---
Service: Agency - employment, insurance, real estate, travel; Utility office;	P	P	P	P	---

(6) Use allowed only on upper floor(s) or behind ground floor street frontage use with minimum 30 feet depth from face of storefronts.

(7) Drive through lane and window shall not be adjacent to front or side street lot lines.

(8) Existing uses are allowed to continue until such time that any of the thresholds in chapter 11.60.010(3)f are caused to apply.

(9) In compliance with all applicable right-of-way requirements.

(10) See Tables 11.60.040(4) and 11.60.040(5) for building location requirements.

STREETSCAPE STANDARDS

InsideSource

CENTRAL AVE
STOP

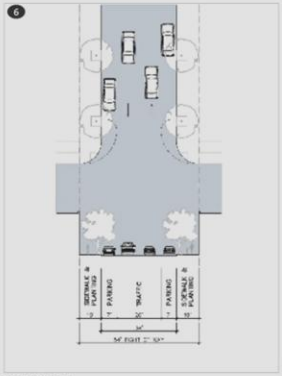
Mixed Use Street 2

Plan / Section Diagram

Illustrative Photo

TYPE..... street
MOVEMENT..... free
DESIGN SPEED..... 25 mph
CROSSING TIME ..... 13 seconds
ROW WIDTH ..... 60'
PAVEMENT WIDTH..... 40'
TRAFFIC LANES..... 2; one-way, each side
PARKING ..... both sides, parallel (off-peak)
CURB TYPE ..... vertical
CURB RADIUS ..... 15' with curb extension; 10' without
SIDEWALK WIDTH ..... 10'
PLANTER WIDTH ..... 5'
PLANTER TYPE ..... wells at 30' - 40' on center
PLANTING ..... trees
TREE SPECIES..... see page 2:28(Street Tree Plan)

Mixed Use Street 3

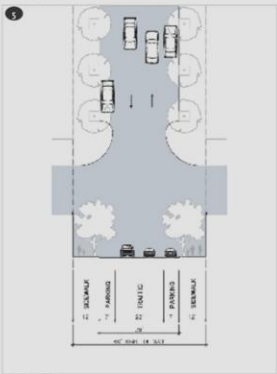


Plan / Section Diagram

Illustrative Photo

TYPE..... street
MOVEMENT..... slow
DESIGN SPEED..... 25 mph
CROSSING TIME ..... 12 seconds
ROW WIDTH ..... 54'
PAVEMENT WIDTH..... 34'
TRAFFIC LANES ..... 1; one-way, each side
PARKING ..... adjacent curb; both sides; parallel
CURB TYPE ..... vertical
CURB RADIUS ..... 15' with curb extensions; 10' without
SIDEWALK WIDTH ..... 10'
PLANTER WIDTH ..... 5'
PLANTER TYPE ..... wells at 30' - 40' on center
PLANTING ..... trees
TREE SPECIES..... see page 2:28 (Street Tree Plan)

Residential Street 2

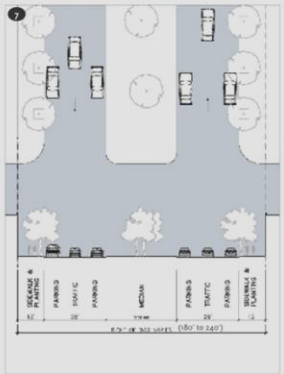


Plan / Section Diagram

Illustrative Photo

TYPE..... street
MOVEMENT..... free
DESIGN SPEED..... 25 mph
CROSSING TIME ..... 12 seconds
ROW WIDTH ..... 60'
PAVEMENT WIDTH..... 36'
TRAFFIC LANES ..... 1; one-way, each side
PARKING ..... adjacent curb; both sides; parallel
CURB TYPE ..... vertical
CURB RADIUS ..... 15' with curb extensions, 10' without
SIDEWALK WIDTH ..... 12'
PLANTER WIDTH ..... 6'
PLANTER TYPE ..... wells at 30' - 40' on center
PLANTING ..... trees
TREE SPECIES..... see page 2:28 (Street Tree Plan)

Alameda 1



Plan / Section Diagram

Illustrative Photo

TYPE..... parkway
MOVEMENT..... slow
DESIGN SPEED..... 25 mph
CROSSING TIME ..... 5 seconds
ROW WIDTH ..... varies (180 - 240 feet)
MEDIAN..... 100 - 160 feet
PAVEMENT WIDTH..... 28' each side
TRAFFIC LANES ..... 1; one-way, each side
PARKING ..... adjacent curbs; each side; parallel
CURB TYPE ..... vertical
CURB RADIUS ..... 15' with curb extensions; 10' without
SIDEWALK WIDTH ..... 12'
PLANTER WIDTH ..... 6'
PLANTER TYPE ..... wells at 30' - 40' on center
PLANTING ..... trees
TREE SPECIES..... see page 2:28 (Street Tree Plan)

CHAPMAN
STREET
STREET
AVENUE
RAMONA
CENTER
STREET
STREET
STREET

2.2.3 Streetscape Standards

2.2.3.A Street Trees - Principles and Objectives

The role of the street tree plan is to establish a visual and environmental order within the framework of the plan area. Future tree planting and streetscape work will be guided by the objectives and standards in this section, ensuring that individual projects will contribute to the overall public realm in a coherent manner.

Street trees provide numerous environmental and cultural benefits for citizens and visitors. The greatest of these is spatial definition of the street, which is created by the continuous and regular spacing of trees close to the curb. This results in an alteration of the scale of the street and a perceived reduction of street width. The visual cues and context of the street is improved. Street trees create a humanizing experience, informing us that a place is walkable and pedestrian friendly. Additional advantages of street trees are summarized below:

Environmental Benefits

1. Climate Control-Deciduous trees provide shade in summer and sun in winter, reducing heat islands and cooling the ambient temperature;
2. Albido Effect-Trees reduce sun glare from paving;
3. Rain Water Interception-Precipitation falling on leaves, branches and bark is intercepted by trees and temporarily stored in the leaves, branches and bark, effectively reducing stormwater runoff.

Cultural Benefits

1. Mature street trees can increase property values;
2. The enclosure provided by street trees signals drivers to reduce speed. As the context of the street becomes more human, people naturally slow down;
3. Trees produce oxygen and improve local air quality;
4. Tree canopies have a calming effect, reducing the perception of traffic noise.

1. Tree Selection Criteria

By using the list of trees provided and planting the streets according to the Plan, Placentia will achieve consistent visual unity, block by block, without sacrificing variety. Tree selection was influenced by the following factors and objectives:

Environmental Suitability - Trees that thrive in Placentia and the region;

Sustainability Concerns - California natives or trees closely resembling them, including their drought-resistance, in appearance and function shall be used;

Street Tolerance - A variety of street trees that perform well in urban environments are proposed. Tolerance of automobile exhaust, dust, and small planters narrows the range of species appropriate for curbs;

Variety - Within all of these factors is embedded the goal of species variety: the gold and red of autumn, the scent of evergreens and cedars, and a kaleidoscope of branching patterns and shadow play;

Scale and Transparency-Street - Trees at maturity should begin branching above commercial signage and allow buildings to be seen through the canopy. Medium sized trees are reserved for narrow streets and alleys that can not accommodate big trees.

In addition to the above objectives, the special nature of discrete neighborhoods within the plan area led to the identification of species as listed below:

Placita Santa Fe: Bradford Callery Pear (Pyrus calleryana) and Queen Palm (Syagrus romanzoffianum).

Transit Plaza and Crowther Square: Bradford Callery Pear (Pyrus calleryana) and Queen Palm (Syagrus romanzoffianum).

Neighborhoods: Camphor Tree (Cinnamomum camphora), Silk Tree (Albizia julibrissin), Trumpet Tree (Tabebuia chrysothricha), Chitalpa (Chitalpa tashkentensis), Bradford Callery Pear (Pyrus calleryana), Queen Palm (Syagrus romanzoffianum), Cape Chestnut (Calodendrum capense), Southern Magnolia (Magnolia grandiflora), Date Palm (Phoenix dactylifera), Orchid Tree (Bauhinia variegata), Mexican Fan Palm (Washingtonia robusta), Sunburst Locust (Gleditsia triacanthos), Golden Rain Tree (Koelreuteria paniculata), Gold Medallion Tree (Cassia leptophylla), Kaffirboom Coral Tree (Erythrina caffra), Australian Willow (Geijera parviflora), Ipe Tree (Tabebuia impetiginosa).

Orangethorpe Avenue: Lemon-scented Gum (Eucalyptus citriodora)

2. Street Tree Guidelines

a. Eliminate unnecessary curb cuts for continuous line of trees at the street edge;
b. Tree wells 5' x 5' with structural soil beneath for root aeration and growth;
c. Automatic irrigation to be maintained for tree establishment and drought;
d. Maximum 30' spacing for visual unity and adequate canopy coverage;
e. Substitutes only if disease or pests render the selected species unsuitable;
f. Commit to long-term maintenance to optimize health and aesthetic qualities.

Urban Form: Umbrella

Urban Form: Vase

Urban Form: Ball

right: This plan utilizes a range of tree types according to the location, context and need for open space throughout the project site area.

Urban Form: Oval

Urban Form: Pyramid

Urban Form: Palm

Key

	SCIENTIFIC NAME	COMMON NAME	URBAN FORM
PB	*Phoenix dactylifera & Bauhinia Variegata mix*	*Date Palm & Orchid Tree mix*	*Palm and Umbrella*
WC	*Washingtonia robusta & Gleditsia triacanthos mix*	*Mexican Fan Palm & Sunburst Locust mix*	*Palm and Oval*
Kp	*Koelreuteria paniculata*	*Golden Rain Tree*	*Vase*
CL	*Cassia Leptophylla*	*Gold Medallion Tree*	*Umbrella*
E	*Erythrina caffra*	*Kaffirboom Coral Tree*	*Umbrella*
Gp	*Geijera parviflora*	*Australian Willow*	*Ball*
TI	*Tabebuia impetiginosa*	*Ipe Tree*	*Umbrella*
Ec	*Eucalyptus citriodora*	*Lemon-scented Gum*	*Vase*
Pcm	*Cinnamomum camphora*	*Camphor Tree*	*Vase*
A	*Albizia julibrissin*	*Silk Tree*	*Vase*
Tc	*Tabebuia chrysothricha*	*Trumpet Tree*	*Vase*
Ct	*Chitalpa tashkentensis*	*Chitalpa*	*Umbrella*
Pcn	*Pyrus calleryana*	*Bradford Callery Pear*	*Pyramid*
Cc	*Calodendrum capense*	*Cape Chestnut*	*Umbrella*
Mg	*Magnolia grandiflora*	*Southern Magnolia*	*Oval*
Pcn	*Phoenix Carensis*	*Canary Island Date Palm*	*Palm*

Street Tree Plan

FRONTAGE STANDARDS

ONE WAY
OFFICE SPACE AVAILABLE

6236

First American
Trust
Main

Common yard

Frontyard / Porch

Stoop

Forecourt

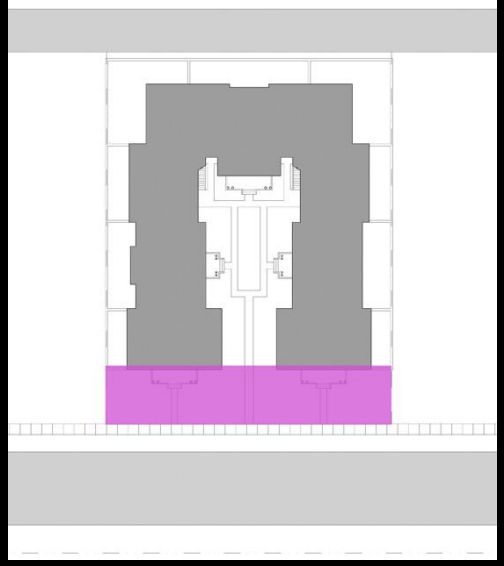
Less Urban Types

Gallery

Shopfront

Arcade

More Urban Types



Building Type:
Court

Variety of Frontages:

Frontyard

Stoop

Shopfront

Front yard

Stoop

Shopfront

Flexibility

TABLE 2-3B: FRONTAGE TYPES BY TRANSECT ZONE

Table 2-3B identifies the range of appropriate frontage types and their general characteristics. These frontage types carry out the community vision by responding to the variety of physical contexts throughout town.

The diagram at right illustrates the range of frontage types on a continuum from less to more intense. Here intensity is not focused on land use but on physical character.

Each frontage type, independent of architectural style, interacts with and shapes the public realm on the basis of an individual building on one lot.

LESS INTENSE | **MORE INTENSE**

INTENT

H COMMON YARD

Common yards are created by substantially setting back the building facades from the property line. Common yards remain unfenced and are visually continuous with adjacent yards, supporting a common landscape. Common yards are the preferred frontage type in lower density areas at the edges of Tehachapi, and their deep setback may provide the appropriate buffer for buildings fronting on busy streets.

G FRONTYARD

Frontyards are created by sufficiently setting back the building facades from the property line to provide space between the building and the sidewalk. This type may be used in non-residential building situations where setting the building back is desirable.

F PORCH

The porch frontage type consists of a porch that enroaches into the front setback, typically with a fence that demarcates the property line. The building facades are sufficiently set back from the property line to provide space for the porch and front yard.

E STOOP

Stoops are exterior stairs with landings that provide access to buildings placed close to the property line. Building facades are set back just enough to provide space for the stoop. The exterior stair of a stoop may be perpendicular or parallel to the sidewalk. A stoop's landing may be covered or uncovered.

D SHOPFRONT

Shopfront frontages are created by inserting storefronts with substantial glazing into the ground floor facade of a building. The facade is aligned with the property line, although partially recessed storefronts, such as recessed entrances, are also common. The building entrance is at sidewalk grade and provides direct access to a non-residential ground floor use. Shopfront frontages are conventional for retail use and not compatible with residential use.

C FORECOURT

Forecourts are created by setting back a portion of a building's facade, typically the central portion. Forecourts typically provide access to a central lobby of a larger building, but may also be combined with other frontage types that provide direct access to the portions of the facade that are close to the sidewalk. Larger forecourts may allow for vehicular access.

B GALLERY

Galleries are created by attaching a colonnade to a building facade that is aligned with or near the property line and typically contains ground-floor storefronts. The colonnade projects over the sidewalk providing shade and encroaches into the public right-of-way. This frontage type is ideal for retail use and thus is recommended only for Downtown Tehachapi, neighborhood retail centers, and civic buildings.

A ARCADE

Arcades are created by facades that encroach into the public right-of-way on upper levels but are built at or near the property line on the ground floor. A colonnade structurally and visually supports the building mass above the sidewalk. Arcades are ideal for downtown retail use, in which case they are combined with ground floor storefronts, as well as civic buildings.

.060

11.60.060(3)B SHOPFRONT TYPE

Description and Intent:
Shopfronts are large glazed openings in a façade, filled with doors and transparent glass in a storefront assembly and may be combined with the Gallery and Forecourt frontage types. This traditional retail frontage type is often provided with canopies or awnings, which may be fixed or retractable, to shelter pedestrians and shade the storefront glass from glare. The storefront assembly may be recessed to provide a widened sidewalk or a covered area for outdoor dining.

A variety of shopfront designs are possible, subject to City approval, per the following and as further described in the diagrams:

a. Storefront openings shall be at least 10 feet tall, as measured from the adjacent sidewalk or public space and comprise at least 65& of the ground floor wall area for each adjacent sidewalk or public space. (a)

b. Storefronts within the overall facade may be recessed from any frontage line by up to 10 feet. (b)

c. A physical transition shall be provided between the glazing of the storefront and the sidewalk grade, except if the glazing itself terminates directly at the grade, in compliance with all applicable requirements. Where a bulkhead is to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 10 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead). (c)

d. Storefront windows shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

e. Where transoms are present, awnings shall be located between the transom and the window below to allow light to enter the building while shading the view of the window for the pedestrian. (e)

f. Awnings, signs, etc, shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk to within 2 feet of any adjacent curb. (f)

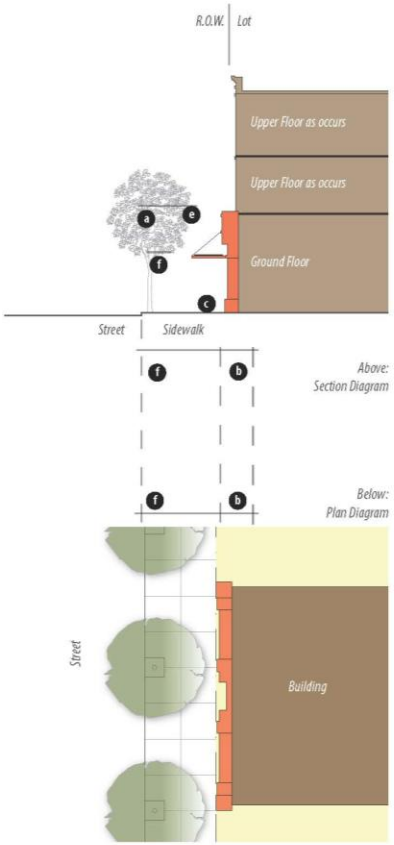
g. Signage may be applied to the shopfront per the requirements of the South Gate municipal code.

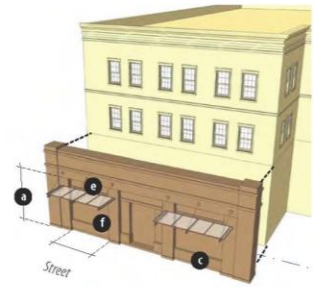
h. Awnings shall only cover individual storefronts and openings.

EXAMPLES: SHOPFRONT TYPE

The above examples are not intended to be interpreted literally. The above examples represent the general range of scale, configuration and streetscape typically associated with the Shopfront frontage type. Individual designs may vary provided that they are in compliance with the applicable standards.

SHOPFRONT TYPE





Above:
Axonometric Diagram

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11.60.060(3)C FORECOURT TYPE

Description and Intent:
A Forecourt is a public space formed by a substantial recess in the façade of a building and may be combined with the Gallery and Shopfront frontage types. Forecourts are generally appropriate for commercial or civic use, or in some cases for vehicular drop-off at a civic building or hotel, as distinct from courtyards that are semi-public or private spaces providing frontages of a generally residential character.

A variety of forecourt designs are possible, subject to the City approval, per the following and as further described in the diagrams below:

a. Forecourts shall be between 15 and 100 feet wide along the adajcent sidewalk or public space and between 15 and 100 feet in depth as measured from the adjacent public sidewalk or open space. (a)

b. The forecourt may be raised up to 3 feet from the adjacent sidewalk or public space, creating a small retaining wall at the property line, in compliance with ADA requirements, with entry steps to the forecourt (b)

c. Where the forecourt is at least 40 feet in depth, the forecourt may be terraced from the adjacent public sidewalk or open space and in compliance with ADA requirements.

d. Where the forecourt is providing vehicular access into the lot, street and access requirements apply.

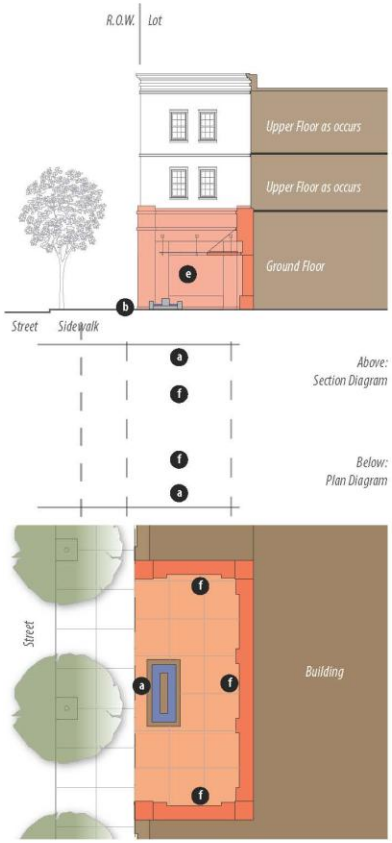
e. Where storefront openings are present, the Shopfront frontage type requirements (11.60.060(3)B) shall be applied. (e)

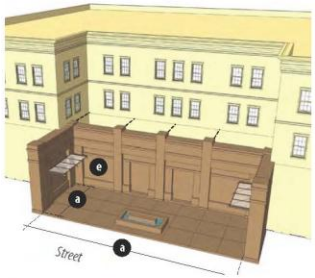
f. Encroachments within the forecourt, are allowed up to a cumulative 1/3 the width and a cumulative 1/3 depth of the forecourt. (f)

The above examples are not intended to be interpeted litesally. The above examples represent the general range of scale, configuration and streetscape typically associated with the Forecourt frontage type. Individual designs may vary provided that they are in compliance with the applicable standards.

EXAMPLES: FORECOURT TYPE

FORECOURT TYPE





Above:
Axonometric Diagram

DEVELOPMENT STANDARDS

TABLE 2C DEVELOPMENT STANDARDS

A. ZONE DESCRIPTION

1. Intent and Purpose - The Valley Center zone is the cultural, civic, shopping, entertainment and transit center of Fresno and the region. This zone is applied to areas of the downtown core surrounding the high speed rail station and civic center.

2. Physical Character - Buildings are at least 2 stories and up to 30 stories at or near the sidewalk for the purpose of maitaining an active streetscape of ground floor commercial activity on key streets. Upper stories accommodate a wide variety of uses including housing with massing that maintains compatibilty with adjacent buildings.

3. Streetscape and Public Realm - A variety of urban streetscapes interconnect a walkable network of pleasant and active ground floor commercial frontages. Galleries, arcades, awnings and other such commercial frontage types are combined with trees that shape the streetscape while providing shade from the summer sun and heat.

4. Parking - Parking is provided through a system of on-street spaces and strategically dispersed public lots/garages to promote walking.

5. Land Use - Buildings are occupied with ground floor non-residential businesses to support active streetscapes with upper floors and the floor area behind shopfronts flexible for office, civic, residential or additional commercial uses. General Plan Land Use Category: _____

B. BUILDING PLACEMENT STANDARDS

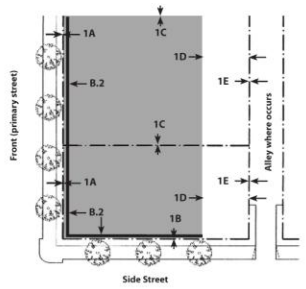


Diagram of Building Placement Standards

Allowed Building Placement

1. Primary Buildings. Each primary building shall be located on the lot in compliance with the following setback requirements.

Setback	Minimum	Maximum
A. Primary street	0 feet	5 feet
B. Side street	0 feet	5 feet
C. Side yard	0 feet	10 feet on one side only
D. Rear yard - no alley (see 'D' Building Height for adjacent development requirements)	15 feet	-
E. - with alley	5 feet	-

2. Building Standards. Buildings shall be designed per the requirements of subsection B.1.

3. Frontage Standards. Buildings shall be designed per the requirements of subsection B.2.

B.1 BUILDING STANDARDS

Buildings shall be designed per the allowed building types in compliance with all applicable requirements. Refer to Section 3.0 for building type design standards.

Allowed Building Types	Maximum Height	Lot Width (min-max) [1]	Lot Depth (min-max)
Lined Block	30	170' - 350'	100' - 350'
Flex Block	30	25' - 200'	100' - 200'

[1] Measured along the front of the lot.

B.2 FRONTAGE STANDARDS

The following Frontage Types are allowed within the VC zone.

Allowed Frontage Types	min % of Building Frontage		See Section
	Primary Street	Side Street	
Forecourt	25% max.	25% max.	4.E
Shopfront	75% min.	50% min.	4.F
Gallery	50% min.	50% min.	4.G
Arcade	50% min.	50% min.	4.H

Frontage Types may be combined, subject to the review and approval of the Community Development Director.

C. PARKING PLACEMENT STANDARDS

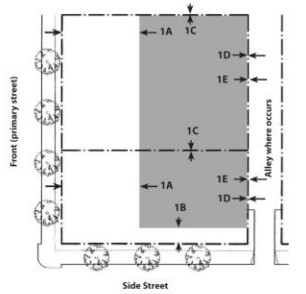


Diagram of Parking Placement Standards

Allowed Parking Placement

1. Parking Facilities. On-site parking shall be located in compliance with the following setback requirements. No on-site parking shall be located between the primary or side street property lines.

Setback	Above Grade	Subterranean
A. Primary street	40 feet min.	0 feet
B. Side street	40 feet min.	0 feet
C. Side Yard	5 feet min.	0 feet
D. Rear Yard	5 feet min.	0 feet
E. Rear Yard at alley	3 feet min	0 feet

On-site Parking Spaces	Min per 1000 sq ft	Max per 1000 sq ft
Residential	1	1.5
[a] Lodging	1	2
[a] Retail	0	2
[a] Office	0	2
[a] Service Commercial	0	2
[a] Land use may utilize shared parking garage within 1,500 feet of site		

2.2A CBD CORE ZONE

EXAMPLES: RANGE OF INTENDED PHYSICAL CHARACTER AND LAND USE ACTIVITY

Wide sidewalks, urban streetscape, large storefronts.

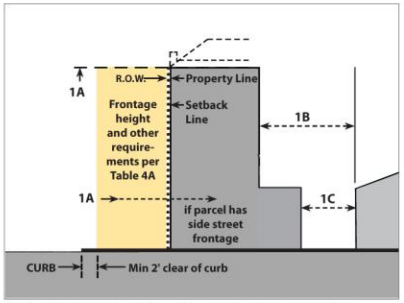
Tall ground floors, high visibility into storefronts.

Upper stories reflect individual building design while contibuting to a defined streetscape.

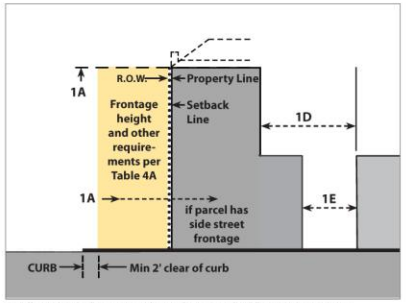
D. BUILDING HEIGHT STANDARDS

1. Building Height. Buildings shall comply with the following standards:

	Maximum Height
A. Stories	30 stories
A. Height (feet)	not applicable
When adjacent to existing building(s)	Height and Setback Requirements
B. Housing up to 3 stories	50 ft min for stories 5 and above
C. Housing up to 3 stories	25 ft min for stories 1 through 4
D. Non-residential	15 ft min for stories 1 through 5
E. Non-residential	25 ft min for stories 6 and above



Building Height Diagram: when adjacent to housing 3 stories or less



Buidling Height Diagram: when adjacent to buildings over 3 stories

E. ENCROACHMENT STANDARDS

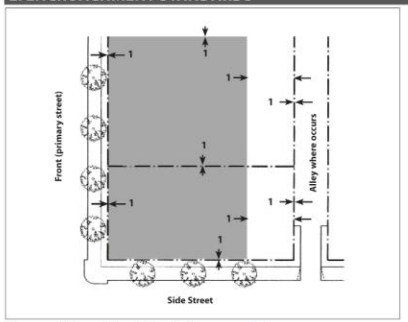


Diagram of Encroachment Standards

Allowed Encroachments

1. **Encroachments into required setbacks.** Buildings, architectural features and sigange may encroach into required setbacks as identified below.

Encroachment Type	Horizontal Encroachment Distance by Setback				Vertical Encroach-ment Distance
	Primary	Side street	Rear Yard	Side Yard	
Arcade or Gallery	min. 2 feet clear of curb		0 feet	0 feet	min. 8 feet clear
Awning					
Balcony	3 feet max.		0 feet	0 feet	min. 8 feet clear
Bay window	max. 25% clear of sidewalk width		0 feet	0 feet	min. 8 feet clear
Eave	4 feet max.		2 feet max.	2 feet max.	min. 8 feet clear
Signage	See Section 5.0				

BUILDING TYPE STANDARDS

House-Scale and Block-Scale Buildings

Communities are generally made of a variety of building types. The range of types below expresses the basic repeating types that comprise most communities. Distinct from architecture, a type represents a general configuration and intensity that can be predictably deployed throughout a neighborhood or community to achieve a particular vision. The actual design of each type on its site is up to the design review process of each community.

D Stacked Dwelling

C Lined Block

B Flex Block

A Flex Block with Tower

M House

L Duplex/Triplex/ Quadplex

K Tuck-Under Housing

J Bungalow Court

H Rose Walk

G Rowhouse

F Courtyard

E Hybrid Court

THE RANGE OF BUILDING TYPES

Single Dwelling and Carriage House

Duplex to Quadplex

Rowhouses

Courtyard Housing

House-Scale Types

Flex Block

Lined Block

Tower

Block-Scale Types

TABLE 2-3C: BUILDING TYPES BY TRANSECT ZONE

Table 2-3C identifies the range of appropriate building types and their general characteristics that maintain and/or generate the finely-grained and diverse pattern of town-scale buildings througout Tehachapi.

The diagram at right illustrates Tehachapi's range of appropriate building ypes on a continuum from less to more urban.

LESS URBAN — MORE URBAN

HOUSE-SCALE BUILDINGS

BLOCK-SCALE BUILDINGS

INTENT

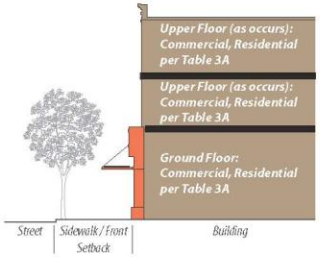
K	J	I	H	G	F	E	D	C	B	A
ESTATE	*HOUSE & CARRIAGE HOUSE*	*SIDEYARD HOUSING*	*BUNGALOW COURT*	*DUPLEX, TRIPLEX, & QUADPLEX*	*VILLA*	*ROWHOUSE*	*COURTYARD HOUSING*	*INDUSTRIAL SHED*	*LINED BLOCK*	*FLEX BLOCK*
A detached single-family house situated on a large lot, allowing for a variety of floor plan configurations. Estates are spaced to provide generous transitional yards between neighboring buildings.	A detached single-family house with a clear distinction between the public, street-facing side, and the private side which is oriented to the yard behind the building. A carriage house is a secondary dwelling unit on top of or adjacent to a detached garage, typically accessible by a side street or alley. Carriage houses also include converted or side yard house, cottages.	A detached single-family house that is oriented toward a yard situated along one side of the building. The yard side is the active side of the building and may provide the main entrance whereas the opposite building side is the passive side, typically located at or near the adjacent property line.	An arrangement of four or more detached or attached single-family houses around a shared court, which provides direct access to all houses that do not front on a street.	A building containing 2, 3, or 4 dwelling units on a single lot. Each dwelling unit has a separate entrance either from the street or side yard.	A building with the appearance of a large house, containing between 2 and 5 dwelling units on a single lot. The building has a central lobby that provides access to individual units.	An attached single-family house on an individual lot, sharing one or two common walls with adjacent houses. Private yard space separates the dwelling unit in the front and the garage in the rear of each lot.	An arrangement of detached and/or attached dwelling units around one or more common courtyards, which provides direct access to all dwelling units that do not front on a street. The courtyard is intended to be semi-public space that is an extension of the public realm.	A building that has been designed or structurally modified to accommodate industrial activity with or without joint residential occupancy within a structure similar in scale to a single dwelling. The industrial shed enables light industrial activity in immediate proximity to single dwellings by utilizing the characteristics of the single dwelling for non-residential residential purposes.	A building that consists of two components: 1) a liner that accounts a public garage or other large-scale business building, and 2) the building being assembled which is designed for occupancy by retail, service, office, and/or live-work uses on the ground floor, with upper floors also configured for those uses or for residences.	A building designed for occupancy by retail, service, office and/or live-work uses on the ground floor, with upper floors also configured for those uses or for residences.

COMPATIBLE BUILDING TYPES

.051 11.60.050(3)A - FLEX BLOCK

1. Description and Intent:
As its name implies, a building designed for a variety of purposes and locations. This type may be occupied by retail, service, office, residential and/or live-work uses on the ground floor, with upper floors also configured for those uses or strictly for one use such as housing. This type depends upon public open space as it does not typically incorporate private open space for all of its occupants. This type may occur as a single-story building that is single-or mixed-use or, as a multi-story, mixed use building.

1a. Residential Density:
The Flex-Block type ranges from 50 to 100 dwellings per acre depending upon the actual number of stories, and size of dwelling units.



EXAMPLES: FLEX-BLOCK

Example of Flex-Block containing major retailer and a variety of housing choices

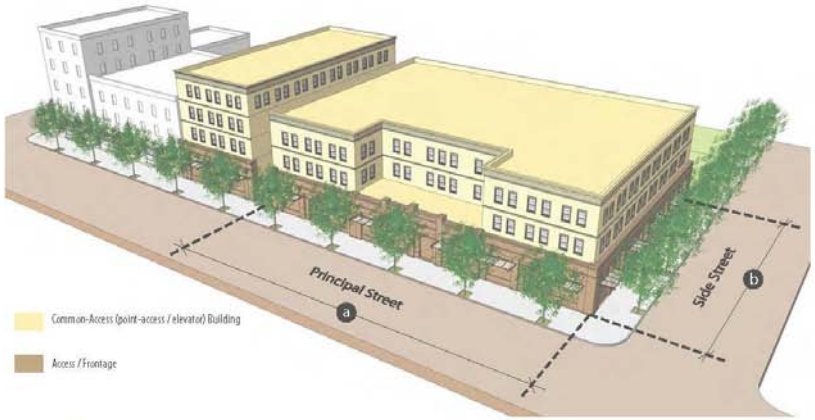
Example of Flex-Block containing ground-floor commercial with a variety of housing choices and/or office above.

Example of Flex-Block as single-story, single-use, commercial building adjacent to another such building and tenant.

Example of Flex-block containing housing and/or lodging

The above examples are not intended to be interpreted literally. The above examples represent the general range of scale, configuration and streetscape typically associated with the Flex-Block building type and not necessarily the allowed building length/lot width. Individual designs may vary provided that they are in compliance with the applicable standards.

ILLUSTRATIVE EXAMPLE OF THE FLEX-BLOCK BUILDING TYPE



Above:
Illustrative Diagram of Flex-Block Building Type (see section 4 'Variations' for examples of Flex-Block being applied to various sites). Individual designs are allowed to vary provided that the intent of the applicable zone is maintained and all applicable requirements are followed.

2. Lot and Access Standards.
A Flex-Block building shall be located on a lot per the following standards, as applicable:

Lot Standards		Min (ft)	Max (ft)
Width: new lot	a	120	400
existing lot	a	no min	400
Depth: new lot	b	100	250
existing lot	b	90	250

a. The main entrance to each ground floor storefront shall be directly from the street and/or the adjoining public open space.

b. Ground floor storefronts shall be at the same grade as the sidewalk of the adjacent public street or open space.

c. Entrance to non-residential portion(s) of the building shall be through a street level lobby, or through a podium lobby accessible from the street or through a side yard.

3. Parking Standards

a. Required parking shall be accommodated in an underground garage, above-grade (podium) garage, surface parking as allowed or a combination of the three as allowed by the applicable zone.

b. Dwellings shall have indirect access to their parking stall(s).

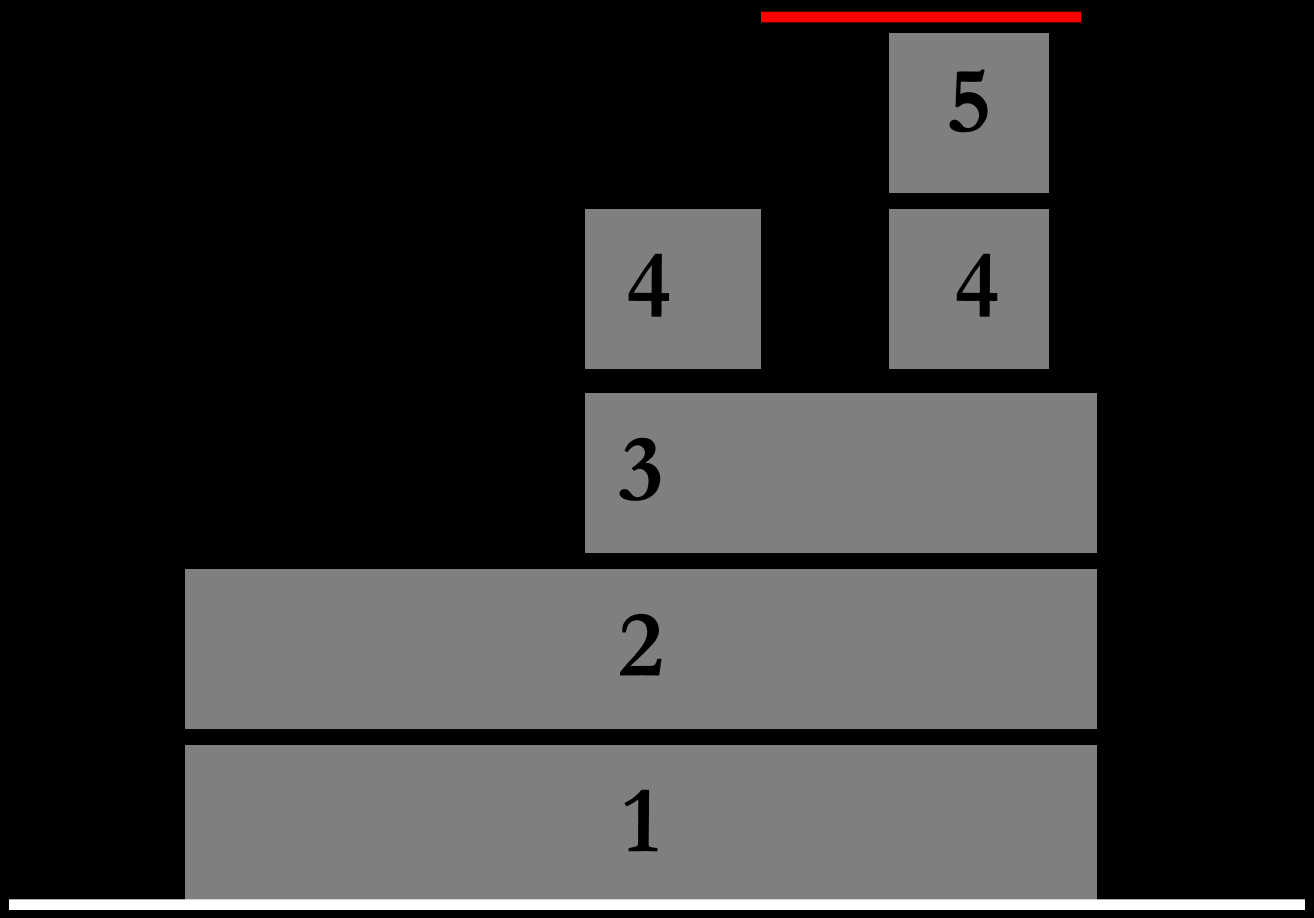
BUILDING SIZE AND MASSING

30 ft max height

35 ft max height

3 stories / 35 feet max

Up to 5 stories / 50 feet max



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4 BLOCKS BACK
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CHICKEN & RIBS

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2 Bedrooms from $899

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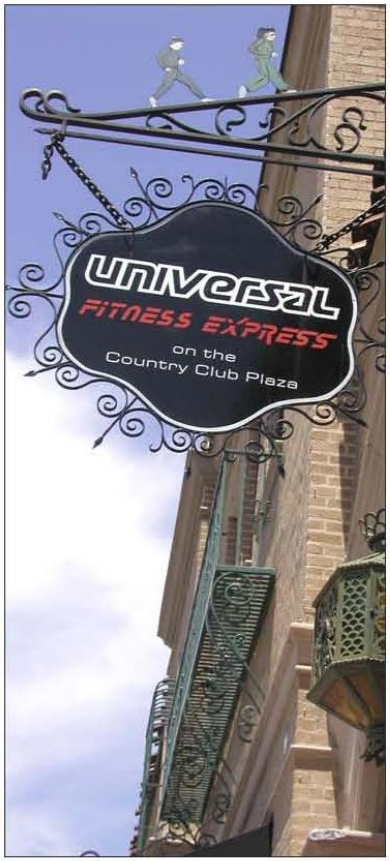
BEST BUY

Awning Sign in combination with focused storefront displays

Wall-Mounted Sign

Individual letters mounted on intermediate band and painted letters on storefront glass



Projecting Sign

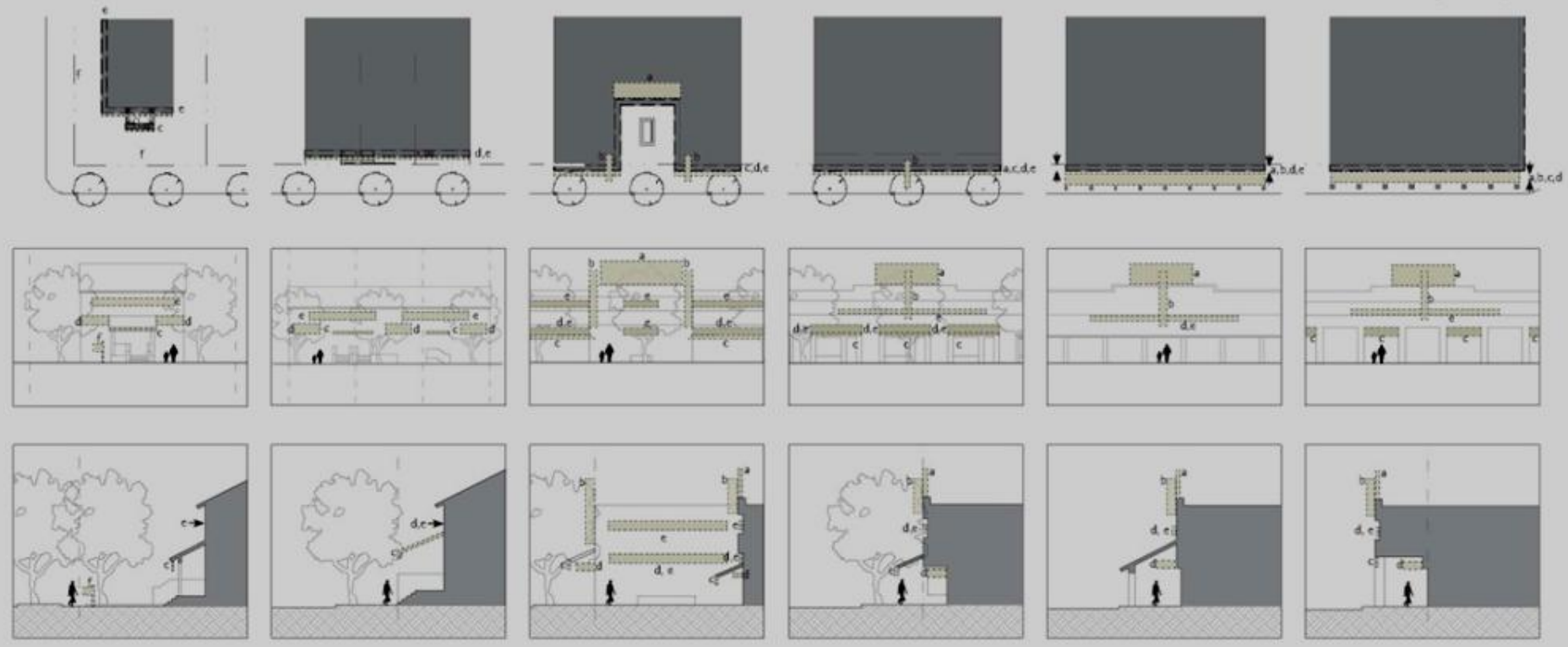
TABLE 7a: ALLOWED SIGN LOCATIONS

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

KEY

Building

Allowed sign location Subject to Table 7b.



FRONTYARD/PORCH FRONTAGE

1. Location Requirements

Allowed = Y ; Not Allowed = --

SIGN TYPE	Allowed
(a) Roof	--
(b) Marquee	--
(c) Awning	Y
(d) Projecting	--
(e) Wall	Y
(f) Yard/Porch	Y

STOOP FRONTAGE

1. Location Requirements

Allowed = Y ; Not Allowed = --

SIGN TYPE	Allowed
(a) Roof	--
(b) Marquee	--
(c) Awning	Y
(d) Projecting	Y
(e) Wall	--
(f) Yard/Porch	--

FORECOURT FRONTAGE

1. Location Requirements

Allowed = Y ; Not Allowed = --

SIGN TYPE	Allowed
(a) Roof	Y
(b) Marquee	Y
(c) Awning	Y
(d) Projecting	Y
(e) Wall	Y
(f) Yard/Porch	--

SHOPFRONT FRONTAGE

1. Location Requirements

Allowed = Y ; Not Allowed = --

SIGN TYPE	Allowed
(a) Roof	Y
(b) Marquee	Y
(c) Awning	Y
(d) Projecting	Y
(e) Wall	Y
(f) Yard/Porch	--

GALLERY FRONTAGE

1. Location Requirements

Allowed = Y ; Not Allowed = --

SIGN TYPE	Allowed
(a) Roof	Y
(b) Marquee	Y
(c) Awning	--
(d) Projecting	Y
(e) Wall	Y
(f) Yard/Porch	--

ARCADE FRONTAGE

1. Location Requirements

Allowed = Y ; Not Allowed = --

SIGN TYPE	Allowed
(a) Roof	Y
(b) Marquee	Y
(c) Awning	Y
(d) Projecting	Y (only under arcade)
(e) Wall	Y
(f) Yard/Porch	--

Table 5A Signage Standards

5A.1 - Wall — A. Description

A sign that is painted or applied directly to the wall, typically above the storefront or more creatively as approved by the City. This type consists of a single panel or individual letters and a logo and does not include cabinet signs. This type of sign is intended for viewing from across the street and along the sidewalk.

Diagram - See Design Standards below for requirements.

Example - Individual letters mounted directly on wall.

Example - Letters painted directly on wall (awning sign shown in combination)

B. Design Standards

1. Max 1 wall sign per facade along a frontage;
2. Max thickness of sign as measured from the wall shall not exceed 4 inches;
3. Min 24 inches from any opening or edge of a facade;
4. Min 12 inches from an eave or parapet.

WALL SIGN					
Sign Size				Max Sign Area	
		Min.	Max.	sign panel	indvidual letters
a	Height	n.a.	30"	24"	30"
b	Width (as % of facade width)	n.a.	60%	55%	60%
c	Feature (allowed beyond sign area)	n.a.	6 sq ft	6 sq ft	6 sq ft
Allowed combinations with other sign types					
Awning/canopy, projecting, marquee, window, subject to city review and approval					

Table 5A Signage Standards

5A.3 - Awning / Canopy — A. Description

A sign that is integral to the awning or canopy above a storefront. This type of sign can be located on the valence face including feature area on the main panel, or in the case of a canopy, on top of and along the front edge of the canopy. This type of sign is intended for viewing at close range.

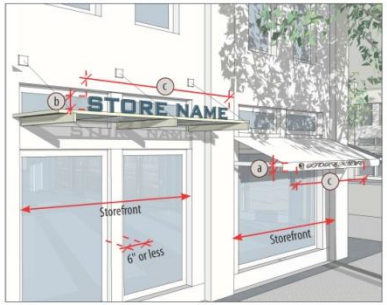


Diagram - See Design Standards below for requirements.

Example - Sign on valance with logo on main panel.

Example - Individual and internally illuminated letters mounted on fascia of the canopy.

B. Design Standards

1. Max 1 wall sign per awning or canopy;
2. Awning / Canopy shall correspond to a storefront per applicable requirements of Section 3.0 Frontage;
3. Main panel shall only be used for logo feature and shall not be for additional signage area;
4. Internal illumination of awning(s) is prohibited;
5. Canopy sign may extend above the top of the canopy provided that the sign does not exceed 24" in height;
6. Encroachment permit required.

AWNING / CANOPY SIGN				
Sign Size				Max Sign Area
		Min.	Max.	indvidual letters
a	Height: awning valance	6"	18"	18"
b	Height: canopy valance	n.a.	24"	24"
c	Width (as % of awning/canopy width)	n.a.	75%	75%
d	Feature (logo) for awning main panel	n.a.	2 sq ft	n.a.
e	Feature (allowed beyond canopy sign area)	n.a.	3 sq ft	3 sq ft
Allowed combinations with other sign types				
Projecting, marquee, wall, window, subject to city review and approval				

TESTING THE CODE

- Work with local owners, developers and architects to:
  - determine if vision is fully enabled
  - test the limits of the code
- Identify adjustments or issues to address
- Discuss needed adjustments with community
- Finalize Code for Adoption by City Council

APPLYING THE CODE

TABLE 1B APPLICATION PROCESS

Identify the application scenario that most closely applies to determine the corresponding process and relevant requirements of this code.

Existing Building(s)

New Sign on Existing Building

IDENTIFY sign requirements per Table 5A

DESIGN sign per Table 5A

SUBMIT PLANS AND APPLICATION to Planning Dept

APPROVED, if application complies with all applicable standards.

New Business in Existing Building

IDENTIFY ZONE in Figure 2

SELECT allowed land use(s) from Table 2B

IDENTIFY sign requirements per Table 5A

DESIGN sign per Table 5A

SUBMIT PLANS AND APPLICATION to Planning Dept

APPROVED, if application complies with all applicable standards.

Modify/Expand Existing Building

IDENTIFY ZONE in Figure 2

SELECT allowed land use(s) from Table 2B

DESIGN per Table 2C

SUBMIT PLANS AND APPLICATION to Planning Dept

If signage involved:

IDENTIFY sign requirements per Table 5A
DESIGN sign per Table 5A

APPROVED, if application complies with all applicable standards.

New Building(s)

New Building on Infill Site

(less than 1.5 acres)

IDENTIFY ZONE in Figure 2

SELECT allowed land use(s) from Table 2B

IDENTIFY development standards per Table 2C

SELECT allowed building types from Table 3A

SELECT allowed frontage type from Table 4A

DESIGN building per above standards

IDENTIFY sign requirements per Table 5A

DESIGN sign per Table 5A

SUBMIT PLANS AND APPLICATION to Planning Dept. Architectural Advisor reviews if site in "A" designated area.

APPROVED, if application complies with all applicable standards.

New Building on Large Site

(over 1.5 acres)

IDENTIFY ZONE in Figure 2

SELECT allowed land use(s) from Table 2B

DESIGN blocks and streets per Table 6A and 6B

IDENTIFY development standards per Table 2C

SELECT allowed building type(s) from Table 3A

SELECT allowed frontage type(s) from Table 4A

DESIGN building per above standards

IDENTIFY sign requirements per Table 5A

DESIGN signs per Table 5A

SUBMIT PLANS AND APPLICATION to Planning Dept and Architectural Advisor for review.

APPROVED, if application complies with all applicable standards.

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e. Administrative Modification.

As identified in Table 11.60.010(B), particular standards of this Code may be adjusted subject to the applicant providing the necessary information for the Community Development Director to make an informed decision in granting or denying the request for modification. The Community Development Director may elect to refer the application to the Planning Commission.

TABLE 11.60.010(B) ADMINISTRATIVE MODIFICATION [1]

STANDARD TO BE MODIFIED	MAXIMUM AMOUNT OF STANDARD
A. Lot Width / Depth	10%
B. Building Placement	
Front Setback	15%
Side Street Setback	15%
Interior Side Setback	10%
Rear Setback	15%
Alley Setback	10%
C. Building Height	10% (only for stories 1-5)
D. Volume / Massing	15% (total for building)
E. Required Parking	5%
F. Parking Placement	
Front Setback	5%
Side Street Setback	5%
Interior Side Setback	25%
Rear Setback	25%
G. Parking Access	5%
H. Driveway Width	5%
I. Street R.O.W. (new street)	5%

KEY TO NOTES

[1] **Modification of Requirements.**

a. Administrative Modification. Upon determination by the Community Development Director that the request, as authorized by Table 11.60.010(B), is consistent with the applicable requirements of this code, the identified standards may be modified administratively.

b. Major Modification. Requests that exceed the limits identified in Table 11.60.010(B), but that are deemed by the Community Development Director to be within the intent of this code, are to be processed with a recommendation for review and action by the Planning Commission.

c. Limits of Modifications. Upon determination by the Community Development Director that the request for an administrative modification deviates beyond the limit(s) authorized by Table 11.60.010(B) and the intent of this Code, such request shall be deemed ineligible for a modification and shall be processed as a Code Amendment (SGMC 11.40) or Variance (SGMC 11.38).

.100 Required Findings

11.60.100 REQUIRED FINDINGS

Prior to approving an application involving property subject to this Code, the Community Development Director shall evaluate the application for compliance with this Code per the findings of this Chapter.

The application is required to demonstrate compliance with the applicable findings. Each finding is assumed to be preceded with "*The proposed application...*". In cases where the statement cannot be made in the affirmative, the proposed application shall be deemed to be out of compliance with this Code and not be able to be approved.

A. REGULATING PLAN AND ZONES: 11.60.020

"The proposed application..."

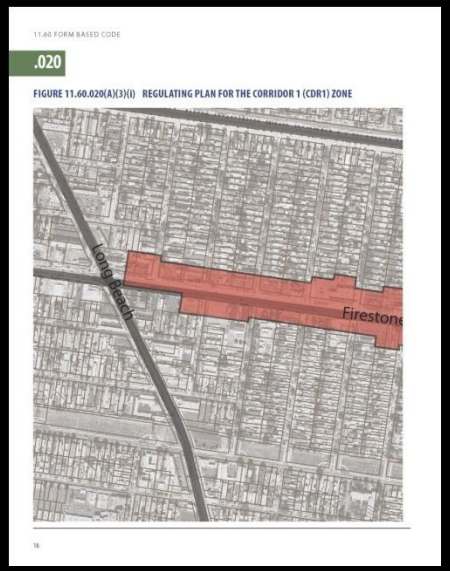
1. Establishes and maintains unique zones to effectively implement the vision, policies and physical character as envisioned in the Community Design Element of the South Gate General Plan;
2. Generates or maintains the intended physical character of each zone based on the policies and direction in the South Gate General Plan through the appropriate allocation of land use, building, frontage, and signage types;
3. Generates or maintains a compatible transition between zones through changes in zone at the mid-block or through appropriate allocation of street types for changes in physical scale on opposite sides of a street.
4. Is in compliance with the requirements of the applicable zone and Figure 11.60.020(A), Regulating Plan.

B. LAND USE TYPES AND STANDARDS: 11.60.030

"The proposed application..."

1. Is an allowed land use type that supports the intended physical character, as envisioned in the Community Design Element of the South Gate General Plan;
2. Generates or maintains compatibility between adjacent and surrounding land use types;
3. Reflects the primary purposes of the particular zone(s) and is able to be approved administratively because it will achieve compatibility through compliance with the applicable requirements of this Code;
4. Upon including the necessary conditional requirements for land use types where it cannot be assumed that compatibility will be achieved solely through compliance with the applicable requirements, will achieve compatibility.
5. Is in compliance with the requirements of the applicable zone.

Translating your Vision into Standards



11.60 FORM BASED CODE

.020

FIGURE 11.60.020(A)(3)(i) REGULATING PLAN FOR THE CORRIDOR 1 (CDR1) ZONE

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CITYWIDE REGULATING PLAN AND ZONES 11.60.020

ZONE SUMMARIES

CORRIDOR 1 ZONE | CORRIDOR 2 ZONE | URBAN NEIGHBORHOOD 1 ZONE

Flex Block	6; 8 w/bonus	Flex Block	6; 9 w/bonus	Flex Block	6; 8 w/bonus
Lined Block (reserved)		Lined Block (reserved)		Lined Block (reserved)	
Hybrid Court	4; 5 w/bonus	Hybrid Court	3; 4 w/bonus	Hybrid Court	3; 4 w/bonus
Court (reserved)		Court (reserved)		Court (reserved)	
Rowhouse (reserved)		Rowhouse (reserved)		Rowhouse (reserved)	
Tuck-Under (reserved)		Tuck-Under (reserved)		Tuck-Under (reserved)	
Bungalow Court (reserved)	—	Bungalow Court (reserved)		Bungalow Court (reserved)	
House/Duplex to Quadplex (reserved)	—	House/Duplex to Quadplex (reserved)	—	House/Duplex to Quadplex (reserved)	—
Carriage House (reserved)	—	Carriage House (reserved)	—	Carriage House (reserved)	

Gallery	allowed	Gallery	—	Gallery	—
Shopfront	allowed	Shopfront	allowed	Shopfront	allowed
Forecourt	allowed	Forecourt	allowed	Forecourt	allowed
Shop (reserved)		Shop (reserved)		Shop (reserved)	
Terrace (reserved)		Terrace (reserved)		Terrace (reserved)	
Porch	—	Porch	allowed	Porch	allowed
Front Yard	allowed	Front Yard	allowed	Front Yard	allowed

Front yard	0' for 50% of frontage	Front yard	0' for 65% of frontage	Front yard	10' min
Side Street	0' for 50% of frontage	Side Street	0' for 50% of frontage	Side Street	10' min
Interior Side yard	0' or 10'	Interior Side yard	0' or 10'	Side yard	10' min
Rear yard	10' min	Rear yard	10' min	Rear yard	10' min
Alley rear yard	3' min	Alley rear yard	3' min	Alley rear yard	3' min
see Table 11.60.040(A)(3) for add'l requirements		see Table 11.60.040(A)(4) for add'l requirements		see Table 11.60.040(A)(5) for add'l requirements	

Use Type (s)	Required	Guest	Park Dwn	Use Type (s)	Required	Guest	Park Dwn	Use Type (s)	Required	Guest	Park Dwn
Efficiency / Studio	1.0-1.5/ unit	.25/unit	N.A.	Efficiency / Studio	1.0-1.5/ unit	.15/unit	N.A.	Efficiency / Studio	1.0-1.5/ unit	.15/unit	N.A.
Rent 1 - 3 BR	2/unit	.20/unit	N.A.	Rent 1 - 3 BR	2/unit	.20/unit	N.A.	Rent 1 - 3 BR	2/unit	.20/unit	N.A.
Live-Work	2/unit	.15/unit	N.A.	Live-Work	2/unit	.15/unit	N.A.	Live-Work	2/unit	.15/unit	N.A.
Conf/Senior	1/250	N.A.	N.A.	Conf/Senior	1/250	N.A.	N.A.	Conf/Senior	1/250 [1]	N.A.	N.A.
Retail	1/200	N.A.	N.A.	Retail	1/200	N.A.	N.A.	Retail	1/200 [1]	N.A.	N.A.
Food	1/100	N.A.	N.A.	Food	1/100	N.A.	N.A.	Food	1/100 [2]	N.A.	N.A.
Office	1/250	N.A.	N.A.	Office	1/250	N.A.	N.A.	Office	1/250 [3]	N.A.	N.A.
Industrial	1/900	N.A.	N.A.	Industrial	1/900	N.A.	N.A.	Industrial	1/900 [3]	N.A.	N.A.

[1] max 2,500 sf; [2] max 1,000 sf; [3] max 2,000 sf

CITY OF SOUTH GATE, CALIFORNIA

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11.60 FORM BASED CODE

.051 11.60.050(3)B - HYBRID COURT

EXAMPLES: HYBRID COURT

1. Description and Intent:
A building that combines the lower intensity courtyard housing type (walkup access) with the more intense flex-block type (common or point access) around shared open space for locations such as busy streets adjacent to small scale neighborhoods. This type may be occupied by retail, service, office, residential and/or live-work uses on the ground floor, with upper floors also configured for those uses or strictly for one use such as housing. As this type combines two ends of the intensity spectrum, it is limited to 5 stories to maintain compatibility between the walkup and point-access components as well as livability for its tenants.

1a. Residential Density:
The Hybrid Court type ranges from 40 to 60 dwellings per acre depending upon the actual number of stories, and size of dwelling units.

Upper Floor (no access): Commercial, Residential per Table 1A

Upper Floor: Commercial, Residential per Table 1A

Ground Floor: Commercial, Residential per Table 1A

Street | Sidewalk / Front Setback | Building

Alleys beside along busy corridor with entries to ground floor units raised and setback from sidewalk.

While the main facade in this example contains most of the density, the rest of the lot is the 'walk up' portion with much smaller volumes, note the parking lot at left is not associated with the example.

In addition to individual entries to units facing the street, interior units are accessed through a courtyard, providing security and natural ventilation.

The above examples are not intended to be interpreted literally. The above examples represent the general range of scale, configuration and streetscape typically associated with the Hybrid Court building type. Individual designs may vary provided that they are in compliance with the applicable standards.

66

Anthony Perez
1 Oct, 2010

raimi+ associates
the nature of community