



City of Los Altos Objective Design Standards

Annotated Framework

August 2020

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1 Introduction

The Los Altos Objective Design Standards project was initiated in May 2020 by the City of Los Altos. The project is a six-month process to ensure that the Los Altos Zoning Code supports the community's vision for the City, reflects recent trends in development, and is compliant with recent State legislation related to housing.

This report identifies potential needed modifications to standards, design controls, and design review criteria to ensure that design standards for all residential and residential mixed-use development are clear, objective, and lead to more predictable results. The goal of the project is to update or replace existing Zoning Code sections that include subjective design regulations for multi-family and/or residential mixed-use development.

Code Sections with Subjective Design Standards

Change areas are limited to the following sections within Title 14 of the Los Altos Code of Ordinances (see Appendix for the table of contents of the entire Zoning Code and where these Sections are located):

- **Design Controls for CN and CT.** Sections 14.40.150 - Design Control (CN) and 14.50.170 - Design Control (CT) list subjective design standards applicable to each district. The two sections are similar in content. *See page 4.*
- **Design Controls for CD, CRS, CD/R3, and CRS/OAD.** Sections 14.44.130 - Design Control (CD), 14.48.130 - Design Control (CRS), 14.52.110 - Design Control (CD/R3), and 14.54.130 - Design Control (CRS/OAD) list subjective design standards applicable to each district. The four sections are similar in content. *See page 8.*
- **14.48.020 Vision Statement & Specific Purposes (CRS).** This section lists subjective design standards specific to the CRS zone. *See page 12.*
- **14.76.060 Design Review Findings.** This section lists subjective design review findings for projects in the R3-4.5 District. *See page 16.*
- **14.78.060 Design Review Findings.** This section lists subjective design review findings for projects in the R3-1, R3-1.8, R3-3, R3-5, CN, CT, CD, CD/R3, CRS, and CRS/OD districts. *See page 18.*

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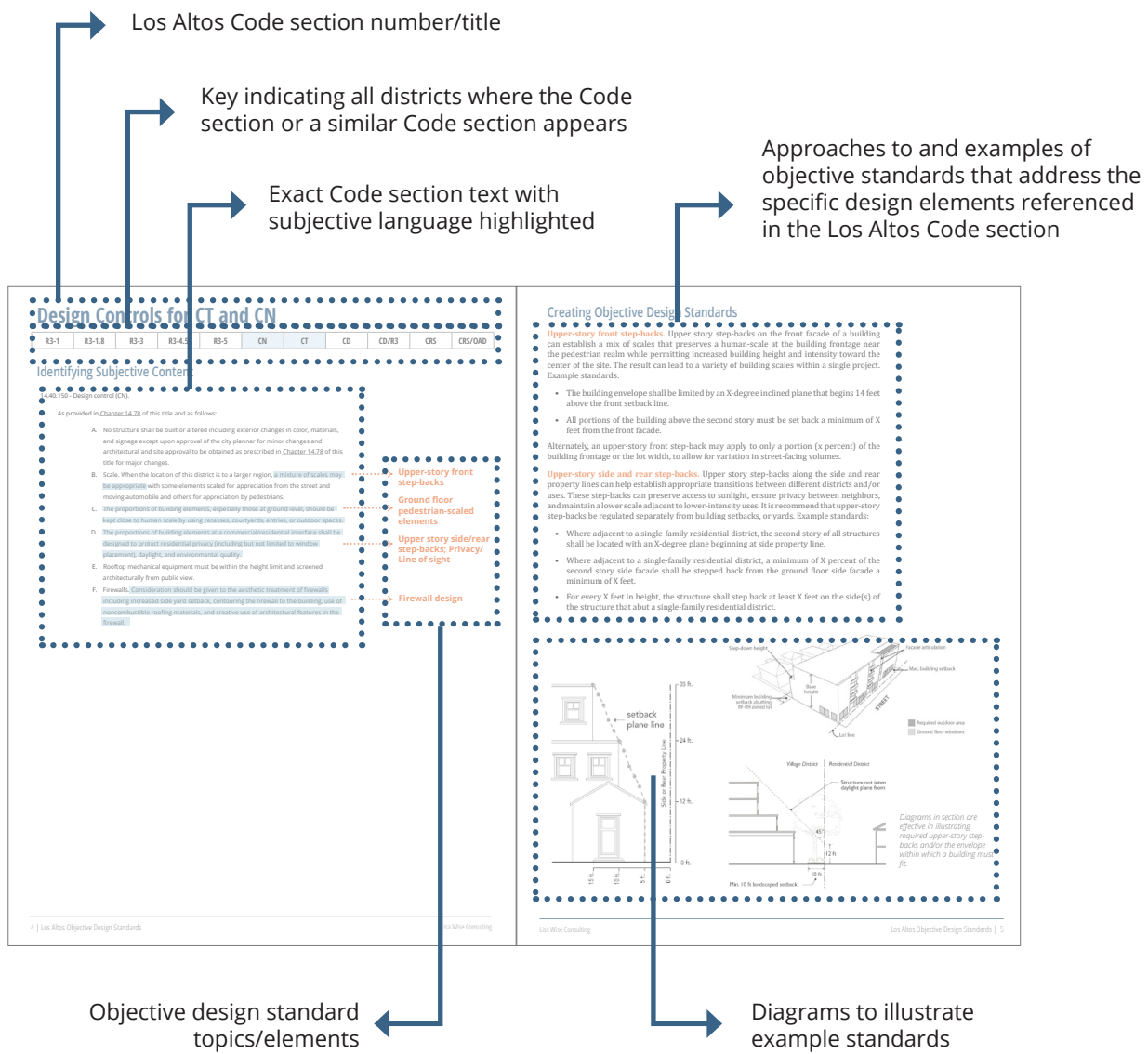
Chapter 2 of this document identifies specific subjective language located in the sections listed above and describes some recommended approaches to creating effective objective design standards. Chapter 3 presents two options for the format and organization of the revised Code, and Chapter 4 lists some additional considerations for Code revisions or clarifications to best support the objective design standards.

Next Steps

The project team anticipates discussing the content and approaches described in this document at the August 18 Planning Commission/City Council study session. The team will hear community and decision-maker priorities, gather feedback on the framework, and receive direction prior to drafting the objective standards.

2 Recommended Approaches

Pages 4 through 20 identify subjective design standards found in the Los Altos Zoning Code. Specific subjective language is highlighted in blue. The diagram below illustrates how the pages in the chapter are organized.



Design Controls for CT and CN

R3-1	R3-1.8	R3-3	R3-4.5	R3-5	CN	CT	CD	CD/R3	CRS	CRS/OAD
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Identifying Subjective Content

14.40.150 - Design control (CN).

As provided in [Chapter 14.78](#) of this title and as follows:

- A. No structure shall be built or altered including exterior changes in color, materials, and signage except upon approval of the city planner for minor changes and architectural and site approval to be obtained as prescribed in [Chapter 14.78](#) of this title for major changes.
- B. Scale. When the location of this district is to a larger region, a mixture of scales may be appropriate with some elements scaled for appreciation from the street and moving automobile and others for appreciation by pedestrians.> **Upper-story front step-backs**
- C. The proportions of building elements, especially those at ground level, should be kept close to human scale by using recesses, courtyards, entries, or outdoor spaces.> **Ground floor pedestrian-scaled elements**
- D. The proportions of building elements at a commercial/residential interface shall be designed to protect residential privacy (including but not limited to window placement), daylight, and environmental quality.> **Upper story side/rear step-backs; Privacy/ Line of sight**
- E. Rooftop mechanical equipment must be within the height limit and screened architecturally from public view.
- F. Firewalls. Consideration should be given to the aesthetic treatment of firewalls including increased side yard setback, contouring the firewall to the building, use of noncombustible roofing materials, and creative use of architectural features in the firewall.> **Firewall design**

Creating Objective Design Standards

Upper-story front step-backs. Upper story step-backs on the front facade of a building can establish a mix of scales that preserves a human-scale at the building frontage near the pedestrian realm while permitting increased building height and intensity toward the center of the site. The result can lead to a variety of building scales within a single project. Example standards:

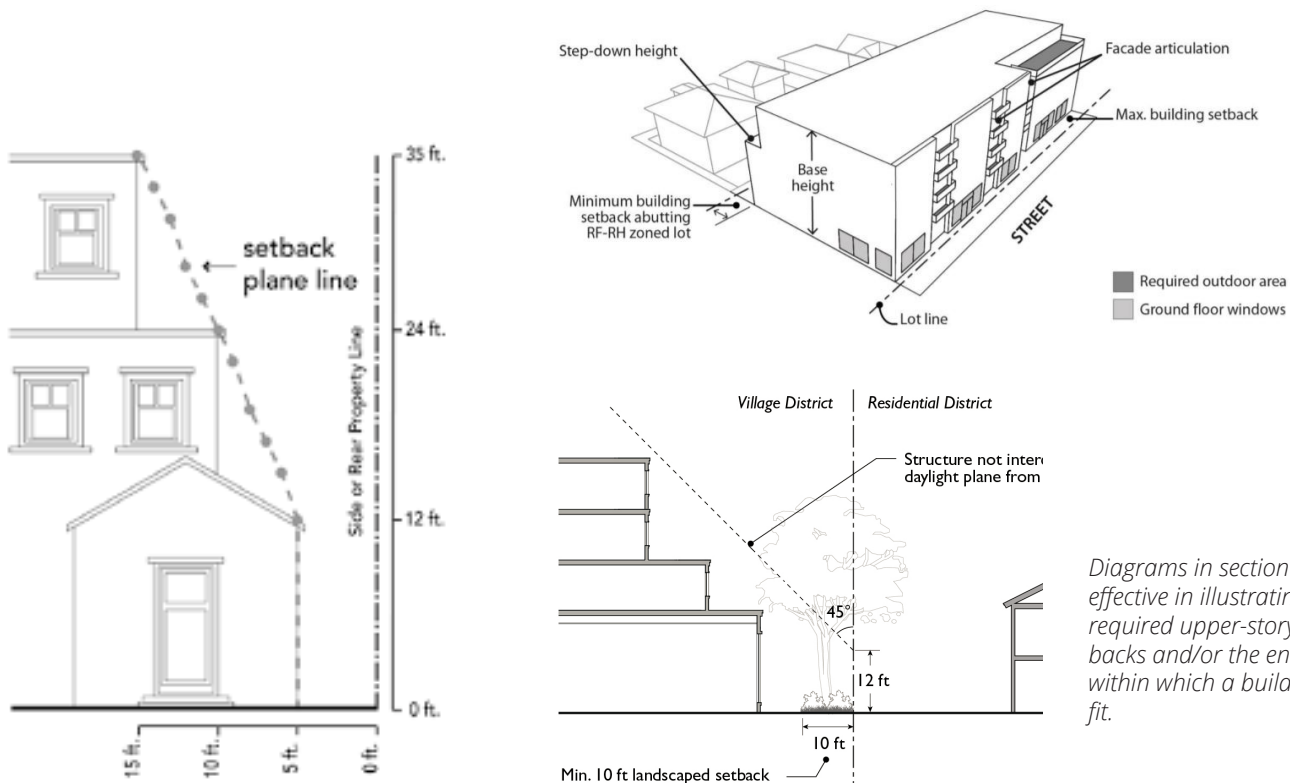
- The building envelope shall be limited by an X-degree inclined plane that begins X feet above the front setback line. *The specified distance above the front setback line may be a function of the abutting right-of-way width, the average existing streetwall height, or other factors.*
- All portions of the building above the second story must be set back a minimum of X feet from the front facade.

Alternately, an upper-story front step-back may apply to only a portion (x percent) of the building frontage or the lot width, to allow for variation in street-facing volumes.

Upper-story side and rear step-backs. Upper story step-backs along the side and rear property lines can help establish appropriate transitions between different districts and/or uses. These step-backs can preserve access to sunlight, ensure privacy between neighbors, and maintain a lower scale adjacent to lower-intensity uses. It is recommended that upper-story step-backs be regulated separately from building setbacks, or yards. Example standards:

- Where adjacent to a single-family residential district, the second story of all structures shall be located with an X-degree plane beginning at side property line.

- Where adjacent to a single-family residential district, a minimum of X percent of the second story side facade shall be stepped back from the ground floor side facade a minimum of X feet.
- For every X feet in height, the structure shall step back at least X feet on the side(s) of the structure that abut a single-family residential district.



Diagrams in section are effective in illustrating required upper-story step-backs and/or the envelope within which a building must fit.

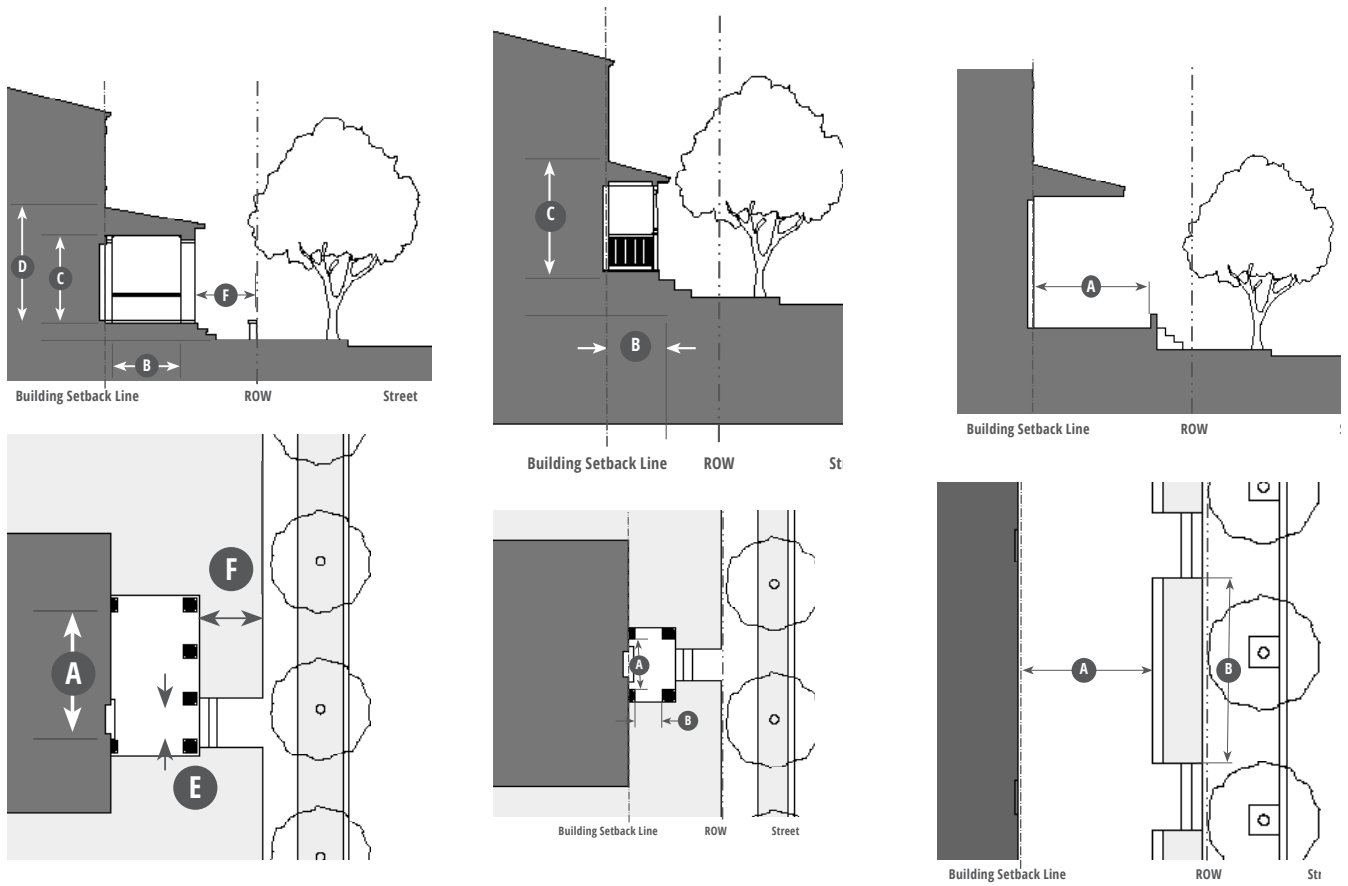
Pedestrian-scaled building entrances. Standards that ensure a human-scaled street-facing entrance design maximum ground floor ceiling height; required entry features and dimension ranges. Example standard:

- Accent elements a maximum of 12 feet in height shall be used to demarcate building frontages, building entrances, and common open space areas. A minimum X element(s) from the following list must be incorporated into ground floor building design: awning, canopy, overhang, trellises, arches, columns, etc.

Alternately, building entries may be selected from a "menu" of designs, each with prescribed design elements and dimensions. Entries may include porch, stoop, dooryard, terrace, shopfront, forecourt, courtyard, etc. Standards for each frontage limit encroachments into the required yards, and establish height, width, and floor elevation ranges.

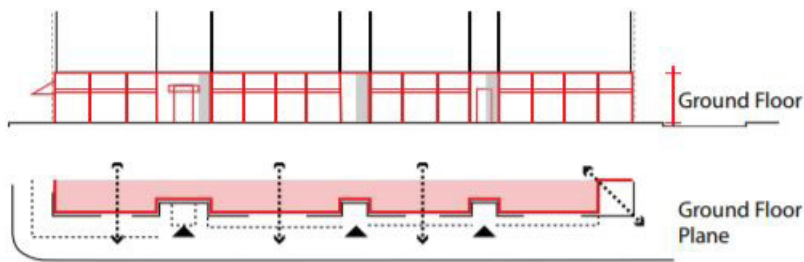


Images (right) and diagrams (next page) can help illustrate the various desired elements of entrance design.



Pedestrian-scaled ground floor design. Design standards may address the design of a structure's ground floor separately from the upper floors. Elements that contribute to a comfortable pedestrian environment include limits to the size of two-story elements (columns, bay windows, etc.), architectural elements that establish a rhythm across all street-facing ground floor facades, and elements that soften the foundation of a building where the ground floor elevation is raised. Example standards:

- Ground floor building design must include a minimum X element(s) from the following list to add visual variety and interest to building facades and enhance the connection between public and private realms: eaves, cornices, trellises, overhangs, exposed structural elements such as rafters, recessed windows, columns, bay windows, etc.
- Structural bays must be a maximum X feet in width and must be visually distinguishable through recesses a minimum X inches in depth.



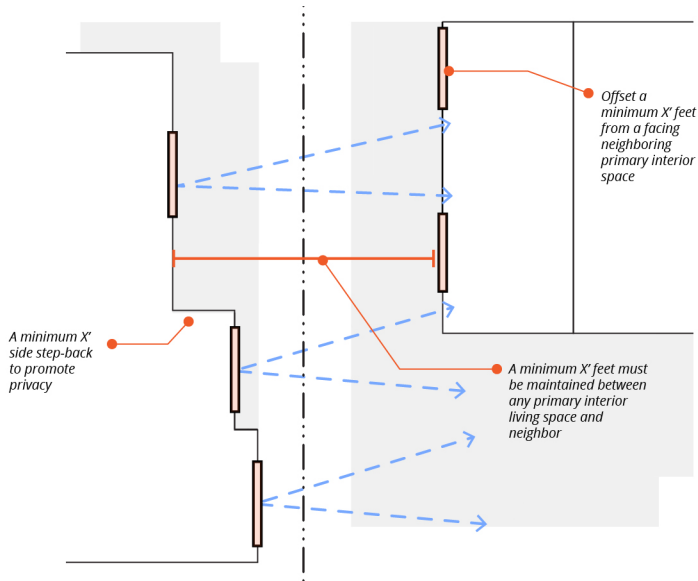
Diagrams in plan can specify the required degree of articulation across a street-facing facade.



Images can help illustrate the various desired elements of ground floor design.

Privacy/Line of Sight. Standards may require that windows and balconies be offset to avoid direct sight lines into and from neighboring properties. Standards may also require additional a minimum distance between a primary living space (bedroom or living room) and a neighboring structure. This may have the effect of requiring variation and articulation along side facades. Example standards:

- Primary interior living spaces (bedroom and living areas) must be offset a minimum X feet from a facing neighboring primary interior space on the same story.
- A minimum X feet must be maintained between any primary interior living space (bedroom and living area) and an existing neighboring primary living space on the same story.



Firewall Design. Design standards can require that firewalls be designed as integral parts of the building and site design to minimize negative aesthetic impacts. As firewalls typically incorporate parapets and end-of-wall details as part of the wall's fire safety design, these elements and any exposed wall surfaces should be expressive of the overall building design.

Design Controls for CD, CD/R3, CRS, and CRS/OAD

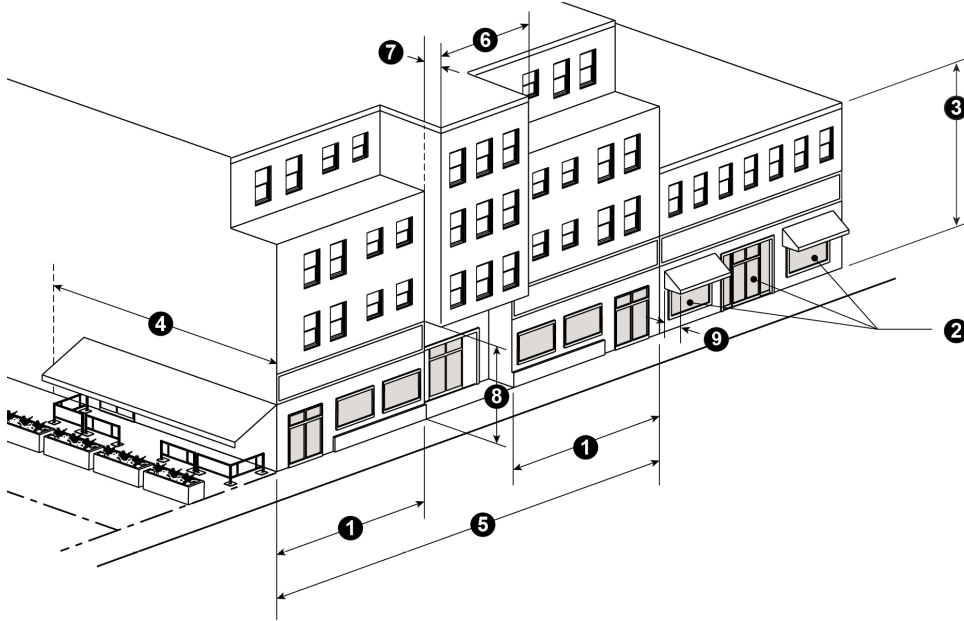
R3-1	R3-1.8	R3-3	R3-4.5	R3-5	CN	CT	CD	CD/R3	CRS	CRS/OAD
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Identifying Subjective Content

- A. No structure shall be built or altered including exterior changes in color, materials, and signage in the CD District except upon approval of the city planner or as prescribed in Chapter 14.78 of this title.
- B. Reduction of apparent size and bulk:
 - 1. As a general principle, building surfaces should be relieved with a change of wall plane that provides **strong shadow and visual interest.**> **Facade relief/projections**
 - 2. Every building over seventy-five (75) feet wide should have its perceived height and bulk reduced by dividing the building mass into **smaller-scale components** by:> **Building massing articulation**
 - i. A change of plane;
 - ii. A projection or recess;
 - iii. Varying cornice or roof lines;
 - iv. Other similar means.
 - 3. The **proportions of building elements, especially those at ground level, should be kept close to human scale by using recesses, courtyards, entries, or outdoor spaces along the perimeter of the building to define the underlying fifty (50) foot front lot frontage.**> **Ground floor pedestrian-scaled elements**
 - 4. Rooftop equipment shall be concealed from view and/or integrated within the architecture of the building.
 - 5. **Windows should be inset generously** from the building wall to create shade and shadow detail; the minimum inset shall be three inches.> **Window design**
- C. The primary access for all buildings shall be directly to the street.
- D. Consideration should be given to the relationship of the project and its location in the downtown to the **implementation of goals and objectives of the downtown urban design plan.** Evaluation of design approved shall consider **one or more of the following factors:**
 - 1. The project location as an entry, edge, or core site;
 - 2. The ability to contribute to the creation of open space on-site or in designated areas;
 - 3. Enhancement of the pedestrian environment through the use of pathways, plantings, trees, paving, benches or other amenities;> **Open space/pedestrian amenities**
 - 4. Building facade improvements including, paint, signage, service areas, windows and other features;> **Parking design/access**
 - 5. On-site or off-site parking improvements;
 - 6. Public or private landscape improvements.> **Landscaping**

Creating Objective Design Standards

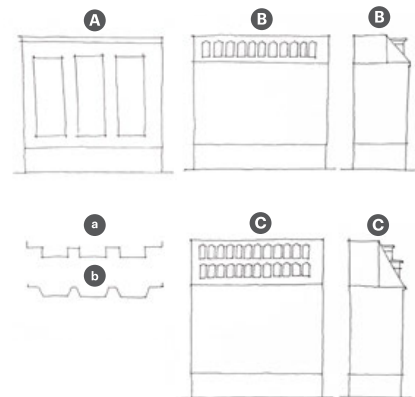
Building massing articulation. While basic development standards regulate building height and setbacks, design standards prevent monolithic structures by further regulating massing elements. Standards can limit the size of volumes adjacent to lower-intensity uses, limit the perceived building width increment, and increase visual interest. Building massing standards can complement or take the place of upper story step-back standards.



Images and axonometric diagrams can be useful in describing required building massing articulation. A single diagram (left) and accompanying table can ensure that dimensions work on typical lot sizes and describe feasible building forms.

Tripartite design. Traditional tripartite design, where buildings exhibit an identifiable base, middle, and top, is effective in visually breaking up the mass of a building, reducing its perceived bulk, and regulating design and placement of half-stories. Design standards related to tripartite design can offer a menu of appropriate forms for the top of the building. Example standards include:

- All street-facing building facades shall be composed of a clearly distinguishable base, middle, and top. Non-traditional designs may incorporate other means of façade composition.
- Horizontal articulation may consist of a differentiated base, a roof cornice line, an eave and gables overhang, or other element that frames the middle section of the building.
- Buildings or portions of buildings that are over four stories shall provide articulation for the top story of the building. This may be accomplished through a change in color, change in material, a cornice/belt course at the bottom of the uppermost floor, a top story step-back, a mansard roof, or similar measures.



Images and sketches can illustrate options for appropriate building "tops."

Facade relief/projections. Standards may require relief on a smaller scale, to be applied to each upper-story street-facing building volume or surface. These include balconies, columns, structural bays, cornices, belt courses, and other architectural features that provide shadows, add visual interest, and signal habitation. Example standards:

- Wall projections and recesses must be minimum X" in depth for buildings between X and X feet in width, and minimum X" in depth for buildings X feet or greater in width.
- Vertical architectural elements (pilasters, columns, piers, other structural elements) must extend a min. X feet in height and project a min. of X inches from the building face.
- Corner lots shall include architectural variations (bay windows, wraparound porches, projections, etc.) on both street frontages. Architectural enhancements shall be provided for a minimum of 50% of the side street frontage elevation.
- Awnings shall be of a durable, commercial grade fabric, canvas or similar material having a matte finish. Canopies can be constructed of wood or other natural materials in keeping with materials used historically in the Downtown.

When regulations for building articulation and facade relief may vary based on building width and location, they may be presented in tabular format.

Requirement	Building length along adjacent sidewalk ¹			
	< 75'	75' to 100'	>100'	>150'
3.2.030 (Tripartite Facade Articulation)	No	Yes	Yes	No
3.2.040 (Massing and Composition)	No	No	Yes	Yes
3.2.050 (Corner Elements)	No	No	No	Yes
3.2.060 (Windows and Openings)	Yes	Yes	Yes	Yes
3.2.070 (Historic Resource Adjacency Standards)	Required where adjacent to identified historic resource			

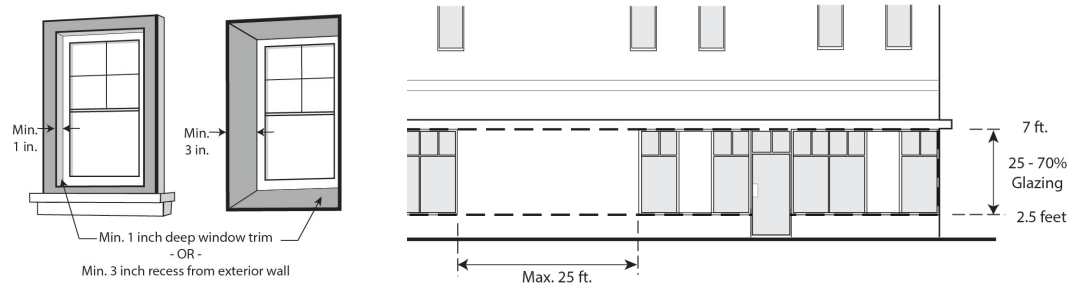
¹ As measured along street.

Window and door design. Window and door design is integral to architectural style. Windows should be regulated to reflect the different components of the building (e.g., ground floor lobbies, stair towers, corners, office suites, or residential units). Example standards:

- Recess doors and windows a minimum of X inches from the wall. Recess window glass a minimum of X inches from the exterior wall surface to add relief to the wall surface.
- Trim surrounds shall be provided at all exterior window and door openings. Trim shall be substantial, visible, and at least X-inch in depth around all upper-story windows and non-commercial ground floor buildings.
- Residential buildings with multiple frontages facing streets, pedestrian paths, or shared open spaces shall incorporate operable windows on at least two frontages.
- Upper-story windows must be vertically oriented. Classical proportions are recommended proportions (e.g. 2:1, 3:2, or 4:3).

Blank walls. Horizontal wall surfaces without apertures or articulation increase the perceived mass of a building. Example standards to reduce blank walls:

- No building facade may extend in a continuous plane for more than X feet without a window, door, or store front opening.

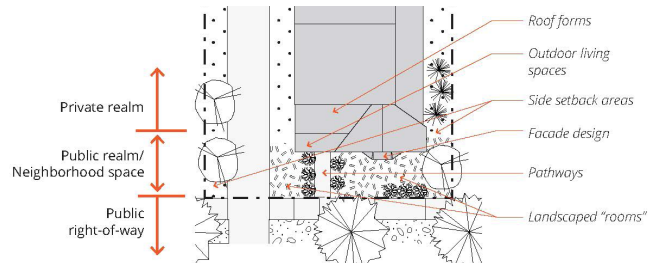


Diagrams can illustrate required window proportions and recesses and limits on blank walls.

Common open space and pedestrian amenities.

Design standards can ensure that common open spaces are visible, accessible, and usable. Example standards:

- Required landscape buffers and driveways shall not count as required common open space.
- Required common one space may be provided by one or more of the following: plaza, pocket park/ plaza, square, playground, community gardens, greenways, and neighborhood parks. All spaces must be ADA accessible and must incorporate seating and lighting.
- Separation between common and private open space may be provided with low walls, plant materials, or fences a maximum of X" in height. Where private open space is adjacent to a public accessway, a fence up to X' is allowed provided the top X" is a minimum X% transparent.



Landscaping and paving. Objective standards can ensure that required buffer areas remain landscaped; that selected species are local, low water usage, drought-tolerant, or add color or shade to the streetscape; and that plantings complement the architectural design of the primary structure.

- Landscaping must be placed on each side of a driveway at grade or in raised planters.
- Low walls and/or hedges must screen the parking along the sidewalk. When walls are used, the materials and design must be compatible with and not obscure the architectural style of the building.
- A minimum X% percent of on-site paving material must be pervious/permeable.

Diagrams can be effective in demonstrating the placement and dimensions of on-site open space.

Parking design and access. Currently, the Los Altos Code does not establish setbacks for on-site parking areas, either surface or structured. The Code can ensure that surface parking areas and structured parking is designed and screened to limit visibility from the right-of-way. Example standards:

- Where ground-level structured parking is provided, the parking area must be 1) "lined" with uses or 2) designed such that the floor elevation is a minimum X vertical feet below the elevation of the adjacent sidewalk.
- Fences and walls around parking areas shall not present a solid unbroken surface. Walls or fences greater than X feet in length shall include design features such as trellis or grillwork with climbing plants, landscaping, and/or textured treatments over x% of the total wall area at minimum.
- Fences and walls around parking areas shall be decorative iron, masonry, rock, wood, or similar permanent material and not be more than X% solid.
- Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum X feet from the back of sidewalk.
- A clearly defined, lighted and landscaped pedestrian route shall be provided between all parking areas and primary pedestrian entrance.
- New development on abutting lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems. Easements shall be used to assist in defining maintenance and utility responsibilities.

Ground floor pedestrian-scale elements. See page 5-6.

14.48.020 Vision Statement & Specific Purposes

R3-1	R3-1.8	R3-3	R3-4.5	R3-5	CN	CT	CD	CD/R3	CRS	CRS/OAD
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Identifying Subjective Content

14.48.020 - Vision statement and specific purposes (CRS).

The city shall retain and enhance the downtown Los Altos village atmosphere and shall seek to attract businesses to the village. The primary characteristics of the desired village atmosphere include:

- A. A mix of uses emphasizing retail businesses and services that meet the needs of community residents and visitors, and with housing located aboveground floor businesses;
- B. Buildings and streetscape elements that enhance the pedestrian experience, reflect quality design, present a diversity of appearances, and contribute to the architectural and historical interest of the village;
- C. An attractive, pedestrian-oriented shopping environment that encourages social interaction, with substantial landscaping and open space, and adequate public parking;
- D. Business and specialty stores that will attract customers from the local community and surrounding region; and
- E. Encouragement of activities that enhance and extend commercial vitality, including nighttime activities.

.....> **Compatibility/ context**

.....> **Compatibility/ context; Open space/pedestrian amenities; Landscaping; Parking design/ access**

In addition to the vision statement, the specific purposes for the CRS District are as follows:

- A. Promote the implementation of the downtown urban design plan;
- B. Encourage pedestrian-scale design and minimize blank walls and other dead spaces at the ground level;
- C. Continue the pattern and scale established by existing buildings by requiring building designs that express the underlying twenty-five (25) foot frontages originally established, either by building structure or by architectural design;
- D. Create continuous building frontage without major interruption by disallowing driveways and parking lots on shopping street frontages;
- E. Allow latitude for creative design and architectural variety within limits established;
- F. Provide pedestrian amenities such as paseos, outdoor public spaces and outdoor seating;
- G. Establish a sense of entry into the downtown;
- H. Encourage historic preservation for those buildings listed on the city's historic resources inventory;
- I. Encourage the upgrading of building exteriors, signs, passageways, and rear entries; and
- J. Encourage the use of solar, photovoltaic, and other energy conserving devices.

.....> **Ground floor pedestrian-scaled elements; Blank walls**

.....> **Building massing articulation**

.....> **Percent of building at setback line/ within a facade zone Curb cut frequency/ location**

.....> **Entries/gateways**

.....> **Historic preservation**

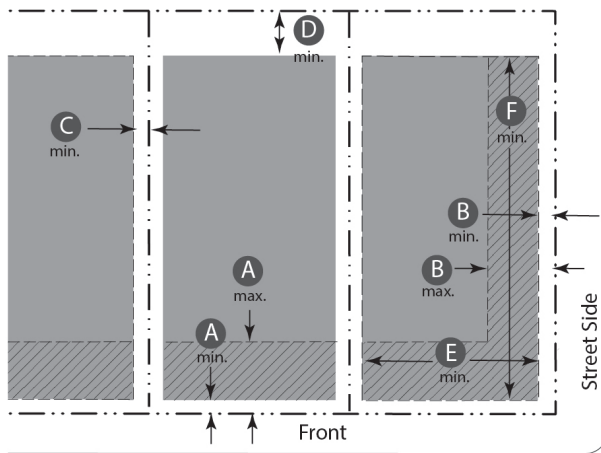
.....> **Sustainability in design**

Creating Objective Design Standards

Compatibility with the height/scale/design of neighboring structures. The Code should identify and address the unique CRS neighborhood context by identifying elements that best express the neighborhood aesthetic and requiring new development to conform in specific ways. This may include height to eave/peak, colors and materials, building entrance type, maximum building width, and bay windows/oriels, among other elements. The image below identifies some characteristics typical of the CRS district.



Percent of building within a facade zone. Establishing a "facade zone" can ensure or protect a continuous street wall along a street frontage. Standards may be written to apply to a minimum percentage of the lot frontage or building frontage, and may be shown in plan, as illustrated in the following diagram:



KEY

- Property Line
- Building Setback Line
- ▨ Facade Zone
- Buildable Area

Building within Facade Zone

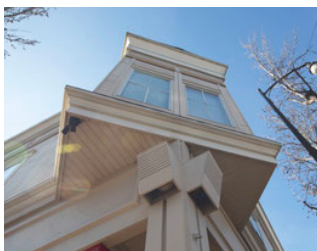
Front	min. 70% lot buildable width (excludes required setbacks)	E
Street Side	min. 50% buildable lot depth (excludes required setbacks)	F

Curb cut frequency. Standards for frequency and location of curb cuts are related to and should work together with facade zone and parking access standards. Wide and closely spaced curb cuts can reduce the supply of on-street parking and can interrupt the flow and safety of pedestrian traffic. In general, downtown areas and areas along walkable corridors should maintain continuous frontages with vehicular access located on side streets and shared wherever possible.

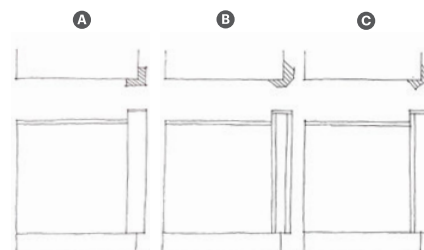
Design standards can limit width, placement, and spacing of curb cuts, with standards specific to district and/or corridor.

Downtown Gateways. Design at gateway areas is important in reinforcing a sense of entry to the Downtown and a strong sense of identity. Design standards can ensure that the four Downtown gateway intersections, as identified in the Downtown Design Guidelines, are punctuated with strong architectural elements at corners as well as building frontage, streetscape, and signage elements that invite pedestrian traffic. Example standards:

- A minimum X element(s) from the following list must be incorporated into corner building design at gateway intersections: tower elements, sloped roof structures, special uses with outdoor plazas, special landscape features, enhanced on-site lighting, or increased architectural details.
- Ground-floor design at gateway intersections must address both street frontages either through 1) entrances that are visible and directly accessible from both streets; 2) building transparency beyond the required minimum for the first X feet of building frontage from the corner; or 3) a usable public space with pedestrian-scaled features on the non-entrance street.



Examples of upper-story corner elements.



Plan and elevation diagrams of Corner Elements.

C. Standards/General Character

- Square **A**
- Octagonal **B**
- Chamfer **C**

Corner elements shall incorporate at least 1 story and may extend from the ground story through the top story.

Corner elements may exceed the maximum height of the zone by up to 10' for a horizontal area up to 20' x 20'.

Corner elements shall be recessed or projected from the main facade by at least 3'.

Historic preservation. For any Downtown, historic preservation is a key part of retaining character. Design standards can specify preservation measures for properties listed on the city’s historic resources inventory. Example standards:

- Additions to buildings with historic designation shall be identifiable from original construction. Additions shall employ similar or complementing materials and colors and shall exhibit similar opening proportions, facade rhythms and horizontal elements as the original.
- Where the original structure includes transom windows, every effort shall be made to retain this traditional storefront feature. If the ceiling inside the structure has been lowered, the ceiling shall be stepped up to meet the transom so that light will penetrate building interior.
- Deteriorated architectural features shall be repaired rather than replaced wherever possible. If replacement is necessary, new materials shall match the original in design, color, texture, and other visual qualities. If the original was painted, the substitute materials shall be painted as well.
- Original siding materials shall not be covered over, cladded, or replaced with a different material.
- Original architectural elements such as cornices, moldings, and trim shall not be removed. Necessary replacement of these elements shall be similar in color, material, and form to the original.
- Proportions of existing door and window openings and the pattern of existing window sash shall be maintained in replacement work or additions.

Sustainability in design. Conservation and protection of natural resources is an increasingly essential part of building design, and standards can ensure that green building practices are integral to and enhance building design in the Downtown. Example design standards:

- All new construction shall incorporate including landscaping, building orientation, design of fenestration and other design elements to passively cool a building; energy-efficient HVAC; and energy efficient lighting
- Energy generation devices must blend in with the building color.
- Provide native on-site landscaping that minimizes heat gain, is drought-resistant, and requires minimal irrigation by:
 - » Planting deciduous trees on the south side of buildings.
 - » Installing vegetation on exposed east and west facing walls.
 - » Planting groundcovers that prevent ground reflection and keep the surfaces cool.

Ground floor pedestrian-scaled elements. See page 5-6.

Tripartite design. See page 9.

Building massing articulation. See page 9.

Blank walls. See page 10.

Open space/pedestrian amenities. See page 11.

Landscaping/paving. See page 11.

Parking design/access. See page 11.

14.76.060 Design Review Findings

R3-1	R3-1.8	R3-3	R3-4.5	R3-5	CN	CT	CD	CD/R3	CRS	CRS/OAD
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Identifying Subjective Content

14.76.060 - Design review findings.

In approving an application for design review, the approving authority shall make the following findings:

- A. The proposed structure or alteration complies with all provisions of this chapter;
- B. The height, elevations and placement on the site of the proposed main or accessory structure or addition, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy, and will consider the topographic and geologic constraints imposed by particular building site conditions;
 -> Upper story side/rear step-backs; Percent of building at setback line/within "facade zone"
 -> Privacy/Line of sight
- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
 -> Grading
- D. The orientation of the proposed main or accessory structure or addition in relation to the immediate neighborhood will minimize the perception of excessive bulk;
- E. General architectural considerations, including the character, size, scale and quality of the design, the architectural relationship with the site and other buildings, building materials and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
 -> Compatibility/context
 -> Building materials
- F. The proposed structures have been designed to follow the natural contours of the site with minimal grading, minimal impervious cover and maximum erosion protection. A stepped foundation shall generally be required where the average slope beneath the proposed structure is ten (10) percent or greater.
 -> Grading

(Ord. No. 2012-381, § 1, 5-22-2012; Ord. No. 2016-423, § 3, 9-27-2016)

Creating Objective Design Standards

Compatibility with the height/scale/design of neighboring structures. The Code should identify and address the unique R3-4.5 neighborhood context by identifying elements that best express the neighborhood aesthetic and requiring new development to conform in specific ways. This may include height to eave/peak, colors and materials, building entrance type, maximum building width, bay windows, and landscaping, among other elements.



Building materials. The range of acceptable building materials may be listed in the Code. Additional standards may regulate the use of particular materials. Example standards:

- Materials may include wood, concrete, brick, glass, metals, stucco, stone, tile, and brushed steel.
- At least two materials shall be used on any building frontage (excluding roof and foundation) in addition to glazing and railings. Any one material must comprise at least 20% of the building frontage.
- Buildings X stories or taller with frontage along a street or a shared open space must incorporate a material change between the first floor and upper floors along at least X% of any building façade width.
- Sustainable building materials such as recycled, renewable, sustainable, and non-toxic/ low-VOC (volatile organic compound) materials shall be used for a minimum X percent of the building envelope.



Grading. Standards beyond those of Appendix J of the California Building Code may be specified to preserve existing topography in the R3-4.5 district by reducing the amount of cut/fill allowed without a permit. In addition, site regulations may require terracing and plantings that reflect the shape of the natural terrain.



Upper-story side step-backs. See page 4.

Ground floor pedestrian-scale elements. See page 5-6.

Privacy. See page 7.

Percent of building at setback line. See page 14.

14.78.060 Design Review Findings

R3-1	R3-1.8	R3-3	R3-4.5	R3-5	CN	CT	CD	CD/R3	CRS	CRS/OAD
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Identifying Subjective Content

14.78.060 - Design review findings.

In approving applications for design review approval under this chapter, the community development director or their designee, planning commission and the city council shall make the following findings:

- A. The proposal meets the goals, policies and objectives of the general plan and any specific plan, design guidelines and ordinance design criteria adopted for the specific district or area.
- B. The proposal has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design.> **Compatibility/ context**
- C. Building mass is articulated to relate to the human scale, both horizontally and vertically. Building elevations have variation and depth and avoid large blank wall surfaces. Residential or mixed-use residential projects incorporate elements that signal habitation, such as identifiable entrances, stairs, porches, bays and balconies.> **Building massing articulation; Facade relief/projections**
- D. Exterior materials and finishes convey high quality, integrity, permanence and durability, and materials are used effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. Materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass, and are harmonious with other structures in the immediate area.> **Building materials and colors; Building massing articulation; Context/ compatibility**
- E. Landscaping is generous and inviting, and landscape and hardscape features are designed to complement the building and parking areas, and to be integrated with the building architecture and the surrounding streetscape. Landscaping includes substantial street tree canopy, either in the public right-of-way or within the project frontage.> **Landscaping**
- F. Signage is designed to complement the building architecture in terms of style, materials, colors and proportions.
- G. Mechanical equipment is screened from public view and the screening is designed to be consistent with the building architecture in form, material and detailing.
- H. Service, trash and utility areas are screened from public view, or are enclosed in structures that are consistent with the building architecture in materials and detailing.> **Screening**

Creating Objective Design Standards

Compatibility with the height/scale/design of neighboring structures. The Code should identify and address the neighborhood context for each unique district by identifying elements that best express the neighborhood aesthetic and requiring new development to conform in specific ways. This may include height to eave/peak, colors and materials, building entrance type, maximum building width, and bay windows/oriels, among other elements.

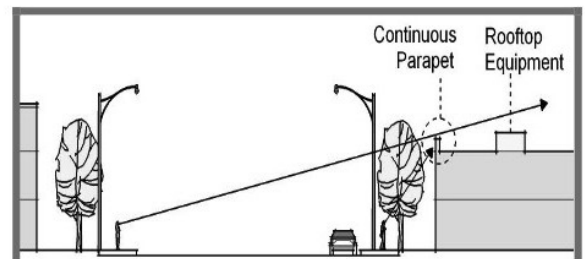


Building colors. Color can add visual interest, evoke a particular architectural style, or appear garish or distracting. Design standards for building color may include:

- Not more than four colors shall be applied to the building façade: 1 primary color and 2-3 trim or accent colors.
- At least three exterior colors shall be used. Elements that count toward this requirement include cladding material, trim/accent colors, and visually significant colors for doors, balconies, and similar elements. Primary colors shall be used as accent colors only.

Screening. Site design standards can ensure that the entire site exhibits the aesthetic quality of the primary structure by screening unsightly elements and ensuring that screening materials are high-quality and complement the building design. Example standards include:

- No outdoor storage shall be allowed between the primary building and the sidewalk or street, and all outdoor storage must be screened.
- Appropriate screening shall be provided through a combination of fencing, landscaping, and building placement. Walls or fences in public view must be constructed with attractive, durable materials. New or used materials in good condition may be utilized. Concrete, wood, and metal may be used in combination with each other and landscaping to provide an attractive street frontage and to enhance the view from the public way.
- Barbed wire, chain-link, and razorwire are not permitted.



Diagrams in section are effective in illustrating how to determine how to measure visibility and the required height of screening elements.

Architectural integrity. Los Altos is not defined by a single architectural style; rather, many styles are seen throughout the city. Design standards can support that diversity of styles while ensuring that individual buildings strive to express a single recognizable style. Requiring adherence to a single style for all aspects of building design and detail can prevent pastiche or muddled building design. Example standard:

- Where an existing structure exhibits a particular style, the following building elements should be reflective of that style: roof design, materials, finish texture, colors, doorway design, and window design.

Building massing articulation. *See page 9.*

Facade relief/projections. *See page 10.*

Landscaping. *See page 11.*

Building materials. *See page 17.*

3 Format Options for the Objective Design Standards

Option A: Minimal Change

Option A for the format of the objective design standards entails no change to the overall document organization. The Design Control section within each base zone chapter would be updated to replace existing subjective standards with objective standards. The revised Design Control sections would also include existing applicable Design Review Findings, written to be objective, based on the recommendations in Chapter 2 and input from City Council.

The format and organization of the revised Design Control sections would be similar to the "Creating Objective Design Standards" sections in Chapter 2 of this document. Since each chapter would include its own set of design controls specific to each base zone, this option would lead to some repetition of design standards across chapters.

The existing Design Review Findings chapters would remain as-is and would continue to apply to projects that are subject to design review.

Option B: New Design Control Chapter

In Option B, all design control sections would be deleted from their respective base district sections and a single new Design Control Chapter would be inserted into the Code. This chapter would include content from all applicable existing Design Controls sections and the Design Review Findings chapters, written to be objective based on the recommendations in Chapter 2 and input from City Council.. The new chapter would be organized as follows:

Chapter 14.64 - Design Controls

Section 14.64.010 - Building Envelope. Provides objective design standards relating to upper-story step-backs, percent of building at setback line, privacy/line of sight, and views.

Section 14.64.020 - Building Design. Provides objective design standards relating to ground floor pedestrian-scaled elements, building entrances, corner treatment, architectural integrity, design of the roof/roof line, design of firewalls, and sustainability in design.

Section 14.64.030 - Facade Design. Provides objective design standards relating to facade/projections, tripartite design, visibility of structural bays, window design, restrictions on blank walls, and building materials and colors.

Section 14.64.040 - Site Design. Provides objective design standards relating to topography/grading, paving, landscaping, curb cut frequency and location, open spaces/pedestrian amenities, parking design/access, and site circulation.

Section 14.64.050 - Context and Compatibility. Provides objective design standards relating to compatibility with height, scale, and design of neighboring structures.

Option B reduces repetition of design standards that apply to more than one zone. As in Option A, Design Review Findings would remain as-is and would continue to apply to projects that are subject to design review.

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4 Additional Considerations

This section discusses additional Code sections and standards that may warrant clarification and/or revisions. While not subjective design standards, these topics impact overall building envelope and design. Once the objective design standards are in place, the City may want to revisit these regulations to improve and strengthen the regulatory structure.

Density Bonus

The State Density Bonus Law offers a way for developers to obtain more favorable development requirements in exchange for building or donating land for affordable or senior units. Section 14.28 of the Los Altos Code implements this law.

A State mandate (CA Government Code Section 65915-65918), the Density Bonus Law allows up to 35% increase in project density and 80% increase in density for projects that are completely affordable. The law also requires local jurisdiction to provide “incentives or “concessions” to projects that qualify for a density bonus. Concessions are defined as modification of site development standards; approval of mixed-use zoning; or other regulatory incentives that result in cost reductions. The number of required incentives is based on the percentage of affordable units and the concessions are to be proposed by the project applicant and granted by the City.

The use of the density bonus in Los Altos has typically led to concessions for increased height and increased height encroachments for elevator towers. However, due to the fact that there is no density listed in the Code for any C zone except CT, there are no clear-cut rules for applying the permitted density bonus, and subsequently, the number of concessions to be granted. The City may find benefit in establishing a procedure for determining the base maximum density in C zones.

Setbacks

The Los Altos Code provides objective standards for building setbacks (front, side, street side, and rear) in each base zone. In some conditions, more sensitive application in, or adjacent to, certain uses, districts or areas may be warranted to better accommodate adjacencies/transitions and to better support related design standards. Some examples include:

- Front setback in the CT district is minimum 25 feet. Given the deep lots facing El Camino Real, this permits a wide range of street frontage conditions, including landscaped buffers, on-site parking areas, and usable open space areas. A maximum setback, together with the minimum 50% landscaping requirements, may create a more consistent street frontage condition.
- Setbacks along 1st Street vary based on zone. Minimum front setbacks standards include 2 ft (CD), 10 ft (residential uses in CD/R3), and no setback "with the exception of landscaping" (CRS). The corridor may benefit from standards that impose a consistent setback.
- The CD/R3 zone does not require a side setback, except when abutting a street or parking plaza. The City may explore requiring a building setback where abutting a residential district.

Encroachments

The Los Altos Code Section 14.66.240 lists structures permitted to encroach above building height limits and the amount each is permitted to encroach. This includes elevator structures, roof details, and mechanical and telecommunications structures. The City may revise these standards to better reflect the practical needs of each while balancing the visual impact of each from the right of way.

Landscaping and Open Space Standards

Open space regulations for the CT district specify required private and common open space. In addition, some building setback requirements in the CD, CD/R3, CRS and CRS/OAD districts include provisions for required landscaping. While objective standards will be written to address the design of landscaping and open space, the related sections in the base zone chapters may warrant clarifications regarding how these spaces are calculated.

Parking Standards

Standards for off-street parking are provided in Chapter 14.74 of the Code, with additional standards for related to downtown design in the base zone chapters of the CD, CRS, CD/R3, and CRS/OAD districts. Revisions or clarifications may include minimum stall dimension; separate requirements for compact spaces; standards for shared parking areas; and/or an in-lieu program. In addition, required landscape buffers in the downtown should be checked for consistency with design standards for setbacks and landscaping.

Public Benefits

Projects in the CD, CRS, CD/R3, and CRS/OAD districts are eligible for exceptions from development regulations in exchange for the provision of a public benefit to the downtown. As noted in *Exceptions for Public Benefit* code section in each base zone chapter, exceptions may include, but are not limited to, setbacks, height of structure, and other development standards (language varies by zone). The nature and extent of these exceptions may impact overall building envelope and design and may warrant clarification/definition.

Appendix

Following is the complete Table of Contents of the Los Altos Zoning Code. Highlighted sections (bold and blue dashes) are those that include or refer to subjective design standards.

Chapter 14.02 - General Provisions and Definitions

Article 1. - General

14.02.010 - Short title.

14.02.020 - Purpose.

14.02.030 - Nature.

14.02.040 - Interpretation.

14.02.050 - General provisions and definitions.

14.02.060 - Statement of annexation policy.

Article 2. - Definitions

14.02.070 - Definitions.

Chapter 14.04 - Zoning Districts Designated

14.04.010 - Districts.

14.04.020 - Boundaries.

Chapter 14.06 - R1-10 Single-Family District

14.06.010 - R1-10 District.

14.06.020 - Permitted uses (R1-10).

14.06.030 - Conditional uses (R1-10).

14.06.040 - Site area (R1-10).

14.06.050 - Site frontage, width and depth (R1-10).

14.06.060 - Coverage (R1-10).

14.06.070 - Floor area ratio (R1-10).

14.06.080 - Setbacks (R1-10).

14.06.090 - Height of structures (R1-10).

14.06.100 - Daylight plane (R1-10).

14.06.110 - Basements (R1-10).

14.06.120 - Outdoor kitchens, barbeques, fireplaces and swimming pools.

14.06.130 - Design control (R1-10).

14.06.140 - Off-street parking (R1-10).

14.06.150 - Signs (R1-10).

14.06.160 - Fences (R1-10).

14.06.170 - Nonconforming use regulations (R1-10).

14.06.180 - Accessory structures.

Chapter 14.08 - R1-H Single-Family District

14.08.010 - R1-H District.

14.08.020 - Permitted uses (R1-H).

14.08.030 - Conditional uses (R1-H).

14.08.040 - Site area (R1-H).

14.08.050 - Site frontage, width and depth (R1-H).

14.08.060 - Coverage (R1-H).

14.08.070 - Floor area ratio (R1-H).

14.08.080 - Setbacks (R1-H).

14.08.090 - Height of structures (R1-H).

14.08.100 - Daylight plane (R1-H).

14.08.110 - Basements (R1-H).

14.08.120 - Outdoor kitchens, barbeques, fireplaces and swimming pools.

14.08.130 - Design control (R1-H).

14.08.140 - Off-street parking (R1-H).

14.08.150 - Signs (R1-H).

14.08.160 - Fences (R1-H).

14.08.170 - Nonconforming use regulations (R1-H).

14.08.180 - Accessory structures.

Chapter 14.10 - R1-20 Single-Family District

14.10.120 - Outdoor kitchens, barbeques, fireplaces and swimming pools.

14.10.010 - R1-20 District.

14.10.020 - Permitted uses (R1-20).

14.10.030 - Conditional uses (R1-20).

14.10.040 - Site area (R1-20).

14.10.050 - Site frontage, width and depth (R1-20).

14.10.060 - Coverage (R1-20).

14.10.070 - Floor area ratio (R1-20).

14.10.080 - Setbacks (R1-20).

14.10.090 - Height of structures (R1-20).

14.10.100 - Daylight plane (R1-20).

14.10.110 - Basements (R1-20).

14.10.120 - Outdoor kitchens, barbeques, fireplaces and swimming pools.

14.10.130 - Design control (R1-20).

14.10.140 - Off-street parking (R1-20).

14.10.150 - Signs (R1-20).

14.10.160 - Fences (R1-20).

14.10.170 - Nonconforming use regulations (R1-20).

14.10.180 - Accessory structures.

Chapter 14.12 - R1-40 Single-Family District

14.12.010 - R1-40 District.

14.12.020 - Permitted uses (R1-40).

14.12.030 - Conditional uses (R1-40).

14.12.040 - Site area (R1-40).

14.12.050 - Site frontage, width and depth (R1-40).

14.12.060 - Coverage (R1-40).

14.12.070 - Floor area ratio (R1-40).

14.12.080 - Setbacks (R1-40).

14.12.090 - Height of structures (R1-40).

- 14.12.100 - Daylight plane (R1-40).
- 14.12.110 - Basements (R1-40).
- 14.12.120 - Outdoor kitchens, barbeques, fireplaces and swimming pools.
- 14.12.130 - Design control (R1-40).
- 14.12.140 - Off-street parking (R1-40).
- 14.12.150 - Signs (R1-40).
- 14.12.160 - Fences (R1-40).
- 14.12.170 - Nonconforming use regulations (R1-40).
- 14.12.180 - Accessory structures.

Chapter 14.13 - Single-Story Single-Family Overlay District

- 14.13.010 - R1-S overlay districts (R1-S).
- 14.13.020 - Application (R1-S).
- 14.13.030 - Eligibility (R1-S).
- 14.13.040 - Expiration (R1-S).
- 14.13.050 - Development standards (R1-S).
- 14.13.060 - Implementation of approved two-story residential design review applications.
- 14.13.070 - Processing of two-story residential design review applications.
- 14.13.080 - Replacement of an existing two-story structure.

Chapter 14.14 - Accessory Dwelling Units

- 14.14.010. - Purpose.
- 14.14.020. - Definitions.
- 14.14.030. - Effect of conforming accessory dwelling unit.
- 14.14.040. - Locations permitted.
- 14.14.050. - Permit procedures.
- 14.14.060. - Standards.

Chapter 14.15 - Accessory Structures in R-District

- 14.15.010 - Purpose.
- 14.15.020 - Size, height and placement.
- 14.15.030 - Rear yard coverage.
- 14.15.040 - Daylight plane.
- 14.15.050 - Distance between structures.
- 14.15.060 - Coverage Exception for Open Accessory Structures.

Chapter 14.16 - R3-4.5 Multiple-Family District

- 14.16.010 - R3-4.5 Districts.
- 14.16.020 - Specific Purpose
- 14.16.030 - Permitted uses (R3-4.5).
- 14.16.040 - Site area (R3-4.5).
- 14.16.050 - Coverage(R3-4.5).
- 14.16.060 - Floor Area Ratio (R3-4.5).
- 14.16.070 - Unit Size.
- 14.16.080 - Setbacks (R3-4.5).
- 14.16.090 - Height of Structures (R3-4.5).

14.16.100 - Design Control (R3-4.5).

- 14.16.110 - Off-street Parking (R3-4.5).
- 14.16.120 - Signs (R3-4.5).
- 14.16.140 - Fences (R3-4.5).
- 14.16.150 - Nonconforming use regulations (R3-4.5).
- 14.16.160 - Accessory structures.

Chapter 14.18 - R3-5 Multiple-Family District

- 14.18.010 - R3-5 District.
- 14.18.020 - Permitted uses (R3-5).
- 14.18.030 - Maximum Density Development Requirement.
- 14.18.040 - Site area (R3-5).
- 14.18.050 - Coverage (R3-5).
- 14.18.060 - Front yard (R3-5).
- 14.18.070 - Side yards (R3-5).
- 14.18.080 - Rear yard (R3-5).
- 14.18.090 - Distances between structures (R3-5).
- 14.18.100 - Off-street parking (R3-5).
- 14.18.110 - Height of structures (R3-5).

14.18.120 - Design Control (R3-5).

- 14.18.130 - Signs (R3-5).
- 14.18.140 - Fences (R3-5).
- 14.18.150 - Nonconforming use regulations (R3-5).
- 14.18.160 - Accessory structures.

Chapter 14.20 - R3-3 Multiple-Family District

- 14.20.010 - R3-3 District.
- 14.20.020 - Permitted uses (R3-3).
- 14.20.030 - Maximum Density Development Requirement.
- 14.20.040 - Site area (R3-3).
- 14.20.050 - Coverage (R3-3).
- 14.20.060 - Front yard (R3-3).
- 14.20.070 - Side yards (R3-3).
- 14.20.080 - Rear yard (R3-3).
- 14.20.090 - Distances between structures (R3-3).
- 14.20.100 - Off-street parking (R3-3).
- 14.20.110 - Height of structures (R3-3).

14.20.120 - Design Control (R3-3).

- 14.20.130 - Signs (R3-3).
- 14.20.140 - Fences (R3-3).
- 14.20.150 - Nonconforming use regulations (R3-3).
- 14.20.160 - Accessory structures.

Chapter 14.22 - R3-1.8 Multiple-Family District

- 14.22.010 - R3-1.8 District.
- 14.22.020 - Permitted uses (R3-1.8).

- 14.22.030 - Maximum Density Development Requirement.
- 14.22.040 - Site area (R3-1.8).
- 14.22.050 - Coverage (R3-1.8).
- 14.22.060 - Front yard (R3-1.8).
- 14.22.070 - Side yards (R3-1.8).
- 14.22.080 - Rear yard (R3-1.8).
- 14.22.090 - Off-street parking (R3-1.8).
- 14.22.100 - Height of structures (R3-1.8).

14.22.110 - Design Control (R3-1.8).

- 14.22.120 - Exceptions (R3-1.8).
- 14.22.130 - Signs (R3-1.8).
- 14.22.140 - Fences (R3-1.8).
- 14.22.150 - Nonconforming use regulations (R3-1.8).
- 14.22.160 - Accessory structures.

Chapter 14.24 - R3-1 Multiple-Family District

- 14.24.010 - R3-1 Districts.
- 14.24.020 - Permitted uses (R3-1).
- 14.24.030 - Maximum Density Development Requirement.
- 14.24.040 - Site area (R3-1).
- 14.24.050 - Coverage (R3-1).
- 14.24.060 - Front yard (R3-1).
- 14.24.070 - Side yards (R3-1).
- 14.24.080 - Rear yard (R3-1).
- 14.24.090 - Off-street parking (R3-1).
- 14.24.100 - Height of structures (R3-1).

14.24.110 - Design Control (R3-1).

- 14.24.120 - Signs (R3-1).
- 14.24.130 - Fences (R3-1).
- 14.24.140 - Nonconforming use regulations (R3-1).
- 14.24.150 - Conditional uses (R3-1).
- 14.24.160 - Accessory structures.

Chapter 14.26 - Conversions to Community Housing

- 14.26.010 - Purposes.
- 14.26.020 - Definitions.
- 14.26.030 - Declaration of rental housing shortage and findings.
- 14.26.040 - Determination of vacancy rate and surplus.
- 14.26.050 - Filing of tentative maps.
- 14.26.060 - Development standards.
- 14.26.070 - Tenant protection provisions.

Chapter 14.28 - Multiple-Family Affordable Housing

- 14.28.010 - Purpose.
- 14.28.020 - Applicability.
- 14.28.030 - Standards.
- 14.28.040 - Density bonuses.

Chapter 14.30 - Short-Term Rental Prohibition

- 14.30.010 - Purpose and intent.
- 14.30.020 - Definitions.
- 14.30.030 - Short-term rentals prohibited.

Chapter 14.34 - OA Office-Administrative District

- 14.34.010 - OA Districts.
- 14.34.020 - Specific purposes (OA).
- 14.34.030 - Required conditions (OA).
- 14.34.040 - Permitted uses (OA).
- 14.34.050 - Conditional uses (OA).
- 14.34.060 - Coverage (OA).
- 14.34.070 - Front yard (OA).
- 14.34.080 - Side yards (OA).
- 14.34.090 - Rear yard (OA).
- 14.34.100 - Site area (OA).
- 14.34.110 - Off-street parking (OA).
- 14.34.120 - Off-street loading and refuse collection (OA).
- 14.34.130 - Height of structures (OA).
- 14.34.140 - Design control (OA).
- 14.34.150 - Nonconforming use regulations (OA).

Chapter 14.36 - OA-1/OA-4.5 Office-Administrative District

- 14.36.010 - OA-A and OA-4.5 Districts.
- 14.36.020 - Specific purposes (OA-1, Altos Oaks Avenue).
- 14.36.030 - Required conditions (OA-1 and OA-4.5).
- 14.36.040 - Permitted uses (OA-1 and OA-4.5).
- 14.36.050 - Conditional uses (OA-1 and OA-4.5).
- 14.36.060 - Site area (OA-1 and OA-4.5).
- 14.36.070 - Coverage (OA-1 and OA-4.5).
- 14.36.080 - Floor area ratio (OA-1 and OA-4.5).
- 14.36.090 - Front yard (OA-1 and OA-4.5).
- 14.36.100 - Side yards (OA-1 and OA-4.5).
- 14.36.110 - Rear yard (OA-1 and OA-4.5).
- 14.36.120 - Off-street parking (OA-1 and OA-4.5).
- 14.36.130 - Height of structures (OA-1 and OA-4.5).
- 14.36.140 - Screening and landscaping (OA-1 and OA-4.5).
- 14.36.150 - Design control (OA-1 and OA-4.5).
- 14.36.160 - Signs (OA-1 and OA-4.5).
- 14.36.170 - Fences (OA-1 and OA-4.5).
- 14.36.180 - Nonconforming use regulations (OA-1 and OA-4.5).

Chapter 14.40 - CN Commercial Neighborhood District

- 14.40.010 - CN District.
- 14.40.020 - Specific purposes (CN).
- 14.40.030 - Permitted uses (CN).
- 14.40.040 - Conditional uses (CN).
- 14.40.050 - Limited conditional uses (CN).
- 14.40.060 - Required conditions (CN).

- 14.40.070 - Floor area ratio (CN).
- 14.40.080 - Front yard (CN).
- 14.40.090 - Side yards (CN).
- 14.40.100 - Rear yard (CN).
- 14.40.110 - Off-street parking (CN).
- 14.40.120 - Common parking facilities (CN).
- 14.40.130 - Off-street loading.
- 14.40.140 - Height of structures (CN).

14.40.150 - Design Control (CN).

- 14.40.160 - Signs (CN).
- 14.40.170 - Fences (CN).
- 14.40.180 - Nonconforming use regulations (CN).

Chapter 14.42 - LC/SPZ Loyola Corners Specific Plan Zone District

- 14.42.010 - LC/SPZ District.
- 14.42.020 - Specific purposes (LC/SPZ).
- 14.42.030 - Limited permitted uses (LC/SPZ).
- 14.42.040 - Conditional expansion.
- 14.42.050 - Off-street parking (LC/SPZ).

Chapter 14.44 - CD Commercial Downtown District*

- 14.44.010 - CD District.
- 14.44.020 - Specific purposes (CD).
- 14.44.030 - Permitted uses (CD).
- 14.44.040 - Conditional uses (CD).
- 14.44.050 - Required conditions (CD).
- 14.44.060 - Front yard (CD).
- 14.44.070 - Side yards (CD).
- 14.44.080 - Rear yard (CD).
- 14.44.090 - Off-street parking (CD).
- 14.44.100 - Common parking facilities (CD).
- 14.44.110 - Off-street loading and refuse collection (CD).
- 14.44.120 - Height of structures (CD).

14.44.130 - Design Control (CD).

- 14.44.140 - Nonconforming use regulations (CD).
- 14.44.150 - Signs (CD).
- 14.44.160 - Fences (CD).
- 14.44.170 - Restoration of nonconforming structures (CD).
- 14.44.180 - Exceptions for public benefit (CD).

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- 14.48.090 - Off-street parking (CRS).
- 14.48.100 - Common parking facilities (CRS).
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- 14.48.120 - Height of structures (CRS).

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- 14.54.050 - Required conditions (CRS/OAD).
- 14.54.060 - Front yard (CRS/OAD).
- 14.54.070 - Side yards (CRS/OAD).
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- 14.54.170 - Restoration of nonconforming structures (CRS/OAD).
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- 14.58.100 - Landscaped strips (PCF).
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