

Title 9 Planning and Zoning

Section 9-4.130 Multifamily and Mixed-use Building Design Standards

- (a) **Purpose.** This Section establishes objective design standards (ODS) intended to facilitate high-quality site planning and building design and to accelerate housing production through the clear communication of design objectives and efficient permitting process for qualifying residential and mixed-use development projects.
- (b) **Applicability.** This Section applies to:
- (1) New multifamily residential development consisting of two or more units and mixed-use development pursuant to any provision of state law which references objective design standards, including but not limited to Government Code Section 65589.5 (Housing Accountability Act) and Section 65913.4, as may be amended from time to time; and
 - (2) The following remodels and additions to multifamily residential or mixed-use development:
 - (i) Any second story addition;
 - (ii) An addition of more than forty percent (40%) of the existing floor area;
 - (iii) Remodels where alterations remove more than fifty percent (50%) of the exterior walls or remove more than fifty percent (50%) of the roof framing; and
 - (iv) Conversion of existing nonresidential space to a residential use.
 - (3) Additions of 40 percent or less of the existing floor area are not subject to this Chapter, but shall utilize the same exterior colors and materials as the existing structure to which the addition is applied.
- (c) **Alternative Review Process.** Applicants who elect to provide alternative design approaches to the objective design standards in this Section can do so by filing an application for the alternative design review process pursuant to Section 9-2.110 (Conditional use permit).
- (d) **Relationship to Other Standards and Requirements.** Development projects subject to this Section shall also comply with all other applicable standards and requirements of Title 9 (Planning and Zoning) for the zoning district in which a proposed project is located. Where a conflict exists between the objective design standards set forth in this Section and other Title 9 requirements, these provisions shall apply.
- (e) **Building Types.** The objective design standards establish regulations for the following general building types: Mixed-use, Duplex, Triplex, Fourplex, Multiplex (5+ units), and Cottage Cluster. Where these regulations do not state which standards apply to a particular building type, the standards shall apply to all building types.

Table 9.4.130-1: Allowable Building Type by Zoning District

Zoning Districts that Allow Multifamily Residential	Allowable Building Types
Downtown Commercial (DC)	Mixed-use
Downtown Office (DO)	
Commercial Neighborhood (CN)	
Commercial Professional (CP)	
Commercial Retail (CR)	
Commercial Service (CS)	

Table 9.4.130-1: Allowable Building Type by Zoning District

Zoning Districts that Allow Multifamily Residential	Allowable Building Types
RMF-24 – High-Density Residential Multifamily	Duplex / Triplex / Fourplex Multiplex (5+ units)
RMF-10 – Medium Density Residential Multifamily	Duplex / Triplex / Fourplex Cottage Cluster

(f) Building Design and Articulation.

- (1) **Number of Strategies Required by Building Type.** All building designs shall incorporate the cumulative number of articulation strategies/design alternatives required for Tier 1, Tier 2, Tier 3, and Tier 4 for the applicable building type, as indicated in Table 9.4.130-2 (Minimum Required Number of Articulation/Design Strategies by Building Type) and described in Subsections 2-5 below.

Table 9.4.120-2: Minimum Required Number of Articulation/Design Strategies by Building Type

Building Type	Minimum Required Articulation			
	Tier 1	Tier 2	Tier 3	Tier 4
Mixed-use	All	1 or 2 depending on building length*	3	2
Multiplex (5+ units)	All	1 or 2 depending on building length*	3	2
Duplex, Triplex, Fourplex, or Cottage Cluster	All	0	2	1

* Note: Building façades facing the public right-of-way that are over one hundred (100) feet in length shall require a minimum of two articulation strategies chosen from the menu listed in Subsection 9-4.130(f)(3)(ii).

- (2) **Tier 1 Articulation/Design Strategies: Required Components.** Development projects subject to this Section shall implement all components listed below, as required by Table 9.4.130-2 (Minimum Required Number of Articulation/Design Strategies by Building Type).
- (i) Minimum Ground Floor Height in Nonresidential Zoning Districts.
 - a. Ground Floor Height. The minimum interior floor-to-floor height of ground floor spaces shall be twelve (12) feet.
 - b. Measured. Minimum ground floor height shall be measured from the ground floor of the first story to the finished floor of the second story.
 - (ii) Transparencies. All façades that face streets or pedestrian plazas shall incorporate windows and openings providing light to adjacent spaces, rooms, and uses.
 - a. Nonresidential Ground-Floor Uses.
 - 1. Windows and openings of nonresidential uses on the ground floor facing primary streets shall constitute a minimum of thirty percent (30%) of the ground floor street-facing building façade.

2. Windows and openings of nonresidential uses on the ground floor facing a street other than a primary street shall constitute a minimum of twenty percent (20%) of the ground floor street-facing building façade.
 3. Windows shall provide a clear and transparent view into ground-floor nonresidential uses or shall display merchandise to reinforce a pedestrian scale.
 4. The ground floor street-facing building façade shall be measured from the ground floor of the first story to the finished floor of the second story.
- b. Nonresidential Upper-Floor Uses. Windows and openings of nonresidential uses on upper floors that face streets shall constitute a minimum of fifteen percent (15%) of upper floor street-facing building façades. Upper-floor street-facing building façades shall be measured from the finished floor of the second story to the finished ceiling of the uppermost story.
 - c. Residential Uses. Windows and openings of residential uses shall constitute a minimum of fifteen percent (15%) of all street-facing building façades.
- (iii) Windows. All windows shall be either:
- a. Inset by at least two (2) inches from face of glass to face of trim (or to face of exterior wall if there is no trim); or
 - b. Mounted flush to the interior of the wall.
- (iv) Blank Walls. The maximum length of any blank wall facing a public right-of-way, meaning without a window, opening, or other massing break, shall be limited to twenty (20) feet in length.
- (v) Corner Treatments. For mixed-use projects, the corner(s) of a building located at the intersection of two streets (or a street and a public plaza) shall incorporate at least two (2) of the features listed in Subsections a-e within twenty-five (25) feet of the corner of the building:
- a. An entry to ground floor retail or primary building entrance.
 - b. Variation in material, color, or fenestration pattern from the rest of the façade.
 - c. Plaza or forecourt with a minimum area of two-hundred (200) square feet and located within two (2) feet of the adjacent sidewalk grade.
 - d. Massing break with minimum dimensions of one (1) foot in depth by three (3) feet in length by eight (8) feet in height.
 - e. Varied roof line through either:
 1. A three-dimensional tower element, which extends between three (3) and six (6) feet in height above the top of the adjacent building façades;
 2. A change in height of at least four (4) feet greater or less than the height of the abutting adjacent façade; and/or
 3. A different roof style from the roof style associated with the abutting adjacent façade.
- (3) **Tier 2 Articulation/Design Strategies: Wall Plane Variation.** Development projects subject to this Section shall implement the number of components listed in Table 9.4.130-2 (Minimum Required

Number of Articulation/Design Strategies by Building Type) for Tier 2, consistent with Subsection (f)(3)(i) and choosing from the list of strategies in Subsection (f)(3)(ii).

(i) Required Wall Plane Variation.

- a. Narrow Buildings. Building façades facing the public right-of-way that are less than one hundred (100) feet in length shall include variation that cumulatively equals at least twenty-five percent (25%) of the total façade plane area, which shall include at least one (1) type or application of wall plane variation listed in Subsection (f)(3)(ii) below.
- b. Horizontal Buildings. Building façades facing the public right-of-way that are over one hundred (100) feet in length shall include a wall plane variation that cumulatively equals at least thirty-five percent (35%) of the total façade plane area, which shall include at least two (2) different types or applications of wall plane variation listed in Subsection (f)(3)(ii) below, at least one of which shall add a vertical element to offset the horizontal length of the building.

(ii) Menu of Wall Plane Variation Options. The wall plane variation requirements of Subsection (f)(3)(i) may be met with any of the following strategies:

- a. Plaza or forecourt. The minimum dimensions of a plaza or forecourt shall be a minimum of twelve (12) feet in depth by twenty percent (20%) in length (of the building façade's total length).
- b. Upper story stepback. An upper story (top-most) front stepback shall be a minimum of eight (8) feet in depth by at least fifteen percent (15%) in length of the primary street-facing building façade.
- c. Balconies. Balconies in compliance with Section 9-4.130[f](4)), which may be recessed or projected.
- d. General Massing Break. A general massing break may extend the height of a building's façade; extend the height of a building's upper stories; and/or may be recessed or projected with minimum dimensions of one (1) foot in depth by three (3) feet in length by eight (8) feet in height.
- e. Full Brick Façade. Brick or brick veneer shall cover at least ninety percent (90%) of the total nontransparent façade, allowing ten percent (10%) for trim and accents. Veneers shall be returned at least four (4) feet from exterior corners or dead end into a projecting façade feature massing break on the perpendicular wall, whichever is less. For building facades less than one hundred (100) feet in length, if all façades fronting the public right-of-way are finished with brick or brick veneer, the wall plane variation requirements of Section (f)(3)(i) shall not apply.

(iii) Wall Plane Variation Projections into Front Setbacks. Up to fifty percent (50%) of the wall plane variation requirement shall be allowed to encroach into a required front setback by a maximum of two (2) feet, if an equivalent area is set back two (2) feet or more beyond the required front setback. However, in no case shall a building encroach into the public right-of-way.

(iv) Measurement. Massing breaks shall be measured from the building's ground-floor footprint, regardless of the setback.

(4) **Tier 3 Articulation/Design Strategies: Fenestration and Materials.** Development projects subject to this Section shall implement the number of components listed in Table 9.4.130-2 (Minimum Required Number of Articulation/Design Strategies by Building Type) for Tier 3, choosing from the following list of strategies:

- (i) For nonresidential uses, provide awnings with a minimum three-foot (3) depth, covering at least seventy-five percent (75%) of windows and doors on the ground floor (see Section 9-4.130[g][3]).
 - (ii) Exceed all applicable minimum transparency requirements (per Section 9-4.130[f][2][ii]) by an additional five (5) percentage points.
 - (iii) Window trim, with a minimum width of three and a half (3.5) inches, applied to one hundred percent (100%) of all windows on street-facing façades.
 - (iv) Non-vinyl window frame material for all windows.
 - (v) Lintels applied over at least fifty percent (50%) of all window and door openings.
 - (vi) Windowsills projecting a minimum of two (2) inches beyond the building façade, applied to at least fifty percent (50%) of all window openings.
 - (vii) Use of a secondary cladding material that is different from the primary cladding material as follows (see Section 9-4.130[i][1][i] for allowed primary and secondary cladding materials):
 - a. Duplex, Triplex, Fourplex, or Cottage Cluster. Secondary cladding material applied for a minimum of ten percent (10%) of any street-facing façade area, or four (4) feet of cladding along the base for the full length of the street-facing façade.
 - b. Multiplex and Mixed Use. Secondary cladding material applied for a minimum of twenty-five percent (25%) of any street-facing façade area, or the first story of the street-facing façade (measured from the finished floor of the first story to the finished floor of the second story).
- (5) **Tier 4 Articulation/Design Strategies: Roofs.** Development projects subject to this Section shall implement the number of components listed in Table 9.4.130-2 (Minimum Required Number of Articulation/Design Strategies by Building Type) for Tier 4 (Roofs), choosing from the following list of strategies:
- (i) Dormers applied to at least fifty percent (50%) of the windows of a street-facing upper floor, but no less than two (2) windows.
 - (ii) Eaves, with an eighteen-inch (18) minimum projection.
 - (iii) A cornice projecting a minimum of four (4) inches and a maximum of eight (8) inches, extending the length of the building.
 - (iv) Combining more than one roof type; the secondary roof type shall represent at least twenty-five percent (25%) of the total roof line. See Section 9.4-130[f][5] for allowed roof types;
 - (v) Variation in the roof profile, by either:
 - 1. Varying the height of the same roof type by at least eighteen (18) inches in height for one (1) to three (3) unit exposed on that elevation;
 - 2. Varying the pitch of the same roof type by twenty-five percent (25%);
 - 3. Adding gables, equal to at least forty percent (40%) of the façade length.
- (g) **Requirements for All Awnings, Balconies, Roofs, Mechanical Equipment, and Detached Accessory Structures.** The following standards shall apply to all roofs, awnings, balconies, mechanical equipment, and detached accessory structures incorporated into development projects subject to this Section:
- (1) **Awnings.** The following standards shall apply to all awnings:
- (i) Awnings shall be placed above storefront doors and may be placed above windows.

- (ii) Awnings shall be a minimum of five percent (5%) larger than the width of the opening to emphasize building proportions.
- (iii) Awnings shall be aligned with awnings on adjacent buildings within plus or minus one (1) foot in height unless the ground-floor elevation is more than plus or minus one (1) foot from other buildings due to topography changes.
- (iv) Awnings shall be constructed of canvas, wood, or metal.
- (v) Awnings or canopies may encroach into the public right-of-way over the sidewalk, extending to a distance within two (2) feet of the face of a curb. Any awnings that encroach into the public right-of-way shall maintain eight (8) feet clear as measured from grade and shall be required to be reviewed and approved by the City Engineer.

(2) Balconies. The following standards shall apply to all balconies:

- (i) When private balconies project from a building façade, the maximum depth shall be ten (10) feet, measured from the building's ground-floor footprint, regardless of the setback.
- (ii) To count toward required open space, balconies shall be a minimum of six (6) feet in width and four (4) feet in depth.
- (iii) Unoccupiable balconies, such as Juliet balconies, can be used to fulfill an articulation requirement but shall not count toward required open space. Such balconies shall be a minimum of three (3) feet wide and twelve (12) inches deep.
- (iv) When balconies project into the public right-of-way, such balconies shall maintain a minimum vertical clearance above the sidewalk of sixteen (16) feet. Any such encroachment shall only be permitted with review and approval of the City Engineer.

(3) Roofs.

- (i) Allowed Roof Types. Roofs shall be one of the following types:
 - a. Gable;
 - b. Flat;
 - c. Shed; or
 - d. Hipped.
- (ii) Regulations for Flat Roofs. Flat roofs, applied as either a primary or secondary roof type, are allowed provided they incorporate at least one of the following:
 - a. A cornice, projecting a minimum of four (4) inches and a maximum of eight (8) inches, extending the length of the flat roof.
 - b. An eave with an eighteen-inch (18) minimum projection, extending the length of the flat roof.
- (iii) Regulations for Gable Roofs. Where the nonvertical end of a gable roof faces the street, additional gables equal to at least twenty-five percent (25%) of the façade length are required along the street-facing side. If no additional gables are provided, the vertical side of a gable shall be oriented toward the street.
- (iv) Regulations for Shed Roofs. Shed roof types, applied as either a primary or secondary roof type, shall be subject to the following standards:
 - a. Shed roofs shall have a pitch of at least two (2) in twelve (12); and

- b. Vary orientation or pitch by at least twenty-five percent (25%).
 - (v) Prohibited Roof Types. Mansard roof types are prohibited.
 - (4) Mechanical Equipment.** Mechanical equipment shall be screened pursuant to Section 9-4.128 (Fencing and screening).
 - (5) Detached Accessory Structures.** Detached accessory structures shall be designed to be consistent with the architecture of the main building, using the same materials and colors.
- (h) Entryway Standards.**
- (1) Allowable Entryway Types by Building Type.
 - (i) All building designs shall incorporate at least one (1) of the entryway types allowed for that building type, as identified in Table 9.4.130-3 and described in Subsections (2) and (3) below.

Table 9.4.130-3: Allowed Entryway Types by Building Type

Building Type	Entryway Type		
	Shopfront	Arcade	Stoop/Porch
Mixed-use	Allowed	Allowed	--
Multiplex (5+ units)	--	Allowed	Allowed
Duplex, Triplex, Fourplex, or Cottage Cluster	--	--	Allowed

- (2) Requirements for All Entryway Types.
 - (i) Entries associated with individual ground-floor dwelling units or a lobby entrance serving several units shall be oriented toward a street or internal pathway/courtyard.
 - (ii) Within vertical mixed-use buildings, pedestrian access to the residential uses shall be separate, such as via a lobby, from access points to commercial uses.
- (3) Standards for Individual Entryway Types.
 - (i) Shopfront Entryway Requirements.

Table 9.4.130-4: Shopfront Entryway Elements

Shopfront Element	Minimum
A Width of storefront bay(s)	10 feet
B ¹ Height to top of storefront/transom	10 feet
B ² Height to bottom of awning/canopy (clear)	8 feet
C Height of bulkhead	2 feet
D Width of storefront on secondary frontage	20 feet

- a. A shopfront entry may be recessed or in line with required front setback.
- b. Storefront glass shall be clear without reflective coating or dark tinting. Lightly tinted glazing that is less than fifteen percent (15%) and low emissivity is acceptable.
- c. Glass in transom and clerestory windows may be clear, stained glass, or frosted glass.
- d. Doors shall use the same materials and design as display windows and framing.
- e. Bulkheads, where used, may include any of the following materials: ceramic tile, wood panels, polished stone, or glass tile.
- f. Awnings shall comply with Section 9-4.130(g)(1).

(ii) Arcade Entryway Requirements.

Table 9.4.130-5: Arcade Entryway Elements

Arcade Element	Minimum
A Depth - façade to interior column face	8 feet
B Length along frontage - percent of building façade width	75%
C Height - sidewalk to ceiling	12 feet

- a. Along primary frontages, arcade column spacing shall correspond to storefront openings.
- b. Column height shall be between four (4) to six (6) times the column width. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.

(iii) Porch Entryway Requirements. Ground floor exterior entrances shall comply with the following:

Table 9.4.130-6: Porch Frontage Elements

Frontage Element	Cottage Cluster, Duplex/Triplex/Fourplex		Multiplex	
	Minimum	Maximum	Minimum	Maximum
A Depth (not including stairs)	4 feet	--	7 feet	--
B Width	6 feet	--	12 feet	--
C Floor Height (measured from adjacent finished grade)	--	3 feet	--	3 feet
D Height (measured from porch floor to ceiling)	8 feet	12 feet	9 feet	12 feet

- a. Porches shall correspond directly with the building entry(s) to which the porch provides access. Porches may include a gabled entry, distinct change in roof line or columns, or have some other significant architectural distinction to define the entryway.
- b. Exterior stairs leading to the porch may be perpendicular or parallel to the adjacent sidewalk.
- c. For porches six (6) feet in width or less, landscaping shall be planted to the sides of the landing, either at grade or in raised planters. For stoops greater than six (6) feet in width, landscaping may be provided next to the stoop or on the stoop, either at grade or in raised planters.

(i) Building Materials and Colors.

(1) Exterior Wall Building Materials.

- (i) **Allowed and Prohibited Exterior Wall Materials.** Table 9.4.130-7 identifies allowed and prohibited exterior building wall materials. Materials not listed are prohibited unless approved through a discretionary review process.

Table 9.4.130-7: Exterior Wall Building Materials

Wall Materials	Standard	Additional Regulations
Brick (including brick veneer)	P	
Stone (unpainted)	P	Veneer (not panels)

Table 9.4.130-7: Exterior Wall Building Materials

Wall Materials	Standard	Additional Regulations
Stucco (True stucco only; Lime or Portland Cement)	P	Fine sand or hand troweled only
Finished wood, wood veneer, engineered wood, wood siding	P	
Fiber cement siding and panels	P	
Plaster (rated for outdoor use)	P	
Concrete (poured in place or precast)	S	
Ceramic tile	A	For bulkheads below display windows and decorative accents only
Glass (transparent spandrel)	A	
Glass (block)	A	
Metal (standing seam, coreten, or corrugated)	P	If colored, must be factory powder coated and not applied after market.
Vinyl	N	
Plastic	N	
Gloss tiles	N	
T-111 Plywood	N	
Rough stucco	N	
Synthetic stucco	N	
Exterior Insulation Finishing System (EIFS)	N	

P: Primary or secondary material

S: Secondary or accent material only

A: Accent material only

N: Not allowed/prohibited

- (ii) **Veneers.** Veneers shall be returned at least four (4) feet from exterior corners or dead end into a projecting massing break, whichever is less.

- (iii) **Application Requirement.** Detailed drawings shall indicate how sheet or panelized materials will be joined, and how lines formed by control joints related to other architectural details shall be provided.

(2) Windows and Doors.

- (i) Mirrored glass is prohibited.
- (ii) Simulated divided lites are prohibited.

- (3) **Cornices.** Exterior decorative molding and cornices constructed with polyurethane foam are prohibited.

(4) Color Variety.

- (i) The number of colors appearing on the entire building wall exterior shall be at least two (2) and not more than four (4) (or four (4) tones of the same color), including trim and accent colors. A different color roof shall not count as a different color for the purposes of this subsection.
- (ii) Certain materials (such as brick or stone) have distinct coloring in their natural state and shall count as an element of color, to be incorporated into the overall design.

- (j) **Transition to Abutting Rural and Single Family Uses.** Where the side or rear property line abuts a property in the RR, RS, RSF, or LSF zoning districts, the following standards shall apply.

(1) **Upper Story Stepback/Building Setback.**

- a. For buildings within ten (10) feet of an abutting RR, RS, RSF, or LSF zoning district, a minimum six-foot (6) stepback shall be provided for every story above the second story, applied to the façade of the building that faces the abutting RR, RS, RSF, or LSF zoning district.
- b. Building Setback. Alternatively, the entire building may be set back at least ten (10) feet from the property line.

- (2) **Window Orientation.** Multiplex and mixed-use projects that are more than two (2) stories in height shall orient less active uses (e.g., bedrooms and bathrooms) toward the adjacent RR, RS, RSF, or LSF zoning district property line. Windows associated with kitchens and living areas shall not be oriented toward the adjacent RR, RS, RSF, or LSF zoning district property line.

- (3) **Landscape Buffer.** A minimum five-foot-wide (5) landscape buffer (clear of any wall footings) shall be provided adjacent to a RR, RS, RSF, or LSF zoning district. Evergreen screening trees shall be:

- (i) Planted at a minimum interval of fifteen feet (15) along interior property lines abutting an RS, RSF, or LSF zoning district;
- (ii) Consist of species that attain a twenty-foot (20) minimum height at maturity; and
- (iii) Minimum fifteen-gallon (15) size at time of planting.

(k) **Additional Standards for Mixed Use**

- (1) **Ground Floor Space.** Ground floor residential-serving spaces shall be limited to areas necessary to serve residents including lobbies, mail areas, access to units, and mechanical equipment, and shall not include gyms or other common interior gathering or recreation areas.
- (2) **Mailboxes.** In mixed-use developments, separate mailboxes and package delivery/pick-up areas shall be provided for the residential and commercial components of a project.

(l) **Additional Standards for Cottage Clusters**

- (1) **Applicability.** All detached dwelling units constructed in multifamily zoning districts shall comply with this Section.
- (2) **Site Planning.**
 - (i) A single cottage cluster shall contain a minimum of three (3) and a maximum of twelve (12) cottages. A cottage cluster project may include more than one (1) cluster with more than one (1) associated common courtyard. There is no limit to how many cottage clusters are permitted on a single lot.
 - (ii) All cottages within a single cottage cluster, with five (5) or more units, shall share a common courtyard. Four (4) or fewer cottages within a cottage cluster shall not be required to provide a common courtyard.
 - (iii) Garages and carports (whether shared or individual) shall not abut more than twenty-five percent (25%) of a common courtyard's perimeter.
 - (iv) Allowed building types include single units and duplexes.
- (3) **Setbacks.**
 - (i) The setbacks from adjacent property lines along the perimeter of the cottage cluster development shall be the same as required by the underlying zoning district.

- (ii) Cottage structures (comprised of either individual units or duplexes) shall be separated by a minimum distance of six (6) feet between walls.
- (4) **Maximum Footprint.** The footprint of each cottage shall not exceed eight hundred (800) square feet for a single detached unit and one thousand (1,000) square feet for a duplex. A communal garage or parking structure is permitted and is not subject to the maximum footprint requirements for cottages. The building footprint shall be measured by calculating the total square foot area of a building, when viewed directly from above, that covers a portion of a lot, except that the following structures or parts of structures shall themselves not be included in calculating building footprint:
 - (i) Any part of a structure without a roof.
 - (ii) Roof eaves.
 - (iii) Carports, porches, and balconies that are open at least 50 percent of their respective sides.
 - (iv) Detached garages or accessory buildings.
- (5) **Open Space.** All cottage cluster developments shall comply with Section 9-3.262(c) requirements for outdoor recreation or gathering areas, except cottage cluster developments with five (5) or more units shall have a common open space area to be shared by residents. Common open space is subject to the following standards:
 - (i) The common courtyard shall be at least fifteen (15) feet wide at its narrowest point and no less than four hundred (400) square feet.
 - (ii) Each cottage within a cluster must either:
 - a. Abut the common courtyard;
 - b. Have a main entrance facing the common courtyard; or
 - c. Be within ten (10) feet from the connecting pedestrian path, measured from the façade of the cottage to the nearest edge of the pedestrian path. A pedestrian path may include a common driveway crossing with alternative paving.
 - (iii) The common courtyard shall be developed with a mix of landscaping, passive recreation area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed seventy-five percent (75%) of the total common courtyard area.
- (6) **Fences.**
 - (i) **Interior Fences Delineating Private Yards and Common Open Spaces.** Fencing located within the interior of the original project site perimeter used to delineate private yards and common open space areas:
 - a. Shall not exceed forty-two (42) inches in height;
 - b. Shall be at least fifty percent (50%) transparent; and
 - c. Shall not consist of solid (e.g., board, cinder block), chicken wire, or white vinyl fencing (examples of allowed fencing material include split rail, framed welded wire, and similar types of fencing).
 - (ii) **Exterior Fences Delineating the Original Project Boundary.** Fences located along the original project boundary's front, side, and rear property lines shall comply with Section 9-4.128(c)(1)(ii).
- (7) **Pedestrian Access.**

- (i) A pedestrian path shall be provided that connects the main entrance of each cottage to the following:
 - a. The common courtyard (for clusters of five or more units)
 - b. Shared parking areas;
 - c. Sidewalks; and
 - d. Public rights-of-way abutting the site.
 - (ii) The pedestrian path must be hard-surfaced (concrete, asphalt, or pavers) and a minimum of three (3) feet wide.
- (8) Existing Structures. An existing single-family dwelling and accessory uses and buildings on a lot to be used for a cottage cluster project may remain within the cottage cluster project area provided the structures comply with the standards in subsections i – v below.
- (i) The existing dwelling may be nonconforming with respect to the requirements of Section 9-4.130(l) (Additional Standards for Cottage Clusters).
 - (ii) The existing dwelling may be altered or expanded up to the allowed maximum height and maximum building footprint per Section 9-4.130(l)(4) (Maximum Footprint). Existing dwellings that exceed the maximum height and/or footprint standards may not be expanded.
 - (iii) The existing dwelling shall be excluded from the calculation of maximum average dwelling size of a cottage cluster, per Section 9-3.331(e).
- (9) Alternative Compliance. For projects that meet the definition of a “small home lot development” pursuant to Government Code Section 66499.40, where a conflict exists between this Section and Government Code Section 66499.40, Government Code Section 66499.40 shall prevail.

(m) Definitions

1. Abut. Contiguous to having district boundaries or lot lines in common (i.e., not separated by an alley, public or private right-of-way, or street).
2. Arcade. An Entryway Type where the facade is a colonnade on the ground floor that overlaps a walkway parallel to the front elevation of a building.
3. Articulation. The breaking up of a flat and uniform building façade by using recessed wall areas, indents, projections, changes in building materials, and detailed projecting features such as stoops, bay windows, awnings, canopies, and/or balconies.
4. Bay Window. A window or series of windows projecting from the outer wall of a building and forming a recess within.
5. Building Footprint. The area of the ground surface occupied by an existing or proposed structure, measured from exterior wall to exterior wall at the base of the structure.
6. Cornice. A molded and projecting horizontal feature that crowns a façade.
7. Cottage Cluster. A grouping of no fewer than three detached dwellings.
8. Duplex. A residential building with two units.
9. Façade. Any exterior face or wall of a building.
10. Flat Roof. A roof without any sloped sides, with a pitch of ten (10) degrees or less.
11. Forecourt. Open area in front of a building’s entrance surrounded by walls on at least three sides.

12. Fourplex. A residential building with four units.
13. Gable Roof. A roof with two slopes joining at a single ridge line and a gable at each end.
14. Hipped Roof. A roof with four sloped sides. The sides meet at a ridge at the center of the roof. Two of the sides are trapezoidal in shape, while the remaining two sides are triangular, and thus meet the ridge at its endpoints.
15. Lintel. A horizontal element over an opening, often found spanning doors or windows. Lintels can be structural/load bearing or ornamental.
16. Mansard Roof. A roof with two slopes on each of four sides, the lower steeper than the upper, or culminating in a flat roof at the ridge line.
17. Massing. The three-dimensional bulk of a structure: height, width, and depth.
18. Massing Break. Recess/projection measured from the building footprint with minimum dimensions of one (1) foot in depth by three (3) feet in length by eight (8) feet in height.
19. Mixed-use. A development that has a vertical separation of commercial and residential land uses in a building. Residential units within a commercial district are subject to compliance with allowed density and shall not be located on the ground floor.
20. Multiplex (5+ units). A residential building with five or more units.
21. Occupied Space. An enclosed space in a building intended for human activities, including bathrooms and circulation, but not including vehicle parking or space for other building functions such as storage, solid waste storage, building equipment, or computer servers.
22. Plaza. A public square or open space in a city or town.
23. Porch. An Entryway Type, usually with outdoor steps, stairs, and/or a raised platform, where an entry door and corresponding landing area (entrance) are provided on the front elevation of a building on the ground floor, for the purpose of providing pedestrian access from the outdoor ground elevation to a building interior. A porch can be recessed or projected, but must be covered.
24. Public Realm. The area outside a building accessible or visible to the public, including public right-of-way, sidewalk easement, and publicly accessible open space.
25. Shed Roof. A roof shape having only one (1) sloping plane.
26. Stepback. The required or actual placement of a building a specified distance away from a road, property line, or other structure at a level above the first floor.
27. Street. A public or private right-of-way.
28. Transparency. The ability of a building or structure to visually transmit light, allowing for a clear view of the interior or exterior spaces via doors and windows.
29. Triplex. A residential building with three (3) units.
30. Unoccupied Space. An enclosed space in a building not intended for human activities but only for building services, such as storage, trash, equipment, building utilities.
31. Wall Plane Variation. Change in condition, character, or form of a continuous exterior wall implemented through one or more options outlined Section 9-4.130(f)(3)(ii).