

PART II

CHAPTER

11



Active Lifestyles



# Development Regulations

## Sections:

- 11.1 Purpose
- 11.2 Intent
- 11.3 Development Regulations
- 11.4 Supplemental Development Regulations

## 11.1 Purpose

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This chapter specifies development regulations by zoning district including densities and intensities, building heights, setbacks, and parking.

## 11.2 Intent

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The intent of the development regulations in this chapter is to enable higher densities and intensities in Downtown; pull buildings forward toward the sidewalk to enhance pedestrian interaction; and allow flexibility to reflect Downtown’s diverse conditions.

## 11.3 Development Regulations

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**Tables 11.3-1 through 11.3-9** prescribe the development regulations for zoning districts within Downtown. In the tables, some letters under the column entitled “Key” have been intentionally grayed out when the information does not apply to the district. The numbers in parentheses in the tables refer to the Supplemental Development Regulations in Section 11.4. Section or chapter references are to the City’s Land Use and Development Code. Additional design guidance is contained in DTSP Part II, Chapter 12, “Design Regulations and Guidelines for Private Development,” and Chapter 13, “Historic District Standards and Guidelines.”

11.3.1 Downtown Neighborhood Low (DNL)

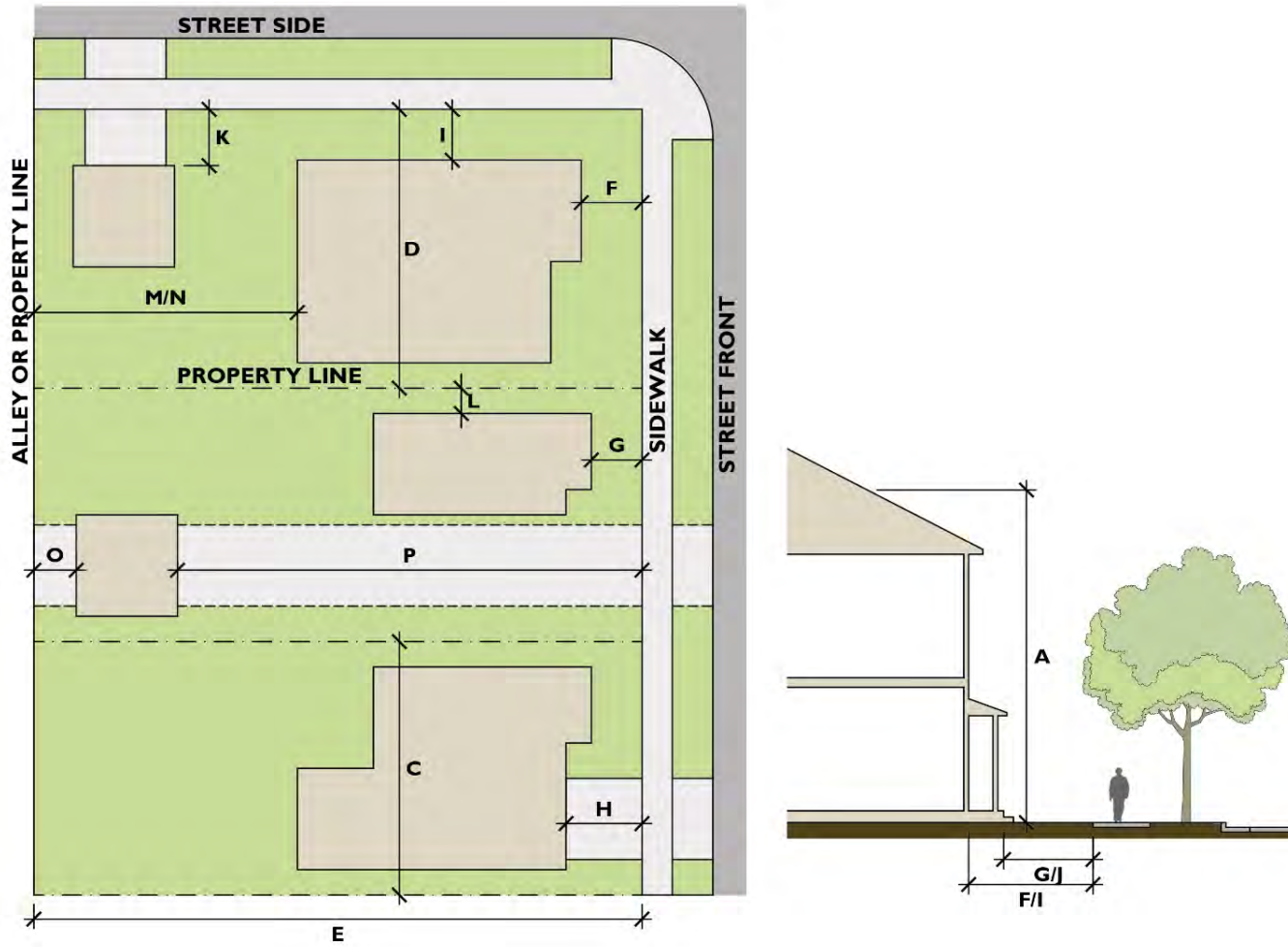
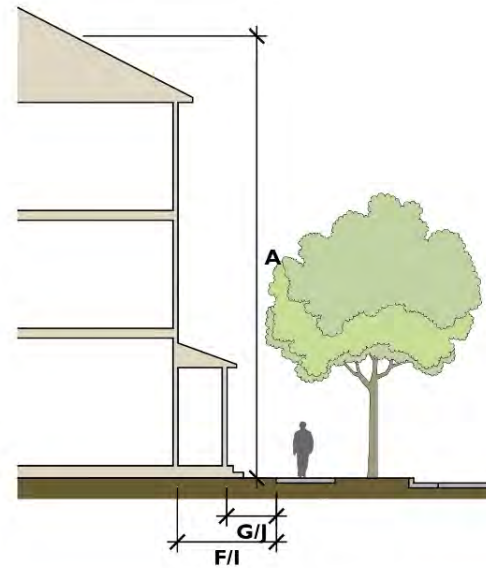
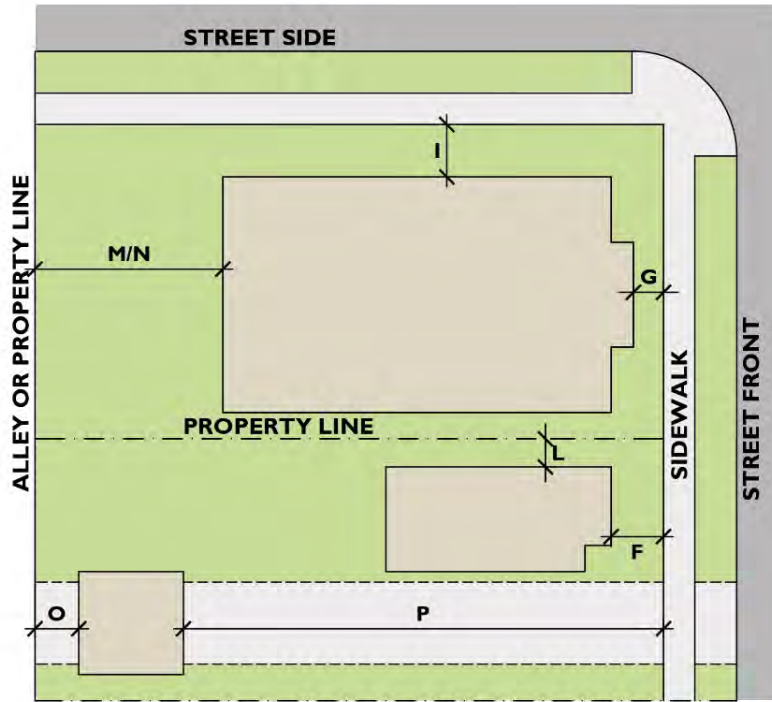


TABLE 11.3-1: DEVELOPMENT REGULATIONS— DOWNTOWN NEIGHBORHOOD LOW (DNL)		
<b>Building Intensity</b>		
Residential Density (1): Standalone residential development shall comply with the allowed density range. Residential development that is part of a mixed-use building shall comply with the allowed floor area ratio (FAR) range and is not subject to the allowed density range. See Section 14.02.030.040, “Calculating Density.”		
	Minimum (2)	3.0 du/ac
	Maximum (3)	5.0 du/ac along Buck Avenue, 8.0 du/ac for all other locations
FAR: See Section 14.02.030.080, “Determining Floor Area.”		
	Minimum (2)	N/A
	Maximum (3)	N/A
<b>Building Profile:</b> See Section 14.09.200.060, “Height and Height Exceptions.”		
A	Maximum Height	2 stories, 35 ft.
B	Minimum Ground-Floor Ceiling Height	N/A
<b>Building Site</b>		
	Minimum Lot Area	6,000 sq. ft. along Buck Avenue, 3,600 sq. ft. for all other locations
C	Minimum Lot Width, Interior	50 ft. along Buck Avenue, 35 ft. for all other locations
D	Minimum Lot Width, Corner	55 ft. along Buck Avenue, 40 ft. for all other locations
E	Minimum Lot Depth	90 ft. along Buck Avenue, 70 ft. for all other locations
<b>Building Placement</b>		
Front (7)(8): Measured from back of sidewalk. See Section 14.09.200.030, “Encroachments into Required Setbacks.”		
F	Building	12 ft. min.
G	Unenclosed Porch, Stoop, Balcony, Steps	10 ft. min.
H	Garage, Street Loaded (only permitted when no alley access available)	18 ft. min.
Side Street (7)(8): Measured from back of sidewalk. See Section 14.09.200.030, “Encroachments into Required Setbacks.”		
I	Building	10 ft. min.–15 ft. max.

TABLE 11.3-1: DEVELOPMENT REGULATIONS— DOWNTOWN NEIGHBORHOOD LOW (DNL)		
J	Unenclosed Porch, Stoop, Balcony, Steps	10 ft. min.
K	Garage, Street Loaded (only permitted when no alley access available)	18 ft. min.
Side Interior (7)(8): Measured from property line. Does not apply to the interior property line of attached units. See Section 14.09.200.030, “Encroachments into Required Setbacks.”		
L	Building	5 ft. min.
Rear (7)(8): Measured from property line. See Section 14.09.200.030, “Encroachments into Required Setbacks.”		
M	Building, Interior	15 ft. min.
N	Building, Alley	5 ft. min.
O	Garage, Alley Loaded	5 ft. min.
P	Garage, Recessed (accessed from street)	5 ft. min., 0 ft. min. when located 20 ft. behind front façade of house
<b>Open Space</b>		
	Minimum Open Space	N/A
<b>Parking (11)(12)</b>		
Location of Surface Parking Lots: Measured from back of sidewalk. To be accessed from alley where present.		
Q	Front	N/A
R	Street Side	N/A
Required Spaces: See Chapter 14.09.230, “Parking and Loading,” for Design Standards and Parking Reduction Provisions.		
Residential		
	Studio or 1-Bedroom Unit	1 space per unit
	2+ Bedroom Unit	1.25 spaces per unit
	Guest Parking	Multi-family projects with 10 or more units shall provide 1 guest parking space per every 10 units
	Existing Buildings	Parking requirements for existing buildings are waived for permitted uses unless an existing building is expanded by greater than 15%
	All Other Uses	Per Section 14.09.230.040 of the City’s Land Use and Development Code
	Bicycle Parking	Per Section 14.09.230.060 of the City’s Land Use and Development Code

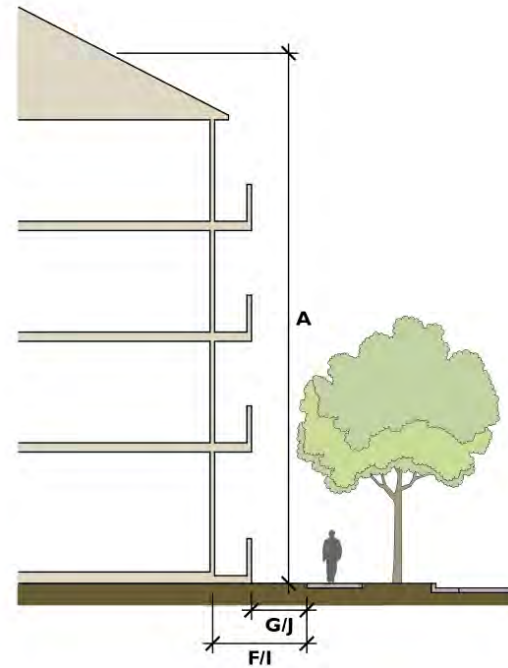
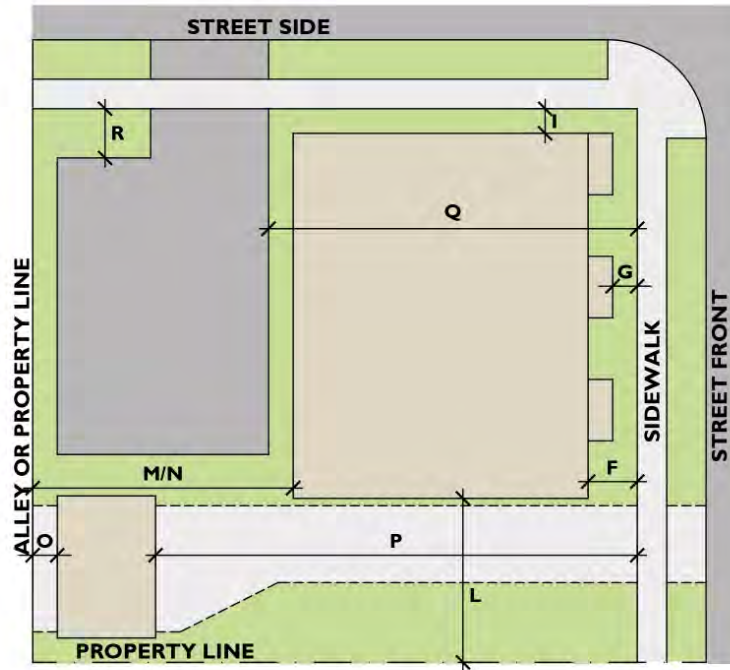
11.3.2 Downtown Neighborhood Medium (DNM)



Key	<b>TABLE 11.3-2: DEVELOPMENT REGULATIONS— DOWNTOWN NEIGHBORHOOD MEDIUM (DNM)</b>	
	<b>Building Intensity</b>	
	Residential Density (1): Standalone residential development shall comply with the allowed density range. Residential development that is part of a mixed-use building shall comply with the allowed floor area ratio (FAR) range and is not subject to the allowed density range. See Section 14.02.030.040, “Calculating Density.”	
	Minimum (2)	8.1 du/ac
	Maximum (3)	20.0 du/ac
	FAR: See Section 14.02.030.080, “Determining Floor Area.”	
	Minimum (2)	N/A
	Maximum (3)	N/A
	<b>Building Profile:</b> See Section 14.09.200.060, “Height and Height Exceptions.”	
A	Maximum Height	3 stories, 45 ft.
B	Minimum Ground-Floor Ceiling Height	N/A
	<b>Building Site</b>	
	Minimum Lot Area	N/A
C	Minimum Lot Width, Interior	N/A
D	Minimum Lot Width, Corner	N/A
E	Minimum Lot Depth	N/A
	<b>Building Placement</b>	
	Front (7)(8): Measured from back of sidewalk. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
F	Building	10 ft. min.–15 ft. max.
G	Unenclosed Porch, Stoop, Balcony, Steps	5 ft. min.
H	Garage, Street Loaded	N/A
	Side Street (7)(8): Measured from back of sidewalk. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
I	Building	10 ft. min.–15 ft. max.
J	Unenclosed Porch, Stoop, Balcony, Steps	5 ft. min.
K	Garage, Street Loaded	N/A

Key	<b>TABLE 11.3-2: DEVELOPMENT REGULATIONS— DOWNTOWN NEIGHBORHOOD MEDIUM (DNM)</b>	
	Side Interior (7)(8): Measured from property line. Does not apply to the interior property line of attached units. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
L	Building	5 ft. min.
	Rear (7)(8): Measured from property line. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
M	Building, Interior	15 ft. min.
N	Building, Alley	5 ft. min.
O	Garage, Alley Loaded	5 ft. min.
P	Garage, Recessed (accessed from street)	5 ft. min.
	<b>Open Space</b>	
	Minimum Open Space	Multi-unit projects of more than 10 units shall include delineated private common-use open space. For projects of more than 150 dwelling units, at least 1,000 square feet of common-use open space shall be provided.
	<b>Parking (11)(12)</b>	
	Location of Surface Parking Lots: Measured from back of sidewalk. To be accessed from alley where present.	
Q	Front	N/A
R	Street Side	N/A
	Required Spaces: See Chapter 14.09.230, “Parking and Loading,” for Design Standards and Parking Reduction Provisions.	
	Residential	
	Studio or 1-Bedroom Unit	1 space per unit
	2+ Bedroom Unit	1.25 spaces per unit
	Guest Parking	Multi-family projects with 10 or more units shall provide 1 guest parking space per every 10 units
	Existing Buildings	Parking requirements for existing buildings are waived for permitted uses unless an existing building is expanded by greater than 15%
	All Other Uses	Per Section 14.09.230.040 of the City’s Land Use and Development Code
	Bicycle Parking	Per Section 14.09.230.060 of the City’s Land Use and Development Code

11.3.3 Downtown Neighborhood High (DNH)

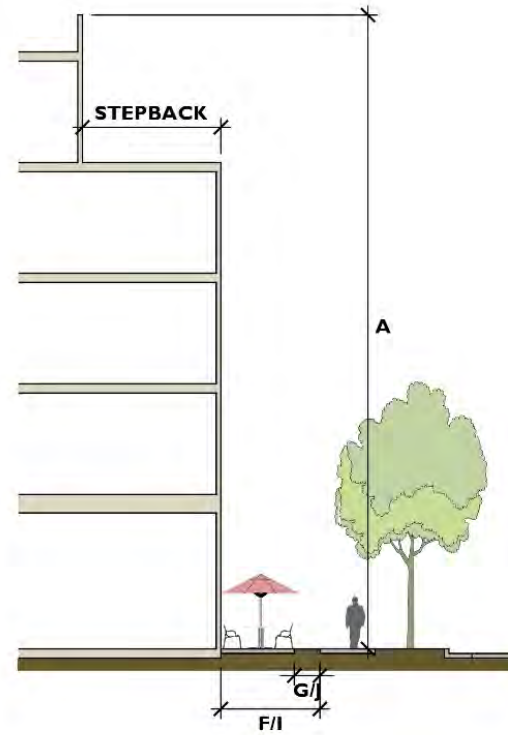
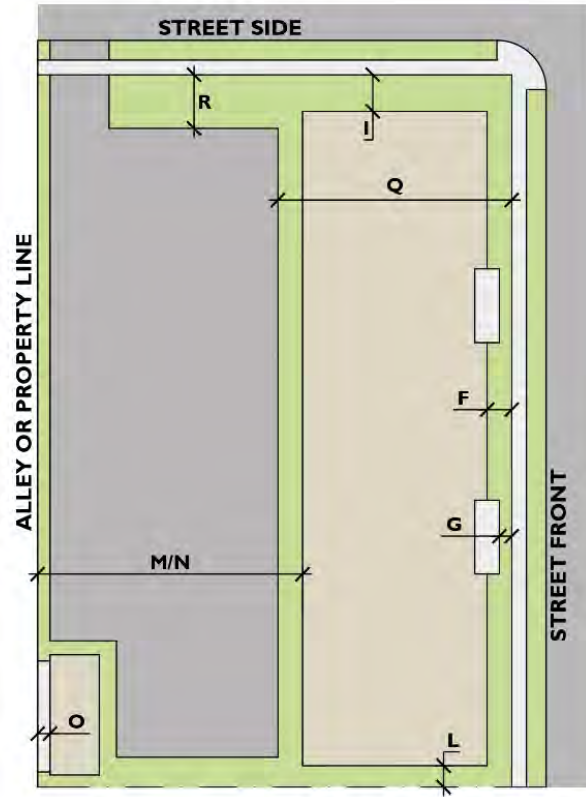




Key	<b>TABLE 11.3-3: DEVELOPMENT REGULATIONS— DOWNTOWN NEIGHBORHOOD HIGH (DNH)</b>	
	<b>Building Intensity</b>	
	Residential Density (1): Standalone residential development shall comply with the allowed density range. Residential development that is part of a mixed-use building shall comply with the allowed floor area ratio (FAR) range and is not subject to the allowed density range. See Section 14.02.030.040, “Calculating Density.”	
	Minimum (2)	18.0 du/ac
	Maximum (3)	40.0 du/ac
	FAR: See Section 14.02.030.080, “Determining Floor Area.”	
	Minimum (2)	N/A
	Maximum (3)	N/A
	<b>Building Profile:</b> See Section 14.09.200.060, “Height and Height Exceptions.”	
A	Maximum Height	4 stories, 60 ft. (4)(5)
B	Minimum Ground-Floor Ceiling Height	N/A
	<b>Building Site</b>	
	Minimum Lot Area	N/A
C	Minimum Lot Width, Interior	N/A
D	Minimum Lot Width, Corner	N/A
E	Minimum Lot Depth	N/A
	<b>Building Placement</b>	
	Front (7)(8): Measured from back of sidewalk. The minimum and maximum setbacks are increased by 5 feet along East Monte Vista Avenue to account for the higher traffic volume nature of this roadway. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
F	Building	10 ft. min.–15 ft. max.
G	Unenclosed Porch, Stoop, Balcony, Steps	5 ft. min.
H	Garage, Street Loaded	N/A
	Side Street (7)(8): Measured from back of sidewalk. The minimum and maximum setbacks are increased by 5 feet along East Monte Vista Avenue to account for the higher traffic volume nature of this roadway. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
I	Building	10 ft. min.–15 ft. max.
J	Unenclosed Porch, Stoop, Balcony, Steps	5 ft. min.

Key	<b>TABLE 11.3-3: DEVELOPMENT REGULATIONS— DOWNTOWN NEIGHBORHOOD HIGH (DNH)</b>	
K	Garage, Street Loaded	N/A
	Side Interior (7)(8): Measured from property line. Does not apply to the interior property line of attached units. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
L	Building	7.5 ft. min., 15 ft. min. adjacent to a DNL, RL, or RLM District
	Rear (7)(8): Measured from property line. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
M	Building, Interior	15 ft. min.
N	Building, Alley	5 ft. min.
O	Garage, Alley Loaded	5 ft. min.
P	Garage, Recessed (accessed from street)	5 ft. min.
	<b>Open Space</b>	
	Minimum Open Space	Multi-unit projects of more than 10 units shall include delineated private common-use open space. For projects of more than 150 dwelling units, at least 1,000 square feet of common-use open space shall be provided.
	<b>Parking (10)(11)(12)</b>	
	Location of Surface Parking Lots: Measured from back of sidewalk. To be accessed from alley where present.	
Q	Front	40 ft. min. if common parking lot (10)
R	Street Side	10 ft. min.
	Required Spaces: See Chapter 14.09.230, “Parking and Loading,” for Design Standards and Parking Reduction Provisions.	
	Residential	
	Studio or 1-Bedroom Unit	1 space per unit
	2+ Bedroom Unit	1.25 spaces per unit
	Guest Parking	Multi-family projects with 10 or more units shall provide 1 guest parking space per every 10 units
	Existing Buildings	Parking requirements for existing buildings are waived for permitted uses unless an existing building is expanded by greater than 15%
	All Other Uses	Per Section 14.09.230.040 of the City’s Land Use and Development Code
	Bicycle Parking	Per Section 14.09.230.060 of the City’s Land Use and Development Code

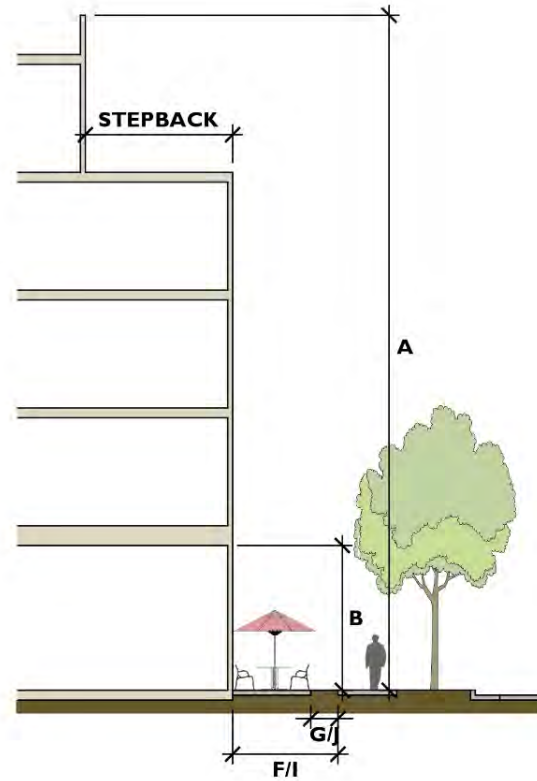
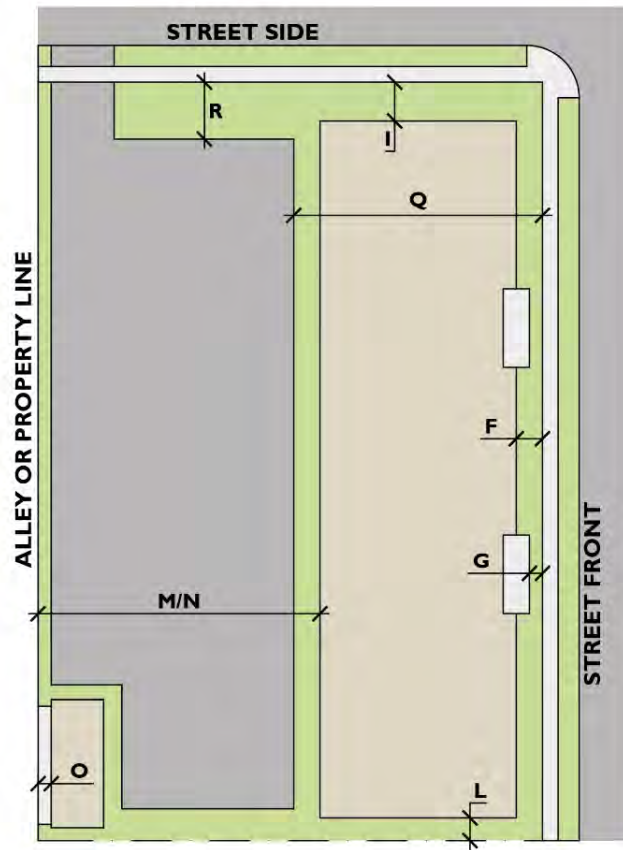
11.3.4 Downtown Mixed Use (DMU)



<b>TABLE 11.3-4: DEVELOPMENT REGULATIONS— DOWNTOWN MIXED USE (DMU)</b>		
<b>Building Intensity</b>		
Residential Density (1): Standalone residential development shall comply with the allowed density range. Residential development that is part of a mixed-use building shall comply with the allowed floor area ratio (FAR) range and is not subject to the allowed density range. See Section 14.02.030.040, “Calculating Density.”		
	Minimum (2)	18.0 du/ac
	Maximum (3)	65.0 du/ac
FAR: See Section 14.02.030.080, “Determining Floor Area.”		
	Minimum (2)	0.5 FAR
	Maximum (3)	4.0 FAR
<b>Building Profile:</b> See Section 14.09.200.060, “Height and Height Exceptions.”		
A	Maximum Height	5 stories, 70 ft. (4)(5)(6)
B	Minimum Ground-Floor Ceiling Height	N/A
<b>Building Site</b>		
	Minimum Lot Area	N/A
C	Minimum Lot Width, Interior	N/A
D	Minimum Lot Width, Corner	N/A
E	Minimum Lot Depth	N/A
<b>Building Placement</b>		
Front (7)(8): Measured from back of sidewalk. The minimum and maximum setbacks are increased by 5 feet along East Monte Vista Avenue to account for the higher traffic volume nature of this roadway. See Section 14.09.200.030, “Encroachments into Required Setbacks.”		
F	Building	0 ft. min.–10 ft. max. (9)
G	Unenclosed Porch, Stoop, Balcony, Steps	0 ft. min.
H	Garage, Street Loaded	N/A
Side Street (7)(8): Measured from back of sidewalk. The minimum and maximum setbacks are increased by 5 feet along East Monte Vista Avenue to account for the higher traffic volume nature of this roadway. See Section 14.09.200.030, “Encroachments into Required Setbacks.”		
I	Building	0 ft. min.–10 ft. max. (9)

<b>TABLE 11.3-4: DEVELOPMENT REGULATIONS— DOWNTOWN MIXED USE (DMU)</b>		
J	Unenclosed Porch, Stoop, Balcony, Steps	0 ft. min.
K	Garage, Street Loaded	N/A
Side Interior (7)(8): Measured from property line. Does not apply to the interior property line of attached units. See Section 14.09.200.030, “Encroachments into Required Setbacks.”		
L	Building	0 ft. min., 15 ft. min. adjacent to a DNL, RL, or RLM District
Rear (7)(8): Measured from property line. See Section 14.09.200.030, “Encroachments into Required Setbacks.”		
M	Building, Interior	0 ft. min., 15 ft. min. adjacent to a DNL, RL, or RLM District
N	Building, Alley	5 ft. min.
O	Garage, Alley Loaded	5 ft. min.
P	Garage, Recessed (accessed from street)	N/A
<b>Open Space</b>		
	Minimum Open Space	N/A
<b>Parking (10)(11)(12)</b>		
Location of Surface Parking Lots: Measured from back of sidewalk. To be accessed from alley where present.		
Q	Front	40 ft. min. (10)
R	Street Side	10 ft. min. (10)
Required Spaces: See Chapter 14.09.230, “Parking and Loading,” for Design Standards and Parking Reduction Provisions.		
Residential		
	Studio or 1-Bedroom Unit	1 space per unit
	2+ Bedroom Unit	1.25 spaces per unit
	Guest Parking	Multi-family projects with 10 or more units shall provide 1 guest parking space per every 10 units
	Existing Buildings	Parking requirements for existing buildings are waived for permitted uses unless an existing building is expanded by greater than 15%
	All Other Uses	Per Section 14.09.230.040 of the City’s Land Use and Development Code
	Bicycle Parking	Per Section 14.09.230.060 of the City’s Land Use and Development Code

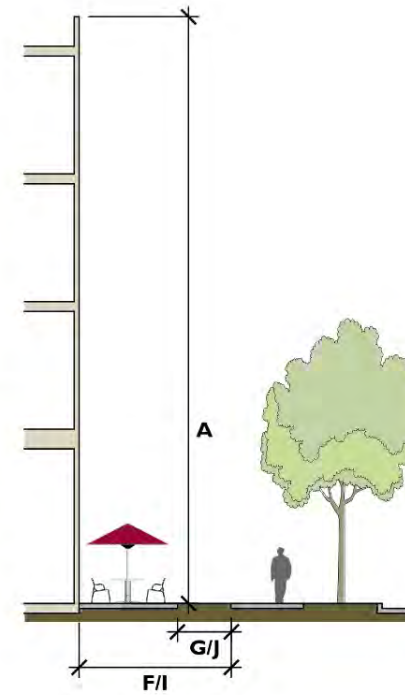
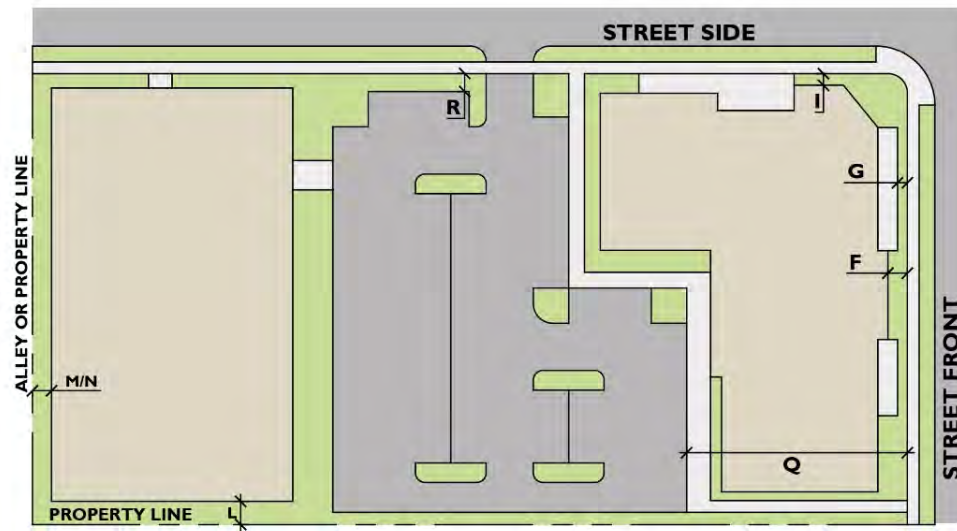
11.3.5 Downtown Core (DC)



Key	<b>TABLE I 1.3-5: DEVELOPMENT REGULATIONS— DOWNTOWN CORE (DC)</b>	
	<b>Building Intensity</b>	
	Residential Density (1): Standalone residential development shall comply with the allowed density range. Residential development that is part of a mixed-use building shall comply with the allowed floor area ratio (FAR) range and is not subject to the allowed density range. See Section 14.02.030.040, “Calculating Density.”	
	Minimum (2)	18.0 du/ac
	Maximum (3)	65.0 du/ac
	FAR: See Section 14.02.030.080, “Determining Floor Area.”	
	Minimum (2)	0.5 FAR
	Maximum (3)	4.0 FAR
	<b>Building Profile:</b> See Section 14.09.200.060, “Height and Height Exceptions.”	
A	Maximum Height	5 stories, 70 ft. (4)(5)(6)
B	Minimum Ground-Floor Ceiling Height	15 ft. along priority pedestrian frontages (see Figure 4.3-1)
	<b>Building Site</b>	
	Minimum Lot Area	N/A
C	Minimum Lot Width, Interior	N/A
D	Minimum Lot Width, Corner	N/A
E	Minimum Lot Depth	N/A
	<b>Building Placement</b>	
	Front (7)(8): Measured from back of sidewalk. The minimum and maximum setbacks are increased by 5 feet along East Monte Vista Avenue and Depot Street to account for the higher traffic volume nature of these roadways. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
F	Building	0 ft. min.–5 ft. max. along priority pedestrian frontages (see Figure 4.3-1), 0 ft. min.–10 ft. max. in all other locations (9)
G	Unenclosed Porch, Stoop, Balcony, Steps	0 ft. min.
H	Garage, Street Loaded	N/A
	Side Street (7)(8): Measured from back of sidewalk. The minimum and maximum setbacks are increased by 5 feet along East Monte Vista Avenue and Depot Street to account for the higher traffic volume nature of these roadways. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
I	Building	0 ft. min.–5 ft. max. along priority pedestrian frontages (see Figure 4.3-1), 0 ft. min.–10 ft. max. in all other locations (9)
J	Unenclosed Porch, Stoop, Balcony, Steps	0 ft. min.

Key	<b>TABLE I 1.3-5: DEVELOPMENT REGULATIONS— DOWNTOWN CORE (DC)</b>	
K	Garage, Street Loaded	N/A
	Side Interior (7)(8): Measured from property line. Does not apply to the interior property line of a attached units. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
L	Building	0 ft. min., 15 ft. min. adjacent to a DNL, RL, or RLM District
	Rear (7)(8): Measured from property line. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
M	Building, Interior	0 ft. min., 15 ft. min. adjacent to a DNL, RL, or RLM District
N	Building, Alley	5 ft. min.
O	Garage, Alley Loaded	5 ft. min
P	Garage, Recessed (accessed from street)	N/A
	<b>Open Space</b>	
	Minimum Open Space	N/A
	<b>Parking (10)(11)(12)</b>	
	Location of Surface Parking Lots: Measured from back of sidewalk. To be accessed from alley where present.	
Q	Front	40 ft. min. (10)
R	Street Side	40 ft. min. along priority pedestrian frontages, 10 ft. min. in all other locations (10)
	Required Spaces: See Chapter 14.09.230, “Parking and Loading,” for Design Standards and Parking Reduction Provisions.	
	Residential	
	Studio or 1-Bedroom Unit	1 space per unit
	2+ Bedroom Unit	1.25 spaces per unit
	Guest Parking	Multi-family projects with 10 or more units shall provide 1 guest parking space per every 10 units
	Existing Buildings	Parking requirements for existing buildings are waived for permitted uses unless an existing building is expanded by greater than 15%
	All Other Uses	Per Section 14.09.230.040 of the City’s Land Use and Development Code
	Bicycle Parking	Per Section 14.09.230.060 of the City’s Land Use and Development Code

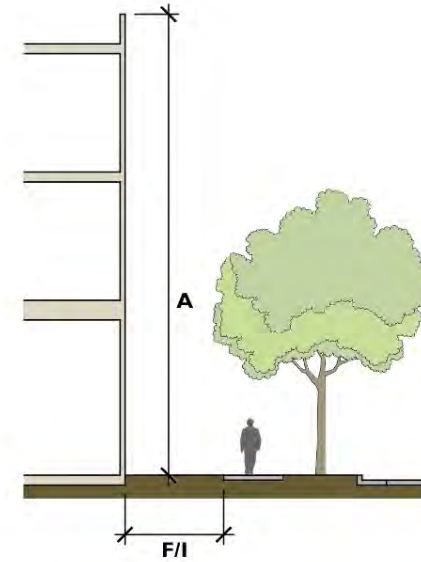
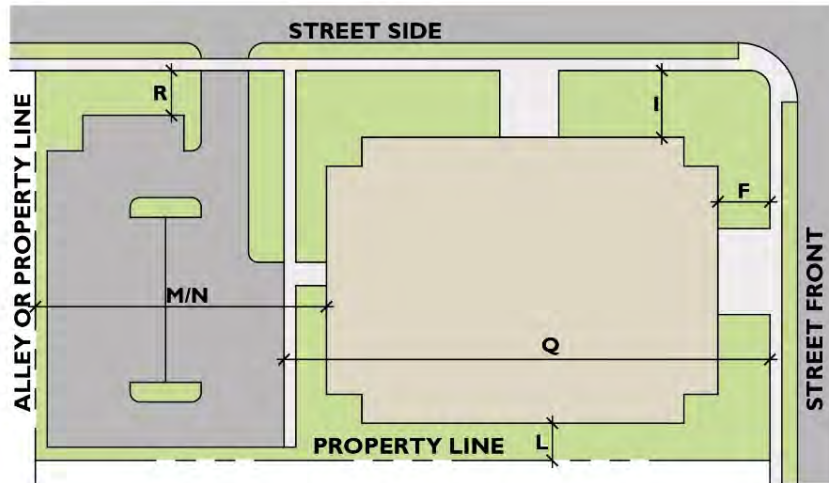
11.3.6 Downtown General Commercial (DGC)



Key	<b>TABLE 11.3-6: DEVELOPMENT REGULATIONS— DOWNTOWN COMMERCIAL GENERAL (DGC)</b>	
	<b>Building Intensity</b>	
	Residential Density (1): Standalone residential development shall comply with the allowed density range. Residential development that is part of a mixed-use building shall comply with the allowed floor area ratio (FAR) range and is not subject to the allowed density range. See Section 14.02.030.040, “Calculating Density.”	
	Minimum (2)	18.0 du/ac
	Maximum (3)	40.0 du/ac
	FAR: See Section 14.02.030.080, “Determining Floor Area.”	
	Minimum (2)	0.25 FAR
	Maximum (3)	4.0 FAR
	<b>Building Profile:</b> See Section 14.09.200.060, “Height and Height Exceptions.”	
A	Maximum Height	5 stories, 70 ft. (4)(5)
B	Minimum Ground-Floor Ceiling Height	N/A
	<b>Building Site</b>	
	Minimum Lot Area	N/A
C	Minimum Lot Width, Interior	N/A
D	Minimum Lot Width, Corner	N/A
E	Minimum Lot Depth	N/A
	<b>Building Placement</b>	
	Front (7)(8): Measured from back of sidewalk. The minimum and maximum setbacks are increased by 5 feet along East Monte Vista Avenue, Depot Street, and Mason Street east of Depot Street, to account for the higher traffic volume nature of these roadways. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
F	Building	5 ft. min.–15 ft. max.
G	Unenclosed Porch, Stoop, Balcony, Steps	5 ft. min.
H	Garage, Street Loaded	N/A
	Side Street (7)(8): Measured from back of sidewalk. The minimum and maximum setbacks are increased by 5 feet along East Monte Vista Avenue, Depot Street, and Mason Street east of Depot Street, to account for the higher traffic volume nature of these roadways. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
I	Building	5 ft. min.–15 ft. max.

Key	<b>TABLE 11.3-6: DEVELOPMENT REGULATIONS— DOWNTOWN COMMERCIAL GENERAL (DGC)</b>	
J	Unenclosed Porch, Stoop, Balcony, Steps	5 ft. min.
K	Garage, Street Loaded	N/A
	Side Interior (7)(8): Measured from property line. Does not apply to the interior property line of attached units. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
L	Building	0 ft. min., 15 ft. min. adjacent to a DNL, RL, or RLM District
	Rear (7)(8): Measured from property line. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
M	Building, Interior	0 ft. min., 15 ft. min. adjacent to a DNL, RL, or RLM District
N	Building, Alley	5 ft. min.
O	Garage, Alley Loaded	5 ft. min.
P	Garage, Recessed (accessed from street)	N/A
	<b>Open Space</b>	
	Minimum Open Space	N/A
	<b>Parking (10)(11)(12)</b>	
	Location of Surface Parking Lots: Measured from back of sidewalk. To be accessed from alley where present.	
Q	Front	40 ft. min. (10)
R	Street Side	10 ft. min. (10)
	Required Spaces: See Chapter 14.09.230, “Parking and Loading,” for Design Standards and Parking Reduction Provisions.	
	Residential	
	Studio or 1-Bedroom Unit	1 space per unit (11)
	2+ Bedroom Unit	1.25 spaces per unit (11)
	Guest Parking	Multi-family projects with 10 or more units shall provide 1 guest parking space per every 10 units (11)
	Existing Buildings	Parking requirements for existing buildings are waived for permitted uses unless an existing building is expanded by greater than 15%
	All Other Uses	Per Section 14.09.230.040 of the City’s Land Use and Development Code (11)
	Bicycle Parking	Per Section 14.09.230.060 of the City’s Land Use and Development Code

11.3.7 Downtown Public Facilities (DPF)

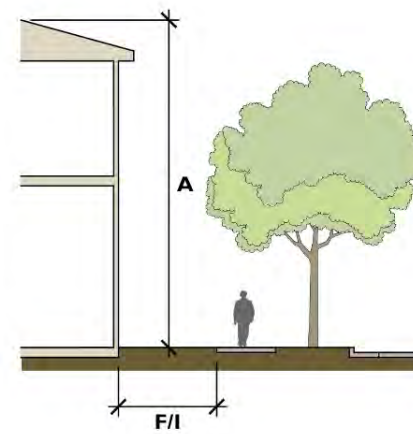
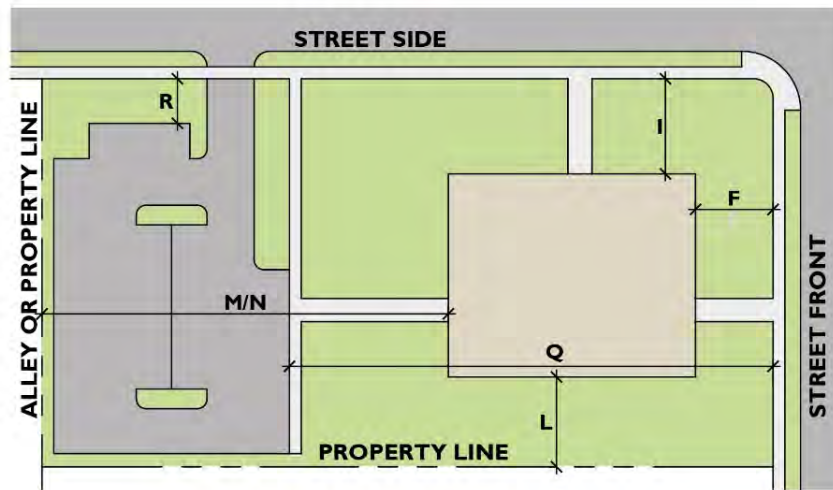




Key	<b>TABLE I 1.3-7: DEVELOPMENT REGULATIONS— DOWNTOWN PUBLIC FACILITIES (DPF)</b>	
	<b>Building Intensity</b>	
	Residential Density (1)	
	Minimum (2)	N/A
	Maximum (3)	N/A
	Floor Area Ratio (FAR): See Section 14.02.030.080, "Determining Floor Area."	
	Minimum (2)	N/A
	Maximum (3)	.3 FAR
	<b>Building Profile:</b> See Section 14.09.200.060, "Height and Height Exceptions."	
A	Maximum Height	40 ft.
B	Minimum Ground-Floor Ceiling Height	N/A
	<b>Building Site</b>	
	Minimum Lot Area	N/A
C	Minimum Lot Width, Interior	N/A
D	Minimum Lot Width, Corner	N/A
E	Minimum Lot Depth	N/A
	<b>Building Placement</b>	
	Front (7)(8): Measured from back of sidewalk. The minimum and maximum setbacks are increased by 5 feet along East Monte Vista Avenue to account for the higher traffic volume nature of this roadway. See Section 14.09.200.030, "Encroachments into Required Setbacks."	
F	Building	10 ft. min.
G	Unenclosed Porch, Stoop, Balcony, Steps	N/A
H	Garage, Street Loaded	N/A
	Side Street (7)(8): Measured from back of sidewalk. The minimum and maximum setbacks are increased by 5 feet along East Monte Vista Avenue to account for the higher traffic volume nature of this roadway. See Section 14.09.200.030, "Encroachments into Required Setbacks."	

Key	<b>TABLE I 1.3-7: DEVELOPMENT REGULATIONS— DOWNTOWN PUBLIC FACILITIES (DPF)</b>	
I	Building	10 ft. min.
J	Unenclosed Porch, Stoop, Balcony, Steps	N/A
K	Garage, Street Loaded	N/A
	Side Interior (7)(8): Measured from property line. See Section 14.09.200.030, "Encroachments into Required Setbacks."	
L	Building	0 ft. min.
	Rear (7)(8): Measured from property line. See Section 14.09.200.030, "Encroachments into Required Setbacks."	
M	Building, Interior	0 ft. min.
N	Building, Alley	5 ft.
O	Garage, Alley Loaded	N/A
P	Garage, Recessed (accessed from street)	N/A
	<b>Open Space</b>	
	Minimum Open Space	N/A
	<b>Parking (10)(12)</b>	
	Location of Surface Parking Lots: Measured from back of sidewalk. To be accessed from alley where present.	
Q	Front	10 ft. min.
R	Street Side	10 ft. min.
	Required Spaces: See Chapter 14.09.230, "Parking and Loading," for Design Standards and Parking Reduction Provisions.	
	Existing Buildings	Parking requirements for existing buildings are waived for permitted uses unless an existing building is expanded by greater than 15%
	Other Uses	Per Section 14.09.230.040 of the City's Land Use and Development Code
	Bicycle Parking	Per Section 14.09.230.060 of the City's Land Use and Development Code

11.3.8 Downtown Park and Recreation (DPR)



Key	<b>TABLE 11.3-8: DEVELOPMENT REGULATIONS— DOWNTOWN PARK AND RECREATION (DPR)</b>	
	<b>Building Intensity</b>	
	Residential Density (1)	
	Minimum (2)	N/A
	Maximum (3)	N/A
	Floor Area Ratio (FAR): See Section 14.02.030.080, “Determining Floor Area.”	
	Minimum (2)	N/A
	Maximum (3)	.01 FAR
	<b>Building Profile:</b> See Section 14.09.200.060, “Height and Height Exceptions.”	
A	Maximum Height	30 ft.
B	Minimum Ground-Floor Ceiling Height	N/A
	<b>Building Site</b>	
	Minimum Lot Area	N/A
C	Minimum Lot Width, Interior	N/A
D	Minimum Lot Width, Corner	N/A
E	Minimum Lot Depth	N/A
	<b>Building Placement</b>	
	Front (7)(8): Measured from back of sidewalk. The minimum and maximum setbacks are increased by 5 feet along East Monte Vista Avenue to account for the higher traffic volume nature of this roadway. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
F	Building	10 ft. min.
G	Unenclosed Porch, Stoop, Balcony, Steps	N/A
H	Garage, Street Loaded	N/A
	Side Street (7)(8): Measured from back of sidewalk. The minimum and maximum setbacks are increased by 5 feet along East Monte Vista Avenue to account for the higher traffic volume nature of this roadway. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	

Key	<b>TABLE 11.3-8: DEVELOPMENT REGULATIONS— DOWNTOWN PARK AND RECREATION (DPR)</b>	
I	Building	10 ft. min.
J	Unenclosed Porch, Stoop, Balcony, Steps	N/A.
K	Garage, Street Loaded	N/A
	Side Interior (7)(8): Measured from property line. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
L	Building	10 ft. min.
	Rear (7)(8): Measured from property line. See Section 14.09.200.030, “Encroachments into Required Setbacks.”	
M	Building, Interior	10 ft. min.
N	Building, Alley	5 ft.
O	Garage, Alley Loaded	N/A
P	Garage, Recessed (accessed from street)	N/A
	<b>Open Space</b>	
	Minimum Open Space	N/A
	<b>Parking (10)(12)</b>	
	Location of Surface Parking Lots: Measured from back of sidewalk. To be accessed from alley where present.	
Q	Front	10 ft. min.
R	Street Side	10 ft. min.
	Required Spaces: See Chapter 14.09.230, “Parking and Loading,” for Design Standards and Parking Reduction Provisions.	
	Existing Buildings	Parking requirements for existing buildings are waived for permitted uses unless an existing building is expanded by greater than 15%
	Other Uses	Per Section 14.09.230.040 of the City’s Land Use and Development Code
	Bicycle Parking	Per Section 14.09.230.060 of the City’s Land Use and Development Code

11.3.9 Downtown Open Space (DOS)

<b>TABLE 11.3-9: DEVELOPMENT REGULATIONS— DOWNTOWN OPEN SPACE (DOS)</b>	
<b>Building Intensity</b>	
Residential Density:	
Minimum	N/A
Maximum	N/A
Floor Area Ratio (FAR)	
Minimum	N/A
Maximum	N/A
<b>Building Profile:</b> See Section 14.09.200.060, “Height and Height Exceptions.”	
Maximum Height	20 ft.
Minimum Ground-Floor Ceiling Height	N/A
<b>Building Site</b>	
Minimum Lot Area	N/A
Minimum Lot Width, Interior	N/A
Minimum Lot Width, Corner	N/A
Minimum Lot Depth	N/A
<b>Building Placement</b>	
Front:	
Building	N/A
Unenclosed Porch, Stoop, Balcony, Steps	N/A
Garage, Street Loaded	N/A
Side Street:	
Building	N/A
Unenclosed Porch, Stoop, Balcony, Steps	N/A
Garage, Street Loaded	N/A

<b>TABLE 11.3-9: DEVELOPMENT REGULATIONS— DOWNTOWN OPEN SPACE (DOS)</b>	
Side Interior (7)(8)	
Building	N/A
Rear (7)(8)	
Building, Interior	N/A
Building, Alley	N/A
Garage, Alley Loaded	N/A
Garage, Recessed (accessed from street)	N/A
<b>Open Space</b>	
Minimum Open Space	N/A
<b>Parking</b>	
Location of Surface Parking Lots	
Front	N/A
Street Side	N/A
Required Spaces: See Chapter 14.09.230, “Parking and Loading,” for Design Standards and Parking Reduction Provisions.	
Per Section 14.09.230.040 of the City’s Land Use and Development Code	

## 11.4 Supplemental Development Regulations

The following supplemental development regulations correspond to the numbers in parentheses in Tables 11.3-1 through 11.3-9, “Development Regulations.”

1. **Residential Density, Individual Lots.** Individual lots in a subdivision or parcel map may be above or below the density range and individual lots may be further divided or subdivided, provided that the entire original project site remains within the allowed density range.
2. **Required Minimum Density and Floor Area Ratio (FAR):** All development projects shall be approved at no less than the minimum residential density or FAR for the corresponding zone district. Exceptions may be approved through a minor use permit pursuant to Chapter 14.09.300, “Use Permits,” of the City’s Land Use and Development Code, when the Community Development Director finds that (a) unique and special property conditions exist, such as environmental or infrastructure constraints, that preclude the ability to achieve the minimum residential density or FAR for the zone district; and (b) approval of the minor use permit is consistent with the purpose and intent of the DDSG.
3. **Maximum Density and FAR Exceptions.**
  - a. **Development Prototypes.** Development prototypes shall have no maximum density or FAR standards when the Community Development Director finds that the proposed project is in substantial compliance with the provisions of DTSP Part II, Chapter 9, “Development Prototypes.”
  - b. **All Other Projects.** An exception to the maximum density or FAR standard may be approved for all other projects through a minor use permit pursuant to Chapter 14.09.300, “Use Permits,” of the City’s Land Use and Development Code, where the Community Development Director makes all of the following findings:
    - I. The proposed use and structure for which the exception to the density or FAR standard is approved has an equivalent or lower peak-hour traffic generation than uses generally permitted within the applicable zoning district;
    - II. Public facilities and services are available to serve the proposed use and structure; and
    - III. The proposed building massing is compatible with intended development in the zoning district.
4. **Maximum Height Adjacent to DNL or RL District.** The maximum height within 40 feet of a DNL District or a Residential Low Density (RL) District (see Chapter 14.09.060, “Residential Zoning Districts,” of the City’s Land Use and Development Code) is 45 feet.

5. **Maximum Height Exception, DNH, DMU, DC, and DGC Districts.** An exception to the maximum height standard may be approved when the Community Development Director finds that such exception is necessary to achieve the maximum density or FAR for the district, and the proposed building massing is compatible with intended development in the zoning district.
  - a. Height exceptions for development prototype projects may be granted as part of project approval where the Community Development Director finds that the proposed project is in substantial compliance with the provisions of DTSP Part II, Chapter 9, "Development Prototypes."
  - b. Height exceptions for all other projects may be approved through a minor use permit pursuant to Chapter 14.09.300, "Use Permits."
6. **Stepback Requirement, DMU and DC Districts.** A minimum 15-foot front and side-street stepback is required above the fourth story. Architectural elements on corners or on an axis with a street termination are exempt.
7. **Build-To Lines and Setbacks, Public Utility Easements.** Given the age of Downtown, public utility easements and rights-of-way vary from block to block. Easement boundaries will need to be verified by the Public Works Department, Development Engineering, on a case-by-case basis, and could affect prescribed build-to lines and setbacks.
8. **Minimum Setback Exceptions, Development Prototypes.** An exception to the minimum setback standard may be approved for development prototype projects. Such an exception may be granted as part of project approval where the Community Development Director finds that the proposed project is in substantial compliance with the provisions of DTSP Part II, Chapter 9, "Development Prototypes."
9. **Front Build-To Lines, DMU and DC Districts.** A portion of the setback for nonresidential buildings may be increased up to 15 feet if the setback is used as public space for outdoor dining, or as a courtyard or entry area for public access.
10. **Limitations on Location of Parking, DMH, DMU, DC, and DGC Districts.** Off-street parking spaces shall be located to the rear of principal buildings whenever feasible. Surface parking may not be located within 40 feet of a front street-facing property line, or 40 feet of a side-street priority pedestrian frontage. Exceptions may be granted where the Community Development Director makes the following findings:
  - a. The design incorporates habitable space built close to the public sidewalk to the maximum extent feasible; and
  - b. The site is small and constrained such that surface parking located more than 40 feet from the street frontage is not feasible.
11. **Parking Reduction, Residential Parking Permit Program.** The required number of residential parking spaces may be reduced by the Community Development Director in accordance with a City-approved shared residential parking permit program.

12. **Parking Reductions, City Standards.** The number of parking spaces required by Section 14.09.230.060, "Required Parking Spaces," of the City's Land Use and Development Code may be reduced in accordance with Section 14.09.230.050, "Parking Reductions," of the City's Land Use and Development Code. Such reductions may be considered for joint use of parking facilities, off-site parking, transit accessibility, passenger loading areas, motorcycle parking, and other conditions.

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