

Chapter 1: Introduction

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x.01.010 Purpose

This Form-Based Code (FBC) sets forth the standards for neighborhood design, building form, and uses within form-based zones. These standards reflect the community's vision for implementing the intent of the [Jurisdiction General Plan](#) to facilitate housing production and specifically infill housing production, through development that reinforces the highly valued character and scale of [Jurisdiction's](#) walkable centers, neighborhoods, and corridors.

x.01.020 Applicability

- Rules for Construction of Language.** The following general rules for construction of language apply to the text of this FBC:
 - Tenses and Numbers.** Words used in the present tense include the future, words used in the singular include the plural, and the plural includes the singular, unless the context clearly indicates the contrary.
 - Applicable.** The applicable standards of this FBC apply so as to not require stating the phrase "and all applicable standards" throughout this FBC.
 - Conjunctions.** Unless the context clearly indicates otherwise, the following conjunctions shall be interpreted as follows:
 - "And" indicates that all connected items or provisions apply;
 - "Or" indicates that the connected items or provisions may apply; and
 - "Either/or" indicates that the connected items or provisions apply singly but not in combination.
- In areas subject to this FBC, the standards in this FBC prevail unless stated otherwise.

3. This FBC applies to proposed development as identified in [Table A \(Applicability\)](#).

Table x.01.020.A: Applicability			
Development Type	Housing Accountability Act (HAA) Applies¹	Senate Bill 330 Applies¹	Senate Bill 35 Applies²
Single-Unit House	No	No	No
Transitional Housing	Yes	Yes	See Multi-Family Housing (2 or more residential units)
Supportive Housing	Yes	Yes	
Emergency Shelter	Yes	Yes	
Farmworker Housing	Yes	Yes	
Multi-Family Housing (2 or more residential units)			
Affordable	Yes	Yes	Yes
Market Rate ³	Yes	Yes	No
Mixed-Use Development (at least 2/3 of square footage designated for residential units)			
Affordable	Yes	Yes	Yes
Market Rate ³	Yes	Yes	No
Other Development			
Non-Mixed-Use ⁴	No	No	No
Non-Residential	No	No	No

¹ See [Government Code §65589.5](#) for additional eligibility criteria and specific protections by development type.

² See [Government Code §65913.4\(a\)](#) for additional eligibility criteria (e.g., site standards, affordability provisions, and labor provisions).

³ "Market Rate" refers to projects that do not contain the minimum percentage of affordable housing units to be eligible for [Senate Bill 35](#) streamlining. See Footnote 2.

⁴ Less than 2/3 of square footage designated for residential units.

4. As required by [Table A \(Applicability\)](#), the standards in this FBC apply to all proposed development and improvements within form-based zones (zones) as identified below.

A. General

- (1) From the allowed types in the zone, and in compliance with the listed standards, the following shall be selected for each design site:
 - (a) Only one building type per design site is allowed, except a carriage house may be included within a design site in addition to the primary building type. Parcels with enough land area to meet the zone standards for minimum design site width and depth may have multiple building types;
 - (b) At least one private frontage type; and
 - (c) At least one use type.
- (2) Building types and private frontage types not listed in the zone's standards are not allowed in that zone.

NOTE to Jurisdiction:

Up to jurisdiction to apply different thresholds for when to apply improvements to existing buildings, if desired.

- (3) Uses
 - (a) Comply with [Chapter 4 \(Specific to Uses\)](#); and
 - (b) Use types not listed in [Table x.04.030.A \(Uses\)](#) are not allowed in that zone.
 - (4) New buildings and their improvements are subject to [Jurisdiction's](#) local standards for [Fire Safety](#) and [Building Safety](#).
 - (5) [Jurisdiction's](#) standards for [Accessory Dwelling Units \(ADU\)](#) and [Junior Accessory Dwelling Units \(JADU\)](#) apply.
- B. **Site Standards.** [Chapter 5 \(General to Design Sites\)](#)
- (1) **Screening.** The standards of [Section x.05.020 \(Screening\)](#) apply to the following:
 - (a) All new development; and
 - (b) Improvements to existing development.
 - (2) **Landscaping and Tree Standards.** The standards of [Section x.05.030 \(Landscaping and Lighting\)](#) apply to the following:
 - (a) New primary building(s); and/or
 - (b) Site improvements to existing development.
 - (3) **Parking and Loading.** The standards of [Section x.05.040 \(Parking and Loading\)](#) apply to the following:
 - (a) New development;
 - (b) Changes in land use; and/or
 - (c) Changes in intensity of buildings or structures made after the effective date of this FBC that cause an increase or decrease of 25 percent or greater in:
 - i. Gross floor area;
 - ii. Seating capacity;
 - iii. Units; and/or
 - iv. Parking spaces.
 - (4) **Slope Standards.** The standards of [Section x.05.050 \(Slope Standards\)](#) and [Section x.05.080 \(Location of Bonus Height/Floor Area on Sloped Design Sites\)](#) apply to portions of design sites with grades of six percent or more.
 - (5) **Public Frontage Standards.** The standards of [Section x.05.060 \(Public Frontage Standards\)](#) apply to existing and proposed streets, in any of the following situations:
 - (a) New primary building(s);
 - (b) Addition(s) over 50 percent of the existing floor area of primary building;
 - (c) Facade renovation(s) to primary building along front or side street; and/or
 - (d) New block(s).

- (6) Privacy Standards. The standards of [Section x.05.070 \(Privacy Standards\)](#) apply to existing and proposed streets, in any of the following situations:
 - (a) New primary building(s);
 - (b) Addition(s) over 50 percent of the existing floor area of primary building; and/or
 - (c) Facade renovation to primary building along interior side design site line.
- C. **Building Type Standards.** The standards of [Chapter 6 \(Specific to Building Types\)](#) apply to the following:
 - (1) New buildings (except public safety buildings); and
 - (2) Additions (except public safety buildings).
- D. **Private Frontage Type Standards.** The standards of [Chapter 7 \(Specific to Private Frontage Types\)](#) apply to the following:
 - (1) New buildings;
 - (2) Building facade renovation facing a street or civic space (except public safety buildings);
 - (3) Private property improvement along front or side street; and
 - (4) Modification of pedestrian entrance(s) along front or side street.
- E. **Sign Type Standards.** The standards of [Chapter 9 \(Specific to Signage Types\)](#) apply to the following:
 - (1) All signs regardless of their nature or location and unless specifically exempted, which are intended to be viewed from a public right-of-way and from outdoors in areas of public and private property used for public pedestrian access; and
 - (2) Where a conflict exists between [Chapter 9 \(Specific to Signage Types\)](#) and the sign standards established in [Section x.xx.xxx \(Jurisdiction Sign Standards\)](#), [Chapter 9 \(Specific to Signage Types\)](#) applies.
- F. **Architectural Design Standards.** The standards of [Chapter 8 \(Specific to Architectural Design\)](#) apply to the following:
 - (1) New buildings; and
 - (2) Building facade renovations that propose a change to any of the following: wall finishes, window trim finishes, roof materials, size of opening(s), architectural detail(s). The standards of [Chapter 8 \(Specific to Architectural Design\)](#) shall only apply to those elements being changed (except public safety buildings).
- G. **Walkable Community Design**
 - (1) **New Development.** New development on a design site of at least three acres or at least 700 feet long or deep is required to be designed in compliance with [Chapter 10 \(Specific to Large Sites\)](#).

- (2) **Blocks and Streets**
 - (a) Development sites larger than three acres or at least 700 feet long or deep shall be divided into new blocks in compliance with [Subsection x.10.020.6](#).
 - (b) New streets are required to form blocks in compliance with [Table x.10.020.A \(Block Size Standards\)](#).
 - (c) When designing a new street or retrofitting an existing street, the standards in [Section x.xx.xxx \(Jurisdiction Street Standards\)](#) apply.
- (3) **Design Sites**
 - (a) New buildings are required to be designed in compliance with the design site width and depth standards of the zone.
 - (b) This FBC does not require the recordation of design site lines. The design site width and depth standards are for the purpose of consistently achieving pedestrian-oriented and scaled buildings.
- (4) **Civic Space Type Standards.** Development sites larger than three acres are required to create new civic space(s) in compliance with the standards of [Chapter 10 \(Specific to Large Sites\)](#) and [Section x.10.040 \(General to Civic Space\)](#).
- H. **Street Standards.** The standards of [Section x.xx.xxx \(Jurisdiction Street Standards\)](#) apply to the following:
 - (1) The construction of a new street and/or when an application for a Walkable Neighborhood Plan (WNP) is proposed.
 - (2) Existing street(s):
 - (a) Improvement or modification to curb return, pedestrian crossing, landscaping, or sidewalk;
 - (b) Improvement or modification to on-street parking, or lane striping; and/or
 - (c) Improvement or modification to right-of-way.
- I. **Nonconforming Situations.** The standards of [Section x.xx.xxx \(Jurisdiction Nonconforming Situations Standards\)](#) apply to all nonconforming situations.
- J. **Procedures.** Applications for development are to be processed in compliance with the procedures identified in [Section x.11.020 \(Procedures\)](#). Requests for administrative relief are to be processed in compliance with the procedures in [Section x.11.020 \(Procedures\)](#) and the required findings in [Section x.11.030 \(Adjustments to Standards\)](#).

x.01.030 Relationship to [Jurisdiction General Plan](#)

This FBC implements [Jurisdiction's General Plan](#) vision through a palette of form-based zones described in [Chapter 2 \(Establishment of Zones\)](#). This FBC is applied to walkable environments, existing or new. Walkable is described as an environment that is pedestrian-oriented in nature, with a variety of housing choices, where bicycling and walking are viable daily options because services, retail, or restaurants are within 2,000 linear feet of most residences in the development.

x.01.040 Relationship to Jurisdiction Zoning Code

This FBC has been integrated with Article xxx (Jurisdiction Zoning Code) as identified in Table A (Relationship to Article xxx).

Table x.01.040.A: Relationship to		Zoning Code)
<u>Article xxx (Jurisdiction Zoning Code)</u>		<u>Title x (FBC)</u>
Division	Description	Status
<u>xx</u>	Use Standards	<u>xxx</u>
<u>xx</u>	Site Development Standards	
	<u>xx Off-Street Parking and Loading</u>	<u>xxx</u>
	<u>xx Sign Standards</u>	<u>xxx</u>
	<u>xx Access Management Standards</u>	<u>xxx</u>
	<u>xx Intersection Visibility Standards</u>	<u>xxx</u>
	<u>xx Landscaping and Tree Standards</u>	<u>xxx</u>
	<u>xx Public Frontage Standards</u>	<u>xxx</u>
	<u>xx Screening and Buffering Standards</u>	<u>xxx</u>
	<u>xx Outdoor Lighting Standards</u>	<u>xxx</u>
	<u>xx Performance Standards</u>	<u>xxx</u>
	<u>xx Floodplain Management Standards</u>	<u>xxx</u>
	<u>xx Neighborhood Open Space Standards</u>	<u>xxx</u>
<u>xx</u>	Administration	<u>xxx</u>
<u>xx</u>	Review and Approval Procedures	<u>xxx</u>
<u>xx</u>	Definitions	<u>xxx</u>

NOTE to Jurisdiction:

Table x.01.040.A

Jurisdiction to adjust Division references and descriptions and fill out table selecting one of the following responses to place in the "Status" column for each Division and Section in Article xxx (Zoning Code):

1. Replaces Division xx within form-based zones
2. Replaces Division xx within form-based zones except Sections x.xx.xxx
3. Relies on Division xx

Chapter 2: Establishment of Zones

Sections:

x.02.010	Purpose
x.02.020	Zones Established
x.02.030	Sub-Zones
x.02.040	Zone Map

x.02.010 Purpose

This [Chapter](#) establishes the palette of form-based zones ("zones") to implement the [Jurisdiction General Plan](#), and its transect as described in the [Preamble](#) of this FBC. The zones are for the purpose of generating and supporting the variety and physical character of existing and new walkable environments.

x.02.020 Zones Established

This [Section](#) identifies the zones, based on the intended physical form and character of the environments described in the [Preamble](#) of this FBC. These zones focus on mixed-use, walkable environments and range in function and intensity from primarily residential areas with a mix of lower intensity building types (T3 Edge Neighborhood and T3 Suburban Neighborhood), to moderate intensity neighborhoods (T4 Suburban Neighborhood.Small), moderate-intensity centers (T4 Suburban Main Street.Small and T4 Core Main Street), to higher intensity neighborhoods (T4 Core Neighborhood.Medium and T5 Core Neighborhood) and higher intensity centers (T5 Core Main Street).

x.02.030 Sub-Zones

1. Sub-zones are slight variations of the base zone (e.g., T4 Suburban Neighborhood.Small), are design site-specific, and mapped on [Figure x.xx.xxx.x \(Jurisdiction Zone Map\)](#). The FBC includes two types of sub-zones:
 - A. **Open.** The open sub-zone is applied for either or both of the following purposes:
 - (1) To allow more uses than the base zone allows in specific areas but within the same form and character of the base zone (e.g., T4 Suburban Neighborhood.Small), except that sometimes additional frontages and signage are allowed within the same form and character of the base zone; and/or
 - (2) To more easily allow certain uses that are already allowed in the base zone. In this way, the open sub-zone can provide additional flexibility to design sites located at or near intersections that function or are intended to function as a neighborhood node of non-residential uses.
 - B. **Limited.** The limited sub-zone is applied for either or both of the following purposes:
 - (1) To allow less uses than the base zone allows in specific areas, within the same form and character of the base zone; and/or
 - (2) To further restrict certain uses already allowed in the base zone for specific areas.
2. [Table x.04.030.A \(Uses\)](#) identifies the sub-zones and its standards for the particular uses.

x.02.040 Zone Map

The zones established in this [Section](#) are mapped on [Figure x.xx.xxx.x \(Jurisdiction Zone Map\)](#). When any of these zones are applied, the [Zone Map](#) shall be updated to reflect such changes.