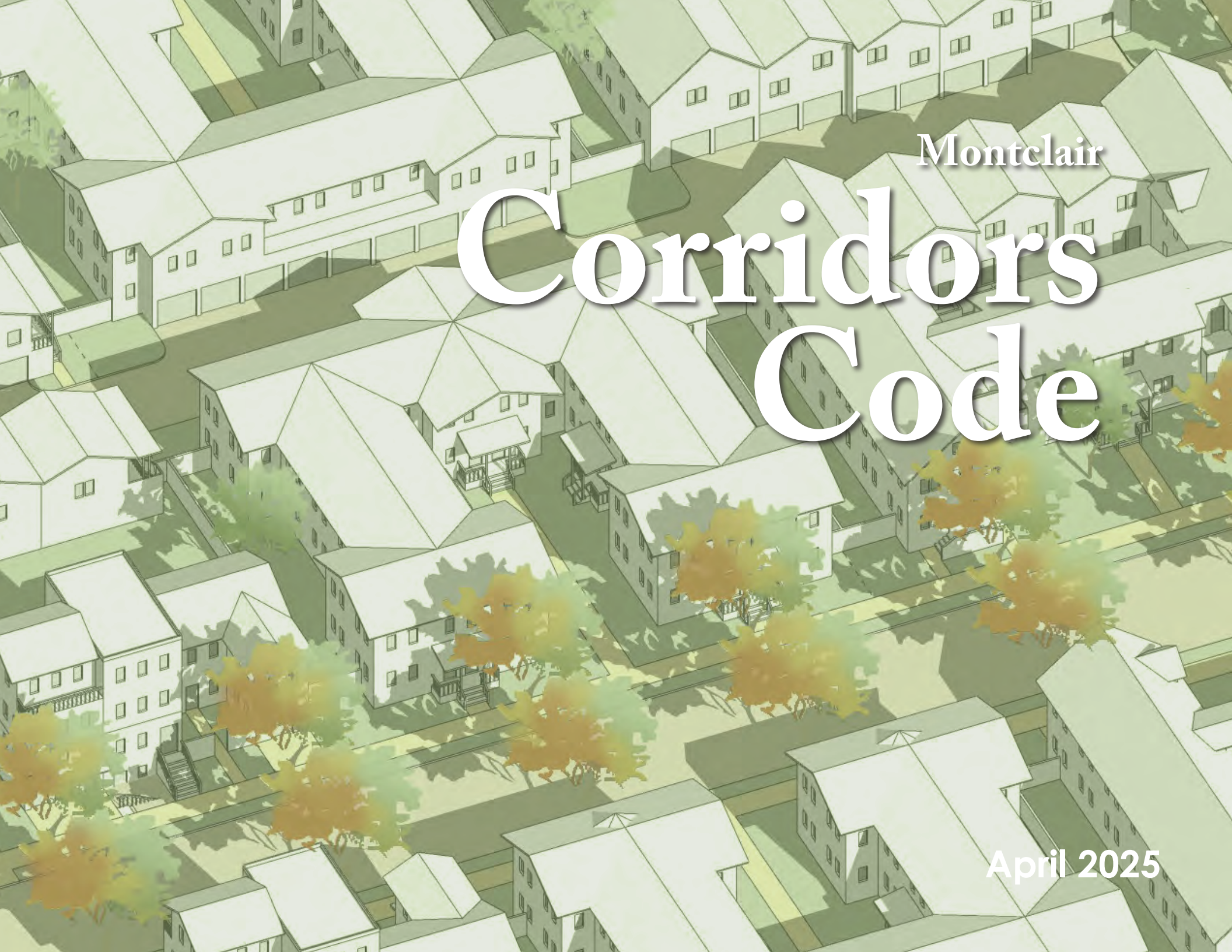


An aerial, isometric illustration of a residential neighborhood. The houses are white with grey roofs and are arranged in a grid-like pattern. Some houses have porches and stairs leading to them. There are several trees with green and yellow foliage scattered throughout the neighborhood. The overall style is clean and modern, with a focus on architectural details and landscaping.

Montclair

Corridors Code

April 2025



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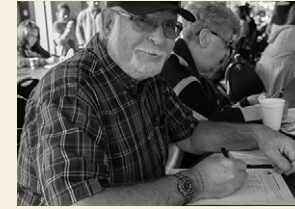
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... and thanks to numerous members of City Staff & thousands of Montclair residents.



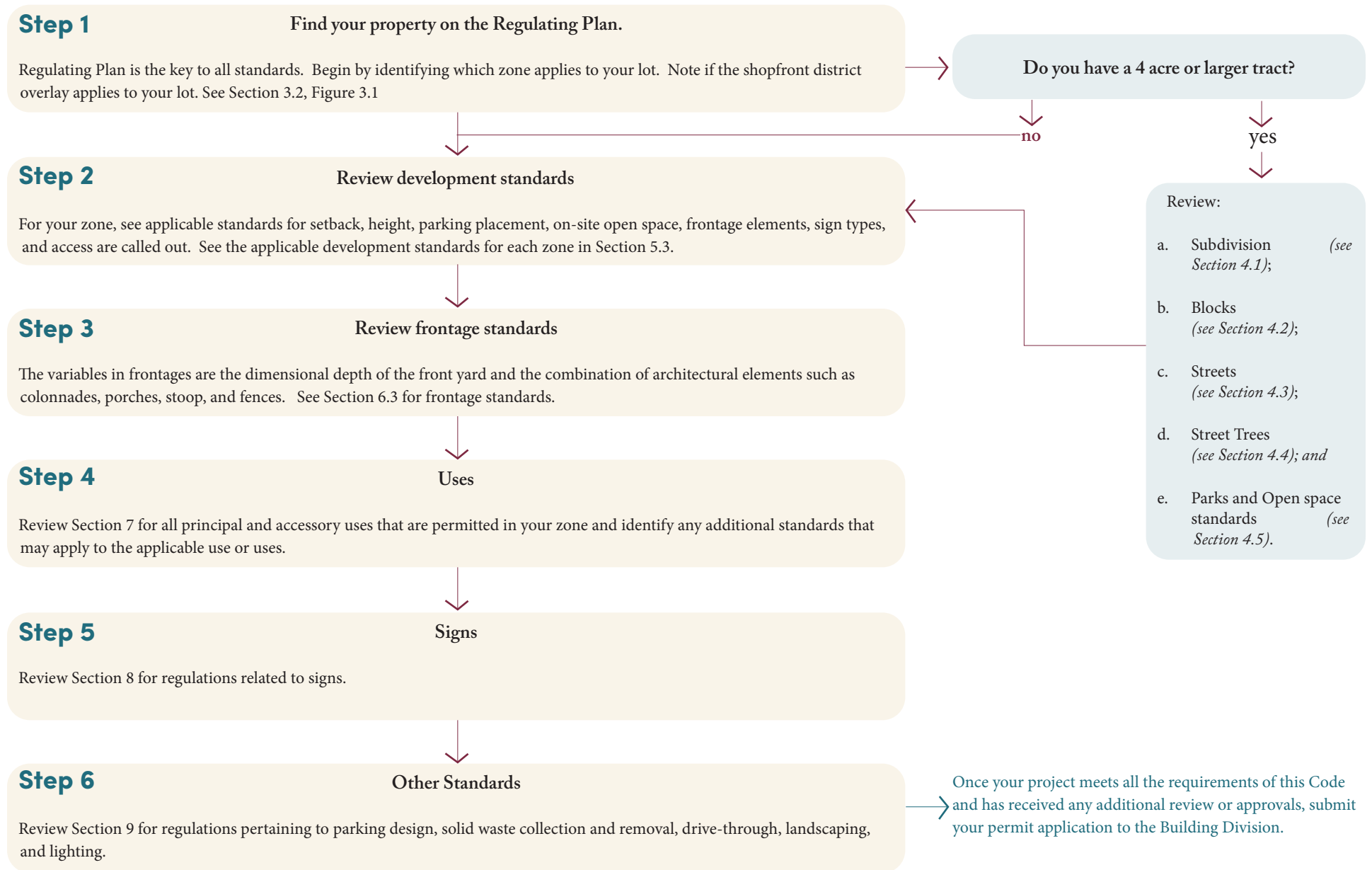


**“Whatever you vividly imagine,
ardently desire, sincerely believe,
and enthusiastically act upon... must
inevitably come to pass!”**

Paul J. Meyer



How to Use this Code?



Glossary: Review Section 11 for definitions of terms found throughout this code.

Understanding Development Standards

The development standards (Section 5.3) for the four zones contained in this Code govern the physical development and form of real estate. The regulations for each zone are presented across two pages with the same general format for each district as depicted below:

5.3C Neighborhood Edge

Illustrative Image: Shows the intended character of the zone across a neighborhood block.

1 Setbacks

- Primary Street Setback**
 - Ground Floor non-residential: 10 ft. min./25 ft. max.
 - Ground Floor residential: 10 ft. min./25 ft. max.
- Side Street Setback**
 - Ground Floor non-residential: 5 ft. min.
 - Ground Floor residential and upper floors: 10 ft. min.
- Side Yard Setback**
 - Non-residential: 5 ft. min.
 - Residential: 5 ft. min.
- Rear Setback**
 - With Alley: 10 ft. min.
 - Without Alley: 15 ft. min.

2 Heights

- Top of plate height**: Average 2 stories/25 ft. max.
- Parapet height**: 4 ft. max. Pitch roof above top of building plate.
- Ground Floor above grade**
 - Non-residential: 0 ft.
 - Residential: 3.5 ft. min.
- Ground story floor to floor height**
 - Non-residential: 15 ft. min.
 - Residential: 12 ft. min.

Up to 30% of the building footprint area may be three (3) stories/40 ft. to top of plate, provided an equal amount of building footprint area is no taller than one story/15 ft. to top of plate (see figure 5.1).

3 Parking Placement

On-site parking shall be located as indicated below and shown in the diagram on the right:

- Primary Street Setback**
 - Surface: 5 ft. min. for 34th max. of lot width; 50% of lot depth for remaining 60% of lot width; parking prohibited on corners.
 - Podium: 50% of lot depth
 - Subterranean: 10 ft. min.
- Side Street Setback**
 - Surface: 5 ft. min.
 - Podium: 25 ft. min.
 - Subterranean: 5 ft. min.
- Side Yard Setback**
 - Surface: 5 ft. min.
 - Podium: 15 ft. min.
 - Subterranean: 5 ft. min.
- Rear Setback**
 - Surface: 5 ft. min.
 - Podium: 20 ft. min.
 - Subterranean: 5 ft. min.

4 Signs

Allowed Signage Types: A maximum of two of the below listed sign types are allowed per business. Signs may encroach into Primary Street and Side Street rights-of-way as measured from the building facade as identified below:

Sign Type	Encroachment
a. Awning Canopy	Within 2 ft. of curb
b. Window Sign	0 ft.
c. Projecting Sign	3 ft.
d. Wall	Sign thickness
e. Directory/Building ID Sign	Sign thickness

5 On-site Open Space

a. One (1) or more of the Open Space Types listed below shall be provided on each lot and must be accommodated behind the Primary Street setback line.

Open Space type	Minimum Area	Minimum Dimensions
i. Side Garden	15% of total lot area	20 ft. by 20 ft.
ii. Courtyard		
iii. Back yard		
iv. Roof deck		

b. Residential projects without a back yard shall provide for each residential unit a private open space in the form of a balcony, door yard, or yard. Private open space shall have a minimum area of 40 square feet with a minimum width of 5 feet.

6 Frontage Elements and Encroachments

a. Required Frontage Elements: Street- and Court-facing building facades shall provide at least one (1) of the frontage elements listed below. These Frontage Elements may encroach into the Primary Street and Side Street setbacks as identified below:

Frontage Element	Encroachment
i. Arcade, Gallery	To R.O.W. line
ii. Shopfront	0 ft.
iii. Stoop	5 ft.
iv. Door yard	To R.O.W. line

b. Optional Frontage Elements. The following elements may be provided on all Street- and Court-facing facades, and may encroach into the Primary Street and Side Street setbacks or right-of-way as identified below:

Optional Frontage Element	Encroachment
i. Balcony	3 ft. into R.O.W. or setback
ii. Bay Window	
iii. Awning, Canopy	Within 2 ft. of curb

7 Access

a. Pedestrian Access: All ground floors shall be accessed directly from the sidewalk, either directly to each unit or commercial space through an appropriate frontage element, lobby, or open space, such as a court. Upper floor uses may be accessed through an exterior or interior stair, or lobby.

b. Vehicular Access: Parking shall be accessed from an alley. Where an alley is not present, parking/service areas may be accessed from primary street. Driveways shall be located as close to side property line as possible. Parking/service area for corner lots shall be accessed from side street.

Building Placement: Regulates minimum lot dimensions and where a building is allowed to sit within a lot.

Building Form: Defines the allowed height and form of buildings on a lot.

Parking Location: Regulates where parking may be located on the lot.

Signs: Regulates the type, size, and location of signs on a lot.

Open Space: Regulates what type of open space is required, the minimum dimensions, and where it may be located.

Building Components: Regulates attached elements and allowed encroachment into any required setbacks.

Access: Regulates how pedestrians and vehicles access a site.

1.0 Introduction

1.1 Vision

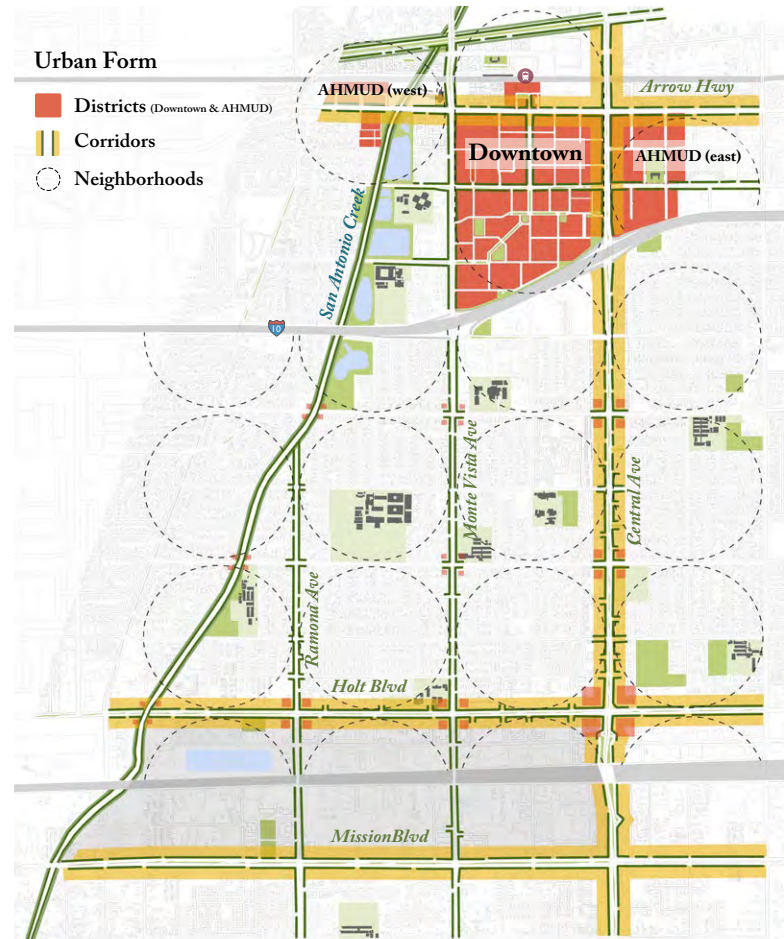


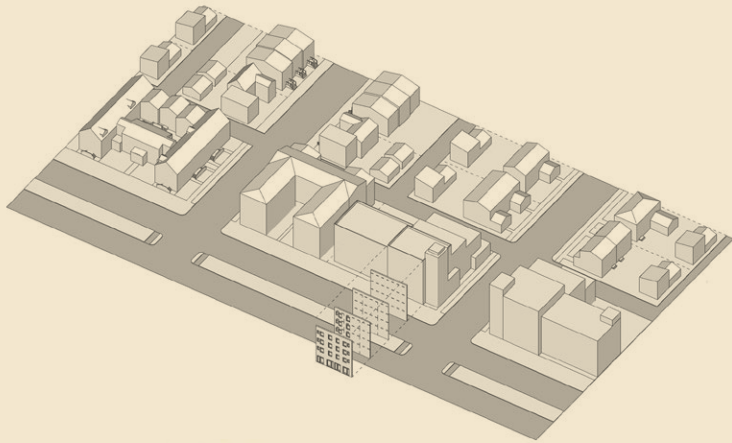
Figure 1.1: Urban Form Map. Development pressures are the greatest in the Districts and along the Corridors. Development in the Downtown and AHMUD Districts is regulated by separate Specific Plans. Central Avenue, Holt Boulevard, and Mission Boulevard are the three corridors addressed in this code.

Urban form is the physical pattern and configuration of settlements. Montclair provides a range of living, working, and recreational options to suit diverse needs. The urban form and character of the different human habitats is conceived as a geography of diverse place types such as neighborhoods, districts, and corridors. The Urban Form Map (figure 1.1) shows a physical framework of place types that informs and guides the nature, form, and character of the built physical environment.

The City is largely built out with stable residential and commercial areas. Some of the vacant and underutilized infill sites along the Corridors offers the greatest potential for attracting context sensitive new growth. Community preferences and directions shape the corresponding policies and implementation. These statements guide the coding of the built environment — the blocks, buildings, and open spaces consistent with the desired vision for the Corridors.

Central Avenue is the signature north-south street with a mix of regional and community serving commercial uses and residential uses. Holt Boulevard is a regional corridor with a mix of commercial and residential uses. The north side of Mission Boulevard is commercial and light industrial uses while the southern side is mostly residential.

The existing pattern of development and land uses along the three corridors are designed around the automobile. The General Plan recommends the corridors be retrofitted to accommodate pedestrians, bicycle, and transit. The three corridors will be redesigned to provide narrow travel lanes, bicycle facilities, on-street parking, continuous tree cover, ample sidewalks, appropriate street furniture and lighting, and supportive building frontages. To facilitate the General Plan vision this code provides integrated standards for both the public and private realm.



Context-based Code: The standards are carefully calibrated for varying context offering a rich public realm and a variety of living and working environments.

The Corridors Code is purposeful place-based regulations with an increased focus on the design of the public realm: the public space defined by the exterior of buildings and the surrounding streets and open space.

Corridors typically comprise of more intense uses than the adjacent neighborhoods.

The Corridor Codes seeks to attract appropriate infill (re)development while protecting and preserving existing stable areas from incompatible development. This Corridor Code reinforces the historical form patterns with the use of streets, frontages, buildings, and open spaces that are appropriate for Corridor context.

Overly restrictive use and density regulations are common barriers to small-scale development. The focus of this code is on the few but critically important urban standards that shape the public realm. These include design of streets and open spaces, setback, building height, building frontage at street level, parking, and access.

Most of the properties along the Corridors are build-out. The vision for the Corridor calls for preservation of existing stable development while allowing incremental and contextual infill development.

The regulations in this code focus on creating a unifying public realm and is intended to be less regulatory on the private side. The Corridor area is distinctively different than neighboring residential and commercial areas. The area will develop incrementally and more organically.

This code intentionally encourages innovative infill development that creates a rhythmic pattern of existing and new buildings unified by a distinctive, vibrant, and walkable public realm.

The Development Code consists of the following sections:

- 1.0 **Introduction:** What is vision and purpose of the Corridors Code?
- 2.0 **Purpose and Applicability:** The purpose, use, and applicability of the code.
- 3.0 **Zones and Regulating Plan:** A zone map that assign standards based on desired character and intensity.
- 4.0 **Public Realm:** Standards for subdivision, blocks, streets, and open spaces. Features a Public Realm Plan showing a range of open spaces; and standards for street types, street tree master plan, street furniture, and outdoor seating areas.
- 5.0 **Development Standards:** Setbacks, height, parking standards, and access aimed at generating the individual buildings on a block that collectively with other buildings will shape the form of the public realm.
- 6.0 **Frontage Standards:** Standards for private frontages that provide a transition and interface between the street and the building.
- 7.0 **Land Uses:** Allowed and restricted land uses.
- 8.0 **Signs:** Design standards for signs.
- 9.0 **Other Development Standards:** Standards for on-site landscaping, lighting, drive-thru businesses, and solid waste.
- 10.0 **Administration:** Responsibility and authority to review and make final decision.
- 11.0 **Glossary:** General and land use terms defined.

2.0 Purpose, Design Principles, and Applicability

2.1 Purpose

2.1A Intent

The Corridors Code implements the Montclair General Plan's Vision, Goals, and Policies. This Development Code is intended to facilitate the continuing evolution of the Plan Area into a place where:

1. A mixture of land uses including shops, workplaces, and residences are within walking distance of one another and produce an urban form that is inviting, comfortable, safe, and ecologically resilient;
2. Streets and open spaces promote a vibrant, safe, healthy, and prosperous place; and
3. New infill and remodeled buildings work together with existing buildings to define the pedestrian-oriented space of the public streets within the Corridor Area, and are harmonious with each other and the desired character of the Corridors.

2.1.B Relationship to the Montclair General Plan

The Corridors Code is consistent with the Montclair General Plan currently in effect, as required by California Government Code 65000, et seq. The Corridors Code implements the General Plan's community supported goal to direct new growth to the corridors in a contextual manner.

2.1.C Relationship to the Montclair Housing Element

The California Government Code Section 65302(c) mandates that each city shall include a Housing Element in its General Plan. The Montclair Housing Element includes an analysis of potential housing sites that could accommodate development of new housing units, to accommodate existing and projected housing needs. All development projects within the Corridor Area shall be consistent with the Housing Element Site Analysis.

2.1.D Relationship to the Municipal Code

Title 11.14.050 of the Montclair Municipal Code (MMC) shall be referred to as the Montclair Corridors Code (MCC). The Montclair Corridor Code provides all requirements for development and land use activity for the areas identified in the Corridors Code Boundary Map (Figure 2.1). The development criteria in the MCC shall take precedence over the MMC.

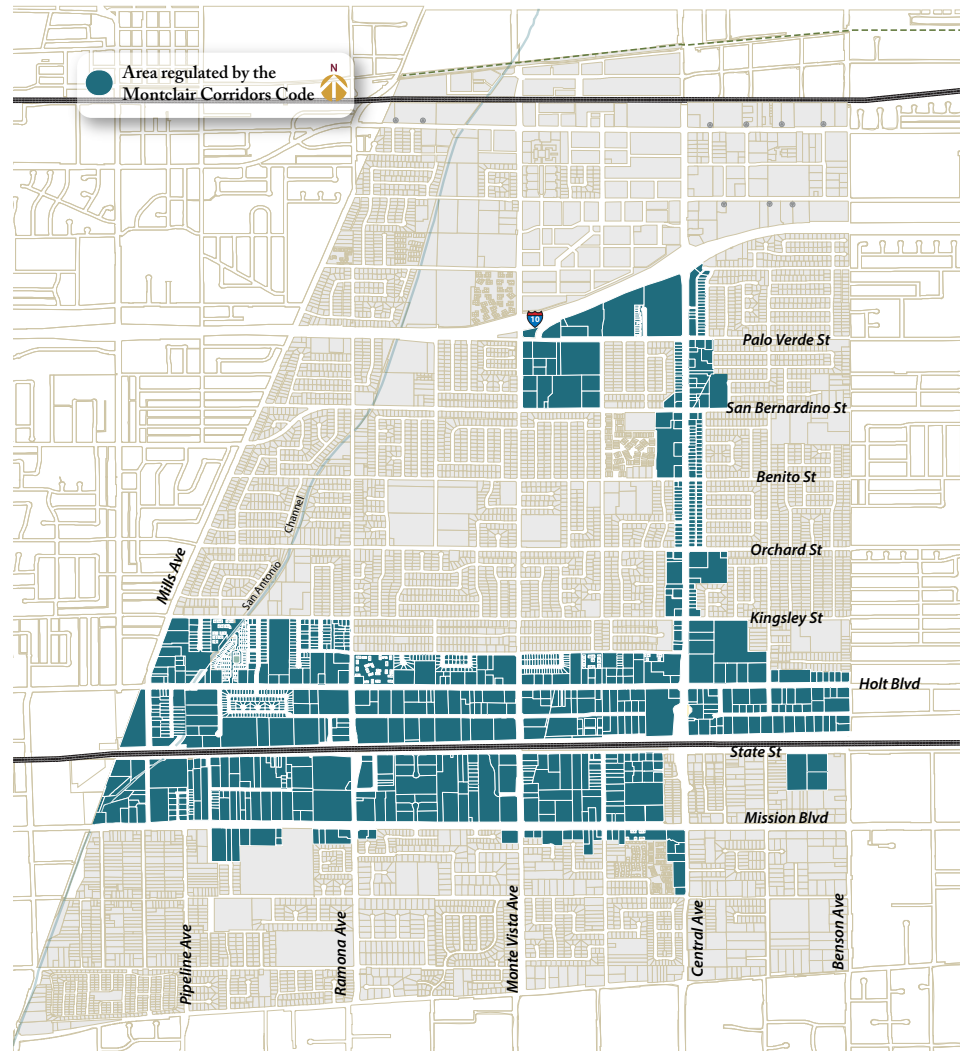


Figure 2.1: Corridors Code Boundary Map.

2.2 Design Principles

The design principles are a reflection of the City’s vision for the Corridors as expressed in the Montclair General Plan. They provide guidance for new infill development, encouraging contextual scale, massing, and proportion, while creating an engaging street presence.



Figure 2.2: Diverse and Integrated Mix.

2.2B Curated Street Level Experience

The ground floor provides an opportunity to create visible, eye-level landmarks, making corridors more navigable, and reinforcing a sense of place and belonging. A curated ground floor helps to create an attractive environment where people want to live and where businesses want to be.

- 1 Privacy, visibility, shelter, shade, or exposure should be appropriately designed for different uses.
- 2 A new residential building’s formal rooms (living room, dining room, etc.) should help establish its human scale to the street by being placed to face the street.
- 3 Buildings should be accessed through prominent public entrances that are visible and directly accessible from the street.
- 4 The street level appearance of objects and surfaces and the selection of materials should consider human scale details, craftsmanship, texture, color, and durability. It includes public and private structures and space, street furniture, paving, lighting and signage. Taken together, these elements enhance human comfort, safety and enjoyment of the public or private domain.
- 5 Mechanical, electrical, and plumbing systems should be properly integrated within the form of new buildings, concealed from public view, in a manner that reinforces the building’s overall character and quality.
- 6 Public utility connection points should be located in a manner that does not interfere with the form of the buildings or their landscape.

The design principles illustrate options, solutions, and techniques to achieve the goal of excellence in infill design. These principles do not supersede zoning regulations or standards in this Corridors Code or the Municipal Code. Applicants may submit design proposals that are in conflict with these guidelines, but must clearly describe the reasons for the deviation.

2.2A Diverse and Integrated Mix

Corridors are edges to neighborhoods. Complete and diverse neighborhoods accommodate people of every age, race, family dynamic, income, and ability. This requires buildings that support flexible patterns of live-work-play, as opposed to separated and siloed zones. Designs need to respond to the nuances of culture, climate, and place, reinforcing a sense of relevance and identity.

- 1 Encourage a compatible mix of uses at the neighborhood scale.
- 2 Identify opportunities for shared uses.



Figure 2.3: Human-scale street design.



Figure 2.4: Building entrances are visible and directly accessible from the street.



2.2C Human-centric Design

Corridors need to be scaled to human proportions, senses, and unique experiences. New development should be designed to create attractive, comfortable and safe walking environments.

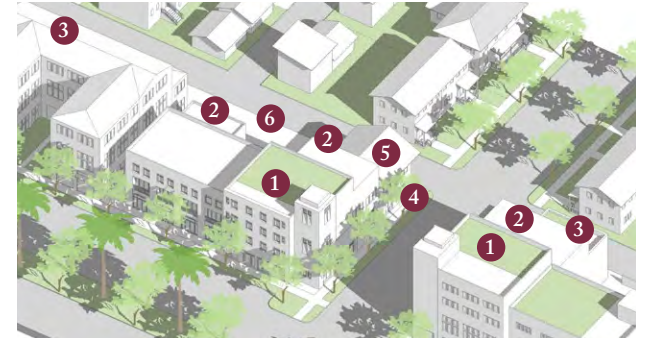
- 1 Locate buildings to define street edges and corner.
- 2 Buildings should be designed with exterior walls that have windows and doors that are arranged into a definite pattern.
- 3 Blank building walls should be avoided.



2.2D Rich Public Realm (streets and open space)

The public realm includes the natural and built environment used by the general public on a day-to-day basis such as streets, plazas, parks, and public infrastructure. Some aspects of privately owned space such as the bulk and scale of buildings, courtyards and entries that are traversed by the public or gardens that are visible from the public realm, can also contribute to the overall sense of place.

- 1 Buildings should define and frame adjacent public streets, and/or public or common spaces, while promoting the collective form of corridors by matching or complementing adjacent building setbacks, heights, and massing.
- 2 The design of commercial and residential front yard landscape should contribute to the creation of a seamless public realm.
- 3 New private open spaces should be designed to be inviting, usable, and to properly utilize the space between buildings.



2.2E Context Sensitive Design

The size, shape, location, and use of buildings create "patterns" that define the character of the Corridors.

- 1 Infill development along the Corridors should be compatible with the pattern of its surrounding context. New infill buildings over two stories in height should respect adjacent buildings by responding to their massing, scale, and need for light, natural ventilation, and views. Typically, this can be accomplished by matching or exceeding existing building heights by only one story. Additional stories should be modulated by setbacks.
- 2 Modulating side and rear yard volumes to provide as much distance as possible between the facades of a proposed building and existing buildings in order to preserve the privacy of the outdoor spaces of both.
- 3 Orienting the side yards of proposed buildings to face the side yards of adjacent buildings.
- 4 Including elements such as porches, galleries, arcades, etc. to relate the scale of facades to those of existing buildings.
- 5 Reducing building bulk by introducing dwelling space in attic spaces.
- 6 Introducing landscape and/or trees as a screen between existing and new buildings.

2.3 Use and Applicability

2.3A Use of Corridors Code

1. **Responsibility for Administration:** The Montclair Planning Division shall be the primary body responsible for administering the Corridors Code subject to the provisions of Article 11.

2.3B Applicability to Montclair Municipal Code

Property, including structures, land uses and physical improvements such as signs, landscaping, and lighting within the boundaries of the Corridors Code (Figure 2.1) shall comply with all applicable requirements of the Corridors Code as follows:

1. **Zoning District(s) Requirements:** All property subject to the Corridors Code shall comply with the relevant requirements of the applicable zoning district(s).
2. **Conflicting Requirements:** Where a requirement exists for the same topic, in both the Corridors Code and other sections of the Montclair Municipal Code, the requirement of the Corridors Code shall prevail unless otherwise specified.
3. **Applicability:** Where the Corridors Code is silent or does not provide an explicit provision, the Montclair Municipal Code, Title 11 — Zoning and Development shall apply.

4. **Permit Approval Requirements:** Each structure and land use shall be constructed, reconstructed, enlarged, altered, or replaced in compliance with the following requirements:
 - a. **Allowable use:** The land use must be allowed in the zoning district where the site is located (see Table 7.1, pages 53-57).
 - b. **Permit and approval requirements:** Any and all permits or other approvals required by the Corridors Code shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed structure is constructed and land use established or otherwise put in operation.
 - c. **Development standards and conditions of approval:** Each land use and structure shall comply with the applicable development standards of the Corridors Code for the zoning district in which the site is located.
- 5 **Improvements, Modifications, and/or Expansions of Sites or Structures**
 - a. **Improvements to Existing Structures or Sites:** Applicants that involve an improvement to a existing site, an existing structure(s), or a modification/expansion of an existing structure(s), or sign(s) shall comply with the applicable requirements of Section 2.3C.
 - b. **Civic Buildings:** Applications that involve a civic building as defined by the Corridors Code shall comply with Section 2.3B.8.
- 6 **Modification or Subdivision of Existing Parcel(s):** Applications involving the modification of an existing parcel or the subdivision of an existing parcel shall comply with the applicable requirements of the applicable zoning district(s) and Section 4.0 Public Realm (Subdivision, Streets, and Block Standards).
- 7 **Approved Entitlements:** Entitlements approved prior to the adoption of the Corridors Code that have yet to be constructed are not subject to the Corridors Code. The entitlement(s) may not be extended beyond the four-year approval period and upon expiration, the owner must demonstrate substantial completion in constructing the approved structure(s) or the property shall then comply with the Corridors Code. Substantial completion means at least 90 percent completion of the approved structure(s) as determined by the City of Montclair Building Official.

- 8 **Civic Buildings:** Applications involving the modification or construction of a building for civic purposes as defined in Section 11 “Glossary,” shall comply with the following:
- Section 5.0 Development Standards and Section 6.0 Frontage Standards are not required of civic buildings.
 - All other sections of the Corridors Code apply.

2.3C Existing Lots, Uses, and Structures

- Intent:** The regulations of this section are intended to:
 - Recognize the interests of property owners in continuing to use their property for uses that were lawfully established.
 - Promote maintenance, reuse, and rehabilitation of existing buildings.
 - Place reasonable limits on nonconformities that have the potential to adversely affect adjacent properties.
- Existing Lots:** Lots which are non-conforming as to lot area or lot width may be adjusted or subdivided provided the resulting re-configuration brings the existing lot into, or closer to conformity with the requirements of current applicable regulations.
- Existing Use:** Existing uses are those that were legally established but that are not currently listed as permitted or conditionally permitted in the zoning district in which they are located or those that currently require a conditional use permit but at the time of their initiation did not require a conditional use permit. The following provisions shall apply to legal existing uses:
 - No existing use shall be expanded or moved in whole or part to any portion of the lot or parcel upon which it is located or other structure other than that occupied by such use at the time it was established.
 - No existing use shall be changed to a different use, unless permitted or conditionally permitted by the Corridors Code.
 - If an existing use is discontinued or abandoned for a continuous period of 180 days or more, such use shall be deemed to have lost its existing status and shall not be reestablished.

4 Existing Structures:

- Additions:** An existing building or other structure may be added to, provided that an addition of 50 percent or more of the floor area existing as of the adoption of this Corridors Code shall trigger compliance with all Corridors Code provisions for the portion of the building or structure comprising the addition.
- Repairs and Maintenance:** General non-structural repairs and normal maintenance necessary to keep a nonconformity in sound condition are permitted. Structural repairs to a legal existing structure may be authorized by the Building Official if it is determined that said repairs are necessary to protect the health and safety of the occupants, public at-large, or adjacent property and the cost does not exceed 50 percent of the replacement cost of the legal existing structure. Structural improvements required to strengthen unreinforced masonry structures in compliance with seismic safety standards shall be permitted without replacement cost limitations.
- Replacement of Existing Structures:** Any existing structure that is damaged by fire or other catastrophic event may be restored or reconstructed to its original condition provided the cost of such restoration/reconstruction does not exceed 50 percent of the replacement value of the structure and that the restoration shall commence within one year from the date the damage occurred.

3. Zones and Regulating Plan

3.1 Zoning Districts and Overlays

3.1A Purpose and Establishment of Zoning Districts and Overlays

This section establishes the zoning districts and overlays to implement the Montclair General Plan regarding property and rights-of-way within the Corridors Code boundaries. Property and rights-of-way subject to the Corridors Code shall be divided into the following zones and overlays, which shall be applied to all properties as shown on Figure 3.1.

3.1B Zoning Districts and Overlays

The Corridors Code is consistent with the Montclair General Plan currently in effect, as required by California Government Code 65000, et seq. The Corridors Code implements the General Plan's community-supported goal to direct new growth to the corridors in a contextual manner.

3.2 Regulating Plan

3.2A Purpose and Establishment of Regulating Plan

This section establishes the regulating plan, Figure 3.1, as the map that identifies and implements the various intentions and principles of the Montclair General Plan. Table 3.1 defines the zoning districts, overlays and standards for site development, design and land use through the following:

1 **Zoning Districts:** Each zoning district is allocated standards in the following areas:

- Building Placement
- Allowed Development Standards
- Allowed Frontage Types
- Building Height and Size
- Allowed Encroachments into Required Yards
- Parking Placement and Site Access
- Required Parking
- Allowed Land Uses

- 2 **Shopfront Frontage Overlay:** This overlay on parcels located at the intersection of Holt Boulevard and Central Avenue requires buildings to have shopfront frontage and a minimum floor-to-ceiling height. This requirement is to accommodate ground floor live-work, commercial, retail or other such non-residential activity on streets where the vision expects active, pedestrian-oriented streetscapes.
- 3 **Regulating Plan Diagram:** Each zoning district and overlay established by the Corridors Code is identified on Figure 3.1 to show the boundaries of each zoning districts, overlay, and the parcels within each boundary. Figure 3.1 is established as the zoning atlas for all property within the Corridors Code boundaries.

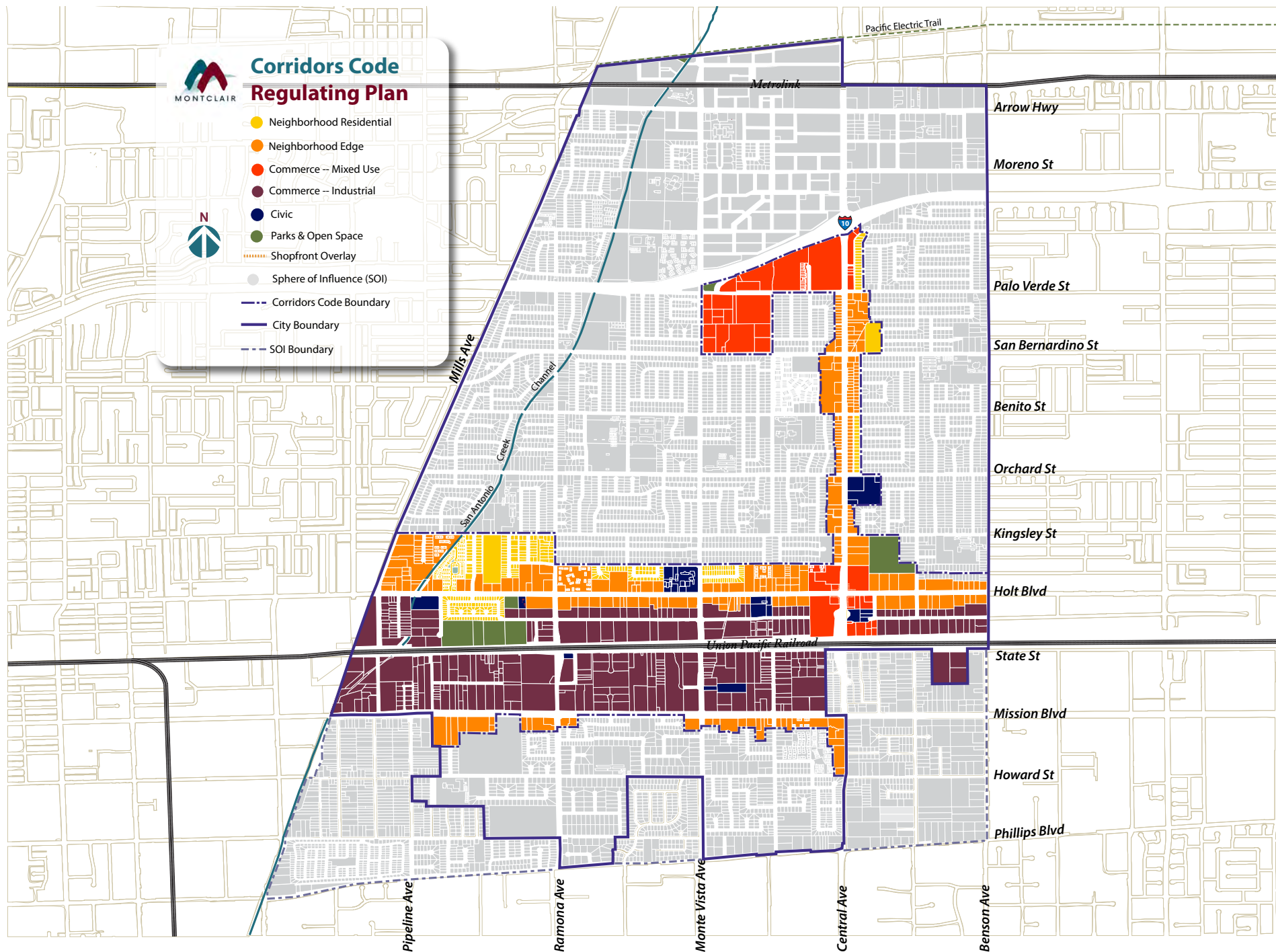


Figure 3.1: Regulating Plan

The Montclair Corridors Code has six zones with distinctive character and intensity:

Neighborhood Residential: The zone permits detached single family-homes.

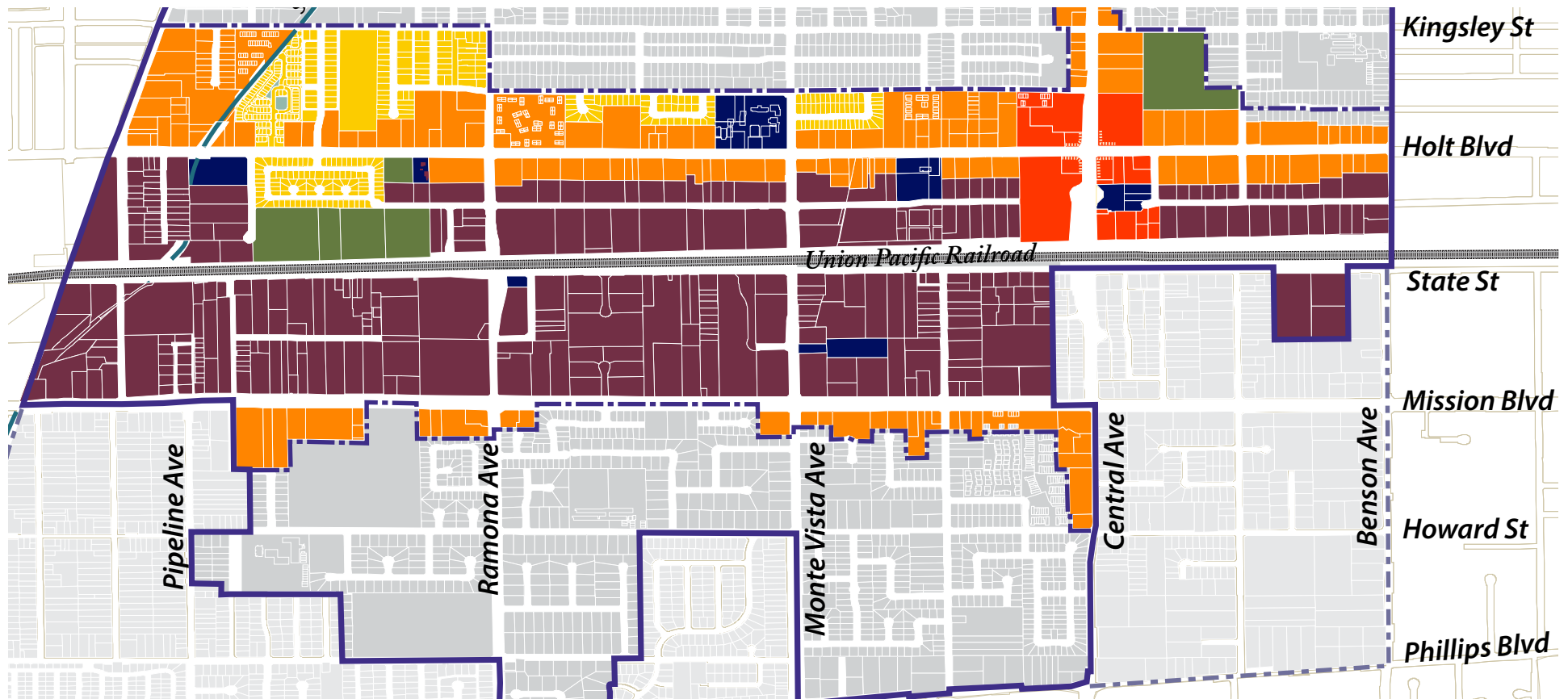
Neighborhood Edge: The zone is comprised primarily of single family, and single-family-compatible multi-family residential uses including live/work, organized along walkable streetscapes. The basic needs of daily life met by limited neighborhood serving commercial/ retail uses in close proximity. Streets form a connected network, providing alternate routes that help to disperse traffic, and are equitable for vehicles, pedestrians, and bicyclists. Diversity in the type, size, and disposition of buildings, streets, and open spaces creates many options in environments, functions, uses, prices, and populations.

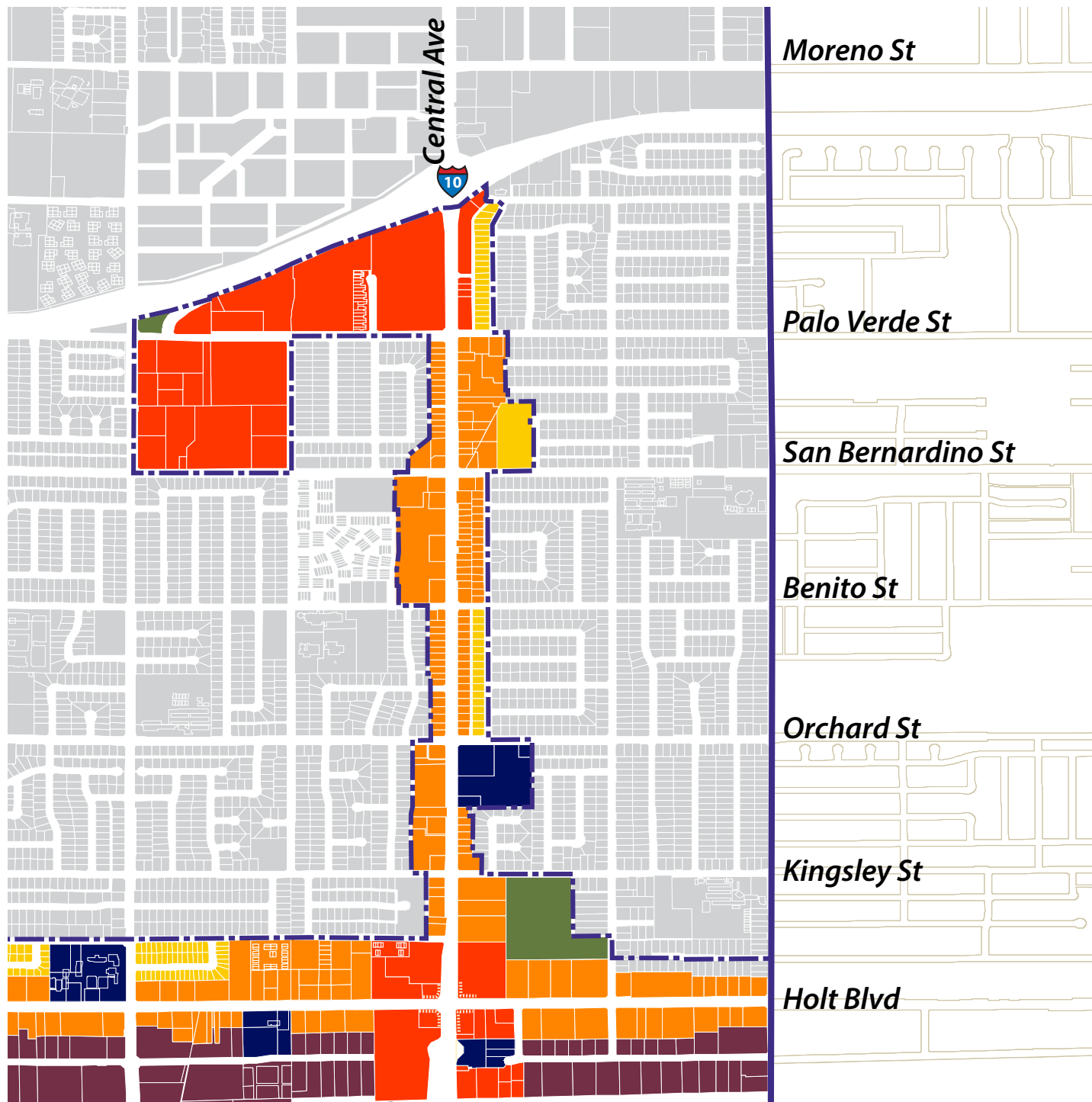
Commerce—Mixed Use: The Commerce—Mixed Use Zone permits a wide variety of office and large-format retail and commercial activity along with multi-family dwellings. Uses would include flex/light industrial uses including research and development uses, small scale smart manufacturing, professional and medical office, and traditional business park. The Commerce Zone supports continued reinvestment and context sensitive

intensification that enhance promotes local businesses and enhances housing choices. Range of open spaces and walkable streets and alleys weave together the various existing and proposed assets.

Commerce—Industrial: The zone is established to provide a location for low- to medium intensity industrial uses, typically comprised primarily of large and varied building sizes with substantial activity from large cargo vehicles. These areas are accessible and interconnected but not typically oriented to the pedestrian.

Civic: Public or quasi-public in operation, civic buildings and spaces are the cornerstone of neighborhoods and a symbolic reflection of Montclair's values and aspirations. The civic buildings may operate in the fields of the arts, culture, education, recreation, government, transit, security, health, safety, and public utility. Since public buildings represent a collective identity, their design should set them apart from more conventional private buildings. Civic building sites should be located within or adjacent to a civic space, or at the terminated vista of a significant thoroughfare. These places are easily accessible by foot or automobile and have formal access points that address the street.





Regulating Plan

- Neighborhood Residential
- Neighborhood Edge
- Commerce -- Mixed Use
- Commerce -- Industrial
- Civic
- Parks & Open Space
- ⋯ Shopfront Overlay



Parks & Open Space: Designate lands to public recreation and leisure and visual resources, and can range from neighborhood tot lots and pocket parks to urban squares and plazas and playgrounds to large regional parks.

Figure 3.1: Regulating Plan

**Zoning District
Intent**

Commerce-Mixed Use



Commerce - Industrial



Neighborhood Edge



Neighborhood Residential



Desired Form

New buildings are block scale, up to four floors (50 feet in height), buildings close to property line, and active ground floor commercial activities fronting key streets.

New buildings are block scale, up to three floors (40 feet in height). Buildings are located close to property line.

New buildings are up to two floors (25 feet in height) with provision for three stories element (up to 40 feet). Buildings are located close to property line.

Infill development should respect adjacent buildings by responding to their massing, scale, need for light, natural ventilation, privacy, and views. Typical height of the building is two floors (25 feet in height).

Intensity

40 to 85 units per acre.

**Streetscape and Public
Realm Improvements**

Active streetscapes on Central Avenue and Holt Boulevard provide continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment.

Buildings that face residential areas will be articulated with human scale detailing. Outdoor activity will be screened from public view. Larger sites when subdivided will enhance the public realm with landscaped public spaces and walkable streets.

Active streetscape providing continuity with adjacent areas. Residential frontages and street trees encourage interesting, safe, and comfortable walking environment.

Parking and service location and access is placed to reduce their visual impact on the street. Where an alley is present, parking should always be accessed from the alley. This will allow the active and visually engaging features of the residence to dominate the streetscape.

Parking

Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided. Parking ratios are lower due to available transit and shared parking options.

Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided.

Parking consists of on-site spaces located either behind buildings or in above- or underground parking structures. On-street public parking spaces are provided.

Parking consists of on-site spaces. On-street public parking spaces are provided.

General Use

Ground floor retail, cultural, entertainment, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of uses such as research and development uses, small scale manufacturing, professional and medical office, and residential uses.

Buildings are occupied with light industrial uses including research and development uses, small scale manufacturing, professional and medical office, and traditional business park.

Primarily multi-family residential with limited street level neighborhood serving uses such as retail, restaurant, and office uses at major street intersections, where feasible.

Single-family residences, duplexes, triplexes, quads, and accessory dwelling units.

4. Public Realm

The public realm is a vital aspect of the built environment that helps to give the Corridors its identity and where civic interaction occurs. It primarily consists of the streets, parks, and other open spaces.

A well designed public realm balances the mobility and access needs for all users and contributes to the efficient functioning of a corridor and its sense of place. The quality of our public realm is at the heart of how we experience and relate to the surrounding environment. Therefore, it is important that the public realm is safe, sustainable, and enriching.

Subdivision shapes the public realm by creating streets, blocks, and open spaces, and sets the tone for development that will follow because the layout and quality of streets greatly influence the future built environment.

4.1 Subdivision

The placement and design of streets, blocks, and open spaces that are fundamental components of public realm are initially established during the subdivision process.

A. Intent:

The intent of this section is to promote development patterns that support the creation of complete neighborhoods with a mix of housing, civic, retail, and service choices within a compact, walkable, and transit friendly environment. This section provides a framework for the subdivision of buildable land that meets the following goals.

- i. Provide clear standards for private development that influences the function and character of the corridors.
- ii. Ensure orderly growth and development through the conservation, protection, and proper use of land through adequate provisions for circulation, utilities, and services.
- iii. Ensure street connectivity and safety within walkable corridors having numerous route options.
- iv. Provide access to open space.
- v. Promote the health, safety, and general welfare of the City.

B. Applicability:

- i. The subdivision, consolidation of lots, or lot line adjustment will comply with regulations specified in this Section of the Corridors Code.
- ii. Where a requirement exists for the same topic, in both the Corridors Code and other sections of the Montclair Municipal Code, the requirement of the Corridors Code shall prevail unless otherwise specified.
- iii. Where the Corridors Code is silent or does not provide an explicit provision, the Montclair Municipal Code, Title 11.86 — Subdivisions shall apply.

C. Responsible Authority:

As development projects and subdivisions are proposed, the Director of Community Development and Director of Public Works (or designees) shall jointly determine the type and scope of public improvements that shall be required as conditions of project approval and shall recommend such public improvements to the Development Review Committee (DRC) for consideration and approval. The Planning Commission and City Council, as appropriate, shall have final authority to modify these requirements when it is demonstrated by applicant(s) that the project modification would provide the same or greater level of public improvement(s) as intended by purpose and objectives of this policy.

Types of Improvements

Type of Project	Street Trees	Sidewalk	Curb & Gutter	Street widening/Resurfacing	Dedication of Rights-of-Way	Sewer Improvements	Street Lights	Drainage Improvements	Fire Hydrants	Trash Enclosures	Others as Mitigation Measures	Median Improvements	Signal Construction/Modifications	Utility Undergrounding
New Single-family Home(s)	✓	✓	✓	✓	✓	✓	✓	✓	≈	≈	—	—	—	✓
Additions to Single-family Home(s)	≈	≈	≈	≈	≈	≈	≈	≈	≈	—	≈	—	—	—
New Multi-family Home Project	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	≈	≈	✓
New Commercial Buildings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	≈	≈	✓
Additions of 25% or more to all buildings/uses, except Single-family	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	≈	≈	✓
New Industrial Buildings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	≈	≈	✓
New Educational Buildings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	≈	≈	✓
Parcel Maps	✓	✓	✓	✓	✓	✓	✓	✓	✓	≈	≈	≈	≈	✓
Tract Maps	✓	✓	✓	✓	✓	✓	✓	✓	✓	≈	✓	≈	≈	✓
Lot line Adjustments/Parcel Mergers	<i>As may be required and/or allowed by the Subdivision Map Act [Government Code Section 66412(d) and 66499.35 (a) and (b)]</i>													
Permits	≈	≈	≈	≈	≈	≈	≈	≈	≈	≈	≈	≈	≈	≈
Variances	≈	≈	≈	≈	≈	≈	≈	≈	≈	≈	≈	≈	≈	≈

✓	Required	≈	Potentially Required Based on Specific Project Impacts	—	Not Required
---	----------	---	--	---	--------------

Table 4.1 Types of Improvements.

D. Required Improvements:

Table 4.1 outlines the typical type of improvements that are required for a given application. Improvements include new infrastructure and may require the repair of existing infrastructure (e.g., sidewalks, curbs, gutter, pavement, etc.). Depending on the extent of trench work for utility connections, street improvements and other roadway/public right-of-way impacts, requirements could include curb, gutter, and sidewalk reconstruction and resurfacing of the existing pavement within and beyond the limits of the development.

4.2 Blocks

4.2A Purpose

The design of blocks influence the type of street network, building types, and the quality of urban space. Smaller blocks produce more intersections, therefore more human scale buildings, greater public realm and superior street network system. All blocks shall be designed per the applicable requirements identified in Table 4.1 to ensure that new and modified blocks result in walkable, interconnected streetscapes aligned by appropriately scaled buildings.

4.2B Applicability

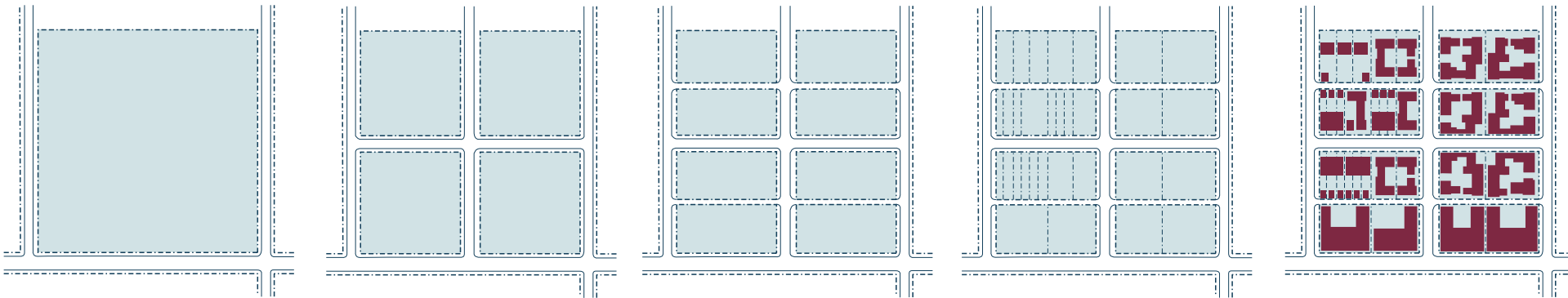
The standards shall apply to all new or modified blocks in the Corridors Code area.

4.2C Block Standards

- a New or modified blocks shall front a street (public or private).
- b New or modified blocks shall be subdivided to generate individual lots for buildings or open space as required by the applicable zoning district(s) and overlay(s) and in compliance with Section 5.0 Development Standards.
- c New or modified blocks may be designed in a variety of shapes. Individual block lengths and the total block perimeter length shall follow the standards established in the Table 4.2 below.

Zone	Block Length	Perimeter Length
Commerce-Mixed Use	400 ft. max.	1,600 ft. max.
Commerce-Industrial	600 ft. max.	1,800 ft. max.
Neighborhood Edge	600 ft. max.	2,000 ft. max.
Neighborhood Residential	600 ft. max.	2,000 ft. max.

Table 4.2: Block standards.



Step 1: Existing Site

Sites that are 4 acres or larger in size or existing blocks with 700 feet of frontage on any side shall be subdivided further to create additional blocks per the requirements of Table 4.2.

Step 2: Introduce Streets

Sites being subdivided into additional blocks shall introduce streets as allowed in the applicable zoning district(s) and comply with the applicable block-size requirements of Table 4.2.

Step 3: Introduce Alleys

Access to new blocks and their individual lots is allowed primarily by alley or, side street, with a certain portion of lots allowed to access the lot via the primary street. The intent of limiting access to the rear or side of lots is to maintain the continuity of the streetscape without interruptions such as driveway access.

Step 4: Introduce Lots

Lots are introduced on each block to correspond with the selected building type(s) allowed by each zoning district.

Step 5: Introduce Projects

Each lot is to receive no more than one main building. The main building is then designed per the requirements of the applicable zoning district along with the allowed frontages and arranged to suit the particular organization of buildings desired for the block.

4.3 Streets

4.3A Intent

The key to transforming the Corridors Code Area into walkable area is the introduction of an interconnected street network with streets that are sized appropriately for intended volume and safe traffic speeds. The principal characteristics and strategies of this kind of network are:

- i. Interconnected streets that serve all modes of travel, including walking, biking, taking transit, or driving.
- ii. A diversity of context based street types, each designed according to the adjacent building intensities and uses and each with its own unique character.
- iii. Streets that accommodate two-way traffic, facilitating navigation and safe traffic speeds, while eliminating traffic-related fatalities.
- iv. On-street parking that provides convenient parking in front of businesses and residences, reduces the amount of required off-street parking, provides a barrier between vehicles in the travel lane and pedestrians on sidewalks, and provide a presence on the street that helps calm vehicular speeds.
- v. Appropriate lane widths, tight curb radii, and narrow street crossings that calm traffic and provide a more comfortable and safe environment for pedestrians, cyclists, and automobiles.
- vi. Ample sidewalks, crosswalks, street trees, and generous streetscapes that provide shady, comfortable, and inviting places for pedestrians to walk, while defining the Corridor's unique and memorable sense of place.
- vii. Streets that result in a reduced quantity and improved quality of stormwater runoff, and a diminished heat island effect.
- viii. Energy-efficient, pedestrian-oriented lighting that generates an inviting and safe environment for pedestrians, cyclists, and commerce.

4.3B Applicability

- i. The standards in this section apply to all new streets and to the substantial improvement of an entire block length of an existing street, subject to the review and approval of Public Works Director, Fire Chief, and Community Development Director.
- ii. Figure 4.1 shows the street and block network within the entire Corridor's Code Area. As larger parcels on the Corridors redevelop, additional streets and blocks may be added. Additionally, Figure 4.2 shows conceptual landscape characteristics for each street, contributing to the richness of the Corridor's sense of place.
- iii. The street sections in this section suggest quality and intent. The dimensions in the street sections are based on field observations and aerials. Pre-construction topographic survey should determine existing conditions and final street dimensions and improvements should be modified accordingly.
- iv. To facilitate orderly, integrated, and cohesive public infrastructure design, in 2016, the City Council adopted a Public Infrastructure Improvement Policy. This policy document will provide direction on the type, timing, and extent of public improvements required by abutting properties being developed within the Corridor's Code Area. Public Improvements may include new infrastructure or repair of existing infrastructure (see Table 4.1).

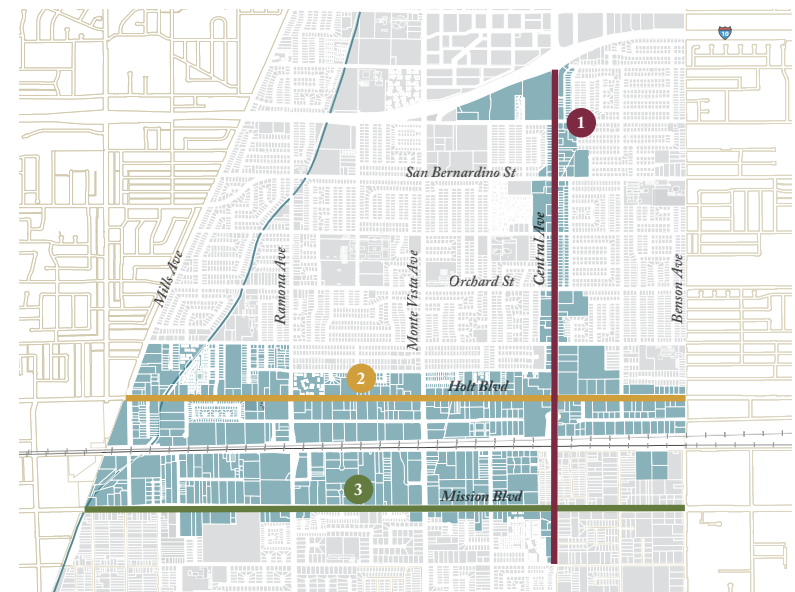
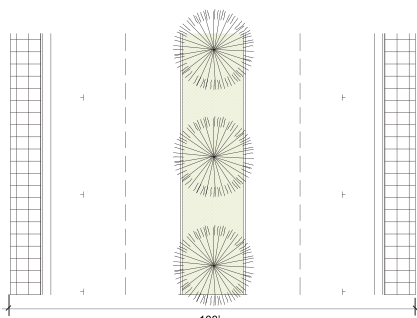
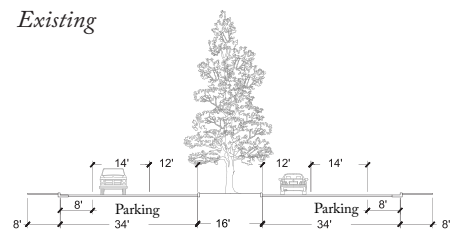


Figure 4.1: Street Network Plan

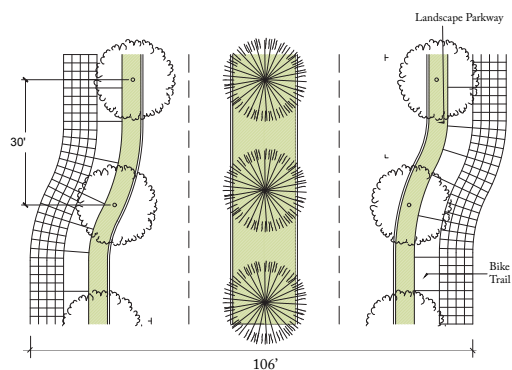
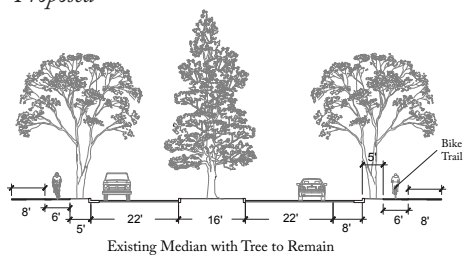
1

Central Avenue

Existing



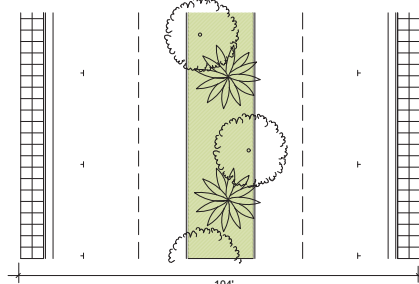
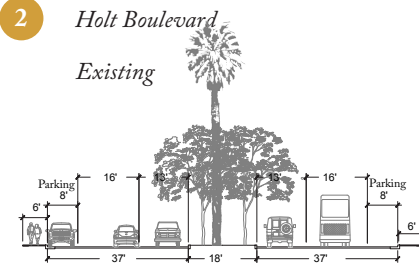
Proposed



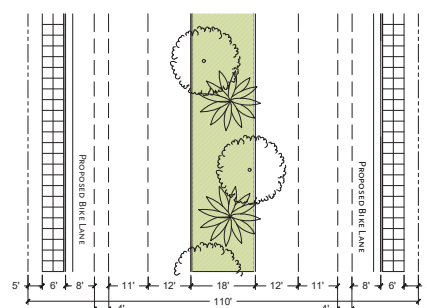
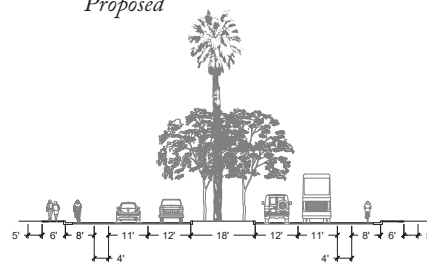
2

Holt Boulevard

Existing



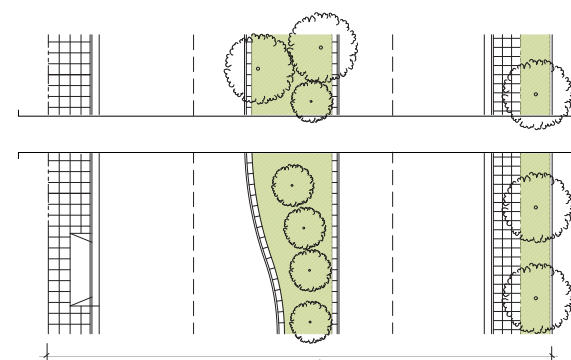
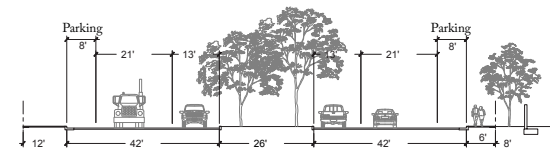
Proposed



3

Mission Boulevard

Existing



Proposed

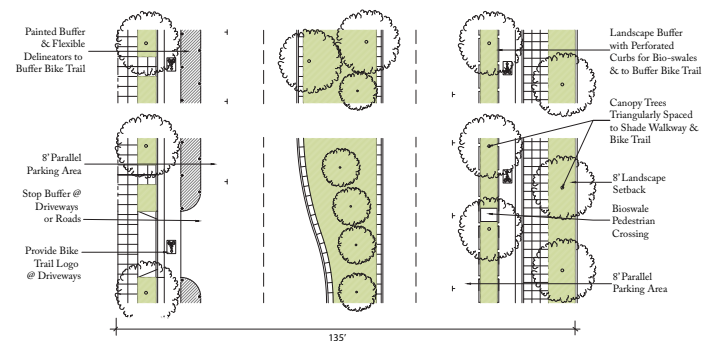
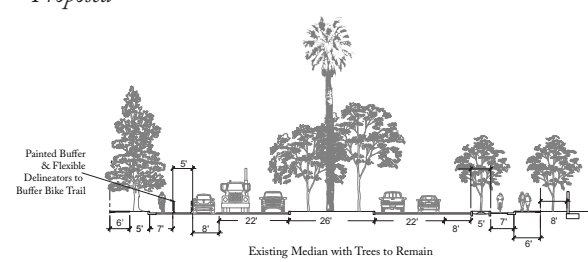


Figure 4.2: Conceptual Typical Street Design



4.4 Street Trees

4.4A Intent

The intent of street trees is to provide a rich pedestrian experience with shade, planted edges in the public right of way, and increase environmental performance with low impact development strategies that absorb and clean urban runoff.

The Street Tree Master Plan (see Figure 4.3) locates specific tree species amongst the public realm's street network, open spaces, and greenways. Tree species are chosen for each type of thoroughfare and open spaces to support its unique aesthetic character, spatial quality, and environmental value. Tree selection considerations included the tree's shape, color, seasonal change, scent, size at maturity, drought tolerance, and resilience.

The numerous qualitative benefits from selecting a diverse street tree palette include shade for pedestrians, a visual rhythm to reduce driving speeds along vehicular streets, and overall balance of the built environment. A street tree's environmental benefits include cooling the immediate area, local air quality improvement through carbon sequestration, and storm-water management which contribute toward a pedestrian friendly urban character of Montclair.

The street tree species shown in Figure 4.3 (Street Tree Master Plan) are conceptual and may be adjusted subject to Director of Public Works and/or Director of Community Development approval.

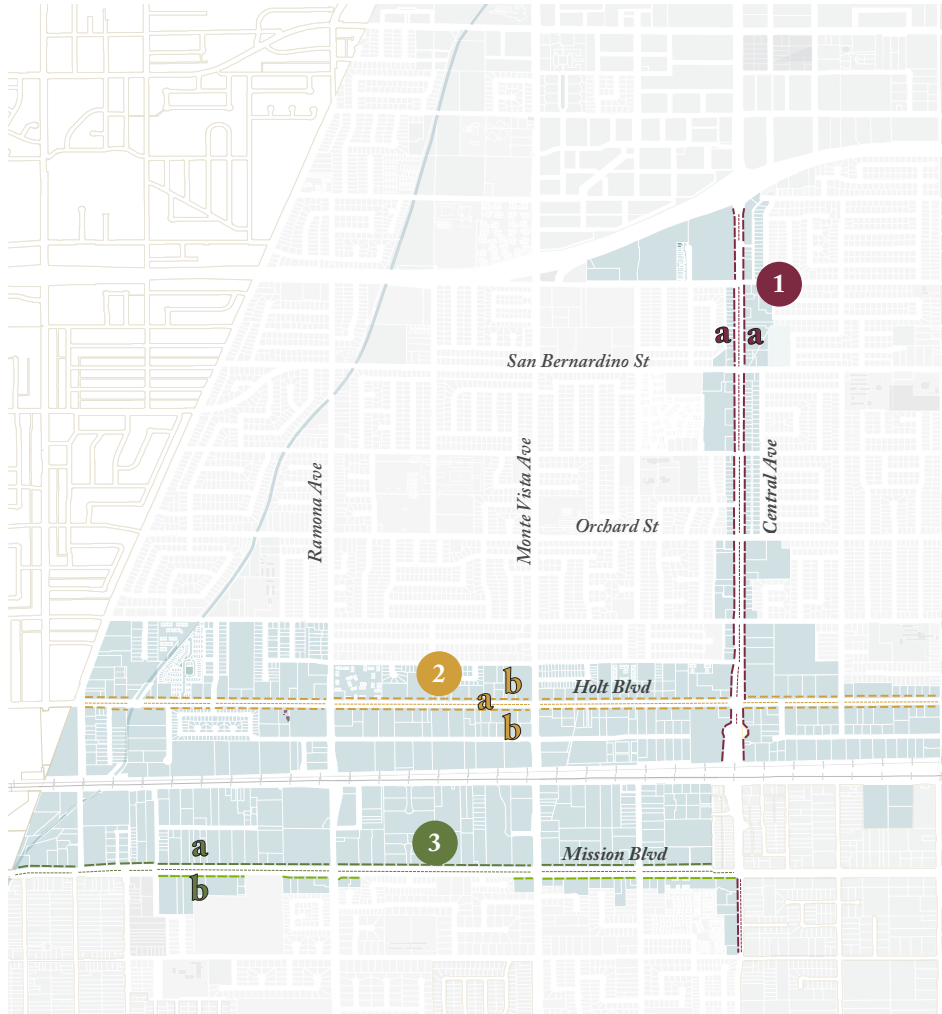


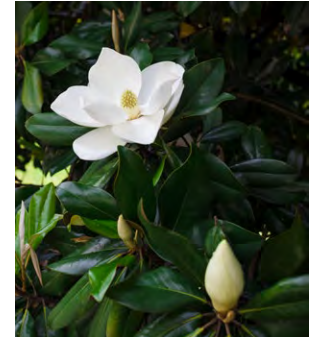
Figure 4.3: Street Trees Master Plan

1 Central Avenue

a. Parkway Tree: Magnolia grandiflora Southern Magnolia

Tree form: Conical/Rounded

Spacing at 30 ft. on center.



a. Alternate Parkway Tree: Brachychiton acerifolius, Australian Flame Tree

Tree form: Conical

Spacing at 30 ft. on center



a. Alternate Parkway Tree: Ginkgo biloba, Autumn-Gold, Autumn Gold Maidenhair Tree

Tree form: Conical

Spacing at 30 ft. on center



The existing Pine Trees in the Central Avenue median will be preserved.

2 Holt Boulevard

a. Median Tree: *Quercus agrifolia* Coast Live Oak

Tree form: Oval

Spacing at 40 ft. on center.



a. Alternate Median Tree: *Quercus suber* Cork Oak

Tree form: Oval

Spacing at 40 ft. on center



b. Parkway Tree: *Ulmus parvifolia* 'Brea' Brea Chinese Elm

Tree form: Vase

Spacing at 30 ft. on center



b. Alternate Parkway Tree: *Zelkova serrata* Sawleaf Zelkova

Tree form: Vase

Spacing at 30 ft. on center



3 Mission Boulevard

a. North Side Tree: *Lophostemon confertus*, Brisbane box (*Tristania conferta*)

Tree form: Vertical

Spacing at 30 ft. on center.



a. North Side Tree: *Cupaniopsis anacardioides*, Carrot-wood Tree

Evergreen tree where power lines are present to be mixed in with Brisbane box trees.

Tree form: Rounded

Spacing at 30 ft. on center.



b. South Side Tree: *Pistachia chinensis*, Chinese Pistache

Tree form: Rounded

Spacing at 30 ft. on center.



b. Alternate South Side Tree: *Koelreuteria paniculata*, Golden Rain Tree

Tree form: Rounded

Spacing at 30 ft. on center





4.5 Parks and Open Space

4.5A Intent

This Section establishes a range of open spaces specified based on location and characteristics such as size, landscaping, access, and frontage conditions needed to implement the intended form and character for the corridors. The Montclair General Plan vision seeks to establish a seamless weave of public and private open spaces at the regional, neighborhood, block, lot, and building level. The Development Standards include private open space requirements for different building types.

The intent of this Section is to:

1. Improve quality of life, instill civic pride, and sense of community.
2. Provide places for diverse people to meet and interact thereby increasing social capital of the neighborhood.
3. Increase property values and help attract and retain knowledge workers and businesses.
4. Provide venues for many arts and cultural programs which also promotes tourism.
5. Inspire children to explore, discover, learn and become better stewards of the natural environment, through informal play and shared experiences with peers in open spaces.
6. Promote walking, biking, and other physical activities essential for fitness and well being and to reduce diabetes, and heart and mental illness.
7. Reduce the urban heat island effect. Trees in parks and open spaces sequester carbon and other pollutants from the area.

4.5B Applicability

The standards shall apply to all new or modified blocks in the Corridors Code area. Additional Public Open Spaces can be integrated into this Section as they are approved by the City.



4.5C

Park Types

1 San Antonio Creek Greenway

a Description

The Greenway is a linear open space intended to provide extensive opportunities for recreation. The Greenway corridor would connect many neighborhoods, existing parks, schools, Pacific Electric Trail and the Metrolink Station. It would also connect the wildlife habitat and reduce the heat island effect.

b Standards

- i **Size:** The greenway would be variable width and span the entire City. In the future, the greenway could become part of a regional trail network.
- ii **Design:**
 - a) The landscape along the greenway shall consist of unobstructed lawns, planting beds, naturalistically arranged trees. Hardscape is minimal in the form of access pathway and peripheral connections.
 - b) Pedestrian amenities such as benches, picnic tables, drinking fountains, exercise equipment, bike racks and playground equipment may be located at appropriate intervals along the greenway.
 - c) For additional design considerations, see the San Antonio Creek Trail Plan Feasibility Study.

2 Community Garden

a Description

A semi-private grouping of garden plots available for small-scale cultivation by residents of apartments and other dwelling types without private gardens. Community gardens strengthen community bonds, provide food, create recreational and therapeutic opportunities, and promote environmental awareness and education.

b Standards

- i **Size:** Community gardens can vary in shape, size, and function.
- ii **Design:**
 - a) Community Gardens shall be located: in areas that receive adequate sunlight for the intended purpose without the removal or excessive trimming of trees; in prominent areas of a park where they may detract from the aesthetics of the park, and in areas that are agriculturally suitable, including soil conditions, topography and solar access.
 - b) The site shall be designed and maintained so that water and fertilizer will not drain to adjacent property.
 - c) A minimum 3-foot-wide, clearly marked entrance path shall be provided from the public right-of-way to the garden.
 - d) Refuse areas shall be located as close as practicable to the rear and center of the property. Refuse shall be removed from the site at least once a week.





3 Neighborhood Green

a Description

A small open space within a neighborhood available for passive recreation, spatially defined by building frontages and streets.

b Standards

i Size: 0.25 acre to 0.5 acre

ii Design:

- a) Neighborhood Greens are highly visible and accessible and have as boundaries at least two streets. The open spaces shall be in the line of sight of adjacent land uses and activities to ensure visibility. The frontages shall have active edges such as front doors and windows.
- b) All parking shall be located on-street. The location and design of open space shall facilitate walking and biking to the open spaces.
- c) Landscape consists generally of unobstructed lawn, planting beds, and trees arranged naturalistically and providing shade.
- d) Amenities may include pergolas, picnic shelters, flexible gathering and event spaces, benches, chairs, tables (movable recommended) bike racks, playground equipment, and athletic courts and fields.

4 Pocket Park

a Description

Pocket parks are urban open spaces on a small-scale and provide a safe and inviting environment for surrounding community members. They also meet a variety of needs and functions, including: small event space, play areas for children, spaces for relaxing or meeting friends, taking lunch breaks, etc.

b Standards

i Size: Up to 0.25 acre

ii Design:

- a) The parks shall be accessible by both foot and bike.
- b) Pocket parks shall strive to accommodate as many different users as possible, prioritizing the needs of surrounding neighborhoods. Pocket parks may include seating, play or fitness equipment, open lawn space, dog runs, community gardens, ecological/educational displays, and community bulletin boards.
- c) Pocket parks may be designed to serve as stormwater retention and infiltration areas.





5 Private Open Spaces

a Lot Level

Each building type shall prescribe private open space. For example the open space for single dwelling is provided in yards, courtyard buildings includes courts, and flex buildings and towers may provide terraces.

b Within the building

In urban areas where a private yard is not an option, balconies, patios, and roof garden allow residents access to open space, area for small-scale cultivation, recreation, and entertaining.



5. Development Standards

5.1 Purpose and Intent

This section establishes standards to ensure that development within the Corridors Code area promotes a safe, comfortable, and interesting walkable environment along the street by:

- Placing the buildings in the front and locating the parking behind the building;
- Providing access to adequate public and private parks and open space; and
- Providing contextual building scale and mass, and pedestrian access and visibility that establish a human scale to the street.

5.2 Applicability

All proposed buildings and related improvements shall be designed in compliance with the development standards of this Section for the applicable zone, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with these requirements.

5.3 Average Building Height

Building within the Neighborhood Edge zone may exceed the maximum allowed base building height by one story for up to 30% of the building footprint area provided an equal amount of building footprint area is one story shorter than the maximum allowed base building height (see Figure 5.1).

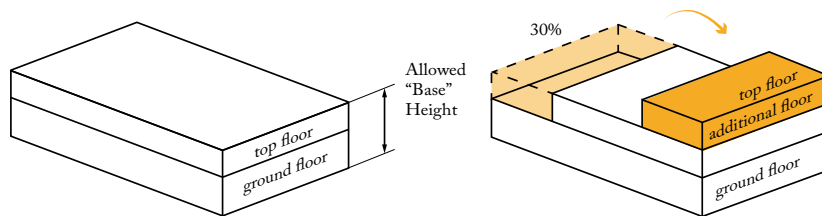
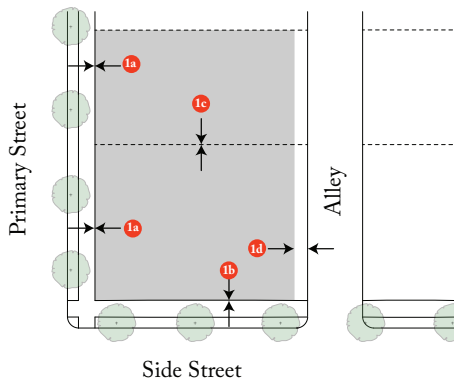


Figure 5.1: Average Building Height

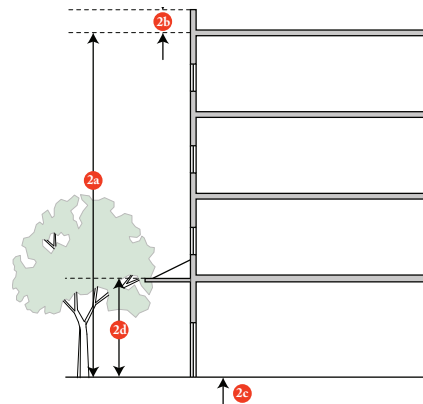
5.3A Commerce-Mixed Use



Building placement

1 Setbacks

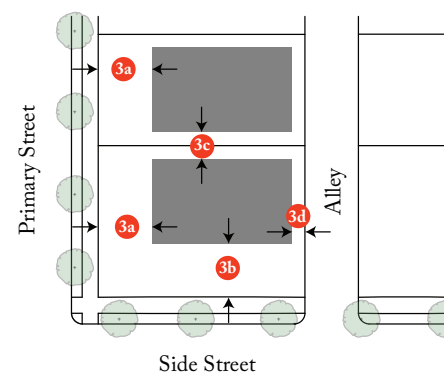
1a Primary Street Setback	
i Ground Floor non-residential	0 ft. min./5 ft. max.
ii Ground Floor residential	5 ft. min./10 ft. max.
1b Side Street Setback	
i Ground Floor non-residential	0 ft. min./5 ft. max.
ii Ground Floor residential and upper floors	5 ft. min./10 ft. max.
1c Side Yard Setback	
i Non-residential	0 ft.
ii Residential	8 ft. min.
1d Rear Setback	
i With Alley	5 ft. min.
ii Without Alley	15 ft. min.



Building height

2 Heights

2a Top of plate height	4 stories/50 ft. max.
2b Parapet height	4 ft. max.
Pitch roof above top of building plate	Allowed
2c Ground Floor above grade	
i Non-residential	0 ft.
ii Residential	3.5 ft. min.
2d Ground story floor to floor height	
i Non-residential	15 ft. min.
ii Residential	12 ft. min.



Parking placement

3 Parking Placement

On-site parking shall be located as indicated below and shown in the diagram on the right:

3a Primary Street Setback	
i Podium/Surface	20 ft. min.
ii Subterranean	0 ft.
3b Side Street Setback	
i Podium/Surface	20 ft. min.
ii Subterranean	0 ft.
3c Side Yard Setback	
i Podium/Surface	5 ft. min.
ii Subterranean	0 ft.
3d Rear Setback	
i Podium/Surface	5 ft. min.
ii Subterranean	0 ft.



4 Signs

Allowed Signage Types: A maximum of two of the below listed sign types are allowed per business. Signs may encroach into Primary Street and Side Street rights-of-way as measured from the building facade as identified below.

Sign Type	Encroachment
a Awning Canopy	Within 2 ft. of curb
b Window Sign	0 ft.
c Projecting Sign	3 ft.
d Wall	Sign thickness
e Directory/Building ID Sign	Sign thickness

5 On-site Open Space

- a One (1) or more of the Open Space Types listed below shall be provided on each lot and must be accommodated behind the Primary Street setback line.

Open Space type	Minimum Area	Minimum Dimensions
i Side Garden	15% of total lot area	20 ft. by 20 ft.
ii Courtyard		
iii Back yard		
iv Roof deck		

- b Residential projects without a back yard shall provide for each residential unit a private open space in the form of a balcony, door yard, or yard. Private open space shall have a minimum area of 40 square feet with a minimum width of 5 feet.

6 Frontage Elements and Encroachments

- a Required Frontage Elements: Street- and Court-facing building facades shall provide at least one (1) of the frontage elements listed below. These Frontage Elements may encroach into the Primary Street and Side Street setbacks as identified below.

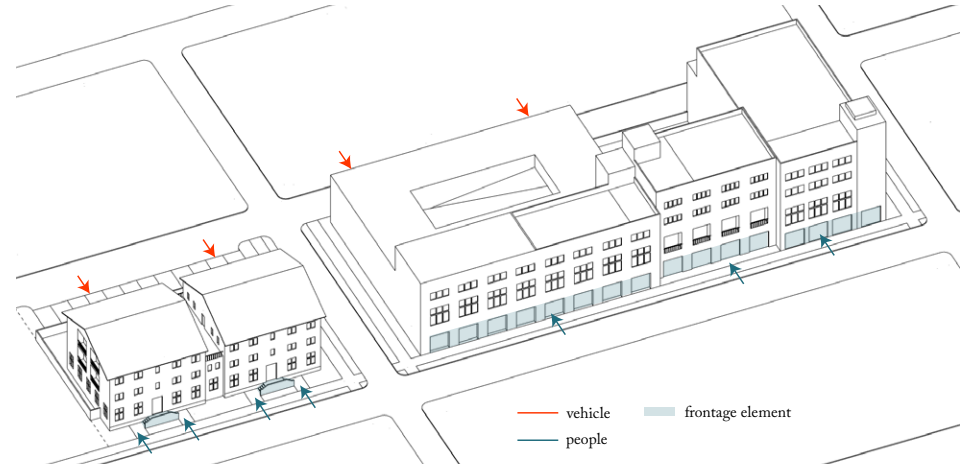
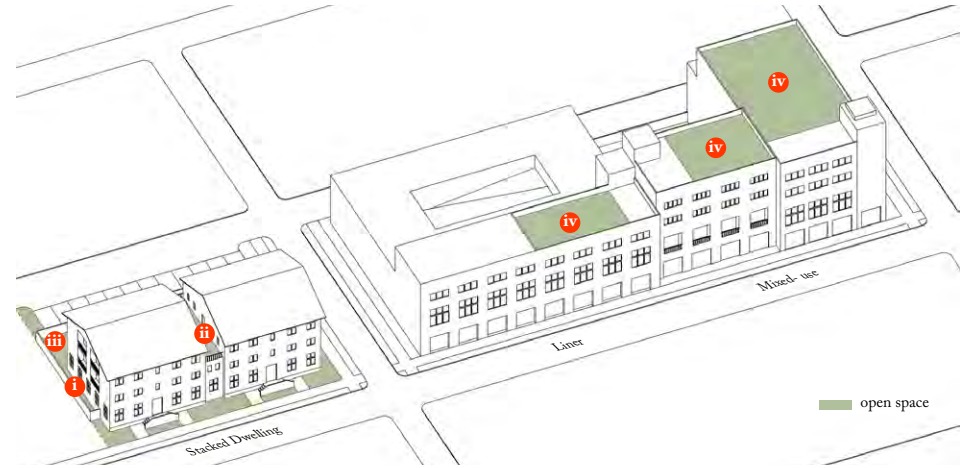
i Arcade, Gallery	To R.O.W. line
ii Shopfront	0 ft.
iii Stoop	5 ft.
iv Door yard	To R.O.W. line

- b Optional Frontage Elements. The following elements may be provided on all Street- and Courtyard-facing facades, and may encroach into the Primary Street and Side Street setbacks or right-of-way as identified below.

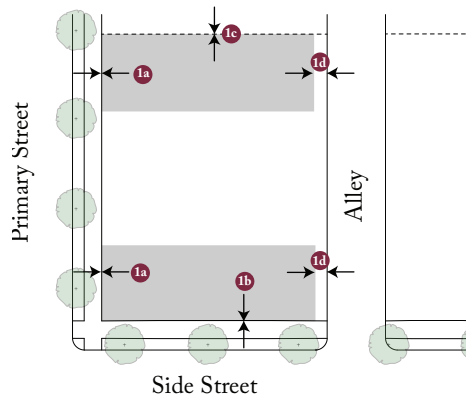
i Balcony	3 ft. into R.O.W. or setback
ii Bay Window	
iii Awning, Canopy	Within 2 ft. of curb

7 Access

- a Pedestrian Access: All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate frontage element, lobby, or open space, such as a court. Upper floor uses may be accessed through an exterior or interior stair, or lobby.
- b Vehicular Access: Parking shall be accessed from an alley. Where an alley is not present, parking/service areas may be accessed from primary street. Driveways shall be located as close to side property line as possible. Parking/service areas for corner lots shall be accessed from side street.



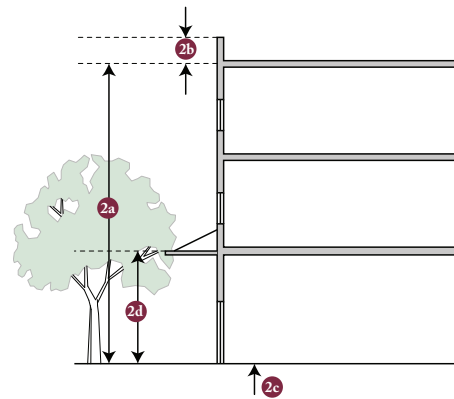
5.3B Commerce -Industrial



Building placement

1 Setbacks

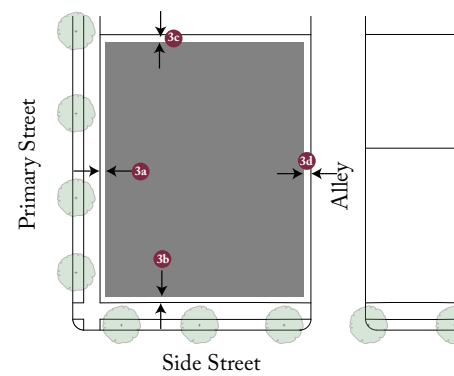
1a	Primary Street Setback	5 ft. min.	No max.
1b	Side Street Setback	5 ft. min.	No max.
1c	Side Yard Setback	5 ft. min.	No max.
1d	Rear Setback		
i	With Alley	5 ft. min.	No max.
ii	Without Alley	15 ft. min.	No max.



Building height

2 Heights

2a	Top of plate height	3 stories/45 ft. max.
2b	Parapet height	4 ft. max.
	Pitch roof above top of building plate	Allowed
2c	Ground Floor above grade	0 ft.
2d	Ground story floor to floor height	15 ft. min.



Parking placement

3 Parking Placement

On-site parking shall be located as indicated below and shown in the diagram on the right:

3a	Primary Street Setback	
i	Podium/Surface	3 ft. min.
ii	Subterranean	0 ft.
3b	Side Street Setback	
i	Podium/Surface	3 ft. min.
ii	Subterranean	0 ft.
3c	Side Yard Setback	
i	Podium/Surface	3 ft. min.
ii	Subterranean	0 ft.
3d	Rear Setback	
i	Podium/Surface	3 ft. min.
ii	Subterranean	0 ft.



4 Signs

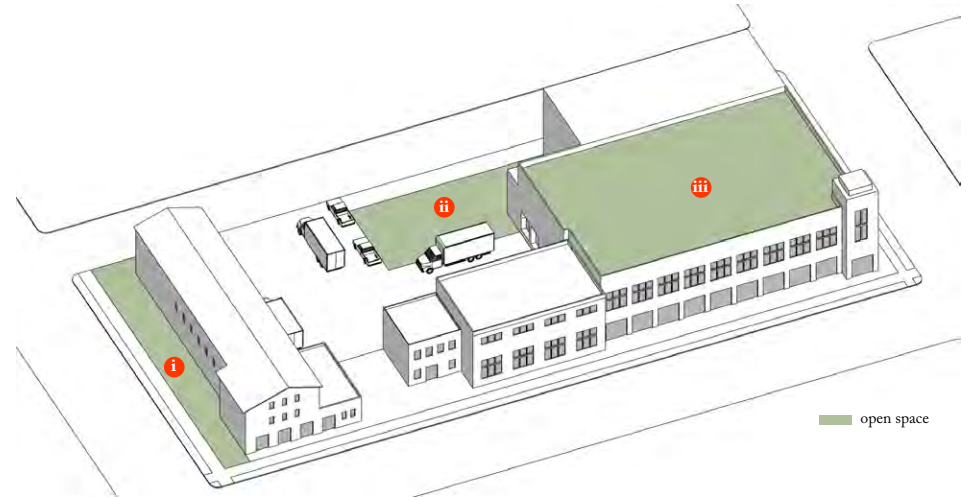
Allowed Signage Types: A maximum of two of the below listed sign types are allowed per business. Signs may encroach into Primary Street and Side Street rights-of-way as measured from the building facade as identified below.

Sign Type	Encroachment
a Awning Canopy	Within 2 ft. of curb
b Window Sign	0 ft.
c Projecting Sign	3 ft.
d Wall	Sign thickness
e Directory/Building ID Sign	Sign thickness

5 On-site Open Space

- a Open Space is not required but can be provided on each lot behind the Primary Street setback line.

Open Space type	Minimum Area	Minimum Dimensions
i Side Garden		
ii Back yard	No min.	No min.
iii Roof deck		



6 Frontage Elements and Encroachments

- a Required Frontage Elements: Street facing building facades shall provide at least one (1) of the frontage elements listed below. These Frontage Elements may encroach into the Primary Street and Side Street setbacks as identified below.

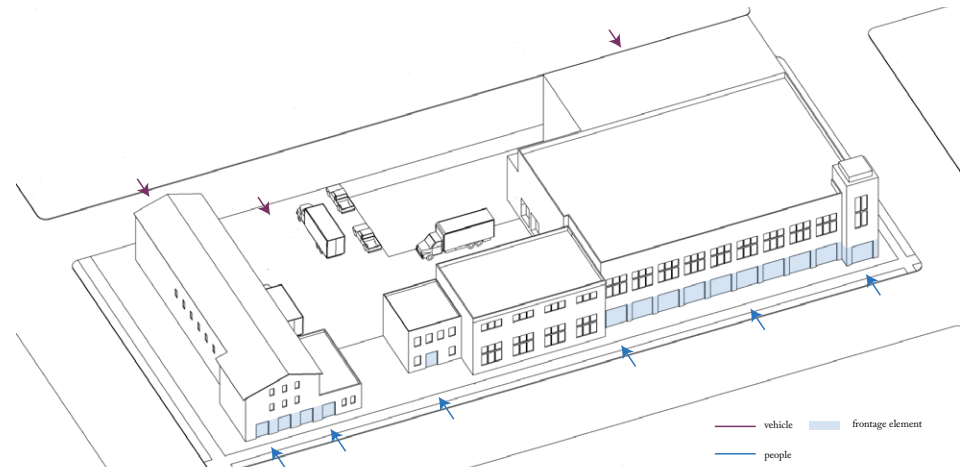
i	Arcade, Gallery	To R.O.W. line
ii	Shopfront	0 ft.
iii	Stoop	5 ft.
iv	Door yard	To R.O.W. line

- b Optional Frontage Elements: The following elements may be provided on all Street-facing facades, and may encroach into in the Primary Street and Side Street setbacks or right-of-way as identified below.

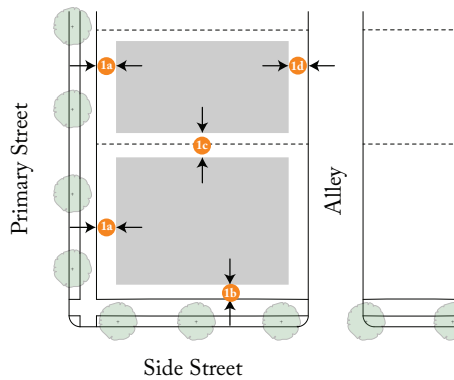
i	Balcony	3 ft. into R.O.W. or setback
ii	Bay Window	
iii	Awning, Canopy	Within 2 ft. of curb

7 Access

- a Pedestrian Access: All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate frontage element, lobby, or open space, such as a court. Upper floor uses may be accessed through an exterior or interior stair, or lobby.
- b Vehicular Access: Parking shall be accessed from an alley. Where an alley is not present, parking/service areas may be accessed from primary street. Driveways shall be located as close to side property line as possible. Parking/service areas for corner lots shall be accessed from side street.



5.3C Neighborhood Edge



Building placement

1 Setbacks

1a Primary Street Setback

i Ground Floor non-residential	10 ft. min./25 ft. max.
ii Ground Floor residential	10 ft. min./25 ft. max.

1b Side Street Setback

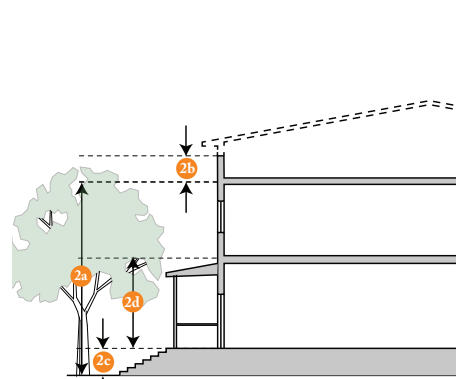
i Ground Floor non-residential	5 ft. min.
ii Ground Floor residential and upper floors	10 ft. min.

1c Side Yard Setback

i Non-residential	5 ft. min.
ii Residential	5 ft. min.

1d Rear Setback

i With Alley	10 ft. min.
ii Without Alley	15 ft. min.



Building height

2 Heights

2a Top of plate height Average 2 stories/25 ft. max. *

2b Parapet height 4 ft. max.
Pitch roof above top of building plate Allowed

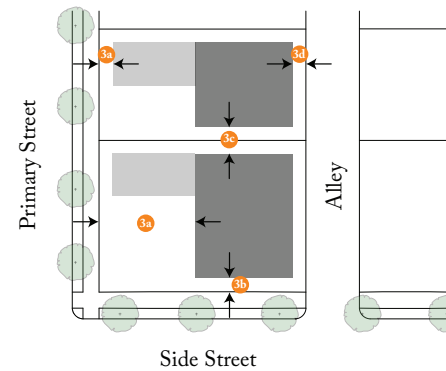
2c Ground Floor above grade

i Non-residential	0 ft.
ii Residential	3.5 ft. min.

2d Ground story floor to floor height

i Non-residential	15 ft. min.
ii Residential	12 ft. min.

* Up to 30% of the building footprint area may be three (3) stories/40 ft. to top of plate, provided an equal amount of building footprint area is no taller than one story/15 ft. to top of plate (see figure 5.1).



Parking placement

3 Parking Placement

On-site parking shall be located as indicated below and shown in the diagram on the right:

3a Primary Street Setback

i Surface	5 ft. min. for 34% max. of lot width; 50% of lot depth for remaining 66% of lot width; parking prohibited on corners
ii Podium	50% of lot depth
iii Subterranean	10 ft. min.

3b Side Street Setback

i Surface	5 ft. min.
ii Podium	25 ft. min.
iii Subterranean	5 ft. min.

3c Side Yard Setback

i Surface	5 ft. min.
ii Podium	15 ft. min.
iii Subterranean	5 ft. min.

3d Rear Setback

i Surface	5 ft. min.
ii Podium	20 ft. min.
iii Subterranean	5 ft. min.



4 Signs

Allowed Signage Types: A maximum of two of the below listed sign types are allowed per business. Signs may encroach into Primary Street and Side Street rights-of-way as measured from the building facade as identified below.

Sign Type	Encroachment
a Awning Canopy	Within 2 ft. of curb
b Window Sign	0 ft.
c Projecting Sign	3 ft.
d Wall	Sign thickness
e Directory/Building ID Sign	Sign thickness

5 On-site Open Space

- a One (1) or more of the Open Space Types listed below shall be provided on each lot and must be accommodated behind the Primary Street setback line.

Open Space type	Minimum Area	Minimum Dimensions
i Side Garden	15% of total lot area	20 ft. by 20 ft.
ii Courtyard		
iii Back yard		
iv Roof deck		

- b Residential projects without a back yard shall provide for each residential unit a private open space in the form of a balcony, door yard, or yard. Private open space shall have a minimum area of 40 square feet with a minimum width of 5 feet.

6 Frontage Elements and Encroachments

- a Required Frontage Elements: Street- and Court-facing building facades shall provide at least one (1) of the frontage elements listed below. These Frontage Elements may encroach into the Primary Street and Side Street setbacks as identified below.

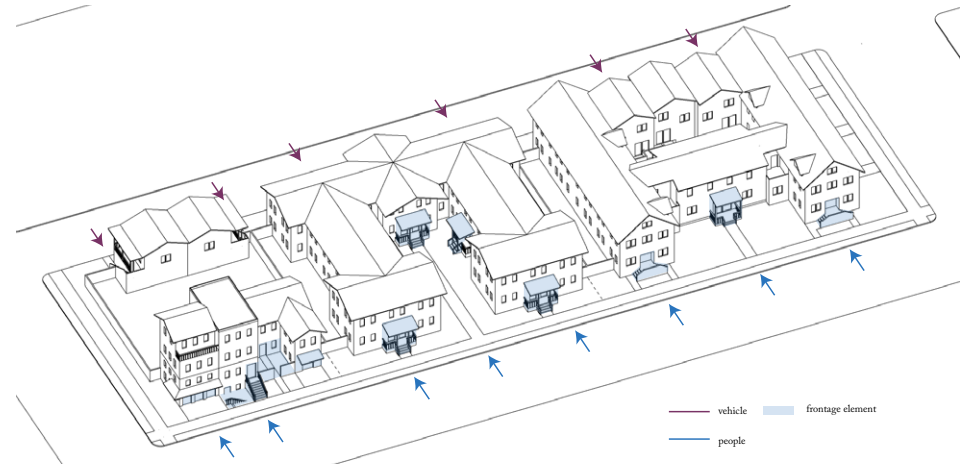
i Arcade, Gallery	To R.O.W. line
ii Shopfront	0 ft.
iii Stoop	5 ft.
iv Door yard	To R.O.W. line

- b Optional Frontage Elements. The following elements may be provided on all Street- and Courtyard-facing facades, and may encroach into the Primary Street and Side Street setbacks or right-of-way as identified below.

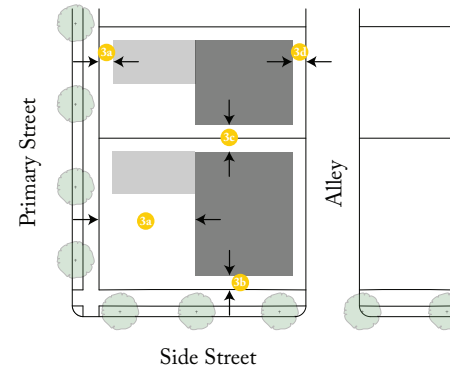
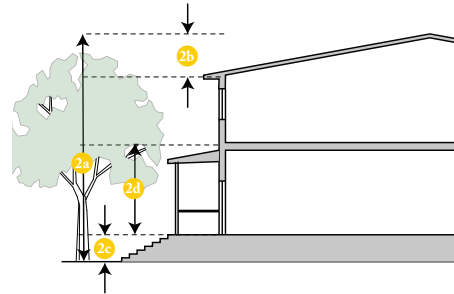
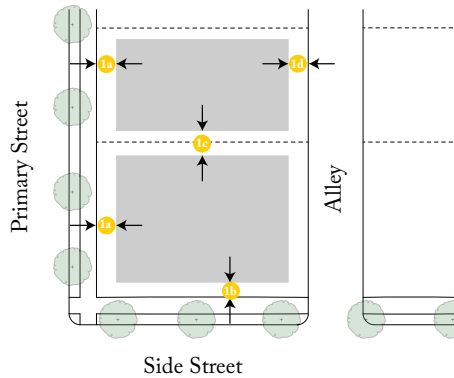
i Balcony	3 ft. into R.O.W. or setback
ii Bay Window	
iii Awning, Canopy	Within 2 ft. of curb

7 Access

- a Pedestrian Access: All ground floors shall be accessed directly from the sidewalk either directly to each unit or commercial space through an appropriate frontage element, lobby, or open space, such as a court. Upper floor uses may be accessed through an exterior or interior stair, or lobby.
- b Vehicular Access: Parking shall be accessed from an alley. Where an alley is not present, parking/service areas may be accessed from primary street. Driveways shall be located as close to side property line as possible. Parking/service areas for corner lots shall be accessed from side street.



5.3D Neighborhood Residential



Building placement

1 Setbacks

1a Primary Street Setback

i	Ground Floor non-residential	10 ft. min./25 ft. max.
ii	Ground Floor residential	10 ft. min./25 ft. max.

1b Side Street Setback

i	Ground Floor non-residential	5 ft. min.
ii	Ground Floor residential and upper floors	10 ft. min.

1c Side Yard Setback

i	Non-residential	5 ft. min.
ii	Residential	5 ft. min.

1d Rear Setback

i	With Alley	10 ft. min.
ii	Without Alley	15 ft. min.

Building height

2 Heights

2a	Top of plate height	2 stories/25 ft. max.
2b	Parapet height	4 ft. max.
	Pitch roof above top of building plate	Allowed
2c	Ground Floor above grade	3.5 ft. min.
2d	Ground story floor to floor height	12 ft. min.

Parking placement

3 Parking Placement

On-site parking shall be located as indicated below and shown in the diagram on the right:

3a Primary Street Setback

i	Surface	5 ft. min. for 34% max. of lot width; 50% of lot depth for remaining 66% of lot width; parking prohibited on corners
ii	Podium	50% of lot depth
iii	Subterranean	10 ft. min.

3b Side Street Setback

i	Surface	5 ft. min.
ii	Podium	25 ft. min.
iii	Subterranean	5 ft. min.

3c Side Yard Setback

i	Surface	5 ft. min.
ii	Podium	15 ft. min.
iii	Subterranean	5 ft. min.

3d Rear Setback

i	Surface	5 ft. min.
ii	Podium	20 ft. min.
iii	Subterranean	5 ft. min.

4 Signs

Business advertisement signs are not permitted in the Neighborhood Residential Zone.

5 On-site Open Space

- a One (1) or more of the Open Space Types listed below shall be provided on each lot and must be accommodated behind the Primary Street setback line.

Open Space type	Minimum Area	Minimum Dimensions
i Side Garden	15% of total lot area	20 ft. by 20 ft.
ii Courtyard		
iii Back yard		

- b Residential projects without a back yard shall provide for each residential unit a private open space in the form of a balcony, door yard, or yard. Private open space shall have a minimum area of 40 square feet with a minimum width of 5 feet.

6 Frontage Elements and Encroachments

- a Required Frontage Elements: Street- and Court-facing building facades shall provide at least one (1) of the frontage elements listed below. These Frontage Elements may encroach into the Primary Street and Side Street setbacks as identified below.

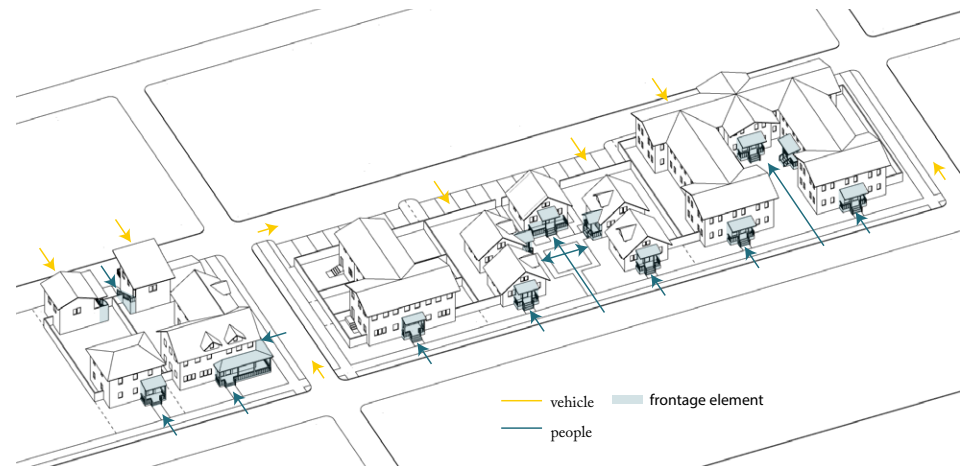
i Stoop	5 ft. max.
ii Door yard	To R.O.W. line
iii Porch	5 ft. max.
iv Front yard	n/a

- b Optional Frontage Elements. The following elements may be provided on all Street- and Courtyard-facing facades, and may encroach into the Primary Street and Side Street setbacks or right-of-way as identified below.

i Balcony	3 ft. into R.O.W. or setback
ii Bay Window	

7 Access

- a Pedestrian Access: All ground floors shall be accessed directly from the sidewalk directly to each unit through an appropriate frontage element, lobby, or open space, such as a court. Upper floor uses may be accessed through an exterior or interior stair, or lobby.
- b Vehicular Access: Parking shall be accessed from an alley. Where an alley is not present, parking/service areas may be accessed from primary street. Driveways shall be located as close to side property line as possible. Parking/service areas for corner lots shall be accessed from side street.



6. Frontage Standards

6.1 Purpose and Intent

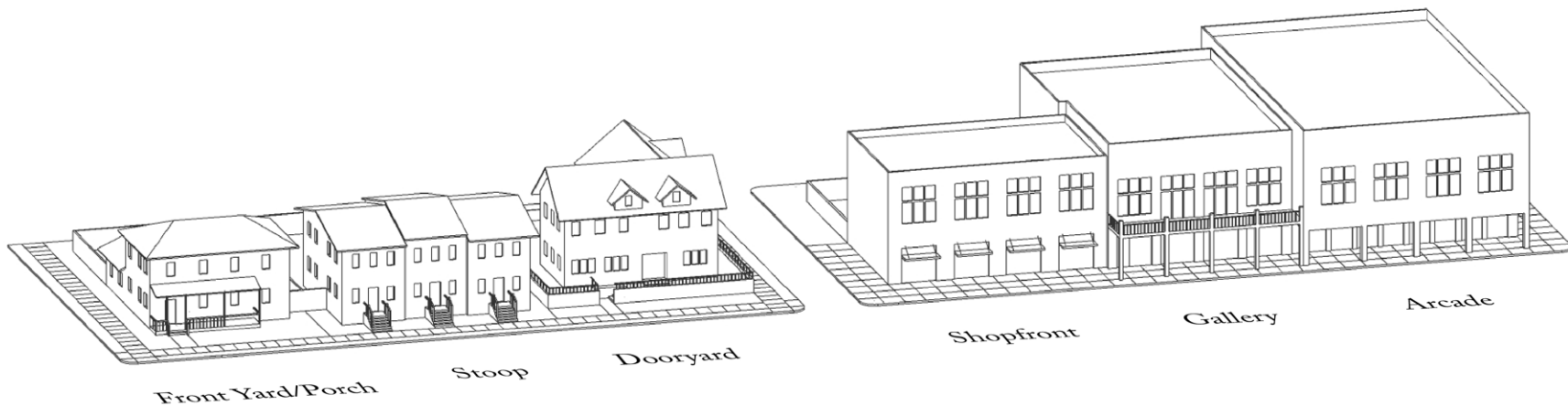
This Section establishes standards to ensure proposed development promotes a walkable environment along the street through the provision of street-facing windows, entries, and appropriately designed frontages; and commercial ground floors that support pedestrian activity through maximum ground floor transparency. Frontages consist of the street facade of the building(s), including any projecting elements, and any landscape, hardscape, walls, and fences between the building facade and the back of sidewalk. They provide a transition between the public environment of the street and the semi-private and private environments of the building interior. They also signal the location of the building entrance and provide a semi-public space within which neighbors and visitors can interact.

6.2 Applicability

The requirements of this Section apply to all new buildings within the Corridors Code area.

6.3 Frontage Types

This Section identifies the frontage types allowed within the Corridors Code area, and for each type provides a description and design standards to ensure that proposed development is consistent with the General Plan's goals for building form, character, and quality. Frontage types are divided into two categories, Required (Porch, Stoop, Dooryard, Shopfront, Gallery, and Arcade) and Optional (Balcony, Bay Window, Awning, Canopy). The provisions of this Section work in combination with the underlying Zone as identified on the Regulating Plan. Refer to Sections 5.3A, 5.3B, 5.3C, and 5.3D for required and optional frontage types within each zone and allowed encroachments into the setback or right-of-way.



Front Yard



Stoop



Dooryard (non-residential)



Gallery



Balcony



Awning



Porch



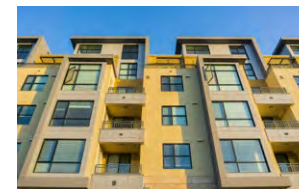
Dooryard (residential)



Shopfront



Arcade



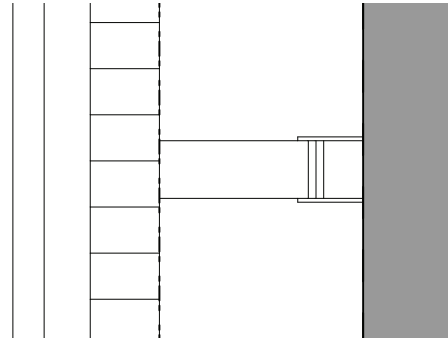
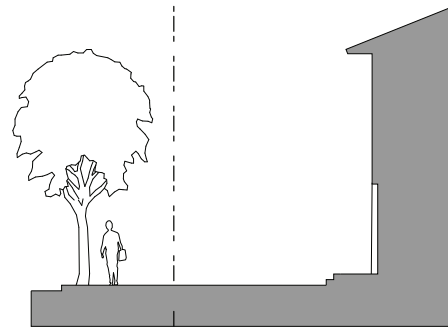
Bay Window



Canopy

6.3A Front Yard

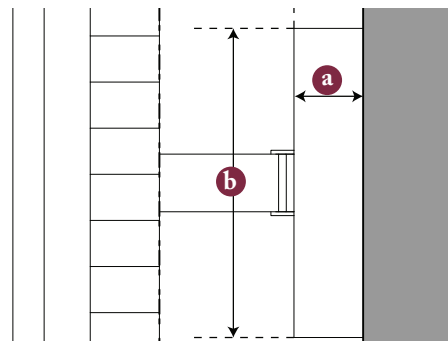
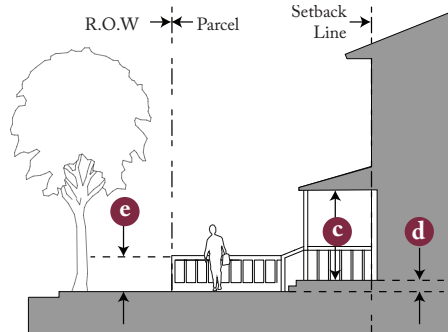
- a) **Description:** The area between the building facade and the property line. Front Yards may be visually continuous with adjacent yards with a common landscape, or enclosed by a low fence, wall, or hedge. On sloping sites, front yards may be raised above the level of the adjacent sidewalk and supported by a low retaining wall at the property line with steps providing access between the sidewalk and the yard. Porches, stoops, balconies, and bay windows may encroach into Front Yards.
- b) **Design Standards**
- Front yards and continuous planters between the curb and sidewalk along the primary and side streets shall be landscaped.
 - Paved areas shall be limited to walks and driveways, where present.
 - Fences defining the front yard shall not exceed four (4) feet as measured from the adjacent sidewalk.

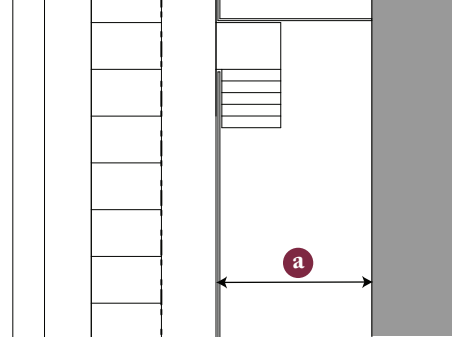


6.3B Porch

- a) **Description:** A roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and the building. Porches may be provided on buildings that are set back from the Primary and/or Side Street property lines and may encroach into the front yard and side street yard.
- b) **Design Standards**
- Porches may be enclosed with insect screens if recessed from the exterior wall plane and if visibility is maintained from the sidewalk.
 - Porches shall be designed according to the following dimensional requirements:

Dimensions	Min.	Max.
a) Depth (clear)	6 ft.	-
b) Width (clear)	12 ft.	-
c) Height: ceiling (clear)	8 ft.	12 ft.
d) Height: floor above grade	12 in.	3 ft.
e) Height: fence or hedge	-	3 ft.





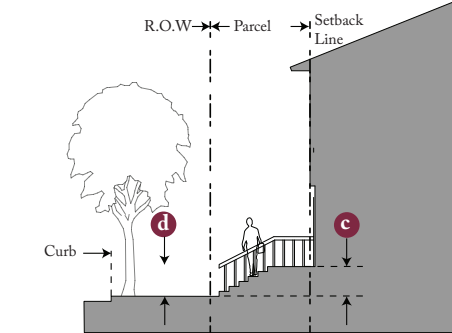
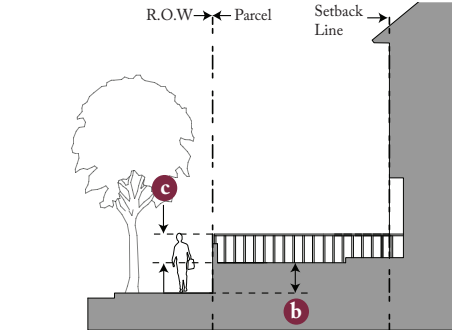
6.3C Dooryard

- a) **Description:** An elevated or at-grade garden or terrace that is located in the front yard setback and that is enclosed by a low wall located at or near the property line. For elevated Dooryards, access from the sidewalk to the Dooryard is via a stair or ramp. The Dooryard can accommodate a variety of activities, ranging from dining patios for commercial uses to patios for residential uses. In addition, the interior building spaces are separated from the adjacent sidewalk by the depth of the Dooryard and in the case of raised Dooryards, by the terrace height.

b) Design Standards

- Walls and/or fences shall be consistent with the architectural style of the building in their design, materials, and finishes.
- Dooryards shall be designed according to the following dimensional requirements:

Dimensions	Min.	Max.
a Depth (clear)	7 ft.	-
b Height above grade	0 ft.	3 ft.
c Fence or railings may extend to height required by building code.	-	-



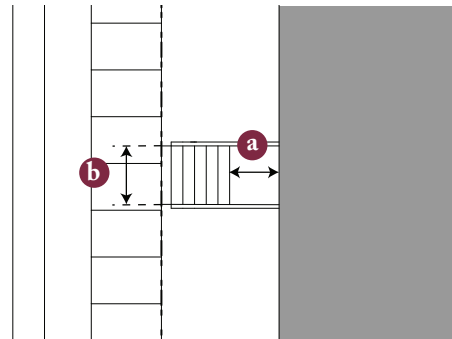
6.3D Stoop

- a) **Description:** A stair and landing leading directly from the sidewalk to a building entrance. The ground floor of the building is typically raised to provide increased privacy for the rooms facing the public street. Accordingly, stoops are ideal frontage types for ground floor housing that is near the street.

b) Design Standards

- The exterior stairs may be perpendicular or parallel to the adjacent sidewalk. The landing may be covered or uncovered. Landscaping shall be placed on the sides of the stoop.
- Stoops shall be designed according to the following dimensional requirements:

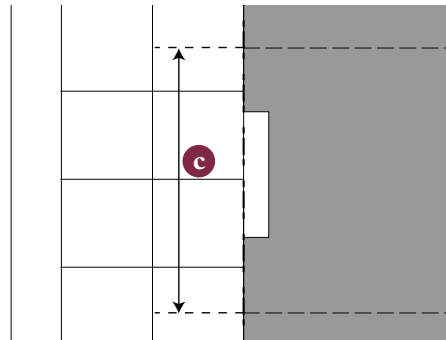
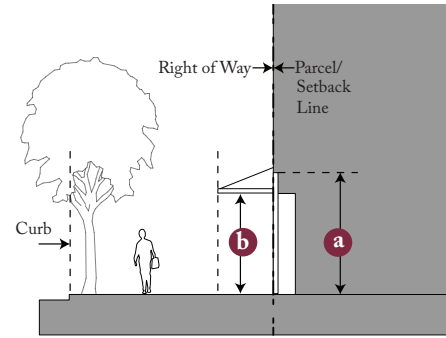
Dimensions	Min.	Max.
a Depth: Landing (clear)	4 ft.	10 ft.
b Width (clear)	4 ft.	10 ft.
c Height: floor above grade	12 in.	3 ft.
d Height: Fence or hedge	-	3 ft.



6.3E Shopfront

- a) **Description:** Shopfronts are large openings in a building facade that are enclosed with large transparent windows and doors that provide direct, at-grade access to ground floor commercial/retail uses. The basic elements of shopfronts include large windows, doors with glass, transom windows, and a solid base (bulkhead). Optional elements include awnings, canopies, signage, lighting, and cornices.
- b) **Design Standards**
- Storefront glass shall be clear without reflective coating or dark tinting.
 - Shopfront shall be designed according to the following dimensional requirements:

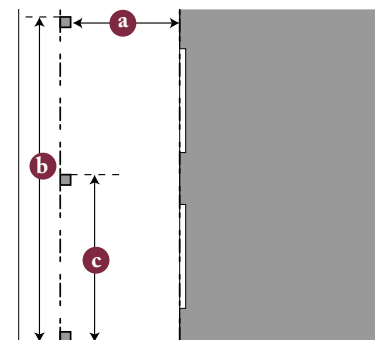
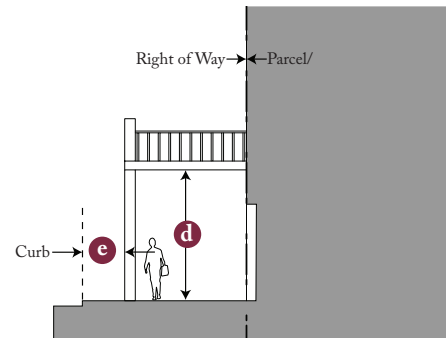
	Dimensions	Min.	Max.
a	Height (clear)	10 ft.	16 ft.
b	Distance to bottom of awning	8 ft.	10 ft.
c	Width of storefront bay(s)	10 ft.	15 ft.
	Glass area % of ground floor wall	70	90



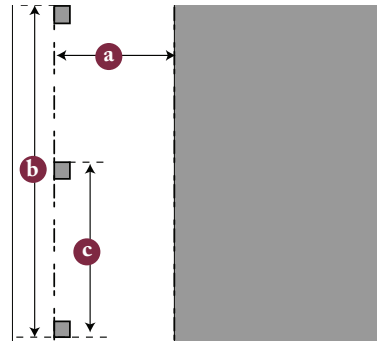
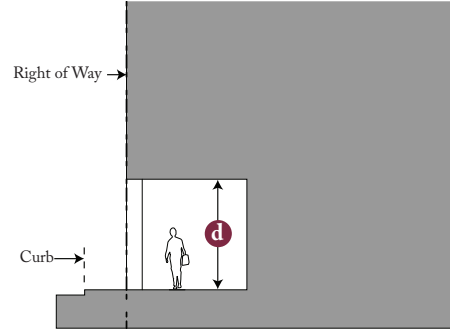
6.3F Gallery

- a) **Description:** Galleries are facades with ground floor colonnades that support a cantilevered shed roof or a deck that covers the sidewalk. Galleries contain ground floor storefronts, making them ideal for retail use. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.
- b) **Design Standards**
- Along primary frontages, the Gallery columns shall correspond to Shopfront openings. Galleries shall be a minimum of two (2) bays wide.
 - Galleries shall be designed according to the following dimensional requirements:

	Dimensions	Min.	Max.
a	Depth (clear)	10 ft.	16 ft.
b	Width (clear)	20 ft.	80 ft.
c	Width: single bay (clear)	10 ft.	16 ft.
d	Height (clear)	12 ft.	16 ft.
e	Distance from face of curb (clear)	2 ft.	-



- c) **Location:** The Gallery frontage is not allowed on Central Avenue, Holt Boulevard, and Mission Boulevard. The Gallery frontage can be provided on other side streets, specifically with subdivision of larger parcels. The location of this frontage must be shown on the regulating plan.



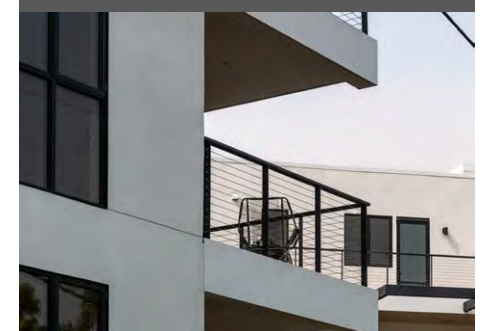
6.3G

Arcade

- a) **Description:** Arcades are facades with a ground floor colonnade that supports the upper stories of the building, or for one-story buildings, the roof. Arcades contain ground-floor shopfronts, making them ideal for retail or restaurant use, as the arcade shelters the pedestrian while shading the storefront glass, preventing glare that might obscure views of merchandise.
- b) **Design Standards**
- i) Along primary frontages, the Arcade shall correspond to Shop-front openings. Arcades shall be a minimum of two (2) bays wide. Arcades shall be designed according to the following dimensional requirements:
- | Dimensions | Min. | Max. |
|--------------------------------------|--------|--------|
| a Depth (clear) | 10 ft. | 16 ft. |
| b Width (clear) | 20 ft. | 80 ft. |
| c Width: single bay (clear) | 10 ft. | 16 ft. |
| d Height (clear) | 12 ft. | 16 ft. |
| e Distance from face of curb (clear) | 2 ft. | - |
- c) The Arcade frontage is not allowed on Central Avenue, Holt Boulevard, and Mission Boulevard. The Arcade frontage can be provided on other side streets, specifically with subdivision of larger parcels. The location of this frontage must be shown on the regulating plan.

6.3H Balcony

- a) **Description:** A platform enclosed by a wall or balustrade on the outside of a building, with access from an upper-floor door.
- b) **Design Standards**
 - i) Balcony design character, palette of materials, and approach to detailing shall be consistent and compatible with the building's style.
 - ii) Balconies of traditionally styled buildings shall have visible supports in the form of projecting beams or braces. Balcony railings on traditional buildings shall be made of wood, wrought iron, steel bar or tube faithfully simulating true wrought iron. Balconies on modern styled buildings may simply project. Modern buildings may also use galvanized or painted steel, aluminium, and cable railing components. Vinyl substitutes shall be avoided.



6.3I Bay Window

- a) **Description:** A large window or series of windows projecting from the outer wall of a building and forming a recess within.
- b) **Design Standards**
 - i) Bay windows shall be a maximum of ten (10) feet wide and shall have a height that is equal to or greater than their width.
 - ii) Bay windows shall be placed a minimum of two (2) feet from any building corner and a minimum of three (3) feet from any other bay window.
 - iii) Bay windows shall consist of at least 75% transparent fenestration.





6.3J

Awning

- a) **Description:** A cloth cover fastened to a building or structure and supported by a frame that is used to protect pedestrians from the sun or rain.
- b) **Design Standards**
 - i) Awnings shall be of a simple shed form, made of code-compliant fire-resistant canvas or materials of similar appearance; materials which are shiny, stiff, and synthetic shall be avoided.
 - ii) Each awning shall correspond to a storefront.
 - iii) Upper floor awnings may be provided. Each individual awning shall cover no more than one Shopfront or window opening. Signage is not permitted on upper floor awnings.
 - iv) Awnings shall be positioned so that signage is not obstructed.
 - v) Awning color(s) and pattern(s) shall be coordinated with the overall design of the building. As appropriate awning colors may vary between adjacent businesses.
 - vi) Internally illuminated and backlit awnings and any associated light diffusers are prohibited.

6.3K

Canopy

- a) **Description:** A flat, metal awning that extends perpendicular from the building and parallel to the sidewalk. The canopy's frame is connected to the wall and spanned by a variety of materials, including metal lattice, glass, and metal slats.
- b) **Design Standards**
 - i) Canopies shall be of a simple form, made of metal and/or glass.
 - ii) Canopies shall be supported either from below by metal brackets, or from above by rods, wires, or chains that affix to the wall.
 - iii) Canopies may extend across multiple storefronts.
 - iv) Upper floor awnings may be provided. Each individual canopy shall cover no more than one window opening. Signage is not permitted on upper floor canopies.
 - v) Canopies shall be positioned so that signage is not obstructed.
 - vi) Canopies shall be coordinated with the overall design of the building; all canopies on a single building shall be consistent in their design, color, and material.

7. Land Uses

7.1 Allowable Land Uses

A parcel or building within the Corridors Code area shall be occupied by only the land uses allowed by Table 7.1 within the zones specified within the Regulating Plan. Land uses are defined in Section 11.2B (Glossary).

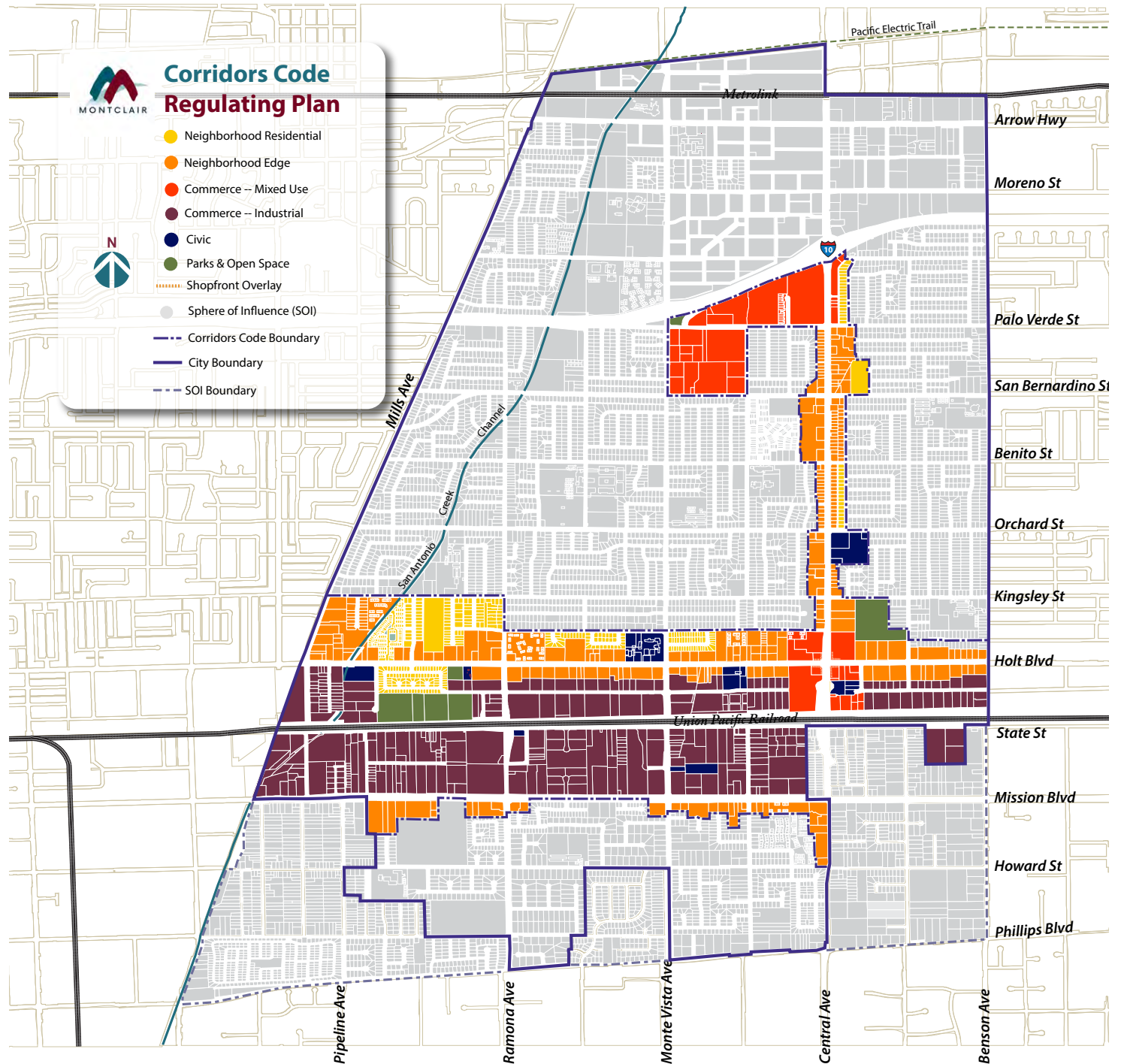
- 1 Use not listed: When a use is not specifically listed in Table 7.1, the Community Development Director or his/her designee, shall have the authority to determine whether the proposed use is permitted based on the finding that the use is similar to, and no more detrimental than, those permitted in the zone. Uses not listed, or otherwise determined by the Community Development Director or his/her designee not to be similar to listed permitted uses, are prohibited.
- 2 All uses shall be contained entirely within an enclosed building, except where accessory outdoor uses are permitted.
- 3 No dwelling or other structure designed or intended for residential use shall be converted to or used for nonresidential uses.

7.2 Permit Requirements

- 1 Permitted subject to compliance with all applicable provisions of this Development Code, and a Precise Plan of Design in compliance with Zoning Code Chapter 11.80. These are shown as “P” uses in the tables;
- 2 Allowed subject to the approval of a Conditional Use Permit in compliance with Zoning Code Chapter 11.78, and shown as “CUP” uses in the tables; and
- 3 Not allowed in particular zones, and shown as a “—” in the tables.

		Commerce -Mixed Use	Commerce - Industrial	Neighborhood Edge	Neighborhood Residential
1	Industrial - Manufacturing, Processing, Warehousing				
	Contractor storage yard	—	CUP	—	—
	Drop-off dry cleaner	—	—	—	—
	Dry cleaning and laundry plants	—	P	—	—
	Laboratory, research	—	P	—	—
	Laundromat and Cleaners	—	CUP	—	—
	Manufacturing - food products (Indoor-only operations. No animal slaughtering)	P	P	P	—
	Manufacturing Light Intensity (indoors only)	—	P	—	—
	Manufacturing - light intensity w/outdoor storage	—	CUP	—	—
	Manufacturing – handcraft/artisan (indoors only)	P	P	—	—
	Manufacturing – heavy intensity w/outdoor storage	—	—	—	—
	Manufacturing - small-scale artisan (indoors only)	—	CUP	—	—
	Manufacturing - small-scale artisan (w/outdoor storage)	—	CUP	—	—
	Mini or self-storage	—	CUP	—	—
	Pallet manufacturing facility and yard	—	CUP	—	—
	Recycling Processing Facility	—	—	—	—
	Recycling Redemption center	—	—	—	—
	Research and development (R&D) - indoors only	—	CUP	—	—
	Salvage yards	—	CUP	—	—
	Warehouse - cold storage/ancillary use	—	CUP	—	—
	Warehouse - cold storage/primary use	—	CUP	—	—
	Warehouse - fulfillment center	—	P	—	—
	Warehouse - general (primary use)	—	P	—	—
	Warehouse - logistics or distribution facility	—	CUP	—	—
2	Retail				
	Beer, Wine, or Liquor Stores (Off-Sale) (refer to MMC Section 11:42)	CUP	CUP	CUP	—
	Cigar, cigarette, electronic cigarette smoke shops (see definition for specific requirements)	CUP	CUP	CUP	—
	Convenience market (with or without alcoholic beverages) (refer to MMC Section 11:42)	CUP	CUP	CUP	—
	Neighborhood or specialty food markets (less than 10,000 SF with alcohol sales limited to 10 percent of the floor area)	CUP	CUP	CUP	—
	Neighborhood or specialty food markets (less than 10,000 SF with no alcoholic sales)	CUP	—	CUP	—
	Retail – bulk merchandise (see definition)	P	—	P	—

Table 7.1: Land Use Table



Regulating Plan: Zones

		Commerce - Mixed Use	Commerce - Industrial	Neighborhood Edge	Neighborhood Residential
2	Retail (continued from page 53)				
	Retail -Garden supply, plant nursery, home improvement center, lumber yard, with outdoor display or storage	CUP	CUP	CUP	—
	Retail – general (See definition)	P	P	P	—
	Supermarket (over 10,000 SF)	CUP	—	CUP	—
3	Eating and Drinking Establishments				
	Banquet Facilities	CUP	—	CUP	—
	Bar, lounge, nightclub, tavern, cabaret, and similar	CUP	CUP	CUP	—
	Cafeterias and Buffets (with no alcoholic beverages)	P	—	P	—
	Cafeterias and Buffets (with alcoholic beverages)	CUP	—	CUP	—
	Coffee shop	P	—	P	—
	Coffee shop w/drive-thru	CUP	—	CUP	—
	Microbrewery	CUP	CUP	CUP	—
	Retail - Bakery	P	P	P	—
	Restaurant - Fast Food (with no drive-thru, outdoor dining, or alcoholic sales)	P	P	P	—
	Restaurant - Fast Food – w/drive-thru	CUP	CUP	CUP	—
	Restaurant – General, with alcoholic sales	CUP	CUP	CUP	—
	Restaurant – General, with no alcoholic sales	P	P	P	—
	Outdoor Café or Dining – associated with an adjoining any eating establishment	CUP	CUP	CUP	—
	*Alcohol sales or service - means a business establishment that sells, serves, or gives away alcoholic beverages for consumption on or off the premises and that is applying for or has obtained both: 1) City approval pursuant to Section 11.42 of the Montclair Municipal Code; and 2) a duly issued ABC License(s), for the approved use. The establishment shall include any immediately adjacent area that is owned, leased or rented, or controlled by the licensee. May include “bars, lounges, and nightclubs,” “eating and drinking establishments,” or “alcohol sales, on-sale, accessory only.”				
4	Services (See Definitions)				
	Adult Day Care, Commercial (under 2,000 SF)	ACUP	—	ACUP	—
	Adult Businesses	Refer to MMC Title 4, Chapter 4.53 and Title 11, Chapter 11.40 for additional information on restricted uses			
	Auction House	—	—	—	—
	Beauty Salon or Barber Shop (see definition)	P	P	P	—
	Business Support Services	P	P	P	—
	Child Care Center, Commercial	CUP	—	CUP	—
	Commercial banking, savings institutions and credit unions	P	P	P	—

Legend

P	Permitted
CUP	Conditional Use Permit
ACUP	Administrative Conditional Use Permit
SPOS	Seasonal and Promotional Outdoor Sales
—	Not Permitted

Table 7.1: Land Use Table

		Commerce - Mixed Use	Commerce - Industrial	Neighborhood Edge	Neighborhood Residential
4	Services (continued from page 55)				
	Laundromat or Coin Laundry	P	—	CUP	—
	Massage Establishment	Refer to MMC Title 4, Chapter 4.56			
	Pawn Shop	—	—	—	—
	Postal and Stationary Services	P	P	P	—
	Professional/Administrative Services	P	P	CUP	—
	Real Estate Services Office (e.g. real estate agents/ brokers, property management, appraisers, escrow and listing services, etc.)	P	P	CUP	—
	Services – General	P	P	P	—
	Services- Restricted	Refer to Definition and MMC Title 4 for additional information on restricted uses			
	Tattoo Establishments	CUP	CUP	CUP	—
5	Medical Services				
	Funeral Home (No Embalming or Cremation Services)	CUP	CUP	—	—
	Hospital	CUP	CUP	—	—
	Laboratory, Medical and Dental	P	P	P	—
	Medical Services	P	—	P	—
	Nursing Home	CUP	—	CUP	—
6	Vehicle Services *				
	Car or Truck Washing and Detailing (includes self- serve and automated)	CUP	CUP	CUP	—
	Fueling Station/Gas Station (with or without convenience store or car wash)	CUP	CUP	CUP	—
	Tires – sales, installation, maintenance and repair	CUP	CUP	CUP	—
	Tow Yard	—	CUP	—	—
	* Vehicle Services – means the repair, servicing, alteration, restoration, towing, painting, cleaning, or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use.				

Table 7.1: Land Use Table

		Commerce - Mixed Use	Commerce - Industrial	Neighborhood Edge	Neighborhood Residential
	Vehicle Services *(continued from page 56)				
	Vehicle body repair, paint, or restoration	CUP	CUP	CUP	—
	Vehicle Parts Sales, New (parts only with no installation bays)	CUP	CUP	CUP	—
	Vehicle Parts Sales, New (with installation bays)	CUP	CUP	—	—
	Vehicle Sales (new and used) and Rental with outdoor display	CUP	CUP	CUP	—
	Vehicle Repair, Major	CUP	CUP	CUP	—
	Vehicle Repair, Minor (Indoor Only)	P	P	P	—
	Vehicle Storage	CUP	CUP	CUP	—
	Vehicle Wrecking/Dismantling/Salvage Yard	—	CUP	—	—
7	Animal Related				
	Animal Grooming	—	P	P	P
	Animal Boarding, Kennel	CUP	CUP	CUP	—
	Animal Hospital or Veterinary Clinic	P	—	P	—
	Animal Shelter	—	CUP	CUP	—
	Pet Store, Retail (domestic pets only and supplies)	P	—	P	—
8	Residential Uses and Lodging				
	Accessory Dwelling Unit (per MMC Chapter 11.23)	Refer to MMC Chapter 11.23			
	Caretaker Dwelling (refer to definition)	—	—	—	—
	Dwelling, Multi-family	P	—	P	P
	Dwelling, Single Family	—	—	—	P
	Emergency Shelter and Single Room Occupancy Lodging Facilities	Refer to Montclair General Plan - Housing Element and Title 11, Section 11.37 of the Montclair Municipal Code for additional information			
	Home Occupation Permit (per MMC Chapter 11.58)	P	—	P	P
	Hotel or Motel	CUP	—	CUP	—
	Mixed-use Development	See Mixed-Use Development Section 9.7			
	Mobile Home Park Refer to Title 11, Chapter 11.62 of the MMC and subject to California Code of Regulations, Title 25, Chapter 2, commencing with section 1000.	—	P(2)	P(2)	P(2)
	Residential Care Facilities	CUP	—	CUP	CUP
	Work Live Studio (with Artisanal Business)	—	CUP	—	—

Legend

P	Permitted
CUP	Conditional Use Permit
ACUP	Administrative Conditional Use Permit
SPOS	Seasonal and Promotional Outdoor Sales
—	Not Permitted

(1) Existing single-family residences located within the Montclair Corridors Code as of the date of adoption are permitted to continue.

(2) Existing mobile home parks within the Montclair Corridors Code as of the date of adoption are permitted to continue.

Table 7.1: Land Use Table

		Commerce - Mixed Use	Commerce - Industrial	Neighborhood Edge	Neighborhood Residential
9	Recreation, Education, Public Assembly				
	Amusement Arcade (over 3 games)	CUP	—	CUP	—
	Botanic Gardens and Arboretums	—	—	P	P
	Civic Use Facility	P	P	P	P
	Club, Lodge, Private Meeting Hall	CUP	CUP	CUP	—
	Commercial Recreation, Indoor – See Definition	CUP	CUP	—	—
	Commercial Recreation, Outdoor – See Definition	CUP	CUP	—	—
	Cultural Institutions (Library, Museum, etc.)	P	—	P	—
	Health Fitness Facility (over 2,000 SF)	CUP	CUP	CUP	—
	Health Fitness Facility (under 2,000 SF)	P	—	P	—
	Public Assembly Facility	CUP	CUP	CUP	—
	Public Park	P	P	P	P
	Religious Facility	CUP	CUP	CUP	CUP
	School - private or public academic educational institution	CUP	CUP	CUP	CUP
	School – Specialized Education and Training	CUP	CUP	CUP	—
	Studio Fitness – Art, Dance, Martial Arts, Music (2,000 SF or less)	P	P	P	—
	Theater, Cinema, Performing Arts	CUP	—	—	—
10	Utilities				
	Mobility Hub	CUP	CUP	CUP	—
	Parking Facility, Public or Commercial	CUP	CUP	—	—
	Solar Farm or Facility	CUP	CUP	—	—
	Utility Facility (subject to local control)	CUP	CUP	CUP	CUP
	Wireless Telecommunication Facility	CUP	CUP	CUP	—
11	Miscellaneous				
	Seasonal and Promotional Outdoor Sales	Refer to Section 11.68 of the MMC			—
	Temporary Structures (refer to definition)	P	P	P	—
	Temporary Uses	CUP	—	—	—

Legend

P	Permitted
CUP	Conditional Use Permit
ACUP	Administrative Conditional Use Permit
SPOS	Seasonal and Promotional Outdoor Sales
—	Not Permitted

Table 7.1: Land Use Table

8. Signs

8.1 Sign Standards

8.1A Purpose

These sign regulations are intended to appropriately limit the placement, type, size, and number of signs allowed within the Corridors Code area, and to require the proper maintenance of signs. The purposes of these limitations and requirements are to:

- a Avoid traffic safety hazards to motorists, bicyclists, and pedestrians, caused by visual distractions and obstructions;
- b Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of Corridors Code as a place to live, work, and shop; and
- c Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically designed and proportioned in relation to adjacent structures and the structures to which they are attached.

8.1B Applicability

- a Section 8 applies to all signage within the Corridors Code boundaries except for the following which are subject to the requirements of Chapter 11.72 of the Municipal Code:
 - 1. Real estate signs, special event signs, directional signs; and
 - 2. Billboard or other off-premise sign regulated by Chapter 11.72 of the Municipal Code, and any sign located in the public right-of-way and installed or maintained by the City or by any other public entity having legal authority to maintain signs.
- b Applicability to sign content. The provisions of this section do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or noncommercial.
- c Sign permit requirements. Installation of signs shall require approval of a sign permit:
 - 1. Wall, window, awning/canopy, and sidewalk signs shall be processed ministerially by the Community Development Director; and
 - 2. All other sign types shall be subject to the discretionary process requiring site plan approval from the Planning Commission.



8.2 Sign Types

Each proposed sign or existing sign to be modified shall be designed as one of the signage types allowed for the zoning district as identified in Table 8.1

Wall	Window	Awning/Canopy	Sidewalk	Marquee	Projecting	Monument	Roof	Pole
C-MU C-I NE NR	C-MU C-I NE NR	C-MU C-I NE NR	C-MU C-I NE NR	C-MU C-I NE NR	C-MU C-I NE NR	C-MU C-I NE NR	C-MU C-I NE NR	C-MU C-I NE NR
								
A sign that is applied directly to the wall, typically above the shopfront or more creatively as approved by the City. This type consists of a single externally illuminated panel or individual letters including a logo and does not include cabinet signs. This type of sign is intended for viewing from across the street and along the sidewalk.	A sign that is applied directly to the store-front window(s) and/or door(s). This type consists of individual letters, including a logo with allowances for contrasting background. This type of sign is intended for viewing from across the street and at close range.	A sign that is integral to the awning or canopy above a shopfront. This type of sign may be located either on the valence face of the awning that faces the street or on the valence perpendicular to the building. Also included is a feature area on the main panel. For canopies, this type of sign is located on top of and along the front edge of the canopy. This type of sign is intended for viewing at close range.	A two-sided, non-illuminated, portable sign that is placed outside of the shopfront on the adjacent sidewalk for viewing at close range. The sidewalk sign is intended for use by restaurants, cafes, other food-oriented businesses, theaters and other such activities.	A vertically-oriented two- to three-sided sign that projects from the facade over a sidewalk, public open space or other public right-of-way and may project above the building's parapet. This type of sign is intended for viewing along the sidewalk and down the street from the adjacent block.	A two-sided sign that projects over a sidewalk (public or private) or open space (public or private). This type of sign is intended for viewing at close range.	A sign that is located within front and side yards where the building is setback substantially from the sidewalk and the sign is to be viewed from a distance along the street. Wall-integral: Occurs as part of site-defining landscape, in the form of a low wall that may include a gateway that encloses outdoor dining or open space. Freestanding: Occurs as a freestanding sign subject to location and size limitations aimed at scale and compatibility with pedestrian frontages.	A sign that is for use on block-scale buildings at least 3 stories in height such as hotels, conference centers, and certain civic building. This type of sign is intended for viewing from a distance to help emphasize the identity and presence of a particular area as a whole and therefore, the signage is allowed to be more inventive.	A vertically-oriented sign that is detached from the main building, located along the primary frontage within the front setback, consisting of a structural support with the sign mounted at the top. This type of sign is for use on property that has a certain amount of street frontage and if intended for viewing from a distance to identify a business set back and not readily visible from the street.

Table 8.1 Sign Types



8.2A Wall Sign

- | | | | |
|---|-----------------|---|-------------|
| 1 | Description | A sign that is applied directly to the wall, typically above the shopfront or more creatively as approved by the City. This type consists of a single externally illuminated panel or individual letters including a logo and does not include cabinet signs. This type of sign is intended for viewing from across the street and along the sidewalk. | |
| 2 | Size | Height | 24 in. max. |
| | | Width (as % of facade width) | 60% |
| | | Features (allowed beyond sign area) | 6 ft. max. |
| 3 | Design Standard | <ul style="list-style-type: none"> a. Maximum of one (1) wall sign per storefront bay along frontage of building; b. Multi-story buildings qualify for a building identification sign located on the uppermost story; c. Maximum thickness of sign as measured from the wall shall not exceed 4 inches; d. Minimum of 24 inches between sign and any opening or edge of the building facade; e. Minimum of 12 inches between sign and an eave or parapet; and f. If illuminated, individual letters required and shall be either internally illuminated or externally illuminated with decorative lamps mounted to maintain visual integrity of the sign. | |



8.2B Window Sign

- | | | | |
|---|-----------------|--|-------------|
| 1 | Description | A sign that is applied directly to the storefront window(s) and/or door(s). This type consists of individual letters, including a logo with allowances for contrasting background. This type of sign is intended for viewing from across the street and at close range. | |
| 2 | Size | Height | 15 in. max. |
| | | Width (as % of storefront width) | 40% |
| | | Features (allowed beyond sign area) | 2 ft. max. |
| 3 | Design Standard | <ul style="list-style-type: none"> a. Maximum of one (1) window sign per storefront; b. Minimum of 75% of window sign shall be independent of contrasting background; c. Sign inside the shop-space is not allowed within four (4) feet of the window; and d. Storefront width is measured between walls or columns of at least 8 inches in width. | |



8.2C Awning/Canopy Sign

- | | | | |
|---|-----------------|--|------------------------|
| 1 | Description | A sign that is integral to the awning or canopy above a shopfront. This sign may be located either on the valence face of the awning facing the street or on the valence perpendicular to the building. Also included is a feature area on the main panel. For canopies, this type of sign is located on top of and along the front edge of the canopy. This type of sign is intended for viewing at close range. | |
| 2 | Size | Height awning valance | 6 in. min.; 12 in max. |
| | | Height canopy valance | 2 ft. max. |
| | | Width (as % of awning/canopy width) | 75% |
| | | Features (logo) for awning main panel | 2 sq.ft. |
| | | Feature (beyond canopy sign area) | 3 sq.ft. |
| | | Encroachment | within 2 ft. of curb |
| 3 | Design Standard | <ul style="list-style-type: none"> a. Maximum of one (1) sign per awning / canopy; b. Each awning / canopy shall correspond to a storefront; c. The main panel of awnings shall only be used for a logo feature and shall not be for additional signage area; d. Internal illumination of awning(s) is prohibited; e. Canopy sign may extend up to 24 inches above the top of the canopy; and f. Encroachment permit required. | |



8.2D Sidewalk Sign

- | | | | |
|---|-----------------|--|-------------------------|
| 1 | Description | A two-sided, non-illuminated, portable sign that is placed outside of the shopfront on the adjacent sidewalk for viewing at close range. The sidewalk sign is intended for use by restaurants, cafes, other food-oriented businesses, theaters and other such activities. | |
| 2 | Size | Height | 18 in. min.; 3 ft. max. |
| | | Width | 18 in. min.; 2 ft. max. |
| | | Thickness on each side | 4 in. max. |
| | | Horizontal clearance from adjacent curb | 18 in. max. |
| 3 | Design Standard | <ul style="list-style-type: none"> a. Maximum of one (1) sign per business with a minimum distance of 25 feet from the nearest sidewalk sign; b. Sign shall be vertically oriented and have no more than two (2) sides; c. Sign shall be placed as close as possible to the business storefront/edge of outdoor seating or along the street edge of the adjacent sidewalk; d. Encroachment permit required within the r.o.w. Adequate pedestrian access shall be maintained; and e. Materials shall not include vinyl or plastic. Lighting shall be from ambient sources. | |



8.2E Marquee Sign

- | | | | |
|---|-----------------|---|---------------------------|
| 1 | Description | A vertically-oriented two- to three-sided sign that projects from the facade over a sidewalk, public open space or other public right-of-way and may project above the building's parapet. This type of sign is intended for viewing along the sidewalk and down the street from the adjacent block. | |
| 2 | Size | Height single-story building | max. 35% of facade height |
| | | Height multi-story building | max. 75% of facade height |
| | | Height above eave or parapet | 10 ft. max |
| | | Width of each sign face (up to 3 max.) | 20 ft. max |
| | | Distance from wall | 18 in. |
| | | Thickness | 4 in. max. |
| | | Feature (allowed beyond sign area) | 6 sq. ft. |
| | | Encroachment | within 3 ft. of curb |
| 3 | Design Standard | <ul style="list-style-type: none"> a. Maximum of one (1) marquee sign per building; b. Sign shall be vertically-oriented and placed within the top half of single-story buildings and on the upper floor(s) of multi-story buildings; and c. Encroachment permit required. | |



8.2F Projecting Sign

- | | | | |
|---|-----------------|--|----------------------|
| 1 | Description | A two-sided sign that projects over a sidewalk (public or private) or open space (public or private). This type of sign is intended for viewing at close range. | |
| 2 | Size | Height | 2 ft. max. |
| | | Width | 3 ft. max. |
| | | Thickness | 3 in. max. |
| | | Feature (allowed-beyond sign area) | 1.5 sq.ft. |
| | | Vertical clearance from sidewalk | 8 ft. min. |
| | | Encroachment | within 3 ft. of curb |
| 3 | Design Standard | <ul style="list-style-type: none"> a. Maximum of one (1) projecting sign per business along frontage; b. If illuminated, shall not be internally illuminated cabinet sign; c. Supporting hardware such as brackets shall be architecturally compatible with the building facade; d. Not allowed under an awning or horizontally within ten (10) feet of another projecting sign; and e. Encroachment permit required. | |



8.2G Monument Sign

- 1 Description A sign within front and side yards where the building is setback from the sidewalk and the sign is to be viewed from a distance along the street.
Wall-integral: Occurs as part of site-defining landscape, in the form of a low wall that may include a gateway that encloses outdoor dining or open space.
Freestanding: Occurs as a freestanding sign subject to location and size limitations aimed at scale and compatibility with pedestrian frontages.
- 2 Size

Height of wall or freestanding panel	3 ft. min. 5 ft. max.
Height of sign area	18 in. max.
Width (freestanding)	2 ft. min., 7 ft. max.
Thickness	18 in.
Feature (allowed beyond sign area)	2 sq. ft.
Distance from adjacent curb	5 ft. min.
Encroachment into setbacks	within 3 ft. of property line
- 3 Design Standard
 - a. Wall-integral: Maximum one (1) sign may be placed at each end of the wall if there is at least 50 feet between each sign;
 - b. Freestanding: Maximum of 1 sign and minimum of 75 feet horizontal separation from another monument sign;
 - c. Not allowed in any required visibility area, right-of-way, or private street;
 - d. Colors and materials shall match the building style and details; and
 - e. Lighting shall be from external or ambient sources.



8.2H Roof Sign

- 1 Description A sign that is for use on block-scale buildings at least 3 stories in height such as hotels, conference centers, and certain civic building. This type of sign is intended for viewing from a distance to help emphasize the identity and presence of a particular area as a whole and therefore, the signage is allowed to be more inventive.
- 2 Size

Height	7 ft. min., 15 ft. max. max.
Length	10 ft. min., 30 ft. max.
Thickness	18 in. max.
Features (allowed beyond sign area)	25 sq.ft. max.
- 3 Design Standard
 - a. Maximum of one (1) roof sign per building;
 - b. Minimum building height of 3 stories and minimum site frontage along primary street of 150 feet;
 - c. Signs shall not encroach into right-of-way or private street;
 - d. If illuminated, external illumination required and shall be mounted to maintain visual integrity of the sign; and
 - e. Supporting hardware such as brackets shall be architecturally compatible with the main building.



8.2I Pole Sign

- 1 Description A vertically-oriented sign that is detached from the main building, located along the primary frontage within the front setback, consisting of a structural support with the sign mounted at the top. This type of sign is for use on property that has a certain amount of street frontage and is intended for viewing from a distance to identify a business set back and not readily visible from the street.
- 2 Size

Height to top of the sign	25 ft. max.
Width of sign	15 ft. max.
Height of sign area	10 ft. max.
Thickness	12 in. max.
Feature (allowed-beyond sign area)	25 sq.ft.
Distance from r.o.w.	min. 2 ft.
- 3 Design Standard
 - a. Maximum of one (1) pole sign per site;
 - b. If illuminated, illumination shall maintain visual integrity of the sign; and
 - c. Supporting hardware such as brackets shall be architecturally compatible with the architectural style of the main building.

9. Other Development Standards

9.1 Parking Design

9.1A Applicability

- 1 **Parking required.** Every use, including change or expansion of a use, or structure, shall have appropriately maintained parking and loading spaces or areas in compliance with the regulations identified in this Section.
- 2 **Number of parking spaces**
 - a **Off-Street Parking Spaces.** Off-street parking spaces shall be provided for each land use per the below standards:
 - i) Residential: One (1) space per unit (minimum).
 - ii) Residential Guest: One (1) space for every four (4) units (minimum)
 - iii) Lodging: One (1) space per room (minimum).
 - iv) Live/Work: One (1) space per unit under 1500 s.f.; if unit is greater than 1500 sq. ft.: One (1) space for every 400 gross s.f.
 - v) Office, Retail, Civic: One (1) space per 300 gross s.f. of building area.
 - vi) Restaurants, Cafes, or similar: One (1) space per 200 gross s.f. of building area.
 - vii) Industry, Manufacturing or similar: One (1) space per 1,000 gross s.f. of building area.
 - c **On-Street Parking**
 - i On-street parking located along the development's frontage may be counted towards fulfilling the minimum number of spaces for the commercial component within the development up to 25 percent of the minimum required number of off-street parking spaces.
 - ii In no case shall on-street parking be used for meeting minimum residential parking requirements within a mixed-use development.
 - iii Where street parking spaces are counted toward meeting required on-site parking as allowed by this section, all such on street spaces must remain available for common use and not be exclusively assigned or reserved to any individual use.

9.1B Parking Reduction Requirements

1 Shared Parking

Shared parking may be utilized as an effort to promote an overall reduction in parking. The amount of off-street parking required for a mixed use development may be reduced up to 15 percent as determined by the Community Development Director and approved by the City Council when it can be demonstrated through a Parking Demand Study that sufficient parking is or can be met by the subject uses through a shared parking arrangement. Said study should explain the parking demands of the land uses within the development and how business practices or hours of operation impact the demand for parking at different times of the day.

2 Waiver of Parking

Any project site where it can be demonstrated that the land use thereon will not utilize the required number of parking spaces due to the nature of the specific land use, or the manner in which the specific land use is conducted, the number of parking spaces required may be reduced pursuant to the following:

- a **Approval Required.** A parking reduction based upon low parking demand may be allowed upon the approval of a Low Demand Parking Reduction Agreement by the City.
- b **Alternate Parking Plan.** In approving a parking reduction, the City may require the preparation of an Alternate Off-Street Parking Plan, which demonstrates that additional parking spaces can be provided on-site, as necessary, to accommodate future land use changes or intensifications in land use. Furthermore, a restrictive covenant that runs with the land may be required by the City, which restricts the use of the subject property for the duration of the parking reduction.

- c Parking Management Plan. A Low Demand Parking Reduction Agreement by and between the City, the applicant, and all other affected property owners, shall be executed and recorded with the County Recorder, which, at a minimum, shall:
 - i) provide confirmation that the parking supply proposed will be adequate during periods of maximum demand;
 - ii) confirm that the parking demand is provided within a reasonable walking distance to the use it serves; and
 - iii) identify parking management strategies that are necessary to ensure the availability of the necessary number of parking spaces for the duration of the current use and future users of the project site. The Low Demand Parking Reduction Agreement shall be subject to City Attorney review and approval as to form and content.
- d Parking Analysis. The City may require the applicant to submit a parking analysis, prepared by a person/firm experienced in preparing such analyses, to assist the City in determining the appropriate reduction.

9.1C Parking Design and Development Standards

Required parking areas shall be designed and constructed as follows. The standards of this Section may be modified by the review authority where it determines that alternative parking designs and standards will more appropriately relate to the operating characteristics of the proposed development or new land use, while being equally effective in providing parking areas that are safe, convenient, use land efficiently, and are aesthetically attractive.

1 Access to Parking

- a Within the Corridors Code area, no new parking shall be placed between a building and a street, except where allowed adjacent to a side street in the Neighborhood Edge and Neighborhood Residential zones.
- b Parking, including parking garages, shall be accessed from an alley or secondary frontage when possible. The opening of a parking lot or garage on a frontage shall not exceed two lanes in width.

- 2 Tandem Parking. Tandem parking may be allowed at the discretion of the City:
 - a Non-Residential Uses.
 - i) The use of tandem parking for non-residential uses shall require that the operator of the parking facility provide a valet or attendant at all times that the parking is accessible to users, except where the City determines that the nature of the use and its operation will not require attended parking.
 - ii) Tandem parking shall be a maximum of two (2) parking spaces in depth.
 - iii) Vehicle movements necessary to move cars parked in a tandem configuration shall not take place on any public street.
 - b Residential Development. Tandem parking is allowed within multi-family projects and the residential component of mixed-use projects subject to the following standards:
 - i) Up to 30 percent of the total required off-street parking spaces may be provided in a tandem configuration. The maximum number of spaces permitted in a tandem configuration refers to the total individual spaces, not the total number of tandem spaces. For example, if twenty (20) total residential spaces are required, three (3) tandem space with two (2) cars in the tandem space for a total of six (6) individual spaces may be provided.
 - ii) Tandem parking shall be a maximum of two (2) parking spaces in depth.
 - iii) Both tandem spaces shall be assigned to the same dwelling unit.
 - iv) Vehicle movements necessary to move cars parked in a tandem configuration shall not take place on any public street.
 - v) Guest parking spaces shall not be provided in a tandem configuration.
 - vi) When tandem parking spaces are used in private garages or other parking facilities with more than two (2) parking spaces, they shall be assigned and marked for resident use.
- 3 Disabled Parking Spaces. Parking spaces for the disabled shall be provided in compliance with the requirements of State Law (California Administrative Code [Title 24, Part 2, Chapters 2B71]. Disabled spaces required by this Section shall count toward fulfilling off-street parking requirements.

- 4 Loading Spaces
 - a A minimum of one (1) off-street loading space shall be provided for every non-residential or mixed use building over 3,000 s.f. in gross area.
 - b Loading spaces shall be generally located at the rear of a building or along the alley when present in a fashion that allows for adequate maneuvering, loading, or unloading of vehicles without interfering with the orderly movement of traffic or pedestrians on the street.
 - c Off-street loading spaces may be striped “loading zone” by the City of Montclair as approved by the Community Development Director.
- 5 Parking space and lot dimensions. Parking lots and stalls shall be designed with the following minimum dimensions.

Angle of Parking	Length of Parking Stall	Width of Parking Stall	Aisle Width
60° or less (one-way)	18 ft	8.5 ft	18 ft
90° (one-way)			
90° (two-way)	18 ft	8.5 ft	24 ft
90° (tandem)	36 ft	9 ft	24 ft

- 6 Landscaping. Parking areas shall be landscaped in compliance with the following requirements.
 - a Surface parking areas shall be planted with shade trees at a minimum ratio of one tree for every four spaces in an orchard planting arrangement.
 - b Parking areas adjacent to a street or sidewalk shall be screened with landscaping and a decorative wall between 36 and 48 inches in height as approved by the review authority.
- 7 Lighting. Parking lot lighting shall comply with the following requirements:
 - a Outdoor light fixtures shall be limited to a maximum height of 18 feet or the height of the nearest building, whichever is less.
 - b Lighting shall be energy-efficient, and shielded or recessed. Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way.

- 8 Surfacing. The City desires to reduce stormwater run-off and water pollution, and to allow for the replenishment of groundwater. For parking areas, the goal is to reduce the amount of run-off generating surface area. Therefore, permeable surfaces for parking and maneuvering areas are encouraged. Acceptable permeable surfaces include:
 - a Pervious pavers (products such as Unipaver, Eco-stone and SF Rima or an approved equivalent).
 - b Gravel, bark or grass when reinforced to provide adequate load-bearing (including geotechnical structures such as Invisible Structures’ Grasspave and Gravelpave products, or an approved equivalent).
 - c Other permeable surfaces may be approved by the Public Works Director.
- 9 Passenger Loading and Unloading Zones. On-street, curb-side passenger loading and unloading zones, including for transit network companies (such as Uber and Lyft) are permitted as approved by the Community Development Director.

9.2 Solid Waste and Recycling

9.2A Purpose

A planned solid waste collection and removal strategy is a necessary and integral component of all new development projects, or projects for which a new land use entitlement is granted. A successful solid waste collection and removal strategy will include appropriate accommodations for the collection, storage, access, and removal of solid waste and recyclable materials from the project site.

9.2B Developer Responsibility

The applicant shall be responsible for completing the following steps:

- a Contact the City's Solid Waste hauler to ascertain all necessary information and/or specifications regarding the collection, storage, and removal of solid waste and recyclable materials associated with a proposed development project. The solid waste haulers will be able to assist in determining the types, sizes, and numbers of containers needed and other services provided. Written proof of consultation and acceptance of the Solid Waste Disposal and Recycling Plan (SWDRP) from the solid waste hauler shall be required at the time of formal application submittal for the project to the City; and
- b Develop and submit a written SWDRP describing the solid waste and recycling strategy for the project. Final review and approval of a SWDRP shall be made by the City.

9.2C Location, Access and Design Criteria

The location of all solid waste collection and/or storage spaces shall meet the following requirements:

- a Collection/storage locations shall be located on the lot of the structure it serves and as close as possible to the intended users and/or convenience of residents, employees, and waste hauler personnel.
- b The staging of trash bins on a public or private street for pick-up by the waste hauler shall not be permitted.
- c The collection/storage space shall be located to minimize visual, noise, and odor impacts to adjacent building occupants both on the subject lot and on adjacent lots.
- d Outdoor trash enclosures or collection rooms within a structure shall not be located on a street-facing facade of the structure. Outdoor trash enclosures shall not be located between the building facade and the street.
- e Avoid locating large trash enclosures or collection/storage rooms in underground parking areas or within parking structures as access by waste collection vehicles maybe be impeded.
- f The collection/storage space shall not block or impede any fire exits, any public rights-of-way, or any pedestrian or vehicular access ways.
- g Multi-level buildings shall incorporate trash chutes or other similar means for conveying solid waste and recyclables to approved storage area(s).
- h The use of compactors as part of a solid waste and recycling plan is highly encouraged to save space and reduce collection trips to the site.

9.2D Design Standards

The design and layout of all solid waste and/or storage areas shall meet the following requirements:

- a The design of outdoor trash enclosures and exterior facing elements of a collection/storage area attached to, or within a building/structure, shall complement the architectural features of the building or development that they serve. The incorporation of landscaping around trash enclosures is encouraged as part of a successful design.
- b All outdoor trash enclosures shall include a solid roof to minimize or prevent spilled or trash contaminants from entering the storm water system.
- c Trash enclosures shall be designed in an architecturally appropriate manner to secure and prevent unauthorized access or dumping to the greatest extent possible.
- d All required or proposed exterior light fixtures affixed to, or installed, to illuminate a trash enclosure shall be fully shielded and located in a manner that minimizes light and glare impacts to the street or adjacent uses.
- e The floor of an outdoor collection/storage space and approach apron shall be constructed of black-colored concrete to minimize the appearance of unsightly stains.
- f Collection/storage spaces including outdoor trash enclosures shall be for solid waste and recyclable materials storage and access only.
- g The storage of used fats, oils, or grease (FOG) is prohibited within any collection/storage area including outdoor trash enclosures. Food/restaurant uses shall plan to store any used fats, oils, or grease in an approved container within their respective tenant spaces and contract with the appropriate recycler for regular removal from the premises.
- h A minimum of two feet of interior clearance shall be provided between the top of an opened container lid and a finished ceiling for interior storage spaces, or from the bottom of the roof for outdoor trash enclosures.

9.2E Maintenance

The property owner or manager shall routinely inspect waste collection/storage areas and outdoor trash enclosures to verify:

- a The appearance and condition of these areas are in good order and properly functioning.
- b Proper maintenance of both the interior spaces and surrounding exterior areas are clean and free of graffiti, trash, residue, debris, and leaks. When deficiencies are discovered, the property owner or manager shall take immediate action to correct the noncompliance.

9.3 Drive-Through Standards

9.3A Development Standards for All Drive-Thru Uses

The following development guidelines shall apply to drive-through uses constructed in the Corridors Code Area:

- i To define and support the street edge, buildings with drive-through facilities should be located at the Front Street and/or Side Street setback lines.
- ii The main building entrance should be accessed directly from the public sidewalk. On corner lots, the main entrance should be accessed from the Front Street.
- iii Uses/activities that support the street along the public sidewalk (such as restaurant seating or offices) should face the street(s).
- iv Building walls along the street frontage and visible from the street should be transparent with windows and doors, maximizing views in and out of the building, emphasizing the relationship between interior and exterior, and supporting and animating the public street and sidewalk.
- v Driveways and stacking lanes.
 - a Driveways and stacking lanes should be located perpendicular to the street.
 - b Stacking lanes should not be located between the building and the street.
 - c Multiple windows servicing a single stacking lane (e.g. order window, payment window, pickup window) are encouraged to promote reduced idling.
 - d Multiple stacking lanes are discouraged.
 - e Stacking lanes that are visible from the street should be screened with low walls, hedges, and canopy trees.
- vi Sufficient signage should be provided to indicate direction of vehicular travel, no entrance areas, etc.

9.4 Landscape, Lighting, and Utility Standards

- 9.4A Landscape Materials:** Context appropriate landscaping shall be provided for each project and designed to achieve an attractive “urban” landscape setting. Landscaping is also instrumental in creating and delineating public and private spaces. Appropriate landscaping will depend on factors such as the setbacks, shape, size, and orientation of the building.
- a Proposed developments shall incorporate site amenities such as linear planting beds or seat walls, street furniture, enhanced paving surfaces, public art, lighting, etc., where appropriate. These features should be architecturally compatible with the styles, materials and colors of the principal building on the lot and those in the immediate area.
 - b Plant species should be selected based on their suitability for an urban environment, for their cleanliness, and for their ability to survive in a healthy state despite constrained growing conditions. Ease of maintenance should also be considered.
 - c The majority of plant materials shall consist of drought tolerant and/or native plants with minimum water requirements.
 - d The use of canopy trees for shading and cooling is encouraged where appropriate, particularly in publicly accessible open spaces and plazas, to mitigate the urban heat island effect. Where canopy trees are used, site design should provide sufficiently sized tree pits or planting beds and appropriate planting medium to provide for healthy tree growth.
 - e Decorative water features shall use re-circulating water and, where available, shall use recycled water.
- 9.4B Underground Utilities:** All on-site electric and communications lines serving new development shall be placed underground (see Montclair Municipal Code Chapter 11.75 Undergrounding of Utilities).

9.4C

Sustainable Storm Water Management: The intent of this Corridors Code is to create an urban mixed-use and walkable community. When fully implemented, the development of the Corridors Code planning area will result in an urban setting characterized by commercial, residential, and mixed use buildings, and structured or underground parking on sites with minimal to no landscape areas available at grade. In some cases, buildings could approach 100 percent coverage of the site. As part of the development review process, developers and their landscape architects will need to focus on tailoring each project to provide stormwater treatment facilities that are functional and visually attractive and that avoid the use of surface infiltration basins, which are not conducive to an urban setting. In preparing mandated Water Quality Management Plans (WQMPs) the following design guidelines shall be considered and implemented to the greatest extent possible:

- a Consider the full range of Best Management Practices (BMP) alternatives for addressing drainage, infiltration, and stormwater quality for the site, including drainage from roofs, plazas, courtyards, and any surface parking areas.
- b Utilize Low Impact Development (LID) design principles and practices to address infiltration of runoff through the use of:
 - i Pervious surfaces in lieu of impermeable surfaces in plazas, courtyards, and surface parking areas where technically feasible. Acceptable pervious surfaces include: landscaping; pervious pavers including pervious interlocking pavers and permeable concrete; etc.; as approved by the Community Development Director and Public Works Director.
 - ii Landscaped areas integrated into the drainage design where runoff can be directed into planters with subsurface features to further enhance storage or towards permeable surfaces where technically feasible. Amended soils shall be utilized where technically feasible to enhance infiltration, to provide water quality improvement, and to maintain healthy plant life.
- c Surface infiltration basins are not allowed, unless:
 - i They are accommodated within an active or passive park or open space that can be closed during flood events.
 - ii They are not visible from a street or public open space and they are in addition to the required on-site open space.

4.8C.4 Site Lighting

- a Site lighting should be shielded by permanent attachments to light fixtures so that light sources are not visible from a public way and to prevent off-site glare.

9.5 Warehouse and Mini Storage

9.5A Development Standards for Industrial Building and Warehouse

The development of a new industrial and/or warehouse building within the City shall comply with the following minimum requirements. For specified types of warehouse developments, the issuance of a Conditional Use Permit (CUP) is required. In addition to applicable development standards (e.g., setbacks, building height, on-site parking, etc.), all warehouse facilities shall also comply with the following site plan requirements:

- a Adequate queuing space shall be provided on-site to prevent vehicles from using adjacent streets for maneuvering. Use of public streets or alleys for queuing or maneuvering shall be prohibited.
- b All parking and storage areas for trailers must be provided on-site and must not encroach into any area providing required parking.
- c The exposure of any adjacent residential use to noise, light, exhaust emissions, and other similar nuisances shall be minimized through building orientation and facility design.
- d Loading areas shall be located away, and screened from direct view to the street, subject to Director of Community Development or designee review and approval.
- e Office operations for any warehouse facility shall be limited to 15 percent of the gross building floor area. Required parking facilities shall be calculated separately for any office use.
- f Off-site improvements shall be provided as required by the Director of Public Works or designee to ensure safe and adequate access and to minimize impact on public infrastructure.
- g Security fencing shall be decorative and compatible with building architecture.
- h If a residential unit (one only) is provided for the caretaker or manager, the unit must be attractively integrated into the building design and shall not be a mobile, modular, or trailer home.
- i A minimum of one enclosed and covered trash enclosure must be provided to service the intended use of the site. The design of the trash enclosure shall complement the design of the project, be screened by a minimum six-foot-high solid masonry wall, and comply with all other adopted local and State development standards and ordinances regarding solid waste collection and separation. Such collection areas shall be located and designed to allow easy access by business staff and trash collection workers. Consultation with the City's contracted solid waste hauler, in conjunction with the City, shall be required before the approval of a final site plan, trash enclosure design, and solid waste disposal and recycling management plan.

- j A security plan, incorporating the use of monitored video surveillance cameras, shall be required for each facility. The security plan is subject to the review and approval of the Chief of Police or designee.

9.5B Development Standards for Mini- or Self-Storage Operation

- a The storage spaces shall not be used for manufacturing, retail or whole-sale selling, compounding, office functions, other business or service uses, or human habitation.
- b No water, sanitary facilities, or electricity, except lighting fixtures, shall be provided in individual storage spaces unless otherwise approved by the Planning Commission.
- c Prefabricated shipping containers shall not be used as mini-warehouse facilities.
- d The following materials shall not be stored in mini-warehouses:
 - Flammable or explosive matter or materials;
 - Material that creates obnoxious dust, odor, or fumes; or
 - Hazardous or extremely hazardous waste.
- e A security plan, incorporating the use of monitored video surveillance cameras, shall be required for each facility. The security plan is subject to the review and approval of the Chief of Police or designee.

9.6 Fences

9.6A Purpose

Fences, garden walls, retaining walls, and hedges can define the edge between the public street and private yards. They also define the street face where buildings are absent.

9.6B Standards

- a A clear cross-visibility area shall be maintained at the intersection of the public rights-of-way, unobstructed by any fence or wall taller than 3 feet above the street grade.
- b Fence or low walls up to 3 feet in tall may be used to divide space, create a variety in landscaping and to define site edges.
- c Front yard fencing shall only be allowed for the stoop, dooryard, and porch and front yard frontage types. The fence shall be located per the frontage requirements in Section 6 of the Corridors Code.
- d Fences or garden walls may have a hardy species of hedge or climbing vine planted along their length which softens and adds richness to their look.
- e Fences should be made of ornamental iron, steel, wood pickets or a synthetic wood product (such as Wood-filled Recycled Plastic Lumber) and may have stucco or masonry piers. Metal fences should be black or green.

9.7. Mixed-Use Standards

9.7A Introduction: The Montclair Corridors Code provides the opportunity for mixed-use developments that combine residential living uses and non-residential uses into a single building, or property with complementary retail, service, cultural, and public uses at or close to the ground floor. Private uses such as housing or offices would be located on upper floors. Common features of mixed-use development generally include outdoor spaces such as plazas and corridors between buildings and sidewalks to encourage people to access places of work or shopping through public transit as well as walking and biking. The Montclair Corridors Code also allows for the integration of residential living in conjunction with artisan manufacturing uses in the Commerce-Mixed Use zoning districts, and the development of workforce housing for nearby industrial uses.

When planned well, mixed-use developments can infuse commercial and industrial areas with residential living offering various benefits such as greater housing affordability, walkability between housing and workplaces, and stronger neighborhoods. Mixed-use developments have particular challenges as they relate to combining different land uses and require careful planning to prevent or mitigate potential conflicts. For example, commercial properties have different requirements than residential ones, particularly when it comes to access, privacy, parking, noise/sound attenuation, etc.

9.7B Mixed-Use Locations: The Montclair Corridors Code encourages mixed-use development but does not require it for all properties. The following table indicates the locations where mixed-use projects may occur when all applicable requirements of the Montclair Corridors Code are met and City approval is granted.

	Commerce-Mixed Use	Commerce-Industrial	Neighborhood Edge	Neighborhood Residential
Mixed-Use Development				
Allowed on key streets only:				
Central Avenue, Holt Boulevard, Mission Boulevard,	P ¹	—	P ¹	—

¹ Requires Planning Commission review and approval of a Precise Plan of Design (PPD). See Section 11.80.020 of the Montclair Municipal Code.

Allowed Uses: Commercial or other non-residential land uses may be allowed per the underlying zoning district in which the site is located, except as restricted below.

Restricted Uses: A mixed-use project shall not include any of the following commercial activities:

- Adult entertainment activities/businesses.
- Bars, cabarets, and nightclubs.
- Auto related uses, such as vehicle repair, tire sales/service, vehicle sales or leasing, car washes, service stations, or other similar services, including similar uses related to boats, motorcycles, trucks, or recreational vehicles.
- Liquor or tobacco stores where the sale of alcoholic beverages or tobacco products (including E-cigarettes) is the primary business activity or any business that stocks and/or displays tobacco or alcoholic beverages on more than 15 percent of the gross floor area (including refrigerators or cabinets) of the subject lease space.
- Industrial uses including welding or machine shops, including uses with interior or exterior storage of flammable or hazardous materials.
- Uses that require outdoor storage, including the use of sea containers or similar storage structures.
- Animal kennels, pet grooming, pet shops, veterinary offices/hospitals.
- Funeral parlors, mortuaries, crematories, columbaria.
- Any activity or use determined by the Director of Community Development or designee to be incompatible with residential uses and/or to have the possibility of adversely affecting the health or safety of residents within, or adjacent to, a mixed-use project, such as the potential for excessive dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, etc. because of materials, processes, products, or generated wastes.

9.7C

Mixed-Use Design and Development Standards

a Minimum lot size for new Mixed-Use Projects

Property Development Standards for New Mixed-Use Development*

Standard	Minimum Size/Dimensions
Lot Size	15,000 square feet
Lot Width	100 feet
Lot Depth	100 feet
Lot Coverage	Coverage is subject to parking, landscaping, open space, and setback requirements.
Private Open Space	Per Unit - 40 square feet with a minimum width of 5 feet
Common Open Space	Minimum area of 15 percent of the lot area with a minimum width of 20 feet. Common space shall be a well defined, coherent landscape open space that is an essential component of the project space (not merely space left over after the building is placed).

* The above standards apply to new development projects and not projects utilizing existing development.

b Ground Floor Commercial Lease Spaces

Ground floor commercial spaces shall be:

- i. Limited to ground floor locations only and shall face the primary and secondary street frontages.
- ii. A minimum height of 15 feet for the ground floor between the finished floor and the finished ceiling for new mixed-use developments. The Director of Community Development or Designee shall determine the feasibility of creating ground floor commercial lease spaces in existing buildings not having the minimum 15-foot height requirement on a case-by-case basis in conjunction with the overall objectives of the proposed project.
- iii. Primarily transparent with a minimum of 50 percent of the ground floor façade consisting of pedestrian entrances and display windows with views to interior spaces. Spandrel, opaque, or reflecting glass shall not be used.
- iv. Residential Access. Any residential uses shall not share a common entrance or share common entrance hallways or balconies.

c Location of Residential Units

Residential units may be located on any floor, behind the first 40 feet of the ground floor area measured back from the building face adjacent to any primary street frontage. The restriction against the residential use of this 40-foot area does not apply to entryways, access corridors, or stairs.

d Access to Utilities

The site shall have access to all utilities including sewer and water (with adequate pressure) to serve the intended uses and provide for fire suppression requirements as determined by the Fire Marshal and Building Official.

e Conversion of Existing Commercial Buildings to Mixed-Use

The conversion of existing commercial buildings to mixed-use is subject to compliance with the applicable requirements of this section. However, applicants may request relief from a maximum of two of the following mixed-use standards, to account for existing non-conforming site conditions that make it infeasible to physically comply with the following standards:

- i. Existing setbacks of commercial buildings facing the street conflict with residential setbacks standards of this section;
- ii. Loading facilities;
- iii. Height limits, if such buildings have legally nonconforming heights;
- iv. Outdoor common space for residential units; and
- v. Parking requirements if existing on-site parking does not meet minimum requirements and it is not possible to add sufficient parking.

f Minimum Dwelling Unit Size

The following minimum unit sizes shall apply to housing units in mixed-use developments:

Mixed-Use Minimum Residential Unit Sizes*

Unit Type	Minimum Size
Studio	300 square feet
1 Bedroom Unit	500 square feet
2+ Bedroom Unit	Unit 800 square feet

*Individual residential units in a mixed-use development shall not exceed 1,000 square feet.

g Density Bonus

The City defers to the State Density Bonus regulations for projects that seek to provide affordable housing units and take advantage of the benefits provided under the program. Please refer to the State Density Bonus law regarding current regulations.

h Inclusionary Housing

Residential projects maybe subject to the requirements of the City's Inclusionary Housing Ordinance. Affordable units in a Density Bonus project may be used to satisfy the City's inclusionary housing requirements.

i Setbacks and Massing

Mixed-use developments shall have the same setbacks as established in the underlying zone, except no setback shall be required at the property line between two zones if the project (not buildings) is proposed across those property lines.

j Parking

Projects shall comply with the parking standards outlined in Section 9.1 (Parking Design) for each residential and nonresidential use included in the project. Residential parking may be uncovered.

k Loading and Refuse/Recycling Areas

Commercial loading areas, recycling areas, and refuse storage facilities for commercial and other nonresidential uses shall be located away from residential units and substantially screened from view from the residential portion of the project. Where appropriate, the project may provide for the shared use of recycling and refuse storage facilities.

l Noise

The project design shall ensure noise generated at the site complies with the applicable noise standards contained in the Montclair General Plan.

m Landscaping

New mixed-use projects or a mixed-use conversion project adjacent to residentially zoned land shall provide and maintain a landscaping screen or buffer between the mixed-use projects and adjacent residentially-zoned properties to the extent feasible in light of building setbacks, existing and required parking, and whether there is land available along the property boundary.

9.7D Parking for Mixed-Use Development

a Off-Street Parking

- i The number of off-street parking and loading spaces to be provided shall be equal to the sum of the requirements identified for each individual use, unless a shared parking arrangement has been approved by the City. A Parking Management Plan must be developed to indicate where parking will occur.
- ii The number of off-street parking and loading spaces to be provided shall be equal to the sum of the requirements identified for each individual use, unless a shared parking arrangement has been approved by the City. A Parking Management Plan must be developed to indicate where parking will occur.

b On-Street Parking

- i On-street parking located along the development's frontage may be counted towards fulfilling the minimum number of spaces for the commercial component within the development up to twenty-five percent (25%) of the minimum required number of off-street parking spaces.
- ii In no case shall on-street parking be used for meeting minimum residential parking requirements within a mixed-use development.
- iii Where street parking spaces are counted toward meeting required on-site parking as allowed by this section, all such on street spaces must remain available for common use and not be exclusively assigned or reserved to any individual use.
- iv Similar: 1 space/200 gross sq. ft. of building area Guest: 1 space for every 4 units min.

Parking Mixed-Use Development

Use	Requirements
Residential	1 Bedroom Unit – 1 space (Minimum)
	2-3 Bedroom Unit – 1.5 spaces (Minimum)
	Guest - per 4 units
Lodging (Motel or Hotel)	1 space per room
Live/Work	Unit under 1500 sq. ft. = 1 space per unit;
	Unit greater than 1500 sq. ft. = 1 space/400 gross sq. ft.
Civic, Retail, Office	1 space per 300 square feet gross floor area
Food Uses (Restaurant, Café, or similar)	1 space per 200 square feet gross floor area

9.7E

Additional Submittal Requirements for Mixed-Use Development

The intent for additional submittal criteria listed below is to provide a framework to assist the City in evaluating mixed-use developments that encourage a high quality of living now and in the future.

a Vision Statement for the Proposed Project

A clear vision and set of goals to guide the design, financing, marketing, and management strategies needed to ensure a strong and sustainable project. What is the main purpose of the proposed mixed-use project? Who are the primary and secondary users? What are the desired outcomes and impacts of your project?

b Location and Market Analysis Statement

- i Mixed-use projects are expected to have a positive impact on the surrounding neighborhood from both an economic and quality-of-life standpoint. As such, not all properties are ideal options for considering mixed-use development, and not all areas are suited to draw quality commercial uses to support residents, or are in an area that can support increased foot traffic, or be served adequately by public transportation.
- ii Describe how the project meets the identified need, its anticipated future performance, and sustainability. Market research is crucial for mixed-use development projects in a given area. Identify how the proposed mixed-use project meets local demand or supply, and how the project is not merely a risky speculative construction scheme.

c Project Design

- i High-quality architectural design is essential for creating an attractive streetscape and pedestrian-friendly environment. Plans for a mixed-use development must consider the physical, functional, and aesthetic aspects of the project's design, such as the scale, density, height, orientation, circulation, accessibility, privacy, architectural appearance, and fit into the surrounding context and community. How buildings relate to each other, streets and public spaces can determine the effectiveness and value of a mixed-use development.

d Property Management

- i Since mixed-use developments consist of a blend of residential, commercial (e.g., retail, office, etc.), and industrial uses, a property management company is required to address the diverse needs of commercial tenants and residents to eliminate or minimize conflicts (e.g. noise, excessive foot traffic, parking, etc.).
- ii Any agreement, resolution, or other document establishing a joint owner's association, a landscape assessment district, or a maintenance agreement shall include the City as a third-party beneficiary with the right, but not the obligation, to enforce said agreement, resolution, or other document. The agreement, resolution, or other document shall be subject to review and approval by the City Attorney.

e Design Review Approval Required

The City will consider each mixed-use proposal on a case-by-case basis to ensure, to the greatest extent possible, that the project will be compatible with surrounding land uses. All new mixed-use projects, or changes/additions to existing mixed-use projects, are subject to a Precise Plan of Design (PPD) reviewed for approval by the Planning Commission.

- i Public Notice is required following the City's public notice guidelines.
- ii The Planning Commission shall have authority through conditions imposed on a proposed development plan to prohibit uses not specified herein, on a use-by-use basis, if the Planning Commission finds that the proposed uses will have a significant adverse impact on adjacent uses, or will not promote harmonious development of the area.
- iii Any decision made by the Planning Commission may be appealed to the City Council in the manner provided in Title 1, Chapter 4, of the MMC.

f Findings

The Planning Commission shall review the project and ensure that each of the following findings have been made to approve the proposed mixed-use project:

- i The mixed-use project complies with the standards and development criteria outlined in this section, and the underlying zoning district.
- ii The mixed-use project design addresses and mitigates potential noise, light, hazardous materials, and other land use compatibility issues between residential and commercial uses on the site as well as on adjacent properties.
- iii The architectural design of the mixed-use project is attractive as viewed from the street and neighboring properties and is of a size and scale compatible with surrounding properties.
- iv The mixed-use project does not rely on, or expect, public improvements, utilities, and additional services to be provided and/or constructed by the City at taxpayer expense.

10. Administration

4.9A Review Authority

The standards and other requirements of this Corridors Code shall be administered and enforced by the Planning Division of the Montclair Community Development Department, the Planning Commission, and City Council in the same manner as the provisions of the City's Zoning Code.

- a Chapter 11.04 of the Municipal Code specifies standards for Development Plan Review application. The following types of applications shall be reviewed and acted upon by the identified body or individual:
 - i. Ministerial Applications: The Community Development Director shall be the Review Authority for ministerial applications as listed in Table 10.1.
 - ii. Discretionary Applications: Discretionary application shall be reviewed as listed in Table 10.1.

4.9.B Minor Deviations

- a A Minor Deviation permits a practice that is not consistent with a specific provision of this Corridors Code, but is justified by its ability to fulfill this Corridors Code's intent while not compromising its vision and intent.
- b All development standards within this Corridors Code may deviate up to a maximum of ten percent (10%).
- c Minor Deviations are subject to Community Development Director review prior to Planning Commission consideration.

4.9.C Compatibility and Architectural Review

For the purposes of maintaining consistency with the General Plan; establishing a high standard of architectural quality and design variety; and maintaining compatibility with adjoining properties, all major development applications within the Corridors Code area will be subject to an external peer review. Major development means development of four or more units or development of over 5,000 square feet of non residential space. Such a review will be conducted by an architect, urban designer, or planner in private practice, as chosen by the review authority (City). The review authority shall establish fees and procedures for such review.

	Community Development-Director	Planning Commission	City Council
Ministerial			
Zoning clearance	Approve	—	—
Outdoor dining in R.O.W.	Approve	—	—
Outdoor display	Approve	—	—
Discretionary			
Site plan	—	Final Decision	Review Appeal
Conditional use permit (CUP)	—	Final Decision	Review Appeal
Zoning change	—	Recommend	Final Decision
Subdivision	—	Recommend	Final Decision
Variance	—	Final Decision	Review Appeal
Specific Plan Amendment	—	Recommend	Final Decision

Table 10.1 Review Authority

11. Glossary

11.1 Purpose

This Section provides definitions of terms and phrases used in this Corridors Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Section conflict with definitions in the Zoning Code or other provisions of the Municipal Code, these definitions shall control for the purposes of this Corridors Code. If a word is not defined in this Section, or in other provisions of the Montclair Municipal Code, the Community Development Director shall determine the correct definition.

11.2 Definitions of Specialized Terms and Phrases

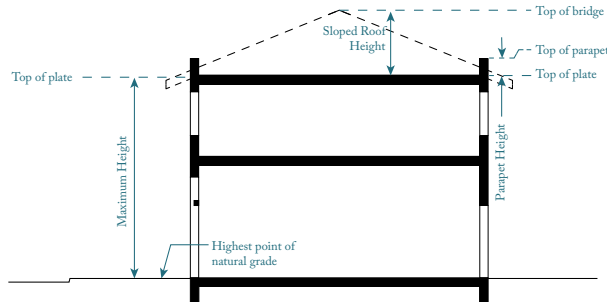
As used in this Corridors Code, each of the following terms and phrases shall have the meaning ascribed to them in this Section, unless the context in which they are used clearly requires otherwise.

11.2A Definitions of General Terms

Access, Building	The physical point(s) and type of pedestrian access to a building from the public sidewalk. Also see building access.
Access, Site	The physical point(s) of vehicular access from a street or other right-of-way to a site.
Access, Lot	The physical point(s) of access to an individual lot for vehicles and pedestrians from a street, other right-of-way or sidewalk.
Accessory Structure	A structure that is detached from the main building on a parcel or lot, the use of which is incidental to that of the primary building. An accessory structure includes but is not limited to a detached garage, gazebo, greenhouse, storage shed, studio, pool house, cabana, barn, pole barn, stable, or workshop.
Accessory Use	A use incidental to and customarily associated with a specific primary use, located on the same lot or parcel.
Addition	An extension or increase in floor area or height of an existing building or structure.
Adverse Impact	A condition that creates, imposes, aggravates, or leads to inadequate, impractical, unsafe, unsightly, or unhealthy conditions.
Alley	A low capacity thoroughfare with one shared lane and no parking lanes, designed and intended for service and/or secondary access purposes.
Block	All property fronting on one side of a street between intersecting and intercepting streets, or between a street and a right-of-way, wash, end of an existing cul-de-sac, or city boundary.
Block-scale Building	The physical appearance when a building by its physical length and overall size is massed and organized to be larger than a house in its footprint.
Building Access	Buildings are accessed in either of two ways: walk-up or point access. Walk-up access means when an individual suite or dwelling is accessed by the pedestrian directly from a public sidewalk or private open space directly accessed by the public sidewalk. House-scale buildings are accessed only by walk-up access. Point access means when individual suites or dwellings are accessed by the pedestrian through a common lobby. Block-scale buildings are accessed by either walk-up or point-access or, through a combination of the two.

Building Accessory

Building(s) which are in support of the main building on the lot and subject to the building placement standards for accessory buildings.



Building Height

The vertical extent of a building measured in stories to the eave of the highest story, not including a raised basement or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, and similar structures. Building height shall be measured from the average grade of the fronting thoroughfare.

Building Type

A structure defined by the combination of configuration, placement and function.

- **Mixed-Use Block.** A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for service, office, and/or residential uses as allowed by each zone's use requirements. The upper floor may be accessed directly from the street via a stair or through a street-level lobby.
- **Court.** A group of attached dwelling units arranged to share one or more common courtyards, with pedestrian visitor access taken from the courtyard, Front Street, and/or Side Street. The courtyard is intended to be a semi-public outdoor area that is visible from and accessed from the Primary Street. Courtyard buildings may accommodate housing as well as ground floor commercial uses in either a live-work configuration or as commercial/retail space that directly faces the Primary Street, if and as allowed by the zone.
- **Liner.** A building that conceals a larger building such as a public garage, theater, or "big box" store that is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

- **Rowhouse.** Two or more detached two- or three-story dwellings arrayed side by side with zero lot line side setbacks. The building is located at the front of the lot, with the garage at the rear of the lot, separated from the primary building by a rear yard. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.
- **Stacked Dwelling.** A building comprised typically of single-floor dwellings usually accessed from a central lobby that provides access to individual units via corridors. Ground floor dwellings facing the street may additionally take direct access via stoops or semi-private dooryards.
- **Flex Shed.** A building designed for occupancy by light manufacturing, workshop, and warehouse uses.
- **Live-work.** An integrated housing unit and work space, occupied and utilized by a single household in a structure, either single family or multi-family, that has been designed to accommodate ground floor work uses and ground floor and/or upper floor residential uses.
- **Quad/Triplex/Duplex.** Duplexes, triplexes, and quadplexes are multiple dwelling forms that are architecturally presented as large single family houses. Each dwelling unit is accessed directly from the street.
- **Single-family residence.** A structure occupied by one primary residence that also accommodates commercial uses as allowed.
- **Carriage House.** A Carriage House is an attached or detached residence, also known as an accessory dwelling, which provides complete independent living facilities and which is located or established on the same lot on which a single-family residence is located. Such dwellings may contain permanent provisions for living, sleeping, eating, cooking, and sanitation.

Change of Use (Planning)	A conversion of use that substantially differs from the previous use of a building or land.	Intensification of Use	A change to the existing use of a property which results in a change or increase in vehicular or pedestrian traffic or an increase in parking requirement, or induces additional environmental impacts, including but not limited to noise, light, glare, vibration, traffic, water quality, air quality or aesthetics.
Civic	The term defining not-for-profit organizations dedicated to the arts, culture, education, government, transit and municipal parking facilities.	Lot	A parcel of real property shown on a plat recorded in the office of the county recorder.
Civic Building	A structure operated by governmental or not-for-profit organizations and limited to civic uses.	Massing	The overall shape or arrangement of the bulk or volume of buildings and structures.
Civic Space	An outdoor area dedicated for civic activities.	Overlay	The method for addressing additional topics such as certain types of commercial frontage.
Courtyard	An unroofed area that is completely or partially enclosed by walls or buildings.	Parapet	A low wall along the edge of a roof or the portion of a wall that extends above the roof line.
Drive-through	Any portion of a building or development intended to allow service direct from the building through a window, kiosk, or automated delivery system to vehicle occupants. Such facilities include but are not limited to food service windows, automatic teller machines, or similar service systems.	Parkway (planting strip)	The landscaped area between the sidewalk and the curb which is reserved for trees which are intended to shade the sidewalk and provide spatial definition to the streetscape.
Driveway	A vehicular lane within a lot, or shared between two lots, usually leading to a garage, other parking or loading area.	Paseo	A public place or path designed for walking that is often within a block, between buildings or along the edge of a public open space.
Encroachment	Any architectural feature or structural element, such as a fence, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, beyond the build-to-line, into the public frontage, or above a height limit.	Pedestrian Shed	An area centered on a major destination. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge. Pedestrian sheds are useful for planning walkable areas.
Expansion	The creation or use of additional land or floor area for a specific use or activity.	Podium	A continuous projecting base or pedestal under a building.
Facade	The exterior walls of a building exposed to view.	Recyclable Material	Reusable material, including but not limited to metals, glass, plastic, paper, and wood, intended for reuse, remanufacture or reconstitution to be used in an altered form. Recyclable material does not include hazardous or potentially hazardous material as may be defined by the County of San Bernardino Division of Environmental Health Services, California Department of Toxic Substances Control, and/or U.S. Environmental Protection Agency. Recyclable materials may include used motor oil.
Frontage	A strip or extent of land abutting a thoroughfare, civic space or other public right-of-way. - Frontage, Private. The area between the building facade and the shared lot line between the public right-of-way and the lot. - Frontage, Public. The area between the curb of the vehicular lanes and the edge of the right-of-way.	Street Improvements	Any or all concrete curbs, gutters, sidewalks, drive-way approaches, and drainage structures; asphalt curbs; asphalt paving; connecting pavement; and related improvements such as backfilling and preparation of the road surface to rough grade, and the placement of paving.
House-scale	The physical appearance when a building is massed and organized similar to a single-family house.		
Infill	A site developed within existing urban fabric, balancing, completing and/or repairing the surrounding area.		

Setback	The area of a lot measured from a lot line to a building facade or elevation that must be maintained clear of permanent structures excepting galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first floor level) which are permitted to encroach into the setback.
Structure	Anything constructed or erected which requires location on the ground or attached to something having a location on the ground. All buildings are considered to be structures.
Structure, Temporary	A structure without a foundation that is capable of being moved.
Setback line, front yard (frontage zone).	The line which defines the depth of the required front yard for the lot in order to generate and support the intended public realm of the zoning district.
Setback line, rear yard or side yard.	The line which defines the width or depth of the required rear or side yard. Said setback line shall be parallel with the property line, removed therefrom by the perpendicular distance prescribed for the yard in the zoning district.
Story	A habitable level within a building from finished floor to finished ceiling.
Existing Buildings (transitional)	A building or portion thereof which was lawful when established but which does not conform to subsequently established zoning or zoning regulations of the Corridors Code.
Existing (transitional) Use	A land use lawful when established but which does not conform to subsequently established zoning regulations of the Corridors Code.
Use	The purpose or activity for which land or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained.
Use, Primary	The principal or predominant use of any lot or parcel.
Use, Temporary	Special events, by their nature, are non-recurring and continue for a limited time. Temporary uses may occur indoors or outdoors, on an improved or unimproved property, and should be consistent with the zone for that property and its uses.
Yard	The area between the Buildable Area on a lot and a lot line. a. Yard, Front. The area between the Buildable Area on a lot and the front lot line. b. Yard, Side. The area bounded by the Building Area on a lot, a side lot line, the front lot line and the rear lot line. c. Yard, Rear. The area between the Buildable Area on a lot and the rear lot line.

11.2B Definitions of Land Use Terms

Adult Day Program	Means a community-based facility or program that provides care to persons 18 years of age or older in need of personal care services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis
Adult Business	See Chapter 11.40 of the MMC.
Animal Boarding, Kennels	Means a commercial facility (i.e. Kennel) for the grooming, keeping, boarding, or maintaining domestic pets not owned by the owner or operator on a 24 hour basis on a short term basis (generally 3 months or less). Refer to Title 5, Section 5.08.100 of the MMC.
Amusement Arcade or Amusement Game Arcade	Means any establishment containing four or more amusement devices or an establishment with less than four amusement devices when such devices occupy more than five percent of the total floor area of the business. For this title, a typical device and playing area requires 10 square feet.
Animal Hospital, Veterinary Clinic	Means an office and indoor medical treatment facilities used by veterinarians, including large and small animal veterinary clinics, and animal hospitals.
Animal Shelter	Means a place where stray, lost, abandoned, or surrendered animals – mostly dogs and cats – are housed.
Auction House	Is a business establishment that facilitates the buying and selling of assets, such as works of art and collectibles.
Botanical Gardens and Arboretums	Means public or private facilities for the demonstration and observation of the cultivation of flowers, fruits, vegetables, or ornamental plants.
Banquet Facility	Means a building, or portion thereof, for rent by the public which has a principal intended use of holding events, including but not limited to, assembly, meeting, reception, banquet, dinner, lunch, breakfast, dance, concert, or seminar. Alcoholic beverages with meals may be provided for events as part of the overall approval of the facility subject to the approval of a separate ABC license.

**Bar, Lounge, Tavern,
Cabaret, or Nightclub**

Means an establishment where the main use is to sell or serve alcoholic beverages for consumption on the premises, which are not part of a larger restaurant, and where persons under twenty-one (21) years of age are not permitted to enter and remain on the premises. The operator is required to obtain City approval and hold a duly issued license from the California State Department of Alcoholic Beverage Control (ABC). Food may or may not be served.

**Beauty Salon/Barber
Shop**

An establishment in which hairdressing, makeup, and similar cosmetic treatments are carried out professionally.

Business Support Services

Means an establishment within a building that provides services to other businesses. Examples of these services include:

- Blueprinting
- Computer-related Services (rental, repair)
- Copying and Quick Printing Services
- Film Processing and Photo Finishing (Retail)
- Protective Services
- Security Systems Services.

Caretaker Dwelling

Means a permanent residence that is secondary or accessory to the primary use of the property and used for housing a caretaker employed on the site of any nonresidential use where needed for security purposes. A mobile or motor home does not substitute a caretaker unit.

Child Care Center

Means a State licensed commercial child care facility (not a family day care home) such as infant care centers, preschools, extended day care facilities, and school-age child care centers that provide non-medical care and supervision for minor children for periods of less than 24 hours and is licensed by the California State Department of Social Services.

**Cigar, Cigarette, Elec-
tronic Cigarette, Smoke
Shops**

Means a business establishment that either exclusively sells or has more than five percent of their floor area dedicated to the sale, display, distribution, delivery, or marketing of tobacco, tobacco products, and smoking paraphernalia but does not provide for on-premises use of tobacco products. Tobacco shall mean the preparation of the nicotine-rich leaves of the tobacco plant for smoking, vaping, healing, inhaling, chewing, absorbing, dissolving, or ingesting by any other means. Tobacco products may include, but are not limited to cigarettes, cigars, e-cigarettes, vaporizers or similar electronic devices that deliver nicotine to the person inhaling from the device, hookahs, pipes, bongs, and related devices for holding burning material.” Such facilities shall also comply with the following:

- Such establishments shall be located a minimum of 1,000 feet, measured property line to property line, from any public or private school serving students in grades Pre-K through 12; and
- Such establishments shall be located a minimum of 1,000 feet, measured property line to property line, from one another.
- No person who is younger than the minimum age of 18 years or as established by State law shall be permitted to enter the premises to purchase or barter, sell, display, market, trade, or exchange any combination of tobacco, tobacco products, or smoking or exchange of tobacco paraphernalia, including electronic smoking devices and accessories.

**Civic Facility or Gov-
ernmental**

Means a structure owned, operated, or occupied by the City or other governmental agency to provide a governmental service to the public (e.g., City Hall, community recreation center, post office, library, police or fire station, etc.).

**Club, Lodge, Private
Meeting Hall**

means a permanent meeting facility for organizations operating on a membership basis for the promotion of the interests of the members, including facilities for:

- Business Association
- Civic, Social, and Fraternal Organizations
- Labor Union and Similar Organizations
- Political Organizations
- Professional Membership Organizations
- Other Membership Organizations

**Commercial Recreation,
Indoor**

Means an establishment providing indoor amusement and entertainment services for a fee or admission charge, including:

- Bowling alley
- Ice skating and roller skating
- Dance halls, clubs, and ballrooms
- Amusement arcade (video games, pinball, or similar use)
- Pool and billiard rooms as primary uses
- Batting cages

This use does not include adult-oriented businesses, which are separately defined in the MMC. Four or more electronic games or coin-operated amusements in any establishment, or premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are not considered a land use separate from the primary use of the site.

**Commercial Recreation,
Outdoor**

Means facilities for various outdoor recreational activities, where a fee is charged for use. Examples include:

- Amusement and theme parks
- Go-cart tracks
- Golf driving range
- Miniature golf course
- Water slides
- Batting cages

May also include commercial facilities customarily associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc.

**Contractor's Storage
Yard**

Means a parcel of land, a minimum of 15,000 square feet in size, with permitted structures and site improvements, for the storage of equipment and materials used in the construction industry including, but not limited to, trucks or trailers, vans, bulldozers, cranes, mixers, backhoes and other similar equipment and/or stockpiles of construction supplies or materials, such as concrete, gravel, woodchips, logs, plant stock, metal, masonry, plumbing or electrical supplies, and other similar materials. This use also includes businesses involved in landscaping construction and maintenance services.

Convenience Market

Means a retail establishment that is less than 3,000 SF in size and sells prepackaged food items, beverages, and small convenience items (e.g., periodicals, tobacco, miscellaneous household and pharmaceutical goods, etc.) primarily for off-site consumption. Convenience markets typically have late hours of operation and are located along heavily traveled streets. Includes an establishment located within or associated with another use (e.g., fuel stations).

Cultural Institution

Means a public or private institution that displays or preserves objects of community or cultural interest in one or more of the arts or sciences. Illustrative examples of these uses include libraries, museums, botanic gardens, registered historic properties, etc.

**Dry Cleaning and Laundry
Plants**

A place where clothes or fabrics are dry cleaned, dyed and/or laundered as part of a commercial business, whether or not such clothes were deposited by a customer at that location, or transported from another location, as part of a service. This use includes all establishments subject to Section 19233 of the State of California Business and Professions Code, regulating Dry Cleaning Plants, but excludes laundromats and cleaners as defined in this chapter.

Drop off dry cleaner

Means a business where customers drop off clothing to be washed, dried, and pressed at an offsite location. Clothing is then returned to the customer at a later date and time. Seamstress and tailoring services may be allowed as an ancillary use.

Emergency shelter

Shall have the same meaning as that term defined in California Health and Safety Code Section 50801, which currently is defined to mean housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Funeral Home	Means a facility where funeral memorial services or receptions are conducted. Cremation and embalming services are prohibited.	Laboratory; Medical, Dental or Clinical Laboratory, Research	An establishment for scientific analysis of blood, tissue or other human or animal components. means a business for scientific research, investigation, testing or experimentation, but not for manufacturing or sales of products.
Fueling Station or Gas Station	Means a retail business selling gasoline and/or other motor vehicle fuels, and related products. A fueling or gas station may also include a convenience store, car wash, and restaurant facilities.	Laundromat and Cleaners	A business which offers self-service laundry and/or dry-cleaning machines and dryers, which are coin, token or otherwise fee operated. This use excludes dry cleaning plants.
Health/Fitness Facility	A fitness center, gymnasium, health, and athletic club, in a space greater than 2,000 SF, which may include any of the following activities: sauna, spa or hot tub facilities; indoor tennis, handball, racquetball, archery, and shooting ranges and other indoor sports activities. Does not include adult entertainment businesses.	Laundromat, Coin Laundry	Means an establishment equipped with self-service washing machines and dryers, usually coin-operated
Home Occupation	Means a commercial activity conducted in a dwelling located in a Residential, or Mixed-Use zoning district, which is incidental and secondary to the use of the dwelling for residential purposes and following the provisions of Section Chapter 11.58 of the Montclair Municipal Code.	Manufacturing, Food Products	Means the preparing and packaging of food products derived from items such as milled grains and oilseeds, sugar and confectionery products, fruit and vegetable preserving, and specialty dairy, seafood, and precooked meat items. Bread and tortilla baking and production of snack foods, roasted nuts and peanut butter, coffee, and tea, flavoring syrup and concentrate, seasoning and dressing, spice and extract, and all other miscellaneous food manufacturing. No animal slaughtering businesses are allowed in any zone.
Hospital	Means an institution for the diagnosis, care, and treatment of human illness. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses, and emergency heliports.		
Hotel or Motel	Means a facility with guest rooms or suites, with or without kitchens, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; including restaurants, meeting facilities, personal services, etc. Also includes accessory guest amenities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.		

Manufacturing, Light Intensity

Manufacturing practices occurring entirely within an enclosed building and that do not utilize intensive machinery or production equipment. Light intensity manufacturing activities include and are similar to the following uses:

- Assembly plants
- Small-scale construction shops (e.g., cabinet shops, furniture, etc.)
- Factories making food products and/or canning of consumer goods (not including slaughterhouses)
- Garment Manufacturing
- Sign Fabrication (indoors)
- Electronic or computer equipment development and/or research
- Machine Shops
- Metal Ironwork and fabrication.

Manufacturing, Heavy Intensity

Medium to large-scale businesses that utilize raw products and energy-intensive machinery to produce large and complex products, and likely to result in noise, fumes, odors, or other potentially adverse environmental impacts. Unlike light manufacturing activities, the products made in heavy industrial zones are less likely to be used by consumers but are for use by other businesses or governments that may or may not eventually use them in consumer products. Heavy intensity manufacturing uses include but are not limited to:

- Manufacturing of construction equipment, infrastructure products, energy-related products, heavy-duty tools, or machinery
- Chemical Processing, refineries
- Transportation-related manufacturing or equipment for auto, train, aircraft, buses, or public transport
- Foundries (producing metal castings) and metal fabrication
- Rendering or Refining of Fats and Oils
- Recycling/Transfer/Collection or Material Recovery Facilities
- Research Development and Testing of products with or without outdoor operation.

Manufacturing, Small-Scale Artisan

Means a small-scale arts and crafts business such as, but not limited to, the production of goods crafted from textiles, wood, metal, gemstones, food or beverage items, or other products created in, and sold from the same building. Industrial activities intended for mass production and utilizing energy-intensive machinery to produce large and complex products are not considered small-scale artisan manufacturing. Examples of these products include:

- Candles, soaps, incense
- Pottery, ceramics and mosaics
- Jewelry and costume novelties
- Musical instruments
- Sewing, needlework, quilting
- Small products made of leather, wood, glass, metal art, etc.
- The sale of artisan products directly to the public from the premises may be allowed, provided the floor area devoted to display and sales is less than 20 percent of the floor area of the building or lease space used for craft making.

Massage Establishment

Means any enterprise or establishment having a fixed place of business where any person engages in, conducts, carries on, or permits to be engaged in, conducted, or carried on, any of the activities outlined in the definition of massage and requirements of Chapter 4.56 of the Montclair Municipal Code.

Medical Services

Means a facility other than a hospital where medical, dental, mental health, ophthalmology, optometry, audiology, surgical, and/or other personal health care services are provided on an outpatient basis by licensed individuals within a facility duly licensed by the State of California. Includes chiropractic and acupuncture services, physical therapy services, physiatrist care, and urgent care facilities.

Microbrewery

Means a small-scale brewery facility making specialty beer in limited quantities. These facilities may also include an on-site tasting room and off sale of beverages limited to beers brewed on site. Microbreweries are subject to separate approval of an ABC license.

Mini or Self Storage

A structure or group of structures divided into storage units, stalls or lockers of no more than five hundred (500) square feet in area each and which are offered to the public for a fee for the storage of goods.

Regulations and Conditions:

1. The area of the proposed site shall be at least one (1) acre.
2. The use shall be established and maintained in accordance with all applicable Local, State and Federal laws.
3. All storage shall be inside an enclosed building; no outdoor storage shall be permitted.
4. Each storage unit shall have an individual door to the outdoors and shall be accessible by the owner of the storage items in accordance with hours of operation approved by the Planning Commission. Such hours of operation shall be posted at the entrance to the facility.
5. The storage of perishable, flammable, toxic, or hazardous substances and the use of the facility to store goods or products for commercial or industrial purposes shall be prohibited.
6. No activities except for rental of storage units, and pick-up and deposit of storage shall be permitted.
7. Parking shall be provided as needed for the office.
8. All parking, maneuvering and drive lane areas shall be provided with a paved surface and all drive aisles shall be twenty-five (25) feet in width. The Planning Commission shall approve the circulation pattern within the site, which shall be clearly marked.
9. All exterior lighting shall be in accordance with MMC 10.16.
10. All signs shall be in compliance with the provisions of MMC 11.72.
11. Landscaping shall be provided in accordance with MMC 11.60.
12. Security for the facility shall comply with Building Security Requirements of MMC 10.16.

Mobility Hub

Means a physical location that provides a point in the transportation network that seamlessly integrates different modes of transportation, multi-modal supportive infrastructure, and place-making strategies to create activity centers that maximize first-mile last-mile connectivity.

Neighborhood or Specialty Food Stores

Means stores with a gross floor area of less than 10,000 SF selling a range of food products, confectionery, baked goods, dairy products, ice cream, meat (butcher), seafood, produce (except farmers markets and certified farmers' markets), ethnic food items, soft drinks, tea and coffee drinks, purified water, and other specialty foods. The term includes delicatessens. On or off-sale of alcoholic beverages on the premises are subject to the approval of a Conditional Use Permit.

Nursing Home

Means a lodging and care facility for convalescents, or aged persons, not including persons suffering from contagious or mental diseases, alcoholism, or drug addiction, and in which surgery is not performed and primary treatment, as given in hospitals or sanitariums, is not provided. The terms "Nursing Home," "Convalescent Home," "Convalescent Hospital," "Rest Home," or "Rehab Facility" may be used interchangeably.

Parking Facility, Public or Commercial

Means both day use and long-term public and commercial garages, parking lots, and structures, except when accessory to a primary use. All primary uses are expected to include any customer or public use off-street parking required by the Corridors Plan. Facilities constructed by the City or other public agency and intended for public use are exempt from the conditional use permit requirement, but remain subject to City design review and approval.

Pawn Shops	Means a shop or business (also called a pawnshop or pawnbroker) who loans money to people who bring in valuable items which they leave with the pawnbroker. The valuable items that people leave are called the “collateral.”	Real Estate Services Office	Means businesses specializing in real estate sales (agents and brokers), property managers and appraisers, mortgage companies, escrow and listing services, etc.
Pet Store	Means an establishment engaged in the retail sale of domestic pets and associated supplies (e.g., food, cages, apparel, equipment, and items for their care and comfort.	Recycling Processing Facility	Means any variety of facilities involved with the collection, sorting, and processing of recyclable materials, including green waste. Recyclable materials include reusable domestic containers and other materials that can be reconstituted, re-manufactured, or reused in an altered form, including glass, metals, paper, and plastic. Recyclable material does not include refuse or hazardous materials.
Postal and Stationary Services	Means a business establishment that offers one or more of the following services such as mailbox rental, notary service, Fed Ex, UPS, USPS, stamps, rubber stamps, fax, packing, shipping, packing supplies, office supplies, key cutting, laminating, copying, business cards, passport photos, document shredding, gift items, and greeting cards.	Recycling Redemption Center	Means a facility, use, or structure for the collection of recyclable goods, including metal or aluminum beverage containers and newspapers.
Professional/Administrative	Means an office-type facility occupied by businesses that provide direct professional services and/or are engaged in the production of intellectual property. Examples of these uses include, but are not limited to: • Accounting, auditing, and bookkeeping services • Advertising agencies • Attorneys • Commercial art and design services • Construction contractors (Office facilities only) • Photographers and photography studios • General office services • Financial management and investment counseling • Landscape architecture, urban planning • Management and public relations services • Design services including architecture, engineering • Educational, scientific, and research organizations • Postal and stationery services.	Religious Facility	Means a facility operated by a religious organization to provide a place for worship or the promotion of religious activities. This use includes churches, mosques, synagogues, temples, etc., and their accessory uses on the same site, such as living quarters for staff, fund-raising sales, bazaars, dinners, parties, or other outdoor events on the same site. May include full-time educational institutions such as seminary, full-time parochial education, and fields.
Public Assembly	Means publicly or privately owned or operated facilities for major public assembly, recreation, sports, amusements, or entertainment, including civic or community auditoriums, sports stadiums, convention facilities, and exhibition halls.	Research and Development (R&D)	Means a business engaged in the following activities: 1) industrial, biological or scientific research; and/or 2) product or process design, development, prototyping, or testing. This may include labs, offices, warehousing, and light manufacturing functions as part of the overall Research and Development use.

Residential Care Facilities	Means facilities that are licensed by the State of California, designed to provide permanent living accommodations and 24-hour primarily nonmedical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices, nursing homes, convalescent facilities, assisted living facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addictions. This use classification excludes transitional housing and social service facilities located in existing single-family residences licensed separately by the State of California.	Restaurant, Buffet, or Cafeteria	Means a food business where a variety of dishes are presented in a line or food station, from which diners in a restaurant serve themselves, usually at a fixed price; or a restaurant in which patrons wait on themselves, carrying their food to tables from counters where it is displayed and served.
Retail Bakery	Any establishment whose principal business is the sale of baked products such as breads, cakes, cookies, donuts, pastries, bagels, rolls, and similar products. These products are then baked and sold mainly at retail on the premises for consumption off-premises. The sale of any beverages shall be incidental to the primary business. The public floor plan, including indoor customer seating, shall not be more than 20% of the total premises. The total premise shall not exceed 2000 square feet.	Retail, Bulk Merchandise	Means retail establishments engaged in selling goods or merchandise in bulk as differentiated from general retail by either of the following characteristics: 1. A high volume of sales of related and/or unrelated products in a warehouse setting (i.e., “big box” retail). 2. The sale of goods or merchandise that require a large amount of floor space and that are both warehoused and retailed at the same location. Does not include marine sales, warehousing, wholesaling, or vehicle sales. 3. Membership requirements.
Restaurant, General	Means an establishment (includes a café or coffee shop) for selling prepared foods and/or drinks for on-premises consumption as the principal use of the establishment. This definition does not include a snack bar or refreshment stand at a public or private recreational facility which is operated solely by the agency or group operating the recreational facility for the convenience of the patrons of the facility.		
Restaurant, Fast Food	Means franchised or independently-operated restaurants where customers are served prepared food and non-alcoholic drinks (i.e., coffee) from an ordering counter or drive-through window, for either on- or off-premises consumption. This use does not include a mobile food vendor.		

Retail, General

Retail establishments, completely within an enclosed building, engaged in selling new goods or merchandise to the general public. Examples of these establishments and lines of merchandise include:

- Antiques (not thrift stores)
- Apparel, shoes, and related accessories
- Appliances, electronic equipment, or furniture
- Art gallery
- Artist and hobby supplies, office supplies, and stationery
- Automotive parts and accessories (indoor sales only – no service bays)
- Bicycle sales and rentals
- Books, toys and games shops
- Cameras and photographic supplies
- Carpeting and floor covering
- Drug and discount stores
- Fabrics and sewing supplies
- Florists and houseplant stores (indoor sales only).
- Furniture (new)
- Jewelry, gift, collectibles items shops
- Hardware, housewares, and kitchen utensils
- Luggage and leather goods
- Medical supplies and equipment
- Musical instruments, parts, and accessories
- Optical/Auditory products
- Cosmetics and beauty supplies
- Sporting goods and equipment
- Feed and tackle supplies (indoors only).

Salvage Yards

Means a business operation engaged in disassembling, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and obtaining parts, metal, or materials for re-use or resale or the storage and keeping of such dismantled parts.

School

Means a private or public academic educational institution, including:

- Boarding school
- Community college, college, or university
- Elementary, middle, and junior high schools
- High school
- Military academy

School – specialized education and training

Means a private academic educational institution, in lease spaces greater than 2,000 SF in area, providing specialized education/training. Examples include the following:

- Art school
- Ballet and other dance schools
- Business, secretarial and vocational
- Computers and electronics school
- Drama school
- Driver education school
- Trade school (plumbing, electrical, HVAC, etc.)
- Language school
- Music school
- Professional school (law, medicine, etc.)
- Seminaries/religious ministry training facility

Seasonal Product Sales

Means the sale of products for a limited duration of time, usually associated with a seasonal holiday, including but not limited to, sales of Christmas trees and pumpkins.

Services, General

Means establishments providing non-medical services to individuals as a primary use. These uses may also include accessory retail sales of products related to the services provided. Examples of these uses include, but are not limited to, the following:

- Barber and Beauty Shops (with no Massage)
- Clothing Rental
- Facial and Skin Care
- Home Electronics and Small Appliance Repair
- Tailoring (Clothes)
- Locksmiths
- Nail Shops
- Waxing and Skin Care
- Eyebrow Threading, Eye Lashes, and Micro Blading

Services, Restricted

Means personal services that may have a potentially negative adverse impact upon surrounding areas (see Chapter 4 of the Montclair Municipal Code for additional information on restricted uses). Examples of restricted uses include the following:

- Check cashing or gold exchange stores
- Day Spas, saunas, hot tubs, and tanning as single-use facilities. Does not include adult-oriented businesses as per Chapter 11.40 of the MMC.
- Massage Service (See Chapter 4.56 of the Montclair Municipal Code)
- Tattoo, derma graphics and body piercing services
- Psychics, palm reading, and fortune telling
- Card Rooms
- Hypnosis
- Pawnshops
- Adult-oriented businesses per Chapter 11.40 of the MMC.

Studio, Instructional - art, dance, martial arts, music, etc.

Means small-scale facilities, occupying less than 2,000 square feet, typically accommodating one group of students at a time, in no more than one instructional space. Larger facilities are considered “Schools” or “Fitness/Health Facilities” depending on the type of activity. Examples of these facilities include individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics, yoga, and similar instruction; and aerobics and gymnastics studios with no other fitness facilities or equipment.

Supermarket

Means a retail establishment that generally maintains a minimum gross floor area of 10,000 square feet or greater and carries a broad range of food products (e.g., fresh fruits; fresh vegetables; baked goods, meat, poultry, and/or fish products; frozen foods; processed and prepackaged foods, etc.). May include accessory uses (coffee kiosks, ATMs, banks, etc.). Does not include a “Convenience market.”

Temporary Structures	Means a structure (e.g., classroom, office, tent, or similar portable structure, including a manufactured or mobile unit—does not apply to mobile home parks) installed or erected for a limited time, or in conjunction with a permitted event, use, or construction project. Temporary structures shall be removed at the end or completion of the approved event, project, or use.	Vehicle Parts Sales, New	Means stores that sell new automobile parts and accessories. Establishments that provide installation services are considered Vehicle Repair, Minor. Businesses dealing exclusively in used parts are included under Vehicle Wrecking/Dismantling/Salvage.
Temporary Uses	Means uses of limited duration. • Use, Primary – means the main purpose for which a site is developed and occupied, including the activities that are conducted on the site a majority of the hours during which activities occur. • Use, Temporary – means a use of a building, property or land area, that is limited in duration of time (e.g., interim, nonpermanent, and/or seasonal), and does not permanently change the character or physical facilities of the premises or property and is in keeping with the purposes listed in the district where it is located.	Vehicle Repair, Major	Means establishments that perform collision repair and other bodywork, painting services; tire recapping, and engine overhauling, particularly for medium and heavy-duty trucks, trailers, and construction equipment, with a gross vehicle weight rating (GVWR) over 8,500 pounds.
		Vehicle Repair, Minor	Means small facilities providing limited repair and maintenance services. Examples include car stereo and alarm installers; detailing services; muffler and radiator shops; quick-lube services; tire (not including recapping) and battery sales and installation, and smog checks.
Utility Facility	Means a permanent structure or facility subject to local control and includes energy generating plants, electrical substations, above-ground electrical transmission lines, lone switching structures, refuse collection, transfer recycling or disposal facilities, water reservoirs, flood control or drainage facilities, water or wastewater treatment plants, transportation or communications utilities, and similar facilities of public agencies or public utilities (includes electrical distribution lines, underground water lines, underground sewer lines, etc).	Vehicle Sales and Rental	Means a retail or wholesale establishment selling and/or renting automobiles, trucks and vans, recreational vehicles, trailers, and motorcycles. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include the sale of mobile homes or boats.
		Vehicle Storage	Means a facility or site used for the long-term storage of operative cars, trucks, buses, recreational vehicles, and other motor vehicles, for clients. Does not include a dismantling yard or tow yard.
		Vehicle Wrecking, Dismantling, Salvage Yard	Means a business operation engaged in disassembling, sorting, and the temporary storage and distribution of recyclable or reusable scrap and waste materials, including auto wreckers engaged in dismantling automobiles for scrap, and obtaining parts, metal, or materials for re-use or resale or the storage and keeping of such dismantled parts.

Warehouse, Cold Storage/ Ancillary Use	Means a warehouse building equipped with refrigerated rooms or areas designed for storing temperature-sensitive products, often-perishable goods like fresh produce, frozen foods or beverages, pharmaceutical products, or similar, occupying less than 25 percent of the gross floor area of the building.
Warehouse, Cold Storage/ Primary Use	Means a warehouse building equipped with refrigerated rooms or areas designed for storing temperature-sensitive products, often-perishable goods like fresh produce, frozen foods or beverages, pharmaceutical products, or similar, occupying more than 25 percent of the gross floor area of the building. Applications for Cold Storage/Primary Use Warehouse shall require the submittal of a Truck Traffic Analysis/Study.
Warehouse, Fulfillment, or Distribution Center	Is a warehouse building, also referred to as a high-cube warehouse (HCW), primarily used for temporary storage and/or consolidation of manufactured goods before the direct distribution of products to end users. Fulfillment centers often require outdoor delivery vehicle parking and generate a significant number of vehicle trips. Applications for a Warehouse, Fulfillment, or Distribution Center Warehouse shall require the submittal of a Truck Traffic Analysis/Study.
Warehouse, General	An enclosed building used for storing goods in a secure location, which can sometimes include receiving and processing inventory, picking and packing orders, and transporting purchases to stores or customers. This definition also includes the incidental storage of equipment, goods, and stock associated with and used by an approved business operation for the subject site.
Work-live Studio	An incidental residential living space associated only with an approved artisanal business, occupying one (1) or more rooms or floors in a building primarily designed and used for industrial or commercial occupancy. Living space shall mean that portion of a work/live studio used for residential purposes including, but not limited to, a sleeping area, a food preparation area with reasonable workspace, and a full bathroom including bathing and sanitary facilities meeting applicable codes.

