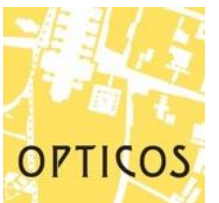




Precise Plan + Code Public Review Draft

Downtown San Rafael Precise
Plan

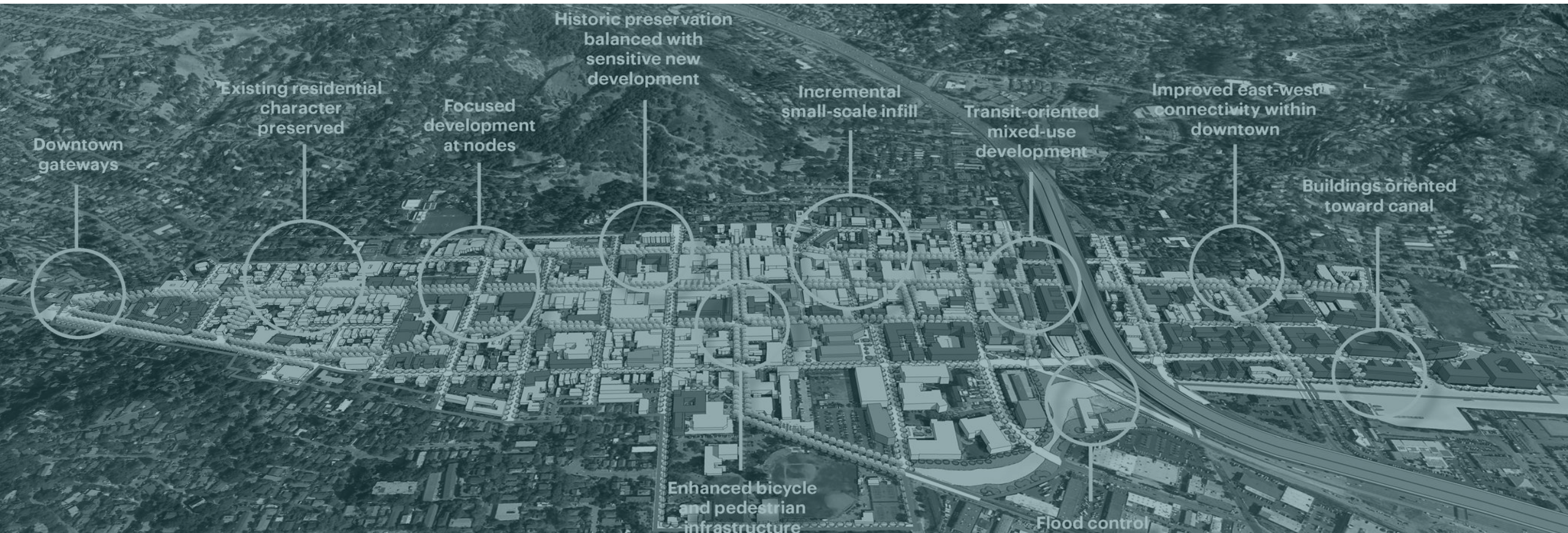
Planning Commission Public
Hearing
January 26th, 2021



Contents

I. Progress to Date	2 minutes
II. Structure + Organization	3 minutes
III. Chapter 9 Highlights	15 minutes
IV. Discussion	

I. Progress To Date



Precise Plan Milestones

January 2019	Project Kick-Off
March/April	Gen. Plan Steering Committee: Visioning, Prioritization
April	Pop-Up Workshop at 2nd Friday Art Walk
May	Downtown Stakeholders Focus Group Meetings
May	Multi-Day Design Charrette
June	Downtown Profile Report
August	Draft Downtown Options Report
August	Pop-Up Workshop at Farmer's Market
September	Planning Commission Study Session
September	Final Downtown Options Report
October	City Council Study Session, General Plan Steering Committee: Downtown Options
November	Citizens Advisory Committee



Precise Plan Milestones

February 2020

General Plan Steering Committee: Historic Resources

April

Administrative Draft Precise Plan and Code

May

FBC-101 Video series

May

General Plan Steering Committee: Admin Draft Plan and Code

July

Citizens Advisory Committee: Admin Draft Plan and Code

Gen. Plan Steering Committee: Form-Based Code Walk-Through

August

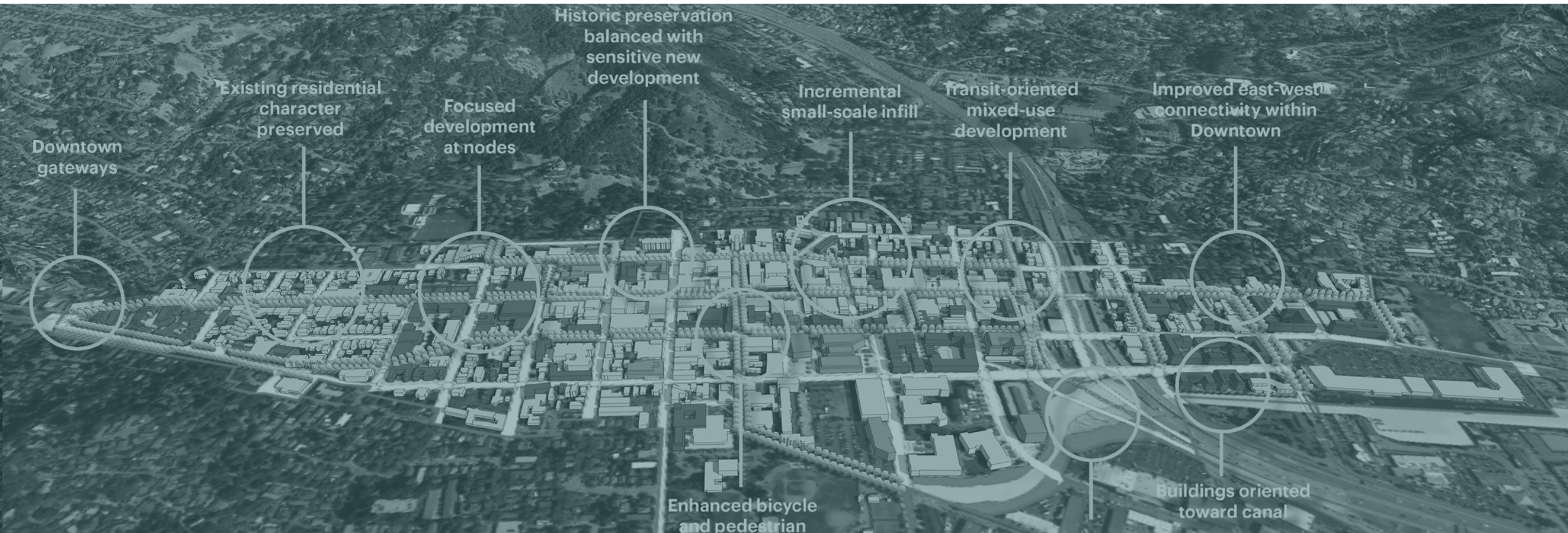
Public Review Draft Precise Plan and Code

December





II. Structure + Organization



What do the Precise Plan and Code do?

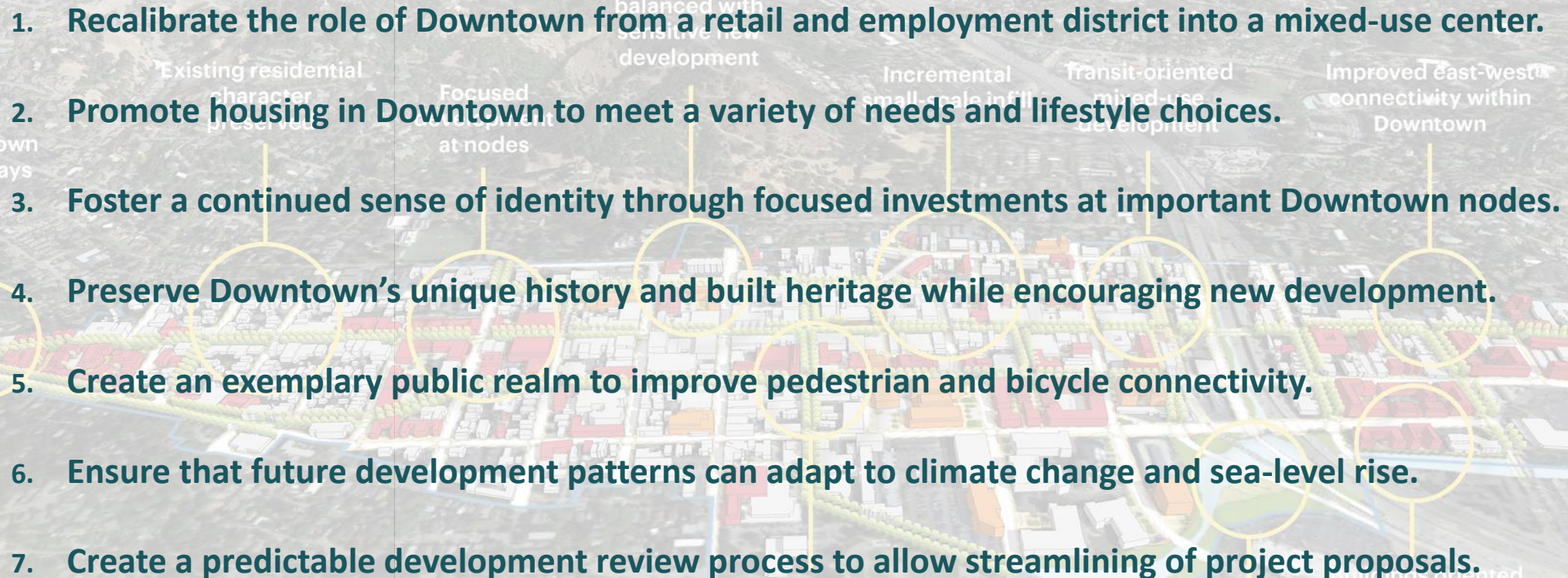
The **Downtown Precise Plan** sets policies and standards to guide the City in prioritizing public investment and regulating private development to achieve the community vision. It includes:

- **Design Principles** that define the community vision
- **Guiding Policies** to aid decision making
- **Strategies** that are *recommendations*, but *not* requirements, to achieve plan goals
- **Implementing Actions** that are *required* steps to realize the Precise Plan vision

The **Downtown Form-Based Code** (Chapter Nine of the Precise Plan document) will be used for the day-to-day implementation of the Plan, along with other related documents currently used by City staff.

Key Themes

*Refer Vision
Summary*

- 
- An aerial photograph of Downtown San Rafael, California, overlaid with various urban planning concepts. Yellow circles highlight specific areas, and yellow lines connect these areas to descriptive text labels. The labels include: 'Downtown gateways' (pointing to the western edge), 'Existing residential character preserved' (pointing to a central block), 'Focused investments at nodes' (pointing to several intersections), 'Historic preservation balanced with sensitive new development' (pointing to a historic building area), 'Incremental small-scale infill' (pointing to a small block), 'Transit-oriented mixed-use development' (pointing to a transit station area), 'Improved east-west connectivity within Downtown' (pointing to a major east-west corridor), 'Enhanced bicycle and pedestrian infrastructure' (pointing to a street with bike lanes), 'Flood mitigation' (pointing to a waterfront area), and 'Buildings oriented toward canal' (pointing to buildings along the San Rafael Canal).
1. Recalibrate the role of Downtown from a retail and employment district into a mixed-use center.
 2. Promote housing in Downtown to meet a variety of needs and lifestyle choices.
 3. Foster a continued sense of identity through focused investments at important Downtown nodes.
 4. Preserve Downtown's unique history and built heritage while encouraging new development.
 5. Create an exemplary public realm to improve pedestrian and bicycle connectivity.
 6. Ensure that future development patterns can adapt to climate change and sea-level rise.
 7. Create a predictable development review process to allow streamlining of project proposals.

How is the Specific Plan organized?



Chapter

1

Introduction + Community Engagement

Establishes the Precise Plan's purpose and its relationship to the existing regulatory framework, and provides an overview of community engagement milestones.



Chapter

2

Existing Conditions

Gives an overview of existing conditions in Downtown including a summary of challenges and opportunities.



Chapter

3

Design Principles + Guiding Policies

Sets design principles, guiding policies, and expected Plan outcomes.



Chapter

4

Design Vision

Defines Downtown's future built environment, including physical form and character, public realm, and development program.



Chapter

5

Historic Resources

Describes historic resources in Downtown and provides recommendations for historic preservation.



Chapter

6

Transportation + Parking

Defines strategies and provides policy direction for modal prioritization, street design and parking.



Chapter

7

Affordable Housing + Anti-Displacement

Sets strategies to promote affordable housing in Downtown and nurture a sense of community.



Chapter

8

Implementation

Describes the implementation approach, project prioritization, and financing strategies to achieve the Precise Plan vision.



Chapter

9

Downtown Form-Based Code

Establishes form-based zoning districts for Downtown that regulate the future built character of Downtown.



Chapter

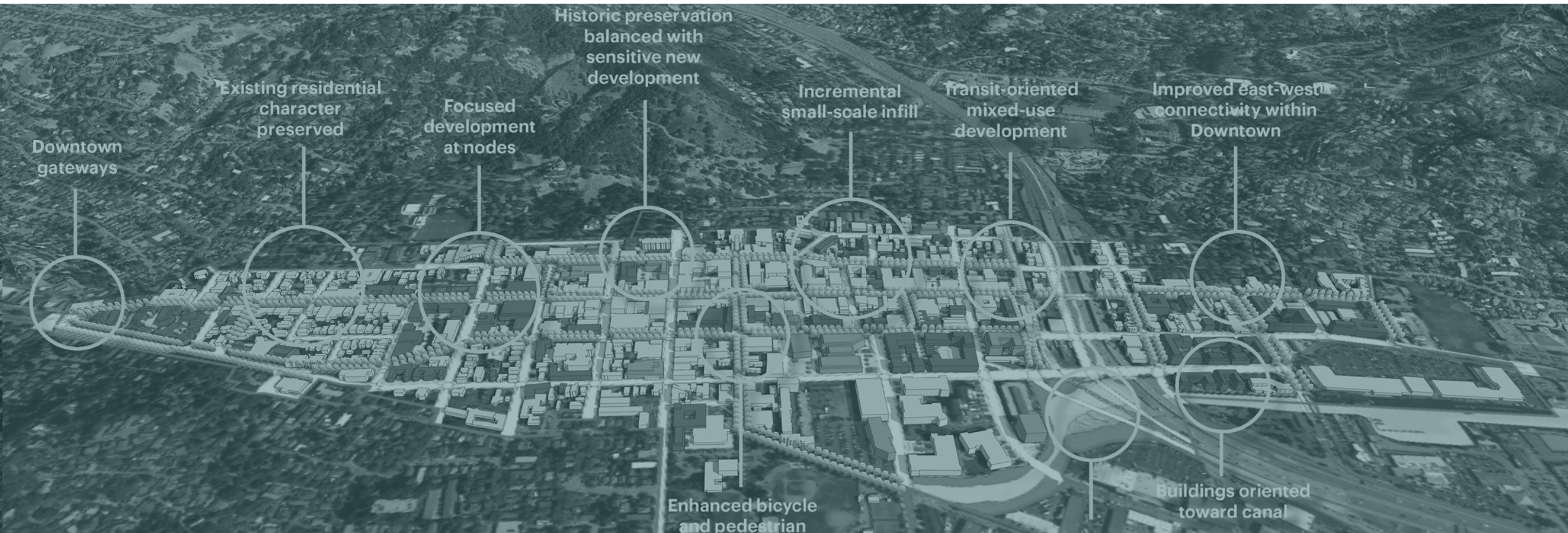
10

Glossary + Appendices

Includes a glossary of specialized terms, and collects supplementary documents referenced and developed throughout the Precise Plan process.




III. Chapter 9 Highlights



Code Organization

Organized into Articles + Divisions:

- **Article 1: Introduction**
Division 1.1 - Purpose
- **Article 2: Downtown Zones**
Division 2.1 - Preamble
Division 2.2 – Establishment + Designation of Zones
Division 2.3 – Downtown Zones
- **Article 3: Supplemental to Downtown Zones**
Division 3.1 - Site Standards
Division 3.2 – Massing + Façade Articulation Standards
Division 3.3 - Frontage Standards
- **Article 4: Definitions**
Division 4.1 – Definitions, Use Types, Measurement Methods



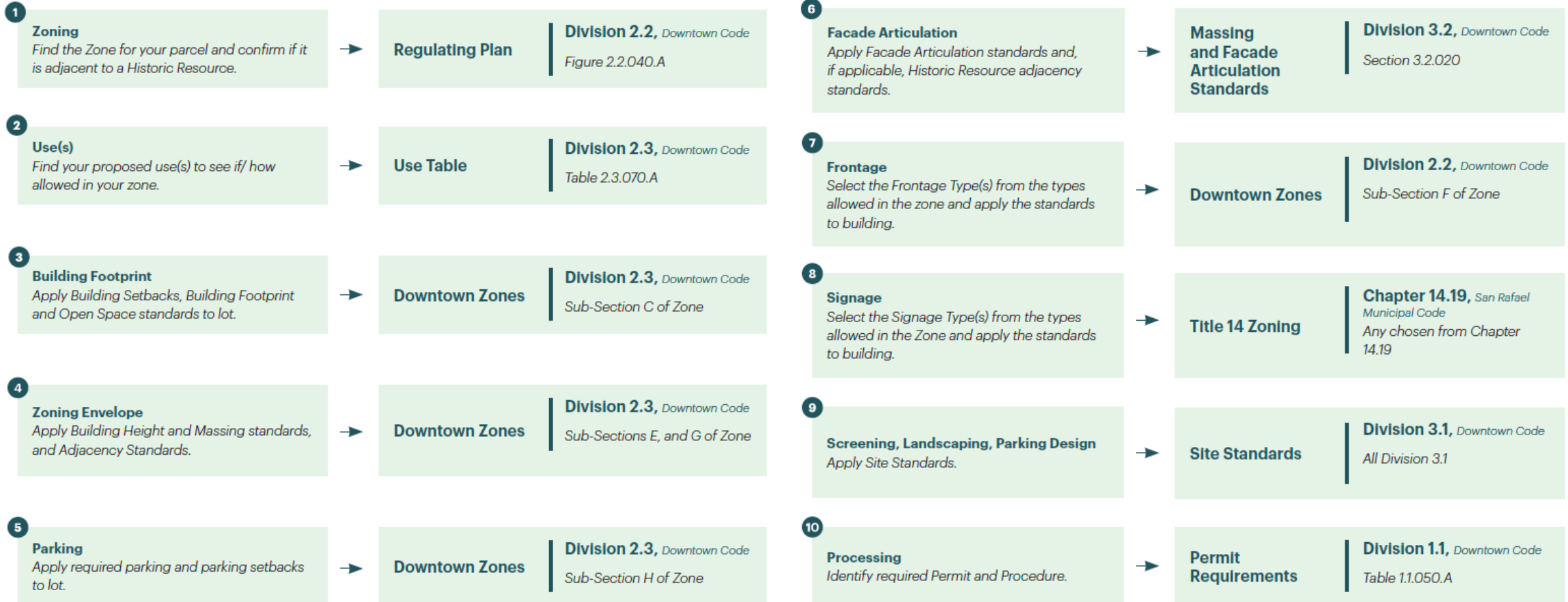
Downtown Form-Based Code		CHAPTER 9
<i>In this Chapter</i>		
Article 1 Introduction		233
Quick Code Guide		234
Division 1.1 Purpose		236
1.1.010 Purpose		236
1.1.020 Applicability		236
1.1.030 Relationship to General Plan 2040 Update		238
1.1.040 Relationship to Downtown Precise Plan		238
1.1.050 Permit Required		240

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Quick Code Guide

Refer Article 1




Preamble

Refer Article 1

Division 2.1 Preamble

Chapter 9 — Downtown Form-Based Code

Division 2.1 Preamble



2.1.010 The Natural-to-Urban Transect: The Framework for Form-Based Planning and Coding

The Natural-to-Urban Transect is an organizing principle used in Form-Based planning and coding that establishes a hierarchy of places/ contexts from the most natural to the most urban. The designation of each transect along this hierarchy is determined first by the character and form, intensity of development, and type of place and secondly by the mix of uses within the area. This hierarchy of places becomes the framework or organizing principle for the entire plan and code, replacing use as the organizing principle as is used in conventional or Euclidean zoning. Transect zones are used to reinforce existing or to create new walkable mixed-use urban environments.

"The Natural-to-Urban Transect is a means for considering and organizing the human habitat in a continuum of intensity that ranges from the most rural condition to the most urban. It provides a standardized method for differentiating between the intentions for urban form in various areas using gradual transitions rather than harsh distinctions. The zones are primarily classified by the physical intensity of the built form, the relationship between nature and the built environment, and the complexity of uses within the zone."

— Form-Based Codes Institute

The model transect for American towns is divided into six transects: Natural (T1), Rural (T2), Sub-Urban (T3), General Urban (T4), Urban Center (T5), and Urban Core (T6), together with a District (D), often referred to as a Special District, a designation for areas with specialized purposes (e.g., heavy industrial, transportation, entertainment, or university districts, among other possibilities). Each transect is given a number. Higher numbers designate progressively more urban environments, and lower numbers designate more rural environments.

For additional information visit the Form-Based Codes Institute website at www.formbasedcodes.org

2.1.020 Regulating for Different Contexts

The Form-Based Code applies a community-character-based approach to zoning that is based upon the classification of three distinct context types. Each context type—Natural, Walkable, and Auto-Oriented Suburban—needs to be regulated differently in order to effectively reinforce the intended context.

Natural Context consists of land not intended for development. In these areas, nature dominates a person's experience, but may include an occasional recreation-oriented or utility building or other man-made feature. The use of cars is integrated, but does not dominate the physical character. These areas are implemented through Conventional, use-based zones.

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Downtown San Rafael Precise Plan

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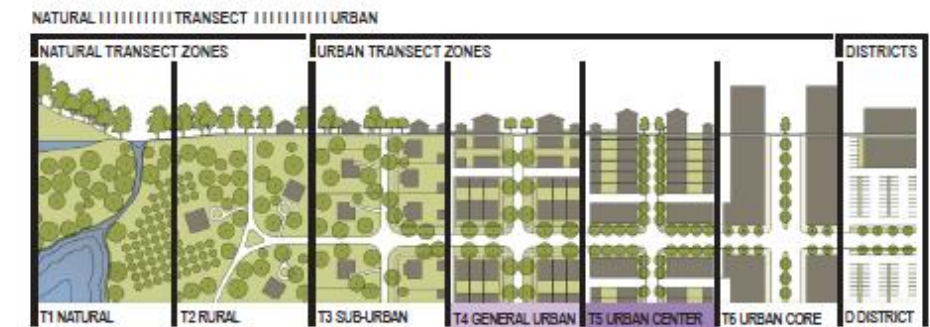
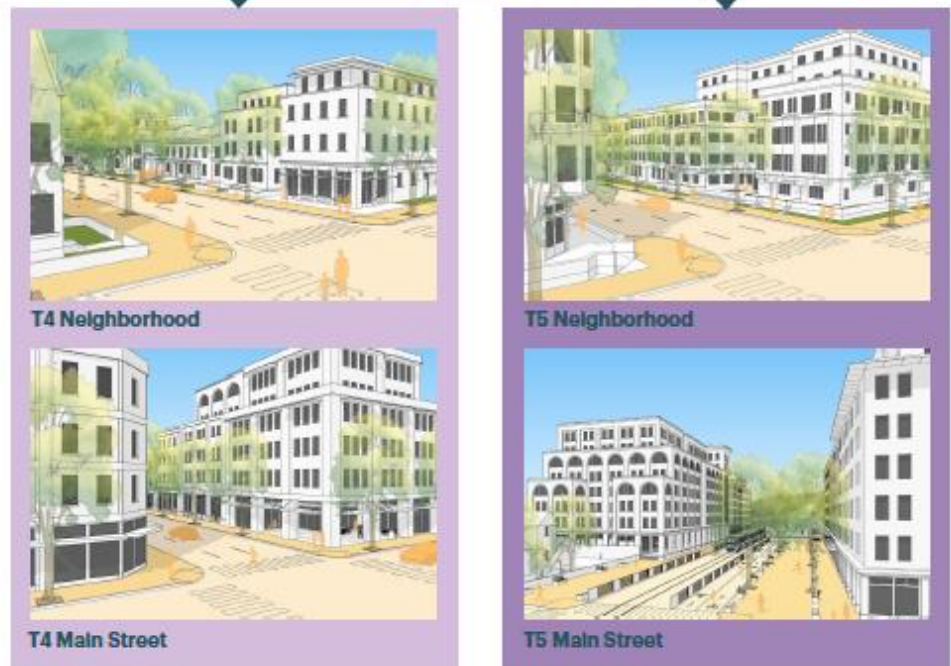
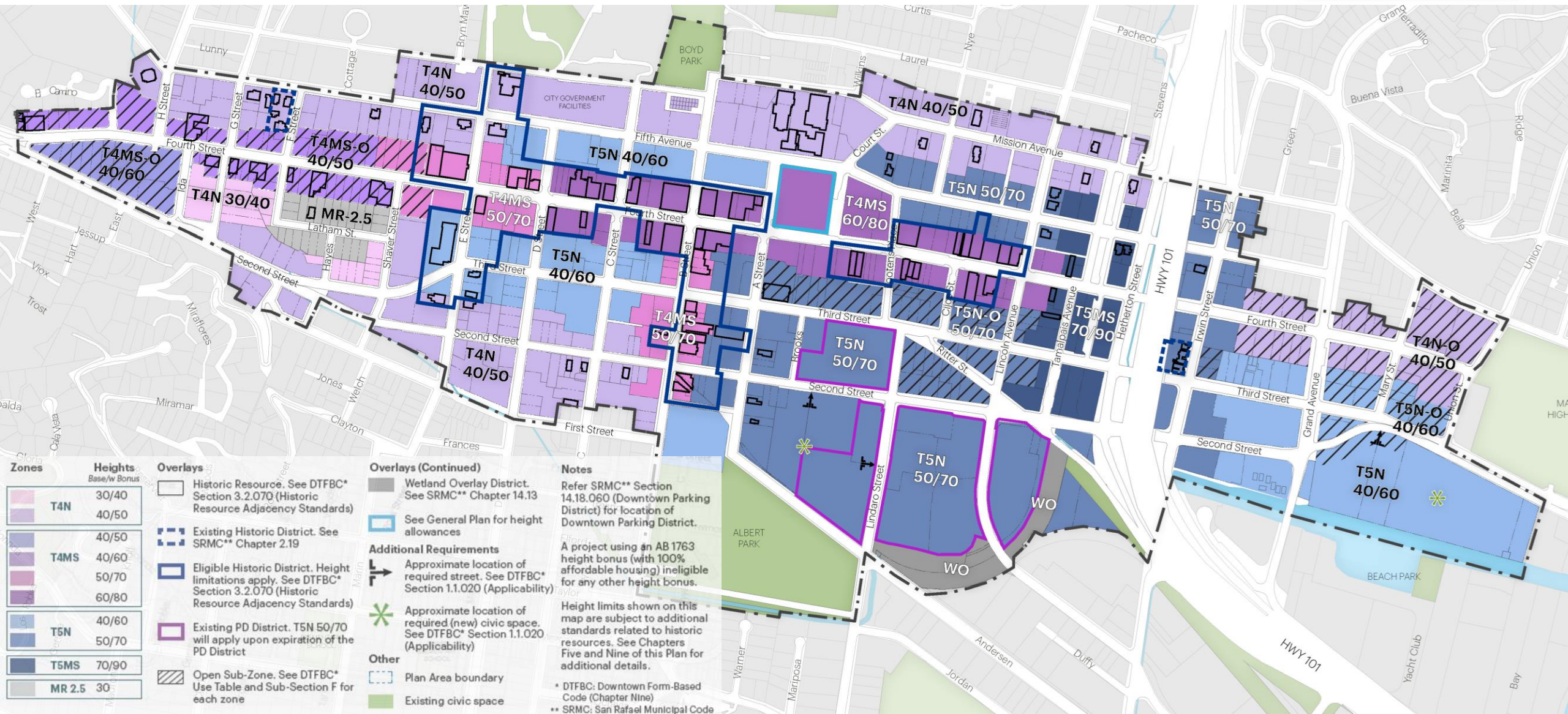


Figure 2.1.030.A The transect



Regulating Plan

Refer Article 2
Division 2.2



Downtown Zones

*Refer Article 2
Division 2.3*

Less Urban ←		→ More Urban	
T4 Neighborhood 		T5 Main Street 	
Zone Abbreviation T4N 30/40 and T4N 40/50		Zone Abbreviation T5N 40/60 and T5N 50/70	
Sub-Zone(s) T4N 40/50 Open The open sub-zone allows more uses, additional signage and sometimes additional frontages, within the same form and character of the base zone.		Sub-Zone(s) T5N 40/60 Open and T5N 50/70 Open The open sub-zone allows more uses, additional signage and sometimes additional frontages, within the same form and character of the base zone.	
Intent A walkable neighborhood environment of small-to-medium footprint, moderate-intensity mixed-use buildings and housing choices, supporting and within short walking distance of neighborhood-serving retail and services. This zone provides a transition in scale between the Downtown and adjacent residential neighborhoods.		Intent A walkable neighborhood environment of large footprint, high-intensity mixed-use buildings, supporting and within short walking distance of neighborhood shopping, services, and transit.	
Desired Form Primarily House-Form Buildings Building Height 30' to 50', as per Regulating Plan Primarily Detached Buildings Small Front Setbacks Small Side Setbacks Residential and Shopfront Frontages		Desired Form Primarily Block-Form Buildings Building Height 40' to 80', as per Regulating Plan Attached Buildings Small-to-No Front Setbacks No Side Setbacks Predominantly Shopfront Frontages	
T4 Main Street 		T5 Neighborhood 	
Zone Abbreviation T4MS 40/50, T4MS 40/60, T4MS 50/70, and T4MS 60/80		Zone Abbreviation T5MS	
Sub-Zone(s) T4MS 40/50 Open, T4MS 40/60 Open and T4MS 50/70 Open The open sub-zone allows more uses, additional signage and sometimes additional frontages, within the same form and character of the base zone.		Sub-Zone(s) None	
Intent A walkable, vibrant district of medium-to-large footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood and community-serving ground floor shopping, food and services, including civic, institutional, maker/ craft/ artisan businesses (both indoor and outdoor).		Intent A walkable, urban neighborhood environment with large footprint, high-intensity mixed-use buildings in close proximity to the multimodal transit station, with neighborhood-serving shopping and services.	
Desired Form Primarily Block-Form Buildings Building Height 40' to 80', as per Regulating Plan Attached Buildings Small-to-No Front Setbacks No Side Setbacks Predominantly Shopfront Frontages		Desired Form Primarily Block-Form Buildings Building Height 70' to 90' Attached Buildings Small-to-No Front Setbacks No Side Setbacks Predominantly Shopfront Frontages	

Downtown Zones

Refer Article 2
Division 2.3

Division 2.3 Downtown Zones

Chapter 9 – Downtown Form-Based Code

2.3.040 T4 Main Street (T4MS 40/50, T4MS 40/60, T4MS 50/70, and T4MS 60/80)



A. Intent

A walkable, vibrant district of medium-to-large footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood and community-serving ground floor shopping, food and services, including civic, institutional, maker/ craft/ artisanal businesses (both indoor and outdoor).

B. Sub-Zone(s)

T4MS 40/50 Open, T4MS 40/60 Open and T4MS 50/70 Open. The open sub-zone allows more uses, additional signage and sometimes additional frontages, within the same form and character of the base zone.

The following are generally appropriate form elements in the zone.

Primarily Block-Form Buildings	A
Building Height 40' to 80', as per Regulating Plan	B
Attached Buildings	C
Small-to-No Front Setbacks	D
No Side Setbacks	E
Porch Projecting, Porch Engaged, Dooryard, Stoop, Forecourt, Maker Shopfront, Shopfront, Terrace, Gallery Frontage Types	F

Chapter 9 - Downtown Form-Based Code

C. Building Placement

Setback (Distance from ROW/ Lot Line)		
Front (Facade Zone)	0' min.; 10' max.	G
Side Street (Facade Zone)	0' min.; 10' max.	H
Total length of facade required within or abutting the Facade Zone, exclusive of setbacks ¹		
Front	80% min.	
Side Street	70% min.	
Side	0' min.	I
Rear ²	0' min.	J
Civic Space		
Site Size (sf) or Lot Width	Required Area (min.)	
15,000 to 30,000 or 100' - 150'	200 sf	
> 30,000 or 150' - 250'	1,000 sf	
Lot Width >250'	5% of Site	

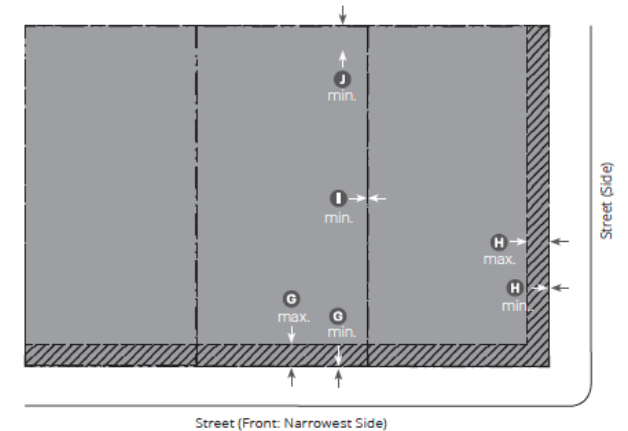
¹ Facades facing a street or civic space shall be designed in compliance with DTFBC Division 3.2 (Massing and Facade Articulation Standards).

² See Sub-Section G (Adjacency Standards) of this Section for additional refinements.

D. Encroachments¹

Encroachment Type	Front	Side St.	Side	Rear
Frontage Types ²	A	A	X	A
Steps to Building Entry ³	3' max.	3' max.	-	3' max.
Canopies/ Overdoors, Signage ⁴	4' max.	4' max.	2' max.	3' max.
Balconies, Unenclosed Porches, Bay Windows ⁴	4' max.	4' max.	-	5' max.
Corner Elements	3' min. to 4' max.	n/a	n/a	
Key	A = Allowed X = Not Allowed			

Section 2.3.040 T4 Main Street (T4MS 40/50, T4MS 40/60, T4MS 50/70, and T4MS 60/80)



D. Encroachments¹ (Continued)

¹ Includes encroachments into building setbacks and facade zone.

² See Sub-Section F (Frontages) of this Section for allowed types and standards.

³ Requires building setback.

⁴ May also encroach into required setbacks.

Key

- ROW/ Lot Line
- Buildable Area
- Building Setback Line
- ▨ Facade Zone

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Downtown Zones

Refer Article 2
Division 2.3

Division 2.3 Downtown Zones
Section 2.3.040 T4 Main Street (T4MS 40/50, T4MS 40/60, T4MS 50/70, and T4MS 60/80)

Chapter 9 - Downtown Form-Based Code

E. Building Form and Maximum Envelope		
Height	Base	Height Bonus ¹
Overall Building Height^{2,3,4}		
T4MS 40/50 and T4MS 40/50	40' max. 50' max.	K
Open		
T4MS 40/60 and T4MS 40/60	40' max. 60' max.	K
Open		
T4MS 50/70 and T4MS 50/70	50' max. 70' max.	K
Open		
T4MS 60/80	60' max. 80' max.	K
Highest Top Plate/ Highest Eave Measurement		
T4MS 40/50 Open	35' max. 45' max.	L
T4MS 40/60 Open	35' max. 55' max.	L
T4MS 50/70 and T4MS 50/70	45' max. 65' max.	L
Open		
T4MS 60/80	55' max. 75' max.	L
Stepback⁵		
T4MS 40/50 and T4MS 40/50 Open		
Front	10' min. at 35'	M
Side Street	10' min. at 35'	N
Rear	10' min. at 35'	O
T4MS 40/60 and T4MS 40/60 Open		
Front	10' min. at 35'	M
Side Street	10' min. at 35'	N
Rear	10' min. at 35'	O
T4MS 50/70 and T4MS 50/70 Open		
Front	10' min. at 45'	M
Side Street	10' min. at 45'	N
Rear	10' min. at 45'	O
T4MS 60/80		
Front	10' min. at 55'	M
Side Street	10' min. at 55'	N
Rear	10' min. at 55'	O

E. Building Form and Maximum Envelope (Continued)		
Ground Floor Standards		
Ground Floor Finish Level		P
Residential ⁶	12" min.	
Non-Residential ⁷	Flush with Sidewalk	
Ground Floor Ceiling	14' min.	Q
Depth, Ground-Floor Space	30' min. front; 12' min. other	R
¹ See SRMC Section 14.16.190 (Height Bonus) for requirements to qualify for height bonus.		
² See DTFBC Figure 2.2.040.A (Regulating Plan) for further refinements.		
³ Corner elements may exceed the maximum allowed height by up to 10' for a horizontal area up to 20' x 20'.		
⁴ See SRMC Section 14.16.120 (Exclusions to the Maximum Height Requirement) for exclusions to the overall building height.		
⁵ Stepback is not required when uppermost floor and up to two floors are within mansard roof form. See DTFBC Section 3.2.060 (Windows and Openings).		
⁶ Common entries may be set at grade in compliance with local and federal accessibility standards.		
⁷ Or as required to comply with FEMA base flood elevation.		

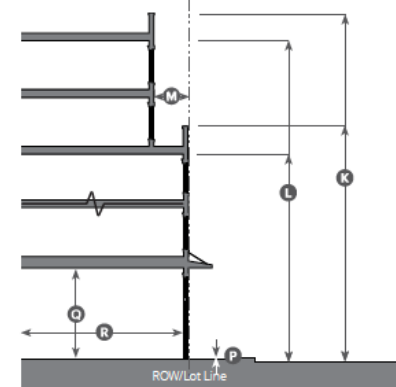
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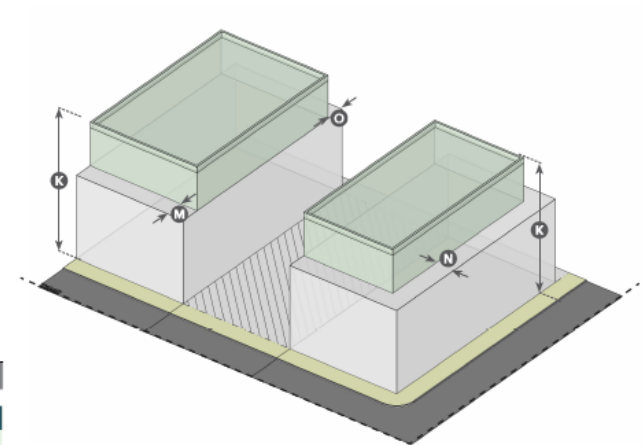
Chapter 9 - Downtown Form-Based Code

Division 2.3 Downtown Zones
Section 2.3.040 T4 Main Street (T4MS 40/50, T4MS 40/60, T4MS 50/70, and T4MS 60/80)

Building Form



Maximum Envelope in Mid-Block and Corner Condition



F. Frontages ¹			
Frontage Type	Front	Side St.	Standards
Porch Projecting	A ²	A ²	3.3.030
Porch Engaged	A ²	A ²	3.3.040
Dooryard	A	A	3.3.050
Stoop	A ²	A ²	3.3.060
Forecourt	A	A	3.3.070
Maker Shopfront	A ²	A ²	3.3.080
Shopfront	A	A	3.3.090
Terrace	A	A	3.3.100
Gallery	A	A	3.3.110

¹ Minimum of one Frontage Type per street-facing facade.

² Only in Open Sub-Zone.

Key A = Allowed

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Key

- Max. Envelope without Height Bonus (Base)
- Max. Envelope with Height Bonus
- Street Centerline

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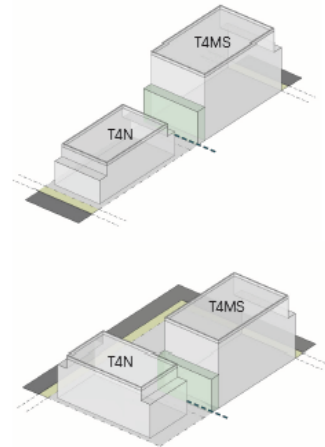
Downtown Zones

Refer Article 2
Division 2.3

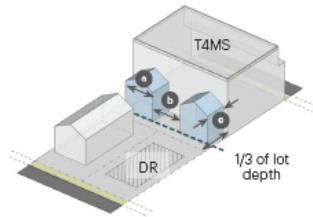
Division 2.3 Downtown Zones:
Section 2.3.040 T4 Main Street (T4MS 40/50, T4MS 40/60, T4MS 50/70, and T4MS 60/80)

Chapter 9 - Downtown Form-Based Code

Adjacent to T4N 30/40 and T4N 40/50



Adjacent to DR



Key

- Main Body
- Rear Stepback
- House-Form Massing
- Wing Width
- Wing Separation
- Wing Depth
- Rear setback per Sub-Section C (Building Placement)

G. Adjacency Standards

Historic Resource Adjacency

Where adjacent to a designated historic resource refer to DTFBC Section 3.2.070 (Historic Resource Adjacency Standards) in addition to the standards of this zone.

Building Placement and Height

Where abutting the T4N 30/40, T4N 40/50 or T4N 40/50

	Setback	Stepback
Open		
Rear	10' min.	10' min at 35'

House-Form Massing

Where abutting the DR zone, house-form massing is required within rear 1/3 of the lot.

Building Width	Required Wing(s)	Wing Size (max.) ¹	Height
< 75'	None	-	-
> 75' - 100'	1 min.	25' x 35'	35'
> 100' - 150'	2 min.;	25' x 35'	35'
	2 at	35' x 35'	
	or 1 at	35' x 65'	
	and 1 at	35' x 65'	
> 150'	3 min.;	25' x 35'	35'
	1 at	35' x 65'	
	and 2 at	35' x 65'	

Wing Separation: 10' min.

¹Min. wing size is 15' by 15'.

Chapter 9 - Downtown Form-Based Code

Division 2.3 Downtown Zones

H. Parking

Required Spaces (min.) for New Buildings¹

Use Type	Vehicular Spaces	Bicycle Spaces
Residential Uses ^{2,3}		
Studio or 1 Bedroom	0.5	1.0
2 Bedrooms	1.0	2.0
3 or more Bedrooms	1.5	3.0
Non-Residential Uses (amount per tenant in building)		
≤ 6,000 sf	None	
> 6,000 sf	2.75 per 1,000 sf	

¹ For buildings located within the Downtown parking District, the off-street parking requirement is waived for up to 1.0 FAR of the total square footage. For buildings square footage above 1.0 FAR and for all residential uses off-street parking shall be provided. Refer to SRMC Section 14.18.060 (Downtown Parking District).

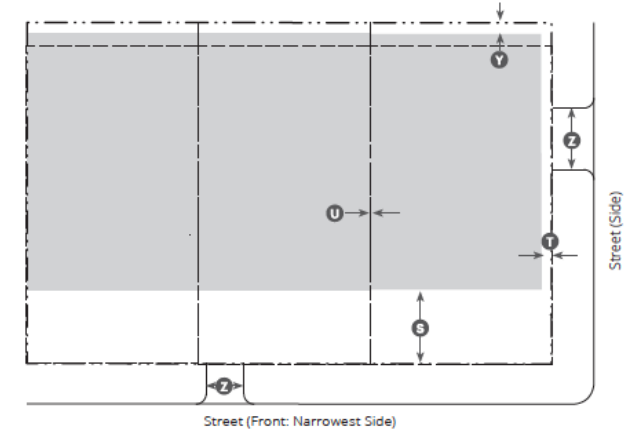
² In West End Village see DTFBC Section 14.18.040 (Parking Requirements).

³ Guest parking not required except in West End Village where 1 parking space per 5 spaces is required.

Setback (Distance from ROW/ Lot Line)¹

	Front	Side	Rear
Front	35' min.		
Side Street	5' min.		
Side	0' min.		
Rear	5' min.		

¹ 0' minimum setback for subterranean parking in compliance with frontage requirements.



H. Parking (Continued)

Driveway

Driveway Width, within parking setbacks	12' max.
Front	20' max.
Side Street/ Alley	14' max.
Curb Cut	2'
Planter (on each side)	40' min.
Distance between	

Driveways

Curb Cut Width along alley may exceed 12'.
Driveways may be shared between adjacent lots and may exceed max. allowed width by 3'.
Driveways are not allowed in front on a corner lot.

Key

- ROW/ Lot Line
- Building Setback Line
- Parking Area (at or above grade)

Use Tables

Refer Article 2
Division 2.3

	Form-Based Zones						
	T4				T5		
	N	N-O	MS	MS-O	N	N-O	MS
Food (Continued)							
Curbside pick up	P	P	P	P	P	P	P
Drive-thru service ^{16,24}	-	-	-	-	-	-	-
Outdoor Eating Area ¹⁷	A ¹	p ¹	A ¹	p ¹	A ¹	p ¹	A ¹
Lodging							
Bed and breakfast inn	C	CZ	C	CZ	C	CZ	C
Hotel/ Motel	C	CZ	C	CZ	C	CZ	C
Medical Office							
Medical Service	p ²	p ²	p ³	p ³	p ²	p ²	p ³
Office							
Laboratory	CZ	A	CZ ³	A ³	CZ	A	CZ ³
Research and Development	CZ	A	CZ ³	A ³	CZ	A	CZ ³
Office, General	p ^{1,2}	p ^{1,2}	p ^{1,3}	p ^{1,3}	p ^{1,2}	p ^{1,2}	p ^{1,3}
Services							
Animal Care							
Animal Hospital	C	CZ	C ³	CZ ³	C	CZ	C ³
Indoor/Outdoor kennels	C	CZ	C ³	CZ ³	C	CZ	C ³
Veterinary Clinic	CZ	A	CZ ³	A ³	CZ	A	CZ ³
Business Sales and Services	p ²	p ²	P	P	p ²	p ²	P
Catering Establishment	P	P	CZ ³	A ³	P	P	CZ ³
Financial Service and Institution	p ¹	p ¹	p ^{1,3}	p ^{1,3}	p ¹	p ¹	p ^{1,3}
Hospital/Major Medical Facility	C	CZ	-	-	C	CZ	-
Outdoor Storage, including temporary or permanent storage containers	CZ	A	-	-	CZ	A	-

Key P = Permitted by Right A = Administrative Use Permit CZ = Conditional Use Permit/ Zoning Administrator C = Conditional Permit/ Planning Commission - = Not Allowed

	Form-Based Zones						
	T4				T5		
	N	N-O	MS	MS-O	N	N-O	MS
Commercial							
Animal Retail Sales, excluding exterior kennel, pen or run ⁷	p ²	p ²	P	P	p ²	p ²	P
Artisan/ Craft Production	p ²	p ²	P	P	p ²	p ²	P
Building Materials and Supplies ⁸	p ²	p ²	P	P	p ²	p ²	P
Convenience Market ⁹	CZ	A	CZ	A	CZ	A	CZ
Grocery Store and Supermarket ⁹	P	P	P	P	P	P	P
Gun Shop	C ^{1,2}	C ^{1,2}	C ¹	C ¹	C ^{1,2}	C ^{1,2}	-
Kiosk ¹⁰	A ²	p ²	A	P	A ²	p ²	A
Liquor Store	p ²	p ²	P	P	p ²	p ²	P
Retail							
Retail General ^{9,11}	p ²	p ²	P	P	p ²	p ²	P
Curbside pick up	P	P	P	P	P	P	P
Drive-thru service ²⁴	-	-	-	-	-	-	-
Secondhand Store, Pawnshop ¹²	CZ ²	A ²	CZ	A	CZ ²	A ²	CZ
Entertainment							
Bar/ Cocktail Lounge/ Nightclub	CZ ²	A ²	CZ	A	CZ ²	A ²	CZ
Recreational Facility, indoors or outdoors							
Bowling Alley ¹³	-	-	-	-	C	CZ	-
Game Center ¹⁴	-	-	C ¹	CZ ¹	C ¹	CZ ¹	-
Poolhalls/ Billiard, Theater ¹⁵	P	P	P	P	P	P	P
Food							
Indoor Eating Area							
Food Service Establishment	P	P	P	P	P	P	P
Food Service Establishments with Alcohol Sales	-	CZ	A	A	-	CZ	A

Key P = Permitted by Right A = Administrative Use Permit CZ = Conditional Use Permit/ Zoning Administrator C = Conditional Permit/ Planning Commission - = Not Allowed

Site Standards

Refer Article 3
Division 3.1

Division 3.1 Site Standards

3.1.010 Purpose

These standards are intended to ensure that development of property within form-based zones accomplishes the following:

- Makes a positive contribution to the development pattern of the area;
- New or altered structures are compatible with the scale, design and use of existing structures on neighboring properties;
- Respects the existing conditions and safety of neighboring properties; and
- Does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the habitability or enjoyability of these properties.

3.1.020 Screening

This Section prescribes standards for screening, fences, and walls for the conservation and protection of property, the assurance of safety and security, the enhancement of privacy, the attenuation of noise, and the improvement of the visual environment of the neighborhood.

Design Standards for Screening

- **Maximum Screening Height.** Screening shall not exceed the maximum height of 3.1.020.A (Maximum Screening Height).
- **Screening Height Measurement.** Screening height shall be measured at the finished grade at the edge of the screen.

Additional Screening

In compliance with the types require Director.

Courtyard. Along a street and other screening in a roof shall not exceed a minimum of 10 feet of sidewalk, whichever is greater, but not be limited to, the following:

- Building character and architectural details;
- Compatibility of the proposed courtyard with the adjoining, as well as the surrounding, properties.

Design Standards

Acceptable required landscaping materials are defined as follows:

- Shrubs, of one-gallon size or larger;
- Trees, including street trees, of 15-gallon size or larger, and double-staked;
- Ground cover; and
- Decorative nonliving landscaping materials including, but not limited to sand, stone, gravel, wood or water may be used to satisfy a maximum of 25 percent of required landscaping area when approved by the Director.

Species Selection. Native and drought tolerant species are required to meet the minimum standards, in conformance with MMWD Water Conservation Ordinance 414.

Separation. Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six inches higher than the adjacent vehicular area. The curb shall include inlets from the parking surface to collect rainwater.

Existing Vegetation. Every effort shall be made to incorporate mature on-site trees into the required landscaping, subject to approval by the Director.

Maintenance. Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include pruning, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the appropriate watering of all plantings.

3.1.040 Parking and Loading

This Section prescribes standards for and limits the development of motor vehicle and bicycle parking, loading and access drives; and standards for required motor vehicle trips per capita to and from development. These standards are intended to ensure that development of property within form-based zones accomplishes the following:

- Establishes and/or reinforces the character and quality of walkable, urban neighborhood environment, development supports and is within a short walking distance of retail and services;
- Ensures the provision of appropriately designed parking, in order to increase bicycle trips and motor vehicle trips per capita;
- Appropriately limits, screens and landscapes vehicle parking, in order to protect and enhance environmental and visual quality of the Downtown area, enhance privacy, attenuate noise, and control odors;
- Reduces motor vehicles trips per capita to and from development.

General Parking Standards

On-Site Parking. Sharing of parking between different land uses and developments is allowed subject to approval by the City per SRMC Section 14.18.08 (Requirements for Reciprocal Uses with Shared Facilities).

Larger Vehicle Parking

- Trucks, tractors or tractor-trailers having a capacity of more than a one-and-one-half-ton load, from rear-end loaders, or any kind of commercial, industrial, agricultural or transportation vehicles/ equipment primarily for business purposes, shall not be permitted.

Size of Parking Lot. Parking lots larger than one-quarter of an acre in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls.

Tandem Parking. Tandem parking is allowed in all zones for all uses.

Bicycle Parking Standards. Bicycle parking is required in all zones and subject to the standards in SRMC Section 14.18.090 (Bicycle Parking).

3.1.050 Block Size Standards

This Section establishes standards for the maximum size of new or modified blocks in the Plan boundaries to maintain Downtown's fine-grained network of walkable blocks and streets.

Table 3.1.050.A Block Size Standards

	All Zones	
	Without Paseo	With Paseo ¹
Block Face	500' max.	600' max.
Length		
Perimeter	2,000' max.	2,400' max.

¹Paseo must be at least 20' wide and is subject to design review.

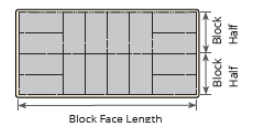


Figure 3.1.050.A Block Size

Massing + Articulation Standards

Refer Article 3
Division 3.2

3.2.030 Tripartite Facade Articulation



The top of the building is articulated with an entablature and parapet wall. Image source: www.719larkin.com



Example of a distinct base, middle, and top.

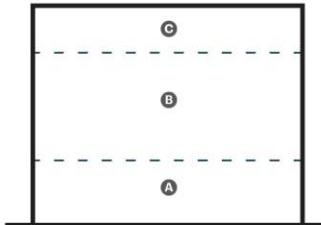


Diagram of tripartite facade articulation.

A. Description

New facades and facade modifications along a street or civic space shall be designed to visually express a base, middle, and top.

B. Applicability

New buildings and facade modifications over 75' in length along the adjacent street or civic space.

C. Standards

Ground Floor/ Distinct Base¹

A

Middle

B

Top²

C

Combinations of colors, materials, and massing may be used to visually express a base, middle, and top.

¹ The base may include multiple stories.

² The top may include multiple stories.

General Note: Photos on this page are illustrative, not regulatory.

3.2.040 Massing and Composition



Illustrative example.



Illustrative example. Image source: www.realtors.com



Illustrative example.

A. Description

New facades and facade modifications along a street or civic space shall be designed to appear as multiple buildings no greater than 75' in length.

B. Applicability

New buildings and facade modifications.

C. Standards/ General Character

Building facades shall be arranged in an orderly composition of window bays/ openings based on prevalent patterns of 5, 7 or 9 bays.

Facades shall be designed in an orderly symmetrical or asymmetrical composition.

Compositions (symmetrical)

B

Compositions (asymmetrical)

C

The pattern shall be visually expressed through the spacing of openings, physical recesses, projections or other techniques.

The pattern may include the ground floor and its mezzanine.

General Note: Photos on this page are illustrative, not regulatory.

Massing + Articulation Standards

Refer Article 3
Division 3.2

3.2.050 Corner Elements



Example of Corner Element, Image source: www.sitephocus.com



Example of an upper story Corner Element.



Example of an upper story Corner Element.

A. Description

New facades and facade modifications shall be designed to include a corner element to give visual importance to the corner and enhance the public realm.

B. Applicability

New buildings and facade modifications where at least 1 facade along a street corner is over 150' in length.

C. Standards/ General Character

- Square A
- Octagonal B
- Chamfer C

Corner elements shall incorporate at least 1 entire story within the composition and may extend from the ground floor through the top of the building.

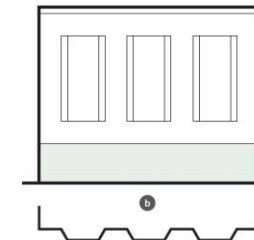
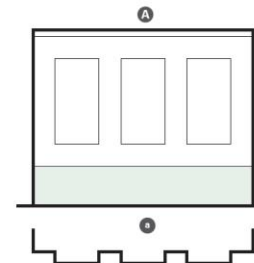
Corner elements may exceed the maximum height allowed for the building by up to 10' for a horizontal area up to 20' x 20'.

Corner elements may be recessed or projected from the main facade by up to 4'. Projections over the right of way are allowed when at least 12' above the adjacent sidewalk. D

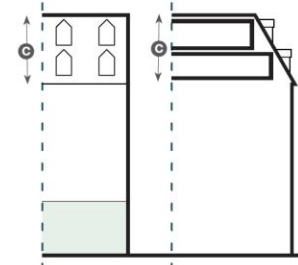
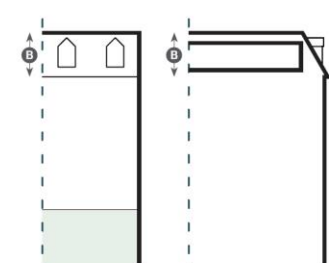
General Note: Photos on this page are illustrative, not regulatory.

Public Review Draft — December 2020

Bay Windows



Mansard Roof Forms



Examples of vertical and rectangular Window Compositions, Images source: www.flickr.com, Jay Sterlin



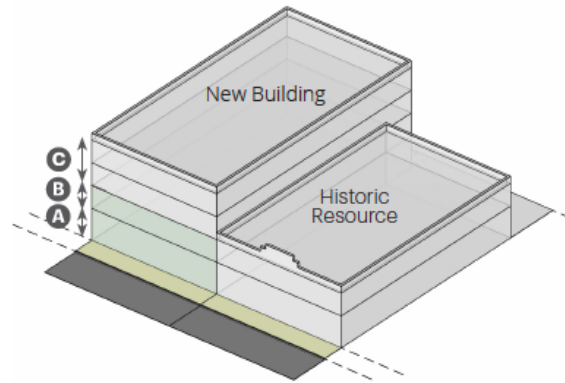
Example of Mansard Windows.

Adjacency to Historic Resources

*Refer Article 3
Division 3.2*

Table 3.2.070.A Historic Resource Adjacency Standards

1. All New Buildings Immediately Adjacent to a Block-Form Historic Resource



The height of the first and second floors shall match the ceiling heights of the immediately adjacent historic resource.

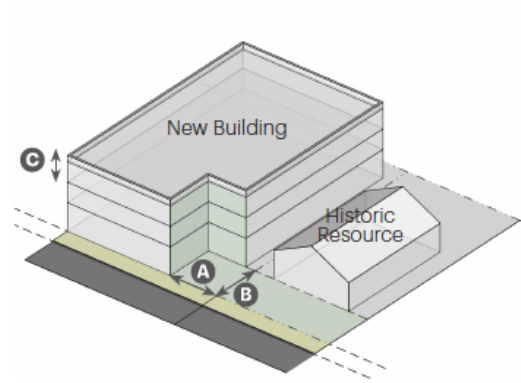
First Floor Ceiling Height **A**

Second Floor Ceiling Height **B**

20' maximum above adjacent historic resource, following setbacks and stepbacks as required by the zone standards. **C**

New building must be in compliance with all standards of the zone.

2. All New Buildings Immediately Adjacent to a House-Form Historic Resource



A forecourt is required on the side immediately adjacent to the historic resource.

Width 20' min. **A**

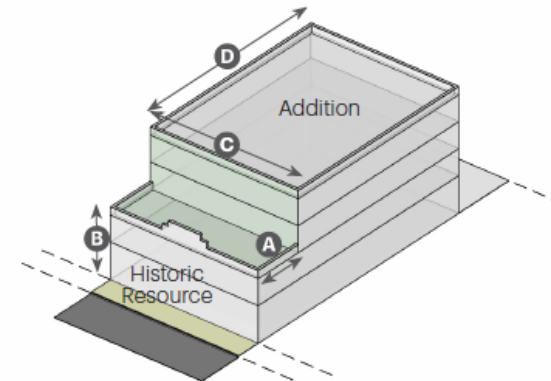
Depth min. to match adjacent front setback **B**

10' maximum above adjacent historic resource, following setbacks and stepbacks as required by the zone standards. **C**

New building must be in compliance with all standards of the zone.

Table 3.2.070.B Historic Resource Additions

3. Additions to Existing Block-Form Historic Resource



Intensification of a historic resource.

Stepback from Historic Facade(s) as determined by City's Architectural Historian and Design Review. **A**

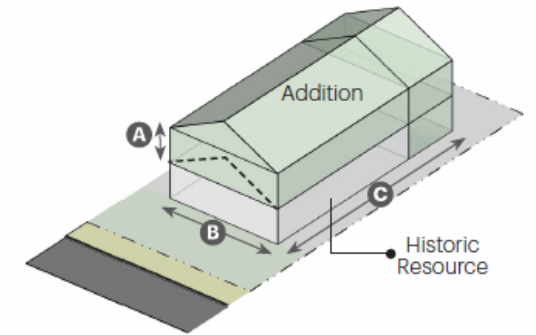
In T4N zones: 10' max.¹

In all other zones: 20' max.¹ **B**

Width **C** and Depth **D** of addition.¹

¹ New building must be in compliance with all standards of the zone, and Secretary of the Interior's Standards for Rehabilitation (SISR) #9.

4. Additions to Existing House-Form Historic Resource



Intensification of a historic resource.

Maximum 10' **A**

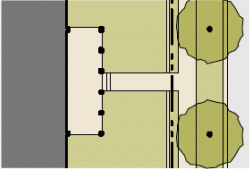
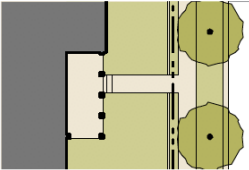

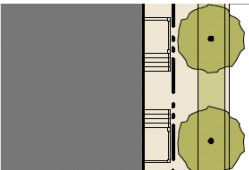
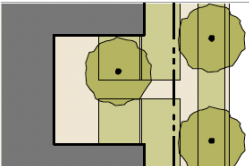
Width **B** and Depth **C** of addition.¹

¹ New building must be in compliance with all standards of the zone, and Secretary of the Interior's Standards for Rehabilitation (SISR) #9.

Frontage Standards

Refer Article 3
Division 3.3

Table 3.3.020.B Frontage Types Overview

Frontage Type	Downtown Zones								
	<table> <tr><td>T4N</td><td>T4N-O</td></tr> <tr><td>T4MS</td><td>T4MS-O</td></tr> <tr><td>T5N</td><td>T5N-O</td></tr> <tr><td>T5MS</td><td></td></tr> </table>	T4N	T4N-O	T4MS	T4MS-O	T5N	T5N-O	T5MS	
T4N	T4N-O								
T4MS	T4MS-O								
T5N	T5N-O								
T5MS									
	<table> <tr><td>T4N</td><td>T4N-O</td></tr> <tr><td>T4MS</td><td>T4MS-O</td></tr> <tr><td>T5N</td><td>T5N-O</td></tr> <tr><td>T5MS</td><td></td></tr> </table>	T4N	T4N-O	T4MS	T4MS-O	T5N	T5N-O	T5MS	
T4N	T4N-O								
T4MS	T4MS-O								
T5N	T5N-O								
T5MS									
	<table> <tr><td>T4N</td><td>T4N-O</td></tr> <tr><td>T4MS</td><td>T4MS-O</td></tr> <tr><td>T5N</td><td>T5N-O</td></tr> <tr><td>T5MS</td><td></td></tr> </table>	T4N	T4N-O	T4MS	T4MS-O	T5N	T5N-O	T5MS	
T4N	T4N-O								
T4MS	T4MS-O								
T5N	T5N-O								
T5MS									
	<table> <tr><td>T4N</td><td>T4N-O</td></tr> <tr><td>T4MS</td><td>T4MS-O</td></tr> <tr><td>T5N</td><td>T5N-O</td></tr> <tr><td>T5MS</td><td></td></tr> </table>	T4N	T4N-O	T4MS	T4MS-O	T5N	T5N-O	T5MS	
T4N	T4N-O								
T4MS	T4MS-O								
T5N	T5N-O								
T5MS									
	<table> <tr><td>T4N</td><td>T4N-O</td></tr> <tr><td>T4MS</td><td>T4MS-O</td></tr> <tr><td>T5N</td><td>T5N-O</td></tr> <tr><td>T5MS</td><td></td></tr> </table>	T4N	T4N-O	T4MS	T4MS-O	T5N	T5N-O	T5MS	
T4N	T4N-O								
T4MS	T4MS-O								
T5N	T5N-O								
T5MS									

Key T# Allowed T# Allowed in Open Sub-Zone T# Not Allowed

3.3.050 Dooryard



Example of a residential Dooryard.



Key
--- ROW/ Lot Line
----- Setback Line

A. Description

The main facade of the building is set back from the front lot line, which is defined by a low wall, hedge, or other allowed screening, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

B. Size

Depth, Clear	6' min.	A
Length	10' min.	B
Distance between Glazing	4' max.	C
Depth of Recessed Entries	12' max.	D
Pedestrian Access	3' wide min.	E
Finish Level above Sidewalk	0" min.	F
Height of Dooryard Fence/ Wall above Finish Level	36" max.	G

C. Miscellaneous

Each Dooryard shall provide access to only one ground floor entry.

For live/ work, retail, service, and restaurant uses, the Shopfront Frontage Type is to also be applied.

T4N	T4N-O	T4MS	T4MS-O	T5N	T5N-O
T5MS					

General Note: Photos on this page are illustrative, not regulatory.

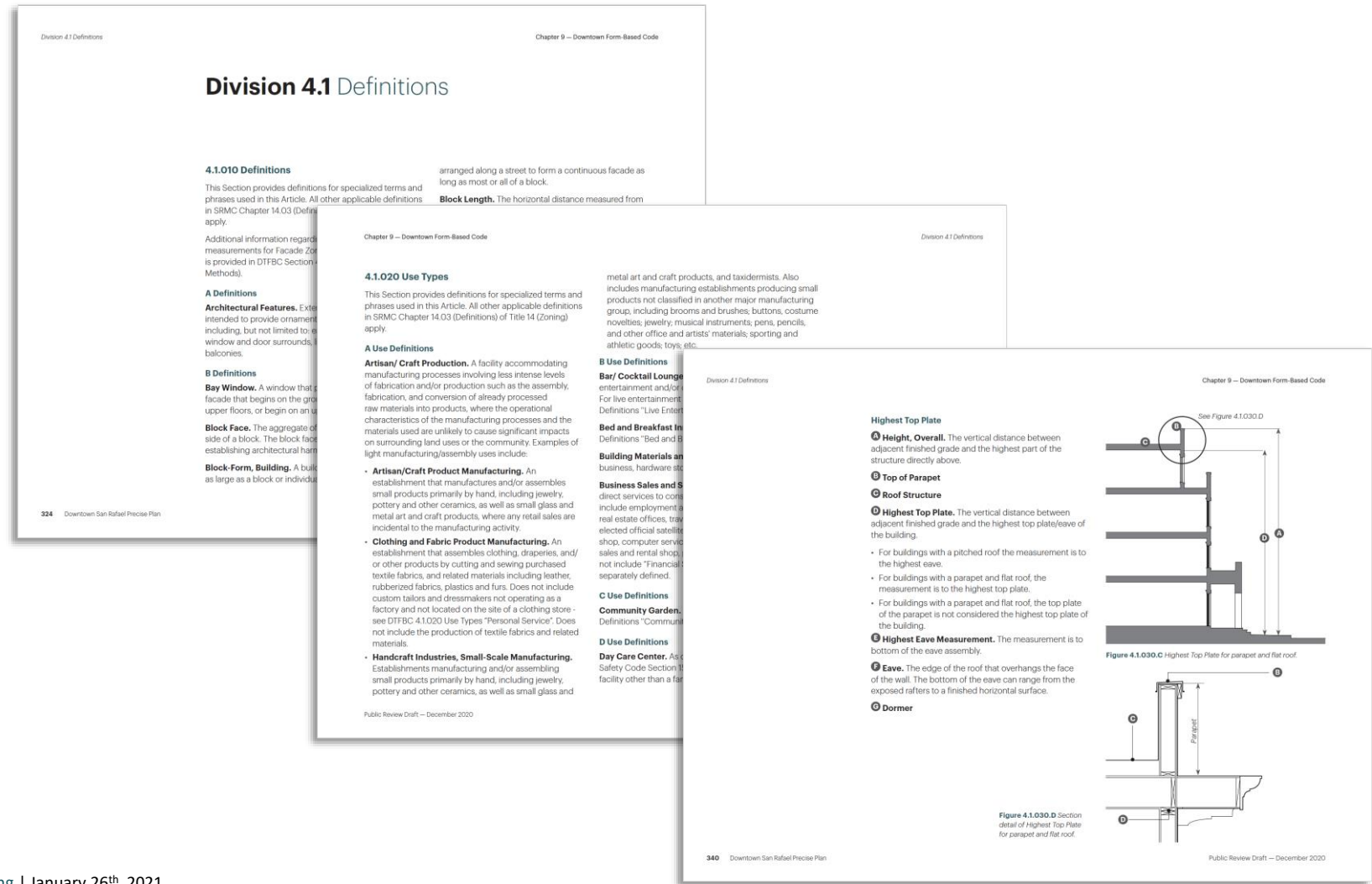
Key T# Allowed T# Allowed in Open Sub-Zone T# Not Allowed

Definitions + Measurements

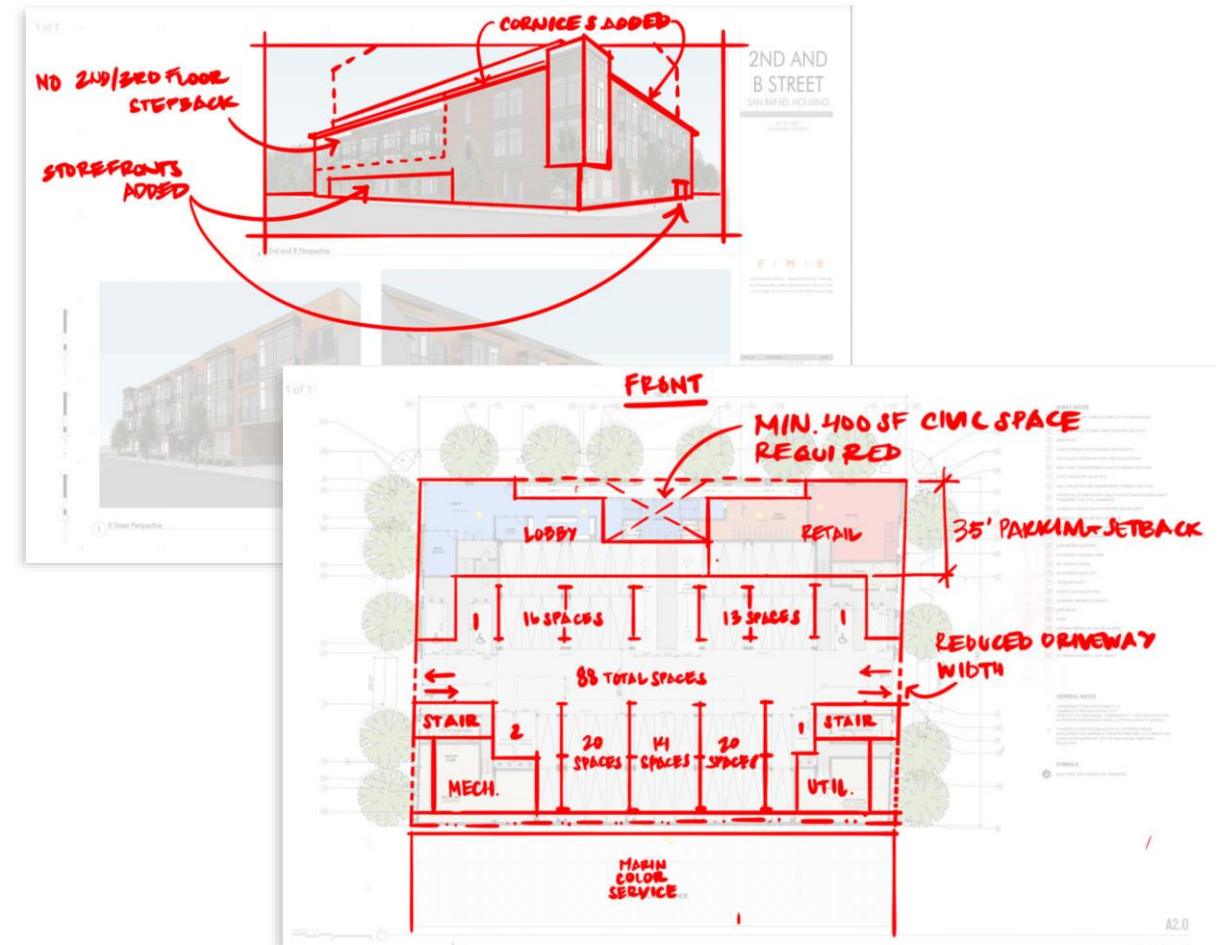
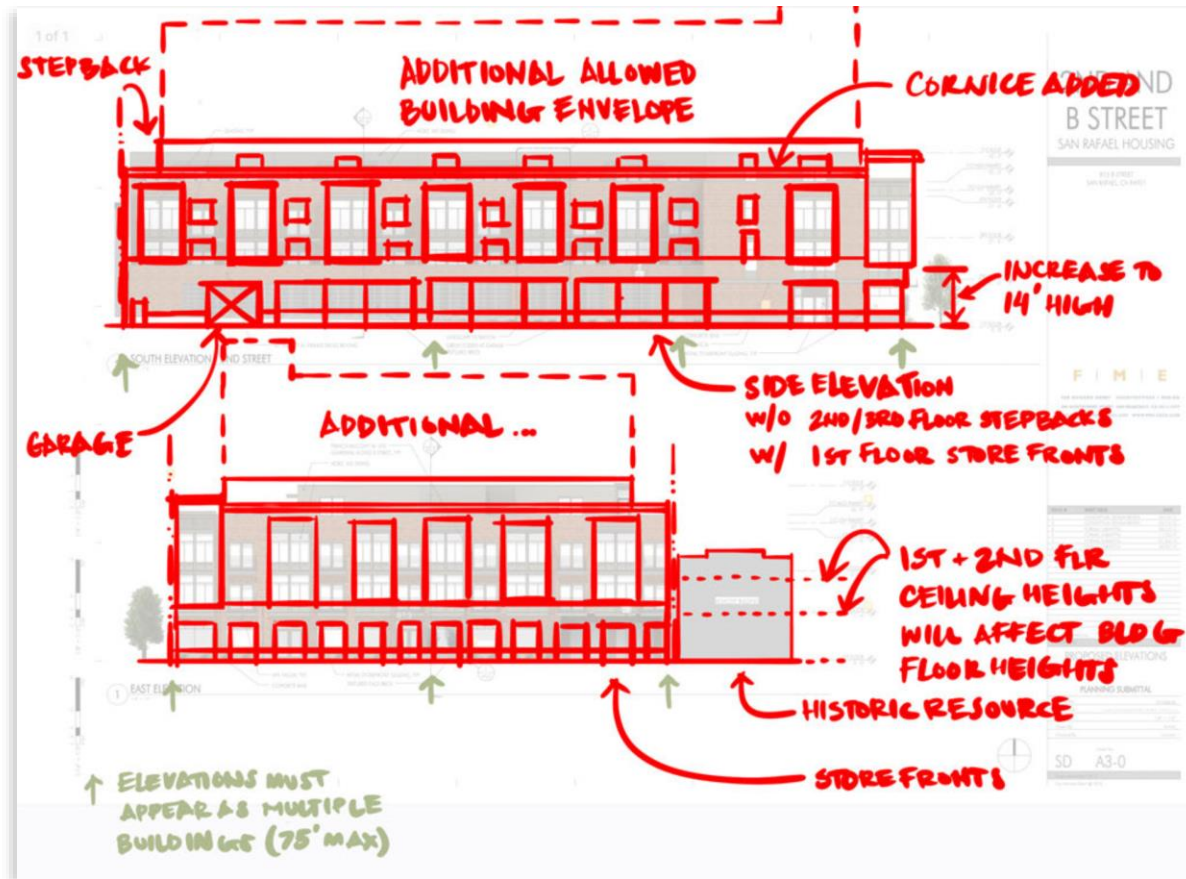
Refer Article 4
Division 4.1

Additional Information:

- **Definitions + Use Types** for specialized terms and phrases
- **Measurement Methods** for standards such as site “fronts” and “sides”, buildable area, façade zones and heights



Code Testing + Refinements



Discussion

