

## Northgate Town Square Planned Development District

### Proposed Zoning Text

#### 1. Purpose of the Northgate Town Square Planned Development District

The purpose of the Northgate Town Square Planned Development (PD) District is to allow for the redevelopment of the Northgate Mall to create a pedestrian-oriented, open-air main street experience with interconnectivity to surrounding commercial and residential uses. Specifically, the Northgate Town Square PD District is intended to accomplish the following:

- A. Promote contemporary and innovative design on the site by allowing flexibility in property development standards;
- B. Encourage the establishment of new residential uses and related community amenities and open space;
- C. Encourage a holistic approach to redevelopment of the site by providing development standards that apply across the site, reducing the rigidity and conflicts that would otherwise result from applying development standards and procedures designed primarily for small lots; and
- D. Accommodate large-scale, complex, mixed-use, phased redevelopment of the site.

#### 2. Allowable Land Uses

##### Uses Permitted by Right:

- A. All existing legal uses within the Northgate Town Square PD District
- B. Shopping Center
- C. Theater
- D. Fast Food Restaurant
- E. Food Service Establishment, High Volume
- F. Fitness/Recreation Facility
- G. Multifamily Residential
- H. All other uses that are permitted by right within the General Commercial (GC) District, as provided in the San Rafael Zoning Ordinance.

##### Additional Allowable Uses:

All other uses that may be approved within the GC District, as provided in the San Rafael Zoning Ordinance, may be approved by obtaining the permit specified for such use in the GC District regulations.

### 3. Development Standards

- A. Minimum Lot Area: A minimum lot area of six thousand (6,000) sq. feet shall be required.
- B. Maximum Residential Intensity: A maximum residential intensity of one (1) residential dwelling unit per one thousand (1,000) sq. feet of total site area shall be permitted. Residential intensity limits apply across the total site area within the Northgate Town Square PD District, not by parcel.
- C. Floor Area Ratio (Maximum Nonresidential Intensity): A floor area ratio (FAR) of .30 shall be permitted for the non-residential component of the development. This FAR limit applies across the total site area within the Northgate Town Square PD District, not by parcel. FAR is calculated as total building square footage (gross floor area) divided by the total site area excluding public streets. Total building square footage excludes parking areas or garages (covered and uncovered), residential components of a mixed-use project, hotels, and non-leasable covered atriums. Total site area does not exclude any portions of the site that may be developed, in whole or in part, with residential uses.
- D. Minimum Lot Width: A minimum lot width of sixty (60) feet shall be required.
- E. Minimum Yards: No minimum yards are required, except that, where the frontage of a parcel is located directly across from the R7.5 district, the front yard setback shall be fifteen (15) feet.
- F. Maximum Height of Structure: Building heights shall be consistent with height standards contained in the San Rafael General Plan, subject to any application of the State Density Bonus Law.
- G. Minimum Landscaping
  - i. A minimum of fifteen (15%) percent of the total site area within the Northgate Town Square PD District shall be landscaped.
  - ii. A minimum of ten (10) feet of the front setback shall be landscaped. Landscaped portions of the public right-of-way may be included, subject to approval by the hearing body.
- H. Parking
  - i. Parking requirements shall be as specified in the San Rafael Zoning Ordinance, except that all such requirements may be satisfied anywhere across the total site area within the Northgate Town Square PD District.
  - ii. Consistent with the provisions of Section 14.18.080 of the San Rafael Zoning Ordinance, the Zoning Administrator may grant reductions in the

total parking required based on a shared parking demand study prepared by a qualified transportation engineer or other qualified parking professional.

- I. Access: Residential units shall have a separate and secured entrance and exit.
- J. Lighting: To ensure that residential uses in commercial areas are not adversely affected by adjacent uses, a minimum of one foot-candle at ground level shall be provided in all exterior doorways and vehicle parking areas.
- K. Fences and Walls
  - i. Non-Residential Uses. An administrative environmental and design review permit shall be required for all non-residential fences over seven (7) feet in height to ensure the fence conforms to the design and development standards of the Northgate Town Square PD District and is compatible with the immediate surrounding properties in the neighborhood. Where a parcel is developed with, abutting, or surrounded by, a residential use, fence heights shall be the same as required for residential uses below, unless an alternate fence height can be justified through the administrative design review process.
  - ii. Residential Uses. The following height limitations shall apply to the height of all residential fences and walls, and to non-residential uses, to the extent described above:
    - a. Permitted in Front and Street Side Yard Areas. The following may be located within the front and street side yard:
      - 1. Fences and retaining walls not exceeding five (5) feet in height, may be located within the front or street side yard setback, provided that the fence or wall shall not conflict with the sight distance requirements of San Rafael Zoning Ordinance Section 14.16.295.
      - 2. Minor decorative entryway treatments no taller than eight and one-half (8.5) feet in height, such as a trellis arch or a lattice arch, are permitted within the front or street side yard, provided that there is no vehicular view obstruction (i.e., adequate sight distance shall be provided and maintained, pursuant to the provisions of San Rafael Zoning Ordinance Section 14.16.295).
    - b. Permitted in Rear Yard and Interior Side Yard Areas. The following may be located within the rear yard and interior side yard:
      - 1. Fences not exceeding seven (7) feet in height may be located within the rear yard or interior side yard.

2. Retaining walls not exceeding a height of four (4) feet in height may be located within the rear yard and interior side yard.
- c. Permitted with Required Planning Permits. The following may be permitted for all residential fences with prior approval of design review (pursuant to San Rafael Zoning Ordinance Section 14.25.040.C) and/or exception (pursuant to San Rafael Zoning Ordinance Chapter 14.24) as noted:
1. Fences exceeding seven (7) feet in height up to nine (9) feet in height may be located in the interior side or rear yard where topography or difference in grade between adjoining sites warrants such increase, subject to administrative design review and exception.
  2. Fences in the front yard or street side yard may be increased by a maximum of two (2) feet to prevent access to natural or physical hazardous conditions either on the lot or on an adjacent lot, subject to administrative design review and exception.
  3. An exception to the residential fence and walls height standards may be allowed as noted above, subject to the provisions of San Rafael Zoning Ordinance Chapter 14.24, Exceptions. Exceptions for height should include a landscape setback buffer between the fence or wall and the public right of way, in order to mitigate the impact of a taller fence or wall along the streetscape. A minimum setback buffer of six (6) inches should be provided for each one (1) foot of increased height.
  4. A building permit may be required for fences over seven (7) feet in height and retaining walls over four (4) feet or walls that support the adjacent hillside or property improvements, as determined by the building code.