

TRANSIT ZONING CODE

2 JULY 2019



TABLE OF CONTENTS AND CODE ORGANIZATION

This Code is organized as identified below:

TABLE A: CONTENTS AND ORGANIZATION

Division 1. General Provisions			Division 2. Regulating Plan and Zones Established			Division 3. Urban Standards by Zones			Division 4. Architectural Standards		
Sec.	Title	Pg	Sec.	Title	Pg	Sec.	Title	Pg	Sec.	Title	Pg
41-2000	Purpose and intent	1:3	41-2006	Zones Established	2:1		Building and Parking Placement, Building Height and Profile, Encroachments, and Parking Summary	3:1		Building Types, General Provisions	4:1
41-2001	Application of Article	1:3		Figure 2.1: Regulating Plan	2:1				Table BT-1: Permitted Building Types	4:1	
41-2001.5	Organization	1:3							4.1.015 General Requirements for All Types	4:3	
41-2003	Nonconforming building and uses	1:3	41-2007	Uses Permitted	2:3	41-2010	Transit Village (TV) Zone	3:3		Figure BT-B: Permitted Height by Story Type	4:3
41-2003	Affordable Housing Development Incentives	1:4	41-2008	Operational Standards	2:3	41-2011	Downtown (DT) Zone	3:4		Figure BT-C: Determining Permitted Building Size	4:4
41-2004	The Industrial overlay Zone (I-OZ)	1:4	Table 2A: Use Standards	2:3		41-2012	Urban Center (UC) Zone	3:5		Table BT-4: Open Space Area	4:4
41-2005	Application for Discretionary Approval	1:5				41-2013	Corridor (CDR) Zone	3:6		41-2021 Tower-on-Podium	4:5
Table 1A: Permitting Process		1:6				41-2014	Urban Neighborhood 2 (UN 2) Zone	3:7		41-2022 Flex Block	4:7
Table 1B: Review Authority and Permit Types		1:6				41-2015	Urban Neighborhood 1 (UN 1) Zone	3:8		Lined Block	4:9
										Stacked Dwellings	4:11
										41-2025 Hybrid Court	4:13
										Courtyard Housing	4:15
										41-2027 Live/Work	4:17
										Rowhouse	4:19
										Tuck-Under Housing	4:21
										Bungalow Court	4:23
										41-2031 Duplex, Triplex, and Quadplex	4:25
										41-2032 House	4:27
										Frontage Types	4:29
										Table FT-1: Frontage Types Permitted by Zone	4:29
										Arcade Frontage	4:31
										41-2035 Gallery Frontage	4:31
										Shopfront Frontage	4:31
										41-2037 Forecourt	4:33
										Stoop	4:33
										Frontyard/Porch	4:33

TABLE A: CONTENTS AND ORGANIZATION

Division 4.
Architectural Standards, cont'd

Sec.	Title	Pg
41-2040	Architectural Standards: Style, Massing, Proportions, and Materials	4:35
Table AS-1	Permitted Architectural Styles by Building Type	4:35

Architectural Style Guidelines

Sec.	Title	Pg
	Architectural Style Guidelines	4:35
	• Main Street Commercial	4:37
	• Mission Revival	4:39
	• Art Deco	4:41
	• Folk Victorian	4:43
	• Craftsman	4:45
	• California Contemporary	4:47

Division 5.
On-Premise Signs

Sec.	Title	Pg
41-2050	Purpose and Intent	5:1
41-2051	Application of Division	5:1
41-2052	General Provisions and definitions	5:1
41-2053	Sign Standards	5:1
Table 1:	Permitted Sign Types by Frontage	5:2
41-2054	Sign Design	5:3
41-2055	Sign Maintenance	5:3
41-2056	Major Development Identification Signs	5:3
41-2057	Preservation of Existing Historic Signs	5:3
41-2058	Building Identification Sign	5:3
41-2059	Building Directory Sign	5:4
41-2060	Service Entry Wall Sign	5:4
41-2061	Special Sale Sign	5:4
41-2062	Credit Card Signs	5:4
41-2063	Construction Signs	5:4
41-2064	Window Signs	5:4
Table 5C:	Allowed Sign Types: Illustrated	5:5
Table 2:	Permitted Sign Placement	5:5
Table 3:	Requirements by Sign Type	5:7

Street Network Concepts
Subdivision Guidelines

Sec.	Title	Pg
	Blocks and Streets	6:1
	• Purpose	
	• Guidelines	
Table 6A:	Block Guidelines	6:1
Table 6B:	Illustrative Sequence	6:2

Street Network Concepts

Sec.	Title	Pg
	Purpose	6:3
	• Street Alignment and Adjustments	
	• New Street Types	
Figure 7-1:	Street Network Plan	6:3
Table 7A:	Concepts for Specific Streets	6:5

Division 7
Definitions

Sec.	Title	Pg
41-2080	Defintions	7:1