



Community Development

Office of the Secretary to the Planning Commission

TO: Planning Commission **COPIES** (via email):
City Council, Jim Lewis, City Attorney,
City Hall Reception

FROM: Kelly Gleason *K. Gleason*
Planning Manager

SUBJECT: Additional Information Provided to Planning Commission after
Agenda Packet Distribution

DATE: May 6, 2024

Attached is additional information that is being provided after the Planning Commission Agenda Packets were distributed. This information pertains to:

Description: Updated checklists to fix minor inconsistencies between code language and checklist items.

Planning Commission
Meeting Date: May 7, 2024

Working together to **serve**, build **community** and enhance **quality of life**.

Applicants are advised to consult the Planning and Zoning Code https://library.gcode.us/lib/atascadero_ca/pub/municipal_code/item/title_9 and Planning Division staff prior to applying. This checklist is a summary but is not all inclusive of requirements.

CITY OF ATASCADERO
 Community Development Department, **Planning Division**
 6500 Palma Ave, Atascadero, CA 93422
 Tel: (805) 461-5035 ♦ Email: PermitCenter@atascadero.org
 Website: www.atascadero.org

Mixed-use Project Checklist

| Project Complies | Description | Section |
|--|---|-------------------------------------|
| 9-3.331 MIXED-USE RESIDENTIAL REQUIREMENTS | | |
| <input type="checkbox"/> | Maximum Density. Maximum 24 du/acre | 9-3.331; 9-3.347 |
| <input type="checkbox"/> | Fractional Density. <i>Check one</i> <input type="checkbox"/> Fractional Density Applied. The following may be used to calculate multi-unit development density allowed on a parcel: <ul style="list-style-type: none"> - Units up to 600 square feet = 0.50 units - Units of 601 square feet up to 1,000 square feet = 0.66 unit - Units over 1,000 square feet = 1 unit <input type="checkbox"/> Fractional Density Not Applied | 9-3.331(b) |
| 9-4.106 - 9-4.128, 9-3.347 SETBACKS, HEIGHT, PARKING, LANDSCAPING, AND FENCING | | |
| <input type="checkbox"/> | Maximum Height. <i>Check one</i> <input type="checkbox"/> CN, CP, CR, CS, DO Zoning Districts. 35 feet <input type="checkbox"/> DC Zoning District. 45 feet | 9-4.113; 9-3.347 |
| <input type="checkbox"/> | Street Setback for Residential Uses. <i>Check one</i> <input type="checkbox"/> DC or DO Zone. No minimum <input type="checkbox"/> All Other Zones. Minimum 15 feet | 9-4.106 |
| <input type="checkbox"/> | Landscaping. <i>Check all</i> <input type="checkbox"/> Street Trees. Planted 30 feet on center; set back minimum 12 feet from buildings in an unpaved planting area at least 6 feet by 6 feet <input type="checkbox"/> Parking Lot Landscaping. Shade trees at 35-foot intervals | 9-4.125(a)(3) 9-4.119(f) and (g) |
| <input type="checkbox"/> | Parking. Complies with required number of spaces, parking design, parking location | 9-4.115 to 9-4.119 |
| <input type="checkbox"/> | Mechanical Equipment. Minimum 5-foot setback from property line, not visible from public right-of-way, and screened | 9-3.331(d), 9-4.128 |
| <input type="checkbox"/> | Fencing. Fence height, materials, and screening | 9-4.128 |
| <input type="checkbox"/> | Storage Space. Minimum 130 cubic feet of enclosed storage per unit, not located within the unit. May be combined for units, such as long-term bicycle storage. | 9-3.331(e) |
| <input type="checkbox"/> | Downtown Maximum Average Unit Size. <i>Check one</i> <input type="checkbox"/> Maximum average unit size is 1,200 square feet or less (within a new mixed-use project in the Downtown districts (DO or DC). <input type="checkbox"/> Does not apply. | 9-3.331(g) |
| 9-3.331(h) OUTDOOR RECREATION OR GATHERING AREAS | | |
| <i>Only applies to projects with 5 or more units in Commercial zoning districts and 11 or more units in Downtown zoning districts.</i> | | |
| <input type="checkbox"/> | Open Space Size <input type="checkbox"/> Minimum 30 square feet per unit <input type="checkbox"/> Does not apply | 9-3.331(h)(1) |
| <input type="checkbox"/> | Open Space Type. <i>Check one</i> < 50 units <input type="checkbox"/> Private amenity <input type="checkbox"/> Common open space, minimum 750 square feet <input type="checkbox"/> Combination private/common | 9-3.331(h)(1) |

| Project Complies | Description | Section | | | | | | |
|---|---|--------------------------------|------------------------------------|--------------------------------------|----------------------------|------------------------|--------------------------------|--------------------------------|
| | 50+ units <input type="checkbox"/> Common open space, minimum 750 square feet <input type="checkbox"/> Combination private/common, no more than 50% is private | | | | | | | |
| <input type="checkbox"/> | Private Open Space Minimum Dimensions. <i>Check one</i> <input type="checkbox"/> Minimum 5 feet (width and depth) in any direction <input type="checkbox"/> <i>Does not apply</i> | 9-3.331(h)(2) | | | | | | |
| <input type="checkbox"/> | Common Open Space Minimum Dimensions. <i>Check one</i> <input type="checkbox"/> Minimum 10 feet (width and depth) and at least 750 square feet <input type="checkbox"/> <i>Does not apply</i> | 9-3.331(h)(3) | | | | | | |
| 9-4.129 SOLID WASTE, RECYCLING, AND ORGANICS COLLECTION AND DISPOSAL | | | | | | | | |
| <input type="checkbox"/> | Design. <i>Check all</i> <input type="checkbox"/> Matches architectural design and materials of primary structure <input type="checkbox"/> Trellis or roof cover <input type="checkbox"/> Solid steel door <input type="checkbox"/> Wheel stops or curbs | 9-4.129(b)(4) | | | | | | |
| 9-4.130 MULTIFAMILY AND MIXED-USE BUILDING DESIGN STANDARDS | | | | | | | | |
| 9-4.130(f)(2) Tier 1: Required Components | | Table 9-4.130-2 | | | | | | |
| <input type="checkbox"/> | Ground Floor Height. Minimum 10 feet | 9-4.130(f)(2)(i) | | | | | | |
| <input type="checkbox"/> | Transparencies. Nonresidential Ground-Floor Uses. - Minimum 30% of building façades facing primary streets. - Minimum 20% of building façades facing non-primary streets. Nonresidential Upper-Floor Uses and Residential Uses. Minimum 15% | 9-4.130(f)(2)(ii) | | | | | | |
| <input type="checkbox"/> | Windows. Minimum 2 inch inset | 9-4.130(f)(2)(iii) | | | | | | |
| <input type="checkbox"/> | Blank Walls. Maximum 20 feet in length | 9-4.130(f)(2)(iv) | | | | | | |
| <input type="checkbox"/> | Corner Treatments. <i>Check one</i> <input type="checkbox"/> Project located at intersection, provide the following within 25 feet of street intersection. <i>Check a minimum of two</i> <input type="checkbox"/> Ground Floor Entry. <input type="checkbox"/> Material Variation. (80% façade height, cannot be combined with color variation) <input type="checkbox"/> Color Variation. (80% façade height, cannot be combined with material variation) <input type="checkbox"/> Fenestration Variation. (80% façade height) <input type="checkbox"/> Tower Element. <input type="checkbox"/> Roof Style Variation. <input type="checkbox"/> <i>Does not apply.</i> | 9-4.130(f)(2)(v) | | | | | | |
| 9-4.130(f)(3) Tier 2: Wall Plane Variation | | | | | | | | |
| <input type="checkbox"/> All façades facing the public right-of-way include variation that cumulatively equals at least 25% of the total façade plane area that faces the public right-of-way. <i>(Only applies to buildings 25 feet in length or more.)</i> <input type="checkbox"/> <i>Does not apply.</i> | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%; text-align: center;">Buildings 25 feet or less (length)</th> <th style="width: 33%; text-align: center;">Between 25 feet and 50 feet (length)</th> <th style="width: 33%; text-align: center;">More than 50 feet (length)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">No requirement.</td> <td style="text-align: center;">Check a minimum of one.</td> <td style="text-align: center;">Check a minimum of two.</td> </tr> </tbody> </table> | | | Buildings 25 feet or less (length) | Between 25 feet and 50 feet (length) | More than 50 feet (length) | No requirement. | Check a minimum of one. | Check a minimum of two. |
| Buildings 25 feet or less (length) | Between 25 feet and 50 feet (length) | More than 50 feet (length) | | | | | | |
| No requirement. | Check a minimum of one. | Check a minimum of two. | | | | | | |
| <input type="checkbox"/> | Plaza or Forecourt. Minimum 12 feet (depth) by minimum 20% of the primary street-facing building façade (length) | 9-4.130(f)(3)(i)(a) | | | | | | |
| <input type="checkbox"/> | Upper Story Stepback. Minimum 8 feet (depth) by minimum 15% of the primary street-facing building façade (length) | 9-4.130(f)(3)(i)(b) | | | | | | |
| <input type="checkbox"/> | Balconies. Projected or recessed balconies - <i>See Section 9-4.130[g][2] for balcony requirements</i> | 9-4.130(f)(3)(i)(c) | | | | | | |

| Project Complies | Description | Section | | | | | | |
|---|--|--|------------------------------------|--------------------------------------|----------------------------|----------------------------------|---|--|
| <input type="checkbox"/> | General Massing Break. Minimum 1 foot (depth) by 3 feet (length) by 8 feet (height) | 9-4.130(f)(3)(i)(d) | | | | | | |
| <input type="checkbox"/> | Full Brick Façade. Minimum 90% of total nontransparent façade. <i>See also Subsection 9-4.130[i][1][ii] for returning materials at corners.</i> | 9-4.130(f)(3)(i)(e) | | | | | | |
| 4.130(f)(3)(ii) and (iii) Tier 2: Wall Plane Variation Additional Regulations | | | | | | | | |
| <input type="checkbox"/> | Vertical Elements on Horizontal Buildings. Check one. <input type="checkbox"/> At least 1 (of the required Tier 2 design strategy options) shall be a vertical element - <i>Only applies to buildings more than 50 feet (length)</i> <input type="checkbox"/> Does not apply | 9-4.130(f)(3)(ii) | | | | | | |
| <input type="checkbox"/> | Wall Plane Variation Projections Allowance. Check one. <input type="checkbox"/> No more than 50% of total wall plane variation (measured in square feet) may project 2 feet into the front setback <input type="checkbox"/> Projection Allowance Not Applied | 9-4.130(f)(3)(iii) | | | | | | |
| 9-4.130(f)(4) Tier 3: Fenestration and Materials | | | | | | | | |
| <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:33%;">Buildings 25 feet or less (length)</th> <th style="width:33%;">Between 25 feet and 50 feet (length)</th> <th style="width:33%;">More than 50 feet (length)</th> </tr> </thead> <tbody> <tr> <td style="text-align:center;">Check a minimum of three.</td> <td style="text-align:center;">Check a minimum of three.</td> <td style="text-align:center;">Check a minimum of three.</td> </tr> </tbody> </table> | | | Buildings 25 feet or less (length) | Between 25 feet and 50 feet (length) | More than 50 feet (length) | Check a minimum of three. | Check a minimum of three. | Check a minimum of three. |
| Buildings 25 feet or less (length) | Between 25 feet and 50 feet (length) | More than 50 feet (length) | | | | | | |
| Check a minimum of three. | Check a minimum of three. | Check a minimum of three. | | | | | | |
| <input type="checkbox"/> | Awnings. Minimum 3 foot depth, covering at least 75% of windows and doors on the ground floor on street-facing facades - <i>See Section 9-4.130[g][1] for awning requirements</i> | 9-4.130(f)(4)(i) | | | | | | |
| <input type="checkbox"/> | Transparency. Exceed minimum transparency requirements by 5 additional percentage points on street and common open space facing facades - <i>See Section 9-4.130[f][2][ii] for transparency standards</i> | 9-4.130(f)(4)(ii) | | | | | | |
| <input type="checkbox"/> | Window Trim. Minimum 3½ inches (width) and ¾ inch (depth) on street and common open space facing facades | 9-4.130(f)(4)(iii) | | | | | | |
| <input type="checkbox"/> | Window Frame Material. Window frame material (all windows) that is not white vinyl | 9-4.130(f)(4)(iv) | | | | | | |
| <input type="checkbox"/> | Lintels. Applied over at least 50% of all window and door openings on street and common open space facing facades | 9-4.130(f)(4)(v) | | | | | | |
| <input type="checkbox"/> | Windowsills. Minimum 2 inch projection beyond the building façade, applied to at least 50% of all window openings on street and common open space facing facades | 9-4.130(f)(4)(vi) | | | | | | |
| <input type="checkbox"/> | Decorative Trim. Molding, cornice, corbeled end beams, and/or rafter tails between stories (not at roof level) - <i>See Figure 4-e: Decorative Trim</i> | 9-4.130(f)(4)(vii) | | | | | | |
| <input type="checkbox"/> | Secondary Cladding Material. Minimum 25% of any street-facing façade area (excluding windows and doors), or the first story of the street-facing façade | 9-4.130(f)(4)(viii) | | | | | | |
| 9-4.130(f)(5) Tier 4: Roofs | | | | | | | | |
| <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:33%;">Buildings 25 feet or less (length)</th> <th style="width:33%;">Between 25 feet and 50 feet (length)</th> <th style="width:33%;">More than 50 feet (length)</th> </tr> </thead> <tbody> <tr> <td style="text-align:center;">Check a minimum of one.</td> <td style="text-align:center;">Check a minimum of two in Commercial zones, one in DO or DC zones.</td> <td style="text-align:center;">Check a minimum of two in Commercial zones, one in DO or DC zone.</td> </tr> </tbody> </table> | | | Buildings 25 feet or less (length) | Between 25 feet and 50 feet (length) | More than 50 feet (length) | Check a minimum of one. | Check a minimum of two in Commercial zones, one in DO or DC zones. | Check a minimum of two in Commercial zones, one in DO or DC zone. |
| Buildings 25 feet or less (length) | Between 25 feet and 50 feet (length) | More than 50 feet (length) | | | | | | |
| Check a minimum of one. | Check a minimum of two in Commercial zones, one in DO or DC zones. | Check a minimum of two in Commercial zones, one in DO or DC zone. | | | | | | |
| <input type="checkbox"/> | Eaves and Rakes. Minimum 18-inch projection on all roof sections. | 9-4.130(f)(5)(i) | | | | | | |
| <input type="checkbox"/> | Corbeled End Beams/Rafter Tails. Minimum 16-inch projection, spaced minimum 2 feet (maximum 3 feet) apart, for the length of each roof eave | 9-4.130(f)(5)(ii) | | | | | | |
| <input type="checkbox"/> | Cornice. Minimum 1-inch (maximum 8-inch) projection, extending the length of the building (except vertical features), or soldier row on an all-brick building. | 9-4.130(f)(5)(iii) | | | | | | |
| <input type="checkbox"/> | Roof Profile Variation. Check one. <input type="checkbox"/> Height. Variation in height of the same roof type by minimum 18 inches <input type="checkbox"/> Pitch. Variation in pitch of the same roof type by minimum 25% <input type="checkbox"/> Gables. Minimum 40% of façade length. | 9-4.130(f)(5)(iv) | | | | | | |

| Project Complies | Description | Section |
|---|--|-------------------|
| <input type="checkbox"/> | Multiple Roof Types. Secondary roof type for minimum 25% of total roof line. See Section 9.4-130[g][3] for roof standards. May also be used to comply with Section 9-4.130[f][2][v][f] requirement if applied at a street intersection corner. | 9-4.130(f)(5)(v) |
| <input type="checkbox"/> | Dormers. Minimum 50% of upper floor windows and no less than 2 windows | 9-4.130(f)(5)(vi) |
| 9-4.130(h)(1) Allowable Entryway Types by Building Type | | |
| <input type="checkbox"/> | Mixed-use. <u>Check one.</u> <input type="checkbox"/> Shopfront See Section 9.4-130[h][3][i] for shopfront standards. <input type="checkbox"/> Arcade See Section 9.4-130[h][3][ii] for arcade standards. | 9-3.262(h)(1) |
| 9-4.130(i)(4) Color Variety | | |
| <input type="checkbox"/> | Building Exterior. Minimum 2 (maximum 4) colors on building wall exterior. See Section 9.4-130[i] for allowed/prohibited building materials and colors. | 9-3.262(i)(4) |
| ADDITIONAL STANDARDS IF ADJACENT TO SINGLE FAMILY ZONING DISTRICT Where the side or rear property line abuts a property in the RR, RS, RSF, or LSF zoning districts. | | |
| 9-4.130(j) Transition to Abutting Rural and Single Family Uses | | |
| <input type="checkbox"/> | Landscape Buffer. Minimum 5-foot landscape buffer (clear of any wall footings) | 9-4.130(j)(4) |
| <input type="checkbox"/> | Screening Wall. Minimum 6 feet (height) of solid wall or fence | 9-4.130(j)(5) |
| <input type="checkbox"/> | Balcony Orientation. <u>Check one</u> <input type="checkbox"/> Balconies oriented away from abutting single-family <input type="checkbox"/> Does not apply | 9-4.130(j)(3) |
| 9-4.130(j) Transition to Abutting Rural and Single Family Uses Only applies to mixed-use and multifamily projects of 5 units or more. <input type="checkbox"/> Does not apply | | |
| <input type="checkbox"/> | 10-Foot Setback. From abutting single family zoning district | 9-4-130(j)(1) |
| <input type="checkbox"/> | Additional Setback. <u>Check one</u> <input type="checkbox"/> Upper Story Stepback. 6 feet minimum - See Figure 4-l: Upper Story Stepback <input type="checkbox"/> Building Setback. Additional 5 feet minimum - See Figure 4-m: Building Setback | 9-4-130(j)(2) |

Applicants are advised to consult the Planning and Zoning Code https://library.gcode.us/lib/atascadero_ca/pub/municipal_code/item/title_9 and Planning Division staff prior to applying. This checklist is a summary but is not all inclusive of requirements.

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Multifamily Project Checklist

| Project Complies | Description | Section |
|--|---|-------------------------------------|
| 9-3.245 DENSITY – RMF ZONE | | |
| <input type="checkbox"/> | Minimum and Maximum Density. <i>Check one</i> <input type="checkbox"/> RMF-10. Minimum 2 du/acre; maximum 10 du/acre <input type="checkbox"/> RMF-20. Minimum 20 du/acre; maximum 24 du/acre | 9-3.252 |
| <input type="checkbox"/> | Fractional Density. <i>Check one</i> <input type="checkbox"/> Fractional Density Applied. The following may be used to calculate multi-unit development density allowed on a parcel: <ul style="list-style-type: none"> - Units up to 600 square feet = 0.50 units - Units of 601 square feet up to 1,000 square feet = 0.66 unit - Units over 1,000 square feet = 1 unit <input type="checkbox"/> Fractional Density Not Applied | 9-3.252 |
| 9-4.106 - 9-4.128 SETBACKS, HEIGHT, PARKING, LANDSCAPING, AND FENCING | | |
| <input type="checkbox"/> | Maximum Height. 35 feet | 9-4.113 |
| <input type="checkbox"/> | Street Setback. Minimum 15 feet | 9-4.106 |
| <input type="checkbox"/> | Side Setback. Minimum 5 feet | 9-4.107 |
| <input type="checkbox"/> | Rear Setback. Minimum 10 feet | 9-4.108 |
| <input type="checkbox"/> | Interior Setbacks (Building Separation). Minimum 6 feet between buildings | 9-4.109 |
| <input type="checkbox"/> | Parking. <i>Check all</i> <input type="checkbox"/> General. Complies with required number of spaces, parking design, parking location <input type="checkbox"/> Garages. Garage width maximum 14 feet wide and 5 ft setback from façade (or no attached garages provided) <input type="checkbox"/> Parking for Guest and Other Required Spaces. Located in a shared parking area | 9-4.115 to 9-4.119 |
| <input type="checkbox"/> | Landscaping. <i>Check all</i> <input type="checkbox"/> Street Trees. Planted 30 feet on center; set back minimum 12 feet from buildings in an unpaved planting area at least 6 feet by 6 feet <input type="checkbox"/> Parking Lot Landscaping. Shade trees at 35-foot intervals | 9-4.125(a)(3) 9-4.119(f) and (g) |
| <input type="checkbox"/> | Fencing. Fence height, materials, and mechanical equipment screening | 9-4.128 |
| 9-3.262 PROPERTY DEVELOPMENT STANDARDS – RMF | | |
| <input type="checkbox"/> | Storage Space. Minimum 130 cubic feet of enclosed storage per unit, which must be accessed from outside the unit. May be combined for units, such as long-term bicycle storage. | 9-3.262(b) |
| <input type="checkbox"/> | Laundry Facilities. <i>Check one</i> <input type="checkbox"/> Laundry hookups within each individual dwelling unit <input type="checkbox"/> Shared laundry facility | 9-3.262(f) |
| <input type="checkbox"/> | Pedestrian Connections. All residential units are connected to pedestrian pathways or linked to off-site pedestrian connections | 9-3.262(g) |
| 9-3.262(c) OUTDOOR RECREATION OR GATHERING AREAS | | |
| <input type="checkbox"/> | Size. Minimum 200 square feet per unit | 9-3.262(c)(1) |
| <input type="checkbox"/> | Type. <i>Check one</i> 2-3 units | 9-3.262(c)(1) |

| Project Complies | Description | Section | | | | | | |
|--|--|-------------------------------|-----------|-----------|-------------------------------|-------------------------------|-------------------------------|--------------------|
| | <input type="checkbox"/> Private amenity <input type="checkbox"/> Common open space, minimum 400 square feet <input type="checkbox"/> Combination private/common 4-9 units <input type="checkbox"/> Common open space, 50% or more is minimum 800 square feet <input type="checkbox"/> Combination, no more than 50% is private 10+ units <input type="checkbox"/> Common open space, 50% or more is minimum 1,000 square feet <input type="checkbox"/> Combination, no more than 50% is private | | | | | | | |
| <input type="checkbox"/> | Private Open Space Minimum Dimensions. <i>Check one</i> <input type="checkbox"/> Minimum 6 feet (width and depth) in any direction <input type="checkbox"/> <i>Does not apply</i> | 9-3.262(c)(2)(i) | | | | | | |
| <input type="checkbox"/> | Common Open Space Minimum Dimensions. <i>Check one</i> <input type="checkbox"/> Minimum 10 feet (width and depth) in any direction <input type="checkbox"/> <i>Does not apply</i> | 9-3.262(c)(3)(i) | | | | | | |
| <input type="checkbox"/> | Not located in drainage basins with 2 feet (depth) or greater and/or areas not accessible to the units being served | 9-3.262(c)(3)(iii) | | | | | | |
| 9-3.262(c)(4) Common Open Space – Required Amenities | | | | | | | | |
| <input type="checkbox"/> | Tier 1 Amenities. <i>Check a minimum of one</i> <input type="checkbox"/> Courtyard Entry - <i>Only applies to projects of 3 units or more</i> <input type="checkbox"/> Shade over 50% of common open space, including one canopy tree <input type="checkbox"/> Public or interactive art <input type="checkbox"/> On-site tree preservation | 9-3.262(c)(4)(i) | | | | | | |
| <input type="checkbox"/> | Tier 2 Amenities. <table border="1" data-bbox="251 1123 1274 1197"> <thead> <tr> <th>2-3 units</th> <th>4-9 units</th> <th>10+ units</th> </tr> </thead> <tbody> <tr> <td><i>Check a minimum of one</i></td> <td><i>Check a minimum of two</i></td> <td><i>Check a minimum of two</i></td> </tr> </tbody> </table> <input type="checkbox"/> Fixed or movable seating/outdoor dining area <input type="checkbox"/> Enclosed, off-leash dog run/relief/wash area <input type="checkbox"/> Children’s play area <input type="checkbox"/> Sports court or other outdoor activity stations <input type="checkbox"/> Pool or spa <input type="checkbox"/> Outdoor kitchen <input type="checkbox"/> Fire pit with permanent natural gas line <input type="checkbox"/> Patio (minimum area 150 square feet and dimension of 10 feet in any direction) <input type="checkbox"/> Preservation of 25% of existing mature tree canopy <input type="checkbox"/> Parking court - <i>Only applies to projects of 4 units or less</i> | 2-3 units | 4-9 units | 10+ units | <i>Check a minimum of one</i> | <i>Check a minimum of two</i> | <i>Check a minimum of two</i> | 9-3.262(c)(4)(ii) |
| 2-3 units | 4-9 units | 10+ units | | | | | | |
| <i>Check a minimum of one</i> | <i>Check a minimum of two</i> | <i>Check a minimum of two</i> | | | | | | |
| <input type="checkbox"/> | Tier 3 Amenities. <table border="1" data-bbox="251 1585 1274 1659"> <thead> <tr> <th>2-3 units</th> <th>4-9 units</th> <th>10+ units</th> </tr> </thead> <tbody> <tr> <td><i>Check a minimum of one</i></td> <td><i>Check a minimum of one</i></td> <td><i>Check a minimum of two</i></td> </tr> </tbody> </table> <input type="checkbox"/> Vertical landscaping <input type="checkbox"/> Community garden <input type="checkbox"/> Flowering plants or edible landscaping <input type="checkbox"/> 100% native, drought-tolerant plants and habitat <input type="checkbox"/> Interpretive or educational information <input type="checkbox"/> Nature trail | 2-3 units | 4-9 units | 10+ units | <i>Check a minimum of one</i> | <i>Check a minimum of one</i> | <i>Check a minimum of two</i> | 9-3.262(c)(4)(iii) |
| 2-3 units | 4-9 units | 10+ units | | | | | | |
| <i>Check a minimum of one</i> | <i>Check a minimum of one</i> | <i>Check a minimum of two</i> | | | | | | |
| 9-3.262(c)(5) Open Space Area – Additional Standards and Restrictions | | | | | | | | |
| <input type="checkbox"/> | Slope. Maximum 6% slope | 9-3.262(c)(5)(i) | | | | | | |

| Project Complies | Description | Section |
|---|---|-------------------|
| <input type="checkbox"/> | Front Setback. <i>Check one</i> <input type="checkbox"/> If located in a front setback, open space use areas shall be set back at least 5 feet from the property line/edge of right-of-way. <input type="checkbox"/> <i>Does not apply.</i> | 9-3.262(c)(5)(iv) |
| 9-3.262(d) Open Space Reductions | | |
| <input type="checkbox"/> | Location. <i>Check one</i> <input type="checkbox"/> Project site is within 500 feet of public park; 50% reduction of required open space <input type="checkbox"/> Project site is within 1,000 feet of public park; 25% reduction of required open space <input type="checkbox"/> Reduction Not Applied. | 9-3.262(d)(1) |
| <input type="checkbox"/> | Indoor Recreation Area. <i>Only applies to buildings more than 50 feet (length). Check one</i> <input type="checkbox"/> Indoor recreation area (2,000 square feet); 25% reduction of required open space <input type="checkbox"/> Reduction Not Applied. | 9-3.262(d)(2) |
| 9-4.129 SOLID WASTE, RECYCLING, AND ORGANICS COLLECTION AND DISPOSAL | | |
| <input type="checkbox"/> | Location. <i>Check one</i> <input type="checkbox"/> Not in the front yard setback <input type="checkbox"/> In the front yard setback (requesting AUP) and compliant with 9-4.129(b)(1)(i) | 9-4.129(b)(1) |
| <input type="checkbox"/> | Individual/Consolidated. <i>Check one</i> <input type="checkbox"/> Consolidated shared waste collection area. <input type="checkbox"/> Individual trash receptacles. <i>Only allowed for projects with 2 or fewer units and a frontage greater than 50 linear feet.</i> | 9-4.129(b)(2) |
| <input type="checkbox"/> | Design. <i>Check all</i> <input type="checkbox"/> Matches architectural design and materials of primary structure <input type="checkbox"/> Trellis or roof cover <input type="checkbox"/> Solid steel door <input type="checkbox"/> Wheel stops or curbs | 9-4.129(b)(4) |

| Project Complies | Description | Section |
|--|---|---|
| 9-4.130 MULTIFAMILY AND MIXED-USE BUILDING DESIGN STANDARDS | | |
| 9-4.130(f)(2) Tier 1: Required Components | | Table 9-4.130-2 |
| <input type="checkbox"/> | Transparencies. Minimum 15% | 9-4.130(f)(2)(ii) |
| <input type="checkbox"/> | Windows. Minimum 2 inch inset | 9-4.130(f)(2)(iii) |
| <input type="checkbox"/> | Blank Walls. Maximum 20 feet in length | 9-4.130(f)(2)(iv) |
| 9-4.130(f)(3)(i) Tier 2: Wall Plane Variation | | |
| <input type="checkbox"/> All façades facing the public right-of-way include variation that cumulatively equals at least 25% of the total façade plane area that faces the public right-of-way. | | |
| <input type="checkbox"/> Does not apply. (Does not apply to projects with less than 5 units or cottage clusters.) | | |
| Duplex, Triplex, Fourplex, Cottages | 5+ Units and less than 50 feet (length) | 5+ Units and more than 50 feet (length) |
| No requirement | Check a minimum of one | Check a minimum of two |
| <input type="checkbox"/> | Plaza or Forecourt. Minimum 12 feet (depth) by minimum 20% of the primary street-facing building façade (length) | 9-4.130(f)(3)(i)(a) |
| <input type="checkbox"/> | Upper Story Stepback. Minimum 8 feet (depth) by minimum 15% of the primary street-facing building façade (length) | 9-4.130(f)(3)(i)(b) |
| <input type="checkbox"/> | Balconies. Projected or recessed balconies - See Section 9-4.130[g][2] for balcony requirements | 9-4.130(f)(3)(i)(c) |
| <input type="checkbox"/> | General Massing Break. Minimum 1 foot (depth) by 3 feet (length) by 8 feet (height) | 9-4.130(f)(3)(i)(d) |
| <input type="checkbox"/> | Full Brick Façade. Minimum 90% of total nontransparent façade. See also Subsection 9-4.130[i][1][ii] for returning materials at corners. | 9-4.130(f)(3)(i)(e) |
| 9-4.130(f)(3)(ii) and (iii) Tier 2: Wall Plane Variation Additional Regulations | | |
| <input type="checkbox"/> | Vertical Elements on Horizontal Buildings. Check one. <input type="checkbox"/> At least 1 (of the required Tier 2 design strategy options) shall be a vertical element - Only applies to buildings more than 50 feet (length) <input type="checkbox"/> Does not apply | 9-4.130(f)(3)(ii) |
| <input type="checkbox"/> | Wall Plane Variation Projections Allowance. Check one. <input type="checkbox"/> No more than 50% of total wall plane variation (measured in square feet) may project 2 feet into the front setback <input type="checkbox"/> Projection Allowance Not Applied | 9-4.130(f)(3)(iii) |
| 9-4.130(f)(4) Tier 3: Fenestration and Materials | | |
| Duplex, Triplex, Fourplex, Cottages | 5+ Units and less than 50 feet (length) | 5+ Units and more than 50 feet (length) |
| Check a minimum of two | Check a minimum of three | Check a minimum of three |
| <input type="checkbox"/> | Transparency. 20%+ transparency on street and common open space facing facades | 9-4.130(f)(4)(ii) |
| <input type="checkbox"/> | Window Trim. Minimum 3½ inches (width) and ¾ inch (depth) on street and common open space facing facades | 9-4.130(f)(4)(iii) |
| <input type="checkbox"/> | Window Frame Material. Window frame material (all windows) that is not white vinyl | 9-4.130(f)(4)(iv) |
| <input type="checkbox"/> | Lintels. Applied over at least 50% of all window and door openings on street and common open space facing facades | 9-4.130(f)(4)(v) |
| <input type="checkbox"/> | Windowsills. Minimum 2-inch projection beyond the building façade, applied to at least 50% of all window openings on street and common open space facing facades | 9-4.130(f)(4)(vi) |
| <input type="checkbox"/> | Decorative Trim. Molding, cornice, corbeled end beams, and/or rafter tails between stories (not at roof level) - See Figure 4-e: Decorative Trim | 9-4.130(f)(4)(vii) |
| <input type="checkbox"/> | Secondary Cladding Material. Check one. <input type="checkbox"/> Duplex, Triplex, Fourplex, or Cottage Cluster. Minimum 10% of any street-facing façade area (excluding windows and doors), or the first story of the street-facing façade | 9-4.130(f)(4)(viii) |

| Project Complies | Description | Section |
|---|---|--|
| | <input type="checkbox"/> Multiplex. Minimum 25% of any street-facing façade area (excluding windows and doors), or the first story of the street-facing façade | |
| 9-4.130(f)(5) Tier 4: Roofs | | |
| <i>Duplex, Triplex, Fourplex, Cottages</i> | <i>5+ Units and less than 50 feet (length)</i> | <i>5+ Units and more than 50 feet (length)</i> |
| Check a minimum of one | Check a minimum of two | Check a minimum of two |
| <input type="checkbox"/> | Eaves and Rakes. Minimum 18-inch projection on all roof sections | 9-4.130(f)(5)(i) |
| <input type="checkbox"/> | Corbeled End Beams/Rafter Tails. Minimum 16-inch projection, spaced minimum 2 feet (maximum 3 feet) apart, for the length of each roof eave | 9-4.130(f)(5)(ii) |
| <input type="checkbox"/> | Cornice. Minimum 1-inch (maximum 8-inch) projection, extending the length of the building (except vertical features), or soldier row on an all-brick building | 9-4.130(f)(5)(iii) |
| <input type="checkbox"/> | Roof Profile Variation. Check one. <input type="checkbox"/> Height. Variation in height of the same roof type by minimum 18 inches <input type="checkbox"/> Pitch. Variation in pitch of the same roof type by minimum 25% <input type="checkbox"/> Gables. Minimum 40% of façade length | 9-4.130(f)(5)(iv) |
| <input type="checkbox"/> | Multiple Roof Types. Secondary roof type for minimum 25% of total roof line - See Section 9.4-130[g][3] for roof standards | 9-4.130(f)(5)(v) |
| <input type="checkbox"/> | Dormers. Minimum 50% of upper floor windows and no less than 2 windows | 9-4.130(f)(5)(vi) |
| 9-4.130(h)(1) Allowable Entryway Types by Building Type | | |
| <input type="checkbox"/> | Entryway. Check one Duplex, Triplex, Fourplex, or Cottage Cluster. <input type="checkbox"/> Porch See Section 9.4-130[h][3][iii] for porch standards Multiplex (5+ units) <input type="checkbox"/> Arcade See Section 9.4-130[h][3][ii] for arcade standards <input type="checkbox"/> Porch See Section 9.4-130[h][3][iii] for porch standards | 9-3.262(h)(1) |
| 9-4.130(i)(4) Color Variety | | |
| <input type="checkbox"/> | Building Exterior. Minimum 2 (maximum 4) colors on building wall exterior - See Section 9.4-130[i] for allowed/prohibited building materials and colors | 9-3.262(i)(4) |
| ADDITIONAL STANDARDS IF ADJACENT TO SINGLE FAMILY ZONING DISTRICT Where the side or rear property line abuts a property in the RR, RS, RSF, or LSF zoning districts. | | |
| 9-4.130(j) Transition to Abutting Rural and Single Family Uses | | |
| <input type="checkbox"/> | Landscape Buffer. Minimum 5-foot landscape buffer (clear of any wall footings) | 9-4.130(j)(4) |
| <input type="checkbox"/> | Screening Wall. Minimum 6 feet (height) of solid wall or fence | 9-4.130(j)(5) |
| <input type="checkbox"/> | Balcony Orientation. Check one <input type="checkbox"/> Balconies oriented away from abutting single-family <input type="checkbox"/> Does not apply | 9-4.130(j)(3) |
| 9-4.130(j) Transition to Abutting Rural and Single Family Uses Only applies to mixed-use and multifamily projects of 5 units or more. <input type="checkbox"/> Does not apply | | |
| <input type="checkbox"/> | 10-Foot Minimum Setback. From abutting single family zoning district | 9-4-130(j)(1) |
| <input type="checkbox"/> | Additional Setback. For buildings within 15-feet of abutting residential property. Check one <input type="checkbox"/> Upper Story Stepback. 6 feet minimum - See Figure 4-l: Upper Story Stepback <input type="checkbox"/> Building Setback. Additional 5 feet minimum - See Figure 4-m: Building Setback | 9-4-130(j)(2) |
| 9-4.130(l) ADDITIONAL STANDARDS FOR COTTAGE CLUSTERS | | |
| 9-4.130(l)(2) Site Planning | | |
| <input type="checkbox"/> | Unit Count. Minimum of 3 and maximum of 12 cottages per single cottage cluster. | 9-4.130(l)(2)(i) |
| <input type="checkbox"/> | Common Courtyard. Check one | 9-4.130(l)(2)(ii) |

| Project Complies | Description | Section |
|---|--|--------------------|
| | <input type="checkbox"/> Shared common courtyard <input type="checkbox"/> Does not apply (Cluster less than 5 units exempt.) | |
| <input type="checkbox"/> | Garages/Carports. No more than 25% garages/carports of common courtyard's perimeter abutted by garages | 9-4.130(l)(2)(iii) |
| <input type="checkbox"/> | Allowed Building Type(s). Check all that apply <input type="checkbox"/> Single detached units <input type="checkbox"/> Duplexes | 9-4.130(l)(2)(iv) |
| 9-4.130(l)(3) Setbacks | | |
| <input type="checkbox"/> | Setback from Property Line. Aligns with underlying zoning district | 9-4.130(l)(3)(i) |
| <input type="checkbox"/> | Setback between Structures. Minimum 6 feet | 9-4.130(l)(3)(ii) |
| 9-4.130(l)(4) Maximum Building Footprint | | |
| <input type="checkbox"/> | Individual Units. Check all that apply <input type="checkbox"/> Single Detached Unit. Maximum 800 square feet <input type="checkbox"/> Duplex. Maximum 1,000 square feet | 9-4.130(l)(4) |
| 9-4.130(l)(5) Open Space | | |
| <input type="checkbox"/> | Common Courtyard Minimum Dimensions. Minimum 15 feet (width) and no less than 400 square feet | 9-4.130(l)(5)(i) |
| <input type="checkbox"/> | Cottage Orientation to Common Courtyard. Check a minimum of one <input type="checkbox"/> Abuts common courtyard <input type="checkbox"/> Main entrance faces common courtyard <input type="checkbox"/> Within 10 feet from a pedestrian path connecting to common courtyard | 9-4.130(l)(5)(ii) |
| <input type="checkbox"/> | Impervious Elements. Maximum 75% of total common courtyard area consists of impervious elements | 9-4.130(l)(5)(iii) |
| 9-4.130(l)(6) Fences | | |
| <input type="checkbox"/> | Fences Delineating Private Yards and Common Open Spaces. - Maximum 42 inches (height) - Minimum 50% transparent - See Section 9-4.130(l)(6)(ii)(a) for prohibited materials | 9-4.130(l)(6)(ii) |
| 9-4.130(l)(7) Pedestrian Access | | |
| <input type="checkbox"/> | Access. A pedestrian path (hard-surfaced and 3 feet wide) is required to provide access from each cottage cluster to the following: - Common courtyard - Shared parking area - Sidewalks - Public rights-of-way abutting the site | 9-4.130(l)(7)(i) |
| 9-4.130(l)(8) Existing Structures | | |
| <input type="checkbox"/> | Existing Structures. Check one <input type="checkbox"/> No existing dwelling on site to remain <input type="checkbox"/> Existing structures on site to be retained - See Section 9-4.130(l)(8) (Maximum Footprint) | 9-4.130(l)(8) |