

Santa Monica Zoning Ordinance Update

**Mixed-Use and Commercial
Development Standards Module**

Prepared for

The City of Santa Monica

By

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Introduction

This module proposes a set of commercial and mixed-use development standards for Santa Monica's Zoning Ordinance Update. The proposed standards are based on a review of existing development regulations, LUCE policies, and comments from stakeholders and staff. They also are coordinated with work on the design guidelines for multi-unit and mixed-use development being developed separately for the City by John Kaliski Architects. This paper focuses on development standards for projects that are proposed to meet the Tier 1 and Tier 2 requirements of the Land Use and Circulation Element (LUCE) and are located within areas the LUCE designates as Boulevards, Mixed-Use Centers, and Employment and Commerce. The terms, definitions, and rules of measurement included in this module apply to the entire City. Development standards for height, floor-area ratios, and similar requirements related to maximum allowed envelopes of development will be determined through separate planning processes that are underway for the Downtown and the Bergamot planning areas.

The LUCE establishes 17 distinct land use designations and incorporates policies specifying the types of land uses and intensity of development for each. For commercial, mixed-use, and industrial designations, the LUCE states a maximum floor area ratio (FAR). The LUCE also includes several specific development parameters, such as maximum heights for different areas, and requires setbacks and daylight planes adjacent to residential districts. The LUCE groups the land use designations into five categories: neighborhoods, boulevards, mixed-use centers, employment and commerce, and community and public uses. It also establishes policies for different geographic areas of the city, including neighborhoods, boulevards, activity centers, and districts. This module proposes standards for commercial and mixed-use development that reflect and distinguish these areas. In some cases, such as the activity centers, these policies will be incorporated in regulations that augment or "overlay" the basic development standards.

The LUCE allows increases above the base (Tier 1) maximum height and FAR for projects that provide community benefits. This module specifies proposed standards that would apply to projects that provide community benefits for each district and makes reference to the forthcoming regulations, which will have specific rules for determining whether to grant the additional height and FAR indicated in this module. The regulations and criteria for reviewing applications for additional height and FAR that offer community benefits offered will be addressed in a subsequent module.

Table 1 lists the LUCE land use classifications with the corresponding existing and proposed zoning districts for areas within the mixed use and employment districts. This table is consistent with that presented in the June 2012 Districting Issue Paper, which was presented to the Planning Commission on June 27, 2012.

DEFINITIONS / NOMENCLATURE (FROM GENERAL TO SPECIFIC)

Categories: A LUCE term that broadly describes areas of the city as Neighborhoods, Boulevards, Mixed-Use Centers, Employment and Commerce, and Community and Public Uses (see LUCE p. 2.1-27).

Designations: LUCE terms for 17 different land use classifications that more specifically describe and provide policy guidance within the LUCE Categories. Designations are generally consistent with existing zoning district boundaries.

Zoning Districts: Also called "zones," these are the areas that are mapped and described in the Zoning Ordinance to regulate use and development throughout the city. Zoning Districts will be consistent with the LUCE Designations described above.

TABLE 1: LUCE LAND USE CLASSIFICATIONS AND ZONING DISTRICTS			
<i>Proposed Zoning District</i>		<i>LUCE Land Use Designation</i>	<i>Existing Zoning</i>
Mixed-Use Corridor and Mixed-Use Center Districts			
MU-BL	Mixed-Use Boulevard Low	Mixed-Use Boulevard Low	C-2
			C-4
			CM-3
			CM-4
			BCD
			LMSD
			M-1
MU-B	Mixed-Use Boulevard	Mixed-Use Boulevard	C-3
			C-4
			C-6
			CC
			NC Overlay
GC	General Commercial	General Commercial	C-4
NC	Neighborhood Commercial	Neighborhood Commercial	C-2
			C-4
			CM-2
HMX	Healthcare Mixed-Use	Healthcare Mixed-Use	CP-3
			CP-5
MU-C	Mixed-Use Creative	Mixed-Use Creative	LMSD
			RMH
TV	Transit Village	Transit Village	LMSD
Employment Districts			
IC	Industrial Conservation	Industrial Conservation	LMSD
			M-1
OC	Office Campus	Office Campus	C-5

ORGANIZATION OF STANDARDS

In the updated zoning ordinance, each base zoning district chapter will contain a table that states the essential development standards (e.g., lot area, height, setbacks) for the district and makes reference to other applicable standards that will be located within the chapter itself or in another part of the zoning regulations. Following each table are additional provisions that expand on summary provisions listed in the tables. In addition, a number of supplemental citywide standards—such as regulations for fences, projections into setbacks, screening, and trash enclosures—will be located in a chapter titled General Site Regulations (“Citywide Development Standards” in the previous module).

This module presents the development standards for the aforementioned districts, as well as specific rules governing standards of measurement and definitions for terms that relate specifically to physical development standards. The rules of measurement explain how to perform calculations and measurements that are required to implement zoning regulations. Clear rules of measurement ensure that standards are consistently interpreted and applied. Both rules of measurement and definitions will be discussed more comprehensively in the upcoming Administration “module.” Further, the draft development standards presented in this module are complemented by illustrations. Additional illustrations will be prepared after the Planning Commission, City staff, and John Kaliski Architects provide initial feedback on the standards and regulations and the associated design guidelines being concurrently prepared.

Relationship to Design Guidelines

The design guidelines will complement and expand on the included code standards, and provide additional direction on architectural and design concepts, height, setbacks, building planes, bulk and massing, and landscaping and trees. City staff anticipates that they will be adopted separately by reference, and procedures for their administration will be incorporated into the zoning ordinance. These procedures will also be discussed in the forthcoming Administration “module.”

In response to comments from the Planning Commission, ARB, and stakeholders, the standards that this module presents have been limited to those features for which the LUCE includes a specific policy and to those other features that most affect how new development and additions will fit with and make the transition to surrounding development. The interaction of the standards and guidelines, and the process for administering them, is discussed by the City staff report that accompanies this consultant report.

KEY POLICY QUESTIONS

Question 1 – Maximum Heights and Floor Area Ratios (FAR). The LUCE establishes maximum FARs for commercial, mixed-use, and industrial land use classifications, allowing an increase above normally applicable maximum height and FAR for projects that provide community benefits. This module proposes regulations that would carry forward the development parameters the LUCE establishes for base maximum FAR (Tier 1) with identified increases in height and FAR for projects that provide community benefits (Tier 2 and Tier 3) or affordable housing. However, neighbors adjacent to Montana Avenue, Main Street, and Lincoln Boulevard have voiced opinions that adopted LUCE heights and FARs are higher than they would prefer to be allowed by the Zoning Ordinance.

In the existing zoning ordinance, the maximum allowable FAR in some districts decreases as parcel size increases. For example, the existing C5 zoning district allows a maximum FAR of 1.0 for parcels up to 22,500 square feet, but parcels above that size are limited to an FAR of 0.75. The intent of these provisions is twofold: first, it decreases mass, bulk, and density of larger projects. Second, depending on a number of

factors, it could somewhat discourage parcel consolidation, and encourage smaller projects in general. One potential issue with continuing the use of these provisions is that it could make Tier 1 and Tier 2 development less attractive, encouraging developers to seek the Tier 3 maximums allowed in the LUCE through development agreements.

There are other ways to achieve the same objectives using other development standards that may have less of an effect on Tier choice, and be more readily understood by both neighborhoods and applicants in terms of what is allowed in what location. Other development standards to consider include maximum building widths and depths, or maximum floor plate sizes. A benefit of using these types of standards is that they can be established based on existing patterns of development and neighborhood rhythm, and flexibility in cases of differing context could potentially be offered through a discretionary process linked to design guidelines.

- *When is it appropriate for maximum heights and FARs in the Zoning Ordinance to vary from the LUCE?*
- *Should the updated Ordinance continue to require maximum allowable FAR to decrease as parcel size increases or use other development standards to encourage or require smaller buildings?*

Question 2 – Calculating Floor Area. The existing Ordinance provides an incentive for certain specific uses and building features by excluding all or a percentage of the floor area dedicated to such uses when measuring floor area. By extension, such exclusions affect the calculation of a project's Floor Area Ratio. The current definition of floor area (Sec. 9.04.02.030.315), for example, includes both covered and open parking at-grade but counts only two-thirds of the floor area of covered at-grade parking if the floor area does not exceed ten feet in height, there is at least one level of subterranean or semi-subterranean parking, all parking at or above grade is screened from view and there is no parking on the ground floor within 40 feet of the front property line. Unenclosed loading docks are not counted regardless of whether they are open or covered but courtyards, arcades, paseos, and similar building features, whether covered or not, are only excluded from floor area if they are not used for commercial or restaurant activity.

Other provisions of the existing Ordinance allow increased FAR for certain preferred uses. For example, in the Broadway Commercial District buildings that set aside at least 30 percent of floor area for residential use or 80 percent for a grocery store are granted FAR bonuses of .35 to .5 depending upon the lot size. (SMMC Sec. 9.04.08.14.060 (a)). FAR bonuses are also available for residential floor area and grocery stores in the C2 Neighborhood Commercial, C4 Highway Commercial, C6 Boulevard Commercial, and CM Main Street Commercial Districts (SMMC 9.04.08.16.060(c), 9.04.08.22.060(a), 9.04.08.26.060(b), 9.04.08.28.060(a)) The regulations for the Bayside Commercial and C3 Downtown Commercial Districts also allow additional FAR for including residential development but the bonus is expressed as a 50 percent "discount" for floor area devoted to residential uses (SMMC 9.04.08.15.060 (a) and SMMC 9.04.08.18.060 (b)). In some of these districts FAR bonuses are also available for Preferred Permitted Projects including those involving historic preservation, congregate housing, and mixed-use development with larger residential units. Auto dealerships are also identified as Preferred Permitted Projects and receive an FAR bonus in the C6 and parts of the C4 district under the current regulations.

The LUCE identifies FAR as a tool that is a component of two-tiered system in which base development thresholds/maximums for aspects such as height and FAR will be combined with incentives for developers who wish to build above the base. Policies for the Memorial Park; Wilshire Boulevard and Centinela Avenue; Wilshire Boulevard and 14th Street Activity Centers state that with approval of an area plan, development agreement, and appropriate community benefits, height and FAR may be increased by a given amount (0.5 or 0.75, depending on the activity center). The LUCE also proposes that the new Downtown Specific Plan

should consider and evaluate the continuation of the existing 50 percent floor area discount for residential uses in locations where the increased FAR would be compatible in mass and scale with adjacent development. (LUCE p. 2.1-48). The Interim Zoning Ordinance (Ord. No. 2345 and Ord. No. 2356), which established development regulations pending implementation of the LUCE, excludes below-grade floor area from FAR calculations in the Downtown Core but counts this area when determining parking requirements.

- *Should the revised ordinance retain the current reductions for parking or should it be adjusted to provide a greater incentive for subterranean parking and to discourage both covered and uncovered parking that is at or above-grade?*
- *Should courtyards, arcades, and other areas open to the outdoors be excluded if they are used for outdoor restaurants and other uses that the LUCE encourages? What other uses should be excluded or discounted to help implement LUCE policies?*

Question 3 – Varying Setbacks to Maximize Light for Residential Uses in Mixed-Use Districts. In order to provide light and air for residential units and additional separation for rooms that contain areas that require privacy considerations, this module proposes minimum setbacks of five to 15 feet for any building wall containing windows for residential units and facing an interior side or rear yard. The required setbacks would extend three feet on either side of respective windows. It is also important to note that the Building Code also requires varying setbacks based on occupancy, percentage of wall openings, and fire ratings.

- *Are interior setbacks necessary for buildings in mixed-use districts that include residential uses or should standards only apply to buildings that abut residential districts?*

Question 4 – Building Transparency; Required Openings for Non-Residential Uses. Another way to stimulate pedestrian activity is to ensure that ground floor spaces provide visual interest to passers-by. This can be accomplished by establishing quantified standards for building transparency as a minimum requirement, with additional details and examples in the design guidelines. The Ordinance could further specify that openings must provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep. A more prescriptive quantified standard could require that in commercial and mixed use districts, exterior walls facing and within 20 feet of a front or street side property line would have to include windows, doors, or other openings for at least 60 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk. No wall could run in a continuous horizontal plane for more than 25 feet without an opening. As with provisions for active frontages, the Ordinance could include exceptions for uses that have unique operational characteristics with which providing the required windows and openings is incompatible, such as in the case of a cinema or theater. In those situations the Ordinance could require street-facing building walls to exhibit architectural relief and detail that will create visual interest at the pedestrian level and use the design review process to provide examples of appropriate alternatives.

- *How should the Ordinance establish standards that require openings and specify how much of the building frontage must be transparent or provide openings to the street?*

Question 5 – Building Orientation and Entrances. How prescriptive should the zoning ordinance requirements be for building orientation and entries? The Ordinance could establish standards that simply require buildings in commercial and mixed-use districts to face public streets or could include more specific requirement such as the following:

- *Entries.* Entrances located at corners shall be designed to facilitate pedestrian flow around the corner by angling the ground-floor façade at 45-degrees to the corner, chamfering the ground-level facade, or by using other similar methods that meet the objectives of the design guidelines. All building and dwelling units located in the interior of a site must have entrances from the sidewalk that are designed as an extension of the public sidewalk and connect to a public sidewalk.
- *Separation of Residential and Commercial Entries.* Entrances to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature incorporated into the building or an appropriately scaled element applied to the façade.
- *What sort of “building orientation and entrance” standards should the Ordinance include??*

Mixed-Use Corridor and Mixed-Use Center Districts

DEVELOPMENT STANDARDS

Table 2 prescribes the development standards for the Mixed-Use Boulevard Low (MU-BL); Mixed-Use Boulevard (MU-B), General Commercial (GC), and Neighborhood Commercial (NC) districts. Additional regulations cited with a letter in parentheses immediately follow the table. The “Additional Regulations” column also indicates other sections of this ordinance that apply to some or all districts.

TABLE 2: DEVELOPMENT STANDARDS—MIXED-USE CORRIDOR AND CENTER DISTRICTS								
Proposed Zoning	MU-BL	MU-B	GC— Santa Monica Boulevard	GC— Lincoln & Pico Boulevards	NC	NC— Main Street	NC—Ocean Park & Montana Boulevards	Additional Regulations
Existing Zoning	C-2, C-4, CM-3, CM-4, BCD, LMSD, M-1	C-3, C-4, C-6, CC	C4	C4	C-2, C-4, CM-2	CM-2	C-2	
Lot and Intensity Standards								
Minimum Lot Size (sq. ft.)	7,500	7,500	7,500	7,500	7,500	7,500	7,500	Section 9.26.XX, Development on Substandard Lots
Minimum Lot Width (ft.)	50	50	50	50	50	50	50	
Minimum Lot Depth (ft.)	150	150	150	150	150	150	150	
Maximum FAR								Section TBD, Determining FAR
Tier 1—Base Standard	1.5	1.5	1.25 (A)	1.5	1.5	0.80	(A)	
Tier 2—With Provision of Community Benefits	1.75	2.25	1.5	1.75	NA	1.5	(A) on Ocean Park	Chapter 9.30, Community Benefits
Tier 3—With Additional Community Benefits (included for reference)	2.0	2.75	NA	NA	NA	NA	NA	See LUCE Chapter 2.1
Projects Including Affordable Housing In Compliance with AHPP	1.75	2.25	TBD	1.75	1.75	1.05	(A)	Chapter 9.56, Affordable Housing Production Program

TABLE 2: DEVELOPMENT STANDARDS—MIXED-USE CORRIDOR AND CENTER DISTRICTS								
<i>Proposed Zoning</i>	<i>MU-BL</i>	<i>MU-B</i>	<i>GC— Santa Monica Boulevard</i>	<i>GC— Lincoln & Pico Boulevards</i>	<i>NC</i>	<i>NC— Main Street</i>	<i>NC—Ocean Park & Montana Boulevards</i>	<i>Additional Regulations</i>
<i>100% Affordable Housing Projects</i>	2.0	2.75	1.5	2.0	2.0, applicable only on Pico Blvd	NA	NA	Chapter 9.56, Affordable Housing Production Program
Building Form and Location								
Maximum Building Height (stories/ft.)								Section TBD, Measuring Height
<i>Tier 1—Base Standard</i>	2/32(B)	2/32	2/32	2/32 (B)	2/32	2/27	2/32	
<i>Tier 2—With Provision of Community Benefits</i>	36	50	35	TBD	NA	NA	NA	Chapter 9.30, Community Benefits
<i>Tier 3—With Additional Community Benefits</i>	47	60	NA	NA	NA	NA	NA	Chapter 9.30, Community Benefits
<i>Projects Including Affordable Housing In Compliance with AHPP</i>	36	39 (C)	NA	36	TBD	NA	NA	Chapter 9.56, Affordable Housing Production Program
<i>100% Affordable Housing Projects</i>	47	55 (C)	35	40	40, applicable only on Pico Blvd	NA	NA	Chapter 9.56, Affordable Housing Production Program
Street-Facing Façades (ft.)								
<i>Minimum Ground Floor (floor-to-floor) Height</i>	15	15	15	15	15	15	15	See additional regulations in sub-section D.
Setbacks (ft., measured from property line)								
<i>Maximum Setback for Minimum Length of Building Frontage Along Non- Residential Street (% of linear street frontage)</i>	10 ft. for 75% (E)	10 ft. for 75% (E)	10 ft. for 50% (E)	10 ft. for 50% (E)	10 ft. for 60% (E)	10 ft. for 60% (E)	10 ft. for 60% (E)	

TABLE 2: DEVELOPMENT STANDARDS—MIXED-USE CORRIDOR AND CENTER DISTRICTS								
<i>Proposed Zoning</i>	<i>MU-BL</i>	<i>MU-B</i>	<i>GC— Santa Monica Boulevard</i>	<i>GC— Lincoln & Pico Boulevards</i>	<i>NC</i>	<i>NC— Main Street</i>	<i>NC—Ocean Park & Montana Boulevards</i>	<i>Additional Regulations</i>
<i>Minimum Interior Side and Rear— Adjacent to Residential District</i>	10	10	10	10	10	10	10	
Minimum Upper-Story Setbacks (ft.)—Required for Stories Above Maximum Base Height								
<i>Street-Facing Façades</i>	10	10	10	10	10	10	10	
Daylight Plane Adjacent to Residential District— Interior Side and Rear Yards	(F)	(F)	(F)	(F)	(F)	(F)	(F)	Section 9.26.XX, Projections above Height Limit
Standards for Residential Uses								
Required Front and Street-Facing Side Setbacks (ft.)	10	10	10	10	10	10	10	
Setbacks for Walls Containing Windows to Living Space	(G)	(G)	(G)	(G)	(G)	(G)	(G)	
Minimum Outdoor Living Area (sq. ft./unit)—Sites with Three or More Units	100	100	100	100	100	100	100	Section 9.26.XX, Usable Open Space
<i>Minimum Amount Provided as Private Outdoor Living Area (sq. ft./unit)</i>	60	60	60	60	60	60	60	
Vehicle Accommodation								
Parking Location	(H)	(H)	(H)	(H)	(H)	(H)	(H)	
Additional Standards								
Accessory Structures	Section 9.26.XX, Accessory Structures							
Exceptions to Height Limits	Section 9.26.XX, Heights and Height Exceptions							
Fences and Walls	Section 9.26.XX, Fences and Walls							
Landscaping and Street Trees	(N), Chapter 9.32, Landscape							
Lighting	Section 9.26.XX, Lighting and Illumination							
Off-Street Parking and Loading	Chapter 9.34, Parking and Loading							

TABLE 2: DEVELOPMENT STANDARDS—MIXED-USE CORRIDOR AND CENTER DISTRICTS								
Proposed Zoning	MU-BL	MU-B	GC— Santa Monica Boulevard	GC— Lincoln & Pico Boulevards	NC	NC— Main Street	NC—Ocean Park & Montana Boulevards	Additional Regulations
Projections into Required Yards	Section 9.26.XX, Setbacks and Yards							
Signs	Chapter 9.39, Signs							
Screening	Section 9.26.XX, Screening							
Solar Energy Systems	Section 9.26.XX, Solar Energy Systems							
Trash Screening and Enclosure	Section 9.26.XX, Refuse and Recycling Storage Areas							

A. **Special Rules for FAR Calculation.** To implement the policies of the Land Use and Conservation Element of the General Plan and encourage projects that provide special community or economic benefits while minimizing the bulk of larger buildings, the maximum floor area of development in specified areas is calculated as follows:

1. In the GC District on Santa Monica Boulevard, below-grade floor area included in auto dealer facilities is excluded from the calculation of FAR.
2. Maximum FAR for Tier 1 and Tier 2 projects in the NC District on Ocean Park and Montana Boulevards.

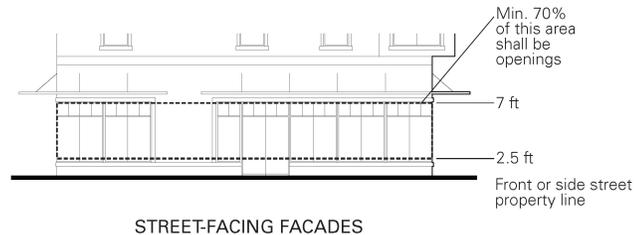
Parcel Square Footage	FAR	FAR if at least 30% of project is residential or 80% of the project is a grocery store	FAR if project includes affordable housing in compliance with AHPP
0-7,500	0.60	0.75	1.0
7,501-15,000	0.40	0.75	1.0
15,001-22,500	0.35	0.65	0.90
22,501 and greater	0.25	0.55	0.80

3. In the MU-B District, projects that provide additional community benefits may request a height up to 60 feet with a corresponding percentage reduction in FAR for floor area above 55 feet.

B. **Additional Height for Specified Uses.** To implement the policies of the Land Use and Circulation Element of the General Plan and promote the development and retention of certain specified uses, the maximum height of buildings developed and used for the following uses is as follows:

1. In the MU-BL district, the following uses shall be allowed a maximum base height of four stories and 45 feet:
 - a. Media Production;
 - b. Cinemas/Theaters; and

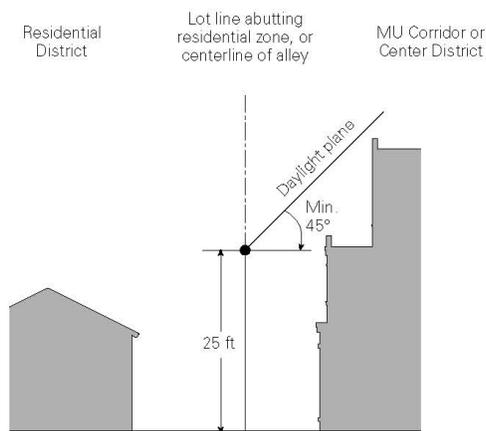
- c. Additions and alterations to Public and Private Schools existing prior to September 8, 1988.
 2. On Lincoln Boulevard south of I-10, existing, moderately-priced motels, as defined by Council resolution, are not subject to a limitation on the number of stories provided that they comply with the 32-foot overall height limit.
- C. **Modifications to Development Standards for Housing Projects in the MU-B.** The maximum base height in the Mixed Use Boulevard (MU-B) District is 32 feet (two stories), and the maximum FAR is 1.5. Projects that include affordable housing units and comply with the requirements of Chapter 9.56565656, Affordable Housing Production Program, may exceed the Tier 1 base height and FAR standards listed in Table 2 as follows:
1. Projects in the MU-B District that include only housing above the ground floor and provide affordable housing in compliance with the requirements of the Affordable Housing Production Program shall have a maximum height of 39 feet and three stories and 2.0 FAR.
 2. Where 100 percent of the housing is affordable, the maximum height allowed is increased to 55 feet and the maximum FAR is 2.5.
 3. Projects that include affordable housing and a non-residential use above the ground floor shall have a maximum height of 35 feet and three stories with an FAR of 2.0.
- D. **Street-Facing Façades.** Exterior walls of ground floor nonresidential uses facing and within 20 feet of a front or street side property line shall include windows, doors, or other openings for 70 percent of the buildings wall area located between 2.5 and seven feet above ground level.
1. Openings fulfilling this requirement shall have transparent glazing or openings that provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
 2. Alternatives to this requirement may be approved if the Review Authority finds that the proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, and street-facing building walls will exhibit architectural relief and detail, and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.



- E. **Build-to Line, Nonresidential Uses.** Buildings with nonresidential uses on the ground floor shall be constructed no farther than 10 feet from the street facing property line(s) for the percent of linear street frontage identified in Table 2. This requirement may be waived or modified subject to a discretionary approval upon finding that:

1. An alternative configuration meets the findings in **X.XX.XX** and the objectives of the Design Guidelines.
2. Entry courtyards, plazas, entries, or outdoor eating and display areas are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, or dining area; and
3. The building incorporates an alternative entrance design that creates a pedestrian-oriented entry feature facing the street.

F. **Daylight Plane Adjacent to Residential Districts.** Buildings shall not extend above a plane starting at 25 feet in height directly above the lot line abutting any residentially-zoned lot, or where there is an alley, the centerline of the alley, and from that point, extending in at a 45-degree angle from vertical toward the interior of the site.

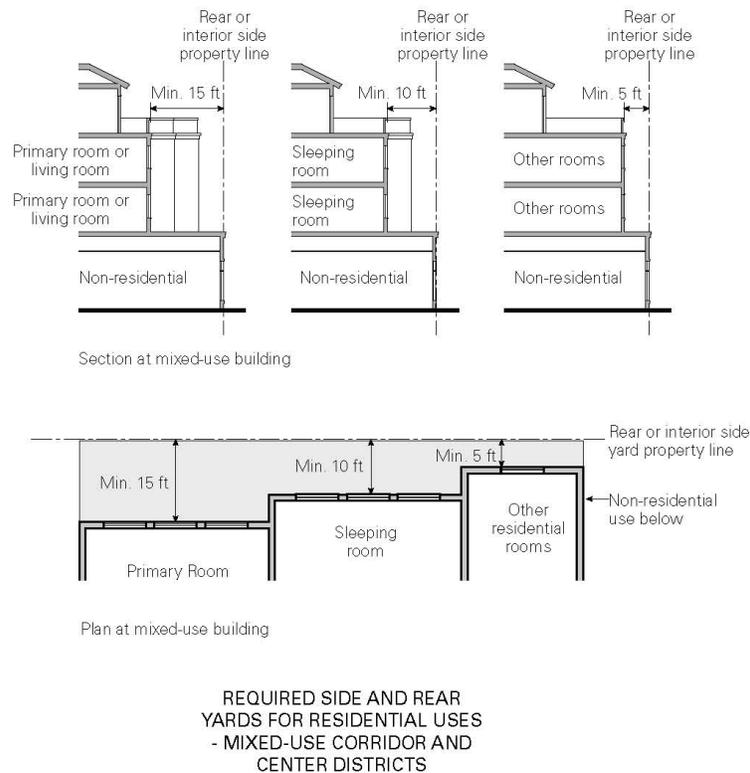


DAYLIGHT PLANE ADJACENT TO
RESIDENTIAL DISTRICTS -
MIXED-USE CORRIDOR AND
CENTER DISTRICTS

These are optional standards that could be applied to provide additional amenities for residential development in mixed-use areas.

G. **Required Side and Rear Setbacks for Residential Uses.** In order to provide light and air for residential units and additional separation for rooms that contain areas that require privacy considerations, the following minimum setbacks apply to any building wall containing windows for residential units and facing an interior side or rear yard. The required setbacks shall extend three feet on either side of respective windows.

1. For any wall containing living room or other primary room windows, a setback of at least 15 feet shall be provided.
2. For any wall containing sleeping room windows, a setback of at least 10 feet shall be provided.
3. For all other walls containing windows, a setback of at least five feet shall be provided.



H. **Limitations on Location of Parking.** Parking structures and areas shall be located to the side and rear of buildings, and/or underground. Parking may be located within 40 feet of the street facing lot line, subject to the following requirements.

1. **Underground and Partially Subterranean Parking.** The entrance to parking that is underground or partially subterranean shall comply with applicable ground-floor setbacks required for the main structure. The maximum height of a parking podium visible from a street is 42 inches from finished grade.
2. **Above Ground Parking.** Above-ground parking structures may be located within 40 feet of a street-facing property line with the approval of a Conditional Use Permit when the Review Authority makes the following findings:
 - a. The parking area is screened along the public right-of-way with a wall, hedge, trellis, and/or landscaping; or
 - b. A retail or other pedestrian-oriented use is incorporated into the ground floor of the structure; and
 - c. The site is small and constrained such that underground, partially subterranean, or above ground parking located more than 40 feet from the street frontage is not feasible.

I. **Planting Areas.** The following landscaping requirements apply.

1. ***Setback Areas Adjoining Streets.*** All visible portions of a required setback area adjoining a street that are not used for driveways or walks shall consist of planting areas, landscape, or pedestrian amenities.
2. ***Interior and Rear Setback Areas.*** At least 50 percent of the width and length of each required interior side and rear setback area shall be a planting area. The width of a required planting area may be reduced to three feet in one side or rear setback area adjoining a driveway.
3. ***Adjoining RS and RD Districts.*** A continuous planting area with a minimum width of 7.5 feet shall be provided along interior lot lines when a Mixed Use Corridor district adjoins an RS or RD district.

Employment Districts

DEVELOPMENT STANDARDS

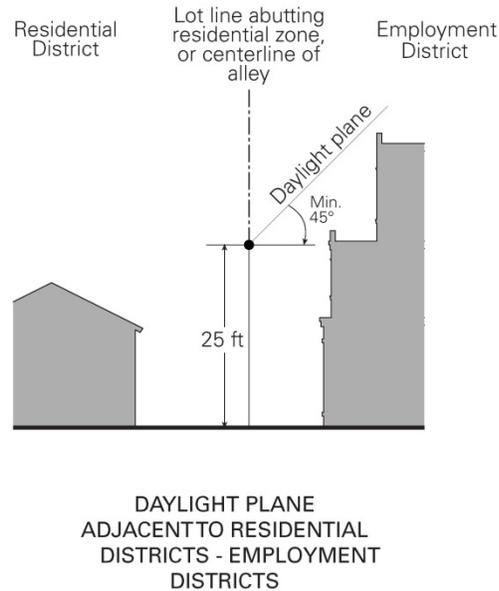
Table 3 lists the development standards for the Industrial Conservation (IC) and Office Campus (OC) districts. Additional regulations cited with a letter in parentheses immediately follow the table. The “Additional Regulations” column also indicates other sections of this Ordinance that apply to some or all districts.

In the Airport Business Park within the OC District, substantial new development shall only be permitted after completion of a specific plan. The specific plan will establish development standards for development within the plan area. The standards of Table 3 apply to all development within the OC District not subject to a specific plan or a Development Agreement with the City.

TABLE 3: DEVELOPMENT STANDARDS—EMPLOYMENT DISTRICTS			
<i>Proposed Zoning</i>	<i>IC</i>	<i>OC</i>	<i>Additional Regulations</i>
<i>Existing Zoning</i>	<i>M1, LMSD</i>	<i>C5</i>	
Lot and Intensity Standards			
Minimum Lot Size (sq. ft.)	15,000	15,000	Section 9.26.XX, Development on Substandard Lots
Minimum Lot Width (ft.)	100	100	
Minimum Lot Depth (ft.)	150	150	
Maximum FAR			Section TBD, Determining FAR
<i>Tier 1—Base Standard</i>	1.5	1.5	
<i>Tier 2—With Provision of Community Benefits</i>	2.25	1.75	Chapter 9.30, Community Benefits
Building Form and Location			
Maximum Building Height (stories/ft.)			Section TBD, Measuring Height
<i>Tier 1—Base Standard</i>	2/32	2/32	
<i>Tier 2—With Provision of Community Benefits</i>	4/45	4/45	
<i>100% Affordable Housing Projects</i>	4/45	NA	Chapter 9.56
Minimum Setbacks (ft.)			
<i>Front and Corner Side</i>	None	None	
<i>Interior Side and Rear Adjacent to a Residential District</i>	15(A)	15(A)	
Minimum Ground-Floor (floor-to-floor) Height (ft.)	15	15	
Minimum Façade Height for Frontages on a Boulevard (ft.)	15	25	
Daylight Plane Adjacent to Residential District—Interior Side and Rear Yards	(B)	(B)	

TABLE 3: DEVELOPMENT STANDARDS—EMPLOYMENT DISTRICTS			
<i>Proposed Zoning</i>	<i>IC</i>	<i>OC</i>	<i>Additional Regulations</i>
Vehicle Accommodation			
Parking Location	(C)	(C)	
Parking Structures and Lots	(D)	(D)	
Additional Standards			
Accessory Structures	Section 9.26.XX, Accessory Structures		
Exceptions to Height Limits	Section 9.26.XX, Heights and Height Exceptions		
Fences and Walls	Section 9.26.XX, Fences and Walls		
Landscaping and Street Trees	(E); Chapter 9.32, Landscape		
Lighting	Section 9.26.XX, Lighting and Illumination		
Off-Street Parking and Loading	Chapter 9.34, Parking and Loading		
Parking Structures and Areas	Chapter 9.34, Parking and Loading		
Projections into Required Yards	Section 9.26.XX, Setbacks and Yards		
Signs	Chapter 9.39, Signs		
Screening	Section 9.26.XX, Screening		
Solar Energy Systems	Section 9.26.XX, Solar Energy Systems		
Trash Screening and Enclosure	Section 9.26.XX, Refuse and Recycling Storage Areas		

- A. **Use of Setbacks Adjacent to Residential Districts.** The required setback area adjacent to a Residential District shall not be used for parking or loading facilities, storage, or other commercial or industrial purposes. A portion of the setback area, not to exceed 10 feet in width, may be used for access to parking or loading areas no closer than five feet to the respective lot line.
- B. **Daylight Plane Adjacent to Residential Districts.** Buildings shall not extend above a plane starting at 25 feet in height directly above the lot line abutting any residentially-zoned lot, or where there is an alley, the centerline of the alley, and from that point, extending in at a 45-degree angle from vertical toward the interior of the site.



- C. **Limitations on Location of Parking.** Parking structures and parking areas shall be located to the side and rear of buildings and/or underground. Parking may be located within 40 feet of the street-facing lot line, subject to the following requirements.
1. ***Underground and Partially Subterranean Parking.*** The entrance to parking that is underground or partially subterranean shall comply with the required setbacks for the ground floor of the main structure. The maximum height of a parking podium visible from a street is 42 inches from finished grade.
 2. ***Above Ground Parking.*** Above ground shared parking structures and surface parking may be located within 40 feet of a street facing property line with the approval of a Conditional Use Permit when the Review Authority makes the following findings:
 - a. The parking area is screened along the public right-of-way with a wall, hedge, trellis, and/or landscaping; and
 - b. The site is small and constrained such that underground, partially subterranean, or surface parking located more than 40 feet from the street frontage is not feasible.
- D. **Planting Areas.** The following areas shall be landscaped.
1. ***Setback Areas Adjoining Streets.*** All visible portions of a required setback area adjoining a street that are not used for driveways or walks shall be planting area or landscape.
 2. ***Adjoining Residential or Mixed-Use Districts.*** A continuous planting area having a minimum width of five feet shall be provided along interior lot lines when an Employment district adjoins a Residential or Mixed-Use District.

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Rule of Measurement

PURPOSE

The purpose of this section is to explain how various measurements referred to in this Ordinance are to be calculated.

GENERAL PROVISIONS

For all calculations, the applicant shall be responsible for supplying drawings illustrating the measurements that apply to a project. These drawings shall be drawn to scale and provide sufficient detail to allow easy verification upon inspection by the Director.

DETERMINING FLOOR AREA

The floor area of a building is the sum of the gross horizontal areas of all floors of a building or other enclosed structure measured from the interior face of the exterior walls or, in the case of a shared wall, from the centerline of a wall separating the two buildings.

A. **Included in Floor Area.** Floor area is deemed to include:

1. The actual floor space of mezzanines, interior balconies, lofts, closets and all habitable rooms.
2. Restrooms, lounges, lobbies, kitchens, storage areas, and interior hallways and corridors;
3. Portions of basements and attics that meet Building Code requirements for habitable space;
4. Enclosed and roofed porches and balconies;
5. Unenclosed decks, balconies, porches, and platforms used for commercial or restaurant activity
6. Interior courtyards, atria, paseos, walkways and corridors covered by a roof or skylight;
7. Storage and equipment spaces that are roofed and enclosed on all sides; and
8. Covered parking at or above grade.

B. **Excluded from Floor Area.** Floor area does not include:

1. Stairways and stairwells;
2. Elevators, elevator equipment rooms and elevator shafts;
3. Ramps to a subterranean or semi-subterranean parking structure or ramps between floors of a parking structure provided the ramp does not accommodate parking;
4. Unenclosed decks, balconies, porches, and platforms not used for commercial or restaurant activity;
5. Covered and uncovered courtyards, arcades, atria, paseos, walkways, and corridors located at or near the street level and are accessible to the general public provided they are not used as sales, display, storage, service, or production areas;

6. Parking areas located below finished grade or finished floor of habitable space where the vertical distance between finished grade and finished floor is five feet or less;
7. Mechanical equipment rooms, electrical rooms, telephone rooms, and similar space located below grade; and
8. Enclosures constructed pursuant to Section 9.04.14.050(k), Automobile Repair, Major and Minor, for outdoor hoists in existence on the adoption of Ordinance Number 1452 (CCS).
(Note: Section number is from existing code and will be revised.)

DETERMINING FLOOR AREA RATIO

Floor area ratio (FAR) is the ratio of the floor area, excluding the areas described below, of all principal and accessory buildings on a site to the site area. To calculate FAR, floor area is divided by site area, and typically expressed as a decimal. For example, if the floor area of all buildings on a site totals 20,000 square feet, and the site area is 10,000 square feet, the FAR is expressed as 2.0.

- A. **Floor Area Reduction, Covered At-Grade Parking.** Floor area devoted to covered at-grade parking shall be counted at two-thirds of its actual area if all of the following conditions are met:
 1. The floor devoted to parking does not exceed ten feet in height;
 2. There is at least one level of subterranean or semi-subterranean parking provided on the site;
 3. The at-grade and above grade parking levels are screened from view;
 4. There is no parking on the ground floor within 40 feet of the front property line; and
 5. The design of the parking levels is compatible with the design of the building as determined by the Architectural Review Board.
- B. **Floor Area Exclusion, Basements.** Floor area devoted to usable basements and cellars below finished grade is excluded in calculating FAR.

Definitions

Frontage, Street. That portion of a lot or parcel of land that borders a public street. “Street frontage” shall be measured along the common lot line separating said lot or parcel of land from the public street, highway, or parkway.

Abutting Lot. A lot having a common property line or separated by a public path or lane, private street, or easement to the subject lot.

Mixed-use Development. The development of a parcel or building with two or more different land uses such as, but not limited to, a combination of residential, office, manufacturing, retail, public or entertainment in a single or physically integrated group of structures.

Primary Room Window. A glazed surface whose area is larger than any other glazed surface in a living room, dining room, family room, library, or similar such activity room in a dwelling unit.

Principal Use. The primary or predominant use of any site.

Residential Use. One or more rooms designed, occupied or intended for occupancy as primary living quarters in a building or portion thereof.

Roof. That portion of a building or structure above walls or columns that shelters the floor area or the structure below.

Setback. The distance between the parcel line and a building, not including permitted projections.

Sidewalk Cafe. Any outdoors dining area located in or adjacent to any public sidewalk or right-of-way which is associated with a restaurant or other eating and drinking establishment on a contiguous adjacent parcel.

Site. Any parcel of land or combination of contiguous parcels of land.

Story. That portion of a building included between two consecutive floors of a building or the portion between a floor and the roof. A basement shall not be considered a story if the finished first floor does not exceed three feet above the average natural or theoretical grade of the parcel. An unfinished attic shall not be considered a story. See Mezzanine.

Structure. Anything constructed or erected, which requires a fixed location on the ground, or is attached to a building or other structure having a fixed location on the ground.

Use. The purpose or activity for which land is zoned or a structure is used.

Yard. An open space situated between parcel lines that is unoccupied and unobstructed from the ground upward, except as otherwise permitted by this Ordinance.

Yard, front. A space extending the full width of the parcel between any building and the front parcel line, and measured perpendicularly to the building at the closest point to the front parcel line.

Yard, rear. A space extending the full width of the parcel between the principal building and the rear parcel line measured perpendicularly from the rear parcel line to the closest point of the principal building.

Yard, side. A space extending the full depth of the parcel between the principal building and the side parcel line measured perpendicularly from the side parcel line to the closest point of the principal building.

Yard, street side. A space extending the full depth of the parcel between the principal building and the side parcel line adjacent to a public street right-of-way measured perpendicularly from the side parcel line to the closest point of the principal building.

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