

DRAFT OBJECTIVE DESIGN STANDARDS FOR PRELIMINARY DISCUSSION WITH THE PLANNING COMMISSION

JULY 31, 2023

This is a working draft document for discussion at the Planning Commission study session on August 8, 2023. Graphics have not been prepared pending input received at the study session. A few representative images have been included as “place savers” to aid discussion at the study session. The document will be reformatted into a highly graphic version for formal public review and hearings.

TABLE OF CONTENTS

1. Organization
2. Purpose and Applicability
 - 2.1 Purpose
 - 2.2 Applicability
 - 2.3 Types of Buildings Regulated
3. Site Planning
 - 3.1 Building Siting, Orientation, and Frontage Features
 - 3.2 Pedestrian Access and Accommodations
 - 3.3 Parking, Access, and Driveways
4. Building Design and Architecture
 - 4.1 Massing and Articulation
 - 4.2 Ground Floor Requirements
 - 4.3 Additional Standards for Mixed-use Buildings
 - 4.4 Transitions and Screening
 - 4.5 Roof Form
 - 4.6 Windows, Doors, Entry Design, and Security
 - 4.7 Materials and Colors
 - 4.8 Additions to Existing Structures
5. Landscaping, Open Space, and Exterior Lighting
 - 5.1 Landscaping and Open Space
 - 5.2 Exterior Lighting

6. Other Site Features

- 6.1 Accessory Structures and Enclosures
- 6.2 Utilities and Mechanical Equipment
- 6.3 Required Screening

7. Specific Plan Area Standards

- 7.1 Mid and South El Camino Real
- 7.2 El Camino Real Master Plan Area
- 7.3 Downtown Retail Core and Historic District
- 7.4 Vision of the Gateway
- 7.5 San Mateo Rail Corridor Transit Oriented Development Plan Area
- 7.6 Hillsdale Station Area
- 7.7 Mariner's Island Specific Plan Area

8. Definitions

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1. ORGANIZATION

These Objective Design Standards for the City of San Mateo are organized into the following sections:

This Section 1 outlines the organization of the document.

Section 2 describes the purpose and applicability of these Objective Design Standards for qualifying residential and mixed-use development projects in the City of San Mateo.

Sections 3, 4, 5, and 6 work together and set forth standards that apply to projects at the site planning, building design, and site detail levels. General standards applicable to all development are provided at the beginning of each section, followed by specific standards based on building type (low-rise, mid-rise, and high-rise).

Section 7 establishes additive standards applicable within adopted specific plan areas.

Section 8 provides supplementary definitions to those contained in San Mateo Municipal Code (SMMC) Chapter 27.04 (Zoning – Definitions).

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2. PURPOSE AND APPLICABILITY

2.1 Purpose

These Objective Design Standards (ODS) are established to:

- A. Streamline the review of qualifying multi-family and mixed-use development projects to address housing needs of all income levels;
- B. Ensure new development fits contextually into surrounding neighborhoods and districts by incorporating quality design in architectural styles, building massing, detailing, articulation, and materials/colors that contribute to established character; and
- C. Ensure that pedestrians and pedestrian movement are considered foremost in the massing, placement, and design of new development.

2.2 Applicability

- A. The ODS set forth in this document apply to new multi-family residential development, residential mixed-use development, and additions to multi-family and mixed-use development pursuant to any provision of state law which references objective design standards, including but not limited to Government Code Section 65589.5 (Housing Accountability Act) and Section 65913.4, as may be amended from time to time.
- B. These ODS apply to private development projects on private property. The ODS may work in conjunction with any adopted City of San Mateo documents that regulate use of and required improvements to public property abutting a development site.
- C. These ODS are additive to the requirements of the zoning district in which a development site is located, as specified in San Mateo Municipal Code Title 27 (Zoning Code). In the event of a conflict between the provisions of this document and the Zoning Code, the latter shall apply.
- D. In the event of any conflict within this document between citywide standards and standards applicable to a specific plan area, the specific plan area standards shall apply. Also with regard to specific plans, in the event of any conflict between the standards contained in this document and provisions of a particular specific plan, the standards in the specific plan shall apply.

2.3 Types of Buildings Regulated

- A. These standards establish regulations for three general building types: low-rise, mid-rise, and high-rise buildings. As used in these regulations:
- B. Low-rise shall mean buildings up to three (3) stories but no more than thirty-five (35) feet in height.



Low-rise Development Examples



C. Mid-rise shall mean buildings between four (4) and seven (7) stories but not more than ninety (90) feet in height.

Mid-rise Development Examples



- D. High-rise shall mean buildings eight (8) or more stories or more than ninety (90) feet in height.
- E. Where these regulations do not state which particular standards apply to a particular building type, the standards shall apply to all building types. In other instances, the regulations may indicate that additional standards apply to mid-rise and high-rise buildings.

High-rise Development Examples



3. SITE PLANNING

3.1 Building Siting, Orientation, and Frontage Features

3.1.1 Frontage Elements in CBD Zoning District

In the CBD zoning district, the building's primary street frontage shall include at least one (1) of the following:

- A. A publicly accessible plaza, subject to the following:
 - A. For each one hundred fifty (150) feet of horizontal building frontage or portion thereof, at least one hundred (100) square feet of plaza area shall be provided.
 - B. Each plaza shall have a minimum depth and width of ten (10) feet.
 - C. Where more than one (1) plaza area is required based on building frontage, plaza areas may be combined into one large plaza or provided as separate plaza areas.
 - D. For buildings with a horizontal length of less than one hundred (150) feet, no plaza is required. However, public seating shall be provided along the building frontage as required by subsection b, below.
- B. Publicly accessible seating on private property, subject to the following:
 - A. One seating unit shall be provided for each fifty (50) horizontal feet of building frontage, with a seating unit defined to be a seating area at least two (2) feet in width.
 - B. Public seating shall either be distributed along the street frontage or provided in groupings within plazas and open spaces.
 - C. At least fifty (50) percent of provided public seats shall have backs and armrests.

3.2 Pedestrian Access and Accommodations

3.2.1 General Standards Applicable to All Development

- A. Pedestrian Paths. Onsite pedestrian paths shall comply with the following:
 - A. The minimum width of a public pedestrian path shall be six (6) feet.
 - B. All pedestrian paths on private property shall be clearly delineated using at least one of the following:
 - a. Colored and/or textured concrete
 - b. Paving blocks or stones

- c. Grasscrete
- d. Tile
- e. Brick
- f. Masonry

3.2.2 Mid-block Paseos

- A. For a development site that involves more than six hundred (600) feet of continuous street frontage, at least one (1) mid-block pedestrian paseo open to the sky and connecting to public sidewalks shall be provided.
- B. For low-rise buildings, paseos shall have a minimum twelve (12)-foot width, as measured from building face to adjacent building face. For mid-rise and high-rise buildings, paseos shall have a minimum twenty (20)-foot width, as measured from building face to adjacent building face.
- C. Within the required minimum paseo width, a minimum eight (8)-foot-wide public access easement shall be provided for pedestrian access.
- D. Pedestrian-scale lighting shall be provided along the length of the paseo. Such lighting shall be mounted not higher than twelve (12) feet, meet the latest Illuminating Engineering Society (IES) recommended values, and shall be directed downward or have a light cap.
- E. Pedestrian paseos shall include at least three of the following pedestrian amenities every twenty (20) linear feet:
 - A. Bench(es)
 - B. Landscape planter
 - C. Shade structure
 - D. Tree consistent with the City Landscape Ordinance
 - E. Water feature or water fountain
 - F. Café tables and chairs
 - G. Textured, multi-colored, or patterned pavement
 - H. Public art
 - I. Decorative overhead lighting



Paseo Examples

3.3 Parking, Access, and Driveways

3.3.1 General Standards Applicable to All Development

- A. Vehicle and Parking Area Screening. Where vehicles are visible from a public right-of-way (i.e., surface parking lots or rooftop garages), the following standards shall apply:
 - a. Shall not be established within any required front setback area.
 - b. Surface parking areas, including driveways, shall not occupy more than twenty-five (25) percent or sixty (60) feet of the project frontage, whichever is greater.
 - c. Shall be screened from view from the adjacent primary street with a three-foot-high textured or patterned block wall that is capped, or a landscape hedge, or combination of the two. If a wall is used, the wall shall be treated with a graffiti-resistant coating.
 - d. Chain link or vinyl fencing shall be prohibited as a screening material.
- B. Roof-top Parking. Roof-top parking shall be screened by a parapet wall of a minimum three-foot height and made of the same material(s) as the building on which it is located.
- C. Parking Entrances and Curb Cuts.
 - a. For developments that front more than one (1) street, driveways, and entrances to parking facilities (surface parking or parking structures) shall be located on the secondary street frontage, side street, or alley unless access is only provided from

the primary street frontage or if the City traffic engineer requires access to occur from a primary street for traffic flow purposes. In circumstances in which a development site fronts two (2) primary streets, the developer may select the street to be used for the parking entrance.

D. Parking Structures.

- a. For mixed-use buildings, any structured parking facility integrated into the building and located along a street shall not have more than fifty (50) percent of that frontage consisting of non-active uses, as defined in this document. Any portion of the frontage used for parking shall either be enclosed or shall have ground-level screening consisting of decorative metal grates, evergreen landscaping, or combination of the two.

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- b. For multi-family residential buildings, any structured parking facility integrated into the building and located along or facing a public street shall either be enclosed or shall have ground-level screening consisting of decorative metal grates, evergreen landscaping, or combination of the two.
- c. For any stand-alone parking structure located along or facing a public right-of-way shall include at least one (1) of the following treatments:
 - i. Landscape screening consisting of evergreen species covering at least the first two lower stories of the parking structure
 - ii. Public murals or art
 - iii. Decorative screening elements attached to the structure, such as grills or vertical slats.

4. BUILDING DESIGN AND ARCHITECTURE

4.1 Massing and Articulation

4.1.1 General Standards Applicable to All Development

- A. Blank Walls. Blank walls shall be limited to a maximum of twenty (20) feet in length on all stories.
- B. Articulations Details. On each building, detailed façade articulation of a minimum depth eighteen (18) inches shall be created. These shall be in addition to requirements for wall plane breaks identified below for each building type. For low-rise and mid-rise buildings, at least two (2) of the following shall be provided. For high-rise buildings, at least three (3) of the following shall be provided.
 - A. Architectural projections such as roof eaves, overhangs, cornices, pergolas, or metal, wood, or glass awnings
 - B. Window recesses
 - C. Balconies per unit
 - D. Box or bay windows per unit
 - E. Projecting rooms or units for ten (10) percent of the units along the building façade for low-rise development or thirty (30) percent of the units for mid and high-rise development.
 - F. Window edges, including moldings and reveals with at least three (3)-inch depth
 - G. Horizontal moldings
- C. Building Facade Materials and Color. Buildings shall not be monochromatic in color scheme and use of materials. The following approaches shall be used.
 - A. Utilize a combination of at least four (4) different colors and materials on each building façade, exclusive of trim and roof. For example, the combination could be two (2) different colors and two (2) different materials, three (3) different colors and one (1) material, or three (3) different materials and one (1) color. No more than six (6) colors and/or materials may be utilized on each building façade.
 - B. Each color or material shall constitute at least fifteen (15) percent of the building façade.
 - C. A change in color or material shall be characterized by a minimum six (6)-inch offset from the adjacent building façade.

D. Veneers shall be returned at least two (2) feet from exterior corners.

4.1.2 Low-rise Buildings - Wall Plane Breaks. A minimum two (2)-foot-deep wall plane offset shall be provided for every fifteen (15) to thirty (30) feet of horizontal wall length.



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4.1.3 Mid-rise Buildings

- A. Building Corner Treatment. Building corner treatments are required to accentuate the end of a building. Building corners shall incorporate at least one (1) of the following:
- A. A tower element which extends between three (3) and six (6) feet in height from the building ridge
 - B. Special treatment of either different exterior materials, paint colors, or recesses or projections relative to the adjacent units, or combination of these features.
 - C. A cupola
 - D. Quoin treatment
 - E. Rooftop sculpture
 - F. Spire

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- B. Building Composition. Mid-rise buildings of four (4) or five (5) stories in height shall be divided into at least two (2) sections: either a base and a top or a body and top. Mid-rise buildings of six (6) or seven (7) stories in height shall have a base, body, and building top.
 - A. Base
 - a. If provided, the base shall be expressed with the same material or same material and color over one (1) to two (2) floors for buildings four (4) to five (5) stories.
 - b. The base shall be expressed with the same material or same material and color over two (2) to three (3) floors for buildings six (6) to seven (7) stories.
 - B. Body. The body shall be a minimum of three (3) floors in height.
 - C. Top
 - a. If provided, the top shall not exceed one (1) story.
 - b. If provided, the top shall be differentiated from the base and/or body by either its building material, wall plane or stepback, color, projected roof overhangs (minimum eighteen [18] inches), stepped parapets, lighting, roof cornice, or a combination thereof.

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- C. Horizontal Wall Plane Breaks. Along all building frontages, a wall plane offset shall occur at least every twenty (20) to forty (40) feet of horizontal building length, with the offset being a minimum of two (2) feet in depth and five (5) feet in length.



- D. Vertical Wall Plane Breaks. There shall be a change in the depth of the wall plane along the length of all building facades, unless stated otherwise. This shall be accomplished by incorporating at least two (2) of the following:
- A. Roof cornice on the top floor.
 - B. A wall plane offset of a minimum of five (5) feet in depth between the base and the body of the building, meaning the body can be recessed or projected relative to the base. Along the primary and secondary frontages, projections from the base may occur on all stories above the base. No wall plane shall extend into the required setback or public right-of-way.
 - C. Change in building material or color between the base and body characterized by a twelve (12)-inch minimum offset from the surrounding building wall.
 - D. A minimum ten (10)-foot stepback immediately above the building base or for the top floor.



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- E. Corners. Buildings on corner parcels shall incorporate at least one (1) of the following at the intersection(s) of primary and secondary streets:
 - A. Corner cuts of at least ten (10) feet at the base of the building
 - B. Tower element which differs four (4) feet minimum in height from building ridge.
 - C. A cupola
 - D. Quoin treatment
 - E. Rooftop sculpture
 - F. Spire

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4.1.4 High-rise Buildings.

- A. High-rise buildings shall incorporate the same wall plane, building materials, articulation, and corner standards as mid-rise buildings, in addition to the following:
- B. Building Composition. High-rise buildings shall be divided into three (3) sections: base, body, and top.
 - A. Base. The base shall be two (2) to three (3) floors in height.
 - B. Body
 - a. The body shall be the floors above the base of the building, up to the top as defined below.
 - b. The body shall be a minimum of one and one-half (1.5) times the sum of the base and the top stories.
 - C. Top
 - a. The top shall be a maximum of two (2) stories.
 - b. The top shall be differentiated from the base and body by its building material, wall plane, color, eaves, or roof cornice on the uppermost floor.

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- C. Horizontal Wall Plane Breaks. Along all building frontages, a wall plane offset shall occur at least every twenty-five (25) to fifty (50) feet of horizontal building length, with the offset being a minimum of two (2) feet in depth and five (5) feet in length.
- D. Wall Plane Breaks. There shall be articulation on all building facades. This shall be accomplished through at least three (3) of the following:
 - A. Roof cornice on the top floor.
 - B. A wall plane offset of a minimum of five (5) feet in depth between the base and the body of the building, meaning the body can be recessed or projected relative to the base. Along the primary and secondary frontages, projections from the base shall only occur on the body of the building. No wall plane shall extend into the required setback or public right-of-way.
 - C. Change in building material or color between the base and body characterized by a twelve (12)-inch minimum offset from the surrounding building wall.
 - D. A minimum ten (10)-foot stepback immediately above the building base or for the top floor.

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4.2 Ground Floor Requirements

4.2.1 Mixed-Use

- A. At least seventy-five (75) percent of the ground floor wall area shall be glazed. The use of reflective or dark tinted glass is prohibited except for residential units.
- B. The ground floor plate height for retail/commercial use and office shall be at least fifteen (15) feet, measured from grade to interior ceiling height.

4.2.2 Residential

Entries to ground-floor residential uses shall be located eighteen (18) to forty-two (42) inches above the grade of the adjacent public sidewalk.

4.3 Additional Standards for Mixed-Use Buildings.

4.3.1 Consistent Design.

Mixed-use buildings shall carry the same theme on all elevations using at least two (2) of the following approaches:

- A. Primary (non-accent) material(s)
- B. Primary (non-accent) color(s)
- C. Window detail (sills, frame) and proportions
- D. Similar treatment of either top, body, and/or base
- E. Repeating recess depth

4.3.2 Differentiate between Residential and Commercial Uses

Mixed-use buildings shall incorporate at least two (2) of the following to differentiate between residential and commercial uses.

- A. Distinct awning or entry treatments shall be used for commercial/retail or office uses.
- B. A change in the wall plane of a minimum depth of two (2) feet.
- C. Change in building material or color.

4.4 Transitions and Screening

4.4.1 Neighborhood Transitions.

For proposed development projects that have a density of thirty-five (35) dwelling units per acre or greater and where the side or rear property line abuts a property in the R1 or R2 zoning districts, the following standards shall apply.

- A. Stepback – Low-rise Buildings. For low-rise buildings within ten (10) feet of the abutting R1 or R2 zoning districts, the second and third stories shall step back at least five (5) feet from the first story when the first story is built to the minimum setback line. Alternatively, the entire building may be set back at least twelve (12) feet from the abutting property line.

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B. Stepback – Mid-rise and High-rise Buildings.

- A. For mid-rise and high-rise buildings within thirty (30) feet of the abutting R1 or R2 zoning districts, a minimum ten (10)-foot stepback shall be provided for every story above the second story. Alternatively, the entire building may be set back at least forty (40) feet from the property line.
- B. For mid-rise and high-rise buildings located across a secondary or lower classification roadway from an R-1 or R-2 zoning district, a minimum ten (10)-foot stepback shall be provided for every story above the second story. Alternatively, the entire building may be set back at least twenty (20) feet from the property line.

C. Landscape Screening. Evergreen screening trees shall be:

- A. Planted at a minimum interval of fifteen (15) feet along interior property lines abutting an R1 or R2 zoning district
- B. Consist of species that attains a twenty (20)-foot minimum height at maturity
- C. Minimum fifteen (15)-gallon size at time of planting

4.5 Roof Form

4.5.1 Variation

All buildings shall provide variations of roof height and/or form as follows:

- A. Low-rise: Thirty (30) percent minimum of the roofline

B. Mid-rise: Twenty (20) percent of the roofline

C. High-rise: No requirement

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4.5.2 Additional Requirements.

- A. A building shall have no more than two (2) variations in roof form.



- B. Roof pitch and eave treatment shall be consistent on a building.
- C. Flat roofs shall provide a capped, two (2)-foot high minimum parapet.
- D. Roof Form. Roof parapets shall include the following elements: coping on the top, and a drip edge.

4.6 Windows, Doors, Entry Design, and Security

4.6.1 Windows – Depth

Windows shall be recessed a minimum of six (6) inches from the exterior wall surface, unless the architectural style dictates flush (curtain wall) or protruding windows. Where a curtain wall is used, no recess or protrusion is required. Wainscoting, sills, and/or reveals shall be incorporated into deep-set windows.

4.6.2 Windows - Details

All windows shall include detailing using at least two (2) of the following approaches consistent with the selected architectural style.

- A. Window trim
- B. Projected lintel
- C. Projected sill

D. Sashes

4.6.3 Windows - Mixed-use Buildings.

The street-level façade for retail/commercial ground floors shall have windows with a minimum seventy (70) percent transparency between a height of three (3) and twelve (12) feet, measured above sidewalk grade.

4.6.4 Entries, Doors, and Stairways

A. Entry Locations. Building entries shall adhere to the following standards.

A. Each façade adjacent to a street shall have at least one pedestrian or main entry fronting the primary or secondary street frontage or, where public paseo exists, to that paseo.

B. Low-rise Buildings

a. When fronting a public right-of-way, each ground-floor residential unit shall provide a main entry oriented toward a primary or secondary street frontage.

b. When adjacent to an internal courtyard or common space, each residential ground floor unit shall provide direct access via an entry door to this area.

C. Mid-rise and High-rise Buildings. Individual residential ground floor entries shall be oriented toward a street, internal courtyard, or a lobby entrance serving several units.

D. Mixed-Use Buildings

a. Pedestrian access to the residential uses shall be via a lobby or individual entries that are separate from commercial use access.

b. At least one access to residential uses shall be located at a primary frontage or secondary frontage.

B. Residential Entry Design. Ground-floor residential entries fronting a public right-of-way or common space shall have at least one (1) fenestration element and one (1) entry element from the lists below. The entry element shall be at least three (3) feet in depth.

Fenestration Elements	Entry Elements
Transom window	Covered front porch
Sidelight window	Stoop
Awning with a minimum 3-foot projection (but not extending into any public right-of-way)	Recessed entry Forecourt

- C. Retail/Commercial or Other Non-residential Entry Design. Non-residential ground-floor uses shall adhere to the following:
- A. Each tenant space shall have an individual entry.
 - B. Each entry shall have direct at-grade access from any adjacent sidewalk.
 - C. Each entry shall be inset or offset no more than twenty-four (24) inches from the adjacent building façade.
 - D. Each entry shall have at least two (2) of the following features:
 - a. Awning or canopy (glass, wood, or metal only)
 - b. Contrasting color relative to adjacent building wall
 - c. Transom or sidelight windows
 - d. Double doors
 - e. An entrance enhanced with decorative hardware (wrought iron, brass), decorative framing (cornice), and/or artwork (mural, stained glass, tiling)

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- D. Garage Doors.
- A. For projects with ten (10) or more residential units, individual garage doors shall not face a public street but may be oriented towards an alley or private street/driveway internal to the project.

- B. All individual garage doors shall be recessed a minimum of six (6) inches from the surrounding building wall.
- E. Utility Room Entries.
 - A. Exterior-facing utility rooms and emergency exit corridor doors shall not be located on the primary street frontage.
 - B. When visible from a public right-of-way, utility room doors and emergency exits shall be the same materials, colors, and style as the main entry doors.
 - C. These standards shall not apply if they conflict with the rules and regulations of PG&E or another private or public utility conveyor.
- F. Loading Dock Doors.
 - A. Loading dock doors shall fully screen the interior loading dock area.
 - B. Doors shall use materials that limit visibility, such as translucent glass or decorative metal, and included in the material palette specified for the building.
- G. Exterior Stairways. Exterior stairways/stairwells shall face interior spaces such as plazas, gathering areas, and parking areas. This standard shall not apply if it conflicts with the Fire Code or Building Code.

4.6.5 Design for Security

All exterior walls fronting shared areas, interior courts, parking areas, open space, and walkways shall feature at least one viewpoint through a window, door, balcony, or patio at least every thirty (30) feet on each building story.

4.7 Materials and Colors

4.7.1 General Standards Applicable to All Development

- A. Colors: Neon colors shall be prohibited. Colors of the same color palette shall be differentiated by at least three shades.
- B. Allowable Materials. Materials used throughout on exterior walls, as trim, for windows and doors, and as roofing material shall be allowed according to the following Materials Table.

C.

MATERIAL	NOTES
Exterior Walls, Including Trim and Accent	
Brick	Including brick veneer
Concrete	
Stone	
Stucco	True stucco only (Lime or Portland Cement). Excluding synthetic stucco and Exterior Insulation Finishing System (EIFS).
Plaster	Verified for exterior use only
Glass	
Tile	
Rammed Earth	Low-rise only
Wood Siding	Shingle, Clapboard, Panel
Fiber Cement Board	Clapboard, Panel
Metal	Excluding corrugated metal
Wood	Excluding plywood

MATERIAL	NOTES
Building Base	
Brick	
Concrete	
Stone	
Metal	
Ceramic Tile	
Metal	Excluding aluminum and corrugated metal
Wood	Excluding plywood
Fiberglass composite	
Glass	
Window Frames	
Wood	Excluding plywood
Metal	Excluding corrugated metal
Fiberglass	
Composite	

MATERIAL	NOTES
Vinyl	
Roofing Materials	
Composite, asphalt, and fiberglass shingle	
Clay and concrete tile	
Slate	
Green roofs	
Solar shingles	
Colored metal/natural copper	

- D. Sustainable Materials. Sustainable materials shall be used for a minimum of twenty-five (25) percent of the building exterior and shall consist of a minimum of one (1) of the following properties:
- A. Certified as zero or low volatile organic compounds (VOC) pursuant to State Green Building Code
 - B. Qualified as rapidly renewable by being harvested within ten (10) years
 - C. Salvaged from the existing site
 - D. Produced within northern California
 - E. Containing a recycled content of eighty (80) percent or above
- E. Prohibited Materials. The following materials shall be prohibited on exterior walls, as trim, as doors and windows, and as roofing materials: chain link, corrugated metal, foam molding, plywood, synthetic stucco/EIFS, mirrored glass, and vinyl.

- F. Quality. Durable architectural materials and finishes with a minimum life expectancy of 50 years and roofing with a minimum life expectancy of thirty (30) years shall be used on the exterior of the buildings.

4.8 Additions to Existing Structures

Additions to existing structures shall:

- A. Be of the same architectural style as the existing building(s)
- B. Incorporate and match all the following features if they are present in the existing building(s).
 - A. Roof form
 - B. Window and door type, materials, proportions, and details such as recesses, mullion/muntin width and pattern etc.
 - C. Colors/materials
 - D. Articulation patterns
 - E. Cornice
 - F. Balconies

5. LANDSCAPING, OPEN SPACE, AND EXTERIOR LIGHTING

5.1 Landscaping and Open Space

5.1.1 General Standards Applicable to All Development

- A. Landscaping. Landscaped areas and open spaces shall incorporate at least three (3) of the following:
 - A. Use of hardscape materials up to fifty (50) percent of surfaces, with hardscape defined to include paving materials, gravel, and stone and tile work
 - B. Interior building entrance with direct access to open space(s)
 - C. Building paseo with direct access to open space(s)
 - D. Fixed seating elements with shade structures which face open space
 - E. In a mixed-use project, commercial patio and/or pedestrian order window/bar facing the open space
- B. Private Open Space for Individual Units
 - A. Balcony fronts and sides shall consist of obscured glass, slats, or partially transparent grating or railing that is at least fifty (50) percent open.
 - B. Enclosed private ground-floor open spaces fronting a public street and/or sidewalk shall have an enclosure between three (3) and four (4) feet in height. Enclosure materials shall be limited to the following:
 - a. Walls of a color and material(s) that match those used for the main building(s)
 - b. Wrought-iron fencing
 - c. Glass
 - d. Wood

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- C. Common Open Space
 - A. Common open space areas and amenities shall be located to be physically accessible to all residents.

- B. Green roofs and decks accessible to all units and where all residents have the right to use such space can fulfill common open space requirements.
- C. Dog run areas and community gardens in developments exceeding fifty (50) units can count towards the open space requirement.
- D. Tree Wells. New tree wells shall be located in line with adjacent, existing tree wells when those locations are compliant with the City's pedestrian and tree master plans.

5.1.2 Shadow Requirements – Mid-rise and High-rise Buildings

Fifty (50) percent of required open space on the subject property shall be unshaded between 12:00 pm to 2:00 pm at the spring and fall equinox. This standard shall not apply where the open space is already shaded by an existing building and no other opportunities for access to sunlight exist on the site.

5.2 Exterior Lighting

5.2.1 General Standards Applicable to All Development

- A. Exterior Lighting for Private Property
 - A. All exterior lighting fixtures shall include top covers to direct light downward unless it is landscape or public art/building wall uplighting that does not cause glare. Shielding shall match the style of the lighting fixtures.
 - B. Security lighting shall be provided consistent with the requirements of San Mateo Municipal Code Section 23.54.060 (Exterior Security Lighting).
 - C. No portion of a lighting fixture shall be mounted above the roof of the building.

6. OTHER SITE FEATURES

6.1 Accessory Structures and Enclosures - General Standards Applicable to All Development

6.1.1 Accessory Structures. Accessory structures that require a building permit shall be designed with the same finishes, materials, and details as the primary building(s) and shall include the same roof pitch(es).

6.1.2 Solid Waste Enclosures. Solid waste enclosure shall comply with all the following:

- A. Solid waste, recyclable materials, and green waste disposal areas shall be located wholly within a building or enclosure.
- B. Exterior waste collection and disposal areas shall not be located in a required front yard, street side yard, parking space, landscaped area, or required open space areas.
- C. Exterior waste collection and disposal areas shall not be located within twenty (20) feet of an adjacent lot developed with a residential use unless such areas are fully enclosed within a building.
- D. Solid waste enclosures shall be fully enclosed with masonry walls on three (3) sides, one (1) solid decorative metal gate for access, and a roof to prevent precipitation from entering the enclosure.
- E. Solid waste enclosures shall not be visible from public streets or shall be screened with landscaping. Visibility from alley locations is acceptable.
- F. Signage to inform what materials are appropriate and prohibited for each receptacle/area shall be posted inside each solid waste enclosure.
- G. Driveways or aisles shall provide unobstructed access for collection vehicles and personnel with at least the minimum clearance required by the collection methods and vehicles utilized by the designated collector.

6.1.3 Transit Stops. Proposed or required transit stops located on public or private property shall include all the following: shelter, bench, lighting, and trash receptacles.

6.2 Utilities and Mechanical Equipment - General Standards Applicable to All Development

6.2.1 Transformers.

- A. Transformers shall be located within a structure or placed underground.

- B. If (a) above is not feasible, an above-ground transformer shall be permitted but shall be located outside of any required setbacks and open space and shall be screened from public view with landscaping and fencing/walls.

6.2.2 Solar Equipment.

- A. All rooftop solar equipment and fixtures other than solar collection panels shall be installed in the attic or flush mounted.
- B. Any ground-mounted solar equipment:
 - A. Shall comply with the setback requirements of the zone in which it is located.
 - B. Shall not be visible from a public right-of-way.
 - C. Shall not be located within any required open space area.
 - D. Shall not obstruct vehicular or pedestrian travel ways.

6.2.3 Allowable Locations. Ground-mounted utilities and mechanical equipment that directly serve the development shall be located within the private property outside any required open space area or any required landscape area, with the exception of irrigation control valves.

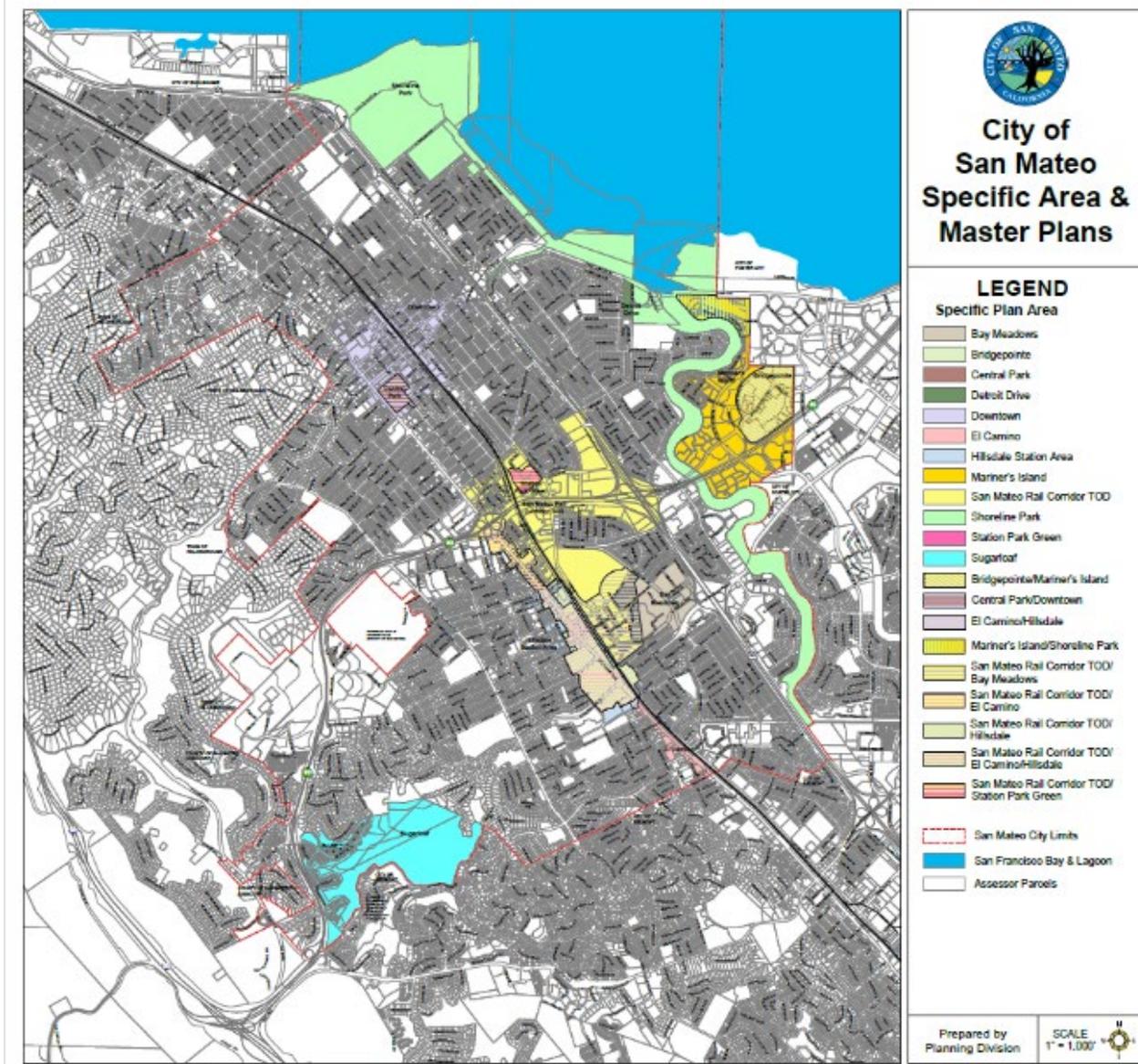
6.3 Required Screening

All above-ground onsite ancillary features shall be screened using at least one (1) of the following methods:

- A. Evergreen landscape materials or a landscaped berm of the same height as the ancillary feature.
- B. Low fencing or a wall consisting of the same color or materials as the buildings they serve.
- C. Roof-mounted mechanical equipment shall be screened so it is not visible from the adjacent public right-of-way using either rooftop parapet walls or rooftop enclosures.

7. SPECIFIC PLAN AREA STANDARDS

This Section establishes additional Objective Design Standards for which a specific plan or area plan has been adopted as identified in Figure XX below. These standards are in addition to the standards outlined in the previous sections. Where there is a conflict within this document between the general standards and specific plan area standards, the specific plan area standards shall apply. Where a project is located within the sphere of multiple specific plan areas all specific plan standards shall be followed.



7.1 Mid and South El Camino Real

7.1.1 Site Planning - Building Siting, Orientation, And Frontage Features

- A. Massing and Articulation.
 - A. Stepbacks. All structures shall provide a four (4)-foot stepback above the second story facing El Camino Real for at least seventy-five (75) percent of the street façade.
 - B. Top Floors. Upper floors shall include at least two (2) of the following, but not two (2) of any single approach.
 - a. Projecting roof overhangs of at least eighteen (18) inches
 - b. Varied parapet profile
 - c. Stepback with a minimum of three (3) feet for low-rise development and ten (10) feet for mid- and high-rise development.
 - d. Balconies
 - e. Horizontal moldings
 - f. A change in materials and colors
 - C. Transitions and Screening Elements. Buildings taller by five (5) feet than their immediate neighbors along the El Camino Real frontage shall relate to the neighboring structures by incorporating at least one (1) of the following:
 - a. Building roofline that steps down to adjacent building's height
 - b. Building setbacks at the height of the adjacent building's height
 - c. Windows, ground floor awning and canopies at the same height as the neighboring buildings (plus or minus one (1)-foot in height unless ground floor elevation is more than plus or minus one (1)-foot from adjacent buildings.
 - d. Projecting cornices at the same height as major horizontal elements on adjacent buildings
- B. Windows, Doors, and Entry Design. Distinctive entries to the building and individual uses that front El Camino Real shall be provided and incorporate at least two (2) of the following:
 - 1. Primary entrance that is at least fifteen (15) percent larger than other entrances
 - 2. Utilize colors and materials that are different than the primary materials and colors used on the building(s)

3. At least one (1) unique entry detail on the building entry façade or door, through detailed moldings, ornamental door handle and hinges, or decorative handrails
- C. Residential Entries. Residential ground floor units fronting El Camino Real shall incorporate at least one (1) of the following:
1. Additional three (3)-foot landscaped setback
 2. Ground-floor level elevated at least two (2) feet above sidewalk level.

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7.2 El Camino Real Master Plan Area

7.2.1 Site Planning - Building Siting, Orientation, and Frontage Features

A. Setbacks.

- A. All buildings shall be setback a minimum of ten (10) feet along El Camino Real to satisfy and provide for the “effective sidewalk” standard.
- B. Buildings taller than two (2) stories shall be set back ten (10) feet from the property line along El Camino Real.

B. Build-to-Lines.

- A. A minimum of fifty (50) percent of the total property line frontage along El Camino Real shall be occupied by buildings built to the required setback line. Building(s) may be setback up to a maximum of twenty (20) feet behind the build to line to provide a public amenity such as a wider sidewalk, plaza, outdoor seating, outdoor dining, or landscape area or any combination thereof.
- B. For corner parcels, the building shall be built to the required street side setback for a minimum of fifty (50) percent of the side street property frontage.

C. Frontage Features. For each twenty-five (25) feet of building frontage along El Camino Real, include at least one of the following ground floor elements (can be multiple instances of one (1) element):

1. Arcades
2. Awnings (no wider than a structural bay)
3. Trellises
4. Residential entry porch

7.2.2 Parking, Access, and Driveways

- A. **Curb Cuts.** Curb cuts along El Camino Real shall be prohibited if alley or secondary frontage is available. A maximum of one (1) curb cut along El Camino per development is permitted.
- B. **Pedestrian Access.** Access between surface parking areas and the public sidewalk shall be provided at forty (40)-foot minimum intervals along the parking frontage.

7.2.3 Building Design and Architecture

A. Massing and Articulation

- A. **Stepbacks:** A minimum four (4)-foot stepback along all building facades shall be provided above the second story.

- B. Blank Walls. Side walls visible from El Camino Real shall not be blank walls. The visible portion shall be architecturally treated beginning at the building corner of the façade with the continuation of the same colors and materials, including a matching width and depth of structural bays used on the building facade.
 - C. Structural Bays. The building façade shall be articulated (either recessed or projected) at every structural bay. The minimum depth of articulation along the façade shall be two (2) feet.
- B. Windows, Doors, and Entry Design.
- A. Recesses and Reveals. Windows shall have a recess or reveal of at least six (6) inches. Doors and eaves shall have a recess or reveal of at least eighteen (18) inches.
 - B. Entry Design. Storefront entries shall be directly accessible from El Camino Real.
- C. Materials and Colors.
- A. For the portion of the façade above the ground floor, all of the following are prohibited:
 - a. Glass curtain walls exceeding the width of the structural bays
 - b. Horizontal ribbon windows
 - B. Material changes shall occur at interior corners or major reveals.

7.2.4 LANDSCAPING, OPEN SPACE, AND EXTERIOR LIGHTING

- A. Landscaping.
- A. Areas between structures and the effective sidewalk shall be landscaped. Areas within three (3)-feet of building entries and display windows shall be designed as a hardscape area for gathering and outdoor commercial activity with at least one (1) of the following
 - a. Accent planters
 - b. Raised beds
 - c. Benches
 - d. Other types of pedestrian amenities.
 - B. For buildings over two (2) stories, the ten (10)-foot setback area beyond the space required to create a ten (10)-foot effective sidewalk width shall be landscaped consistent with the El Camino Real Streetscape Plan.

7.3 DOWNTOWN RETAIL CORE AND HISTORIC DISTRICT

7.3.1 Site Planning - Building Siting, Orientation, and Frontage Features

- A. Massing and Articulation. At least two (2) of the following shall be incorporated into building design:
 - 1. Ground floor is at least seventy-five (75) percent transparent (including windows and doors).
 - 2. On the ground floor, use of large areas (minimum dimension of six (6) feet) of clear glass.
 - 3. On upper floors, use of windows such that only one (1) bank of windows horizontally defines each floor.
- B. Building facade design shall include a change in the street fronting façade through the use of vertical recesses or projections, building height, and/or colors and materials at intervals between twenty-five (25)-foot to fifty (50)-foot intervals.
- C. Transitions and Screening Elements. Buildings proposed taller than those immediately adjacent shall provide at least two (2) of the following:
 - 1. Building roofline that steps down to adjacent building's height
 - 2. Carry the same horizontal lines from adjacent buildings to align roof cornices, cornices above retail windows and sign bands
 - 3. Vertically shaped window openings at the same height as the neighboring buildings above the ground floor
 - 4. Ground floor awnings, canopies and/or transom windows at the same height as the neighboring buildings over large retail display windows
 - 5. Building base and/or kick plates to match adjacent buildings on either side

7.3.2 Building Design and Architecture

- A. Windows, Doors, and Entries. Building and storefront entries shall include at least one (1) of the following design features:
 - 1. Canopy or awning in conformance with any permitting or limitations of public right-of-way encroachment requirements
 - 2. Architectural detailing such as a transom window, storefront window, kick plate, exterior columns, or mid-cornice
 - 3. Landscaping portions of the width of the storefront under display windows, or flanking a building entry
- B. Awning Materials and Colors. Awnings shall have the following characteristics:
 - 1. A minimum of five (5) percent larger than the width of the storefront openings to emphasize building proportions
 - 2. Placed above windows and doors to maintain views of important architectural details.

3. Aligned with adjacent awnings (plus or minus one (1) foot in height) unless ground floor elevation is more than that plus or minus one (1) foot from other buildings
 4. From the same color palette as the overall building color scheme
 5. In addition to materials listed under general standards, may be fabricated of canvas
- C. Architectural Features. Buildings shall place the following features at the same height as adjacent buildings
1. Cornices
 2. Cornice above the second-floor awnings
 3. Windowsills

7.3.3 Landscaping, Open Space, and Exterior Lighting

Publicly accessible outdoor areas shall not be concealed from public frontages through fence/gates, insets, recesses, and setbacks.

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7.4 Vision of the Gateway

7.4.1 Massing and Articulation

- A. Setbacks. The following setbacks shall supersede those required for the zoning district in which the project is located:
 - 1. Along the north side of Third Avenue: Twenty (20) feet from the Third Avenue property line
 - 2. Along the south side of Third Avenue and all of Fourth Avenue: fifteen (15) to twenty (20) feet from the property line
 - 3. Along neighborhood streets: fifteen (15) to twenty (20) feet from the property line
- B. Stepbacks.
 - 1. Along the south side of Third Avenue and all of Fourth Avenue: Above thirty (30) feet building height, an additional eight (8)-foot minimum stepback shall be provided.
 - 2. Along neighborhood streets: Above twenty-five (25) feet building height, an additional eight (8)-foot minimum stepback shall be provided.
- C. Height.
 - 1. Along the south side of Third Avenue and all of Fourth Avenue: Height at the front setback shall be twenty (20) feet minimum and thirty (30) feet maximum.
 - 2. Along neighborhood streets: Height at the front setback line shall not exceed twenty-five (25) feet maximum.
- D. Architectural Styles and Materials. Buildings shall incorporate at least one (1) of the following per unit on all street-facing facades:
 - 1. Porch(es)
 - 2. Bay window(s)
 - 3. Decorative wall(s) up to a maximum height of three (3) feet
 - 4. Window box(es)

7.4.2 Windows, Doors, and Entry Design

- A. Residential Entries.
 - A. On south side of Third Avenue, all of Fourth Avenue, and neighborhood streets, front door entries shall be located at intervals of at least every twenty-five (25) to thirty (30) feet.
 - B. On neighborhood streets:
 - a. Entries shall include a porch or stoop.
 - b. Open porches may extend into the front setback area up to within ten (10) feet of the property line.

- C. Along the south side of Third Avenue and all of Fourth Avenue:
 - a. Porches shall be allowed within the front setback area up to within ten (10) feet of the property line.
 - b. A buffer shall be provided between a residence entry and the public sidewalk with one (1) or more of the following:
 - i. Three (3)-foot-high architectural walls within two (2) feet of the sidewalk
 - ii. First-level living area one-and -one-half (1.5) to four (4) feet above sidewalk grade
- D. Garage Entries. Garage entrances shall be designed so that backing out onto Third and Fourth Avenues is not allowed.

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7.5 San Mateo Rail Corridor Transit Oriented Development Plan Area

7.5.1 Site Planning – Building Siting, Orientation, and Frontage Features

- A. Block Size. All new blocks shall be no more than three hundred (300) feet by six hundred (600) feet. A block can be bounded by streets or pedestrian paseos.
- B. Setbacks.
 - A. Mixed-use buildings with ground-floor commercial uses shall:
 - a. Be built adjacent to the sidewalk except where space to accommodate seating, outdoor dining, and retail display areas are provided.
 - b. Such setback areas shall not exceed ten (10) feet in depth for more than thirty (30) percent of the building's frontage.
 - B. Residential-only or office-only buildings:
 - a. Up to fifteen (15)-foot setback from sidewalk(s) to accommodate building entries and landscaped areas
 - b. Residential setback areas shall include at least one (1) of the following for every unit that fronts the sidewalk:
 - i. Porch or stoop
 - ii. Landscaped areas, with a minimum of thirty (30) square-feet in area and minimum dimension of four (4) feet for any side
 - iii. Small private gardens behind maximum three (3)-foot-high architectural wall
 - C. Entries. All primary building entries shall face the public street and sidewalk.

7.5.2 Building Design and Architecture

- A. Articulation.
 - A. All upper-floor residential units facing local streets shall include one (1) of the following:
 - a. Occupiable outdoor deck designed as usable open space
 - b. Balcony
 - c. Bay window
 - B. All building facades visible from a public street or public area shall include at least three (3) of the following across the entire façade:
 - a. Trellises
 - b. Arcades
 - c. Awnings
 - d. Balconies
 - e. Belt courses along sill lines
 - f. Capped parapets

B. Mixed-use Buildings.

A. Ground-floor retail and commercial uses shall have a façade area that consist of a minimum of seventy-five (75) percent windows and doors.

B. Individual shops shall have a maximum storefront length of fifty (50) feet.

7.5.3 Landscaping, Open Space, and Exterior Lighting.

For mixed-use developments of at least three acres of site area or an entire block, a publicly accessible park or plaza of at least 10,000 square-feet and a minimum dimension of 50 feet for any side shall be developed within the central portion of the site.

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7.6 Hillsdale Station Area

7.6.1 Site Planning – Building Siting, Orientation, and Frontage Features

A. Setbacks.

A. Transit Center Area

- a. Buildings shall be set back from the back of curb along El Camino Real to create at least twenty (20) feet of combined effective sidewalk.
- b. Buildings adjacent to the train station platform shall include a ten (10)-foot rear yard setback, which shall be designed to provide at least one (1) of the following:
 - i. Ramp compliant with ADA standards
 - ii. Stairs with flat incline areas that allow bicycles to be pushed up/down, compliant with ADA standards.

B. Parcels Adjacent to Laurel Creek

- a. Buildings shall be set back from Laurel Creek consistent with the City's General Plan and SMMC Section 7.39.130.
- b. The Required setback area from Laurel Creek shall be publicly accessible, include at least fifty (50) percent landscaped open space, and include a pedestrian trail constructed to City standards.

C. Key Intersections. Buildings located on parcels that surround the intersections of 28th and 31st Avenues and Hillsdale Boulevard at El Camino Real shall provide at least a ten (10)-foot setback at building corners on the ground floor facing intersections for a minimum of fifteen (15) feet along the intersecting frontages, or shall incorporate at least two (2) of the following elements:

- a. Tower
- b. Corner entry plazas
- c. Fountains or water features
- d. Public art installations

7.6.2 Pedestrian Access and Accommodations - Pedestrian/Mid-block Paseos for Mixed-Use and Residential.

A minimum twenty (20)-foot wide north/west pedestrian/mid-block paseo shall be provided on parcels three-hundred feet deep or greater for projects located along the east side of El Camino Real.

7.6.3 Parking, Access, And Driveways

A. Parking

- A. Surface Parking. Surface parking shall adhere to the following:

- a. Not located within twenty-five (25) feet of the El Camino Real-facing property line.
 - b. Not occupy more than twenty-five (25) percent of a property for parcels, existing or combined, with more than two hundred (200) feet of El Camino Real frontage.
 - c. Existing surface parking may be retained when improvements do not exceed fifty (50) percent of the replacement value of the existing development.
- B. Vehicle parking shall be prohibited in front setback areas and along primary and secondary street frontages.
- a. If a parking garage is an individual building part of a project, retail or other active uses shall occupy the ground-floor space of that parking garage along at least ninety (90) percent of the frontage of El Camino Real, at a minimum depth of forty (40) feet.
 - b. If structured parking is within a mixed-use building, a maximum of fifty (50) percent of the ground floor may be dedicated to parking.
- B. Screening. Surface parking lots shall be screened from public streets as following:
- a. Minimum height of three (3) feet; maximum height of six (6) feet
 - b. Comprised of wood, metal, or landscape wall
 - c. Shall be perforated (i.e., transparent) to a maximum of thirty (30) percent.

7.6.4 Building Design and Architecture – Stepback.

A minimum six (6)-foot stepback above the third floor for buildings over three (3) stories. Balconies are permitted within the step-back area above the third floor.

7.6.5 Windows.

All residential units and residential units of mixed-use development shall have at least one (1) window that faces the creek.

7.6.6 Windows, Doors, and Entry Design

- A. Pedestrian Entries. Buildings shall have at least one (1) pedestrian entrance facing El Camino Real, the Transit Center, or the Caltrain right-of-way.
- B. Key Intersection Entries. Buildings located on parcels that surround the intersections of 28th and 31st Avenues and Hillsdale Boulevard at El Camino Real shall have a primary building entry oriented towards the corner that is visible from the intersection.

7.6.7 Landscaping, Open Space, Exterior Lighting, and Fencing

- A. Landscaping
 - A. At least fifty (50) percent of the open space shall consist of a plaza with a combination of hardscape, benches, tables, pedestrian amenities, and lighting.

- B. Retaining walls below the train tracks shall be treated with at least two (2) of the following design elements for at least seventy-five (75) percent of the wall surface:
 - a. Mural (no commercial messages allowed)
 - b. Architectural features of building exterior wall downward directed lighting
 - c. Landscaping

B. Frontage Features - Parcels Adjacent to Laurel Creek – Fencing.

- 1. Solid and chain link fencing are prohibited along the creek. Existing chain link fences shall be removed in association with any new development or redevelopment.
- 2. Where fencing is provided, it shall be transparent and be a maximum of four (4) feet in height.

7.6.8 Development Along Palm Place.

A. Mixed-use developments shall have at least two (2) of the following:

- 1. Building entrances facing Palm Place
- 2. Awnings at least (ten) 10 feet in length
- 3. Outdoor seating areas of at least one hundred (100) square feet in area provided with benches and/or chairs and tables

B. Ground-floor retail and restaurant uses facing pedestrian paseos shall include at least two (2) of the following elements:

- 1. Entrances
- 2. Awnings
- 3. Outdoor seating areas of at least one hundred (100) square feet in area provided with benches and/or chairs and tables

C. East -West Avenues. For buildings with primary frontage along east-west avenues, the following shall apply:

- 1. The area within five (5) feet of an entrance or display window shall be at least fifty (50) percent hardscape.
- 2. A building edge along the primary and secondary frontage shall be set back to create at least fifty (50) square feet of outdoor space, in addition to any setback required for a ten (10)-foot effective sidewalk. This space shall include at least one (1) of the following:
 - a. Landscape planters that provide seating
 - b. Seating wall (maximum two-and-one-half (2.5) feet tall)

7.7 Mariner’s Island Specific Plan Area

7.7.1 Building Siting, Orientation, and Frontage Features - Massing and Articulation

Height Limit. Maximum two (2)-story height limit within one hundred (100) feet of the main lagoon channel or any residential construction fronting SR-92.

7.7.2 Landscaping, Open Space, and Exterior Lighting

- A. All landscaped setbacks or buffers shall consist of a berm at least one (1) foot in height that is planted so that at least eighty (80) percent of the berm is covered by vegetation (mature plant size) to provide screening of parking lots and interior roadways.
- B. Exterior Water Features. All developments shall include at least one (1) of the following:
 - 1. Pond
 - 2. Reflecting pool
 - 3. Fountain

8. DEFINITIONS

Building Silhouette: The top and edges of upper floor or floors of a building.

Building Types:

- **Low-rise:** Multiple-unit dwellings in attached, semi-detached, or detached structures that range between one to three stories and do not exceed thirty-five (35) feet in height. These buildings are characterized by features such as private yard areas for individual residences and individual parking facilities, such as attached or separate garages or carports accessible by an internal private driveway and/or alley. Such building types can include duplexes, triplexes, and quadplexes; tuck-under housing; row housing; bungalow courts; courtyard housing; live/work units; and townhomes.
- **Mid-rise:** A single building or collection of buildings containing multiple dwellings, ranging from four (4) to seven (7) stories and not exceeding ninety (90) feet in height. Mid-rise multi-family building type dwellings may also be combined with nonresidential uses as part of a mixed-use development.
- **High-rise:** A single building or collection of buildings containing multiple dwellings, with buildings of eight (8) stories or more or ninety (90) feet or higher in height. High-rise building typically include a shared pedestrian entry feature, such as an entry lobby, along a public street frontage and access hallways to individual dwelling units. High-rise multi-family building type dwellings may include mixed-use developments.

Corner Building: A building located at the intersection of two (2) streets, intersection of a street and a pedestrian paseo, or intersection of a street and public open space.

Cupola: A small dome-like structure on top of a building included to add visual interest.

Effective Sidewalk Width: The width of a paved pedestrian walking surface measured from the curb face to the building face, inclusive of both the public right-of-way sidewalk and any adjacent private property that extends the sidewalk width.

Exterior columns: Vertical elements used to establish a visually prominent part of a storefront or building facade.

Frontage Types:

- **Primary Street Frontage:** The interface between the building frontage and street along arterial roadways that link residential and commercial districts and serve through traffic needs.
- **Secondary Street Frontage:** The interface between the buildings and the streets along collector roads and local streets that link neighborhoods to arterial street(s) and are not intended for through traffic or are designed to serve only adjacent land uses.

Graphic pending

Ground floor (dwelling) Unit: A unit where any habitable space (such as living, sleeping, eating, or cooking areas) is located on the ground level.

Non-active Use: A use of a building or portion of a building used for parking, storage, or housing of mechanical equipment.

Parapet: A low wall built up above the level of a roof to hide the roof or to provide protection against falling, and similar structures associated with balconies, etc.

Public Use Path: A public use trail or similar connection other than a sidewalk.

Reveal: The inner surface of an opening or recess in a wall, typically in relation to a window or door.

Roof Deck: An open area located atop a building story that is open to the sky and is designed and used for passive open space by building tenants. May be located on any flat roof on or above the second building story.

Roof Line: The top edge of a roof or the top of the parapet, whichever forms the top line of a building silhouette.

Stoop: A porch, platform, or stairway at the entrance of a house or other building.

Tower: A structure that is at least twice as tall as the dimension of the base width. Can be freestanding or part of a building.

Transom Window: A band of upper story windows typically above the top of door height to provide additional light and air into the interior of a residence or storefront.

Tuck-under Parking: Covered parking spaces constructed at the same ground level as the building(s) they serve, are covered by the upper floor(s) of the building(s) and are open on at least one side.

Underground Parking: Parking located partially or fully below grade. Includes ramping structures.

Utilities and Mechanical Equipment: Includes, but is not limited to, air conditioners; heaters; utility meters; cable and similar telecommunications equipment; backflow preventions; irrigation control valves; electrical transformers; pull boxes; all ducting for air conditioning, heating, and blower systems; fire protection equipment; transformers; and all roof-mounted equipment. These provisions do not apply to wireless telecommunications facilities.

Window trim: The moldings covering the jambs and head of a window.