

TO: James L. App, City Manager
FROM: Ronald Whisenand, Community Development Director
SUBJECT: Uptown/Town Centre Specific Plan
DATE: May 27, 2008

Needs: For the Planning Commission and City Council to discuss the recommendations for the Uptown/Town Centre Specific Plan that were presented by Moule and Polyzoides during the Charrette and give direction for preparation of a draft specific plan.

Facts:

1. On May 12-16, the City hosted a weeklong charrette in which Moule and Polyzoides and the Specific Plan Team prepared a set of design and programmatic recommendations for inclusion in the Uptown/Town Centre Specific Plan.
2. Attached is a summary of the team's recommendations for the Specific Plan. With these recommendations is a draft schedule for completion of the project.
3. Representatives from Moule and Polyzoides will attend the May 27 joint Planning Commission/City Council meeting to explain the recommendations and answer questions.

Analysis and Conclusion:

The next steps in the Specific Plan process are:

1. Staff will review the recommendations and provide direction to the Specific Plan Team on preparation of the draft plan and will also include identification of the components of a general plan amendment to implement the draft specific plan.
2. The consultant team will prepare an Environmental Impact Report (EIR) on the specific plan and related general plan amendment.
3. There will need to be an EIR scoping session, workshop meetings on the EIR and Draft Specific Plan, and hearings before the Planning Commission and City Council before the specific plan and related general plan amendment are adopted.
4. It is anticipated that completion of the EIR, the specific plan and related general plan amendment will require an additional 12 months.

The general plan amendment will address proposed changes in land use designations, possible amendment to the population planning threshold (44,000 population in 2025), and potential amendments to policies and action items in several elements. The amendment to the population planning threshold would be a consequence of implementing Economic Strategy objectives and policies calling for compact urban form and housing the City's workforce within City limits.

Options: After consideration of public testimony, that the City Council consider the following options:

- a. Receive a set of recommendations from Moule and Polyzoides and give staff direction for focusing the preparation of options for a draft specific plan;
- b. Amend, modify or reject the foregoing option.

Attachments: Recommendations from Moule and Polyzoides

EDIUPTOWN SPECIFIC PLAN/GPAICCR 052708

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ELIZABETH MOULE & STEFANOS POLYZOIDES

ARCHITECTS AND URBANISTS

MEMORANDUM

TO: Ron Whisenand, Community Development Director
City of Paso Robles

FROM: Stefanos Polyzoides

DATE: 22 MAY 2008

RE: UPTOWN / TOWN CENTRE SPECIFIC PLAN
CHARRETTE SUMMARY

CC:

Building on the input gained during the pre-Charrette discovery process (the existing conditions analysis, stakeholder interviews, public workshops, and discussions with City and agency staff), the consultant team led a week-long Charrette to translate the recommendations and desires of the City, the stakeholders, and the community into a physical plan. The work produced at the end of the Charrette will form the basis and structure for the Specific Plan document.

Each day of the Charrette, the consultant team (a cross-disciplinary team of architects, urbanists, landscape architects, civil and traffic engineers, and museum and historic preservation experts) worked together to solve the various components of the plan. As needed, the consultant team met with various stakeholders and City and agency representatives to clarify and rectify issues and conflicts that arose during the Charrette.

Regarding community outreach, each day of the Charrette a member of the consultant team led a public lunch-time seminar in which they explained their associated technical specialty (Economics and Finance, Form-Based Code, Historic Preservation and Resources, Landscape, Hydrology, Infrastructure, Ecology, and Traffic and Transportation). At the end of each day, the consultant team presented the day's progress to the community for review and

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comment. The consultant team incorporated each night's community input into the next day's work with each day building upon the previous. The Charrette concluded with a final presentation in which the consultant team presented to the community the entire plan and all its components.

The physical results of the design charrette (e.g., the illustrative plan and perspectives, the land use/regulating plan, the landscape/public realm plan, the street network plan, the form-based code) comprise most of the materials necessary to create the Specific Plan document.

The specific recommendations put forth by the design team include the following:

1. South of Downtown:

- a. Transforming Robbins Field into a Civic Park. The existing baseball field would be relocated elsewhere (possibly onto the block surrounded by 16th Street, Vine Street, 17th Street, and Oak Street).
- b. Extending Fourth Street beneath the railroad tracks to Riverside Avenue in a manner that preserves the historic rectilinear street and block network.
- c. Between Fourth and Sixth Streets, moving Pine Street westward so it terminates at the center of Robbins Field. The Pine Street realignment occurred so that Pine Street could connect with Fourth Street at grade and before Fourth Street began its downward slope to cross beneath the railroad tracks.
- d. Introducing a new City Hall on the southeast corner of Sixth Street and the realigned Pine Street (adjacent to the railroad tracks across the street from the existing Post Office Building).
- e. Introducing a pedestrian bridge across the railroad tracks between the new City Hall building and the historic Farmers' Alliance building.
- f. Reconfiguring the Fourth Street Master Plan area. The new concept is comprised of mixed-use buildings with required retail on the ground floor and upper floors composed of residential and/or office uses. The tenant mix in this location should be favorable to national retail chains.
- g. Providing a new north frontage for the existing Post Office building that better relates to Park Street.
- h. Introducing selective infill on properties not currently occupied by buildings of historical significance.
- i. Introducing flex space along Park Street between Robbins Field and City Park.

- j. Introducing street trees and sidewalks throughout.
- k. Introducing a new park on the block bounded by Fourth Street, Oak Street, Third Street, and Vine Street that doubles as a flood mitigation and stormwater quality treatment area.

2. Downtown:

- a. Introducing a performing arts center on the northeast corner of 12th and Spring Streets across the street from City Park (alternate locations for the performing arts center include the southwest corner of 24th Street and Riverside Avenue and within the Paso Robles Street River Overlook area).
- b. Introducing lined park-once garages at key locations such as:
 - i. The northeast corner of Railroad and 13th Streets;
 - ii. The southeast corner of Pine and 10th Streets;
 - iii. South of City Hall on the existing City Hall/Library parking lot.
- c. Creating a small plaza at the corner of 10th and Spring Streets to celebrate Paso Robles' hot springs history.
- d. Introducing a farmers' market on Park Street between 10th and 11th Streets.
- e. Traffic-calming 13th Street in order to encourage/allow easier north/south pedestrian and automobile crossings of 13th Street.
- f. Introducing selective infill on properties not currently occupied by buildings of historical significance.
- g. Creating a retail district mostly concentrated between 11th, Spring, 14th, and Pine Streets with a small portion extending south on Pine Street to the train station. Retail should be required on the ground floor of all buildings within this district and should be comprised of specialty stores and restaurants peppered with a few national retail chain tenants.

The funky "industrial" character of the area east of Pine Street should be preserved. Uses could include service commercial, but efforts should be made to support the construction related industries that are concentrated there now.

- h. Transforming Railroad Street into a pedestrian way from 14th to 12th Streets.

- i. Introducing a pedestrian bridge at 12th Street that crosses the 101 Freeway, connecting Downtown and the Salinas River.
- j. Introducing street trees, sidewalks, and pedestrian improvements throughout.
- k. Introduce new angled parking in the downtown core, including Spring and 13th Streets to supplement the downtown's on-street parking supply, calm traffic, improve pedestrian access, and "visually announce" when a driver has arrived in the downtown.

3. North of Downtown

- a. Introducing a greenway along Park Street to narrow the pavement width and provide an attractive pedestrian and bicycle connection between Uptown and Downtown. Park Street could possibly be designated as a portion of the Anza Trail.
- b. Introducing selective infill on properties not currently occupied by buildings of historical significance.
- c. Introducing commercial and office uses along Spring Street.
- d. Introducing a park on the block surrounded by 16th Street, Vine Street, 17th Street, and Oak Street (which will necessitate the removal of the existing buildings currently on the site). This could be a good replacement location for the relocated Robbins Field baseball field – albeit reformulated as a multi-use field.
- e. Introducing street trees, sidewalks, and pedestrian improvements throughout.

4. Midtown

- a. Introducing a greenway along Park Street to narrow the pavement width and provide an attractive pedestrian and bicycle connection between Uptown and Downtown. Park Street could possibly be designated as a portion of the Anza Trail.
- b. Introducing selective infill on properties not currently occupied by buildings of historical significance.
- c. Introducing commercial and office uses along Spring Street.
- d. Introducing a commercial corridor along 24th Street that allows retail and small office uses.
- e. Introducing an improved drainage course for Mountain Spring Creek that crosses Vine Street, runs along 23rd street, down Oak Street to 21st Street to Spring Street, and on to the Paso Robles Events Center. This "greenway" could double as a

linear park that connects to the Park Street linear park as well as provides east-west access to and from the Events Center.

- f. Introducing street trees, sidewalks, and pedestrian improvements throughout.

5. Uptown

- a. Introducing a small-scale retail district at the corner of 34th and Spring Streets consisting of a mix of retail, community services, and housing. Retail should be required on the ground floor (except where community services occur), while upper floors could be occupied by office or retail. There is a possibility that this site could also include the First Five school that is currently being proposed on the site at 36th and Spring Streets.
- b. Expanding the existing community center and pool complex at 28th and Vine Streets.
- c. Introducing a new baseball field on the block bounded by Oak Street, 36th Street, Spring Street, and the 101 Freeway. North of the baseball field might be a good location for a skate park.
- d. Introducing selective infill on properties not currently occupied by buildings of historical significance.
- e. Rehabilitating Oak Park as follows:
 - i. Introducing approximately 100 units of additional housing. New housing would, for the most part, be built on locations/footprints where existing housing is currently located. Note that since Oak Park is more than 50 years old, its potential historic status will need further evaluation and its historic merit will need to be determined.
 - ii. Introducing a new playing field and community center on the north side of Oak Park (at 34th Street).
 - iii. Introducing an interconnected street network to better connect Oak Park to the rest of Uptown (see next recommendation "f").
- f. Improving Georgia Brown Elementary School and Vine Street, including terracing the hillside to accommodate more soccer events.
- g. Creating a better connected street and block network by:
 - i. Exploring the extension of Park Street between 24th and 28th Streets provided topographic constraints can be addressed.

- ii. Introducing new streets east of Park Street between 30th and 32nd Streets and between 32nd and 34th Streets.
- iii. Introducing a new street that fronts the railroad tracks between 28th and 34th Streets.
- h. Introducing street trees, sidewalks, and pedestrian improvements throughout – particularly on Oak Street between Flamson Middle School and the new baseball field (at Spring and 36th Streets).
- i. Creating a destination opportunity at the Hot Springs site that includes a boardwalk over the wetland and an interpretive kiosk. Future efforts may include Anza Trail interpretive exhibits, “toilet to tap” water cycle education exhibits, and Hot Springs resort opportunities.
- j. Introducing a pedestrian/ vehicular crossing over the existing railroad tracks at 30th Street.

6. Riverside Corridor

- a. Creating a very conceptual site plan for the Paso Robles Event Center, Pioneer Park, and the Museums. The site plan includes the following:
 - i. Introducing a museum addition at the northeast corner of 19th Street and Riverside Avenue, facilitating the introduction of additional museum space without necessitating the relocation of the existing museum structures.
 - ii. Relocating the Pioneer Park baseball field to Uptown between Oak Street, 36th Street, Spring Street, and the 101 Freeway.
 - iii. Relocating the existing Skate Park to a site west of the railroad tracks and closer to residential neighborhoods (an alternate site still needs to be determined, although the block bounded by Oak Street, 36th Street, Spring Street, and the 101 freeway might be a good location – adjacent to the proposed baseball field mentioned in the above recommendation “a.iii”).
 - iv. In the Paso Robles Event Center: Introducing a commercial kitchen serving two ballroom spaces each capable of accommodating 500-600 people; introducing new exhibition spaces south of the Main Grandstand; introducing shade trees throughout the Event Center to provide shade; introducing a tent structure to shade the Main Grandstand; introducing trees planted orchard-style within the existing Event Center parking lot

- v. Introducing a civic building on the southwest corner of 24th Street and Riverside Avenue (on the north side of the existing Event Center parking lot). Possible uses for the building include additional space for the Paso Robles Event Center or a performing arts center (alternate sites for the performing arts center include the northeast corner of 12th and Spring Streets and within the Paso Robles Street River Overlook area).
 - vi. Extending the Paso Robles Event Center parking lot south to 19th Street (necessitating the removal of the existing building at the northwest corner of Riverside Avenue and 21st Street).
 - vii. Providing additional Event Center/Museum parking between 19th Street, 18th Street, Riverside Avenue, and the railroad tracks (necessitating the removal of the existing buildings currently occupying the block. Parking lot would be planted with trees, arrayed orchard-style).
 - viii. Providing a crossing from the Event Center to the Salinas River under Highway 101 at the current County maintenance yard for possible equestrian access to the river.
- b. Introducing retail and other related uses in the Farmers Alliance Building as well as the addition of new commercial buildings on the site that will improve the attractiveness of the property as a community destination.
 - c. Introducing a pedestrian bridge from the Farmers' Alliance building, across the railroad tracks, to the proposed City Hall building (at Sixth and Pine Streets).
 - d. Continuing to allow industrial and commercial uses along Riverside Avenue.
 - e. Turning Riverside into a Bike Boulevard that is ideal for commuting.
 - f. Investigating the feasibility of extending the bikeway or possibly Riverside Avenue roadway north to go under the 101 to reach the Hot Springs property and provide connection to the overall river trail system.

7. Paso Robles Street River Overlook

- a. Introducing a pedestrian bridge at 12th Street that crosses the 101 Freeway, connecting Downtown and the Salinas River.

- b. Introducing a natural history museum/interpretive center at the Salinas River end of the 12th Street pedestrian bridge.
- c. Introducing a Paseo along the Salinas River, shaded by native trees and equipped with seating, forming a clearly-defined edge, public walkway, and Overlook to the River
- d. Incorporating an amphitheatre along the Salinas River Paseo facing the river.
- e. Encouraging buildings to be of industrial/agricultural character and to face the Salinas River.
- f. Allowing industrial, commercial, office, mixed-use, hotel and conference uses, and possibly a performing arts center (alternate performing arts center sites include the northeast corner of Spring and 12th Streets and the southwest corner of 24th Street and Riverside Avenue).

8. Spring Street Corridor:

- a. Enhancing the northern and southern “gateway entries” from Highway 101 with planting.
- b. Transforming Spring Street into a street with segments of differing character:
 - i. South of Downtown: automobile-oriented.
 - ii. Downtown: urban
 - iii. North of Downtown: urban
 - iv. Midtown: suburban
 - v. Uptown: urban and automobile-oriented
- c. Improve Spring Street as a transit corridor linking the Uptown and Town Centre areas including transit loops to Riverside.

9. Salinas River:

- a. Providing greater access to the Salinas River along its eastern edge by:
 - i. Creating a continuous trail between River Road and the river;
 - ii. Creating a park between River Road and the river north of the River Oaks development.

Note that an engineering analysis was performed to identify the feasibility of the trail system in order to gain an understanding of ways to provide access while reducing regulatory hurdles, ensuring low risk to flooding, protecting fragile ecological resources, and avoiding unrealistic construction barriers.

- b. Developing a habitat preservation and management plan for the Salinas River that:
 - i. Ensures the survival of the next generation of vegetation through no-mow protocols and sapling planting;
 - ii. Identifies mitigation opportunities for area development that contribute to river restoration;
 - iii. Enacts stormwater best management practices (BMPs) to filter out pollutants and contribute to the recharging of the region's groundwater.

10. Other:

- a. Improve Vine Street and Riverside Avenue with sufficient bike lanes to act as a bike boulevard linking the Uptown and Town Centre areas.
- b. Explore the designation of historically significant buildings and districts to ensure their long-term protection.
- c. Address the infrastructure needs and identify areas where improvements will be needed for the long term success of the plan.
- d. Improve pedestrian access and safety across 24th Street.



Charrette Catalog

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Project Team

Downtown Specific Plan
Uptown & Town Centre
City of Paso Robles, CA

Moule & Polyzoides Architects and Urbanists
With Opticos Design Inc., Fong Hart Schneider, Poole Design LLC, Impact Sciences Inc.,
Sherwood Design Engineers, Kimley-Horn and Associates Inc., Strategic Economics,
M. Goodwin Associates Inc., Historic Resources Group
11-16 May, 2008

SUNDAY, MAY 11 SET-UP

- 2:00 pm - 6:00 pm Set-Up at Charrette Room
 - Furniture and Equipment
 - Lamps and Lighting
 - Computers and Internet Connections
 - Posters and Boards
- 6:30 pm Dinner at local restaurant for set-up team

MONDAY, MAY 12 BACKGROUND AND VISION

- 8:00 am Breakfast, and introductions
- 8:30 am Consultant Team Begins Work
 - Review of Pre-Charrette Analysis
 - Circulation, Blocks, Streets, Transit and Parking
 - Building Types and Architecture Styles
 - Public Realm and Open Space Types
 - Preliminary Development Program
- 12:00 pm Lunch for Consultant Team
- 12:30 - 1:30 pm Presentation and Discussion: "Economics and Finance"
- Afternoon/evening Work session continues
- 6:30 pm Dinner for Consultant Team
- 7:00 - 9:00 pm Open Studio: Uptown
- 10:00 pm Doors close: End of Day 1

TUESDAY, MAY 13 SCHEMATIC DESIGN

- 8:00 am Breakfast, and consultant briefing with Staff
- 8:30 am Design Teams Begin Work
 - Refine Circulation, Blocks and Streets Plan
 - Refine Parking Plan
 - Refine Economic Development Strategies
 - Refine Public Realm Plan
 - Refine Building Types
 - Refine Development Program
 - Prepare Implementation Plan
- 12:30 - 1:30 pm Public presentation and discussion: "Form Based Codes / Urban Landscape" and "Historic Resources"
- Afternoon/evening Work session continues
- 6:30 pm Dinner for consultant team
- 7:00 - 9:00 pm Open Studio: Town Centre
- 10:00 pm Doors close: End of Day 2

WED., MAY 14 DETAILS AND TECHNICAL REFINEMENT

- 8:00 am Breakfast, and consultant briefing with Staff
- 8:30 am Design Teams Begin Work
 - Refine Circulation, Blocks and Streets Plan
 - Refine Transit and Parking Plan
 - Refine Economic Development Strategies
 - Refine Public Realm Plan; Open Space Types
 - Refine Building Types
 - Refine Development Program
 - Prepare Form-Based Code
 - Refine Implementation Plan
- 12:00 pm Lunch for consultant team
- 12:30 to 1:30 pm Presentation and Discussion: "Landscape, Sustainable Infrastructure and Ecology"
- Afternoon/evening Work session continues
- 6:30 pm Dinner for consultant team
- 7:00 - 9:00 pm Open Studio: Uptown and Town Centre
- 10:00 pm Doors close: End of Day 3

THURSDAY, MAY 15 CODES AND IMPLEMENTATION

- 8:00 am Breakfast, and consultant briefing with Staff
- 8:30 am Design Teams Begin Work
 - Refine Circulation, Blocks and Streets Plan
 - Refine Street and Parking Plan
 - Refine Economic Development Strategies
 - Refine Public Realm Plan; Open Space Types
 - Refine Building Types
 - Refine Development Program
 - Refine Form-Based Code
 - Refine Implementation Plan
- 12:00 pm Lunch for consultant team
- 12:30 - 1:30 pm Presentation and discussion: "Traffic and Parking"
- Afternoon / evening Work session continues
- 6:30 pm Dinner for consultant team
- 10:00 pm Doors close: End of Day 4

FRIDAY, MAY 16 FINAL DESIGN AND PRESENTATION

- 8:00 am Breakfast
- 8:30 am -12:00 pm Final Production:
 - Illustrative Plans
 - Form-Based Code
 - Three-Dimensional Perspectives
 - Traffic and Parking Diagrams
 - Development Program and Building Types
 - Street Landscape
- 12:00 - 12:30 pm Lunch for consultant team
- 12:30 - 2:00 pm Final touches and preparation for presentation
- 2:00 pm - 5:00 pm Final presentation of charrette results and discussion
- 5:00 pm - 6:00 pm Clean-up and packing of materials and equipment
- End of Day 5 and Charrette

Charrette Schedule



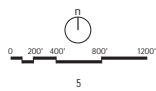
Charrette Photographs

Downtown Specific Plan
Uptown & Town Centre
City of Paso Robles, CA

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Aerial View

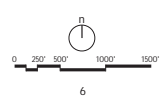


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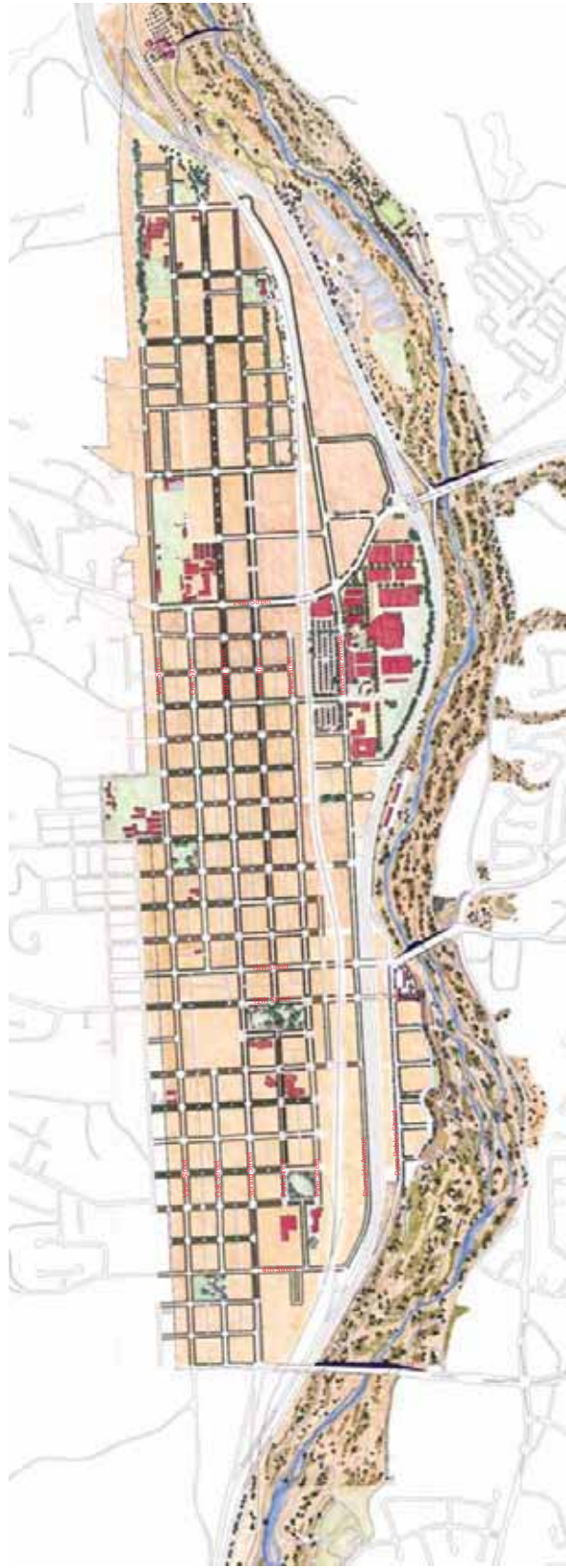


Illustrative

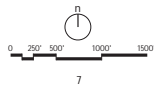


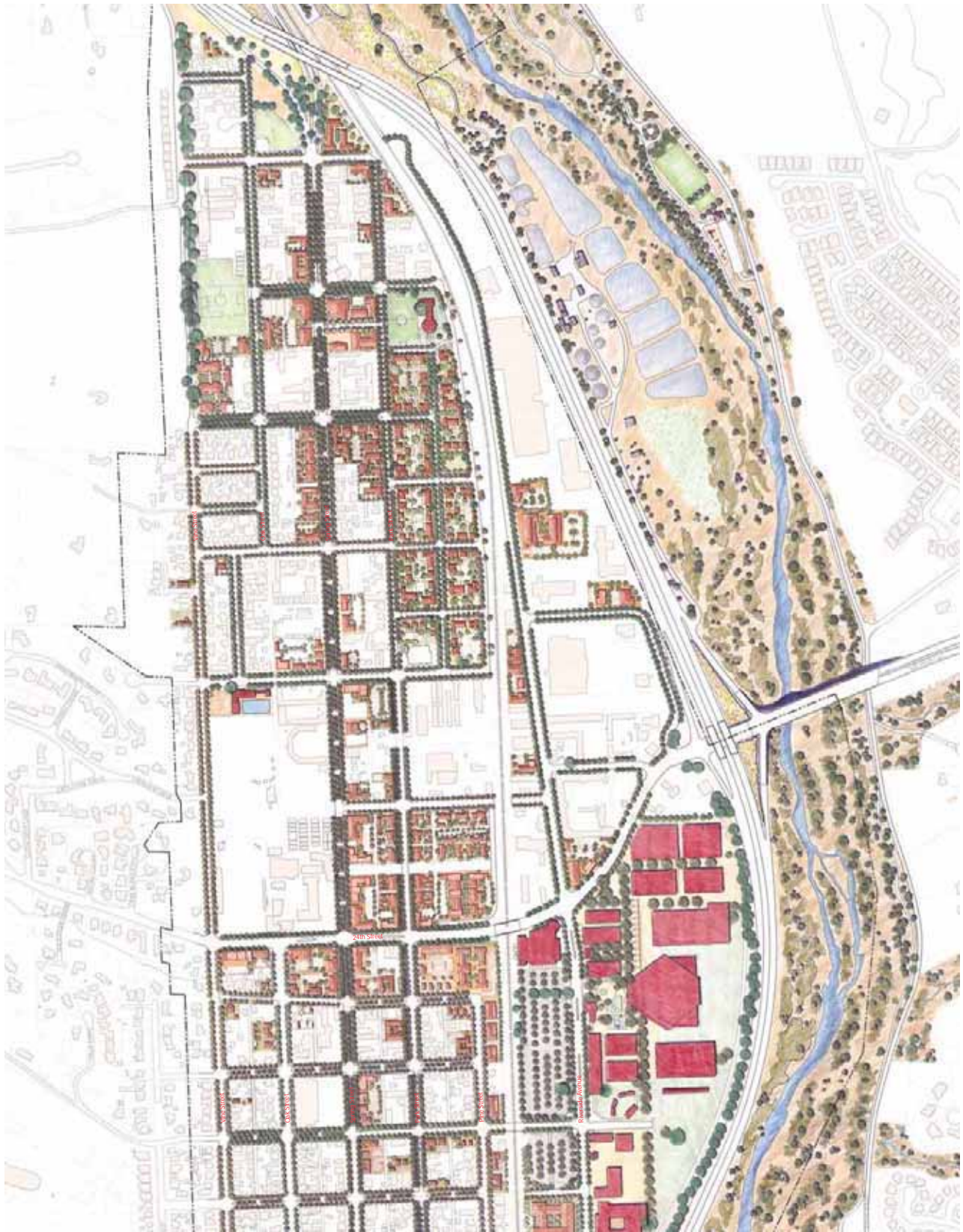
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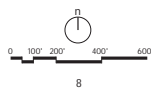
Public Realm



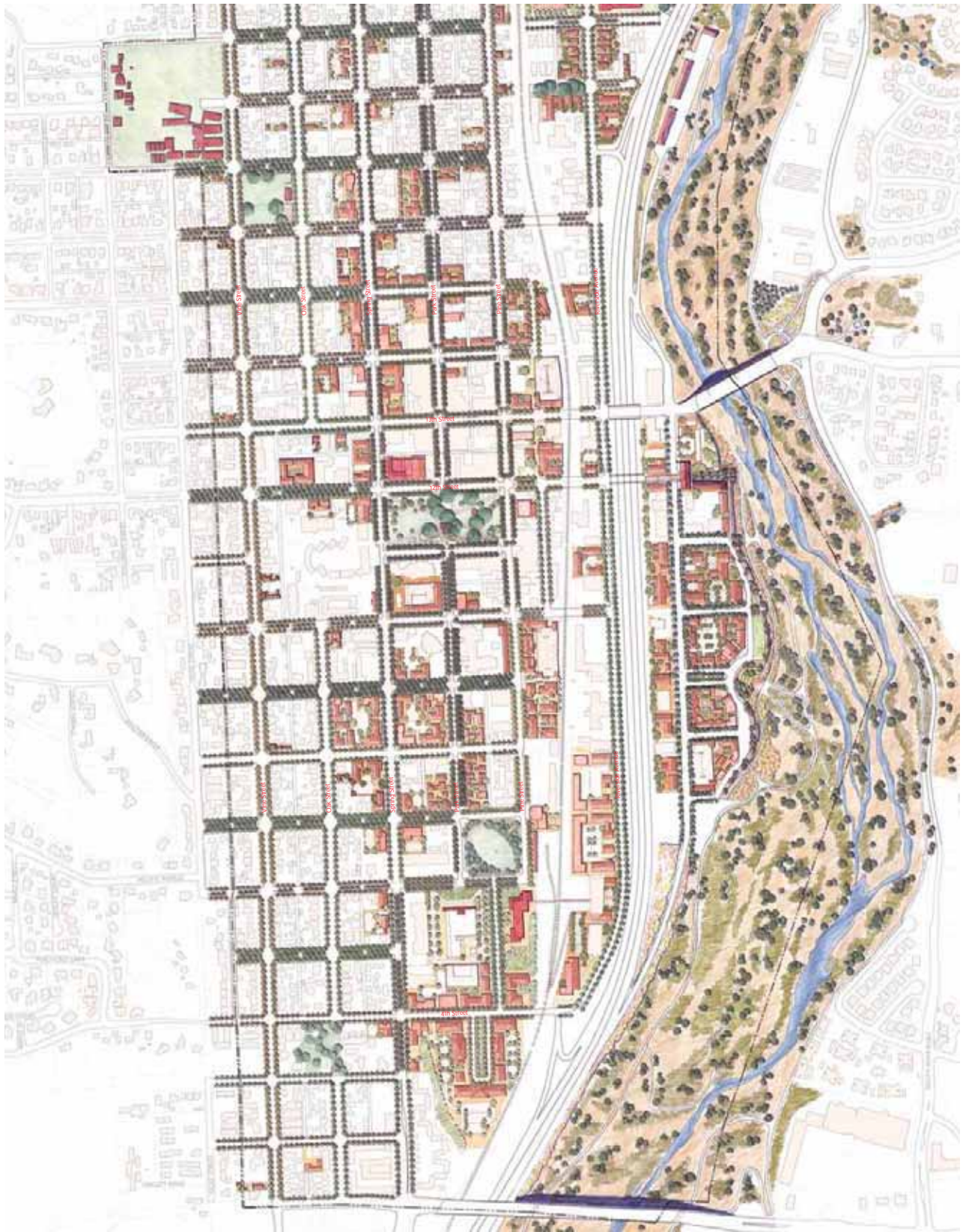


Plan: Uptown, Midtown, Paso Robles Event Center & Museums, River

Downtown Specific Plan
 Uptown & Town Centre
 City of Paso Robles, CA

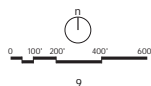


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Plan: South of Downtown, Downtown, North of Downtown, River

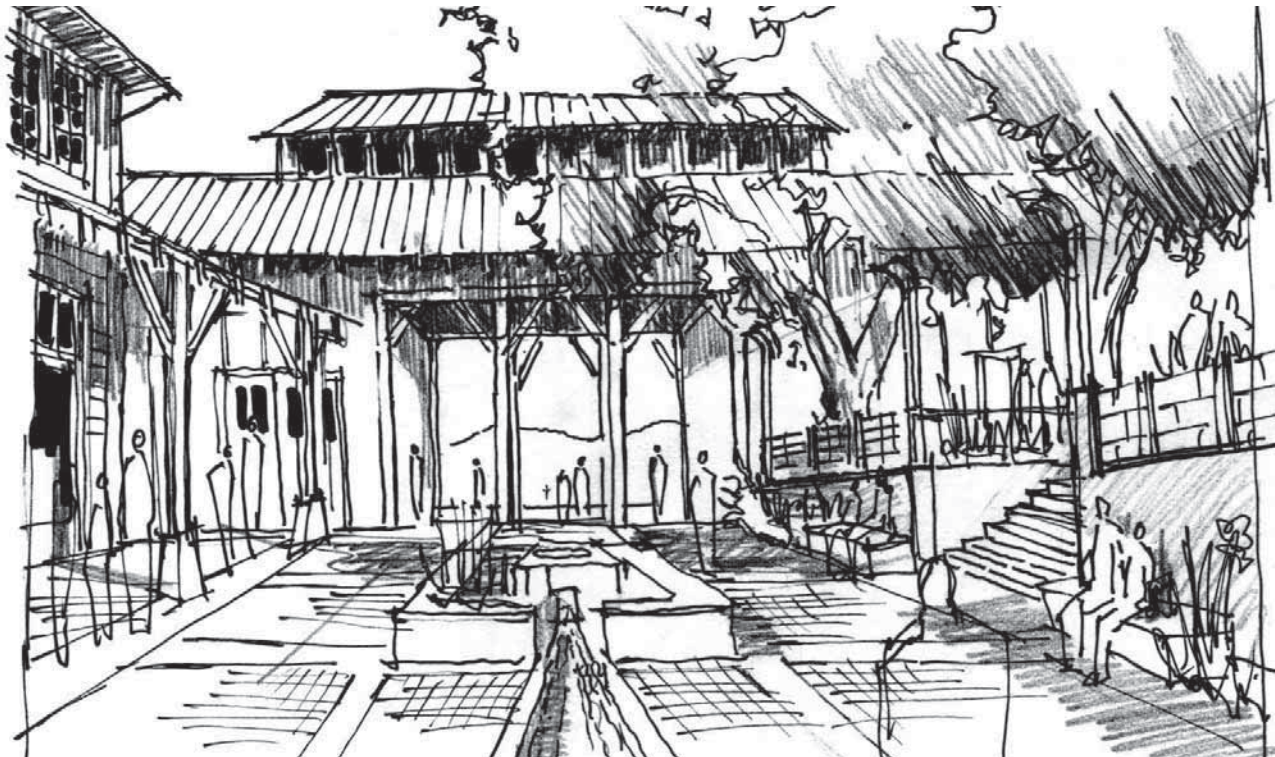
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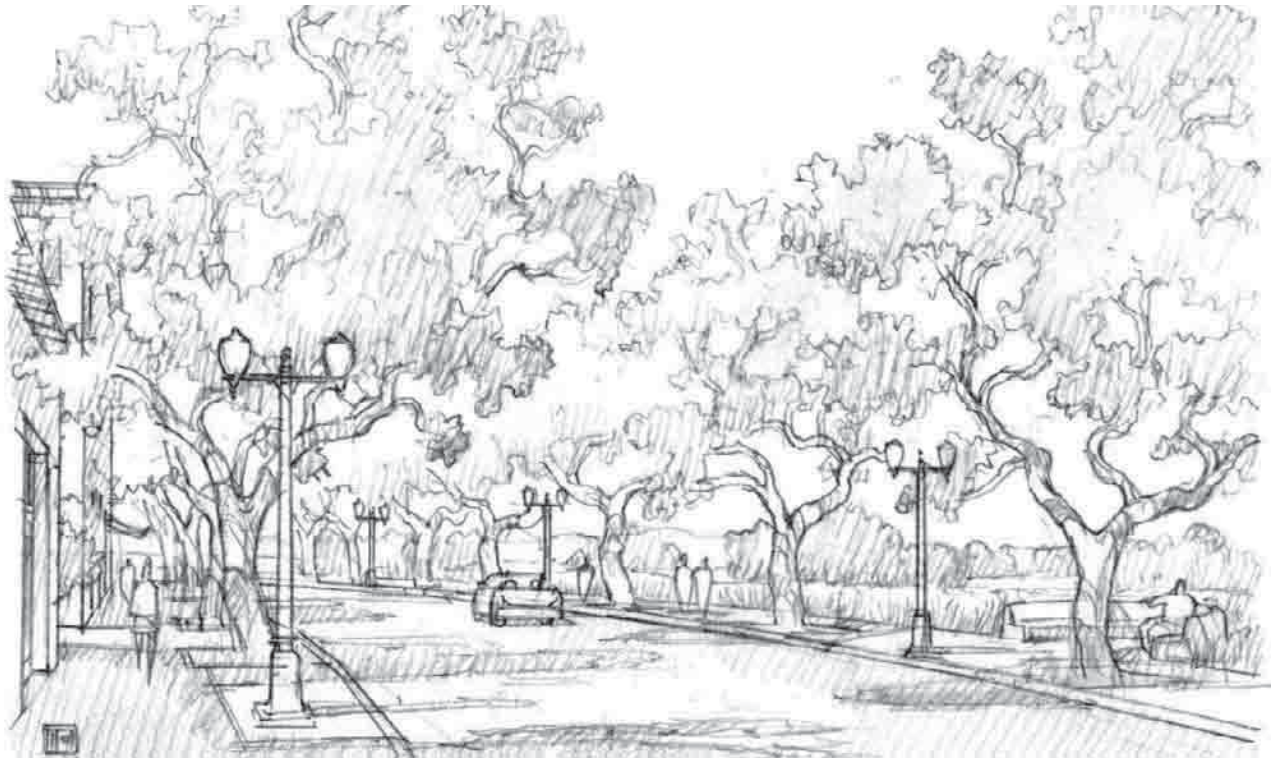


Proposed Amphitheater terminating 8th Street



Interpretative Center along Paso Robles Street

Perspectives



Salinas River Promenade



Farmer's Alliance Building with supporting structures

Perspectives



New Boardwalk within Northwest Wetland



Riverside Avenue Infill

Perspectives



4th Street Square



Proposed City Hall terminating Pine Street

Perspectives



Railroad Square



Improvements to Carnegie Library Grounds

Perspectives



Farmers Market on Improved Park Street



Park Street Promenade

Perspectives



13th Street and Railroad Avenue Passage

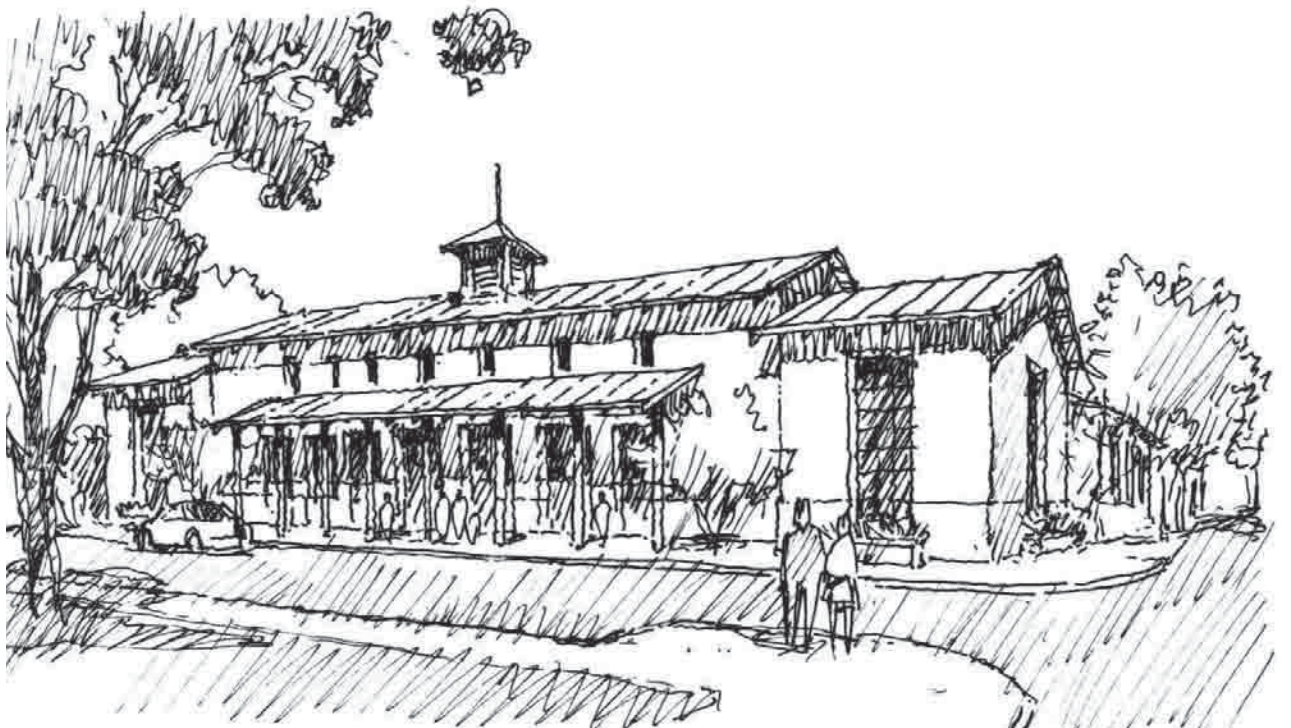


Downtown Infill

Perspectives



13th Street and Railroad Avenue Passage

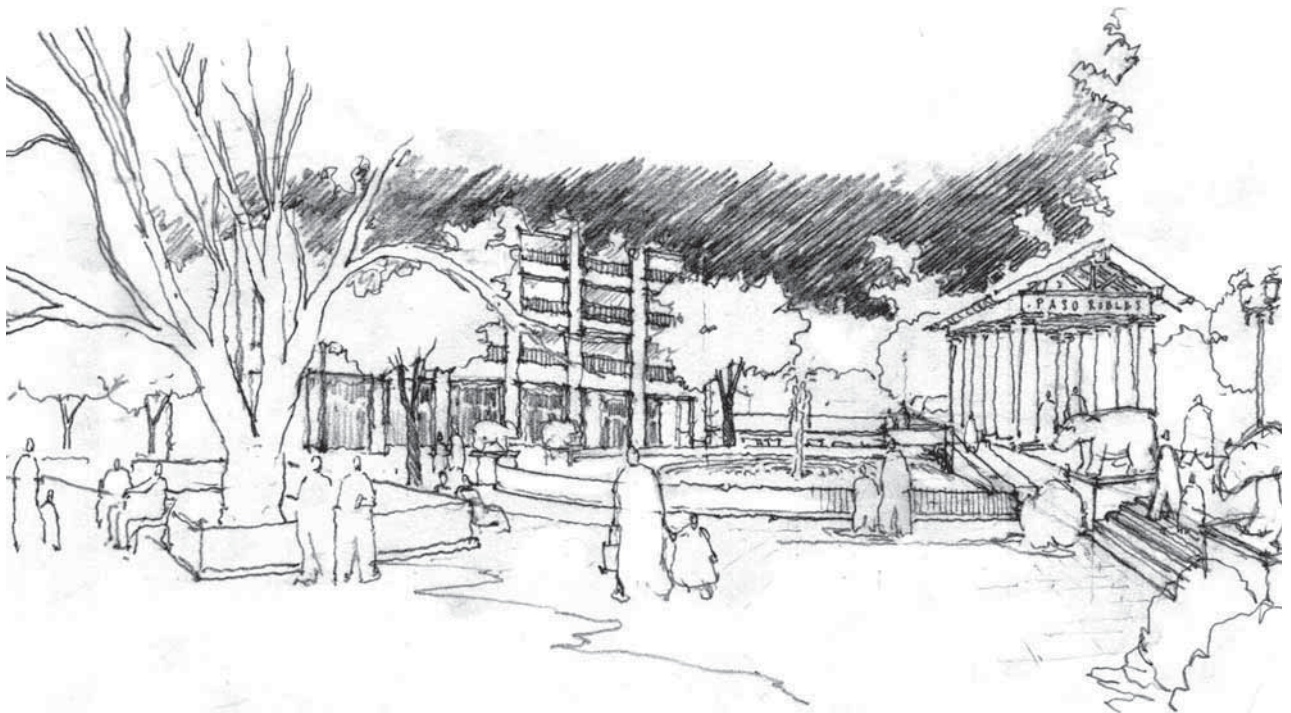


Museum Complex at Pioneer Park

Perspectives



Performing Arts Center



Hot Springs Plaza

Perspectives

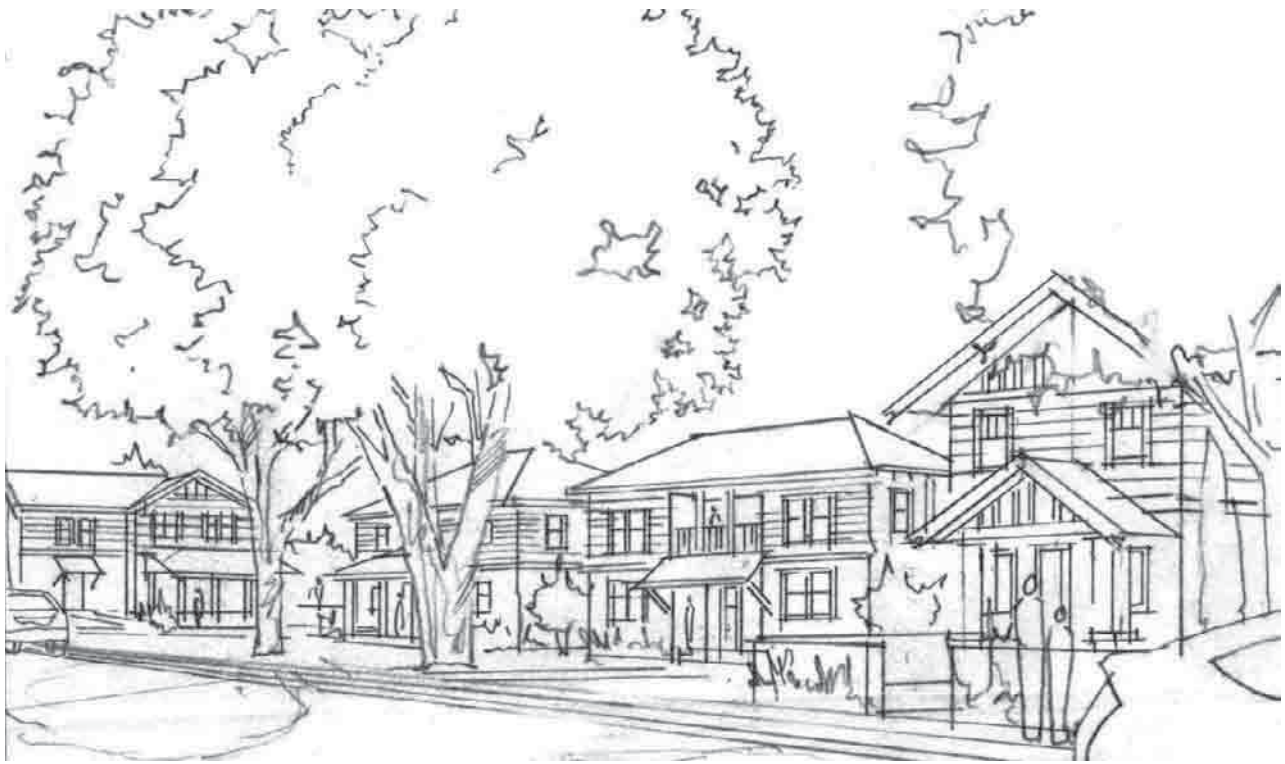


Oak Park (Aerial)



Oak Park (Courtyard type)

Perspectives



Preservation of existing Oaks



Oak Park (Fourplex)

Perspectives

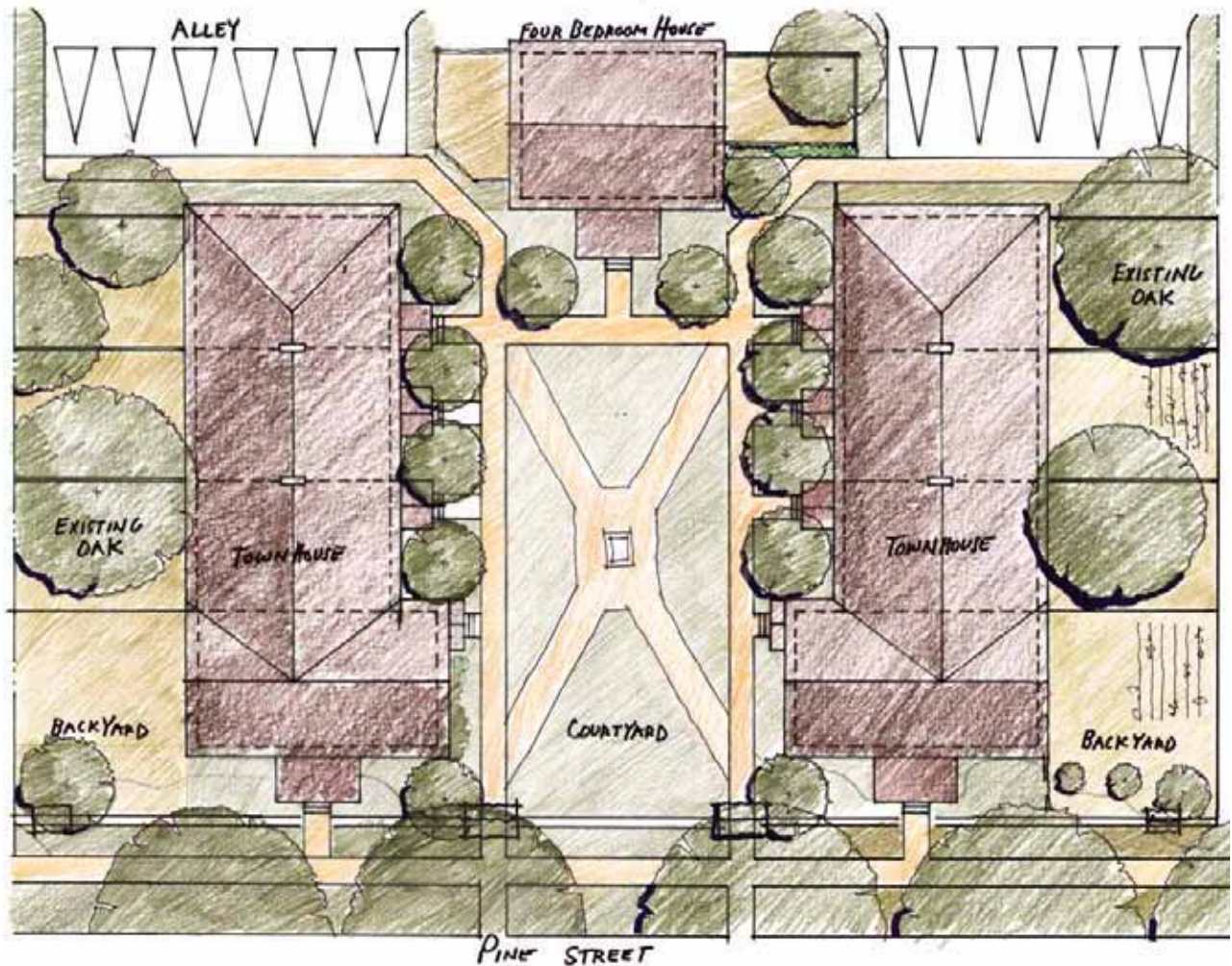


Uptown Center



Oak Park Soccer Field

Perspectives



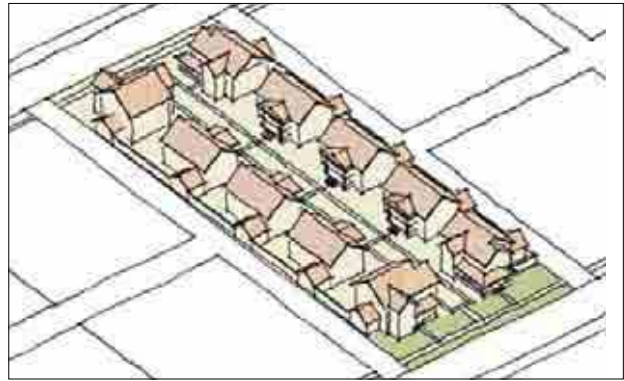
Building Types



Building Types



Duplex



Rosewalk



Townhouse Row



Townhouse Courtyard



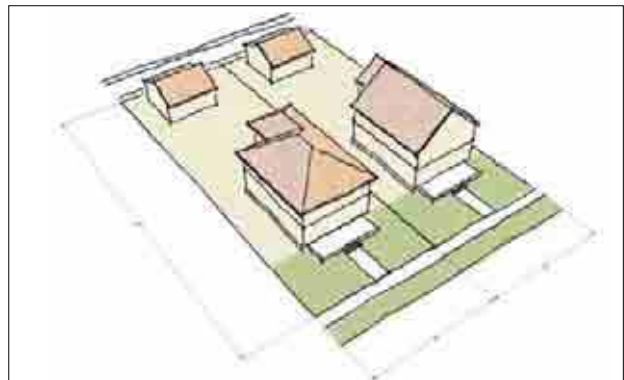
4-Unit Mansion Apartment



6-Unit Mansion Apartment

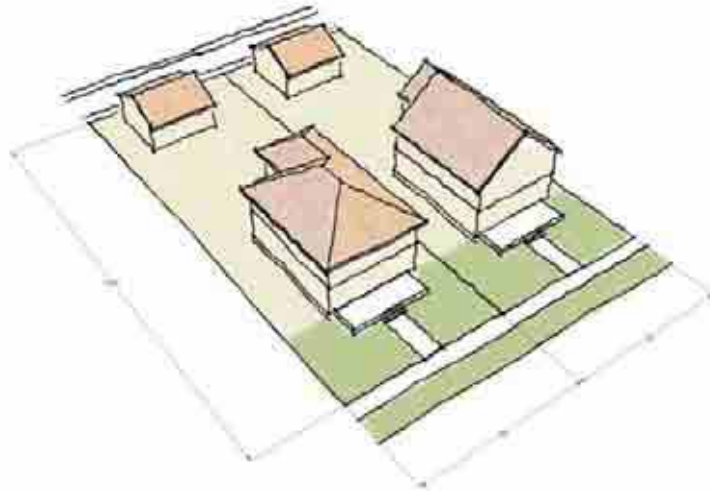


Apartment Courtyard

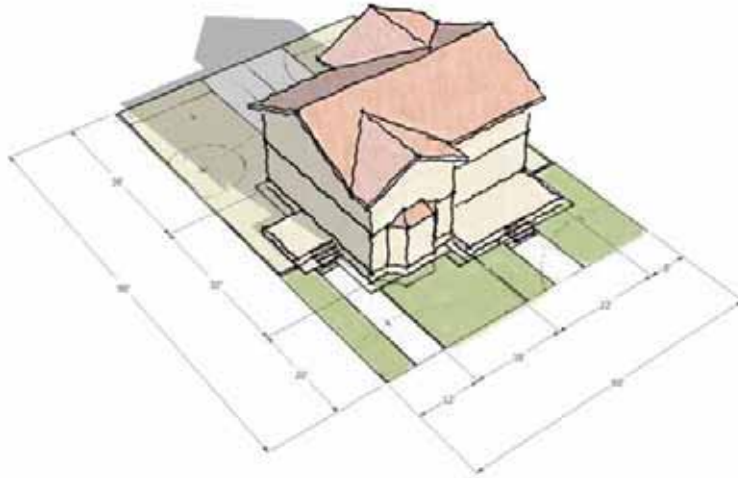


Single Family Detached

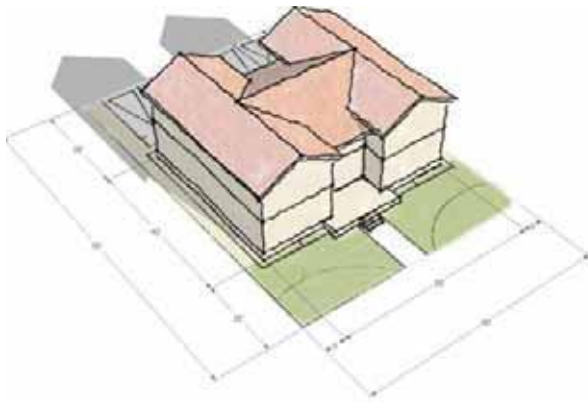
Building Types



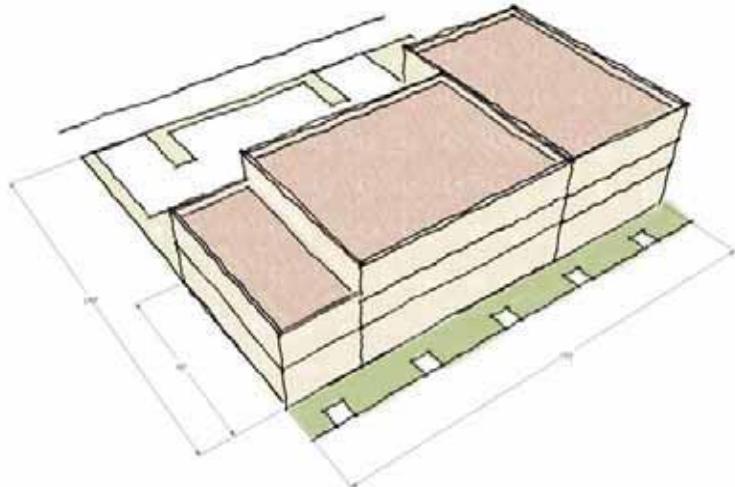
Single Family Detached



Duplex



Mansion Apartments



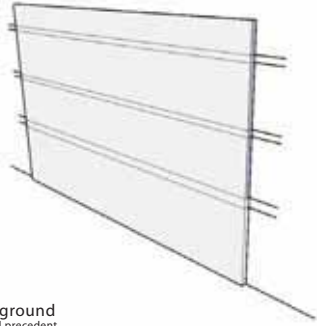
Commercial Block



Townhouse



Courtyard Housing



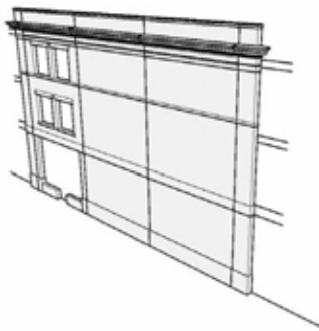
Step One - Background

1. Find local or regional precedent
 - Be sure it is the same building type and use
 - Take photographs, copy images, etc. to bring into initial meetings with City
2. Define a simple plane the entire length of your lot BTL or to the maximum allowed
 - Dash in floor lines wither to minimum height or your desired height



Step Two - Establish Guides

1. Define a continuous base with cornice and parapet
 - Determine appropriate style
 - Determine that the cornice height and depth are appropriate for the building scale
2. Divide facade into a regular rhythm of horizontal bays



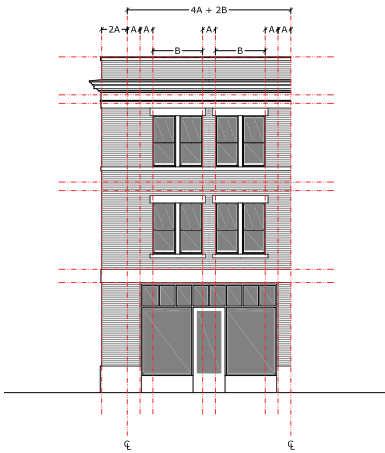
Step Three - Add Architectural Elements

1. Select window type and apply appropriate pattern to horizontal bay
 - Verify applicable window type in "style"
 - Verify appropriate proportions and size
 - Be sure the appropriate wall to window ration is in relation to "style" that is desired.
 - Spacing between end window and corner of building is greater than the distance between windows
2. Select storefront
 - Make sure it reinforces the rhythm above
 - Shape should reinforce "style"
 - Add awnings if necessary to "style" and solar orientation of facade
3. Study an end bay and middle bay at 1/4" scale (or similar), see below



Step Four - Complete the composition

1. Refine the composition
 - Ask whether the building needs a secondary rhythm
 - If there is a corner entrance, ask whether the entrance need to be reinforced
2. Refine the details as per the typical characteristic for the "style"
 - Water table (Height, Profiles, End Details)
 - Cornice (Height, Depth, Profiles, End Details)
 - Windows (Frames, Depth, Sills, Headers)
 - Storefront Details (Base, Depth)



Partial Building Elevation



Complete Building Elevation

Main Street Buildings: Facade Composition

Massing



1. Three story brick building with five bays and three shopfronts



2. Two story stucco building with paired windows



3. One story brick building with decorative parapet



4. Three story masonry building with heavy pier accents



5. One story art deco corner building



6. Victorian two story building with corner chamfered bay



7. Three story corner building with chamfered entrance

Details



8. Attached sign



10. Blade sign



12. Attached sign



14. Suspended sign



16. Blade sign



18. Temporary sidewalk sign



9. Recessed shopfront



11. Shopfront detail



13. Recessed shopfront



15. Recessed shopfront



17. Signage and lighting



19. Recessed shopfront

Paso Robles Main Street Buildings

Massing



1. Side Gable Massing with shed dormer and integral porch under swayback roof



2. Hipped roof form, integral porch and front dormer



3. Gable end with front porch



4. Side gable massing with prominent cross gable porch

Details



5. Eave detail



8. Bracket detail



11. Attic windows



14. Attic vents and window



6. Eave & bracket detail



9. Bracket detail



12. Ground floor window



16. Shed dormer and swayback roof form



7. Porch details



10. Column detail



13. Front door



15. Ground floor window



17. Siding and trim detail



19. Roof vent



18. Materials



20. Bay window

Paso Robles Arts And Crafts Style

Massing



1. Caption



2. Central hallway symmetrical elevation with integral porch



3. Two story narrow cross gable with one story side porch



4. Two story side gable massing with corner element

Details



5. Gable end detail



9. Eave detail



13. Gable end details



16. Cutaway bay details



19. Brick turret detail



22. Vent detail



6. Porch eave and bracket



10. Cornice with brackets



14. Paired window on bay



17. Windows with bracket



20. Single-story bay



23. Shingle and trim detail



7. Cornice with brackets



11. Recessed side porch



15. Front door



18. Front door



24. Knee wall dormer



8. Porch elements



12. Trim and water table



15. Front door



18. Front door



21. Porch railing detail



25. Porch corner details

Paso Robles Victorian Style

Massing



1. Farmer's Alliance Building



2. Quonset hut



3. Single story gable end with stepping brick parapet



4. New warehouse building with office uses



5. Industrial warehouse building with roof monitors



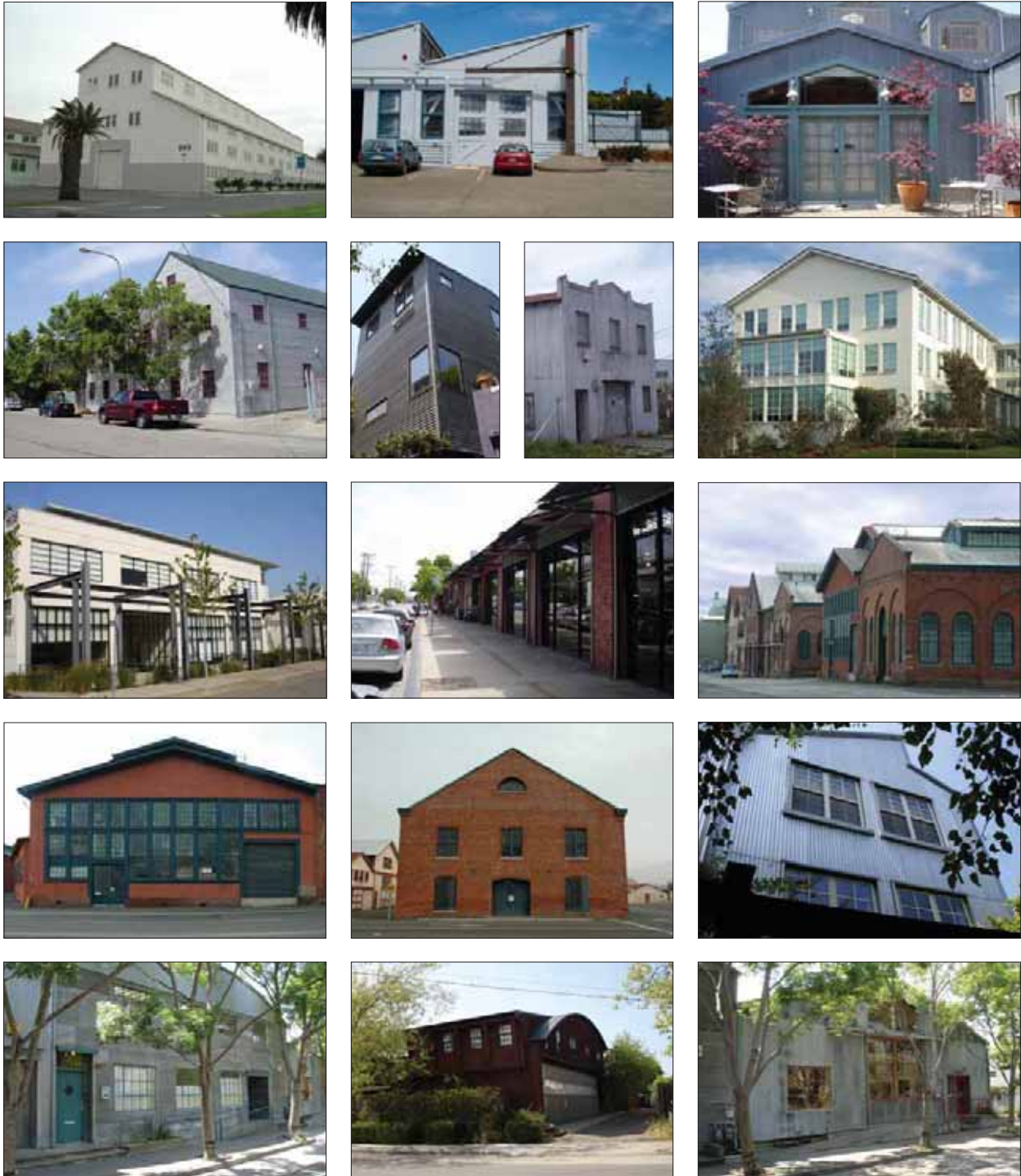
6. New warehouse building with mixed uses



7. Saw-tooth warehouse building

Paso Robles Warehouse Buildings

General Character



Paso Robles Warehouse Buildings

Walls



Signage



Details



Paso Robles Warehouse Buildings

Spanish Revival



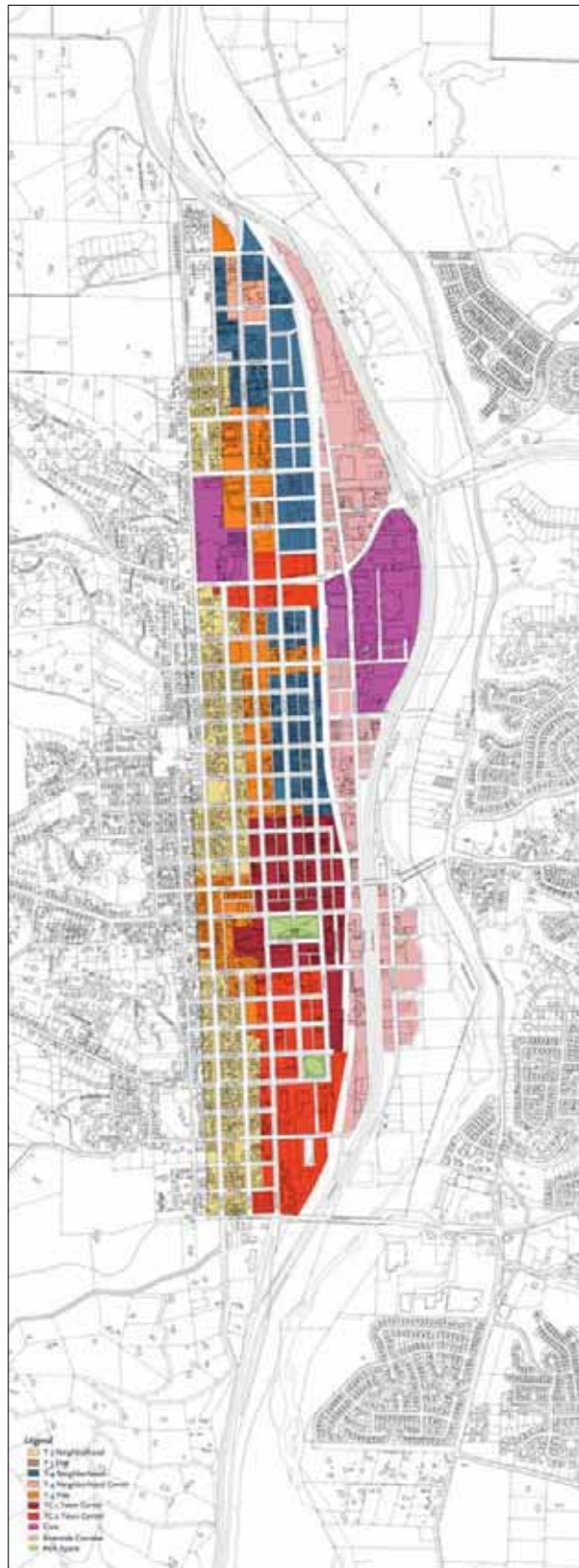
English Arts and Crafts



Art Deco



Other Paso Robles Styles



Regulating Plan



CHAPTER 5 : THE DEVELOPMENT CODE

4.1.020 ORGANIZATION AND USE OF CODE

The following diagram illustrates the contents of the code, the type of information in each component, and the required action(s) by an applicant. This is a summary and subject to the actual processing and review by the City of Paso Robles.

	Page	Required Action by Applicant	Use this Code Component
1 APPLICATION	5:3	Provide the required information and processing fee(s) for the City to review and process your application.	APPLICATION PROCEDURES AND REQUIREMENTS Consult City's application submittal requirements for types of drawings, information and quantities to be prepared and submitted with the application along with any required processing fee.
2 IDENTIFY ZONE	5:3	Find your parcel's zoning category.	REGULATING PLAN AND ZONES <ul style="list-style-type: none"> • Neighborhood Center • Neighborhood General • Corridor • Special District • Civic • Open Space
3 IDENTIFY LAND USE	5:4	Find what uses are allowed on your parcel and what type(s) of permit(s) are required.	Land Use Standards <ul style="list-style-type: none"> • Building Placement • Parking Placement • Building Height - Profile i - Building Types Allowed ii - Frontage Types Allowed
4 SUBDIVISION STANDARDS	5:9	Select from the allowed building types for your parcel and apply the standards to your parcel for each selected type.	Building Type Standards <ul style="list-style-type: none"> • Carriage House • Single Dwelling • Duplex, Triplex & Quadplex • Rosewalk • Bungalow Court • Rowhouse • Live-Work • Courtyard Housing • Commercial Block • Flex Shed
5 URBAN STANDARDS	5:21	Select from the allowed frontage types for your parcel and apply the standards to your proposed design.	Urban Standards <ul style="list-style-type: none"> • Building Placement • Parking Placement • Building Height - Profile i - Building Types Allowed ii - Frontage Types Allowed
6 BUILDING STANDARDS	5:33	Select from the allowed building types for your parcel and apply the standards to your parcel for each selected type.	Building Type Standards <ul style="list-style-type: none"> • Carriage House • Single Dwelling • Duplex, Triplex & Quadplex • Rosewalk • Bungalow Court • Rowhouse • Live-Work • Courtyard Housing • Commercial Block • Flex Shed
7 FRONTAGE STANDARDS	5:33	Select from the allowed frontage types for your parcel and apply the standards to your proposed design.	Frontage Type Standards <ul style="list-style-type: none"> • Arcade • Gallery • Shopfront • Forecourt • Stoop • Frontyard/Porch
8 SIGN STANDARDS	5:33	Apply sign standards to your proposed design.	Sign Standards <ul style="list-style-type: none"> • Awning • Marrquee • Monument • Projecting or Suspended • Wall or Freestanding • Window
9 ADDITIONAL REQUIREMENTS	5:33	Apply any additional requirements to your proposed design.	Additional Requirements <ul style="list-style-type: none"> • Blocks and Streets (Streets -- see page 4:61) • Open Space

5:1 UPTOWN / TOWN CENTRE SPECIFIC PLAN
Paso Robles, California
16 May 2008

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Code

4.1.020 PURPOSE

This Chapter of the Uptown/Town Centre Specific Plan provides detailed regulations for development and land uses within the specific plan area, and describes how these regulations will be used as part of the City's development review process. This Code is intended to provide for the continuing evolution of the plan area into a place where:

- A. a mixture of land uses and open spaces that situates shops, workplaces, residences, and civic buildings within walking distance of transit and one another;
- B. streets are attractive to pedestrians and also conveniently and efficiently accommodate the needs of cyclists and the automobile;
- B. transit (rail and bus) is leveraged to create and serve the plan area and the greater community; and
- D. new and remodeled buildings work together to define the pedestrian-oriented space of the public streets within the plan area, and are harmonious with each other and the desired character, as described in this Specific Plan.

4.1.030 APPLICABILITY OF DEVELOPMENT CODE STANDARDS

Unless stated otherwise, this chapter supersedes or replaces all city requirements for the plan area and in some cases proposes additional requirements. Each code section is cross-referenced with the city wide smart code for consistency purposes.

Proposed development, subdivisions, and new land uses within the master plan area shall comply with all applicable requirements of this Code, as follows:

- A. Regulating Plan: Section 4.2. The Regulating Plan defines the zones within the specific plan area, the parcels included within each zone, and describes, zone by zone, the standards for building placement, design, and use consistent with the allowable uses identified in table 4.3-1. The new zones, intended open space locations, and new or realigned rights-of-way are identified on the existing parcels and rights-of-way.
- B. Use Standards: Section 4.3. This section identifies the land use types allowed by the City in each of the zones established by the Regulating Plan. A parcel within the specific plan area shall be occupied only by land uses identified as allowed within the applicable zone by Section 4.2.020, subject to the type of City approval (for example, Development Review, Conditional Use Permit, etc.) required by Section 4.2.020 of this chapter.
- C. Urban Standards: Section 4.4. This section regulates the features of buildings that affect the public realm. The urban standards regulate building placement, height, and facade design, and vary according to the zone for the parcel applied by the Regulating Plan. Proposed development and land uses shall comply with all applicable standards. For typical standards regarding such items as parking lot design, walls, fences, trash enclosures, etc., refer to Article V of the Paso Robles Municipal Code.
- D. Architectural Standards: Section 4.5. Beyond the regulations about where buildings can be placed and how they need to behave to positively shape the public realm, the Architectural Standards regulate the manner in which individual parcels and blocks are developed to create diverse and finely-grained development. This is accomplished through the use of two main components: a) building typologies (e.g., duplex, rowhouse, courtyard housing, etc), and b) frontage typologies (e.g., front yard/porch, stoop, arcade, shopfront).
- E. Sign Standards: Section 4.6. This section regulates all signage within the Master Plan area to be consistent with the character described for each zone.
- F. Additional Requirements: Section 4.7. This section details additional requirements for parcels located within the Specific Plan area.
- G. Subdivision Standards: Section 4.8. This section regulates the creation and maintenance of a finely grained and walkable network of blocks punctuated by integral and varied open spaces. The resulting blocks are subject to the development potential identified on the Regulating Plan and the applicable chapters of this Code.
- H. Street and Network Standards: Section 4.9. The ultimate intentions and requirements for the street network are provided here. This section regulates the rights-of-way in alignment, plan, and section with the corresponding details.
- I. Definitions: Section 4.10. This section identifies and defines the terms used in this Specific Plan.
- J. Effect on Existing Development and Land Uses. Development and land uses that were lawfully established, and exist within the plan boundaries as of the effective date of this specific plan are affected by this code as follows:
 - 1. Existing development and land uses that comply with all applicable requirements of this code shall continue to operate, and may be altered or replaced, only in compliance with this code.

- 2. Development or a land use that does not comply with the requirements of this code may continue to operate, and may be sold or otherwise transferred in compliance with the city's regulations for nonconformities.
- 3. Development or a land use that was legal, nonconforming with respect to the requirements of the city's regulations that applied before the adoption of this master plan, and also does not comply with the requirements of this code, may continue to operate, and may be sold or otherwise transferred in compliance with the city's regulations for nonconformities in the Paso Robles Municipal Code.
- K. Effect on proposed development and land uses prior to this Master Plan. Proposed development and land uses that obtained a building permit prior to the adoption of this Specific Plan may continue under the regulations preceding this Specific Plan provided that construction begin within 6 months of obtaining the permit. In the event that construction does not begin within 6 months of obtaining a permit, the approval will lapse and the property is then subject to this Specific Plan.
- L. Effect on properties designated for civic buildings or open space. A property designated by the Regulating Plan as a potential site for a civic building or open space may continue to be used as follows:
 - 1. Existing land uses and development may continue on the site in compliance with Subsection I above;
 - 2. The property owner may choose to propose new development or land uses in compliance with the underlying zoning identified on the Regulating Plan and the provisions of this code; and
 - 3. The property owner may choose to work with the city or others to jointly develop the potential public facility.

4.1.040 ADMINISTRATION

- A. Processing and Procedures. The standards and other requirements of this Code shall be administered and enforced by the City of Paso Robles Community Development Department, Planning Commission, and City Council in the same manner as the provisions of the City's Municipal Code.
- B. Amendments. Amendments to this Specific Plan shall be processed in the same manner as amendments to the City's Municipal Code.
- C. Filing Fees. Applications submitted pursuant to this Specific Plan shall be filed per the Community Development Department's procedures.

Code

CHAPTER 5 : THE DEVELOPMENT CODE

5.4 - Architectural Standards

4.4.010 - Building Types

A. Requirements

1. Purpose. This Chapter identifies the building types allowed within the Uptown Town Centre Specific Plan area, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the Specific Plan area. The types are organized by intensity from most intense (Commercial Block) to least intense (Carriage House).
2. Applicability. Each proposed building shall be designed in compliance with the standards of this Chapter for the applicable building type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with Building Type requirements. Buildings to be constructed on a parcel identified on the federal, state or local list of significant historic resources shall not be placed or constructed so as to result in a modification of the historic resource, unless alterations conform to the United States Secretary of Interior's official Standards for Treatment of Historic Properties.
3. Allowable building types by zone. Each proposed building shall be designed as one of the types allowed by the following table for the zone applicable to the site. Each type is subject to the requirements of the applicable zone.



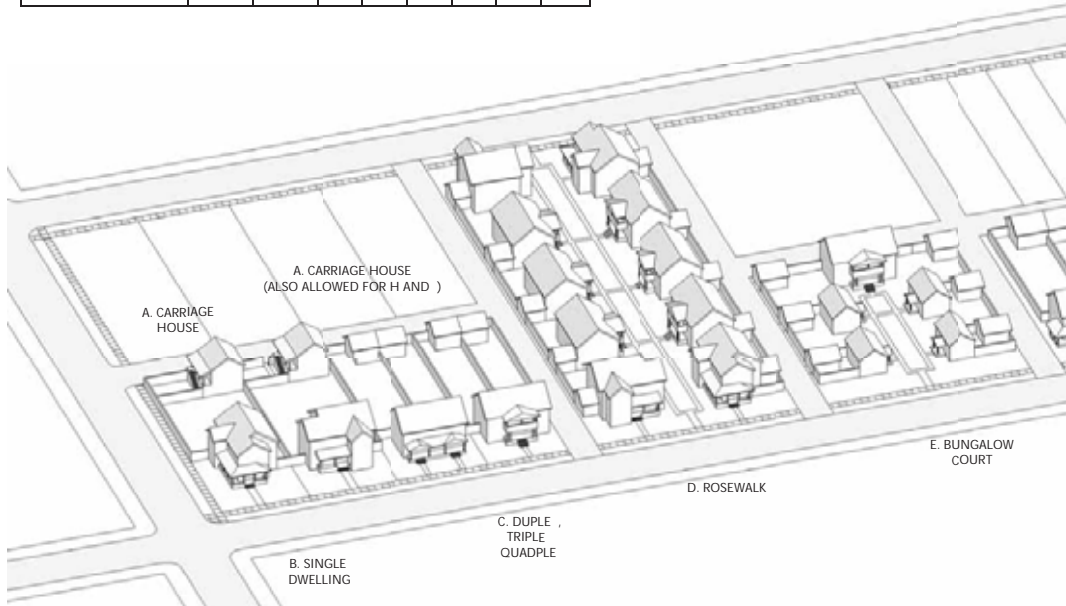
Carriage House



Rowhouse

Table 4.5-1

Building Type	Density Range ¹	Lot Width ³ min - max	Building Types Allowed by ²					
			COR	NC	NG	SD ⁴	C ⁵	OS ⁶
A. Carriage House	6-10	40'-75'	-	-	Y	-	-	-
B. Single Dwelling	6-10	40'-70'	-	-	Y	-	-	-
C. Duplex/Triplex/Quadplex	10-15	50'-75'	-	-	Y	-	-	-
D. Rosewalk	10-15	125'-200'	-	-	Y	-	-	-
E. Bungalow Court	10-15	125'-200'	-	-	Y	-	-	-
F. Rowhouse	7-18	25'-150'	Y	Y	Y	-	-	-
G. Live-Work	12-18	25'-125'	Y	Y	-	-	-	-
H. Courtyard Housing	20-30	125'-250'	Y	Y	Y	-	-	-
I. Commercial Block	30-40	125'-200'	Y	Y	-	-	-	-
J. Flex Shed	-	40'-100'	Y	-	-	-	-	-



5:9 UPTOWN / TOWN CENTRE SPECIFIC PLAN
Paso Robles, California
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Code



B Single Dwelling



C Duplex Triplex Quadplex



D Rowhouse



E Bungalow Court



G Live-Work



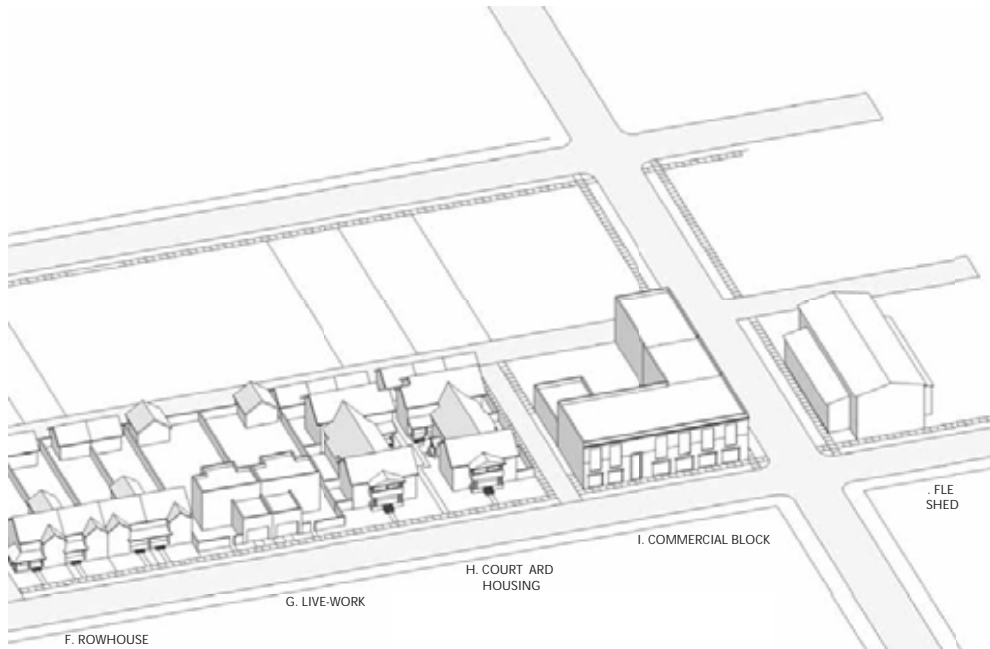
H Courtyard Housing



I Commercial Block

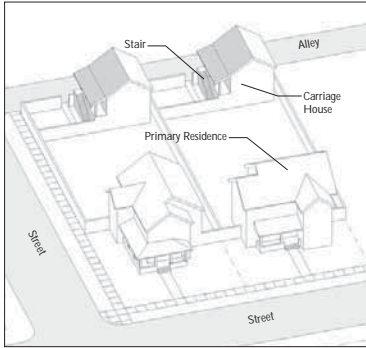


J Flex Shed

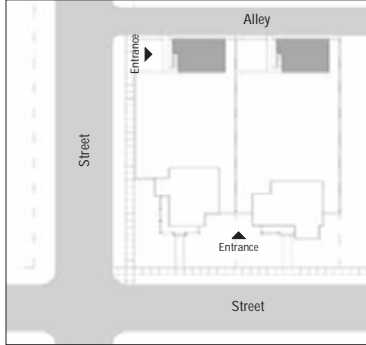


Above
This diagram identifies the range of building types used in the Specific Plan. The individual types are arranged on a continuum of intensity with the least intense at left and the most intense at right. Each type is allowed as identified above (4.5.010, Table 1) and its requirements are described on the following pages.

Code



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Photo Eyes on the alley



Illustrative Photo Entries are clear and dignified

5.5.010 - Architectural Standards - Building Types

A. Carriage House

An attached or detached residence above a garage which provides complete independent living facilities for one or more persons and which is located or established toward the rear of the same lot on which a single-family residence is located. Such dwellings may contain permanent provisions for living, sleeping, eating, cooking and sanitation. This definition includes 'second dwellings' and 'granny flats' as specified below.

1. Lot Width/Frontage: Minimum: 40 ft; maximum: 60 ft.
2. Unit Size Standards: Minimum: 300 sq ft; Maximum: 750 sq ft
3. Access Standards
 - (a) The main entrance to the unit shall be accessed from the side yard of the main house.
 - (b) Where an alley is present, parking and services shall be accessed through the alley.
 - (c) Where an alley is not present, parking and services shall be accessed by a driveway 7 to 10 feet wide, and with 2-foot planters on each side.
 - (d) Existing curb cuts are to be used with no additional curb cuts allowed.
 - (e) On a corner lot without access to an alley, parking and services shall be accessed by a driveway up to 16 feet wide, with 2-foot planters on each side
 - (f) Stairs must be located within the larger of two sideyards.
4. Parking Standards
 - (a) Minimum of 1 parking space per bedroom.
 - (b) Required parking shall be within a garage.
 - (c) A non-alley-accessed garage may accommodate no more than 2 cars. A side street facing garage shall have 1-car garage doors.
 - (d) An alley-accessed garage may accommodate up to three cars.
5. Service Standards
 - (a) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
 - (b) Where an alley is not present, utility access, above ground equipment and trash container areas shall be located at least 10 feet behind the front of the house and be screened from view from the street with a hedge or fence.
6. Open Space Standards
 - (a) One of the side-yards shall be at least five feet wide on the ground level.
 - (b) One of the side-yards may function as a rear yard provided it is at least 20 feet wide.
 - (c) The primary dwelling and the carriage house must be separated by at least 15 feet.
 - (d) Accessory buildings must be separated from a carriage house by at least 5 feet.
7. Landscape Standards
 - (a) The garden entrance to the guest house shall contain one canopy tree.
8. Frontage Standards
 - (a) As carriage house units are located on top of the garage, their stairs shall be located in the side yard.
 - (b) Balconies, loggias, bay windows are allowable frontage types at the alley.
9. Building Size and Massing Standards
 - (a) Thirty feet (30') maximum along the alley.
 - (b) Carriage houses shall be designed as flats located above garages.
 - (c) Maximum of 2 stories in compliance with the applicable zone requirements.
 - (d) The roof pitch of a carriage house shall match the pitch and character of the primary dwelling.
10. Other
 - (a) The owner or owners of the parcel shall file with the Planning and Building Agency, a recorded covenant, in a form approved by the City attorney affirming and consenting that either the primary dwelling or the second dwelling shall be owner-occupied.

Code

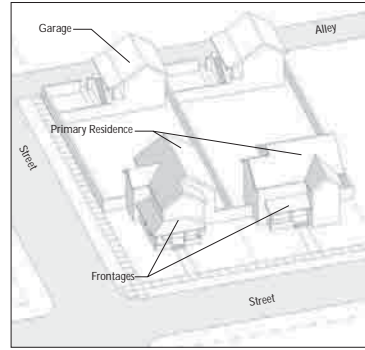
CHAPTER 5 : THE DEVELOPMENT CODE

5.4.010 - Architectural Standards - Building Types

B. Single Dwelling

A structure occupied by one primary residence that also accommodates commercial uses.

1. Lot Width/Frontage: Minimum: 40 ft; maximum: 60 ft.
2. Access Standards
 - (a) The main entrance to the house shall be accessed directly from and face the street.
 - (b) Where an alley is present, parking and services shall be accessed through the alley.
 - (c) Where an alley is not present, parking and services shall be accessed by a driveway 7 to 10 feet wide, and with 2-foot planters on each side.
 - (d) On a corner lot without access to an alley, parking and services shall be accessed by a driveway up to 16 feet wide, and 2-foot planters on each side.
3. Parking Standards
 - (a) Required parking shall be within a garage.
 - (b) A non-alley-accessed garage may accommodate no more than 2 cars. A side street facing garage shall have 1-car garage doors.
 - (c) An alley-accessed garage may accommodate up to three cars.
4. Service Standards
 - (a) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
 - (b) Where an alley is not present, utility access, above ground equipment and trash container areas shall be located at least 10 feet behind the front of the house and be screened from view from the street with a hedge or fence.
5. Open Space Standards
 - (a) At least one side yard shall be designed to provide an open area no less than 10 by 10 feet.
 - (b) Rear yards shall be no less than 15% of the area of each lot and of a regular geometry.
 - (c) Front yards are defined by the setback and frontage type requirements of the applicable zone.
6. Landscape Standards
 - (a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
 - (b) At least one large tree shall be provided in each rear yard for shade and privacy.
 - (c) Side yard trees may be placed to protect the privacy of neighbors.
7. Frontage Standards
 - (a) A house's ground level shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street.
 - (b) The applicable frontage requirements apply per Chapter 4.5.020.
 - (c) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to the house are required. Porches, towers, loggias and stoops are preferred types.
- Building Size and Massing Standards
 - (a) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
 - (b) Houses on corner lots shall be designed with two front facades.
 - (c) Buildings shall be composed of one and/ or two story volumes, each designed to house scale.
 - (d) Attic space may be occupied and not count as a story in applying the applicable height limits.
9. Accessory Dwellings: Allowed, refer to Section 4.5.010. K. 'Carriage House'



Illustrative Axonometric Diagram



Illustrative Plan Diagram

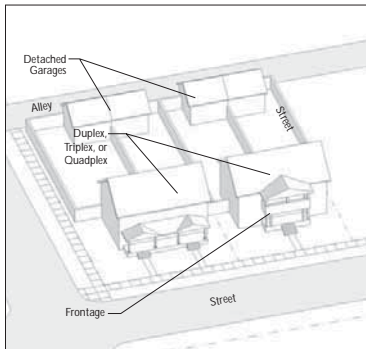


Illustrative Photo Single dwelling with stoop frontage

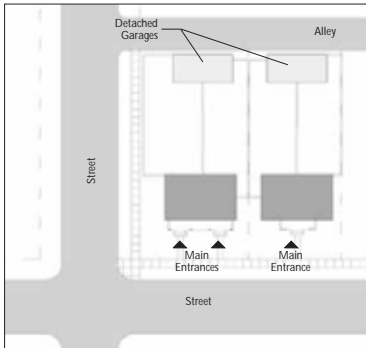


Illustrative Photo Single dwelling with frontyard frontage

Code



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Photo Quadplex with stoop frontage



Illustrative Photo Duplex with frontyard and porch frontage

5.5.010 - Architectural Standards - Building Types

C. Duplex, Triplex, and Quadplex

Duplexes, triplexes, and quadplexes are multiple dwelling forms that are architecturally presented as large single-family houses in their typical neighborhood setting.

1. Lot Width/Frontage: Minimum: 50 ft; maximum: 75 ft.
2. Unit Size Standards: Minimum 850 sq ft
3. Access Standards
 - (a) The main entrance to each dwelling shall be accessed directly from and face the street. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
 - (b) Where an alley is present, parking and services shall be accessed through the alley.
 - (c) Where an alley is not present, parking and services shall be accessed by a driveway 7 to 10 feet wide, and with 2-foot planters on each side.
 - (d) On a corner lot without access to an alley, parking and services shall be accessed by driveways up to 8 feet wide, and 2-foot planters on each side.
4. Parking Standards
 - (a) Required parking shall be within garages, which may contain up to four cars.
 - (b) Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and with driveways up to 8 feet wide that are separated by planters at least 2 feet wide.
5. Service Standards
 - (a) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
 - (b) Where an alley is not present, utility access, above ground equipment and trash container areas shall be located at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or fence.
6. Open Space Standards
 - (a) Each ground floor dwelling shall have a private or semi-private yard of at least 150 square feet
 - (b) Required yards shall be at least 8 feet wide, and enclosed by a fence, wall or hedge.
 - (c) Front yards are defined by the applicable setback and frontage type requirements.
 - (d) Porches, stoops and dooryards may encroach into a required yard. See Frontages, below.
7. Landscape Standards
 - (a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
 - (b) At least one large tree shall be provided in each rear yard for shade and privacy.
 - (c) Side yard trees may be placed to protect the privacy of neighbors.
8. Frontage Standards
 - (a) Dwellings abutting front yards shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than bedrooms and service rooms, are oriented toward the fronting street.
 - (b) The applicable frontage requirements apply per Chapter 4.5.020.
 - (c) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to the house are required. These may be determined through the Design Review process to serve also as the required yard for some or all of the dwellings. Types such as frontyards/porches, towers, loggias and stoops are preferred.
 - (d) On corner lots, entrances to dwellings on both frontages are encouraged, particularly in triplexes and quadplexes.
 - (e) See requirements of applicable zone for allowed encroachments into required setbacks.
9. Building Size and Massing Standards
 - (a) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
 - (b) Buildings on corner lots shall be designed with two front facades.
 - (c) Buildings shall be massed as large houses, composed principally of two story volumes, each designed to house scale.
 - (d) Dwellings within buildings may be flats and/or townhouses.
 - (e) Attic space may be occupied and not count as a story when applying the height limits.
10. Accessory Dwellings: Allowed, refer to Section 4.5.010 K. 'Carriage House'

Code

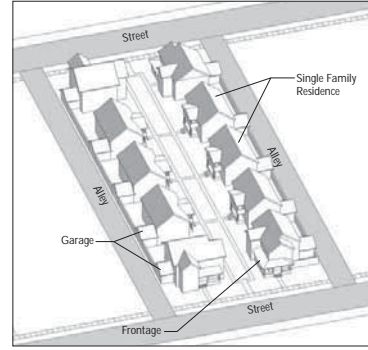
CHAPTER 5 : THE DEVELOPMENT CODE

5.5.010 - Architectural Standards - Building Types

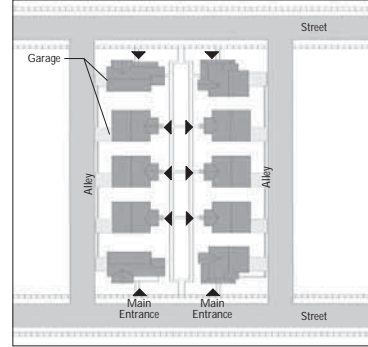
D. Rosewalk

Rosewalks are an architectural type consisting of freestanding single-family residences arranged on either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the rosewalk (in contrast to the Bungalow Court) must connect two parallel streets.

1. Lot Width: Minimum: 125 ft
2. Unit Size Standards: Minimum 850 sq ft
3. Access
 - (a) Entrances to dwellings shall be directly from the front yard or from the common green.
 - (b) Parking and services shall be accessed through an alley.
4. Parking
 - (a) Required parking shall be screened from the street.
 - (b) Services, including all utility access, above ground equipment, and trash container areas shall be located on the alley.
5. Open Space
 - (a) Common shall have a right-of-way width of at least 26 feet.
 - (b) Each ground floor dwelling shall have a private or semi-private required yard of at least 150 square feet, which may be located in the side yard or rear yard, .
 - (c) Required yards shall be at least 10 feet wide, and enclosed by a fence, wall or hedge.
 - (d) Front yards are defined by the setback and frontage type requirements of the applicable zone.
 - (e) Porches, stoops and dooryards may encroach into required yards. See Frontages, below.
6. Landscape
 - (a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity).
 - (b) At least one large tree shall be provided in each rear yard for shade and privacy.
 - (c) Side yard trees may be placed to protect the privacy of neighbors.
7. Frontage
 - (a) Buildings shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
 - (b) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Porches, dooryards and stoops are preferred types, and may encroach into the courtyard.
 - (c) The applicable frontage requirements apply per Section 4.6.
 - (d) See the requirements of the applicable zone for allowed encroachments into required setbacks.
- . Building Size and Massing
 - (a) Buildings shall be composed of one and/or two story volumes and massed as houses.
 - (b) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
 - (c) Dwellings within the buildings may be flats and/or townhouses.
 - (d) Attic space may be occupied and not count as a story.
9. Accessory Dwellings: See Section 4.5.030.K 'Carriage House'



Illustrative Axonometric Diagram



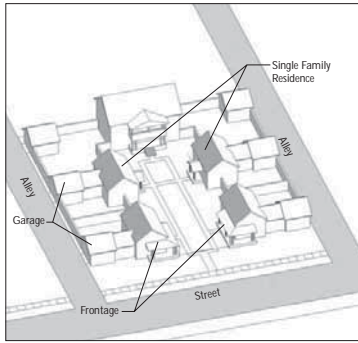
Illustrative Plan Diagram



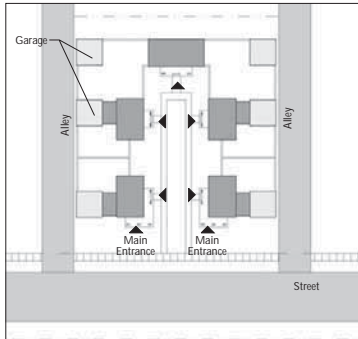
Illustrative Photos Live-work type with shopfront frontage



Code



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Photo

5.4.010 - Architectural Standards - Building Types

E. Bungalow Court

Bungalow Courts are an architectural type consisting of freestanding single-family residences arranged around a common, shared courtyard. The individual buildings are arrayed next to each other to form a shared type that is wholly open to the street.

1. Lot Width: Minimum: 125 ft
2. Unit Size Standards: Minimum 850 sq ft
3. Access
 - (a) Entrances to dwellings shall be directly from the front yard or from the courtyard. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
 - (b) Where an alley is present, parking and services shall be accessed through the alley.
 - (c) Where an alley is not present, parking and services shall be accessed by of a driveway 7 to 10 feet wide, and with 2-foot planters on each side.
 - (d) On a corner lot without access to an alley, parking and services may be accessed from the side street.
4. Parking
 - (a) Required parking shall be screened from the street.
 - (b) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
 - (c) Where an alley is not present, utility access, above ground equipment and trash container areas shall be located in a side or rear yard, at least 10 feet behind the front of the house, and be screened from view from the street with a hedge or fence.
 - (d) Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and with driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.
5. Open Space
 - (a) A central courtyard shall comprise at least 15% of the lot area. See Courtyard Types.
 - (b) Each ground floor dwelling shall have a private or semi-private required yard of at least 150 square feet, which may be located in a side yard, the rear yard, or the courtyard.
 - (c) Required yards shall be at least 8 feet wide, and enclosed by a fence, wall or hedge.
 - (d) Front yards are defined by the setback and frontage type requirements of the applicable zone.
 - (e) Porches, stoops and dooryards may encroach into required yards. See Frontages, below.
6. Landscape
 - (a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity).
 - (b) At least one large tree shall be provided in each rear yard for shade and privacy.
 - (c) Side yard trees may be placed to protect the privacy of neighbors.
7. Frontage
 - (a) Buildings shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
 - (b) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Porches, dooryards and stoops are preferred types, and may encroach into the courtyard.
 - (c) The applicable frontage requirements apply per Section 4.6.
 - (d) See the requirements of the applicable zone for allowed encroachments into required setbacks.
8. Building Size and Massing
 - (a) Buildings shall be composed of one and/or two story volumes and massed as houses.
 - (b) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
 - (c) Dwellings within the buildings may be flats and/or townhouses.
 - (d) Attic space may be occupied and not count as a story.
9. Accessory Dwellings
 - (a) Allowed, refer to Section 4.4.010. K. 'Carriage House'

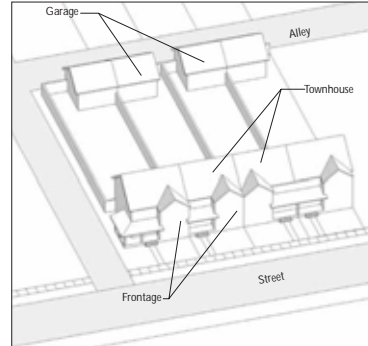
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5.4.010 - Architectural Standards - Building Types

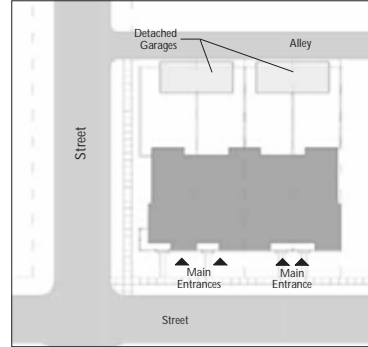
F. Rowhouse

An individual structure occupied by one primary residence or a structure of multiple townhouse unit types arrayed side by side.

1. Lot Width/Frontage: **Minimum: 25 ft; maximum: 150 ft.**
2. Unit Size Standards: Minimum 850 sq ft
3. Access Standards
 - (a) The main entrance to each unit shall be accessed directly from and face the street.
 - (b) Garages and services shall be accessed from an alley. This type not allowed on lot without an alley.
4. Parking Standards
 - (a) Required parking shall be in a garage, which may be attached to or detached from the dwelling.
5. Service Standards
 - (a) Services (incl. all utility access, aboveground equipment, trash containers) shall be located on an alley.
6. Open Space Standards
 - (a) Rear yards shall be no less than 15% of the area of each lot and of a regular geometry
 - (b) Front yards are defined by the applicable setback and frontage type requirements.
7. Landscape Standards
 - (a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
 - (b) At least one large tree shall be provided in each rear yard for shade and privacy.
8. Frontage Standards
 - (a) Each rowhouse ground level shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
 - (b) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Types such as frontyards / porches and stoops are preferred.
 - (c) The applicable frontage requirements apply per Chapter 4.5.020.
9. Building Size and Massing Standards
 - (a) Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
 - (b) Buildings on corner lots shall be designed with two front facades.
 - (c) Each rowhouse building shall maintain setbacks from property lines on at least 2 sides, with as much direct access to yards as possible.
 - (d) In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the frontage, and the townhouse dwelling shall be accessed by a separate front door and a stair.
10. Accessory Dwellings: Allowed, refer to **Section 4.4.010. K. 'Carriage House'**



Illustrative Axonometric Diagram



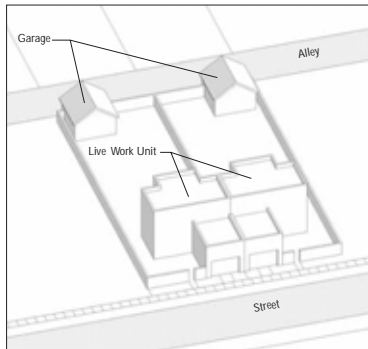
Illustrative Plan Diagram



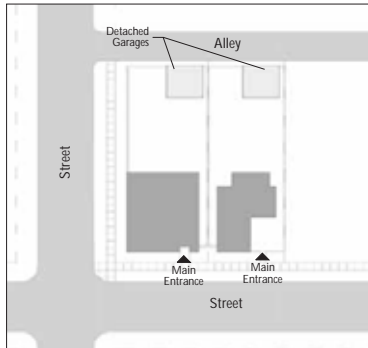
Illustrative Photo Rowhouse building with stoop frontages



Code



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Photos Live-work type with shopfront facade



Illustrative Photos Live-work type with shopfront facade

5.4.010 - Architectural Standards - Building Types

G. Live/Work

An integrated residence and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

1. Lot Width/Frontage: Minimum: 25 ft; maximum: 125 ft.
2. Unit Size Standards: Unit Size Standards: Min: 500 sq ft for work space
3. Access Standards
 - (a) The main entrance to the ground floor flex space shall be accessed directly from and face the street.
 - (b) The upstairs dwelling shall be accessed by a separate entrance, and by a stair.
 - (c) For existing or new lots with alleys, garages and services shall be accessed from an alley. For existing lots without alleys, garages and services shall be accessed by a driveway (12 feet max width).
4. Parking Standards
 - (a) At least one required parking space shall be in a garage, which may be attached to or detached from the dwelling.
 - (b) Additional required parking spaces may be enclosed, covered or open.
5. Service Standards
 - (a) Services (incl. all utility access, aboveground equipment, trash containers) shall be located on an alley, or in the rear of the lot for those lots without alley-access.
6. Open Space Standards
 - (a) Rear yards shall be no less than 15% of the area of each lot and of a regular geometry
 - (b) Front yards are defined by the applicable setback and frontage type requirements.
7. Landscape Standards
 - (a) Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
 - (b) At least one large tree shall be provided in each rear yard for shade and privacy.
8. Frontage Standards
 - (a) Each livework unit shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
 - (b) The applicable frontage requirements apply per Chapter 4.5.020.
 - (c) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Shopfronts, dooryards and stoops are preferred types.
 - (d) See requirements of applicable zone for allowed encroachments into required setbacks.
9. Building Size and Massing Standards
 - (a) Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
 - (b) Buildings on corner lots shall be designed with two front facades.
10. Accessory Dwellings: Not allowed

Code

CHAPTER 5 : THE DEVELOPMENT CODE

5.4.010 - Architectural Standards - Building Types

H. Courtyard Housing

An building type consisting of residences that can be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. These are arrayed next to each other, on one or more courts, to form a shared type with a shared courtyard that is partly or wholly open to the street.

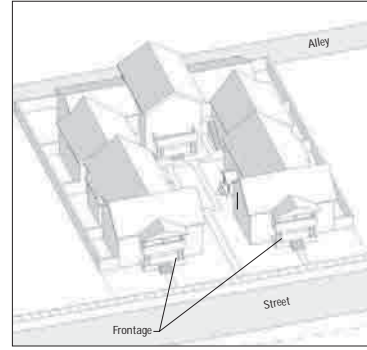
1. Lot Width/Frontage: Minimum: 125 ft; maximum: 250 ft.
 2. Unit Size Standards: Minimum: 850 sq ft (Average 1,200) Maximum: 1,500 sq ft
 3. Access Standards
 - (a) The main entry to each ground floor dwelling is directly off a common courtyard or from the street
 - (b) Access to second story dwellings shall be through an open or roofed stair, serving up to 3 dwellings
 - (c) Elevator access may be provided between the garage and podium only
 - (d) Where an alley is present, parking and service shall be accessed through the alley.
 4. Parking Standards
 - (a) Required parking shall be in an underground garage, or may be surface parking, tuck under parking, an aboveground garage, or a combination of any of the above.
 - (b) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
 - (c) Where an alley is not present, services shall be located in compliance with the setback requirements.
 - (d) Dwellings may have direct on indirect access to their parking stall(s), or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged.
 - (e) Entrances to subterranean garages and/or driveways shall be located as close as possible to the side or rear of each lot.
 5. Service Standards
 - (a) Where an alley is not present, parking and services shall be accessed from the street by side yard driveways flanked by planters, at least 1-foot wide.
 - (b) On a corner lot without alley-access, parking and services shall be accessed from the side street and services shall be underground and/ or in the side and rear yards.
 6. Open Space Standards
 - (a) Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated or interconnected courtyards of a size of at least 15% of the lot.
 - (b) In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns below. Courtyard proportions may not be less than 1:1 between the width and height for at least 2/3 of the court's perimeter.
 - (c) Minimum courtyard dimensions are 40 feet when the long axis of the courtyard is oriented East/ West and 30 feet when the courtyard is oriented North/South.
 - (d) In 40-foot wide courtyards, the frontages and architectural projections allowed are permitted on two sides of the courtyard and on one side of 30-foot wide courtyards.
 - (e) Private patios may be provided at side yards, rear yards and courtyards.
 - (f) Courtyards shall be connected to each other and to the public way by zaguanos or paseos.
 - (g) Surface parking (five cars max) allowed in a front garden, screened from street by a decorative wall.
 7. Landscape Standards
 - (a) Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
 - (b) At least one large tree shall be provided in each rear yard for shade and privacy.
 - (c) At least one large tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale.
 - (d) Sideyard trees may be placed to protect the privacy of neighbors.
 - (e) Courtyards over garages should be designed to avoid the appearance of forced podium hardscape.
- Frontage Standards**
- (a) Entrance doors, living space (e.g., living rooms and dining rooms) shall be oriented toward the courtyard(s) and the fronting street to the degree possible. Service rooms shall be oriented backing to sideyards, service yards and rear yards to the degree possible.
 - (b) Frontage types are required that provide a transition from public to private, indoor to outdoor at the entrance to each dwelling. Features such as arcades, galleries, porches, towers, loggias, entry stairs and stoops are allowed but may not encroach into the required minimum width of a courtyard.
 - (c) Stoops up to 3 feet in height may be placed above subterranean parking, provided they are landscaped and scaled to the street and building.
 - (d) The applicable frontage and encroachment requirements apply per Chapter 4.5.020.

- Building Size and Massing Standards**
- (a) Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling.
 - (b) The intent of these regulations is to provide for courtyard housing projects with varying building heights. Height ratios for courts are as follows:

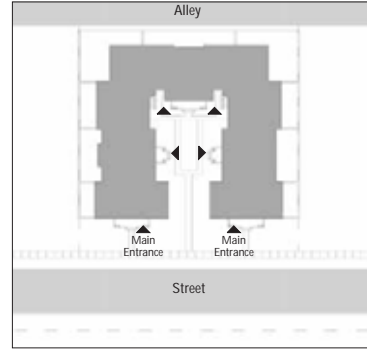
Building Height (in Stories)	Ratio of each Story (see page 4:78 for height definition)			
	1	2	3	4
2.0	100	0	-	-
2.5	100	75	40	-
3.0	100	75	55	10
3.5	100	100	75	30

- (c) 3-story buildings shall be composed of single loaded and stacked dwellings. In this case, the visibility of elevators and of exterior corridors at the third story shall be minimized by incorporation into the mass of the building.
- (d) Buildings may contain any of 4 combinations: flats, flats over flats, townhouses, and townhouses over flats.
- (e) Dwellings may be as repetitive or unique as deemed by individual designs.
- (f) 4-story masses should be minimized inside courtyards and apparent on street frontages.

9. Accessory Dwellings: Not allowed



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Photo Courtyard with frontyard frontage and zaguan

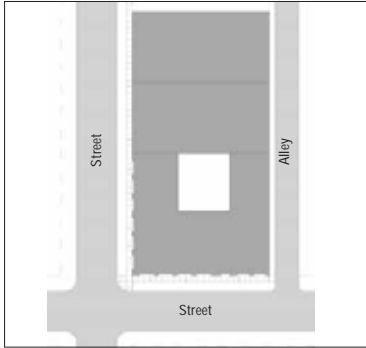


Illustrative Photo Courtyard with zaguan linking two courtyards

Code



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Photo Commercial Block with shopfront facade



Illustrative Photo Commercial Block with shopfront facade

5.4.010 - Architectural Standards - Building Types

I. Commercial Block

A building type designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

1. Lot Width/Frontage: Minimum: 25 ft; maximum: 200 ft.
2. Unit Size Standards: Minimum 850 sq ft (Average 1,200 sq ft) Maximum 1,500 sq ft
3. Access Standards
 - (a) The main entrance to each ground floor storefront is directly from the street.
 - (b) Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
 - (c) Interior circulation to each dwelling is through a corridor.
 - (d) Where an alley is present, parking may be accessed through the alley.
 - (e) For corner lots without alley-access, parking access is from the side street through the building.
 - (f) Where an alley is not present, parking is accessed from the street through the building.
 - (g) Elevator access should be provided between the garage, and each level of the building.
4. Parking Standards
 - (a) Required parking is accommodated in an underground garage, surface parking, tuck under parking, or a combination of any of the above.
 - (b) Dwellings have indirect access to their parking stall(s).
 - (c) Services (incl. all utility access, above ground equipment, trash) are located on alleys.
 - (d) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.
 - (e) Parking entrances to subterranean garages and/or driveways are located as close as possible to the side or rear of each lot.
5. Service Standards
 - (a) Services (incl. all utility access, above ground equipment, trash) are located on alleys.
 - (b) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.
6. Open Space Standards
 - (a) Private patios may be provided at side yards and rear yards and must be a minimum of 12' deep.
7. Landscape Standards
 - (a) In the front yard, there is no landscape, but the streetscape.
 - (b) At least one large tree planted directly in the ground shall be provided in the rear yard.
 - (c) Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.
 - (d) Sideyard trees may be placed to create a particular sense of place.
8. Frontage Standards
 - (a) Entrance doors, public rooms, such as living rooms and dining rooms are oriented to the degree possible fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
 - (b) The applicable frontage requirements apply per Chapter 4.5.020.
 - (c) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor space are allowed. Shopfronts, arcades, galleries preferred.
9. Building Size and Massing Standards
 - (a)

Building Height (in Stories)	Ratio of each Story (see page 4.78 for height definition)			
	1	2	3	4
2.0	100	0	-	-
2.5	100	75	40	-
3.0	100	75	55	10
3.5	100	100	75	30
 - (b) Each dwelling may have only one side exposed to the outdoors with direct access to at least a dooryard, patio, terrace or balcony.
 - (c) Buildings may contain any of three types of dwellings: flats, town houses and lofts.
 - (d) Dwellings may be as repetitive or unique as deemed by individual designs.
 - (e) Buildings may be composed of one dominant volume.

10. Accessory Dwellings: Not Allowed

Code

CHAPTER 5 : THE DEVELOPMENT CODE

5.4.010 - Architectural Standards - Building Types

. Flex Shed

A building designed for occupancy by light manufacturing, workshop, and warehouse uses.

A. Lot Size

1. Width: Minimum:
2. Depth: Minimum:

B. Access

1. Standards
 - (a) The main entrance to each unit within a building is directly from the street.
 - (b) Where an alley is present, parking may be accessed through the alley.
 - (c) For corner lots without access to an alley, parking is accessed from the side street through the building.
2. Guidelines
 - (a) Elevator access should be provided between the garage, and every one of the levels of the building.

C. Parking

1. Standards
 - (a) Required parking is accommodated in an underground garage, on-street parking, surface parking, tuck under parking, or a combination of any of the above.
 - (b) Surface parking shall be located beside or behind the building and shall respectively be accessed via the street or alley.
 - (c) Services, including all utility access and above ground equipment and trash are located on alleys or side streets.
 - (d) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.
2. Guidelines
 - (a) Parking entrances to subterranean garages and/ or driveways are located as close as possible to the side or rear of each lot.

D. Open Space

Building type has no open space designations.

E. Landscape

1. Standards
 - (a) In the front yard, there is no landscape, but the streetscape.
2. Guidelines
 - (a) Sideyard trees may be placed to create a particular sense of place.

F. Frontage

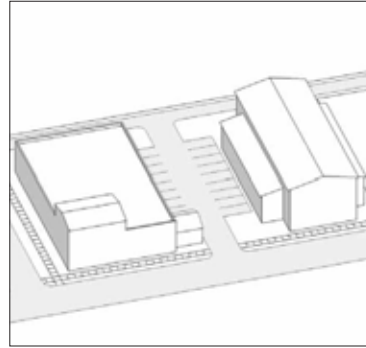
1. Standards
 - (a) Public work spaces and rooms within each unit are to be oriented towards the street and have transparent street-facing windows, while private offices and service rooms are oriented to the degree possible towards the back of the building.
 - (b) Blank and windowless street facades are prohibited.
 - (c) The applicable frontage requirements apply per Section 4.5 Frontage Types.
2. Guidelines
 - (a) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to industrial ground floor spaces are allowed. These include continuous loading docks with railings, on a raised ground floor and sidewalk.

G. Building Size and Massing

1. Standards
 - (a) Target height ratios for various industrial shed buildings are as follows:
 - 1.0 story: 100% 1 story
 - 2.0 stories: 70% - 80% 2 stories, 25% - 35% 3 stories
 - 3.0 stories: 35% - 45% 2 stories, 45% - 55% 3 stories, 5% - 15% 4 stories
2. Guidelines
 - (a) Buildings with a facade length exceeding 150 feet shall have the appearance of multiple attached buildings.

H. Accessory Dwellings

Not Allowed



Illustrative Axonometric Diagram



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Perspective Industrial Sheds - House Size with front yard porch frontages

Code

CHAPTER 5 : THE DEVELOPMENT CODE

5.4 - Architectural Standards

5.4.020 - Frontage Types

Requirements

1. Purpose. This Chapter identifies the frontage types allowed within the Village at Canada Larga Master Plan area, and for each type, provides a description, a statement as to the type's intent and, design standards, to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the plan area. The types are organized by intensity from most (Arcade) to least (Frontyard/Porch) intense.
2. Applicability. The provisions of this Chapter work in combination with the underlying Zone as identified on the Regulating Plan.
3. Allowable Frontage types by zone. Each Zone identifies the Frontage Types allowed and refers to this Chapter for the appropriate information.

Frontage Type	Frontage Types Allowed by zone					
	NC	NG	COR	SD	C	OS
A. Frontyard/Porch	-	Y	-	Y	N/A	N/A
B. Stoop	Y	Y	Y	Y	N/A	N/A
C. Forecourt	Y	Y	Y	Y	N/A	N/A
D. Shopfront	Y	-	Y	Y	N/A	N/A
E. Gallery	Y	-	Y	Y	N/A	N/A
F. Arcade	Y	-	Y	Y	N/A </td <td>N/A</td>	N/A

Y = Allowed

A. Frontyard / Porch



Illustrative Photo

B. Stoop



Illustrative Photo



Illustrative Photo



Illustrative Photo



Section Diagram



Section Diagram

5:21 UPTOWN / TOWN CENTRE SPECIFIC PLAN
Paso Robles, California
16 May 200

© 2008 Moule & Polyzoïdes Architects and Urbanists, Opticos Design, Inc., Fong Hart Schneider, Poole Design, Kimley-Horn, Sherwood Design Engineers

Code

C. Forecourt



Illustrative Photo

D. Shopfront



Illustrative Photo

E. Gallery



Illustrative Photo

F. Arcade



Illustrative Photo



Illustrative Photo



Section Diagram



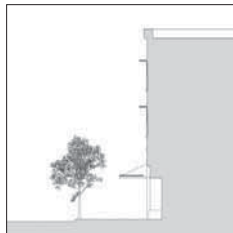
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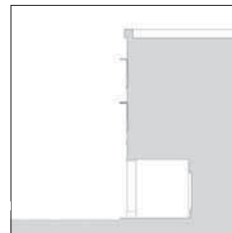
Section Diagram



Section Diagram



Section Diagram



Section Diagram

Code

CHAPTER 5 : THE DEVELOPMENT CODE

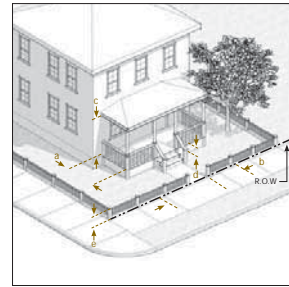
A. Porch

Porches are covered spaces set back from the right of way with a front yard between the sidewalk and the porch raised, or at grade, that provide a physical transition from the sidewalk to the building. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.

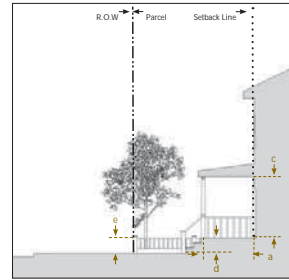
1. Configuration

A great variety of porch designs are possible, but the following apply:

 - a. min 7 ft clear [1]
 - b. min 12 ft clear [1] for centered entry; min 10 ft for asymmetrical entry and
 - c. min 10 ft clear [1]
 - d. Porches may be at grade or raised to transition into the building. In no case shall porches be raised more than 3 feet from the adjacent grade.
 2. Elements
 - e. Fences or walls defining and/or retaining the front yard shall not exceed 3 feet in height from the adjacent sidewalk.
- [1] The term "clear" means that the identified area is free of encroachments other than signage, light fixtures, etc.



Axonometric Diagram Stoop



Section Diagram Porch

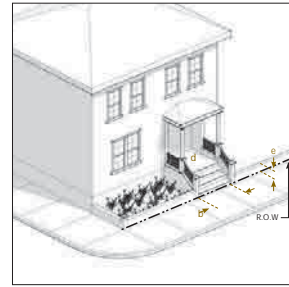
B. Stoop

Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop.

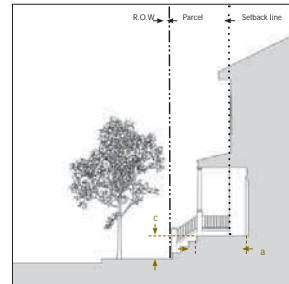
1. Configuration

A great variety of stoop designs are possible, but the following apply:

 - a. min 4 feet clear [1]
 - b. min 4 feet wide clear [1]
 - c. Stoops may be at grade or raised to transition into the building. In no case shall the ground story be elevated more than 3 feet above the adjacent sidewalk.
 - d. Stoops must correspond directly to the building entry(s).
 2. Elements
 - e. Fences or walls defining the stoop or front setback shall not exceed 30" from the highest adjacent finished grade.
- [1] The term "clear" means that the identified area is free of encroachments other than signage, light fixtures, etc.



Axonometric Diagram Stoop



Section Diagram Stoop

Code

CHAPTER 5 : THE DEVELOPMENT CODE

C. Terrace

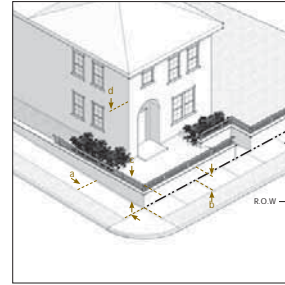
An elevated terrace separates and sets back the facade from the sidewalk and the street. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes.

1. Configuration

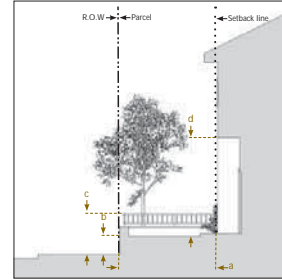
A great variety of terrace designs are possible, but the following apply:

 - a. min 7 feet clear [1].
 - b. the terrace may be raised up to 3 feet from the adjacent sidewalk.
 - c. to maintain visual connection with the adjacent sidewalk, the overall height of the perimeter wall/fence shall not exceed 4 feet.
2. Elements
 - d. Awnings, signs, etc, shall be located at least 8 feet above the terrace
 - e. awnings shall only cover storefronts and openings so as to not cover the entire facade.

[1] The term "clear" means that the identified area is free of encroachments other than awnings, signage, light fixtures, etc.



Axonometric Diagram Terrace



Section Diagram Terrace

D. Light Court

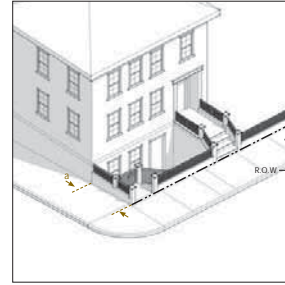
Light courts are a sunken space parallel to the sidewalk that provides direct access to levels below grade.

1. Configuration

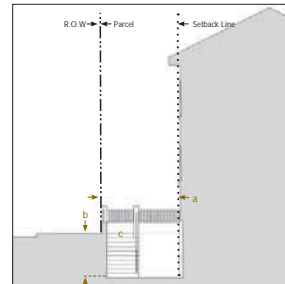
A great variety of light court designs are possible, but the following apply:

 - a. min 8 feet clear [1]
 - b. max 1 story or 15 feet
 - c. stairs/ramps shall be configured per ADA requirements.
2. Elements
 - d. Fences or walls defining and/or retaining the front yard shall not exceed 3 feet in height from the adjacent sidewalk.

[1] The term "clear" means that the identified area is free of encroachments other than stairs, awnings, signs, light fixtures, etc.



Axonometric Diagram Light Court



Section Diagram Light Court

Code

CHAPTER 5 : THE DEVELOPMENT CODE

E. Shopfront

Shopfront: Shopfronts are large glazed openings in a façade, filled with doors and transparent glass in a storefront assembly. At least 70% of the façade below the height of 10 feet should be transparent glass, which should extend to within no less than 3 feet of the ground. This traditional retail frontage type is often provided with canopies or awnings, which may be fixed or retractable, to shelter pedestrians and shade the storefront glass from glare. The storefront assembly may be recessed to provide a widened sidewalk or a covered area for outdoor dining, but even a slight recess can significantly reduce the visibility of merchandise.

1. Configuration

A great variety of shopfront designs are possible, but the following apply:

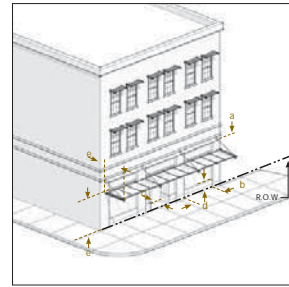
- a. min 10 feet tall, as measured from the adjacent sidewalk.
- b. The corresponding storefront(s) opening(s) along the primary frontage shall comprise at least 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing.
- c. Storefronts within the overall façade may be recessed from the frontage line by up to 10 feet.
- d. A physical transition shall be provided between the glazing of the storefront and the grade except if the glazing itself terminates directly at the grade. Where a bulkhead is to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 10 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).

The storefront shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

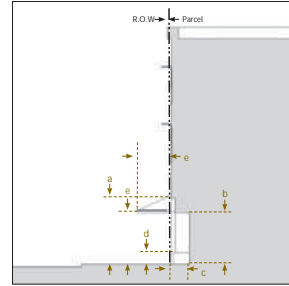
2. Elements

- e. Awnings, signs, etc, shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk at a rate of 6 inches per each foot above 8 feet to a maximum encroachment of within 2 feet of the curb.
- f. Signage shall not project within 2 ft of the adjacent curb face(s).
- g. Awnings shall only cover storefronts and openings so as to not cover the entire façade.

[1] The term "clear" means that the identified area is free of encroachments other than signs, light fixtures, etc.a



Axonometric Diagram Shopfront



Section Diagram Shopfront

F. Forecourt

Forecourt: A forecourt is a public space formed by a recess in the façade of a building. Forecourts are generally appropriate for commercial or civic use, or in some cases for vehicular drop-off at a civic building or hotel, as distinct from courtyards with are semi-public spaces providing frontages of a generally residential character.

1. Configuration

A great variety of forecourt designs are possible, but the following apply:

- a. min 10 feet clear [1], max 60 feet deep (clear [1])
- b. min 20'; max 60'
- c. The court may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court, but shall not exceed 3 feet from the adjacent sidewalk grade.
- d. Storefronts shall be at least 10 feet tall, as measured from the adjacent sidewalk.
- e. The corresponding storefront(s) opening(s) along the primary frontage shall be at least 65% of the 1st floor wall area and not have opaque or reflective glazing.
- f. A physical transition shall be provided between the glazing of the storefront and the grade except if the glazing itself terminates directly at the grade. Where a bulkhead is to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 10 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).

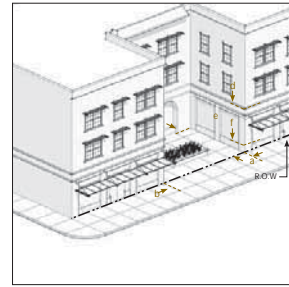
The storefront shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

- g. Encroachments within the forecourt, such as balconies, galleries, awnings, signage and light fixtures are allowed up to 1/3 the width and depth of the forecourt.

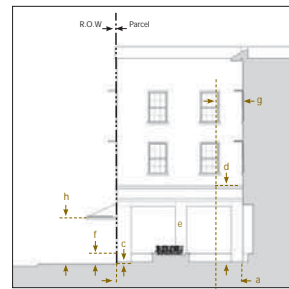
2. Elements

- h. Minimum clearances for signs, awnings, etc: vertical: 8' from sidewalk; horizontal: width of sidewalk.

[1] The term "clear" means that the identified area is the limit of the adjacent enclosed "conditioned" floor space.



Axonometric Diagram Forecourt



Section Diagram Forecourt

Code

CHAPTER 5 : THE DEVELOPMENT CODE

G. Gallery

Gallery: A Gallery is an roof or deck projecting from the façade of a building, supported by columns located just behind the curb of the street. Galleries shelter the sidewalk as do Arcades, but the space above the gallery is unenclosed. Galleries may be one or two or even three stories in height, such that they may provide covered or uncovered porches at the second and third floors.

1. Configuration

A great variety of gallery designs are possible, but the following apply:

- a. The height and the proportions of the gallery shall correspond to the facade consistent with the architectural style of the building.
- b. Min 12 feet wide clear [1] in all directions. Soffits, columns/arches shall be treated consistent with the architecture of the building
- c. Along primary frontages, the arcade shall correspond to storefront openings and:
 - i. spacing between openings along the right-of-way shall be min 10 feet.
 - ii. primary frontage storefront openings shall be at least 10 feet tall and comprise 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing.
 - iii. storefronts shall be min 10 ft to max 16 ft tall.
- d. A physical transition shall be provided between the glazing of the storefront and the grade except if the glazing itself terminates directly at the grade. Where a bulkhead is to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 10 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).

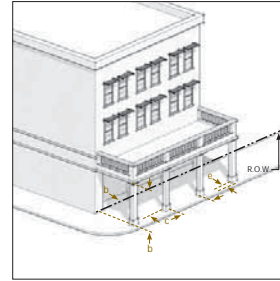
The storefront shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

- e. Min 2 ft and max 4 ft clearance from curb and face of arcade (except at curb extensions for intersections in which case the gallery shall continue in parallel to the right-of-way).

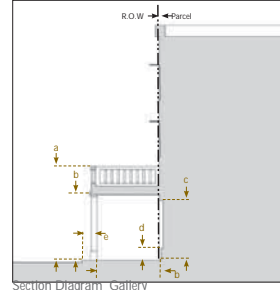
2. Elements

- f. Awnings, signs, etc. shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk at a rate of 6 inches per each foot above 8 feet to a maximum encroachment of 4 feet (see applicable zone for "encroachments").

[1] The term "clear" means that the identified area is free of encroachments other than signs, light fixtures, etc.



Axonometric Diagram Gallery



Section Diagram Gallery

H. Arcade

Arcade: Arcades are colonnades supporting a building facade that is set just behind the curb of the street, such that the sidewalk is enclosed within the building volume, between the colonnade and storefronts. This type is ideal for retail use, as it shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise. The arcade also provides habitable residential or commercial space over the sidewalk, narrowing the space of the street and creating a very urban character.

1. Configuration

A great variety of arcade designs are possible, but the following apply:

- a. The height and the proportions of the arcade shall correspond to the facade consistent with the architectural style of the building.
- b. Min 12 ft clear [1] in all directions. Soffits, columns/arches shall be treated consistent with the architecture of the building
- c. Along primary frontages, the arcade shall correspond to storefront openings and:
 - i. spacing between openings along the right-of-way shall be 10 feet;
 - ii. primary frontage storefront openings shall be at least 10 feet tall and comprise 65% of the 1st floor wall area facing the street and not have opaque or reflective glazing;
 - iii. storefronts shall be min 10 ft to max 16 ft tall.
- d. A physical transition shall be provided between the glazing of the storefront and the grade except if the glazing itself terminates directly at the grade. Where a bulkhead is to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 10 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).

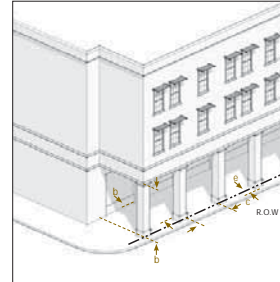
The storefront shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

- e. Max 4' sidewalk between curb and face of arcade (except at curb extensions for intersections in which case the arcade shall continue in parallel to the right-of-way).

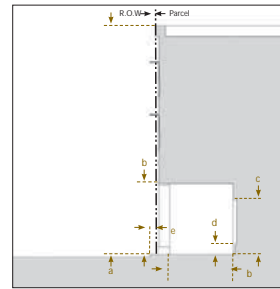
2. Elements

- f. Awnings, signs, etc. shall be located 8 feet above the adjacent sidewalk and may project for the width of the sidewalk at a rate of 6 inches per each foot above 8 feet to a maximum encroachment of 4 feet.

[1] The term "clear" means that the identified area is free of encroachments other than signs, light fixtures, etc.



Axonometric Diagram Arcade



Section Diagram Arcade

Code

CHAPTER 5 : THE DEVELOPMENT CODE

4.6.010 - SIGN REGULATIONS

Purpose and Intent - These sign regulations are intended to help generate the vibrant, mixed-use, pedestrian environment envisioned in chapter 2 of this Specific Plan and to appropriately limit the placement, type, size, and number of signs allowed within the Specific Plan area. The purposes of these limitations and requirements are to:

- A. Avoid traffic safety hazards to motorists, bicyclists, and pedestrians, caused by visual distractions and obstructions;
- B. Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the plan area as a place to live, work, and shop;
- C. Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached;
- D. Provide for the proper maintenance of signs; and
- E. Safeguard and protect the public health, safety, and general welfare.

4.6.020 - APPLICABILITY

- A. Signs regulated. These sign regulations apply to all signs in all zones established by Section 4.2.010 (Regulating Plan and Zones), except that directional/instructional signs and real estate signs shall instead comply with the applicable requirements of the Paso Robles Municipal Code.
- B. Applicability to sign content. The provisions of this Chapter do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or noncommercial.
- C. Sign permit requirements. Sign installation within the areas subject to this Code shall require sign permit approval in compliance with the City's Zoning Code (Sign Regulations), unless exempted from sign permit requirements.
- D. Sign Variances. See the Paso Robles Municipal Code for procedures and requirements.
- E. Definitions. The specialized terms and phrases for signage used in this Specific Plan are located in section 4.6 and 4.10, Definitions).

4.6.030 - PROHIBITED SIGNS

All sign types and sizes not expressly allowed by this Chapter shall be prohibited. Examples of prohibited signs include, but are not limited to the following:

- A. Abandoned signs;
- B. Exposed cabinet/raceways (e.g., behind channel letters);
- C. Internally illuminated cabinet ("can") signs;
- D. Off-site signs (e.g., billboards, and signs mounted on vehicles);
- E. Obscene signs;
- F. Pole signs and other freestanding signs over six feet in height;
- G. Monument signs
- H. Because of the City's compelling interest in ensuring traffic safety, signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic;
- I. A sign in the form or shape of a directional arrow, or otherwise displaying a directional arrow, except as approved by the City, or as required for safety and convenience and for control of vehicular and pedestrian traffic within the premises of the subject use;
- J. A sign attached to or suspended from a boat, vehicle, or other movable object that is parked within a public right-of-way, or located on private property so that it is visible from a public right-of-way; except a sign painted directly upon, magnetically affixed to, or permanently affixed to the body or other integral part of a vehicle;

K. A sign burned, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature;

L. A sign placed within a public right-of-way, except as provided by Section 4.7.050.A (Signs allowed);

M. Temporary and portable signs, including the following:

1. A-boards and other portable sidewalk signs;
2. Balloons and other inflatable devices;
3. Flags, except official national, state, or local government, institutional or corporate flags, properly displayed; and
4. Pennants and streamers, except in conjunction with a athletic event, carnival, circus, or fair.

4.6.040 - GENERAL REQUIREMENTS FOR ALL SIGNS

A. Sign area and height measurement. The measurement of sign area and height to determine compliance with the maximum sign area requirements and height limits of this Chapter shall be subject to City review.

B. Sign location requirements. Each sign shall be located in compliance with the following requirements, and all other applicable provisions of this Chapter.

1. On-premise signs required. Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this Chapter.
2. Setback requirements. Each sign shall comply with the setback requirements of the applicable zoning district, except for an approved projecting sign, and except for an approved freestanding sign, which shall be set back a minimum of 10 feet from the front and side street property lines.
3. Placement on a building. No sign shall be placed so as to interfere with the operation of a door or window. Signs shall not be located so that they cover prominent architectural features of the building.
4. Signs within a right-of-way. No sign shall be allowed in the right-of-way except for the following:
 - a. A projecting sign in compliance with Section 4.6.050 (Signs allowed);
 - b. Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;
 - c. Bus stop signs installed by a public transit company;
 - d. Informational signs of a public utility regarding its lines, pipes, poles, or other facilities; or
 - e. Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized work within the public right-of-way.

All signs within the public right-of-way that are intended to regulate, warn, or guide traffic, shall comply with the Manual on Uniform Traffic Control Devices.

Any sign installed or placed within the public right-of-way other than in compliance with this Section shall be forfeited to the public and be subject to confiscation.

C. Sign design. The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit or Building Permit can be approved.

1. Color. Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.
2. Design and construction.
 - a. Except for banners, flags, temporary signs, and temporary window signs conforming with the requirements of this Chapter, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, a build-

Code

- ing, or another structure by direct attachment to a rigid wall, frame, or structure.
 - b. Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who are capable of producing professional results.
 - c. Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.
3. Materials and structure.
- a. Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall match those used on the buildings on the site and any other signs on the site.
 - b. No sign shall include reflective material.
 - c. Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
 - d. The size of the structural members (e.g. columns, cross-beams, and braces) shall be proportional to the sign panel they are supporting.
 - e. The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure wall.
4. Street address. The City of Downey may require that a sign include the street address of the site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one or more buildings on the site.
5. Copy design guidelines. The City does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.
- a. Sign copy should relate only to the name and/or nature of the business or building.
 - b. Permanent signs that advertise information such as continuous sales, special prices, or include phone numbers, should be avoided.
 - c. Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
 - d. The area of letters or symbols should not exceed 40 percent of the background area in commercial areas or 60 percent in residential areas.
 - e. Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.
6. Sign lighting. Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties.
- a. External light sources shall be directed and shielded so that they do not produce glare off the site, on any object other than the sign.
 - b. Sign lighting shall not blink, flash, flutter, or change light intensity, brightness, or color.
 - c. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
 - d. Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.
 - e. For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.
- D. Sign maintenance.
1. Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination shall be repaired within a maximum of 14 days from the date of damage or failure.
 2. A repair to a sign shall be of materials and design of equal or better quality as the original sign.
 3. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the Downey UDC.
 4. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed.



Wall Mounted Sign



Wall Mounted Sign



Wall Mounted Sign



Projecting Sign



Wall Mounted Sign



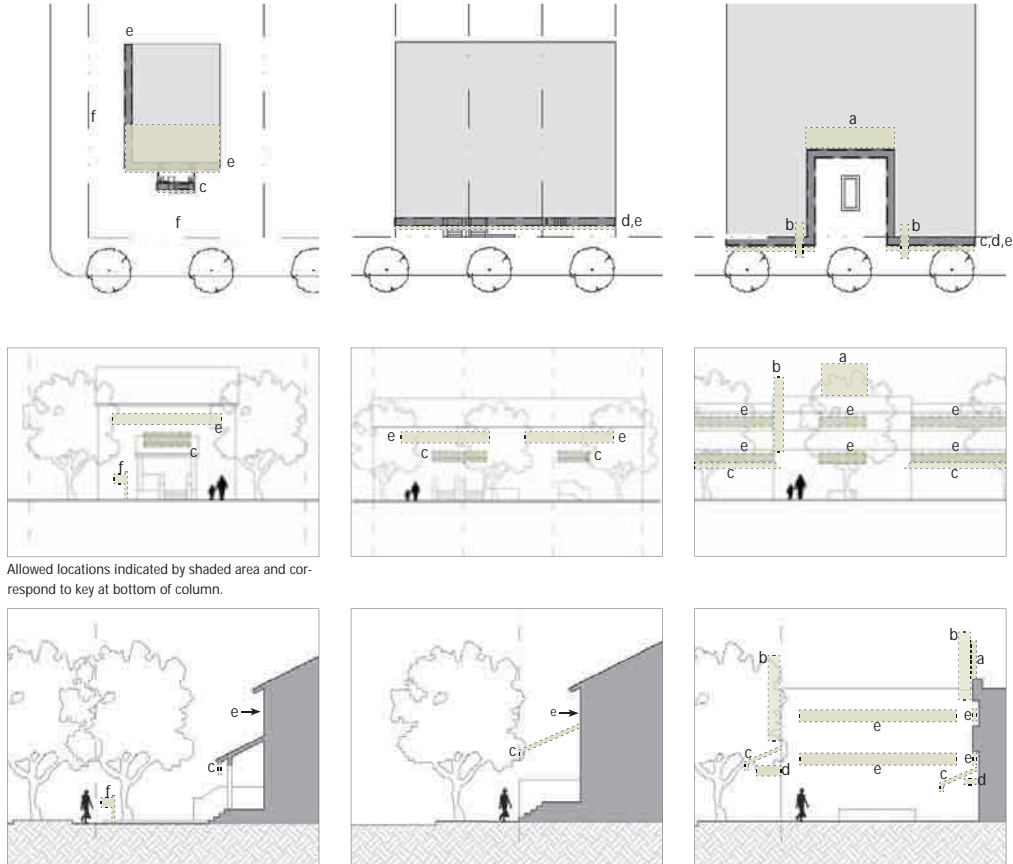
Wall Mounted Sign

Code

CHAPTER 5 : THE DEVELOPMENT CODE

4.6.05 SIGN STANDARDS

The diagrams below identify the allowed sign types and requirements for the plan area by the various conditions of frontage.



Allowed locations indicated by shaded area and correspond to key at bottom of column.

FRONTYARD/PORCH FRONTAGE

1. Location Requirements
Allowed = Y ; Not Allowed = --

SIGN TYPE	Allowance
(a) Roof	--
(b) Marquee	--
(c) Awning	Y
(d) Projecting	--
(e) Wall	Y
(f) Yard/Porch	Y

STOOP FRONTAGE

1. Location Requirements
Allowed = Y ; Not Allowed = --

SIGN TYPE	Allowance
(a) Roof	--
(b) Marquee	--
(c) Awning	Y
(d) Projecting	Y
(e) Wall	--
(f) Yard/Porch	--

FORECOURT FRONTAGE

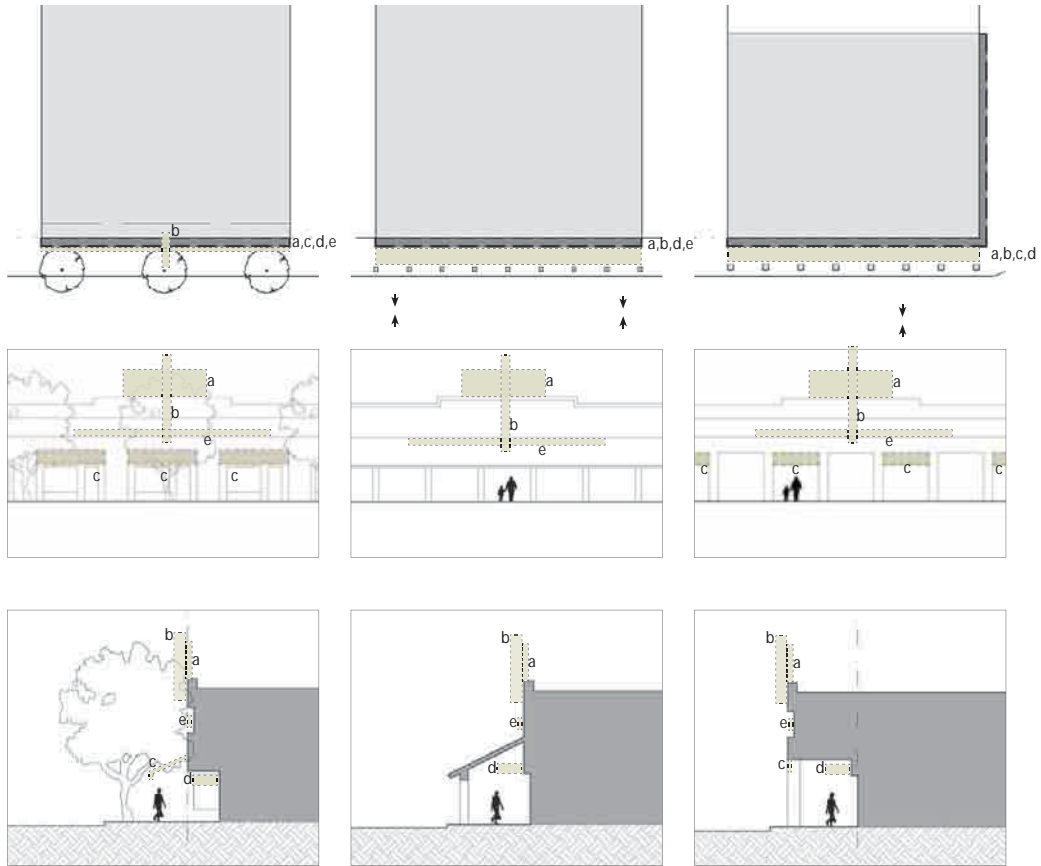
1. Location Requirements
Allowed = Y ; Not Allowed = --

SIGN TYPE	Allowance
(a) Roof	Y
(b) Marquee	Y
(c) Awning	Y
(d) Projecting	Y
(e) Wall	Y
(f) Yard/Porch	--

5:29 UPTOWN / TOWN CENTRE SPECIFIC PLAN
Paso Robles, California
16 May 200

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Code



SHOPFRONT FRONTAGE

1. Location Requirements
 Allowed = Y ; Not Allowed = --

SIGN TYPE	Allowance
(a) Roof	Y
(b) Marquee	Y
(c) Awning	Y
(d) Projecting	Y
(e) Wall	Y
(f) Yard/Porch	--

GALLERY FRONTAGE

1. Location Requirements
 Allowed = Y ; Not Allowed = --

SIGN TYPE	Allowance
(a) Roof	Y
(b) Marquee	Y
(c) Awning	--
(d) Projecting	Y
(e) Wall	Y
(f) Yard/Porch	--

ARCADE FRONTAGE

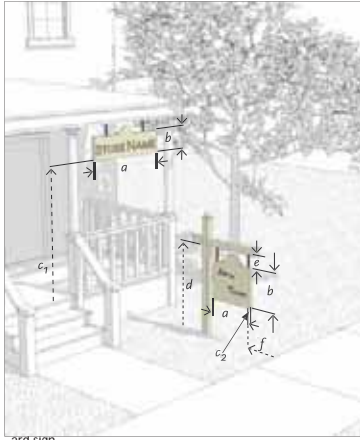
1. Location Requirements
 Allowed = Y ; Not Allowed = --

SIGN TYPE	Allowance
(a) Roof	Y
(b) Marquee	Y
(c) Awning	Y
(d) Projecting	Y
(e) Wall	Y
(f) Yard/Porch	--

TOWN / TOWN CENTRE SPECIFIC PLAN 5:30
 Paso Robles, California
 16 May 200

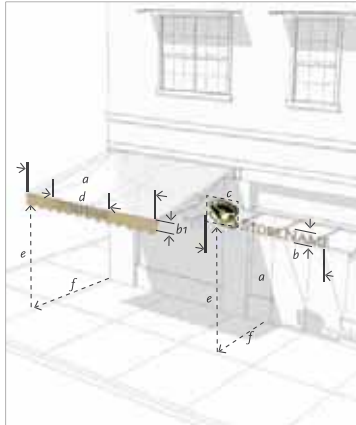
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Code



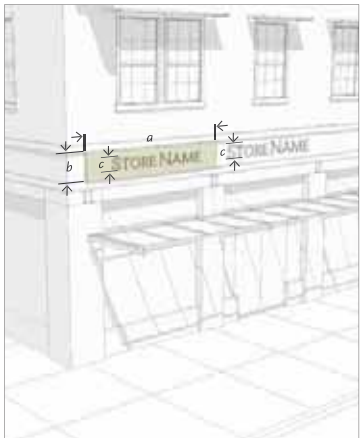
Type	Standards
YARD (MIN MA)	
(a)	36" max
(b)	24" max
(c1)	12" min
(c2)	8" min
(d)	5" max
(e)	12" max
(f)	12" min
Signs per Building: 1 max	

Yard sign



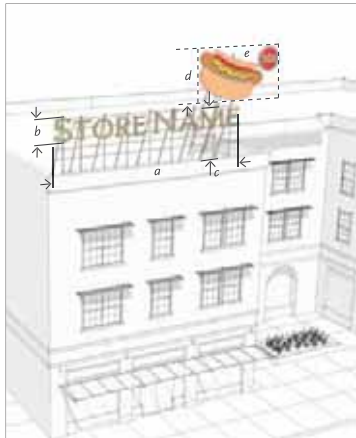
Type	Standards
AWNING (MIN MA)	
(a)	20' max[1]
(b)	18" max
(b1)	10" max
(c)	feature area: 6 sq. ft. max
(d)	max 50% of 'a'
(e)	8' min[2]
(f)	within 2' of curb
[1] within storefront bay	
[2] see urban standards 4.4 for additional height standards	
Signs Per Building: 1 per awning	

Awning Sign



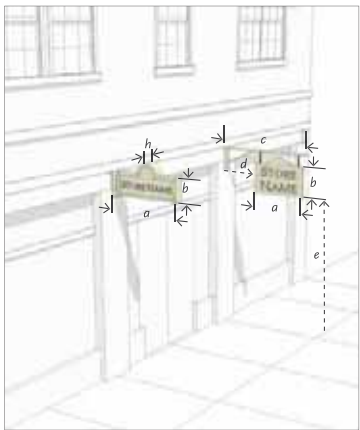
Type	Standards
WALL MOUNTED (MIN MA)	
(a)	width of storefront
(b)	24" max
(c)	18" max, up to 1 sq. ft. per linear ft. of store frontage
Mountings:	
1-story above 1st floor windows	
multi-story between windows or above upper-most floor.	
Signs per Building: 1 per storefront	

Wall-mounted sign



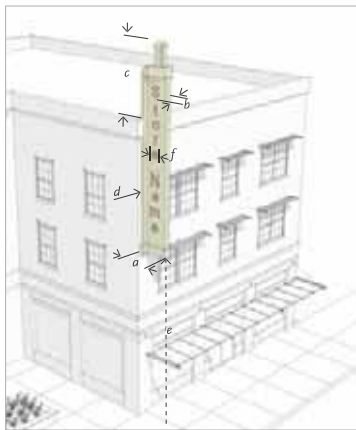
Type	Standards
ROOF MOUNTED (MIN MA)	
(a)	25' max
(b)	6' max
(c)	15' max
(d)	15' max
(e)	feature area: max 120 sq.ft available as a feature area above primary sign area subject to city council approval
Signs Per Building: 1 max (not allowed with a marquee sign)	
Signs Per one: only allowed in Center Zone and only 2 such signs allowed.	

Roof-mounted sign



Type	Standards
PROJECTING (MIN MA)	
(a)	48" max
(b)	30" max
(c)	72" max
(d)	24" max
(e)	8' min
Signs Per Building: 1 per storefront	

Projecting Sign



Type	Standards
MARQUEE (MIN MA)	
(a)	6' max[1]
(b)	24" max
(c)	10' max
(d)	may align with corner or be placed anywhere on wall
(e)	12' min
(f)	max 50% of 'a'
Signs Per Building: 1 max (not allowed with a roof sign)	
[1] to within 2' of curb	

Marquee Sign

Code

CHAPTER 5 : THE DEVELOPMENT CODE

4. .010 - Subdivision Standards

A. Reuirements

1. Purpose. This section establishes the standards for maintaining the walkable block and street network as well as the creation of new blocks that will generate additional streetscapes.

The procedure for subdividing land is intended to preserve and create an urban infrastructure comprised of small, walkable blocks and an interconnected and human-scaled network of thoroughfares punctuated by open space of varying types. The following regulations apply to all property within the project boundaries that seeks development.

- B. Applicability. Each site shall be designed in compliance with the standards of this section for the applicable type, subject to the review and approval of the City of Paso Robles.

4. .020 - Design objectives. Each site subject to these requirements shall be designed to be divided into smaller blocks with:

- A. Internal streets, where appropriate to connect with off-site streets and/or to create a series of smaller, walkable blocks;
- B. Service alleys within the new blocks; and
- C. Parcels within the block(s) for the purpose of facilitating pedestrian-oriented building design;
- D. Buildings, as allowed, corresponding to parcels with their entrances on bordering streets.

4. .030 - Subdivision reuirements. Each site subject to these requirements shall be designed in compliance with the following standards, and to achieve the objectives identified above in section 4.8.020.

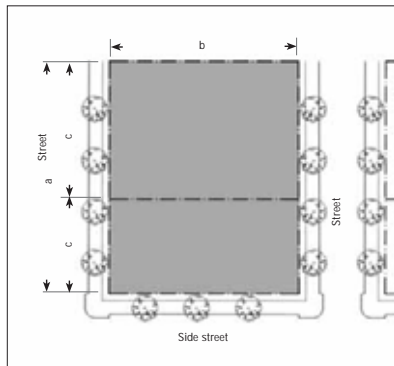
4. .040 - Building design. Buildings shall be designed in compliance with the following requirements, in addition to all other applicable provisions of this Specific Plan and the Paso Robles Municipal Code.

- A. Buildings shall be designed on parcels consistent with the requirements for building types in section 4.5
- B. Buildings shall be designed to have fronts and backs, with front facades containing primary building entrances and facing streets.

4. .050 - Block Reuirements. The dimensional requirements and allowed lot widths are summarized below:

A. Orthogonal Block Reuirements
Orthogonal blocks are rectilinear and are square or rectangular in shape. The following requirements apply:

1. Block Length / Width
Blocks of various designs and functions are allowed as identified in the diagram at left and per the corresponding standards below:
(a) Minimum: 150 feet; Maximum: 300 feet
(b) Minimum: 150 feet; Maximum: 300 feet
2. Parcel Width
All buildings shall be designed to occupy a parcel with minimum and maximum widths as identified below. All buildings shall meet the requirements of this section and the applicable building type requirements The parcel is primarily for design purposes and may be made



Orthogonal Block Requirements Diagram

- (c) Minimum: as specified per the allowed Building Type(s) Maximum: 300 feet or as specified further per the allowed Building Type(s).

3. Streets / Rights-of-Way
All blocks shall be designed per the allowable street types, as identified in 4.9, Street Network Plan

B. Trapezoidal Block Reuirements
Trapezoidal blocks are irregular in shape and consist of various designs. The following requirements apply:

1. Block Length / Width
Blocks of various designs and functions are allowed as identified in the diagram at left and per the corresponding standards below:
(a) Minimum: 100 feet; Maximum: average of 500 feet for two longest sides
(b) Minimum: 100 feet; Maximum: average of 500 feet for two longest sides

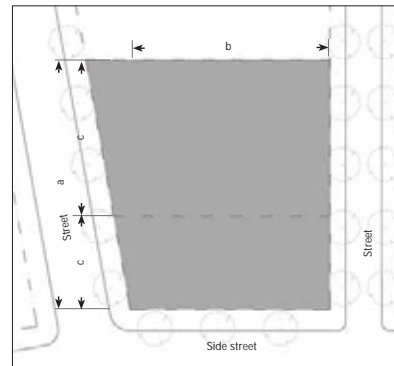
2. Parcel Width
All buildings shall be designed to occupy a parcel with minimum and maximum widths as identified below. All buildings shall meet the requirements of this section and the applicable building type requirements The parcel is primarily for design purposes and may be made permanent through the regular process for lot line adjustments or parcel and/or tract maps.

- (c) Minimum: as specified per the allowed Building Type(s)
Maximum: 250 feet or as specified per the allowed Building Type(s)

3. Streets / Rights-of-Way
All streets shall be designed per the allowable street types, as identified in 4.9, Street Network Plan.

4. .060 - Existing Blocks.

- A. Realignment of right(s) of way. Existing rights-of-way may be realigned provided that the resulting block and private property meet the requirements of this section and the applicable building type requirements (section 4.5)
- B. Existing Alley-Access. In all cases, blocks with alleys shall maintain such access. Existing alley-access may be modified through realignment, shift, deflection, etc.) provided that the resulting block and private property meet the requirements of this section and the applicable building type requirements (section 4.5).

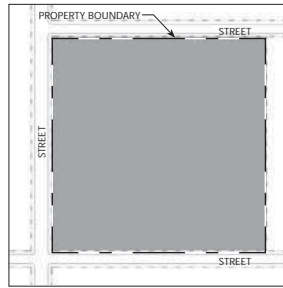


Trapezoidal Block Requirements Diagram

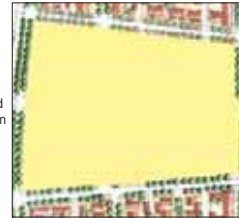
Code

A. Site

Sites larger than 2 acres shall be subdivided further to create additional blocks. For sites less than 2 acres in size, the requirements to introduce streets and alleys are not required.

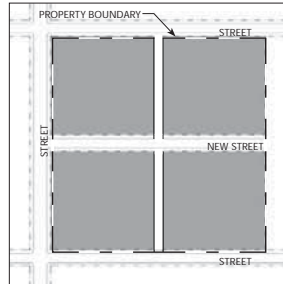


Site to be subdivided
Illustrative Diagram



B. Introduce Streets

Sites being subdivided into additional blocks shall introduce streets from the list of allowable thoroughfare types and comply with the applicable block-size requirements.

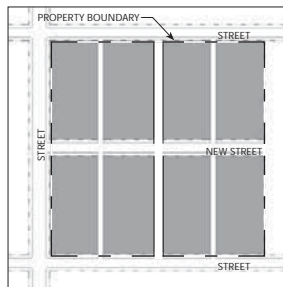


Introduce Streets
Illustrative Diagram



C. Introduce Alleys

Access to blocks and their individual parcels is allowed only by alley/lane, side street or, in the case of residential development, via small side drives accessing multiple dwellings. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, although residential development allows minor interruptions along the primary frontage, the introduction of rear service thoroughfares such as alleys and lanes is required.

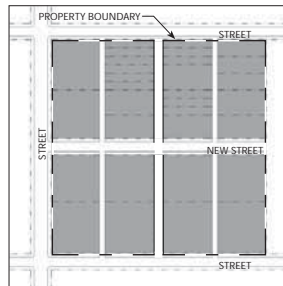


Introduce Alleys
Illustrative Diagram



D. Introduce Lots

Based on the type(s) of blocks created and the thoroughfare(s) that they front, lots/parcels are introduced on each block to correspond with the allowable building types. These lots/parcels are for the purpose of design and reflect the minimum area needed to effectively design corresponding building types. The permanence of the lot/parcel lines is not required by these standards.



Introduce Lots
Illustrative Diagram



E. Introduce Projects

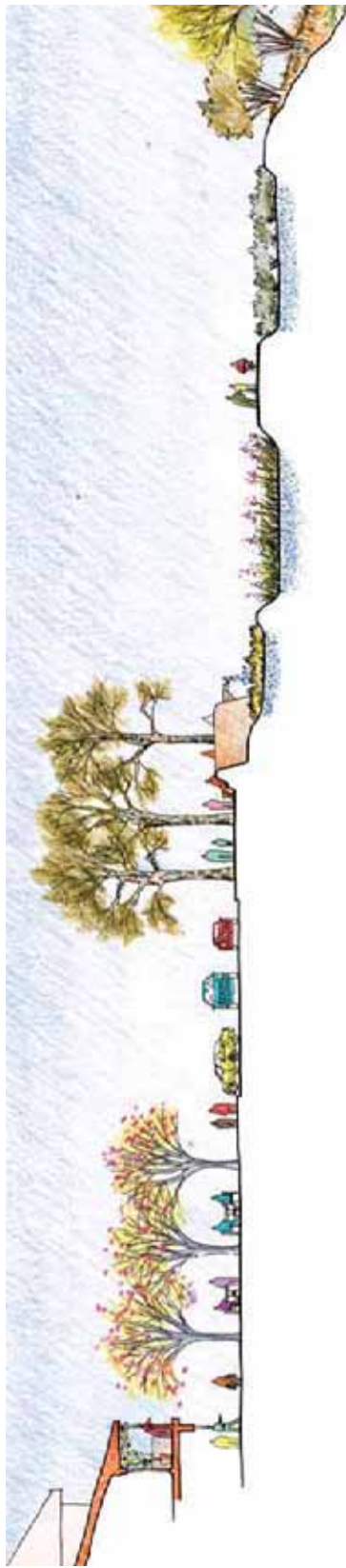
Each lot is designed to receive a building per the allowable building types and can be arranged to suit the particular organization of buildings desired for each particular block. The allowable building types then are combined with the allowable frontage types per the district in which the lot is located to generate a particular neighborhood form and character.



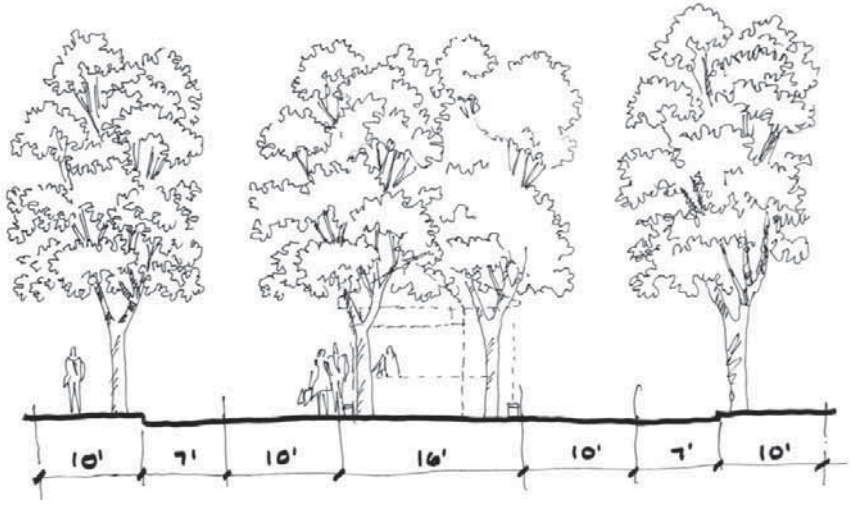
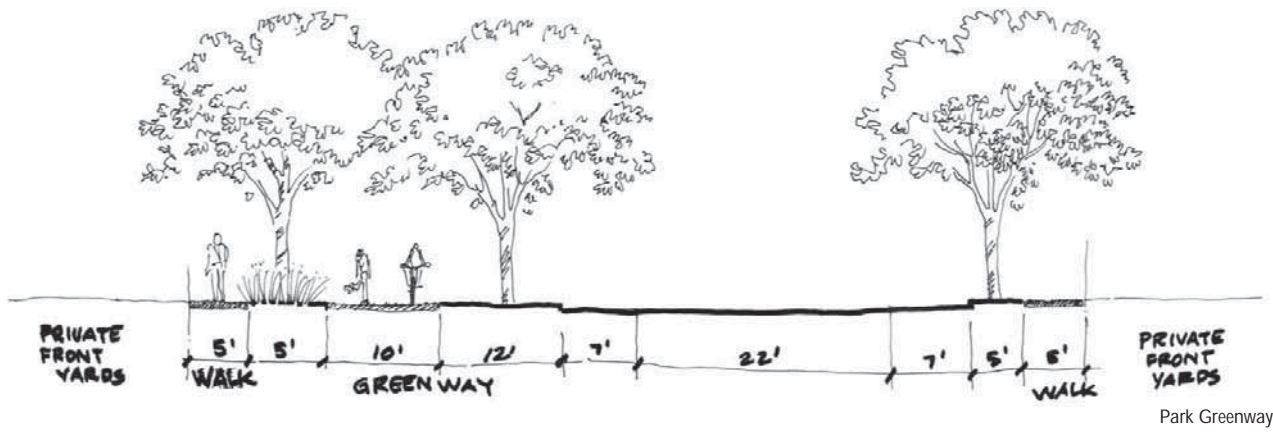
Introduce Projects
Illustrative Plan



Code



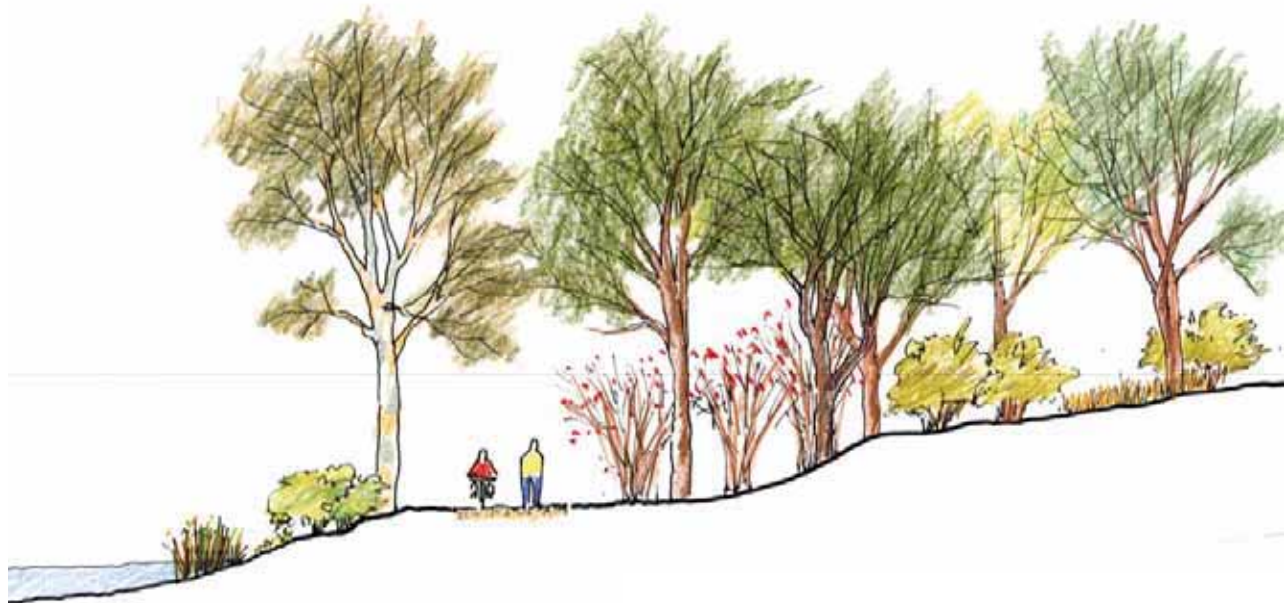
River Sections



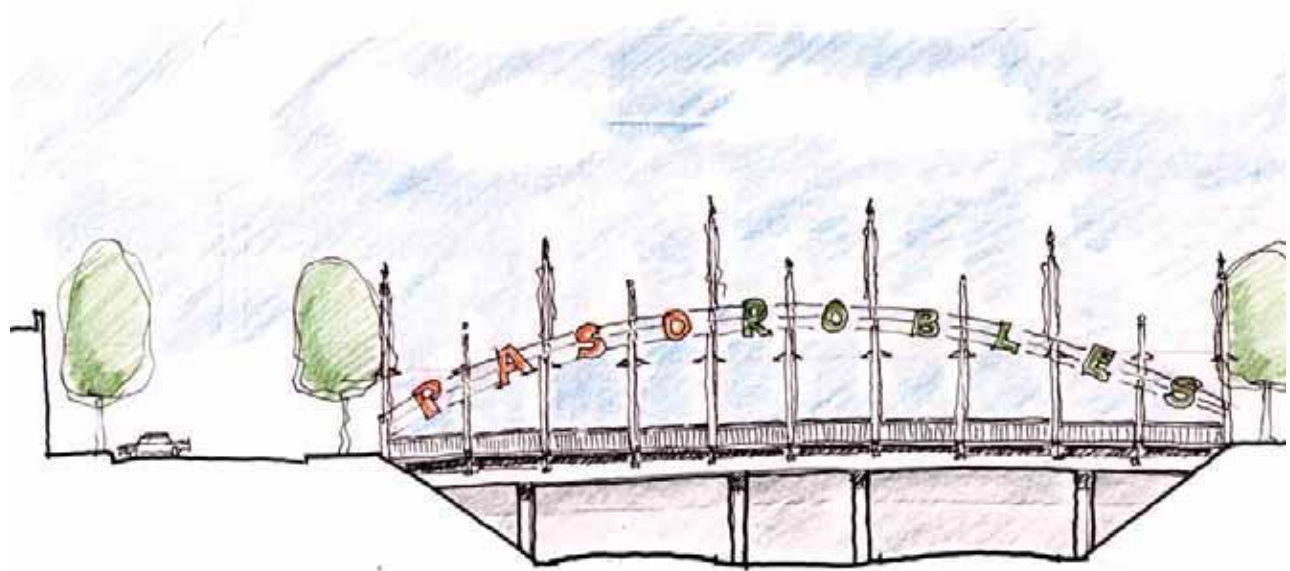
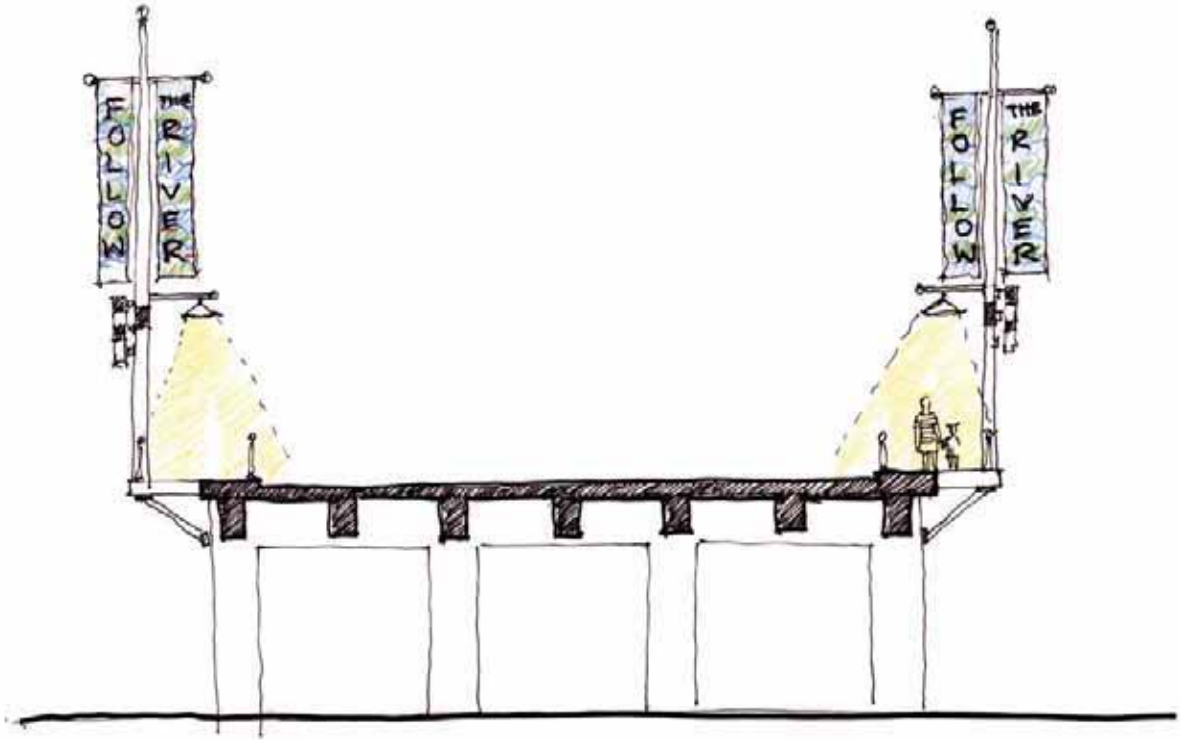
Landscape Sections



Typical Trail Sections



Typical Trail Sections

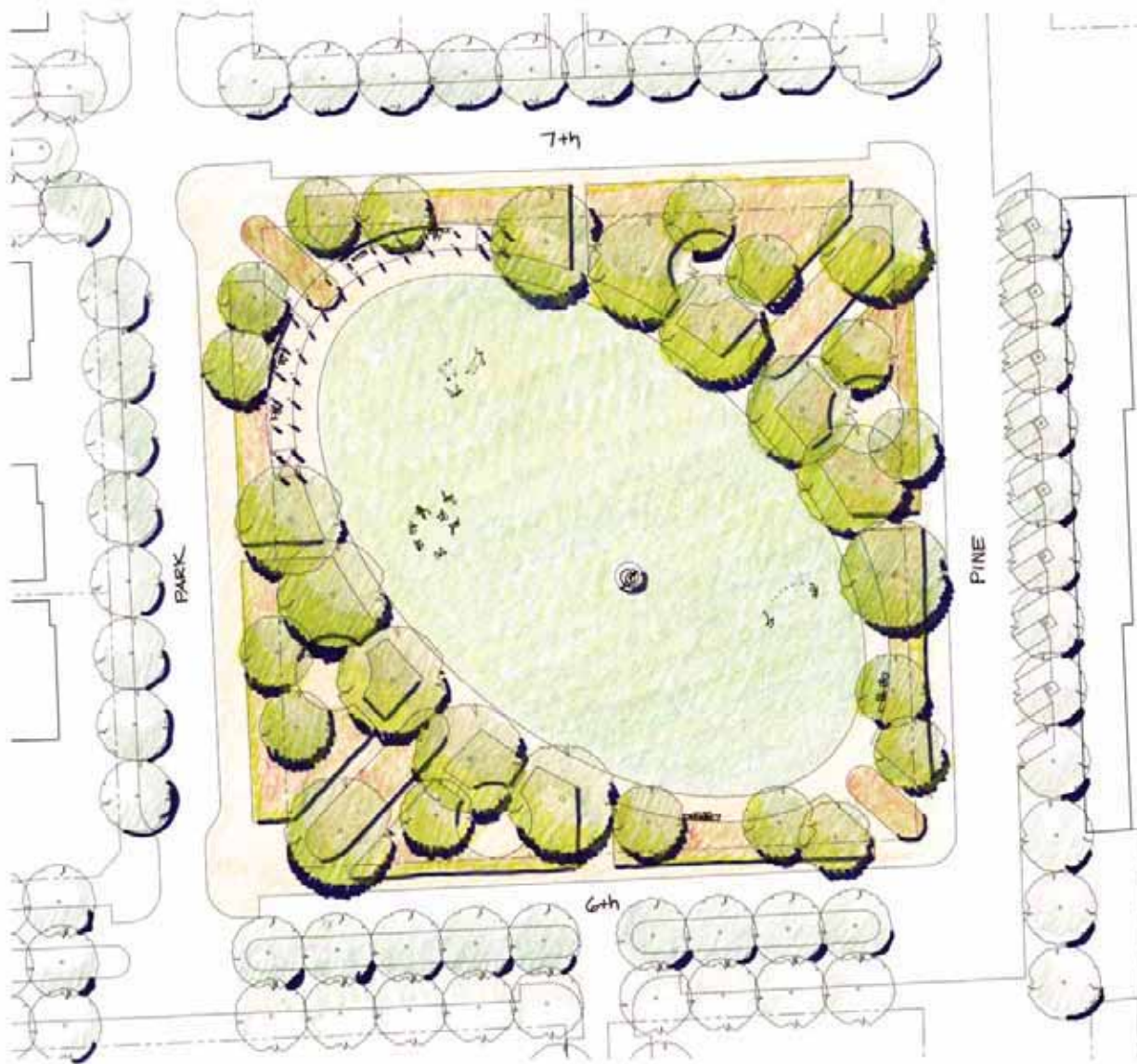


13th Street Bridge Alternatives



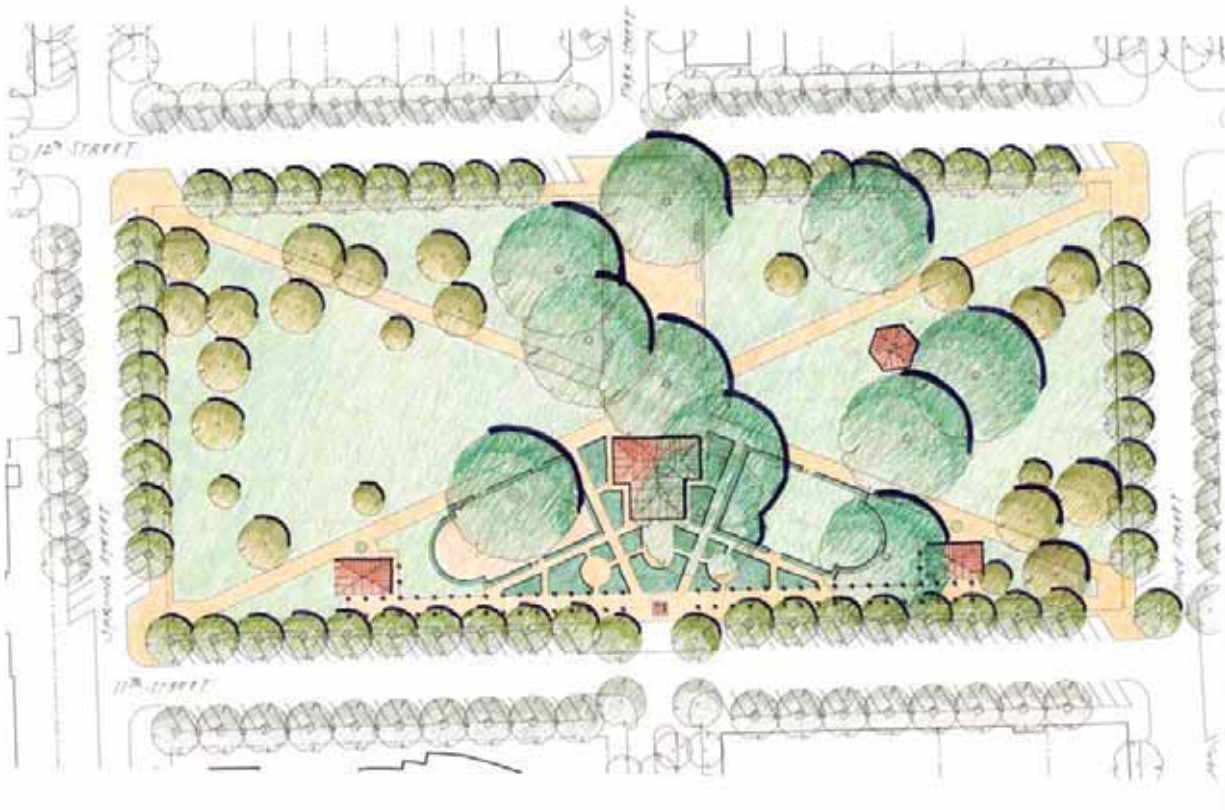
Third Street Park





Robbins Field





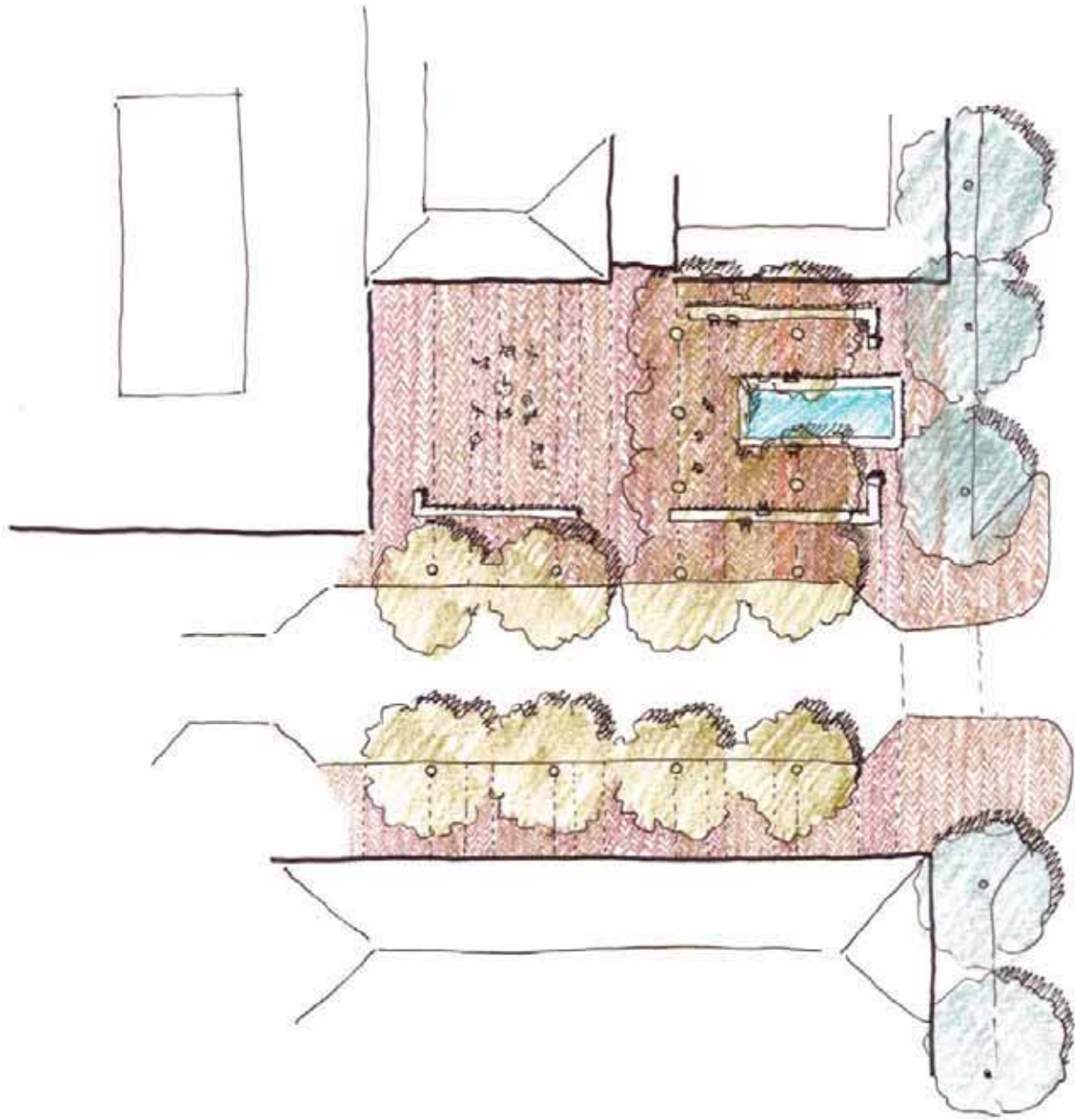
City Park





Oak Street Park





Uptown Plaza





Celtis occidentalis - Common Hackberry
 Used as a street and parking lot tree in central California the Hackberries are extremely resistant to drought. Decay can develop and spread quickly following mechanical injury from construction activities near the tree, vandalism, storm damage, or improper pruning cuts. Prune often so only small diameter branches are removed.
 Season - Deciduous
 Height - 30'
 Spread - 35'
 Form - Rounded Shape to Vase
 Flower color - Inconspicuous, blooms in spring
 Fall color - Yellow



Chionanthus retusus - Chinese Fringe Tree
 Fringetree tolerates moderate drought but looks best if irrigated occasionally during extended summer drought. Trees prefer moist, acid soil but can adapt to soil that is wet occasionally.
 Season - Deciduous
 Height - 25'
 Spread - 30'
 Form - Rounded Shape to Vase
 Flower color - White, blooms in spring
 Fall color - Yellow



Cladrastis lutea - Yellow Wood
 It performs well with only occasional irrigation once established, even in poor, compacted soils. It adapts to wet soils by growing a shallow root system. American Yellow Wood was chosen as a 1994 Gold Medal Plant by the Pennsylvania Horticultural Society for being a plant of exceptional merit.
 Season - Deciduous
 Height - 50'-60'
 Spread - 35'-50'
 Form - Rounded Shape to Vase
 Flower color - White, blooms in summer
 Fall color - Yellow



Geijera parvifolia - Australian Willow
 Weeping tree adapted for street use where weeping habit will not interfere with vehicular use. Prune tree early to adapt for use at pedestrian oriented areas. Trees are easy to care for and have deep rooted systems.
 Season - Evergreen
 Height - 30'-35'
 Spread - 25'-30'
 Form - Oval to weeping
 Flower color - Inconspicuous, blooms in spring



Ginkgo biloba - Maidenhair Tree
 The Ginkgo is well adapted to street tree conditions and tight urban soil restricted areas. Trees require pruning during awkward youth. Care should be taken in selection of male trees only. Females produce messy smelly fruit. Trees cast light shade under the canopy. Season - Deciduous
 Height - 60'-80'
 Spread - 30'-40'
 Form - Rounded Shape to Vase
 Flower color - Yellow, blooms in spring
 Fall color - Yellow



Koelreuteria paniculata - Golden Rain Tree
 Rain Trees have performed well in the city environment due to their ability to adapt to air pollution, alkaline soils, drought and salt spray. Canopies are open maintain visibility in retail areas.
 Season - Deciduous
 Height - 40'-50'
 Spread - 30'-40'
 Form - Rounded Shape to Vase
 Flower color - Yellow, blooms in spring
 Fall color - Yellow

City Approved Street Trees



Pyrus calleryana var. Chanticleer - Callery Pear
 A good street tree and tolerant of urban conditions, the Callery Pear produces spectacular blooms in early spring and has good fall color where climate permits. The tree produces very little pollen and is considered an allergy free tree. Cultivar is resistant to fireblight.
 Season - Deciduous
 Height - 40'-50'
 Spread - 20'
 Form - Oval Shape to Pyramidal
 Flower color - Showy White blooms in spring
 Fall color - Orange, Red, Yellow



Quercus agrifolia - Coast Live Oak
 The Coast Live Oak is a native tree and is well adapted tree to street conditions providing shade during hot summers. The Oak is very drought tolerant and should not receive slash of irrigation during summer months. Keep lawn three feet away from base of trunk during establishment.
 Season - Evergreen
 Height - 50'-75'
 Spread - 50'-100'
 Form - Rounded to Horizontal
 Flower color - Inconspicuous, blooms in spring
 Fall color - N/A



Quercus ilex - Holly Oak
 The Holly Oak is a great shade tree for streets in the southwest United States. The tree is drought tolerant but supplemental water during summer months is preferred.
 Season - Evergreen
 Height - 50'-60'
 Spread - 50'-60'
 Form - Rounded
 Flower color - Inconspicuous, blooms in spring
 Fall color - N/A



Quercus virginiana - Virginia Oak
 Performs well as an urban street tree, the Virginia oak is tolerant of wind and drought. This oak is tolerant of drought conditions but performs better with additional water. The tree resembles the native Quercus agrifolia but is more tolerant of garden conditions.
 Season - Evergreen
 Height - 50'-75'
 Spread - 50'-80'
 Form - Rounded to Horizontal
 Flower color - Inconspicuous, blooms in spring
 Fall color - N/A



Sapindus drummondii - Western Soapberry
 Good street tree adaptable to urban conditions. The Soapberry is resistant to wind damage with good grunting and a dominant leader. The tree is tolerant of drought and infertile soils. Plant male trees, females drop messy fruit.
 Season - Deciduous
 Height - 25'-40'
 Spread - 25'-35'
 Form - Vase Shape to Rounded
 Flower color - Showy White or Yellow, blooms in spring
 Fall color - Yellow



Sophora japonica var. Regent - Japanese Pagoda Tree
 Great urban street tree that is tolerant of restricted soil area, drought and salt spray. Close planting of trees reduces the natural production of drooping branches requiring less pruning than those planted further apart.
 Season - Deciduous
 Height - 25'-50'
 Spread - 30'-50'
 Form - Rounded
 Flower color - Showy White, blooms in summer
 Fall color - Yellow



City Approved Street Trees



Liquidambar styraciflua var. Burgundy - American Sweet Gum

Used in many communities as a street tree this tree has shallow rooting and may uplift sidewalks that have narrow landscape paravays less than 8". Supplemental summer water is necessary since the tree is not drought tolerant. Branching structure is very strong and limb loss is minimal.
 Season - Deciduous
 Height - 40'-60'
 Spread - 30'-40'
 Form - Oval Shape to Pyramidal
 Flower color - Inconspicuous, blooms in spring
 Fall color - Purple to red



Magnolia grandiflora var. Samuel Sommer - Southern Magnolia

A cultivar of the Southern Magnolia, the Samuel Sommer prefers moist organic soils high in acidity but will grow if started in alkaline soils. It produces large scented flowers in spring and summer and is considered allergy free.
 Season - Evergreen
 Height - 40'
 Spread - 35'
 Form - Oval to Vase
 Flower color - Showy white, blooms in spring
 Fall color - N/A



Pistachia chinensis - Chinese Pistache

The Chinese Pistache is a quick growing shade tree that is ideal for the street environment. The tree is well adapted to hot and dry climates. The Pistache produces spectacular fall color where winters are cold.
 Season - Deciduous
 Height - 30'-60'
 Spread - 30'-60'
 Form - Rounded to Vase
 Flower color - Inconspicuous, blooms in spring
 Fall color - Yellow Red



Platanus acerfolia - London Plane Tree

A popular street valued for its classic regular form and quick shade. The trunk is striking with its whitish color and exfoliating bark. Large leaves, twigs and fruit can be messy.
 Season - Deciduous
 Height - 40'-80'
 Spread - 30'-40'
 Form - Oval Shape to Pyramidal
 Flower color - Inconspicuous, blooms in spring
 Fall color - Yellow Brown



Pyrus calleryana var. Aristocrat - Aristocrat Pear

The Aristocrat pear has horizontal branching unlike its cousins Chanticleer and Bradford. A good street tree and tolerant of urban conditions, the Pear produces spectacular blooms in early spring and has good fall color where climate permits. Season - Deciduous
 Height - 40'-45'
 Spread - 35'-40'
 Form - Oval Shape to Pyramidal
 Flower color - Showy White blooms in spring
 Fall color - Orange, Red, Yellow

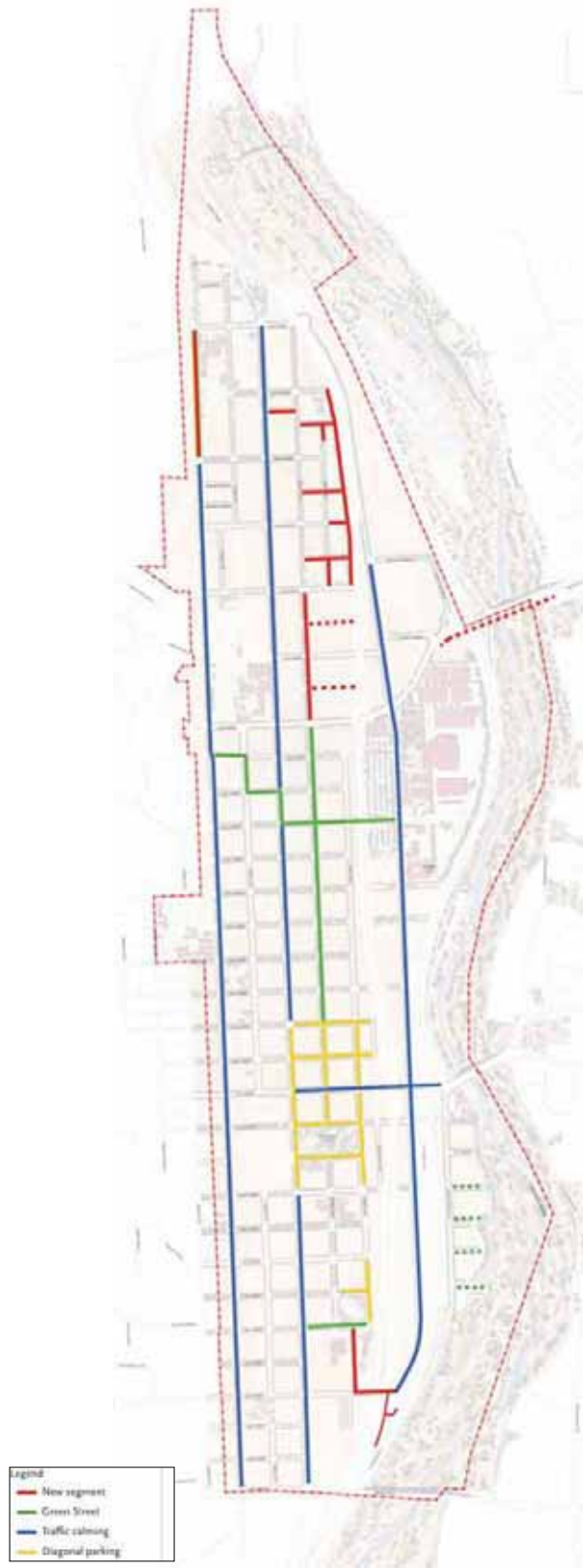


Pyrus calleryana var. Bradford Pear

The Bradford pear tends to be more rounded than its cousins Chanticleer and Aristocrat. The tree produces very little pollen and is considered an allergy free tree. Cultivar is resistant to firelight.
 Season - Deciduous
 Height - 40'-45'
 Spread - 35'-40'
 Form - Rounded
 Flower color - Showy White blooms in spring
 Fall color - Orange, Red, Yellow



City Approved Street Trees



Network & Parking Diagram



Bus Route Diagram

Transit Diagrams



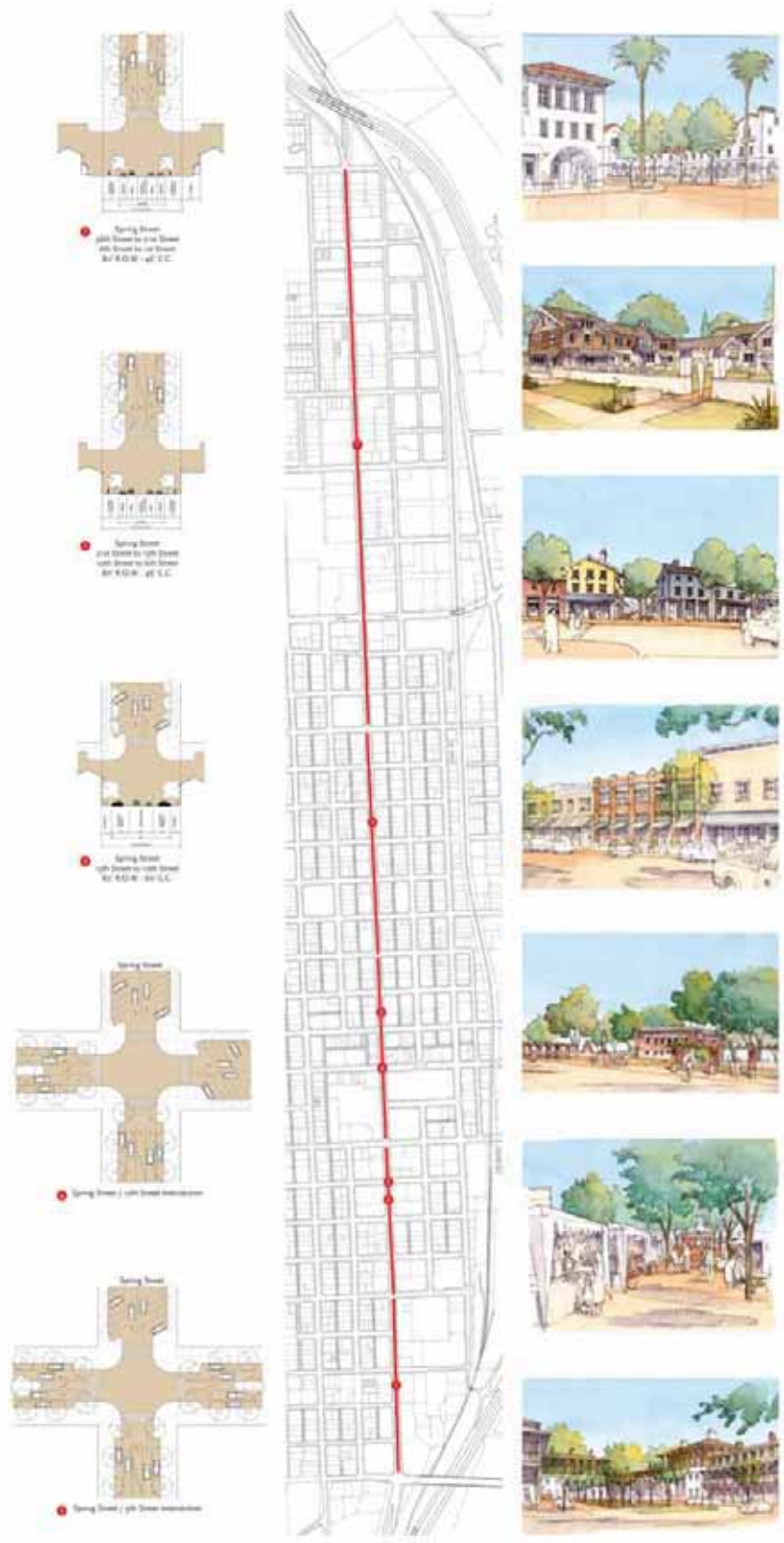


Park Once Diagram

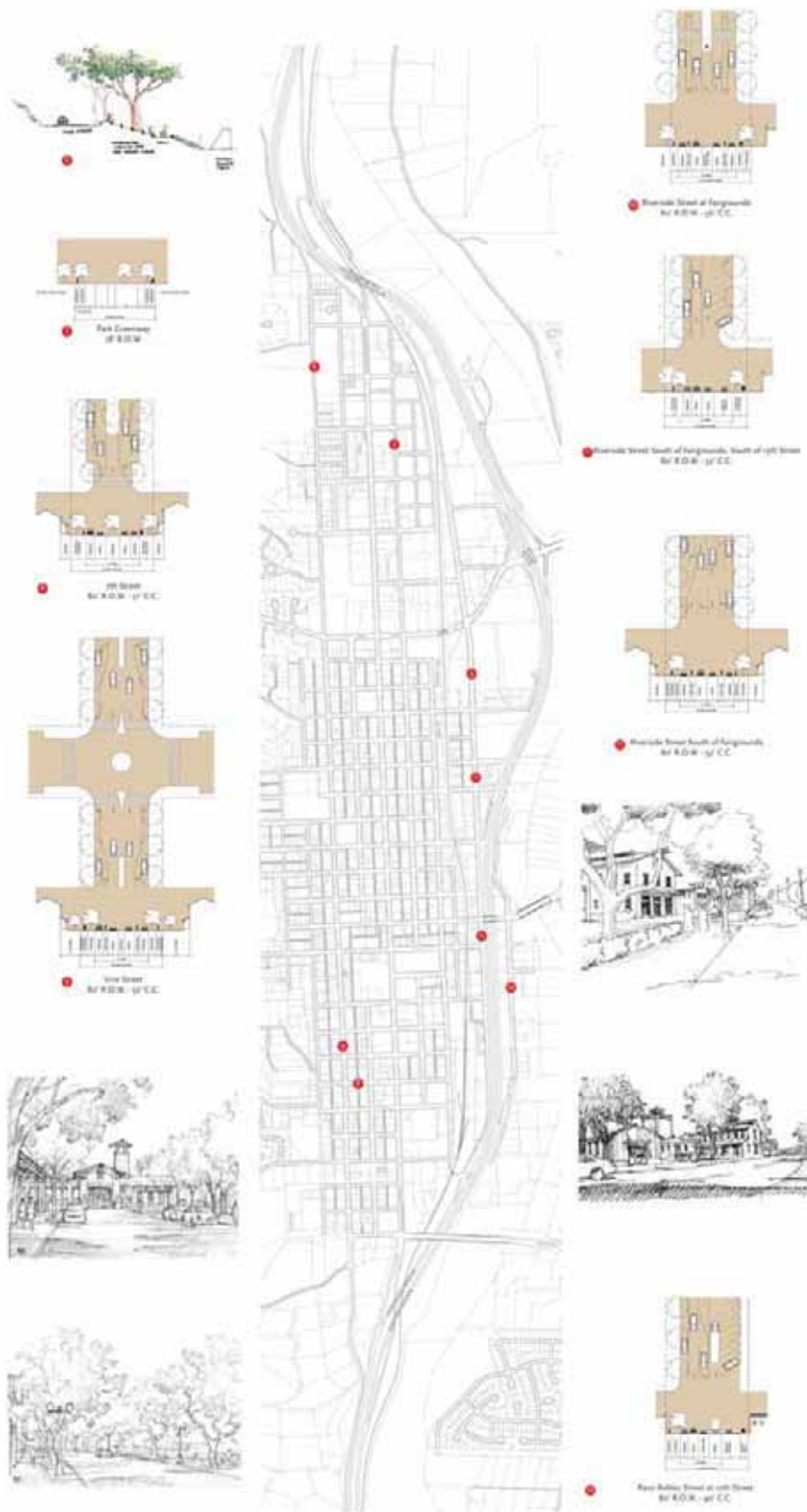


Trail Diagram

Transit Diagrams



Spring Street Corridor



Street Sections

The Building and Infrastructure

1. The primary objective in the design of new buildings and the adaptive reuse of older ones is to create a culture of permanence with well-crafted, sound, inspired and beloved structures of enduring quality. Places shall promote longevity and the caretakership of both our natural and man-made environments.
2. Architecture and landscape design shall derive from local climate, flora, fauna, topography, history, cultures, materials, and building practice.
3. Architectural design shall derive from local, time-honored building typologies. Building shells must be designed to be enduring parts of the public realm. Yet internal building configurations must be designed to be flexible and easily adaptable over the years
4. The preservation and renewal of historic buildings, districts, and landscapes will save embodied energy, as well as contribute to cultural continuity.
5. Individual buildings and complexes shall both conserve and produce energy wherever possible in order to decentralize and reduce energy infrastructure.
6. Building design, configuration, and sizes must reduce energy usage and promote easy internal vertical and horizontal walkability. Approaches to energy conservation should be low-tech, passive, and in harmony with the local climate.
7. Renewable energy sources such as non-food source biomass, solar, geo-thermal, wind, hydrogen fuel cells and other non-toxic, non-harmful sources shall be used to reduce the production of greenhouse gases and emphasize carbon reduction.
8. Water captured as precipitate and internally harvested in and around individual buildings shall be cleaned, stored, and reused on site and allowed to percolate into local aquifers.
9. Water usage shall be minimized within structures and conserved through landscape strategies that mimic native climate, soil, and hydrology.
10. Building materials shall be locally obtained, rapidly renewable, salvaged, recycled, and recyclable and have low embodied energy. If not, heavy materials shall be chosen for their durability, exceptional longevity and sound construction, taking advantage of thermal mass properties to reduce energy usage.
11. Materials shall be non-toxic and non-carcinogenic with no known negative health impacts.
12. Food production of all kinds shall be encouraged in individual buildings and on their lots, irrespective of use, in order to promote decentralization and self-sufficiency as well as reduced transportation impacts on the environment.



Sustainability

The Street Bloc and et or

1. The design of streets and the entire right-of-way shall be directed at the positive shaping of the public realm in order to encourage shared pedestrian, bicycle and vehicular use.
2. The pattern of blocks and streets shall be compact and designed in a well-connected network for easy, safe and secure walkability. This will reduce overall vehicular usage by decreasing travel time and trip length. Design shall strive to minimize material and utility infrastructure.
3. The positive shaping of the public realm shall focus on creating thermally comfortable spaces through passive techniques such as low albedo and shading with landscape and buildings. The techniques shall be consistent with local climate.
4. The totality of the design of the streets, blocks, platting, landscape and building typologies shall be configured for both reduced overall energy usage and an enhanced quality of life in the public realm.
5. Roadway materials shall be non-toxic and provide for water percolation, detention and retention, for reuse. Green streets integrate sustainable drainage with the role of the street as defined public space. Their design shall maintain the importance of the building frontage and access to the sidewalk and roadway.
6. A wide range of parking strategies (such as Park-Once districts, shared parking, parking structures, reduced parking requirements, minimized surface-parking areas and vehicle-sharing) shall be used to constrict the supply of parking in order to induce less driving and to create more human-scaled amenable public space.



Sustainability

The neighborhood Town and City

1. The balance of jobs, shopping, schools, recreation, civic uses, institutions, housing, areas of food production and natural places shall occur at the neighborhood scale with these uses being within easy walking distances or easy access to transit.
2. The preference for siting new development shall be underutilized, poorly designed or already developed land. Sites shall be either urban infill or urban-adjacent unless the building is rural in its program, size, scale and character.
3. Prime and unique farmland shall be protected and conserved. In locations with little or declining growth, additional agriculture, parklands and habitat restoration shall be promoted on already urbanized or underutilized land.
4. Neighborhoods, towns and cities shall be as compact as possible, with a range of densities that are compatible with existing places and cultures and that hew tightly to projected growth rates and urban growth boundaries.
5. Renewable energy shall be produced at the scale of neighborhood and town, as well as the individual building, in order to decentralize and reduce energy infrastructure.
6. Brownfields shall be redeveloped, utilizing clean-up methods that reduce or eliminate site contaminants and toxicity.
7. Wetlands, other bodies of water and their natural watersheds shall be protected.
8. Natural places of all kinds shall be within easy walking distance or accessible by transit. Public parklands and reserves shall be protected and the creation of new ones promoted.
9. Within neighborhoods, a broad range of housing types, sizes and price levels for a population of diverse ages, races, and incomes can provide for self-sufficiency and social sustainability, while promoting compact cities and regions.
10. A steady source of water and the production of a wide range of locally raised foods within an easily accessed distance establish the self-sufficiency and overall size of a neighborhoods and/or small towns. Proximate rural agricultural settlements shall be promoted to preserve local traditional foods and food culture.
11. Projects shall be designed to reduce light pollution while maintaining safe pedestrian environments. Noise pollution should also be minimized.
12. The design of neighborhoods and towns shall use natural topography and shall balance cut and fill in order to minimize site disturbance and avoid the import and export of fill.



Sustainability

energy

The built environment is responsible for nearly half the primary energy use in this country, making buildings a leading contributor to global warming, air pollution, and the depletion of fossil fuel reserves. Substantial reductions in energy use can be made by responding thoughtfully to climatic conditions during building design. Additional savings can be achieved through the use of high performance energy systems and alternative energy sources.



1. Use passive solar design strategies to minimize or maximize solar heat gain by:
 - A. Orienting buildings in a proper relationship to the sun;
 - B. Using overhangs, arcades, galleries, shutters, louvers, trellises, and other architectural features to minimize solar heat gain during the summer and maximize solar heat gain during the winter;
 - C. Planting deciduous shade trees in strategic locations to minimize solar heat gain during the summer and maximize solar heat gain during the winter;
 - D. Designing buildings to allow cooling breezes to circulate through buildings and blocks.

2. Utilize outdoor circulation (arcades and galleries) and incorporate outdoor living spaces (balconies, patios) to help minimize the amount of conditioned indoor space.

3. Optimize building shell performance by:
 - A. Using tight, well-insulated wall and roof systems
 - B. Using high-performance glazing. Utilize high performance energy systems.
 - C. To the extent possible, utilize alternative technologies and integrated district energy systems.
 - D. Design for emerging energy systems. Design buildings to accommodate renewable energy sources as they become cost effective, including solar, wind, and biomass.

4. Utilize high performance energy systems. To the extent possible, utilize alternative technologies and integrated district energy systems.

5. Design for emerging energy systems. Design buildings to accommodate renewable energy sources as they become cost effective, including solar, wind, and biomass.



Sustainability

Indoor Environmental Quality

The indoor environment can be readily designed to promote human health and well-being by minimizing sources of contamination, and providing abundant fresh air and sunlight.

1. Abundant fresh air and daylight. Design buildings that provide abundant natural light and a constant supply of outdoor air by:
 - A. Using operable windows.
 - B. Designing mechanical systems capable of accommodating operable windows.
2. Minimize contaminant sources. Many building products are now available that minimize the off-gassing of VOCs and other indoor air pollutants. Special attention should be paid to sources of mold growth and liquid-applied materials such as glues, sealants, paints and other coatings.



Resource Conservation

To address resource conservation issues, the entire life-cycle of building materials must be considered: the effects of extracting raw materials and of manufacturing, performance while in use, including maintenance and durability, and how the materials and packaging will ultimately be disposed of. The primary goal is to encourage the development of "closed-loop" manufacturing which uses waste products as the raw materials of new products.

1. Use sustainably harvested, re-processed, or reusable materials. Many building products are available which focus on strategies for resource conservation, and in general are becoming more widely available and cost effective.
2. Waste stream management. Waste management, including recycling, re-use, and composting, is becoming increasingly common and cost effective, and should be employed to the degree possible.



Sustainability



Sustainable design example - Houses and small scale housing

- South-facing rooftops ready for solar
- Backyard composting
- Ground-source loops for heating and cooling
- Deciduous trees shade dwellings
- Rain barrel
- Outdoor living space
- Rain garden
- Walkable community reduces car trips



Sustainable design example - Mixed-use housing

- Rainwater cistern
- Rooftop ready for Solar shingles
- Vegetated roof
- Vegetated swale
- Rooftop ready for flat panel photovoltaics
- Covered walkway
- Deciduous trees on south side
- Rain gardens



Sustainable design example - Commercial

- Skylights provide daylight to large floorplates
- Covered outdoor walkway
- Rooftop ready for flat panel photovoltaics
- Vegetated swale
- Solar shading on south side
- Roof monitor provides daylight and ventilation for large spaces
- Vegetated roof
- Rain garden
- Deciduous trees on south side

Sustainability

Landscape and hydrology

Buildings, infrastructure and the landscape should be informed by nature and natural systems. This includes the creation of a “green infrastructure” system to clean and convey stormwater, preserving the continuity of the riparian corridor and strategies to clean and conserve water.

1. Stormwater management. The Village at Canada Larga includes bioswales to filter runoff from streets and sidewalks. Each building and block should also be designed to cleanse a one inch storm event on-site, using appropriate techniques such as:
 - A. Rain gardens and vegetated swales are shallow retention basins designed to convey and infiltrate rainwater.
 - B. Pervious pavements allow stormwater to infiltrate directly into the ground below, usually coupled with underground storage.
 - C. Vegetated roof systems clean and retain stormwater using specially designed planting systems. They are especially appropriate in areas where rooftops are visible or accessible or where open land is in short supply.
2. Native-in-character plants. Minimize the need for irrigation and fertilizers by using plants adapted to local climate, soil and hydrology
3. Water conservation. Water conservation should start with minimizing demand, by choosing plants that need little irrigation and by using water-saving fixtures. Rainwater can be easily captured for re-use in irrigation. It is also possible to capture building water, such as air conditioner condensate or gray water from sinks for non-potable uses.



Sustainability