

APPENDIX A:
DEVELOPMENT
CODE

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CHAPTER 18.122
BEACH BOULEVARD SPECIFIC PLAN NO. 2017-1 (SP 2017-1)
ZONING AND DEVELOPMENT STANDARDS

Sections:

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- 18.122.020 Development review and permits.**
- 18.122.030 Intent of individual Development Areas.**
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18.122.010 PURPOSE.

.010 Purpose. The provisions contained herein shall govern zoning and development within the Beach Boulevard Specific Plan Area. Where the provisions contained herein do not discuss a specific condition or situation which arises, the provisions of the Anaheim Municipal Code, as it may be amended from time to time, shall apply to the Beach Boulevard Specific Plan. In the event of a conflict between the provisions of this chapter and the other provisions of the Anaheim Municipal Code, the provisions set forth in this chapter shall govern. All uses within the Beach Boulevard Specific Plan boundaries shall comply with all applicable local, state and federal laws, ordinances and regulations.

.020 Intent. The regulations set forth in this chapter have been established to provide for orderly development of that certain property (hereinafter referred to as the “Specific Plan Area”) described in the Beach Boulevard Specific Plan No. 2017-1 (hereinafter referred to as the “Specific Plan”). These regulations provide for the arrangement, development and use of various “development areas” within the Specific Plan Area to promote its revitalization by encouraging market-driven land use changes and the infill development of currently vacant or underutilized properties. Application of these regulations is specifically intended to provide for and to ensure the most appropriate use of the Specific Plan Area, to create a harmonious relationship among land uses, and to protect the health, safety and welfare of the community.

.030 Organization. In accordance with the provisions of Chapter 18.72 (Specific Plans), the standards herein are patterned after the zone districts and definitions of Title 18 (Zoning Code). The Specific Plan is consistent with the intent, purpose and goals of the Anaheim General Plan and Title 18 (Zoning Code).

18.122.020 DEVELOPMENT REVIEW AND PERMITS.

.010 Prior to commencing any work pertaining to the erection, construction, reconstruction, moving, conversion, alteration or addition to any building or structure within the Specific Plan Area, all building plans shall be subject to review and approval of the City in compliance with all provisions of Chapter 18.60 (Procedures).

.020 Specific Plan Amendments. Specific Plan Amendments, including modification of development area boundaries or creation of new development areas, shall be processed in accordance with the provisions of Chapters 18.76 (Zoning Amendments) and 18.72 (Specific Plans).

.030 Specific Plan Adjustments. Modification to zoning and development standards in one or more development areas (including provisions pertaining to land uses) shall be processed in accordance with Chapter 18.72 (Specific Plans).

.040 Area Boundaries. The Specific Plan is divided into nine (9) development areas: Residential Low-Medium, Residential Medium, Mixed-Use Medium, Mixed-Use High, Neighborhood Commercial, Regional Commercial, Office, Public-Recreational and Semi-Public. The Specific Plan Area is identified on Figure 1-2, Beach Boulevard Planning Area, and the development areas are shown on Figure 4-1, Developmental Areas in the Specific Plan document. A legal description of the Specific Plan Area is provided in Ordinance No. 6454, approved by the City Council on December 18, 2018.

.050 Interpretation. If ambiguity arises concerning the meaning or appropriate application of the provisions of the Specific Plan, the Planning and Building Director has the authority to make an interpretation. In so doing, the Director shall consider the following factors and document applicable findings accordingly:

.0501 The case is similar to previous interpretations of similar provisions;

.0502 The interpretation responds satisfactorily to the vision, intent and purpose of the Specific Plan;

.0503 The resulting project is consistent with the General Plan; and

.0504 The decision constitutes sound precedent for other similar situations.

.060 Nonconformities. Chapter 18.56 (Nonconformities) shall apply to any nonconforming lots, buildings and uses within the Beach Boulevard Specific Plan, with the following exception:

.0601 Nonconforming signs shall not be allowed to continue when there is a change in use of the property.

.0602 The adaptive reuse of motels, including nonconforming motels, is prohibited and their use shall not be allowed to continue when there is a change in use of the property.

.070 Administrative Review. Development applications for projects that comply with the vision of the Beach Boulevard Specific Plan and the Zoning and Development Standards of this chapter are eligible for administrative review. Such projects shall be required to process a Final Plan application, pursuant to Chapter 18.70 (Final Plan Reviews).

.0701 The Planning and Building Director shall have approval authority over the Final Plan, and the decision may be appealed to the Planning Commission. The Director shall also have the discretion to refer the application to Planning Commission.

.0702 For uses requiring discretionary review, such as an administrative adjustment, conditional use permit or variance, the Final Site Plan shall be submitted and reviewed for consistency with the Specific Plan in conjunction with the processing of the administrative adjustment, conditional use permit or variance.

.080 Administrative Adjustments. The Planning and Building Director, or his/her designee, may grant an administrative adjustment, according to the procedures contained in Section 18.62.040 (Administrative Adjustments) of Chapter 18.62 (Administrative Review). In addition to the required findings of Section 18.62.040, Administrative Adjustments shall be subject to the finding that the Administrative Adjustment does not change the vision or policy intent of the Specific Plan.

.090 Discretionary Review. Requests for discretionary review include applications for administrative adjustments as well as other applications subject to Planning Commission and/or City Council authority. Requests for a conditional use permit shall be processed in accordance with Chapter 18.66 (Conditional Use Permits). Requests for a variance shall be processed in accordance with Chapter 18.74 (Variances). Requests for a density bonus shall be processed in accordance with Chapter 18.52 (Density Bonuses).

.100 Severability. If a court determines that a provision of this chapter is unconstitutional or invalid, that determination shall not affect the validity of other parts of this chapter.

18.122.030 INTENT OF INDIVIDUAL DEVELOPMENT AREAS.

.010 Residential Low-Medium (R-LM). The intent of the Residential Low-Medium Development Area is to provide attractive, healthy, and safe environments for attached single-family and multiple family units as either condominiums or apartments. The R-LM allows for a range of housing types, including attached single-family townhouses, duplex or triplex buildings, courtyard housing, and mobile home parks. Residential development is permitted at a density of up to 18 dwelling units per acre. The underlying Anaheim Municipal Code base zone is the "RM-3" Multiple Family Residential Zone. If the standards in this Specific Plan are silent on a particular topic, the RM-3 Zone shall apply.

.020 Residential Medium (R-M). The intent of the Residential Medium Development Area is to provide for quality, well-designed multifamily living environments, as either condominiums or apartments, near transit and other services. The R-M allows for a variety of housing types, including townhomes, courtyard housing, and stacked flats. Residential development is permitted at a density of up to 36 dwelling units per acre. The underlying Anaheim Municipal Code base zone is the “RM-4” Multiple Family Residential Zone. If the standards in this Specific Plan are silent on a particular topic, the RM-4 Zone shall apply.

.030 Mixed-Use Medium (MU-M). The intent of the Mixed-Use Medium Development Area is to allow flexibility for parcels that could transition from strip commercial uses to residential or a mix of residential, commercial, and/or office development. The MU-M allows residential in either a stand-alone or mixed-use configuration at a density of up to 36 dwelling units per acre. Residential development in these areas emphasizes quality and offers a variety of amenities. A mix of commercial uses would continue to allow for a range of community-serving retail, office, and service commercial uses. The MU-M permits the non-residential component of mixed-use development at a maximum floor area ratio of 0.35. The MU-M also allows for stand-alone commercial uses. The underlying Anaheim Municipal Code base zone is the “MU” Mixed Use Overlay Zone. If the standards in this Specific Plan are silent on a particular topic, the MU Overlay Zone shall apply.

.040 Mixed-Use High (MU-H). The intent of the Mixed-Use High Development Area is to allow a mix of uses, including residential, commercial, services, hospitality, and professional office uses, in a high-quality environment. The focus for new development in the MU-H is on creating a pedestrian-friendly environment, including increased connectivity and community gathering spaces. Uses and activities should be designed together to create a dynamic urban environment. The preferred pattern of development is vertically mixed-use buildings with continuous commercial street frontage on the first and, perhaps, second floors, supported by residential and/or office uses above. Development may also mix uses in a horizontal or multi-use pattern. Stand-alone uses within a multi-use project should be integrated with an overall project design and connected to other adjoining uses by plazas, promenades, and landscaped corridors. They should also include common architectural themes and signage. Typical residential uses could include stacked flats, live-work units, townhouses, and lofts. Residential development in these areas emphasizes quality and offer a variety of amenities. The residential component of mixed-use development is permitted at a density of up to 60 dwelling units per acre. The non-residential component of mixed-use development is permitted at a maximum floor area ratio of 0.35. Stand-alone residential and non-residential projects are permitted on parcels smaller than 2.5 acres and at a maximum of 60 dwelling units per acre or a floor ratio of 0.35, respectively. The underlying Anaheim Municipal Code base zone is the “MU” Mixed Use Overlay Zone. If the standards in this Specific Plan are silent on a particular topic, the MU Overlay Zone shall apply.

.050 Neighborhood Commercial (N-C). The intent of the Neighborhood Commercial Development Area is to provide for the daily shopping, dining, and service commercial needs of the surrounding neighborhoods. Allowed uses include retail and services such as grocery stores, specialty shops, small retail stores, hair salons, dry cleaners, restaurants, and coffee houses. Projects should be designed to encourage pedestrian use by providing good connectivity within

and to the site, with buildings clustered and close to the street. Additionally, projects should be compatible in scale and design with adjacent residential areas. Development is permitted at a maximum floor area ratio of 0.35. The underlying Anaheim Municipal Code base zone for is the “C-NC” Neighborhood Center Commercial Zone. If the standards in this Specific Plan are silent on a particular topic, the C-NC Zone shall apply.

.060 Regional Commercial (R-C). The intent of the Regional Commercial Development Area is to serve a larger market area than Neighborhood Commercial areas. Given the regional nature of the Beach Boulevard corridor and the tourism market to the north in Buena Park, this development area allows for large-scale commercial uses, specialty stores and restaurants, theaters, home goods stores, entertainment, commercial recreation, and hospitality uses that serve a broad area. Projects should be designed to encourage pedestrian use by providing good connectivity within and to the site, with buildings clustered and close to the street. Development is permitted at a maximum floor area ratio of 0.35. The underlying Anaheim Municipal Code base zone is the “C-R” Regional Commercial Zone. If the standards in this Specific Plan are silent on a particular topic, the C-R Zone shall apply.

.070 Office (O). The intent of the Office Development Area is to allow a variety of small-scale office uses, including legal services, insurance services, real estate services, and medical or dental offices, and other support services. Development is permitted at a maximum floor area ratio of 0.50. The underlying Anaheim Municipal Code base zone is the “O-L” Office Low Zone. If the standards in this Specific Plan are silent on a particular topic, the O-L Zone shall apply.

.090 Semi-Public (S-P). The intent of the Semi-Public Development Area is to accommodate hospitals, nursing homes, assisted living facilities, and other medical-related uses in a clustered activity center to support West Anaheim and the surrounding area. The underlying Anaheim Municipal Code base zone is the “SP” Semi-Public Zone. If the standards in this Specific Plan are silent on a particular topic, the SP Zone shall apply.

.080 Public Recreational (P-R). The intent of the Public Recreational Development Area is to provide active and passive public park and open space, areas including Twila Reid and Schweitzer Parks, as well as public facilities such as the West Anaheim Youth Center. They also include ancillary public buildings and facilities, such as a fire station and small recreation buildings. The underlying Anaheim Municipal Code base zone is the “PR” Public Recreational Zone. If the standards in this Specific Plan are silent on a particular topic, the PR Zone shall apply.

18.122.040 DEFINITIONS.

.010 “B” Words, Terms And Phrases.

“Bail Bonds Facility.” An establishment that provides bail bonds, documents that ensure to the court system that a person facing charges, and who typically is in jail, will appear for future court appointments if released.

.020 “C” Words, Terms And Phrases.

“Check Cashing Facility.” An establishment that for compensation engages, in whole or in part, in the business of cashing checks, payday advances, warrants, drafts, money orders or other commercial paper serving the same purpose. “Check cashing facility” does not include a State or Federally chartered bank, savings association, credit union or industrial loan company. “Check cashing facility” does not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cash checks or issue money order for minimum flat fee as a service that is incidental to its main purpose or business.

.030 “P” Words, Terms And Phrases.

“Pawn Shop.” An establishment wherein the business of a pawnbroker is conducted. A pawnbroker is any person who lends or advances money or other things for profit on the pledge and possession of personal property, or other valuable things, other than securities or written or printed evidences of indebtedness; or, who deals in the purchasing of personal property or other valuable things on condition of selling the same back to the seller at a stipulated price.

.040 “V” Words, Terms And Phrases.

“Vape Sales.” The sale of vape products including, but not limited to, electronic vapor devices, defined as any devices with a heating element, a battery, or an electronic circuit that provides nicotine or other vaporized liquids to the user in a manner that simulates smoking tobacco products, shisha, herbs, or any other product that produces smoke (commonly known as "electronic cigarettes"), and electronic vapor inhalation substance products, defined as cartridges, cartomizers, e-liquid, smoke juice, tanks, tips, atomizers, vaporizers, electronic smoking device batteries, electronic smoking device chargers, and any other item specifically designed for the preparation, charging, or use of electronic vapor devices.

18.122.050 USES.

.010 Primary Uses. Table 122-A (Primary Uses by Development Area: Residential Use Classes) and Table 122-B (Primary Uses by Development Area: Non-Residential Use Classes) identify allowable primary uses, listed by classes of uses as defined in Chapter 18.36 (Types of Uses).

.020 Accessory Uses. Table 122-C (Accessory Use Classes by Development Area) identifies allowable accessory uses and structures, listed by classes of uses as defined in Section 18.36.050 of Chapter 18.36 (Types of Uses).

.030 Temporary Uses. Table 122-D (Temporary Use Classes by Development Area) identifies allowable temporary uses and structures, listed by classes of uses as defined in Section 18.36.060 of Chapter 18.36 (Types of Uses).

.040 Use Tables. The allowable uses in Tables 122-A, 122-B, 122-C and 122-D for each development area are established by letter designations as follows:

.0401 “P” designates classes of uses permitted by right;

.0402 “C” designates classes of uses permitted with a conditional use permit;

.0403 “N” designates classes of uses that are prohibited; and

.0404 “T” designates classes of uses permitted with a telecommunications antenna review permit.

.050 Interpreting Classes of Uses. The provisions for interpreting the classes of uses in Tables 122-A, 122-B, 122-C or 122-D are set forth in Section 18.36.020 (Classification of Uses) of Chapter 18.36 (Types of Uses).

.060 Unlisted Uses. Any class of use that is not listed in Tables 122-A, 122-B, 122-C or 122-D is not permitted.

.070 General Requirements for Permitted Uses. Notwithstanding any other provisions of this chapter, the following general requirements shall apply for the conduct of any use permitted in any development area:

.0701 All uses shall be maintained in such a manner that they are neither obnoxious, offensive or objectionable by reason of emission of odor, dust, smoke, gas, noise, vibration, electromagnetic disturbance, radiation, fumes, excessive lighting (glare) or other similar causes detrimental to the public health, safety or general welfare.

.0702 All uses shall be conducted wholly within a building except the following:

- (1) Normal service station operations;
- (2) Those uses whose description in Chapter 18.36 (Types of Uses) allow for outdoor activities; and,
- (3) Those uses specifically allowed by this chapter to have outdoor activities.

.080 Special Provisions. Special provisions related to a use are referenced in the “Special Provisions” column of Tables 122-A, 122-B and 122-C. Such provisions may include references to other applicable code sections or limitations to the specified land use.

.090 Overlay Zones. Any property that is located within an overlay zone may be subject to additional requirements as specified in the overlay zone.

Table 122-A PRIMARY USES BY DEVELOPMENT AREA: RESIDENTIAL USE CLASSES				P=Permitted by Right C=Conditional Use Permit (CUP) Required M=Minor Conditional Use Permit (MCUP) Required N=Prohibited T=Telecommunications Antenna Review Permit Required						
	R-LM	R-M	MU-M	MU-H	N-C	R-C	O	S-P	P-R	Special Provisions
Dwellings–Multiple Family	P	P	P/C	P/C	N	N	N	N	N	In the MU-M and MU-H residential uses that are not a part of a mixed-use project with non-residential uses require approval of a CUP
Dwellings–Single-Family Attached	P	P	P/C	P/C	N	N	N	N	N	In the MU-M and MU-H residential uses that are not a part of a mixed-use project with non-residential uses require approval of a CUP
Dwellings–Single-Family Detached	C	N	N	N	N	N	N	N	N	
Mobile Home Parks	C	N	N	N	N	N	N	N	N	
Residential Care Facilities	P	P	P	P	N	N	N	N	N	
Senior Citizen Housing	C	C	C	C	N	N	N	N	N	Senior Citizens' Apartment projects subject to Chapter 18.50
Supportive Housing	P	P	P/C	P/C	N	N	N	N	N	In the MU-M and MU-H residential uses that are not a part of a mixed-use project with non-residential uses require approval of a CUP
Transitional Housing	P	P	P/C	P/C	N	N	N	N	N	In the MU-M and MU-H residential uses that are not a part of a mixed-use project with non-residential uses require approval of a CUP

Table 122-B PRIMARY USES BY DEVELOPMENT AREA: NON-RESIDENTIAL USE CLASSES				P=Permitted by Right C=Conditional Use Permit (CUP) Required M=Minor Conditional Use Permit (MCUP) Required N=Prohibited T=Telecommunications Antenna Review Permit Required						
	R-LM	R-M	MU-M	MU-H	N-C	R-C	O	S-P	P-R	Special Provisions
Agricultural Crops	N	N	N	N	N	N	N	N	N	
Alcoholic Beverage Manufacturing	N	N	P/C	P/C	P/C	P/C	N	N	N	Subject to 18.38.025; Permitted without a CUP if building is less than 6,000 square feet and in the MU-M, MU-H, N-C or R-C
Alcoholic Beverage Sales-Off-Sale	N	N	P/C	P/C	P/C	P/C	N	N	N	Permitted without a CUP if use is in conjunction with Markets-Large and in the MU-M, MU-H, N-C or R-C
Alcoholic Beverage Sales-On-Sale	N	N	P/C	P/C	P/C	P/C	N	N	N	Permitted without a CUP when in conjunction with Restaurants-Full-Service, Restaurants-General and Restaurants-Outdoor Dining and in the MU-M, MU-H, N-C or R-C
Ambulance Services	N	N	N	N	C	C	N	C	N	
Animal- Boarding	N	N	N	N	P/C	P/C	N	N	N	Permitted without a CUP when conducted entirely indoors subject to 18.38.270 and in the N-C or R-C
Animal- Grooming	N	N	P/C	P/C	P/C	P/C	N	N	N	Permitted without a CUP when conducted entirely indoors, subject to 18.38.270 and in the MU-M, MU-H, N-C or R-C
Antennas-- Broadcasting	C	C	P/C	P/C	P/C	P/C	P/C	C	C	Permitted without a CUP if designed similar to stealth telecommunications facility as defined in 18.38.060.030.0312 and in the MU-M, MU-H, N-C, R-C or O

Table 122-B PRIMARY USES BY DEVELOPMENT AREA: NON-RESIDENTIAL USE CLASSES				P=Permitted by Right C=Conditional Use Permit (CUP) Required M=Minor Conditional Use Permit (MCUP) Required N=Prohibited T=Telecommunications Antenna Review Permit Required						
	R-LM	R-M	MU-M	MU-H	N-C	R-C	O	S-P	P-R	Special Provisions
Antennas–Private Transmitting	P	C	C	C	N	N	N	N	N	Subject to 18.38.040
Antennas–Telecommunications Ground-Mounted (Non-Stealth)	N	N	N	N	N	N	N	N	N	
Antennas–Telecommunications-Stealth Building-Mounted	T	T	T	T	T	T	T	T	T	Subject to 18.38.060 and 18.62.020
Antennas–Telecommunications-Stealth Ground-Mounted	N	C	C	C	T	T	T	T	T	Subject to 18.38.060
Automatic Teller Machines (ATM’s)	N	N	N	N	P	P	P	P	P	Subject to 18.36.040
Automotive-Impound Yards	N	N	N	N	N	N	N	N	N	
Automotive-Parts Sales	N	N	N	N	N	N	N	N	N	
Automotive-Public Parking	N	N	C	C	C	C	C	C	C	
Automotive-Repair & Modification: Major	N	N	N	N	C	C	N	N	N	Allowed with a CUP only if use is in conjunction with Markets-Large and in the N-C or R-C
Automotive-Repair & Modification: Minor	N	N	N	N	M	M	N	N	N	Allowed with a MCUP only if use is in conjunction with Markets-Large and in the N-C or R-C
Automotive-Sales Agency Office (Retail)	N	N	N	N	N	N	N	N	N	
Automotive-Sales Agency Office (Wholesale)	P	P	P	P	P	P	P	N	N	Subject to 18.16.055 for office use only; no on-site storage, display or parking of any vehicle being held as inventory

Table 122-B PRIMARY USES BY DEVELOPMENT AREA: NON-RESIDENTIAL USE CLASSES				P=Permitted by Right C=Conditional Use Permit (CUP) Required M=Minor Conditional Use Permit (MCUP) Required N=Prohibited T=Telecommunications Antenna Review Permit Required						
	R-LM	R-M	MU-M	MU-H	N-C	R-C	O	S-P	P-R	Special Provisions
Automotive-Service Stations	N	N	N	N	N	N	N	N	N	
Automotive-Vehicle Sales, Lease & Rental	N	N	N	N	N	N	N	N	N	
Automotive-Washing	N	N	N	N	N	N	N	N	N	
Bail Bonds	N	N	N	N	N	N	N	N	N	
Banquet Halls	N	N	C	C	C	C	C	C	C	
Bars and Night Clubs	N	N	C	C	C	C	N	N	N	
Bed & Breakfast Inns	N	N	N	N	N	N	N	N	N	
Beekeeping	N	N	N	N	N	N	N	N	N	
Billboards	N	N	N	N	N	N	N	N	N	
Boats & RV Sales	N	N	N	N	N	N	N	N	N	
Building Material Sales	N	N	N	N	N	N	N	N	N	
Business and Financial Services	N	N	P	P	P	P	P	N	N	Check cashing and bail bond establishments are prohibited
Cemeteries	N	N	N	N	N	N	N	N	N	
Commercial Retail Centers	N	N	P/C	P/C	P/C	P/C	N	N	N	Permitted without a CUP if developed in compliance with 18.38.115 and in the MU-M, MU-H, N-C or R-C
Community & Religious Assembly	N	N	C	C	C	C	C	C	C	
Computer Internet & Amusement Facilities	N	N	N	N	N	N	N	N	N	
Convalescent & Rest Homes	N	C	C	C	C	C	C	C	C	
Convenience Store	N	N	C	C	C	C	N	N	N	Subject to § 18.38.110; Only allowed in conjunction with Automotive-Service Stations or if integrated with a mixed-use development; Hours of operation are limited to

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	R-LM	R-M	MU-M	MU-H	N-C	R-C	O	S-P	P-R	Special Provisions
										between the hours of 5:00 a.m. and 12:00 a.m.
Dance and Fitness Studios- Large	N	N	P	P	P	P	P	C	C	
Dance and Fitness Studios- Small	N	N	P	P	P	P	P	P	P	
Day Care Centers	C	C	C	C	C	C	C	C	C	
Drive-Through Facilities	N	N	N	N	P/C	P/C	P/C	N	N	Hours of operation are limited to between the hours of 5:00 a.m. and 12:00 a.m.; Hours of operation may be modified with approval of a CUP in the MU-H and R-C; Permitted without a CUP as an accessory use if in conjunction with Business and Financial Services as the primary use and in the N-C, R-C or O
Educational Institutions-Business	N	N	P/M	P/M	P/M	P/M	P/M	P/M	P/M	Permitted without a MCUP if the institution has ten students or less and in the MU-M, MU-H, N-C, R-C, O, S-P, or P-R
Educational Institutions-General	C	C	C	C	C	C	C	C	C	
Educational Institutions-Tutoring	N	N	P	P	P	P	P	P	P	
Emergency Shelters	N	N	N	N	N	N	N	N	N	
Entertainment Venue	N	N	C	C	C	C	N	N	C	
Equipment Rental-Large	N	N	N	N	N	N	N	N	N	
Equipment Rental-Small	N	N	N	N	N	N	N	N	N	
Golf Courses & Country Clubs	N	N	N	N	N	N	N	N	N	
Group Care Facilities	C	C	C	C	C	C	N	C	N	

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	R-LM	R-M	MU-M	MU-H	N-C	R-C	O	S-P	P-R	Special Provisions
Helipads & Heliports	N	N	N	N	N	N	N	C	N	
Hospital	N	N	N	N	N	N	N	C	N	
Hotels & Motels	N	N	N	N/C	N	N/C	N	N	N	Hotels are permitted by CUP in the MU-H and R-C; Motels, including adaptive reuse of motels, are prohibited
Industry	N	N	N	N	N	N	N	N	N	
Industry-Heavy	N	N	N	N	N	N	N	N	N	
Junkyards	N	N	N	N	N	N	N	N	N	
Markets-Large	N	N	P/C	P/C	P/C	P/C	N	N	N	Permitted without a CUP if developed in compliance with 18.38.115 and in the MU-M, MU-H, N-C or R-C
Markets-Small	N	N	P/C	P/C	P/C	P/C	N	N	N	Permitted without a CUP if developed in compliance with 18.38.115 and in the MU-M, MU-H, N-C or R-C
Medical & Dental Offices	N	N	P	P	P	P	P	P	P	
Medical Marijuana Dispensaries	N	N	N	N	N	N	N	N	N	
Mortuaries	N	N	N	N	P	P	N	N	N	
Office-Development	N	N	P	P	P	P	P	N	N	
Office-General	N	N	P	P	P	P	P	P	P	
Oil Production	N	N	N	N	N	N	N	N	N	
Outdoor Storage Yards	N	N	N	N	N	N	N	N	N	
Personal Services-General	N	N	P/C	P/C	P/C	P/C	N	P/C	N	In the MU-M, MU-H, N-C, R-C and S-P the following Personal Services – General uses have the following additional requirements: <ul style="list-style-type: none"> • Laundromats are subject to 18.38.150,

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	R-LM	R-M	MU-M	MU-H	N-C	R-C	O	S-P	P-R	Special Provisions
										otherwise a CUP is required; • Tattoo and massage establishments require a CUP
Personal Services-Restricted	N	N	N	N	C	C	N	N	N	
Plant Nurseries	N	N	N	N	N	N	N	N	N	
Public Services	N	N	P	P	P	P	P	P	P	
Recreation–Billiards	N	N	N	N	C	C	N	N	N	
Recreation–Commercial Indoor	N	N	C	C	C	C	N	C	P	
Recreation–Commercial Outdoor	N	N	C	C	C	C	N	C	P	
Recreation–Low-Impact	P	P	P	P	P	P	P	P	P	
Recreation–Swimming & Tennis	N	N	C	C	C	C	N	C	P	
Recycling Services-General	N	N	N	N	N	N	N	N	N	
Recycling Services-Processing	N	N	N	N	N	N	N	N	N	
Repair Service-General	N	N	N	N	P	P	N	N	N	
Repair Service-Limited	N	N	P	P	P	P	N	N	N	
Research & Development	N	N	C	C	C	C	P	N	N	
Restaurants–Full Service	N	N	P/C	P/C	P/C	P/C	C	C	C	In the MU-M, MU-H, N-C or R-C, hours of operation are limited between 5:00 a.m. and 12:00 a.m. ; Hours of operation may be modified with approval of a CUP in the MU-H and R-C; In the O, S-P and P-R hours may be further limited by the CUP

Table 122-B PRIMARY USES BY DEVELOPMENT AREA: NON-RESIDENTIAL USE CLASSES				P=Permitted by Right C=Conditional Use Permit (CUP) Required M=Minor Conditional Use Permit (MCUP) Required N=Prohibited T=Telecommunications Antenna Review Permit Required						
	R-LM	R-M	MU-M	MU-H	N-C	R-C	O	S-P	P-R	Special Provisions
Restaurants–General	N	N	P/C	P/C	P/C	P/C	C	C	C	In the in the MU-M, MU-H, N-C or R-C hours of operation are limited between 5:00 a.m. and 12:00 a.m.; Hours of operation may be modified with approval of a CUP in the MU-H and R-C; In the O, S-P and P-R hours may be further limited by the CUP
Restaurants–Outdoor Dining	N	N	P/C	P/C	P/C	P/C	C	C	C	Subject to 18.38.220; In the in the MU-M, MU-H, N-C or R-C hours of operation are limited between 5:00 a.m. and 12:00 a.m.; Hours of operation may be modified with approval of a CUP in the MU-H and R-C; In the O, S-P and P-R hours may be further limited by the CUP
Retail Sales–General	N	N	P	P	P	P	N	N	N	In the in the MU-M, MU-H, N-C or R-C hours of operation are limited between 5:00 a.m. and 12:00 a.m.; Pawn shops, tobacco and vape sales are prohibited
Retail Sales-Kiosks	N	N	M	M	M	M	N	N	M	
Retail Sales–Outdoor	N	N	C	C	C	C	N	N	N	Subject to 18.38.190 and 18.38.200
Retail Sales–Used Merchandise	N	N	N	N	N	N	N	N	N	
Room & Board	N	N	N	N	N	N	N	N	N	
Self Storage	N	N	N	N	N	C	N	N	N	Subject to City Council Policy No. 7.2; Limited to areas east of Beach Boulevard and North of Lincoln Avenue

Table 122-B PRIMARY USES BY DEVELOPMENT AREA: NON-RESIDENTIAL USE CLASSES				P=Permitted by Right C=Conditional Use Permit (CUP) Required M=Minor Conditional Use Permit (MCUP) Required N=Prohibited T=Telecommunications Antenna Review Permit Required						
	R-LM	R-M	MU-M	MU-H	N-C	R-C	O	S-P	P-R	Special Provisions
Sex-Oriented Businesses	N	N	N	N	N	N	N	N	N	
Short-Term Rentals	N	N	N	N	N	N	N	N	N	
Smoking Lounge	N	N	N	N	N	N	N	N	N	
Studios-Broadcasting	N	N	N	N	P/C	P/C	N	N	N	Permitted without a CUP if there is no live audience and located in the N-C or R-C.
Studios-Recording	N	N	C	C	P	P	P	N	N	
Swap Meets, Indoor and Outdoor	N	N	N	N	N	N	N	N	N	
Towing Services	N	N	N	N	N	N	N	N	N	
Transit Facilities	N	N	N	N	C	C	C	C	C	
Truck Repair & Sales	N	N	N	N	N	N	N	N	N	
Utilities- Major	N	N	N	N	N	N	N	N	N	
Utilities- Minor	C	C	P	P	P	P	P	P	P	
Veterinary Services	N	N	P/C	P/C	P/C	P/C	P/C	P/C	N	Permitted without a CUP if use complies with 18.38.270 and located in the MU-M, MU-H, N-C, R-C, O or S-P.
Warehousing & Storage-Enclosed	N	N	N	N	N	N	N	N	N	
Wholesaling	N	N	N	N	N	N	N	N	N	
Wine Bars	N	N	C	C	C	C	N	N	N	

Table 122-C ACCESSORY USE CLASSES BY DEVELOPMENT AREA				P=Permitted by Right C=Conditional Use Permit Required N=Prohibited T=Telecommunications Antenna Review Permit Required						
	R-LM	R-M	MU-M	MU-H	N-C	R-C	O	S-P	P-R	Special Provisions
Accessory Dwelling Unit	N	N	N	N	N	N	N	N	N	
Accessory Living Quarters	N	N	N	N	N	N	N	N	N	
Agricultural Workers Quarters	N	N	N	N	N	N	N	N	N	

Table 122-C ACCESSORY USE CLASSES BY DEVELOPMENT AREA				P=Permitted by Right C=Conditional Use Permit Required N=Prohibited T=Telecommunications Antenna Review Permit Required						
	R-LM	R-M	MU-M	MU-H	N-C	R-C	O	S-P	P-R	Special Provisions
Accessory Entertainment	N	N	P	P	P	P	N	N	N	Subject to 18.16.060
Amusement Devices	N	N	P	P	P	P	N	N	N	Subject to 18.16.050
Animal Keeping	P	P	P	P	N	N	N	N	N	Subject to 18.38.030
Antennas–Dish	P	P	P	P	P	P	P	P	N	Subject to 18.38.050
Antennas–Receiving	P	P	P	P	P	P	P	P	N	Subject to 18.38.050 and 18.38.050.010
Automatic Teller Machines (ATM's)	N	N	P	P	P	P	P	P	P	Subject to 18.36.050.035
Bingo Establishments	N	N	P	P	P	P	C	C	C	Subject to Chapter 7.34
Caretaker Units	P	P	P	P	P	P	N	N	N	Subject to 18.38.090
Day Care–Large Family	P	P	P	P	N	N	N	N	N	Subject to 18.38.140
Day Care–Small Family	P	P	P	P	N	N	N	N	N	
Fences & Walls	P	P	P	P	P	P	P	P	P	Subject to 18.40.050; this use may occur on a lot without a primary use.
Greenhouses–Private	N	N	N	N	N	N	N	N	N	
Home Occupations	P	P	P	P	N	N	N	N	N	Subject to 18.38.130
Landscaping & Gardens	P	P	P	P	P	P	P	P	P	Subject to Chapter 18.46; this use may occur on a lot without a primary use.
Mechanical & Utility Equipment – Ground Mounted	P	P	P	P	P	P	P	P	P	Subject to 18.38.160
Mechanical & Utility Equipment – Roof Mounted	P	P	P	P	P	P	P	P	P	Subject to 18.38.170
Outdoor Displays	N	N	P	P	P	P	N	N	N	Subject to 18.38.190
Outdoor Storage	N	N	N	N	N	N	N	N	N	
Parking Lots & Garages	P	P	P	P	P	P	P	P	P	To serve needs of on-site primary use only
Portable Food Carts	N	N	N	N	N	P	N	P	N	Subject to 18.38.210
Recreation Buildings & Structures	P	P	P	P	P	P	P	P	P	
Recycling Facilities	N	N	N	N	P	P	P	P	N	Subject to Chapter 18.48

Table 122-C ACCESSORY USE CLASSES BY DEVELOPMENT AREA				P=Permitted by Right C=Conditional Use Permit Required N=Prohibited T=Telecommunications Antenna Review Permit Required						
	R-LM	R-M	MU-M	MU-H	N-C	R-C	O	S-P	P-R	Special Provisions
Retail Sales–Kiosks	N	N	M	M	M	M	N	N	M	
Short-Term Rentals	N	N	N	N	N	N	N	N	N	
Signs	P	P	P	P	P	P	P	P	P	Subject to Chapter 18.44
Solar Energy Panels	P	P	P	P	P	P	P	P	P	Must be mounted on the roof and, if visible from the street level, must be parallel to the roof plane
Thematic Elements	N	N	C	C	C	C	N	N	N	
Valet Parking	M	M	M	M	M	M	M	M	N	
Vending Machines	P	P	P	P	P	P	P	P	P	Shall be screened from view from public rights-of-way and shall not encroach onto sidewalks
Warehousing & Storage-Outdoors	N	N	N	N	N	N	N	N	N	

Table 122-D TEMPORARY USE CLASSES BY DEVELOPMENT AREA				P=Permitted by Right C=Conditional Use Permit Required N=Prohibited T=Telecommunications Antenna Review Permit Required						
	R-LM	R-M	MU-M	MU-H	N-C	R-C	O	S-P	P-R	Special Provisions
Carnivals & Circuses	N	N	N	N	N	P	N	P	P	Subject to 18.38.095 and Chapter 3.32
Christmas Tree & Pumpkin Sales	N	N	P	P	P	P	N	P	P	Subject to 18.38.240
Contractor’s Office & Storage	P	P	P	P	P	P	P	P	P	Subject to 18.38.105
Real Estate Tract	P	P	P	P	N	N	N	N	N	The office shall be removed at the end of two (2) years from the date of the recording of the subdivision map, or the sale of the last home, whichever is earlier

Table 122-D TEMPORARY USE CLASSES BY DEVELOPMENT AREA				P=Permitted by Right C=Conditional Use Permit Required N=Prohibited T=Telecommunications Antenna Review Permit Required						
	R-LM	R-M	MU-M	MU-H	N-C	R-C	O	S-P	P-R	Special Provisions
Real Estate Tract Signs	P	P	P	P	N	N	N	N	N	Subject to Chapter 18.44
Sale of Fireworks	N	N	N	N	P	P	N	N	P	Subject to Chapter 6.40 (Fireworks) of Title 6 (Public Health and Safety)
Special Events	P	P	P	P	P	P	P	P	P	Subject to 18.38.240

18.122.060 SITE DEVELOPMENT AND DESIGN STANDARDS BY DEVELOPMENT AREA.

.010 Site Development and Design Standards–General. Site development standards are intended to provide for the continued orderly development of each development area, to assure adequate levels of light, air and density of development, to maintain and enhance the locally recognized values of community appearance, to promote the functional compatibility of uses and the safe and efficient circulation of pedestrian and vehicular traffic, all of which are found to be necessary for the preservation of the community health, safety and general welfare.

.020 Building Site Requirements. The size and shape of the site proposed for the use shall be adequate to allow the full development of the proposed use in a manner consistent with the stated purpose and intent of the development area within which it is proposed to be developed.

.0201 Adequate provision shall be made for the safe and orderly circulation of both pedestrian and vehicular traffic between the proposed site and all streets and highways, and between coordinated facilities, access-ways or parking areas on adjacent sites.

.0202 The proposed development shall not limit or adversely affect the growth and development potential of adjoining lands or the general area in which it is proposed to be located.

.0203 Adequate provisions shall be made for loading and unloading of supplies and materials, and collection of refuse in a manner that is screened from view and does not obstruct required parking and access-ways or impact adjacent land uses.

.030 Site Development and Design Standards. Site development and design standards for each Development Area are shown in Tables 122-E through 122-M. Special provisions are referenced in the “Special Provisions” column.

.040 Modifications of Site Development and Design Standards. The minimum lot width, minimum floor area ratio, maximum structural height, minimum structural and landscape setbacks, minimum dwelling unit floor area and minimum requirements for recreational-leisure areas may

be modified in order to achieve a good project design, privacy, livability, and compatibility with surrounding uses, subject to the approval of a conditional use permit.

.0401 Application. The application for a conditional use permit shall be accompanied by information required by the application form.

.0402 Findings. The Planning Commission shall make the following findings in conjunction with approval of a conditional use permit to modify site development and design standards:

- (1) New buildings or structures related to the project are compatible with the scale, mass, bulk, and orientation of existing buildings in the surrounding area, provided the existing buildings conform with the provisions of this title;
- (2) Vehicular and pedestrian access are adequate;
- (3) The project is consistent with the General Plan and any applicable design standards of this chapter;
- (4) The size and shape of the site proposed for the use is adequate to allow the full development of the proposed use in a manner not detrimental to the particular area;
- (5) The granting of the conditional use permit under the conditions imposed, if any, will not be detrimental to the peace, health, safety and general welfare of the citizens of the City of Anaheim.
- (6) Floor Area Ratio. An increase in the maximum floor area ratio is subject to the following additional finding: the proposed use of the structure(s) shall not create a greater impact to infrastructure than impacts anticipated by the maximum permitted floor area ratio, as analyzed by Environmental Impact Report No. ___ prepared for the Beach Boulevard Specific Plan, unless such impacts are duly analyzed and mitigated pursuant to subsequent environmental review. Such impacts shall be determined through a sewer and traffic impact analysis to be submitted to the City Engineer. Additional infrastructure studies may be required as determined by the Planning and Building Director.
- (7) Structural Height. Structures and projections above the height limit are subject to the following additional finding: the proposed increase in structural height shall not create significant impacts onto surrounding properties related to glare, shadow, noise and privacy. Such impacts shall be assessed and determined through studies to be submitted to the Planning and Building Department. Additional studies may be required to analyze other impacts as determined by the Planning and Building Director.

**Table 120-E-1
RESIDENTIAL LOW-MEDIUM: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Maximum Dwelling Units per Acre	18	
Minimum Lot Area	2,400 square feet per dwelling unit	
Minimum Lot Width	70 feet	Lot widths less than 70 feet minimum may be permitted subject to the approval of a conditional use permit per subsection 18.122.060.040.
Maximum Site Coverage	Residential and accessory structures: 45%	All accessory buildings and structures, except common recreational leisure area buildings, shall be included in the maximum site coverage calculation
Minimum Structural and Landscape Setbacks	Beach Boulevard: 15 feet Orange Avenue, Lincoln Avenue: 10 feet Other public roads: 10 feet Rear abutting interior property line, adjacent to single-family residential: 30 feet Rear abutting interior property line: 15 feet Side abutting interior property line, adjacent to single-family residential: 15 feet Side abutting interior property line: 10 feet Driveways: 10 feet Between buildings: 15 feet Other public roads: 10 feet	Where a building site abuts upon any highway or public street, there shall be a landscape setback, as indicated in this table, measured from the planned highway right-of-way line, as indicated in the Circulation Element of the General Plan Required setbacks shall be landscaped as set forth in Chapter 18.46 and shall be permanently maintained in a neat and orderly manner Modifications to setback widths may be allowed subject to the approval of a conditional use permit per subsection 18.122.060.040

<p>Permitted Encroachments within Setback Areas</p>	<p>The front setback may include solid fencing between 3 feet and 5 feet in height</p> <p>A patio cover or canopy may encroach into the required setback between buildings.</p> <p>Cornices, eaves, belt courses, sills, buttresses and fireplaces may encroach into a required setback along an interior property line not more than four (4) inches for each one (1) foot of the width of the interior setback, and may encroach into a required street setback not more than thirty (30) inches.</p> <p>Fixed awnings may encroach into a required setback along an interior property line no more than three (3) feet.</p> <p>Open, unenclosed balconies may encroach into a required street setback not more than three (3) feet.</p> <p>Private patios for ground-floor residential units may encroach not more than eight (8) feet into a required setback along an interior property line or a setback between buildings, but not into required landscape setbacks.</p> <p>Covered or uncovered porches or landings that do not extend above the level of the first floor of the building, and that include an open railing not more than thirty-six (36) inches in height, may encroach into any required setback not more than five (5) feet.</p> <p>Decorative guard railings for safety protection around hazardous areas may encroach into any required setback.</p> <p>The placement of outdoor recreational facilities may encroach into required setbacks between buildings on the same building site.</p> <p>Trees, shrubs, flowers or plants shall be permitted in any required setback.</p> <p>Fences and walls that comply with Section 18.46.110 of Chapter</p>	<p>Any encroachment that conflicts with the Uniform Building Code or other codes, as adopted by the City, shall not be permitted.</p>
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**Table 120-E-1
RESIDENTIAL LOW-MEDIUM: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
	<p>18.46 (Landscaping and Screening) may encroach into required setbacks.</p> <p>For properties developed with existing ground-floor private patio areas, a maximum ten (10) foot high patio cover may be permitted over the existing permitted patio area.</p>	
Maximum Height	<p>40 feet</p> <p>3 stories</p>	<p>Structures exceeding the maximum height requirement, including architectural elements such as cupolas, spires, towers and other non-habitable features may exceed the maximum height, subject to the approval of a conditional use permit per subsection 18.122.060.040. All accessory structures, including but not limited to, garden and storage sheds and recreation structures, shall not exceed a height of one story or 15 feet, whichever is less</p>
Minimum Floor Area	<p>Studio units: 550 square feet</p> <p>One-bedroom units: 750 square feet</p> <p>Two-bedroom units: 950 square feet</p> <p>Three-bedroom units: 1,150 square feet</p> <p>Four-bedroom units: 1,350 square feet</p>	<p>Studio units shall not exceed 20% of the total number of units</p> <p>Senior Citizen's Housing is subject to Chapter 18.50</p>

Table 120-E-1		
RESIDENTIAL LOW-MEDIUM: SITE DEVELOPMENT STANDARDS		
Development Standards		Special Provisions
Minimum Requirements for Recreational-Leisure Areas	350 square feet per dwelling unit <u>Minimum Dimensions</u> Private areas: 7 feet Common areas: 20 feet Pedestrian walkway width: 4 feet Courtyard internal to a project, or enclosed on at least three sides: 40 feet	Recreational-leisure areas may be provided by private areas, common areas, or a combination of both All common recreational-leisure areas shall be conveniently located and readily accessible from all dwelling units located on the building site and shall be integrated with, and contiguous to, other common areas on the building site The common recreational-leisure area may be composed of active or passive facilities, and may incorporate any required setback areas other than street setback areas and required landscape setbacks, but shall not include or incorporate any driveways or parking areas, trash pickup or storage areas or utility areas All residential common areas shall be improved as either active or passive facilities, with landscaping or hardscape elements designed to serve the residents of the project All common areas shall be developed and professionally maintained in accordance with approved landscape and irrigation plans Modifications to these standards may be allowed, subject to the approval of a conditional use permit, per subsection 18.122.060.040.

Table 120-E-2	
RESIDENTIAL LOW-MEDIUM: SITE DESIGN STANDARDS	
Design Standard	Requirements
General Plan	In addition to the design standards below, the provisions of the Community Design Element of the General Plan shall be used as a general guide during the review of all projects
Site Design	New development projects are required to provide convenient pedestrian access to and from public sidewalks from either individual units or a common pedestrian walkway If adjacent to a single-family zone, the third floor shall be stepped back a minimum of 10 feet Residential units shall front or side onto Beach Boulevard, Lincoln Avenue and Orange Avenue Garages and parking areas shall not front onto Beach Boulevard Lincoln Avenue and Orange Avenue Street frontage devoted to driveways and vehicular access shall be minimized to the greatest extent possible Consolidated driveways are encouraged along Beach Boulevard

**Table 120-E-2
RESIDENTIAL LOW-MEDIUM: SITE DESIGN STANDARDS**

Design Standard	Requirements
Building Design	<p>Building design shall represent a single architectural style with materials, roof pitch, window design, and other details designed to complement and integrate with the building architecture</p> <p>Projecting features, such as balconies, porches, bays, and dormer windows are encouraged to create distinction between units and to provide “eyes” on the street</p>
Materials and Color	<p>Buildings shall use durable, high quality materials; Natural stone, precast concrete and factory-finished metal panels (heavy gauge only) are preferred; Plain concrete block, plywood, sheet pressboard, vinyl, and similar materials are strongly discouraged</p> <p>The finish, texture, and color of materials shall be compatible with the architectural style of the building</p> <p>Front yard fencing shall be low-scale and in an open-view style that is consistent with the architectural style of the building</p>
Windows	<p>Residential windows should face away from loading areas, docks and trash storage areas</p> <p>The type, size, and location of windows shall be designed to enhance natural daylight and take advantage of natural ventilation</p> <p>Windows and doors shall be recessed at least three inches from the face of the finished exterior wall to achieve sufficient depth and shadow; Flush finish installations, especially stucco, are not permitted</p> <p>Windows shall have clear glazing (panes or sheets of glass) or lightly tinted glazing for windows not facing single-family residential; Other types of mirror glazing, including opaque glass, for windows facing single-family residential may be used</p>

**Table 120-F-1
RESIDENTIAL MEDIUM: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Maximum Dwelling Units per Acre	36	
Minimum Lot Area	1,200 square feet per dwelling unit	
Minimum Lot Width	150 feet	Lot widths less than 150 feet minimum may be allowed subject to the approval of a conditional use permit per subsection 18.122.060.040.
Maximum Site Coverage	Residential and accessory structures: 55%	All accessory buildings and structures, except common recreational leisure area buildings, shall be included in the maximum site coverage calculation
Minimum Structural and Landscape Setbacks	Beach Boulevard, Orange Avenue, Lincoln Avenue: 10 feet Other public roads: 10 feet Rear abutting interior property line, adjacent to single-family residential: 30 feet Rear abutting interior property line: 15 feet Side abutting interior property line, adjacent to single-family residential: 15 feet Side abutting interior property line: 10 feet Driveways: 10 feet Between buildings: 15 feet	Where a building site abuts upon any highway or public street, there shall be a landscape setback, as indicated in this table, measured from the planned highway right-of-way line, as indicated in the Circulation Element of the General Plan Required setbacks shall be landscaped as set forth in Chapter 18.46 shall be permanently maintained in a neat and orderly manner Modifications to setback widths may be allowed subject to the approval of a conditional use permit per subsection 18.122.060.040

<p>Permitted Encroachments within Setback Areas</p>	<p>The front setback may include solid fencing between 3 feet and 5 feet in height</p> <p>A patio cover or canopy may encroach into the required setback between buildings.</p> <p>Cornices, eaves, belt courses, sills, buttresses and fireplaces may encroach into a required setback along an interior property line not more than four (4) inches for each one (1) foot of the width of the interior setback, and may encroach into a required street setback not more than thirty (30) inches.</p> <p>Fixed awnings may encroach into a required setback along an interior property line no more than three (3) feet.</p> <p>Open, unenclosed balconies may encroach into a required street setback not more than three (3) feet.</p> <p>Private patios for ground-floor residential units may encroach not more than eight (8) feet into a required setback along an interior property line or a setback between buildings, but not into required landscape setbacks.</p> <p>Covered or uncovered porches or landings that do not extend above the level of the first floor of the building, and that include an open railing not more than thirty-six (36) inches in height, may encroach into any required setback not more than five (5) feet.</p> <p>Decorative guard railings for safety protection around hazardous areas may encroach into any required setback.</p> <p>The placement of outdoor recreational facilities may encroach into required setbacks between buildings on the same building site.</p> <p>Trees, shrubs, flowers or plants shall be permitted in any required setback.</p> <p>Fences and walls that comply with Section 18.46.110 of Chapter</p>	<p>Any encroachment that conflicts with the Uniform Building Code or other codes, as adopted by the City, shall not be permitted.</p>
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**Table 120-F-1
RESIDENTIAL MEDIUM: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
	<p>18.46 (Landscaping and Screening) may encroach into required setbacks.</p> <p>For properties developed with existing ground-floor private patio areas, a maximum ten (10) foot high patio cover may be permitted over the existing permitted patio area.</p>	
Maximum Height	<p>40 feet</p> <p>3 stories</p>	<p>Structures exceeding the maximum height requirement, including architectural elements such as cupolas, spires, towers and other non-habitable features may exceed the maximum height, subject to the approval of a conditional use permit per subsection 18.122.060.040.</p> <p>Structures exceeding the maximum height requirement, including architectural elements such as cupolas, spires, towers and other non-habitable features may exceed the maximum height, subject to the approval of a conditional use permit per subsection 18.122.060.040.</p>
Minimum Floor Area	<p>Studio units: 550 square feet</p> <p>One-bedroom units: 750 square feet</p> <p>Two-bedroom units: 950 square feet</p> <p>Three-bedroom units: 1,150 square feet</p> <p>Four-bedroom units: 1,350 square feet</p>	<p>Studio units shall not exceed 20% of the total number of units</p> <p>Senior Citizen's Housing is subject to Chapter 18.50</p>

Table 120-F-1 RESIDENTIAL MEDIUM: SITE DEVELOPMENT STANDARDS		
Development Standards		Special Provisions
<p>Minimum Requirements for Recreational-Leisure Areas</p>	<p>200 square feet per dwelling unit</p> <p><u>Minimum Dimensions</u></p> <p>Private areas: 7 feet</p> <p>Common areas: 20 feet</p> <p>Pedestrian walkway width: 4 feet</p> <p>Courtyard internal to a project, or enclosed on at least three sides: 40 feet</p>	<p>Open space and outdoor recreational-leisure areas may be provided by private areas, common areas, or a combination of both</p> <p>All common recreational-leisure areas shall be conveniently located and readily accessible from all dwelling units located on the building site and shall be integrated with, and contiguous to, other common areas on the building site</p> <p>The common recreational-leisure area may be composed of active or passive facilities, and may incorporate any required setback areas other than street setback areas and required landscape setbacks, but shall not include or incorporate any driveways or parking areas, trash pickup or storage areas or utility areas</p> <p>All residential common areas shall be improved as either active or passive facilities, with landscaping or hardscape elements designed to serve the residents of the project</p> <p>All common areas shall be developed and professionally maintained in accordance with approved landscape and irrigation plans</p> <p>Modifications to these standards may be allowed, subject to the approval of a conditional use permit, per subsection 18.122.060.040.</p>
<p>Minimum Requirements for Storage Areas</p>	<p>100 cubic feet of general storage area per dwelling unit</p>	<p>May be provided adjacent to private recreational leisure areas, within garages, or in close proximity to the unit</p>

Table 120-F-2 RESIDENTIAL MEDIUM: SITE DESIGN STANDARDS	
Design Standard	Requirements
<p>General Plan</p>	<p>In addition to the design standards below, the provisions of the Community Design Element of the General Plan shall be used as a general guide during the review of all projects</p>

**Table 120-F-2
RESIDENTIAL MEDIUM: SITE DESIGN STANDARDS**

Design Standard	Requirements
Site Design	<p>If adjacent to a single-family residential zone, windows, balconies or similar openings shall be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line</p> <p>There shall be convenient pedestrian access to and from Beach Boulevard from either individual units or a common pedestrian walkway</p> <p>Residential units shall front or side onto Beach Boulevard, Lincoln Avenue, or Orange Avenue</p> <p>Ground floor residential fronting or siding onto an arterial roadway shall be elevated at least 21 inches above the finished grade of the sidewalk</p> <p>Garages and parking areas shall not front onto Beach Boulevard; Street frontage devoted to driveways and vehicular access shall be minimized to the greatest extent possible, consolidated driveways are encouraged along Beach Boulevard</p>
Building Design	<p>Building design shall represent a single architectural style with materials, roof pitch, window design, and other details designed to complement and integrate with the building architecture</p> <p>Projecting features, such as balconies, porches, bays, and dormer windows are encouraged to create distinction between units and to provide “eyes” on the street</p>
Materials and Color	<p>Buildings shall use durable, high quality materials; Natural stone, precast concrete, and factory-finished metal panels (heavy gauge only) are preferred; Plain concrete block, plywood, sheet pressboard, vinyl, and similar materials are strongly discouraged</p> <p>The finish, texture, and color of materials shall be compatible with the architectural style of the building</p> <p>Front yard fencing shall be low-scale and in an open-view style that is consistent with the architectural style of the building</p>
Windows	<p>Residential windows should face away from loading areas, docks and trash storage areas</p> <p>The type, size, and location of windows shall be designed to enhance natural daylight and take advantage of natural ventilation</p> <p>Windows and doors shall be recessed at least three inches from the face of the finished exterior wall to achieve sufficient depth and shadow; Flush finish installations, especially stucco, are not permitted</p> <p>Windows shall have clear glazing (panes or sheets of glass) or lightly tinted glazing for windows not facing single-family residential; Other types of mirror glazing, including opaque glass, for windows facing single-family residential may be used</p>

**Table 120-G-1
MIXED-USE MEDIUM: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Maximum Dwelling Units per Acre	36	
Maximum Floor Area Ratio (FAR)	0.35	<p>Applies only to non-residential uses</p> <p>All accessory buildings and structures, except common recreational leisure area buildings, shall be included in the maximum floor area ratio coverage calculation</p> <p>Increases in FAR may be allowed, subject to the approval of a conditional use permit, per subsection 18.122.060.040.</p>
Minimum/Maximum Structural and Landscape Setbacks	<p>Beach Boulevard, Lincoln Avenue, Orange Avenue, Ball Road: 10 feet minimum; 25 feet maximum for 60% of the linear width of the front of the site</p> <p>Other public roads: 10 feet minimum</p> <p>Rear abutting interior property line, adjacent to single-family residential: 30 feet minimum</p> <p>Rear abutting interior property line: 15 feet minimum</p> <p>Side abutting interior property line, adjacent to single-family residential: 15 feet minimum</p> <p>Side abutting interior property line: 10 feet minimum</p> <p>Driveways: 10 feet minimum</p> <p>Between buildings: 15 feet minimum</p>	<p>Where a building site abuts upon any highway or public street, there shall be a landscape setback, as indicated in this table, measured from the planned highway right-of-way line, as indicated in the Circulation Element of the General Plan</p> <p>Outdoor dining located in the front or side of the building must be designed with either a low fence or wall, at least 40-inches high, when fronting a street; Outdoor dining located within a courtyard must also include a low fence or wall if fronting a street</p> <p>Modifications to setback widths may be allowed subject to the approval of a conditional use permit per subsection 18.122.060.040</p>

**Table 120-G-1
MIXED-USE MEDIUM: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Landscape Requirements within Setback Areas	<p>Abutting public rights-of-way, internal roads and alleys:</p> <ul style="list-style-type: none"> • For ground-floor commercial or live/work units, up to 80 percent of the setback area may be paved • For ground-floor residential, the area between residential patios and the sidewalk/walkway shall be fully landscaped 	<p>Required setbacks abutting interior property lines and setbacks between buildings shall be landscaped with trees, other plantings, and walkways, as set forth in Chapter 18.46 (Landscaping and Screening)</p> <p>Fences, walls, and hedges shall comply with Section 18.46.110 (Screening, Fences, Walls, and Hedges)</p> <p>Landscape and screening requirements of Chapter 18.46 shall apply</p> <p>Setback areas shall be permanently maintained in a neat and orderly manner</p>
Permitted Encroachments within Setback Areas	<p>Walkway connections to building entrances</p> <p>Vehicular and bike access ways</p> <p>Public art displays, fountains, planters, outdoor seating areas, decorative trash receptacles, public plazas, or other similar amenities and attractive street furnishings that create public gathering areas</p> <p>Cornices, eaves, belt courses, sills, buttresses and fireplaces may encroach no more than 36 inches</p> <p>Awnings, canopies and arcades</p> <p>Balconies may encroach no more than 3 feet</p>	<p>Any encroachment that conflicts with the Uniform Building Code or other codes, as adopted by the City, shall not be permitted.</p>
Maximum Height	<p>40 feet</p> <p>3 stories</p>	<p>Structures exceeding the maximum height requirement, including architectural elements such as cupolas, spires, towers and other non-habitable features may exceed the maximum height, subject to the approval of a conditional use permit per subsection 18.122.060.040.</p>
Minimum Ground Floor Height	<p>12 feet</p>	<p>Ground floor heights of more than 12 feet are encouraged</p>

**Table 120-G-1
MIXED-USE MEDIUM: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Minimum Floor Area	Studio units: 550 square feet One-bedroom units: 700 square feet Two-bedroom units: 825 square feet Three-bedroom units: 1,000 square feet Four-bedroom units or more: 1,200 square feet	Applies only to residential uses Senior Citizen’s Housing is subject to Chapter 18.50
Minimum Requirements for Recreational-Leisure Areas – Residential	200 square feet per dwelling unit <u>Minimum Dimensions</u> Private areas: 7 feet Common areas: 20 feet Pedestrian walkway width: 4 feet Courtyard internal to a project, or enclosed on at least three sides: 40 feet	Open space and outdoor recreational-leisure areas may be provided by private areas, common areas, or a combination of both All common recreational-leisure areas shall be conveniently located and readily accessible from all dwelling units located on the building site and shall be integrated with, and contiguous to, other common areas on the building site The common recreational-leisure area may be composed of active or passive facilities, and may incorporate any required setback areas other than street setback areas and required landscape setbacks, but shall not include or incorporate any driveways or parking areas, trash pickup or storage areas or utility areas All residential common areas shall be improved as either active or passive facilities, with landscaping or hardscape elements designed to serve the residents of the project All common areas shall be developed and professionally maintained in accordance with approved landscape and irrigation plans

Table 120-G-1		
MIXED-USE MEDIUM: SITE DEVELOPMENT STANDARDS		
Development Standards		Special Provisions
<p>Minimum Requirements for Recreational-Leisure Areas – Non-residential</p>	<p>Projects 1-2 acres in size: 500 square feet</p> <p>Projects great than 2 acres in size: 2,000 square feet</p>	<p>Applies to publicly accessible and usable outdoor space</p> <p>Public plazas, urban pocket parks, outdoor dining, promenades, public art, and other outdoor public amenities shall be designed to activate ground floor uses, engage residents and visitors</p> <p>Open spaces/ recreational-leisure areas shall be appropriately landscaped and provide adequate shade through the placement of trees or other shade devices including umbrellas, awnings, trellises, and canopies that are integrated into the building or over the open space</p> <p>Furniture, fixtures, flooring and materials used in open spaces/ recreational-leisure areas shall complement the architectural style of the project</p> <p>Modifications to these standards may be allowed, subject to the approval of a conditional use permit, per subsection 18.122.060.040.</p>
<p>Minimum Requirements for Storage Areas</p>	<p>100 cubic feet of general storage area per dwelling unit</p>	<p>May be provided adjacent to private recreational leisure areas, within garages, or in close proximity to the unit</p>

Table 120-G-2	
MIXED-USE MEDIUM: SITE DESIGN STANDARDS	
Design Standard	Requirements
<p>General Plan</p>	<p>In addition to the design standards below, the provisions of the Community Design Element of the General Plan shall be used as a general guide during the review of all projects</p>

**Table 120-G-2
MIXED-USE MEDIUM: SITE DESIGN STANDARDS**

Design Standard	Requirements
Site Design	<p>If adjacent to a single-family residential zone, windows, balconies or similar openings shall be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line</p> <p>There shall be convenient pedestrian access to and from Beach Boulevard from either individual units or a common pedestrian walkway</p> <p>Residential units shall front or side onto Beach Boulevard, Lincoln Avenue, or Orange Avenue</p> <p>Ground floor residential fronting or siding onto an arterial roadway shall be elevated at least 21 inches above the finished grade of the sidewalk</p> <p>Garages and parking areas shall not front onto Beach Boulevard; Street frontage devoted to driveways and vehicular access shall be minimized to the greatest extent possible, consolidated driveways are encouraged along Beach Boulevard</p>
Building Design	<p>Building design shall represent a single architectural style with materials, roof pitch, window design, and other details designed to complement and integrate with the building architecture</p> <p>Projecting features, such as balconies, porches, bays, and dormer windows are encouraged to create distinction between units and to provide “eyes” on the street</p> <p>All first floor exterior doors shall be hinged for mixed use or commercial only uses; Sliding glass doors are permitted only above the first floor, and on rear or interior side yard elevation not visible from public rights-of-way</p>
Street Façades	<p>Street wall façades shall be architecturally enhanced; This may be accomplished with arcades, colonnades, recessed entrances, window details, bays, variation in building materials, color and other details</p> <p>The maximum total blank wall area (without windows or entrances) shall not exceed 30% of the first story wall for non-residential and 50% for residential</p> <p>The façade detailing of mixed-use buildings shall visually differentiate ground-floor uses from upper-story uses; The base shall visibly anchor the building to the ground, with a treatment of higher quality materials; The top of the façade shall be visually terminated through the use of cornices, stepped parapets, domes, and other forms of multifaceted building tops</p> <p>The façade detailing of commercial, retail, or live/work entries shall be differentiated from residential entries</p>

**Table 120-G-2
MIXED-USE MEDIUM: SITE DESIGN STANDARDS**

Design Standard	Requirements
Frontage Design	<p>Ground floor residential entry stoops, patios, or communal entries shall be elevated at least 21 inches above the finished grade of the sidewalk</p> <p>Canopies, awnings, signs, balconies and other architectural projections shall clear 10 feet above the adjacent sidewalk and may encroach into the sidewalk up to a maximum of 6 feet, adjusted for parkway trees and street lighting</p> <p>Buildings shall be designed to front onto Beach Boulevard, Lincoln Avenue, Orange Avenue or Ball Road with primary ground-floor common entries or individual dwelling unit entries oriented to the street, not to the interior or to a parking lot</p> <p>Where sites include multiple buildings behind the street front buildings, ground-floor entries may be oriented to internal roads or pedestrian greenways</p> <p>For ground floor retail space, the ground floor elevation exposed to the street shall include a maximum 18-inch recess, measured from the face of the building, within which a commercial tenant may customize storefront design</p> <p>Main building entrances shall be easily identifiable and distinguishable from other ground floor entries; Such main building entrances shall include at least one of the following:</p> <ul style="list-style-type: none"> • Marked by a taller mass above the entrance, such as a tower, or within a volume that protrudes from the rest of the building surface • Located in the center of the façade, as part of a symmetrical overall composition • Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures • Marked or accented by a change in the roofline or change in the roof type • If a corner building, it shall provide prominent corner entrances as noted below for retail or other activity-generating uses • Primary entries shall have direct access from the sidewalk
Corner Treatments	<p>Buildings shall have a major presence at the corners of arterial intersections to enhance the pedestrian experience, and create character and appropriate massing along the roadway; This includes corner cut-offs, corner entrances, and special architectural elements such as:</p> <ul style="list-style-type: none"> • Diagonal or curved walls at the corner • Tower elements that is visually distinct from the rest of the building massing • Corner plazas or gathering areas • Lobby canopies, overhangs, or other architectural covering over building entries • 2-story entrance height and 20-foot entrance widths • Public art installations • Decorative landscaping or landmark elements such as a row of columnar trees

Table 120-G-2 MIXED-USE MEDIUM: SITE DESIGN STANDARDS	
Design Standard	Requirements
Materials and Color	<p>Buildings shall use durable, high quality materials; Natural stone, precast concrete, and factory-finished metal panels (heavy gauge only) are preferred; Plain concrete block, plywood, sheet pressboard, vinyl, and similar materials are strongly discouraged</p> <p>The finish, texture, and color of materials shall be compatible with the architectural style of the building</p> <p>Front yard fencing shall be low-scale and in an open-view style that is consistent with the architectural style of the building</p>
Windows	<p>Residential windows should face away from loading areas, docks and trash storage areas</p> <p>The type, size, and location of windows shall be designed to enhance natural daylight and take advantage of natural ventilation</p> <p>Windows and doors shall be recessed at least three inches from the face of the finished exterior wall to achieve sufficient depth and shadow; Flush finish installations, especially stucco, are not permitted</p> <p>Windows shall have clear glazing (panes or sheets of glass) or lightly tinted glazing for windows not facing single-family residential; Other types of mirror glazing, including opaque glass, for windows facing single-family residential may be used</p>
Rooftop Equipment	Rooftop mechanical equipment shall be mounted behind major rooftop elements such as stair or elevator penthouses, parapets, or architectural projection, so that the equipment is not visible from the adjacent public rights-of-way or adjacent property at grade level

Table 120-H-1 MIXED-USE HIGH: SITE DEVELOPMENT STANDARDS		
Development Standards		Special Provisions
Maximum Dwelling Units per Acre	60	
Maximum Floor Area Ratio (FAR)	0.35	<p>Applies only to non-residential uses</p> <p>All accessory buildings and structures, except common recreational leisure area buildings, shall be included in the maximum floor area ratio coverage calculation</p> <p>Increases in FAR are permitted subject to Section 18.122.060.040</p>

**Table 120-H-1
MIXED-USE HIGH: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Minimum Lot Area	2 acres per project site	
Minimum/Maximum Structural and Landscape Setbacks	<p>Beach Boulevard, Lincoln Avenue, Orange Avenue: 10 feet minimum; 25 feet maximum for 60% of the linear width of the front of the site</p> <p>Other public roads: 10 feet minimum</p> <p>Rear abutting interior property line, adjacent to single-family residential: 30 feet minimum</p> <p>Rear abutting interior property line: 15 feet minimum</p> <p>Side abutting interior property line, adjacent to single-family residential: 30 feet minimum</p> <p>Side abutting interior property line: 10 feet minimum</p> <p>Driveways: 10 feet minimum</p> <p>Between buildings: 15 feet minimum</p>	<p>Where a building site abuts upon any highway or public street, there shall be a landscape setback, as indicated in this table, measured from the planned highway right-of-way line, as indicated in the Circulation Element of the General Plan</p> <p>Modifications to setback widths may be allowed subject to the approval of a conditional use permit per subsection 18.122.060.040</p> <p>Outdoor dining located in the front or side of the building must be designed with either a low fence or wall, at least 40-inches high, when fronting a street; Outdoor dining located within a courtyard must also include a low fence or wall if fronting a street</p> <p>For building over three stories, the fourth floor and above shall be stepped back as follows:</p> <ul style="list-style-type: none"> • Minimum of a 10 feet from the required rear setback when adjacent to single-family residential • Minimum of 10 feet from the required front setback
Landscape Requirements within Setback Areas	<p>Abutting public rights-of-way, internal roads and alleys:</p> <ul style="list-style-type: none"> • For ground-floor commercial or live/work units, up to 80 percent of the setback area may be paved • For ground-floor residential, the area between residential patios and the sidewalk/walkway shall be fully landscaped 	<p>Required setbacks abutting interior property lines and setbacks between buildings shall be landscaped with trees, other plantings, and walkways, as set forth in Chapter 18.46 (Landscaping and Screening)</p> <p>Fences, walls, and hedges shall comply with Section 18.46.110 (Screening, Fences, Walls, and Hedges)</p> <p>Landscape and screening requirements of Chapter 18.46 shall apply</p> <p>Setback areas shall be permanently maintained in a neat and orderly manner</p>

**Table 120-H-1
MIXED-USE HIGH: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Permitted Encroachments within Setback Areas	<p>Walkway connections to building entrances</p> <p>Vehicular and bike access ways</p> <p>Public art displays, fountains, planters, outdoor seating areas, decorative trash receptacles, public plazas, or other similar amenities and attractive street furnishings that create public gathering areas</p> <p>Cornices, eaves, belt courses, sills, buttresses and fireplaces may encroach no more than 36 inches</p> <p>Awnings, canopies and arcades</p> <p>Balconies may encroach no more than 3 feet</p>	Any encroachment that conflicts with the Uniform Building Code or other codes, as adopted by the City, shall not be permitted.
Maximum Height	<p>55 feet</p> <p>4 stories</p>	Structures exceeding the maximum height requirement, including architectural elements such as cupolas, spires, towers and other non-habitable features may exceed the maximum height, subject to the approval of a conditional use permit per subsection 18.122.060.040.
Minimum Ground Floor Height	12 feet	<p>Ground floor heights of more than 12 feet are encouraged</p> <p>One-story buildings as part of a multi-story development are permitted for a restaurant or other specialty use</p>
Minimum Floor Area	<p>Studio units: 550 square feet</p> <p>One-bedroom units: 650 square feet</p> <p>Two-bedroom units: 825 square feet</p> <p>Three-bedroom units or more: 1,000 square feet</p>	<p>Applies only to residential uses</p> <p>Senior Citizen's Housing is subject to Chapter 18.50</p>

**Table 120-H-1
MIXED-USE HIGH: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Mix of Uses	<p>Sites less than 2.5 acres in size: Stand-alone residential and non-residential projects are permitted</p> <p>Sites 2.5 acres or greater in size: A mix of residential and non-residential uses shall be provided</p>	The mix of uses can be either vertical or horizontal
Minimum Requirements for Recreational-Leisure Areas – Residential	<p>200 square feet per dwelling unit</p> <p><u>Minimum Dimensions</u></p> <p>Private areas: 7 feet</p> <p>Common areas: 20 feet</p> <p>Pedestrian walkway width: 4 feet</p> <p>Courtyard internal to a project, or enclosed on at least three sides: 40 feet</p>	<p>Open space and outdoor recreational-leisure areas may be provided by private areas, common areas, or a combination of both</p> <p>All common recreational-leisure areas shall be conveniently located and readily accessible from all dwelling units located on the building site and shall be integrated with, and contiguous to, other common areas on the building site</p> <p>The common recreational-leisure area may be composed of active or passive facilities, and may incorporate any required setback areas other than street setback areas and required landscape setbacks, but shall not include or incorporate any driveways or parking areas, trash pickup or storage areas or utility areas</p> <p>All residential common areas shall be improved as either active or passive facilities, with landscaping or hardscape elements designed to serve the residents of the project</p> <p>All common areas shall be developed and professionally maintained in accordance with approved landscape and irrigation plans</p>

Table 120-H-1		
MIXED-USE HIGH: SITE DEVELOPMENT STANDARDS		
Development Standards		Special Provisions
<p>Minimum Requirements for Recreational-Leisure Areas – Non-residential</p>	<p>Projects 2 acres or less in size: 500 square feet</p> <p>Projects great than 2 acres in size: 2,500 square feet, plus 500 square feet for every additional 2 acres</p> <p>Common area minimum dimension: 20 feet</p>	<p>Applies to publicly accessible and usable outdoor space</p> <p>Outdoor dining areas, plazas, corner gateways or other publicly accessible and usable outdoor space may satisfy this requirement</p> <p>Public plazas, urban pocket parks, outdoor dining, promenades, public art, and other outdoor public amenities shall be designed to activate ground floor uses, engage residents and visitors</p> <p>Open spaces/ recreational-leisure areas shall be appropriately landscaped and provide adequate shade through the placement of trees or other shade devices including umbrellas, awnings, trellises, and canopies that are integrated into the building or over the open space</p> <p>Furniture, fixtures, flooring and materials used in open spaces/ recreational-leisure areas shall complement the architectural style of the project</p> <p>Modifications to these standards may be allowed, subject to the approval of a conditional use permit, per subsection 18.122.060.040.</p>
<p>Minimum Requirements for Storage Areas</p>	<p>100 cubic feet of general storage area per dwelling unit</p>	<p>May be provided adjacent to private recreational leisure areas, within garages, or in close proximity to the unit</p>

Table 120-H-2	
MIXED-USE HIGH: SITE DESIGN STANDARDS	
Design Standard	Requirements
<p>General Plan</p>	<p>In addition to the design standards below, the provisions of the Community Design Element of the General Plan shall be used as a general guide during the review of all projects</p>

**Table 120-H-2
MIXED-USE HIGH: SITE DESIGN STANDARDS**

Design Standard	Requirements
Site Design	<p>If adjacent to a single-family residential zone, windows, balconies or similar openings shall be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line</p> <p>There shall be convenient pedestrian access to and from Beach Boulevard from either individual units or a common pedestrian walkway</p> <p>Residential units shall front or side onto Beach Boulevard, Lincoln Avenue, or Orange Avenue</p> <p>Ground floor residential fronting or siding onto an arterial roadway shall be elevated at least 21 inches above the finished grade of the sidewalk</p> <p>Garages and parking areas shall not front onto Beach Boulevard; Street frontage devoted to driveways and vehicular access shall be minimized to the greatest extent possible, consolidated driveways are encouraged along Beach Boulevard</p>
Building Design	<p>Building design shall represent a single architectural style with materials, roof pitch, window design, and other details designed to complement and integrate with the building architecture</p> <p>Projecting features, such as balconies, porches, bays, and dormer windows are encouraged to create distinction between units and to provide “eyes” on the street</p> <p>All first floor exterior doors shall be hinged; Sliding glass doors are permitted only above the first floor, and on rear or interior side yard elevation not visible from public rights-of-way</p>
Façade	<p>Street wall facades shall be architecturally enhanced; This may be accomplished with arcades, colonnades, recessed entrances, window details, bays, variation in building materials, color and other details</p> <p>The maximum total blank wall area (without windows or entrances) shall not exceed 30% of the first story wall for non-residential and 50% for residential</p> <p>The façade detailing of mixed-use buildings shall visually differentiate ground-floor uses from upper-story uses; The base shall visibly anchor the building to the ground, with a treatment of higher quality materials; The top of the façade shall be visually terminated through the use of cornices, stepped parapets, domes, and other forms of multifaceted building tops</p> <p>The façade detailing of commercial, retail, or live/work entries shall be differentiated from residential entries</p>

**Table 120-H-2
MIXED-USE HIGH: SITE DESIGN STANDARDS**

Design Standard	Requirements
Frontage Design	<p>Ground floor residential entry stoops, patios, or communal entries shall be elevated at least 21 inches above the finished grade of the sidewalk</p> <p>Canopies, awnings, signs, balconies and other architectural projections shall clear 10 feet above the adjacent sidewalk and may encroach into the sidewalk up to a maximum of 6 feet, adjusted for parkway trees and street lighting</p> <p>Buildings shall be designed to front onto Beach Boulevard, Lincoln Avenue or Orange Avenue with primary ground-floor common entries or individual dwelling unit entries oriented to the street, not to the interior or to a parking lot</p> <p>Where sites include multiple buildings behind the street front buildings, ground-floor entries may be oriented to internal roads or pedestrian greenways</p> <p>For ground floor retail space, the ground floor elevation exposed to the street shall include a maximum 18-inch recess, measured from the face of the building, within which a commercial tenant may customize storefront design</p> <p>Main building entrances shall be easily identifiable and distinguishable from other ground floor entries; Such main building entrances shall include at least one of the following:</p> <ul style="list-style-type: none"> • Marked by a taller mass above the entrance, such as a tower, or within a volume that protrudes from the rest of the building surface • Located in the center of the façade, as part of a symmetrical overall composition • Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures • Marked or accented by a change in the roofline or change in the roof type • If a corner building, it shall provide prominent corner entrances as noted below for retail or other activity-generating uses • Primary entries shall have direct access from the sidewalk
Corner Treatments	<p>Buildings shall have a major presence at the corners of arterial intersections to enhance the pedestrian experience, and create character and appropriate massing along the roadway; This includes corner cut-offs, corner entrances, and special architectural elements such as:</p> <ul style="list-style-type: none"> • Diagonal or curved walls at the corner • Tower elements that is visually distinct from the rest of the building massing • Corner plazas or gathering areas • Lobby canopies, overhangs, or other architectural covering over building entries • 2-story entrance height and 20-foot entrance widths • Public art installations • Decorative landscaping or landmark elements such as a row of columnar trees

Table 120-H-2 MIXED-USE HIGH: SITE DESIGN STANDARDS	
Design Standard	Requirements
Materials and Color	<p>Buildings shall use durable, high quality materials; Natural stone, precast concrete, and factory-finished metal panels (heavy gauge only) are preferred; Plain concrete block, plywood, sheet pressboard, vinyl, and similar materials are strongly discouraged</p> <p>The finish, texture, and color of materials shall be compatible with the architectural style of the building</p> <p>Front yard fencing shall be low-scale and in an open-view style that is consistent with the architectural style of the building</p>
Windows	<p>Residential windows should face away from loading areas, docks and trash storage areas</p> <p>The type, size, and location of windows shall be designed to enhance natural daylight and take advantage of natural ventilation</p> <p>Windows and doors shall be recessed at least three inches from the face of the finished exterior wall to achieve sufficient depth and shadow; Flush finish installations, especially stucco, are not permitted</p> <p>Windows shall have clear glazing (panes or sheets of glass) or lightly tinted glazing for windows not facing single-family residential; Other types of mirror glazing, including opaque glass, for windows facing single-family residential may be used</p>
Rooftop Equipment	Rooftop mechanical equipment shall be mounted behind major rooftop elements such as stair or elevator penthouses, parapets, or architectural projection, so that the equipment is not visible from the adjacent public rights-of-way or adjacent property at grade level

Table 120-I-1 NEIGHBORHOOD COMMERCIAL: SITE DEVELOPMENT STANDARDS		
Development Standards		Special Provisions
Maximum Floor Area Ratio (FAR)	0.35	<p>All accessory buildings and structures, except common recreational leisure area buildings, shall be included in the maximum floor area ratio coverage calculation</p> <p>Increases in FAR are permitted subject to Section 18.122.060.040</p>
Minimum Lot Area	1 acre per project site	

**Table 120-I-1
NEIGHBORHOOD COMMERCIAL: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
<p>Minimum/ Maximum Structural and Landscape Setbacks</p>	<p>Beach Boulevard, Ball Road: 10 feet minimum; 20 feet maximum for 25% of the linear width of the front of the site</p> <p>Rear abutting interior property line, adjacent to single-family residential: 15 feet minimum</p> <p>Rear abutting interior property line: 0 feet minimum</p> <p>Side abutting interior property line, adjacent to single-family residential: 15 feet minimum</p> <p>Side abutting interior property line: 0 feet minimum</p> <p>Internal street, driveway, drive aisle or alley: 5 feet minimum with 16 feet minimum for 50% of all buildings</p> <p>Between buildings: 0 feet minimum</p>	<p>Where a building site abuts upon any highway or public street, there shall be a landscape setback, as indicated in this table, measured from the planned highway right-of-way line, as indicated in the Circulation Element of the General Plan</p> <p>Greater setbacks for entry plazas, courtyards or outdoor dining patios may be permitted</p> <p>Outdoor dining located in the front or side of the building must be designed with either a low fence or wall, at least 40-inches high, when fronting a street; Outdoor dining located within a courtyard must also include a low fence or wall if fronting a street</p> <p>Internal sidewalks and walkways shall include pedestrian amenities such as outdoor dining, seating areas, public art, landscaping and safety bollards</p> <p>Modifications to setback widths may be allowed subject to the approval of a conditional use permit per subsection 18.122.060.040</p>

**Table 120-I-1
NEIGHBORHOOD COMMERCIAL: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Landscape Requirements within Setback Areas	Setbacks abutting public rights-of-way, internal streets, driveways, drive aisles and alleys shall be improved with landscaping and/or hardscaping in accordance with Chapter 18.46 (Landscaping and Screening)	<p>Landscaping shall be layered in varying heights to provide interest along street frontages</p> <p>Required setbacks abutting interior property lines and setbacks between buildings shall be landscaped with trees, other plantings, and walkways, as set forth in Chapter 18.46 (Landscaping and Screening)</p> <p>Fences, walls, and hedges shall comply with Section 18.46.110 (Screening, Fences, Walls, and Hedges)</p> <p>Landscape and screening requirements of Chapter 18.46 shall apply</p> <p>Setback areas shall be permanently maintained in a neat and orderly manner</p>
Permitted Encroachments within Setback Areas	<p>Walkway connections to building entrances</p> <p>Vehicular and bike access ways</p> <p>Public art displays, fountains, planters, outdoor seating areas, decorative trash receptacles, public plazas, or other similar amenities and attractive street furnishings that create public gathering areas</p> <p>Cornices, eaves, belt courses, sills, buttresses and fireplaces may encroach no more than 36 inches</p> <p>Awnings, canopies and arcades</p> <p>Fences and walls that comply with Section 18.46.110 may encroach into any required street landscape and structural setback</p> <p>Signage in accordance with Chapter 19.44</p>	Any encroachment that conflicts with the Uniform Building Code or other codes, as adopted by the City, shall not be permitted.

**Table 120-I-1
NEIGHBORHOOD COMMERCIAL: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Maximum Height	45 feet If adjacent to single-family residential: 28 feet within 30 feet of the property line shared with single-family residential properties	Structures exceeding the maximum height requirement, including architectural elements such as cupolas, spires, towers and other non-habitable features may exceed the maximum height, subject to the approval of a conditional use permit per subsection 18.122.060.040.
Minimum Ground Floor Height	12 feet	Ground floor heights of more than 12 feet are encouraged

Table 120-I-1 NEIGHBORHOOD COMMERCIAL: SITE DEVELOPMENT STANDARDS		
Development Standards		Special Provisions
<p>Minimum Requirements for Recreational-Leisure Areas</p>	<p>Projects 2 acres or less in size: 500 square feet</p> <p>Projects greater than 2 acres in size: 2,500 square feet, plus 500 square feet for every additional 2 acres</p> <p>Common area minimum dimension: 20 feet</p>	<p>Applies to publicly accessible and usable outdoor space</p> <p>Yard setbacks may be included in satisfying this requirement if integrated with the design of the open space area</p> <p>Outdoor dining areas, plazas, corner gateways or other publicly accessible and usable outdoor space may be included to satisfy this requirement</p> <p>Public plazas, urban pocket parks, outdoor dining, promenades, public art, and other outdoor public amenities shall be designed to activate ground floor uses and engage visitors</p> <p>Open spaces/ recreational-leisure areas shall be appropriately landscaped and provide adequate shade through the placement of trees or other shade devices including umbrellas, awnings, trellises, and canopies that are integrated into the building or over the open space</p> <p>Furniture, fixtures, flooring and materials used in open spaces/ recreational-leisure areas shall complement the architectural style of the project</p> <p>Modifications to these standards may be allowed, subject to the approval of a conditional use permit, per subsection 18.122.060.040.</p>

Table 120-I-2 NEIGHBORHOOD COMMERCIAL: SITE DESIGN STANDARDS	
Design Standard	Requirements
<p>General Plan</p>	<p>In addition to the design standards below, the provisions of the Community Design Element of the General Plan shall be used as a general guide during the review of all projects</p>

Table 120-I-2 NEIGHBORHOOD COMMERCIAL: SITE DESIGN STANDARDS	
Design Standard	Requirements
Site Design	<p>Sites with multiple buildings shall be clustered to the extent possible with shared outdoor spaces and with direct pedestrian access between uses, and from parking areas and the street</p> <p>Loading and unloading areas and collection of refuse shall be located to the rear of the building, screened from view, and shall not obstruct required parking and access ways</p>
Building Design	<p>Building design shall represent a single architectural style; materials, roof pitch, window design, and other details must be consistent with that style</p>
Façade	<p>Street wall facades shall be architecturally enhanced; This may be accomplished with arcades, colonnades, recessed entrances, window details, bays, variation in building materials, color and other details</p> <p>The maximum total blank wall area (without windows or entrances) shall not exceed 30% of the first story wall</p> <p>Each building shall have a distinctive building base, a building middle and building top (eave, cornice, and/or parapet line), all that complement and balance one another</p>
Frontage Design	<p>Canopies, awnings, signs, balconies and other architectural projections shall clear 10 feet above the adjacent sidewalk and may encroach into the sidewalk up to a maximum of 6 feet, adjusted for parkway trees and street lighting</p> <p>For ground floor retail space, the ground floor elevation exposed to the street shall include a maximum 18-inch recess, measured from the face of the building, within which a commercial tenant may customize storefront design</p> <p>Main building entrances shall be easily identifiable and distinguishable from other ground floor entries; Such main building entrances shall include at least one of the following:</p> <ul style="list-style-type: none"> • Marked by a taller mass above the entrance, such as a tower, or within a volume that protrudes from the rest of the building surface • Located in the center of the façade, as part of a symmetrical overall composition • Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures • Marked or accented by a change in the roofline or change in the roof type • If a corner building, it shall provide prominent corner entrances as noted below for retail or other activity-generating uses

**Table 120-I-2
NEIGHBORHOOD COMMERCIAL: SITE DESIGN STANDARDS**

Design Standard	Requirements
Corner Treatments	<p>Buildings shall have a major presence at the corners of arterial intersections to enhance the pedestrian experience, and create character and appropriate massing along the roadway; This includes corner cut-offs, corner entrances, and special architectural elements such as:</p> <ul style="list-style-type: none"> • Diagonal or curved walls at the corner • Tower elements that is visually distinct from the rest of the building massing • Corner plazas or gathering areas • Lobby canopies, overhangs, or other architectural covering over building entries • 2-story entrance height and 20-foot entrance widths • Public art installations • Decorative landscaping or landmark elements such as a row of columnar trees
Materials and Color	<p>Buildings shall use durable, high quality materials; Natural stone, precast concrete, and factory-finished metal panels (heavy gauge only) are preferred; Plain concrete block, plywood, sheet pressboard, vinyl, and similar materials are strongly discouraged</p> <p>The finish, texture, and color of materials shall be compatible with the architectural style of the building</p> <p>Front yard fencing shall be low-scale and in an open-view style that is consistent with the architectural style of the building</p>
Windows	<p>Residential windows should face away from loading areas, docks and trash storage areas</p> <p>The type, size, and location of windows shall be designed to enhance natural daylight and take advantage of natural ventilation</p> <p>Windows and doors shall be recessed at least 3 inches from the face of the finished exterior wall to achieve sufficient depth and shadow; Flush finish installations, especially stucco, are not permitted</p> <p>Windows shall have clear glazing (panes or sheets of glass) or lightly tinted glazing for windows not facing single-family residential; Other types of mirror glazing, including opaque glass, for windows facing single-family residential may be used</p>
Rooftop Equipment	<p>Rooftop mechanical equipment shall be mounted behind major rooftop elements such as stair or elevator penthouses, parapets, or architectural projection, so that the equipment is not visible from the adjacent public rights-of-way or adjacent property at grade level</p>

**Table 120-J-1
REGIONAL COMMERCIAL: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Maximum Floor Area Ratio (FAR)	0.35	All accessory buildings and structures, except common recreational leisure area buildings, shall be included in the maximum floor area ratio coverage calculation Increases in FAR are permitted subject to Section 18.122.060.040
Minimum Lot Area	None	
Minimum/Maximum Structural and Landscape Setbacks	<p>Beach Boulevard, Lincoln Avenue: 10 feet minimum; 20 feet maximum for 60% of the linear width of the front of the site</p> <p>Rear abutting interior property line, adjacent to single-family residential: 15 feet minimum</p> <p>Rear abutting interior property line: 0 feet minimum</p> <p>Side abutting interior property line, adjacent to single-family residential: 15 feet minimum</p> <p>Side abutting interior property line: 0 feet minimum</p> <p>Internal street, driveway, drive aisle or alley: 5 feet minimum with 16 feet minimum for 50% of all buildings</p> <p>Between buildings: 0 feet minimum</p>	<p>Where a building site abuts upon any highway or public street, there shall be a landscape setback, as indicated in this table, measured from the planned highway right-of-way line, as indicated in the Circulation Element of the General Plan</p> <p>Greater setbacks for entry plazas, courtyards or outdoor dining patios may be permitted</p> <p>Outdoor dining located in the front or side of the building must be designed with either a low fence or wall, at least 40-inches high, when fronting a street; Outdoor dining located within a courtyard must also include a low fence or wall if fronting a street</p> <p>Internal sidewalks and walkways shall include pedestrian amenities such as outdoor dining, seating areas, public art, landscaping and safety bollards</p> <p>Modifications to setback widths may be allowed subject to the approval of a conditional use permit per subsection 18.122.060.040</p>

**Table 120-J-1
REGIONAL COMMERCIAL: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Landscape Requirements within Setback Areas	Setbacks abutting public rights-of-way, internal streets, driveways, drive aisles and alleys shall be improved with landscaping and/or hardscaping in accordance with Chapter 18.46 (Landscaping and Screening)	<p>Landscaping shall be layered in varying heights to provide interest along street frontages</p> <p>Required setbacks abutting interior property lines and setbacks between buildings shall be landscaped with trees, other plantings, and walkways, as set forth in Chapter 18.46 (Landscaping and Screening)</p> <p>Fences, walls, and hedges shall comply with Section 18.46.110 (Screening, Fences, Walls, and Hedges)</p> <p>Landscape and screening requirements of Chapter 18.46 shall apply</p> <p>Setback areas shall be permanently maintained in a neat and orderly manner</p>
Permitted Encroachments within Setback Areas	<p>Walkway connections to building entrances</p> <p>Vehicular and bike access ways</p> <p>Public art displays, fountains, planters, outdoor seating areas, decorative trash receptacles, public plazas, or other similar amenities and attractive street furnishings that create public gathering areas</p> <p>Cornices, eaves, belt courses, sills, buttresses and fireplaces may encroach no more than 36 inches</p> <p>Awnings, canopies and arcades</p> <p>Fences and walls that comply with Section 18.46.110 may encroach into any required street landscape and structural setback</p> <p>Signage in accordance with Chapter 19.44</p>	Any encroachment that conflicts with the Uniform Building Code or other codes, as adopted by the City, shall not be permitted.

**Table 120-J-1
REGIONAL COMMERCIAL: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Maximum Height	45 feet If adjacent to single-family residential: 28 feet within 30 feet of the property line shared with single-family residential properties	Structures exceeding the maximum height requirement, including architectural elements such as cupolas, spires, towers and other non-habitable features may exceed the maximum height, subject to the approval of a conditional use permit per subsection 18.122.060.040.
Minimum Ground Floor Height	12 feet	Ground floor heights of more than 12 feet are encouraged
Minimum Requirements for Recreational-Leisure Areas	Projects 2 acres or less in size: 500 square feet Projects great than 2 acres in size: 2,500 square feet, plus 500 square feet for every additional 2 acres Common area minimum dimension: 20 feet	Applies to publicly accessible and usable outdoor space Yard setbacks may be included in satisfying this requirement if integrated with the design of the open space area Outdoor dining areas, plazas, corner gateways or other publicly accessible and usable outdoor space may be included to satisfy this requirement Public plazas, urban pocket parks, outdoor dining, promenades, public art, and other outdoor public amenities shall be designed to activate ground floor uses and engage visitors Open spaces/ recreational-leisure areas shall be appropriately landscaped and provide adequate shade through the placement of trees or other shade devices including umbrellas, awnings, trellises, and canopies that are integrated into the building or over the open space Furniture, fixtures, flooring and materials used in open spaces/ recreational-leisure areas shall complement the architectural style of the project Modifications to these standards may be allowed, subject to the approval of a conditional use permit, per subsection 18.122.060.040.

Table 120-J-2 REGIONAL COMMERCIAL: SITE DESIGN STANDARDS	
Design Standard	Requirements
General Plan	In addition to the design standards below, the provisions of the Community Design Element of the General Plan shall be used as a general guide during the review of all projects
Site Design	Sites with multiple buildings shall be clustered to the extent possible with shared outdoor spaces and with direct pedestrian access between uses, and from parking areas and the street Loading and unloading areas and collection of refuse shall be located to the rear of the building, screened from view, and shall not obstruct required parking and access ways
Building Design	Building design shall represent a single architectural style; materials, roof pitch, window design, and other details must be consistent with that style
Façade	Street wall facades shall be architecturally enhanced; This may be accomplished with arcades, colonnades, recessed entrances, window details, bays, variation in building materials, color and other details The maximum total blank wall area (without windows or entrances) shall not exceed 30% of the first story wall Each building shall have a distinctive building base, a building middle and building top (eave, cornice, and/or parapet line), all that complement and balance one another
Frontage Design	Canopies, awnings, signs, balconies and other architectural projections shall clear 10 feet above the adjacent sidewalk and may encroach into the sidewalk up to a maximum of 6 feet, adjusted for parkway trees and street lighting For ground floor retail space, the ground floor elevation exposed to the street shall include a maximum 18-inch recess, measured from the face of the building, within which a commercial tenant may customize storefront design Main building entrances shall be easily identifiable and distinguishable from other ground floor entries; Such main building entrances shall include at least one of the following: <ul style="list-style-type: none"> • Marked by a taller mass above the entrance, such as a tower, or within a volume that protrudes from the rest of the building surface • Located in the center of the façade, as part of a symmetrical overall composition • Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures • Marked or accented by a change in the roofline or change in the roof type • If a corner building, it shall provide prominent corner entrances as noted below for retail or other activity-generating uses

**Table 120-J-2
REGIONAL COMMERCIAL: SITE DESIGN STANDARDS**

Design Standard	Requirements
Corner Treatments	<p>Buildings shall have a major presence at the corners of arterial intersections to enhance the pedestrian experience, and create character and appropriate massing along the roadway; This includes corner cut-offs, corner entrances, and special architectural elements such as:</p> <ul style="list-style-type: none"> • Diagonal or curved walls at the corner • Tower elements that is visually distinct from the rest of the building massing • Corner plazas or gathering areas • Lobby canopies, overhangs, or other architectural covering over building entries • 2-story entrance height and 20-foot entrance widths • Public art installations • Decorative landscaping or landmark elements such as a row of columnar trees
Materials and Color	<p>Buildings shall use durable, high quality materials; Natural stone, precast concrete, and factory-finished metal panels (heavy gauge only) are preferred; Plain concrete block, plywood, sheet pressboard, vinyl, and similar materials are strongly discouraged</p> <p>The finish, texture, and color of materials shall be compatible with the architectural style of the building</p> <p>Front yard fencing shall be low-scale and in an open-view style that is consistent with the architectural style of the building</p>
Windows	<p>Residential windows should face away from loading areas, docks and trash storage areas</p> <p>The type, size, and location of windows shall be designed to enhance natural daylight and take advantage of natural ventilation</p> <p>Windows and doors shall be recessed at least 3 inches from the face of the finished exterior wall to achieve sufficient depth and shadow; Flush finish installations, especially stucco, are not permitted</p> <p>Windows shall have clear glazing (panes or sheets of glass) or lightly tinted glazing for windows not facing single-family residential; Other types of mirror glazing, including opaque glass, for windows facing single-family residential may be used</p>
Rooftop Equipment	<p>Rooftop mechanical equipment shall be mounted behind major rooftop elements such as stair or elevator penthouses, parapets, or architectural projection, so that the equipment is not visible from the adjacent public rights-of-way or adjacent property at grade level</p>

**Table 120-K-1
OFFICE: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Maximum Floor Area Ratio (FAR)	0.50	All accessory buildings and structures, except common recreational leisure area buildings, shall be included in the maximum floor area ratio coverage calculation Increases in FAR are permitted subject to Section 18.122.060.040
Minimum Lot Area	None	
Minimum/Maximum Structural and Landscape Setbacks	<p>Beach Boulevard: 10 feet minimum; 20 feet maximum for 60% of the linear width of the front of the site</p> <p>Rear abutting interior property line, adjacent to single-family residential: 30 feet minimum</p> <p>Rear abutting interior property line: 0 feet minimum</p> <p>Side abutting interior property line, adjacent to single-family residential: 15 feet minimum</p> <p>Side abutting interior property line: 0 feet minimum</p> <p>Internal street, driveway, drive aisle or alley: 10 feet minimum</p> <p>Between buildings: 0 feet minimum</p>	<p>Does not apply to expansions</p> <p>Where a building site abuts upon any highway or public street, there shall be a landscape setback, as indicated in this table, measured from the planned highway right-of-way line, as indicated in the Circulation Element of the General Plan</p> <p>Modifications to setback widths may be allowed subject to the approval of a conditional use permit per subsection 18.122.060.040</p>

**Table 120-K-1
OFFICE: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Landscape Requirements within Setback Areas	Setbacks abutting public rights-of-way, internal streets, driveways, drive aisles and alleys shall be improved with landscaping and/or hardscaping in accordance with Chapter 18.46 (Landscaping and Screening)	<p>Landscaping shall be layered in varying heights to provide interest along street frontages</p> <p>Required setbacks abutting interior property lines and setbacks between buildings shall be landscaped with trees, other plantings, and walkways, as set forth in Chapter 18.46 (Landscaping and Screening)</p> <p>Fences, walls, and hedges shall comply with Section 18.46.110 (Screening, Fences, Walls, and Hedges)</p> <p>Landscape and screening requirements of Chapter 18.46 shall apply</p> <p>Setback areas shall be permanently maintained in a neat and orderly manner</p>
Permitted Encroachments within Setback Areas	<p>Walkway connections to building entrances</p> <p>Vehicular and bike access ways</p> <p>Public art displays, fountains, planters, outdoor seating areas, decorative trash receptacles, public plazas, or other similar amenities and attractive street furnishings that create public gathering areas</p> <p>Cornices, eaves, belt courses, sills, buttresses and fireplaces may encroach no more than 36 inches</p> <p>Awnings, canopies and arcades</p> <p>Fences and walls that comply with Section 18.46.110 may encroach into any required street landscape and structural setback</p> <p>Signage in accordance with Chapter 19.44</p>	Any encroachment that conflicts with the Uniform Building Code or other codes, as adopted by the City, shall not be permitted.

**Table 120-K-1
OFFICE: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Maximum Height	40 feet 3 stories	Structures exceeding the maximum height requirement, including architectural elements such as cupolas, spires, towers and other non-habitable features may exceed the maximum height, subject to the approval of a conditional use permit per subsection 18.122.060.040.
Minimum Ground Floor Height	12 feet	Ground floor heights of more than 12 feet are encouraged
Minimum Requirements for Recreational-Leisure Areas	Common area minimum dimension: 20 feet	<p>Applies to publicly accessible and usable outdoor space</p> <p>Yard setbacks may be included in satisfying this requirement if integrated with the design of the open space area</p> <p>Outdoor dining areas, plazas, corner gateways or other publicly accessible and usable outdoor space may be included to satisfy this requirement</p> <p>Public plazas, urban pocket parks, outdoor dining, promenades, public art, and other outdoor public amenities shall be designed to activate ground floor uses and engage visitors</p> <p>Open spaces/ recreational-leisure areas shall be appropriately landscaped and provide adequate shade through the placement of trees or other shade devices including umbrellas, awnings, trellises, and canopies that are integrated into the building or over the open space</p> <p>Furniture, fixtures, flooring and materials used in open spaces/ recreational-leisure areas shall complement the architectural style of the project</p> <p>Modifications to these standards may be allowed, subject to the approval of a conditional use permit, per subsection 18.122.060.040.</p>

**Table 120-K-2
OFFICE: SITE DESIGN STANDARDS**

Design Standard	Requirements
General Plan	In addition to the design standards below, the provisions of the Community Design Element of the General Plan shall be used as a general guide during the review of all projects
Site Design	<p>Sites with multiple buildings shall be clustered to the extent possible with shared outdoor spaces and with direct pedestrian access between uses, and from parking areas and the street</p> <p>Loading and unloading areas and collection of refuse shall be located to the rear of the building, screened from view, and shall not obstruct required parking and access ways</p>
Building Design	Building design shall represent a single architectural style; materials, roof pitch, window design, and other details must be consistent with that style
Façade	<p>Street wall facades shall be architecturally enhanced; This may be accomplished with arcades, colonnades, recessed entrances, window details, bays, variation in building materials, color and other details</p> <p>The maximum total blank wall area (without windows or entrances) shall not exceed 30% of the first story wall</p> <p>Each building shall have a distinctive building base, a building middle and building top (eave, cornice, and/or parapet line), all that complement and balance one another</p>
Frontage Design	<p>Canopies, awnings, signs, balconies and other architectural projections shall clear 10 feet above the adjacent sidewalk and may encroach into the sidewalk up to a maximum of 6 feet, adjusted for parkway trees and street lighting</p> <p>Main building entrances shall be easily identifiable and distinguishable from other ground floor entries; Such main building entrances shall include at least one of the following:</p> <ul style="list-style-type: none"> • Marked by a taller mass above the entrance, such as a tower, or within a volume that protrudes from the rest of the building surface • Located in the center of the façade, as part of a symmetrical overall composition • Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures • Marked or accented by a change in the roofline or change in the roof type • If a corner building, it shall provide prominent corner entrances as noted below for retail or other activity-generating uses

Table 120-K-2 OFFICE: SITE DESIGN STANDARDS	
Design Standard	Requirements
Materials and Color	<p>Buildings shall use durable, high quality materials; Natural stone, precast concrete, and factory-finished metal panels (heavy gauge only) are preferred; Plain concrete block, plywood, sheet pressboard, vinyl, and similar materials are strongly discouraged</p> <p>The finish, texture, and color of materials shall be compatible with the architectural style of the building</p> <p>Front yard fencing shall be low-scale and in an open-view style that is consistent with the architectural style of the building</p>
Windows	<p>The type, size, and location of windows shall be designed to enhance natural daylight and take advantage of natural ventilation</p> <p>Windows and doors shall be recessed at least 3 inches from the face of the finished exterior wall to achieve sufficient depth and shadow; Flush finish installations, especially stucco, are not permitted</p> <p>Windows shall have clear glazing (panes or sheets of glass) or lightly tinted glazing for windows not facing single-family residential; Other types of mirror glazing, including opaque glass, for windows facing single-family residential may be used</p>
Rooftop Equipment	Rooftop mechanical equipment shall be mounted behind major rooftop elements such as stair or elevator penthouses, parapets, or architectural projection, so that the equipment is not visible from the adjacent public rights-of-way or adjacent property at grade level

Table 120-L-1 SEMI-PUBLIC: SITE DEVELOPMENT STANDARDS		
Development Standards		Special Provisions
Maximum Floor Area Ratio (FAR)	1.0	<p>All accessory buildings and structures, except common recreational leisure area buildings, shall be included in the maximum floor area ratio coverage calculation</p> <p>Increases in FAR are permitted subject to Section 18.122.060.040</p>
Minimum Lot Area	None	
Minimum/Maximum Structural and	Beach Boulevard, Orange Avenue: 10 feet minimum; 20 feet maximum for 60% of the linear width of the front of the site	Where a building site abuts upon any highway or public street, there shall be a landscape setback, as indicated in this table, measured from the planned highway right-of-way line,

**Table 120-L-1
SEMI-PUBLIC: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
Landscape Setbacks	<p>Rear abutting interior property line, adjacent to single-family residential: 10 feet minimum for first floor; 30 feet minimum for second story and above</p> <p>Rear abutting interior property line: 0 feet minimum</p> <p>Side abutting interior property line, adjacent to single-family residential: 10 feet minimum for first floor; 30 feet minimum for second story and above</p> <p>Side abutting interior property line: 0 feet minimum</p> <p>Internal street, driveway, drive aisle or alley: 10 feet minimum</p> <p>Between buildings: 0 feet minimum</p>	<p>as indicated in the Circulation Element of the General Plan</p> <p>Additional setbacks for entry plazas, courtyards or patios may be permitted</p> <p>Modifications to setback widths may be allowed subject to the approval of a conditional use permit per subsection 18.122.060.040</p>
Landscape Requirements within Setback Areas	<p>Setbacks abutting public rights-of-way, internal streets, driveways, drive aisles and alleys shall be improved with landscaping and/or hardscaping in accordance with Chapter 18.46 (Landscaping and Screening)</p>	<p>Landscaping shall be layered in varying heights to provide interest along street frontages</p> <p>Required setbacks abutting interior property lines and setbacks between buildings shall be landscaped with trees, other plantings, and walkways, as set forth in Chapter 18.46 (Landscaping and Screening)</p> <p>Fences, walls, and hedges shall comply with Section 18.46.110 (Screening, Fences, Walls, and Hedges)</p> <p>Landscape and screening requirements of Chapter 18.46 shall apply</p> <p>Setback areas shall be permanently maintained in a neat and orderly manner</p>
Permitted Encroachments within Setback Areas	<p>Walkway connections to building entrances</p> <p>Vehicular and bike access ways</p> <p>Public art displays, fountains, planters, outdoor seating areas, decorative trash</p>	<p>Any encroachment that conflicts with the Uniform Building Code or other codes, as adopted by the City, shall not be permitted.</p>

**Table 120-L-1
SEMI-PUBLIC: SITE DEVELOPMENT STANDARDS**

Development Standards		Special Provisions
	<p>receptacles, public plazas, or other similar amenities and attractive street furnishings that create public gathering areas</p> <p>Cornices, eaves, belt courses, sills, buttresses and fireplaces may encroach no more than 36 inches</p> <p>Awnings, canopies and arcades</p> <p>Fences and walls that comply with Section 18.46.110 may encroach into any required street landscape and structural setback</p> <p>Signage in accordance with Chapter 19.44</p>	
Maximum Height	55 feet	Structures exceeding the maximum height requirement, including architectural elements such as cupolas, spires, towers and other non-habitable features may exceed the maximum height, subject to the approval of a conditional use permit per subsection 18.122.060.040.
Minimum Ground Floor Height	12 feet	Ground floor heights of more than 12 feet are encouraged
Minimum Requirements for Recreational-Leisure Areas	Common area minimum dimension: 20 feet	<p>Applies to publicly accessible and usable outdoor space</p> <p>Yard setbacks may be included in satisfying this requirement if integrated with the design of the open space area</p> <p>Outdoor dining areas, plazas, corner gateways or other publicly accessible and usable outdoor space may be included to satisfy this requirement</p> <p>Public plazas, urban pocket parks, outdoor dining, promenades, public art, and other</p>

Table 120-L-1	
SEMI-PUBLIC: SITE DEVELOPMENT STANDARDS	
Development Standards	Special Provisions
	<p>outdoor public amenities shall be designed to activate ground floor uses and engage visitors</p> <p>Open spaces/ recreational-leisure areas shall be appropriately landscaped and provide adequate shade through the placement of trees or other shade devices including umbrellas, awnings, trellises, and canopies that are integrated into the building or over the open space</p> <p>Furniture, fixtures, flooring and materials used in open spaces/ recreational-leisure areas shall complement the architectural style of the project</p> <p>Modifications to these standards may be allowed, subject to the approval of a conditional use permit, per subsection 18.122.060.040.</p>

Table 120-L-2	
SEMI-PUBLIC: SITE DESIGN STANDARDS	
Design Standard	Requirements
General Plan	In addition to the design standards below, the provisions of the Community Design Element of the General Plan shall be used as a general guide during the review of all projects
Site Design	<p>Sites with multiple buildings shall be clustered to the extent possible with shared outdoor spaces and with direct pedestrian access between uses, and from parking areas and the street</p> <p>Loading and unloading areas and collection of refuse shall be located to the rear of the building, screened from view, and shall not obstruct required parking and access ways</p>
Building Design	Building design shall represent a single architectural style; materials, roof pitch, window design, and other details must be consistent with that style
Façade	<p>Street wall facades shall be architecturally enhanced; This may be accomplished with arcades, colonnades, recessed entrances, window details, bays, variation in building materials, color and other details</p> <p>The maximum total blank wall area (without windows or entrances) shall not exceed 30% of the first story wall</p>

Table 120-L-2 SEMI-PUBLIC: SITE DESIGN STANDARDS	
Design Standard	Requirements
	Each building shall have a distinctive building base, a building middle and building top (eave, cornice, and/or parapet line), all that complement and balance one another
Frontage Design	<p>Canopies, awnings, signs, balconies and other architectural projections shall clear 10 feet above the adjacent sidewalk and may encroach into the sidewalk up to a maximum of 6 feet, adjusted for parkway trees and street lighting</p> <p>Main building entrances shall be easily identifiable and distinguishable from other ground floor entries; Such main building entrances shall include at least one of the following:</p> <ul style="list-style-type: none"> • Marked by a taller mass above the entrance, such as a tower, or within a volume that protrudes from the rest of the building surface • Located in the center of the façade, as part of a symmetrical overall composition • Accented by architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures • Marked or accented by a change in the roofline or change in the roof type • If a corner building, it shall provide prominent corner entrances as noted below for retail or other activity-generating uses
Materials and Color	<p>Buildings shall use durable, high quality materials; Natural stone, precast concrete, and factory-finished metal panels (heavy gauge only) are preferred; Plain concrete block, plywood, sheet pressboard, vinyl, and similar materials are strongly discouraged</p> <p>The finish, texture, and color of materials shall be compatible with the architectural style of the building</p> <p>Front yard fencing shall be low-scale and in an open-view style that is consistent with the architectural style of the building</p>
Windows	<p>The type, size, and location of windows shall be designed to enhance natural daylight and take advantage of natural ventilation</p> <p>Windows and doors shall be recessed at least 3 inches from the face of the finished exterior wall to achieve sufficient depth and shadow; Flush finish installations, especially stucco, are not permitted</p> <p>Windows shall have clear glazing (panes or sheets of glass) or lightly tinted glazing for windows not facing single-family residential; Other types of mirror glazing, including opaque glass, for windows facing single-family residential may be used</p>
Rooftop Equipment	Rooftop mechanical equipment shall be mounted behind major rooftop elements such as stair or elevator penthouses, parapets, or architectural projection, so that the equipment is not visible from the adjacent public rights-of-way or adjacent property at grade level

18.122.070 PARKING AND LOADING.

.010 Minimum Off-Street Parking and Loading Requirements. All parking and loading areas shall comply with Chapter 18.42 (Parking and Loading).

18.122.080 SIGNS.

.010 Sign Regulations. All signs shall comply with Chapter 18.44 (Signs).

.020 Reuse of existing motel signs is strictly prohibited.

18.122.090 LANDSCAPING AND SCREENING.

.010 Landscaping and screening. All landscaping and screening shall comply with Chapter 18.46 (Landscaping and Screening) with the exception of the provisions contained in this Chapter.

18.122.100 FENCES, WALLS AND HEDGES.

.010 Landscaping Fences, walls, hedges and berms shall be permitted and/or required in all Development Areas, subject to the conditions and limitations set forth in subsection 18.46.110 of Chapter 18.46 (Landscaping and Screening).

18.122.110 REFUSE STORAGE AND RECYCLING FACILITIES.

.010 Lots containing other than a single-family dwelling shall provide refuse storage that conforms to the document "Minimum Acceptable Trash Collection Areas" on file in the Public Works Department. The storage shall be designed, located and/or screened so as not to be readily identifiable or visible from adjacent streets, other public rights-of-way, or adjacent lots. Recycling bins shall also be provided. Trash storage areas shall not be located within required setbacks abutting lots zoned or used for single-family residential.