
Article 6. Nonresidential Development & Design

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6.01 Intent

The Nonresidential Development & Design Standards have the following intent:

- A. Improve the appearance and vibrancy of distinct places throughout the city with good civic design.
- B. Strengthen the value and accessibility of places by coordinating site access and internal circulation systems with street networks and streetscape design.
- C. Reinforce the distinct character of different corridors, centers, and districts with compatible building and site design.
- D. Enable an appropriate scale and range of buildings and development patterns that meets the intent of each zoning district.
- E. Promote sustainable development and design practices and connections to natural elements throughout the community.
- F. Stimulate lasting and sustained investment in corridors, centers, and districts with quality design.

6.02 Applicability

- A. The standards in this article shall apply to all development in the nonresidential zoning districts (C-MX1, C-MX2, CC, GC, GI, LIC, and HM), except where sections state applicability only to specific districts or specific circumstances.
- B. Modifications or additions to existing structures or sites shall meet these standards to the extent of the modification or addition, except that the PD Director may waive any design standards in Section 6.04 applied to modifications or additions that:
 - 1. Is incompatible with a consistent and quality design of an existing building;
 - 2. Conflicts with a desired and prevailing character on the block or immediate vicinity of the project; or
 - 3. To otherwise facilitate infill development or adaptive reuse of an existing building.
- C. The standards shall not apply to routine maintenance of existing buildings, provided the maintenance to any building may not occur in a manner that creates additional, substantial noncompliance with these standards.

- D. The standards do not apply to previously established PDs, except that any amendments to standards of existing PDs shall be brought into conformance with the standards of this code.
- E. The standards do not apply to previously established UCDs, except that amendments to the standards of existing UCDs and new similar planned developments shall use these standards as a base line but may modify or add additional standards through the planned zoning process in Section 2.06.
- F. The Community Design standards in Section 6.04 are basic city-wide design standards to implement the mixed-use and nonresidential place types in the comprehensive plan. These standards do not preclude the application of additional supplemental design guidelines for a particular area or building type, except that no guideline may be used to modify or amend the application of a requirement in this code, except as specified in the planned zoning process in Section 2.06. Specific guidelines shall be listed in Appendix A.

6.03 Development & Dimension Standards

- A. **District Lot and Building Standards.** The lot and building standards for nonresidential districts are specified in Table 6-1.

Table 6-1: Nonresidential District Lot & Building Standards								
Zoning District	Minimum Lot Standards			Minimum Setbacks				Building Height [3]
	Size	Frontage Width	Open Space	Front [1]	Interior Side [2]	Street Side [1]	Rear [2]	
<i>C-MX1 – Commercial Mixed-use Neighborhood</i>	30K s.f. max	25' – 150'	20%	25'	n/a	15'	20'	40' / 3 stories
<i>C-MX2 – Commercial Mixed-use Community</i>	60K or ½ block max.	25' – 150'	10%	0' - 15'	n/a	0' - 15'	n/a	65' / 5 stories
<i>CC – City Center</i>	60K or ½ block max	25' – 300'	n/a	0' -15'	n/a	0' - 15'	n/a	n/a
<i>GC – General Commercial</i>	n/a	50' +	20%	25'	n/a	25'	n/a	n/a
<i>GI – Government & Institution</i>	n/a	50'+	20%	25'	n/a	25'	n/a	n/a
<i>LIC – Light Industrial Commercial</i>	n/a	50' +	15%	25'	10'	25'	10'	40'
<i>HM - Heavy Manufacturing</i>	n/a	50' +	15%	25'	n/a	25'		n/a

- [1] Front and street side setbacks may be modified on a block-by-block basis, subject to the frontage design standards in Section 6.04.B.
- [2] Non-street setbacks indicated as “n/a” shall be as specified by the building code for each class of building. However, greater setbacks may be necessary to meet the building design standards or landscape standards applicable to a particular district, use, or building.
- [3] In any district other than CC, lots abutting an R-SF lot shall comply with a 30-degree bulk plane at the abutting lot line.

- B. **Accessory Buildings – Nonresidential.** Accessory buildings in nonresidential districts are subject to the same lot and building standards as the principal buildings except that they shall not be located in front of the established front building line of the principal building, shall not be taller than the principal building and are clearly incidental and subordinate to the principal building.
- C. **Dimensions Exceptions.**
1. **Setback and Lot Exceptions.** The following are exceptions to the lot and setback standards in Table 6-1, except that in no case shall this authorize structures that violate the provisions of any easement:
 - a. Structural projections such as bay windows, canopies, chimneys, eaves, cornices, awnings, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to 4 feet from the foundation and encroach into the setback, provided they:
 - (1) Are no closer than 2 feet from any lot line, except on the frontage where they may project over the right of way up to 2 feet; and
 - (2) Are limited to no more than 20% of the total area of a building elevation.
 - b. Open air balconies, awnings, canopies, and marquees may extend up to 8 feet from any wall plane provided they are:
 - (1) at least 8 feet above the grade and any sidewalk;
 - (2) Are no closer than 5 feet from any common property line, except on the frontage where they may project into the right-of-way, but no closer than 2 feet from any curb.
 - c. Ground-mounted mechanical equipment, meters, and utility boxes accessory to the building may be located in the side or rear setbacks provided they:
 - (1) Are no taller than 6 feet high;
 - (2) Extend no further than 10 feet from the side of the buildings; and
 - (3) Are screened from adjacent property, rights-of-way, and other public spaces by structures or landscape according to Section 8.04.
 2. **Height Exceptions.** The following are exceptions to the height standards in Table 6-1:
 - a. Accessory elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to quality appearance of the building may extend up to 6 feet above the roof deck on a flat roof.
 - b. Architectural features such as chimneys, ornamental towers and spires, and similar accessory and non-occupiable elements that are integral to the particular architectural style may extend up to 30% above the permitted height.
 - c. Functional and mechanical equipment such as elevator bulkheads, cooling towers, smokestacks, roof vents, or other equipment may be built up to their necessary height in accordance with building codes.
 3. **Residential Buildings.** Residential uses permitted in the nonresidential districts may be developed as follows:
 - a. Mixed-use buildings according to Table 6-1, where residential uses are on upper stories or are located behind a street-front non-residential use that is at least 30 feet deep; or
 - b. In any circumstance where street-front residential uses are otherwise allowed, they shall use R-M2 development and design standards in Article 5.

6.04 Community Design

- A. **Design Objectives.** The community design standards have the following design objectives:
1. Enhance the image of districts and corridors by coordinating streetscape investment with private lot and building investment.
 2. Design frontages and open spaces based on the context, particularly emphasizing more spacious and natural landscape areas to buffer intense or large scale uses and along from higher-volume / speed streets, and emphasizing compact and formal social spaces in walkable areas and along multi-modal streets.
 3. Arrange buildings and vary the massing in a way that defines streetscapes, public spaces, and other valuable active and social spaces on the site and creates appropriate transitions to adjacent areas.
 4. Refine the scale, massing, and human-scale details of buildings to a greater degree the closer they are to the streetscapes and other publicly used spaces.
 5. Use open space as an organizing element for development, creating focal points, integrating environmental features, and establishing transitions between distinct building sites.
 6. Encourage unique architectural expressions and promote the use of key details and design characteristics inherent in the chosen style for a building.
 7. Strengthen the identity and economic value of distinct places by reinforcing consistent pattern and character across multiple sites.
- B. **Frontage Design.** Nonresidential lot and building frontages shall be designed according to the types in Table 6-2 and be applied based on the context of the district and corridor. Frontage design determines the relationship between private development and the public realm and affects the character of streets, blocks, and districts. Frontage design types may modify the required front setbacks in Table 6-1 to create a consistent frontage design and streetscape relationships with other lots and building along a block. Subsections following the table provide specific design strategies and techniques to meet the standards.

Table 6-2: Nonresidential Frontage Design				
	<i>Frontage A</i>	<i>Frontage B</i>	<i>Frontage C</i>	<i>Frontage D</i>
<i>Front Building Line (build-to range)</i>	0' – 15'	0' – 30'	30' – 90'	90' +
<i>Required Front Building Line</i>	80% +	60% +	40% +	n/a
<i>Access Width (max.)</i>	20'	24'	32'	40'
<i>Access Spacing</i>	200' + 1 per block max; Frontage designs and access shall be coordinated with requirements of Section 7.03	150' +	100' +	75' +
<i>Parking Setback (min.)</i>	Behind rear of building	Behind front building line	6' min. See Section 7.05.B	20' min.
<i>Extent of Parking Frontage (max.)</i>	0%	35%	n/a	n/a
<i>Extent of Garage Bays</i>	Prohibited	10% of facade	25% of facade	Limited only by screening 8.04
<i>Landscape</i>	See Sections 3.01 and 3.02		See Section 8.03	
<i>Applicability</i>	CC, C-MX2	■	□	
	C-MX1	□	■	□

Table 6-2: Nonresidential Frontage Design					
		Frontage A	Frontage B	Frontage C	Frontage D
	GC, GI, LIC			■	□
	HM			□	■

- Permitted default standard.
- Alternative standard to be applied based on context through Minor Modification.
Blank is only allowed through Major Modification.

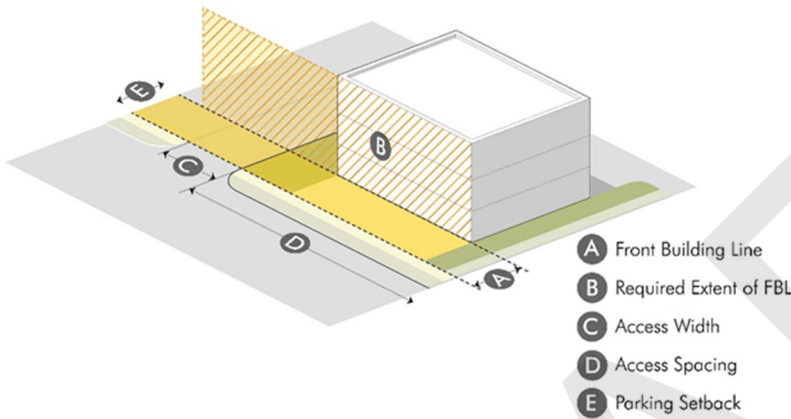


Figure 6-1 Frontage Design

Frontage types are differentiated based on the location of the front building line (FBL), the extent of the front building line occupied by the building (Required FBL), access widths, and parking location and extent along frontage. Coordinating frontage design of multiple buildings and sites along a block

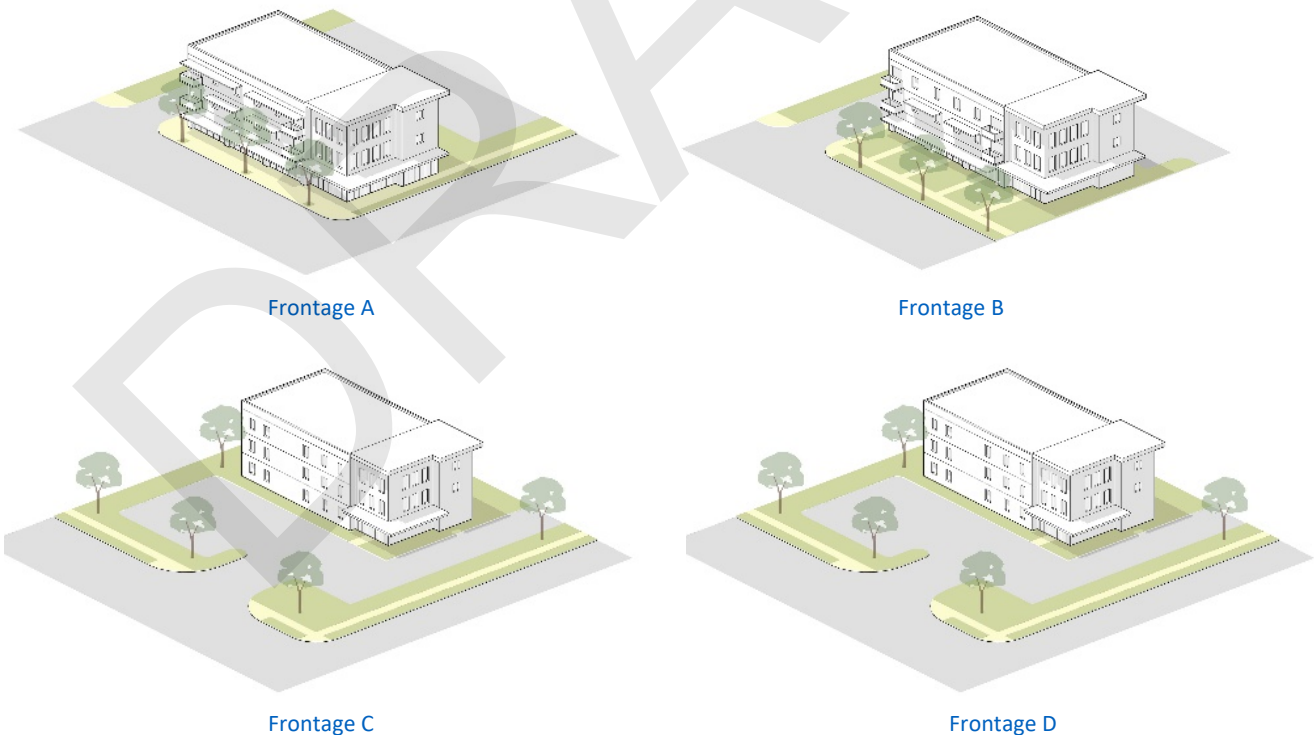


Figure 6-2 Frontage Types

The relationship between private development and the public realm determines the character of different districts. Building placement, parking and access locations, and landscape and streetscape design distinguish different frontage type designs. Social spaces and human-scale architectural features are emphasized in more pedestrian-oriented contexts, and landscape screens and setbacks are emphasized in more car-oriented areas. 6.03.A.2.

1. **Front building Line.** Front building lines create a consistent pattern along a block framing streetscapes. All buildings shall establish a front building line within the range specified in Table 6-2 based on the applicable frontage types and context of the site.
 - a. The required front building line may modify any required front setback for the building type in Table 6-1 based on the appropriate frontage for the street and block.
 - b. All buildings shall occupy the minimum percentage specified for required front building line with either of the following:
 - (1) Front building facades meeting the design standards in Table 6-3, Nonresidential Building Design; or
 - (2) Open spaces meeting the requirements of Section 6.04.D provided:
 - (i) It is limited to no more than 50 feet or 50% of the lot frontage, whichever is greater;
 - (ii) There is a defined edge at the extension of the required front building line, such as decorative walls or fences, landscape features and other human scale details; and
 - (iii) All building facades fronting the open space meet the standards otherwise applicable along the streetscape.
 - c. Corner lots shall meet the frontage requirement on the side street for at least 30' or 25% of the lot depth, whichever is greater.
 - d. Projects designed around internal access streets according to Section 3.01.B.2.d may use the internal access streets for the purpose of applying frontage standards.

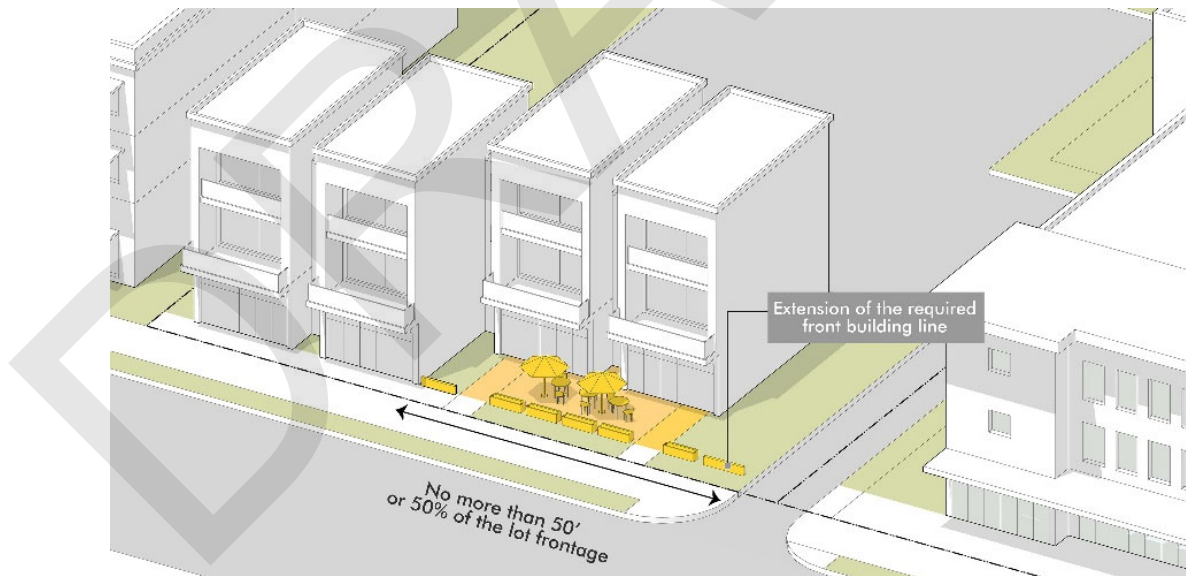


Figure 6-3 Required Front Building Line

The required front building line determines the extent of the lot width required to be occupied by building frontage at the front building line. Alternatives that activate the streetscape with active social spaces may serve this function provided they establish similar defining elements of this space along the frontage. 6.03.A.3.a. and b.

2. **Access and Parking Limits.** Access spacing and parking limits in Table 5-3 limit promote the visual priority of buildings and landscape along streetscapes, particularly where buildings are placed closer to the street. The following standards apply to the access and parking limits in Table 6-2, Nonresidential Frontage Design:
 - a. Access width limits apply to the first 30 feet of the lot depth, or up to the front building line, whichever is less.
 - b. Access spacing in Table 6-3 specifies the minimum distance between edges of driveways or internal access streets to coordinate frontage design along a block for streetscape design purposes. Access requirements in Section 7.03 may require greater spacing based on the street classification. However, the Public Works Design Standards and Technical Specifications may specify different access standards on any particular street or lot to address traffic safety and implement access management policies.
 - c. In cases where access width and spacing limits access to a particular lot, mid-block alleys, internal access streets, common access lanes, or cross access easements for two or more lots shall be used to coordinate access on a particular block.
 - d. All parking shall be setback from the front lot line and limited only to the extent along the frontage as specified in Table 6-2.
 - e. Any garage or vehicle bays shall be located on the most remote building elevation practical, and where not limited by Table 6-2 shall be screened from public rights-of-way or adjacent property according to Section 8.04.

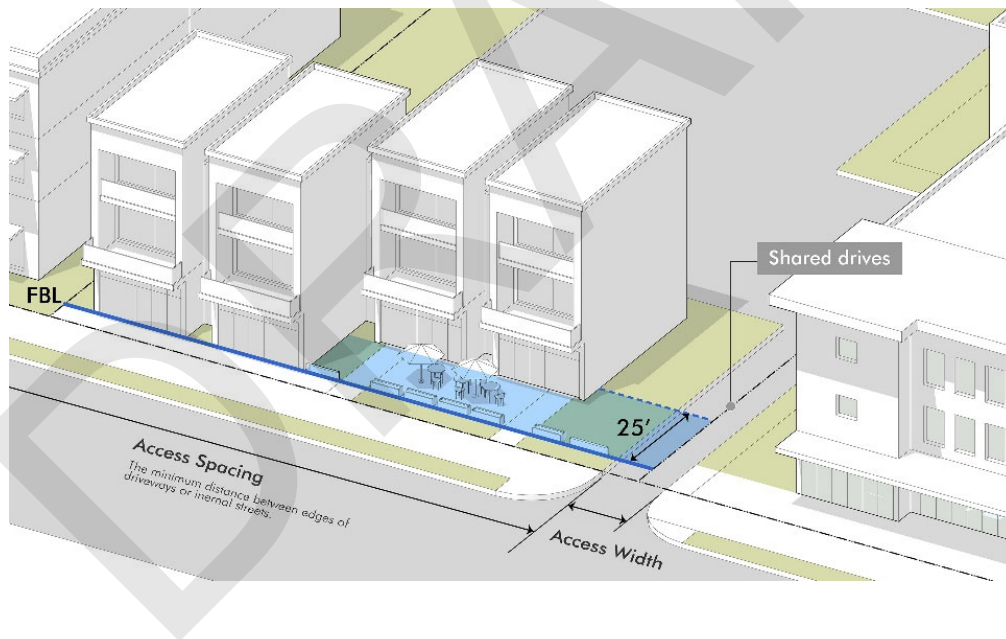


Figure 6-4 Access and Parking Limits

Access & parking limits determine the extent of frontages that are designed for cars, including driveways and surface parking. Parking and vehicle access is more limited in the frontage area for pedestrian-oriented contexts, and more permissive in car-oriented areas. 6.04.B.2.

3. **Landscape.** The remainder of the frontage between the streetscape and front building line shall include landscape and open space designs.
 - a. For any building located closer than 15 feet to the lot line, this area shall be designed to coordinate as an extension of the streetscape according to Section 3.01.

- b. For all cases where buildings are setback 15 feet or more this area shall be designed according to the parking setback and landscape design standards in Articles 7 and 8.
- c. On all frontage types, lot open space meeting the standards of Section 6.04.D may be included in this area.

C. **Building Design.** Buildings shall be designed according to the standards in Table 6-3, applied based on size and placement of the building in relation to the streetscape. Building design refines the scale and form of buildings beyond the basic setback, height and lot coverage standards by breaking down the volume into smaller scale masses and relating to spaces around the building with façade composition and architectural details. Subsections following the table provide specific design strategies and techniques to meet the standards.

Table 6-3: Nonresidential Building Design				
	Frontage A	Frontage B	Frontage C	Frontage D
<i>Massing & Modulation</i>	50' / 500 s.f.	100' / 1,000 s.f.	150' / 2,000 s.f.	200' / 4,000 s.f.
<i>Entry Feature Spacing</i>	50' max.	75' max	150' max 1 per 100' avg	1 per building
<i>First Story Transparency</i>	60% - 90%	40% - 90%	40% - 90% w/in 50' of entry	40% - 90% w/in 25' of entry
<i>Upper Story Transparency</i>	15% - 40%	15% - 40%	15% - 40% n/a for industrial buildings in LIC, HM	15% - 40% n/a for industrial buildings in LIC, HM
<i>Applicability</i>	CC, C-MX2	■	□	
	C-MX-1	□	■	□
	GC, GI, LIC			■
	HM			□

- Permitted default standard
- Alternative standard to be applied based on context through Minor Modifications
- Blank is only allowed through Major Modification

1. **Massing & Modulation.** Massing and modulation use changes in the building footprint, height, or shifts in wall or roof planes to break down larger volumes into smaller parts and refines the scale and form of the building with architectural features on each component. Building elevations that exceed square footage or in linear feet massing and modulation limits in Table 6-3, shall be broken into smaller components by one or more of the following design techniques:
 - a. Emphasize bays and vertical breaks at regular intervals with visible features such as columns, pillars, pilasters, or other details and accents that are between 6 and 48 inches wide, and project between 4 and 24 inches off the facade.
 - b. Define horizontal elements with projections between 2 feet and 4 feet from the wall associated with entrance features or differentiating stories, such as balconies, awnings, canopies, cantilevers, or similar horizontal elements.
 - c. Break the volume of the building into distinct components with:
 - (1) Step-backs of upper stories of at least 10 feet;
 - (2) Recesses of the building footprint greater than 4 feet.
 - (3) Deviations should encompass at least 20% wall planes of the entire elevation.

- d. Horizontal differentiation of a base, body and top of buildings with materials and architectural details.
 - (1) For buildings less than 3 stories, this can be a distinct foundation, a main facade, and an embellished roof structure, such as eaves and fascia for pitched roofs, or cornices and parapets for flat roofs.
 - (2) For buildings 3 to 6 stories, the first floor should be clearly differentiated from upper stories to establish the base and an embellished roof structure.
 - (3) For buildings 7 stories or more, the first two floors may be clearly differentiated from upper stories to establish the base, and the upper story may be distinguished as a distinct component.
 - (4) Any belt course or trim band establishing the break in base, body and top shall use a material or pattern distinct from the primary material, be 6 to 36 inches wide, and off-set from the wall plane 4 to 24 inches; or be a lesser trim associated with a material change.
- e. Use material changes and the use of primary and secondary materials with different colors and textures to emphasize different elements of the buildings.
 - (1) Where material changes are vertical (i.e. different materials stacked on above another) the transition between materials should include a belt course, trim band, sill or similar element to separate materials. Heavier and larger materials should be below lighter to smaller materials.
 - (2) Where material changes are horizontal (i.e. materials side-by-side) the transition between materials should occur at interior corners or at the trim line, architectural column, or pilaster to emphasize different structural or massing components.
- f. Use patterns of windows and doors, meeting the transparency requirements in Section 6.03.C.2. and 3, to break up blank walls, add depth and texture to the wall, and create a rhythm and balance along the elevation.
- g. Use ornamental architectural details complementary to the materials and architectural style and use color and material changes associated with trim or massing elements along areas where there are no windows or doors.

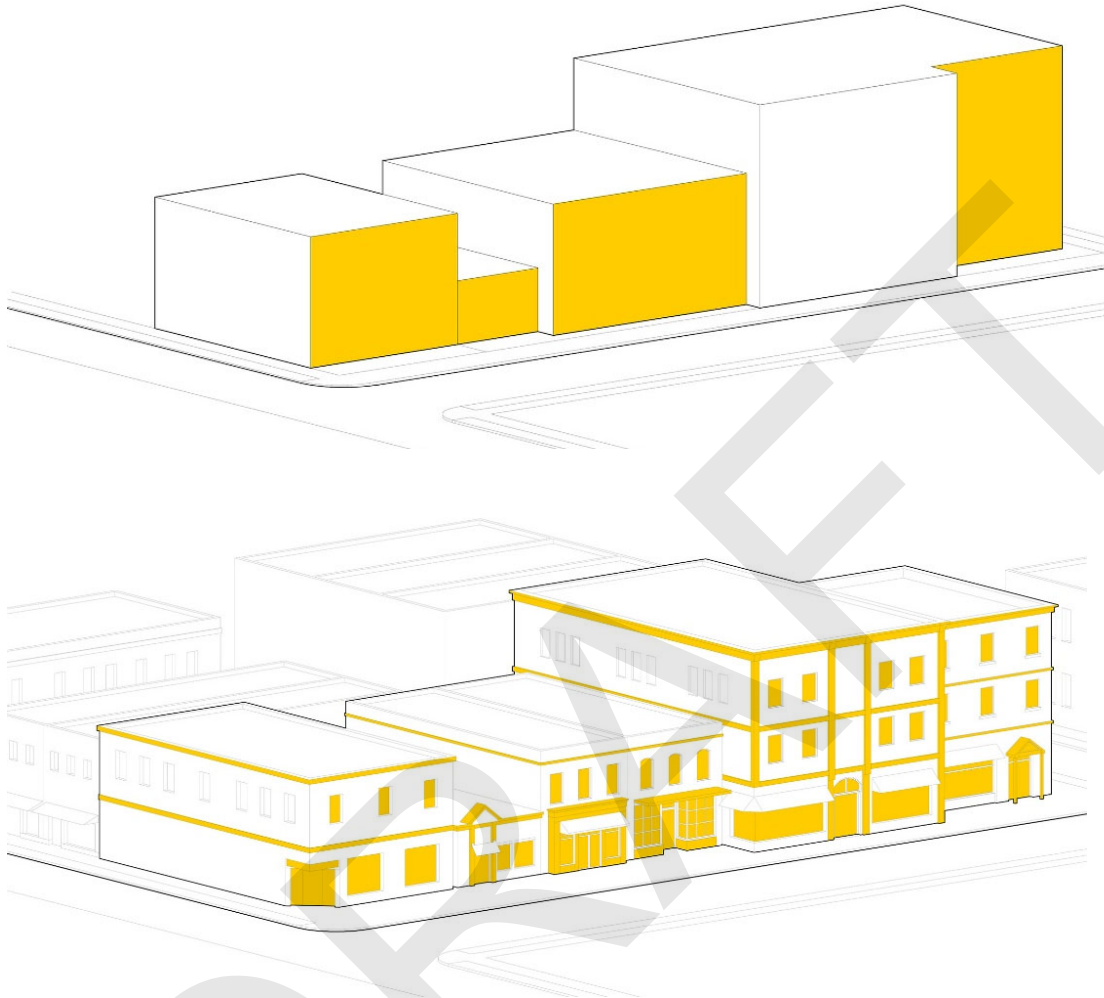


Figure 6-5 Massing & Modulation

Wall planes that exceed either the linear dimension limits or the square foot limits in Table 5-6 wall plane limits shall be broken up by massing elements and/or architectural details. 6.03.C.1

2. **Entry Features.** Front entry features activate the streetscape and public spaces and create consistent human-scale massing elements along the building and block frontage. Primary public entrances shall be located on all front facades at intervals specified in Table 6-3 and be clearly defined with at least two of the following elements:
 - a. A single-story architectural emphasis such as raised parapets, gables, canopies, porticos, overhangs, pediments, arches, or recessions within the wall plane of at least three feet.
 - b. Transom or sidelight windows that frame and emphasize the entry.
 - c. Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes.
 - d. Integral planters, seating, or wing walls associated with an entry court or plaza that integrates landscape and hardscape designs.

- e. For corner buildings, any entrance feature located on the street corner may count to both sides, and may be considered located at 25 feet from each corner for the purpose of the required primary entry feature intervals.



Figure 6-6 Primary Entry Features.

Entrances help activate the streetscape and orient buildings to public spaces. More pedestrian-oriented blocks benefit from the activity created by smaller-scale uses and the rhythm created by more frequent entrances. More car-oriented streets may allow less frequent entrances or alternative orientations of buildings to internal access streets or common spaces. 6.03.C.2.

3. **Transparency.** Windows and doors provide connections to active outdoor spaces and add visual rhythm and detail to the façade with the location, pattern, and proportions of openings. Building elevations shall meet the required transparency on any street facing elevation in Table 6-3 through one or more of the following design techniques
- a. Where expressed as a first story requirement the percentage shall be measured between two feet and eight feet above the sidewalk grade, or within ten feet above the first floor elevation if the building is set back more than 15 feet from the street.
 - b. Where expressed as an upper story requirement, the percentage shall be measured between the floor level and ceiling of each story.
 - c. All required first story windows shall provide direct views to the building's interior or to a lit display area extending a minimum of three feet behind the window.
 - d. For industrial and civic buildings set back more than 30 feet from the street, clerestory windows may meet the first or upper story window requirements.
 - e. Locate windows and doors in conjunction with massing and modulation standards in subsection C.1., including:
 - (1) Coordinate the façade composition considering the elevation as a whole, and to break up large expanses into different components with the grouping of windows and doors.
 - (2) Use projecting trim and ornamentation around windows to create depth, texture, and shadows on the façade.
 - (3) Emphasize openings or combine groups of openings in association with ornamental details and architectural projections or recessions.



Figure 6-7 Transparency.

Transparency requirements eliminate large expanses of blank walls and create physical and perceptual connections to spaces around buildings. Meeting the requirements for each story helps reduce the scale of larger buildings. 6.03.C.3

4. **Four-sided Design.** All buildings shall incorporate four-sided design, so that that no matter what view you have of the building, the design is not interrupted, and all parts are perceived as a coordinated part of a unified whole. Specifically:
 - a. All sides shall exhibit the same quality, continuity, and durability of design including the same primary and secondary materials, although more important sides can reflect priority in the allocation of these materials.
 - b. All sides that are visible from streets, public spaces or active portions of adjacent sites shall have a similar level trim, accent material, details, and ornamentation, although the extent and details may be different to reflect the greater importance of certain areas closest to the public realm or with greater visibility, and parts not exposed to the public may be designed for utility.
 - c. Sides not meeting the four-sided design standards or designed for more utilitarian purposes should be screened and buffered from streets and public spaces according to Section 8.03.
- D. **Open Space Design** The lot open space requirement in Table 6-1, and any other undeveloped spaces should be arranged to create a common or private amenity for the site and building, The design of open space can reinforce the character of unique districts and distinct places and space can be designed for active, social spaces that relate to public spaces; for integrated natural environmental features that serve development; or for landscape areas that buffer and mitigate undesirable relationships; or a combination of these features dependent on the context of the site. The open space design standards Lot open space shall be designed and arranged to create usable outdoor spaces that meet one or more of the following types.
1. Private frontage landscape areas designed according to the frontage design standards in Section 6.04.B., excluding any driveways, parking areas, or other automobile space;
 2. Open space meeting the requirements for public or common open space in Section 3.02;
 3. Civic amenities or social spaces such as courtyards, patios, or plazas, provided they are at least 20 feet in all directions and integrated with the design and function of the building and/or connected as an extension of the streetscape; or
 4. Landscape areas and buffers designed according to the standards of Section 8.04.

5. For any mixed-use building, the following may count open spaces designed according to Section 5.04.D to meet the requirements for residential portions of the project.
- E. **Modifications.** Modifications to the standards in Section 6.04, Community Design may be authorized according to the site plan modification process and criteria in Section 2.03, and any of the following applicable additional criteria.
1. The context presents a clear pattern of existing buildings and lots on the same block and opposite block face with a different arrangement in terms of the front building line, access patterns, and extent and placement of parking.
 2. An alternative design allows the building, parking, and access to be sited in a way that preserves topography or other natural features on the site.
 3. The requirement is not consistent with the architectural style selected for the building based on reputable resources documenting the style.
 4. The requirement would make the building less compatible with designs or characteristics of other buildings or sites adjacent to the project or that are prevalent throughout the area, and the design or characteristics are desirable to retain and reinforce.
 5. The specific standard is not practical due to the context and location of the lot or other similar physical conditions beyond the specific building and site not created by the landowner.
 6. In all cases the deviation is the minimum necessary to address the circumstance, the alternative equally or better meets the design objectives of this Section, and there are no negative impacts on other design standards applicable to the building or site.

6.05 Specific Plans

The frontage design, building design, and open space design standards in this article. may refined and further specified based on a specific area plan for multiple properties and owners. The plan shall use the design standards in Section 6.04 and apply them on a block-by-block basis, but may modify or supplement the standards based on the specific plans. The plan shall be approved by the city as a specific area plan. Alternatively, specific application of frontage types may be based on a plan approved in association with a development proposal, provided it: (1) is at least 10 acres; (2) includes at least 20% of Frontage A frontages; (3) includes at least 60% Frontage A or B standards; and (4) includes no more than 25% Frontage D standards. All plans approved shall be included or cross-referenced in the subsections below.

- A. **[Reserved]**