



Development Standards Charts Legend:

Symbol:		(C7) Limited to the expansion of existing uses		(L3) On Main St.	(L8) On Gothard St.
permitted	These elements are allowed, by right, unless otherwise specified in Section 2.2.1 Use Types	(C8) For development over 20,000 sf of building area	(L4) On Ellis Ave. and Delaware St.	(L9) On Ash St. and Cypress Ave.	
---	Not permitted	(C9) For development over 20 dwelling units or lodging rooms	(L5) South of Atlanta Ave.	(L10) On Warner Ave.	
n/a	Not applicable	(C10) Courtyard buildings may exceed the indicated length as defined in 2.3.4 Building Length	Use:		
required	These are required elements of all new development as indicated	(C11) The number of spaces provided must include at least one space for each student	(U1) For residential development with 3 or more units		
conditional	Requires a conditional use permit	(C12) Commercial projects proposing additions greater than 20% of existing sq. footage but not exceeding 50% have the option to provide the Classic Blvd. design or a Neighborhood St. configuration with a 6' sidewalk and 6' parkway; however Classic Blvd. street lights and furnishings shall apply	(U2) Live Entertainment and Dancing not permitted		
limited	Limitations apply as specified in section 2.4.3. Private Frontage Types	(C13) Min. 10' setback along front and sides of building for a depth of min. 100' for structures above 3 stories	(U3) Large Scale Specialty Goods and Foods Only (see section 2.2.1)		
plus	Development shall not exceed the height of housing across the street plus the number of stories indicated (see section 2.3.2 Special Building Height Limits)	(C14) All residential projects shall include retail/commercial at street level; deviations may be permitted subject to a CUP from the PC	(U4) Movie Theaters not permitted		
CS	Permitted in a Corner Store configuration (see section 2.2.2. Special Retail Configurations)	(C15) CUP from PC shall be required for all residential and mixed use residential/commercial projects	(U5) Ground floor Health & Exercise Clubs are conditional		
NC	Permitted in a Neighborhood Center configuration (see section 2.2.2. Special Retail Configurations)	(C16) May be reduced to min. of 15' pursuant to a CUP from the PC	(U7) Only Health & Exercise clubs		
PP / N-PP	Required for Priority Projects / Encouraged for Non-Priority Projects (see section 2.6.7. Stormwater BMP Types)	(C17) Single story commercial buildings may be permitted to have a 15' front yard setback from primary St. and 10' front setback along secondary St. (may be reduced pursuant to a CUP from the PC)	(U8) Only Gas Stations		
(A)	Exceptions apply to anchor retail buildings	(C18) May be provided in tandem configuration; All projects with a residential component shall submit a parking management plan subject to review and approval by the Planning and Building Dept.	(U9) Residential Required as Shown on Map		
Special Conditions:		(C19) Requires a CUP from the ZA	(U10) Auto dealers only		
(C1)	Ground floor allowed	Signs:			
(C2)	Upper floors only	(L1) On Beach Blvd.	(L6) Between Ellis	(S1)	Exceptions apply for changeable copy & other sign variations, see section 2.9. Signage Regulations
(C3)	Parkway Landscaping required along Beach Blvd.	(L2) On Edinger Ave.	(L7) North of Ellis	(S3)	50% shall be allowable during the month of December
(C4)	Side, and rear yards shall consist of heavy screening (see section 2.6.7)				
(C5)	With shopfront				
(C6)	Or 20% of parcel depth whichever is smaller				

2.2 Building Use Regulations	Standards
2.2.1 Use Types	
1) Retail	
a) Specialty Goods Anchors	---
b) Community Oriented Anchors	---
c) Entertainment Anchors	---
d) Eating & Drinking Establishments	NC (L1 & U2)
e) Specialty Goods & Foods	NC (L1 & U3)
f) Entertainment & Recreation	---
g) Convenience Uses	NC (L1)
h) Business Services	NC (L1)
i) Personal Services	NC (L1)
j) Personal Enrichment Services	NC (L1)
k) Service Commercial & Repair	---
l) Large Scale Commercial Goods	NC
m) Vehicle Sales	NC (C7)
2) Civic & Cultural	
conditional (C19)	
3) Office	
a) Professional Services	permitted
b) Medical Services	permitted
4) Lodging	
permitted	
5) Live Work	
permitted	
6) Residential	
a) Multi-Family w/ Common Entry	conditional (C14 & C15)
b) Multi Family w/ Individual Entries	conditional (C14 & C15)
c) Attached Single Family	conditional (C14 & C15)
d) Detached Single Family	---
2.2.2 Special Retail Configurations	
a) Neighborhood Center	conditional (L1 & C4)
b) Corner Store	permitted
c) Drive-through	---

2.2.3 Affordable Housing Requirement	required (U1)
2.2.4 Affordable Housing Overlay	see Section 2.2.4

2.3 Building Scale Regulations	Standards
2.3.1 Building Height	
minimum height	n/a
maximum height	4 stories
2.3.2 Special Building Height Limits	
Edinger/Beach/Main	2 story min
Across the Street From Housing	plus 2 story max
Adjacent to Housing	required
2.3.3 Building Length	
maximum	180 ft (C10)
2.3.4 Special Building Length Limits	
Limited Corner Building - maximum	120 ft (C10)
Limited Mid-Block Building - maximum	80 ft (C10)
2.3.5 Building Massing - Primary Volume Proportions	
Length : Height - Edinger/Beach/Main	3L:2H to 5L:2H
Length : Height - All other streets	2L:3H to 5L:2H

2.4 Frontage & Building Placement Regulations	Standards
2.4.1 Building Orientation to Streets & Public Open Space	
required or not required	required except (L1)
2.4.2 Private Frontage Types	
3) Private Frontage Specification	
a) Shop-Front	(U11)
Shopfront Length - maximum	permitted
Tenant Length - maximum	N/A
Articulation Length - maximum	50 ft
b) Corner Entry	permitted
c) Arcade	---
d) Grand Portico	permitted
e) Forecourt	permitted
f) Common Lobby Entry	limited
g) Stoop	permitted
h) Porch	permitted
i) Front Door	permitted
j) Edge Treatment: Fenced	permitted
k) Edge Treatment: Terraced	permitted
l) Edge Treatment: Flush	permitted
2.4.3 Front Yard Setback	
minimum - Beach	30 ft (C16 & C17)
minimum - all other public streets	30 ft (C16 & C17)
upper story setback	Required (C13)
2.4.4 Side Yard Setback	
min w/ living space windows	10 ft
min w/out living space windows	5 ft
2.4.5 Rear Yard Setback	
minimum	25 ft
2.4.6 Alley Setback	
minimum	5 ft
2.4.7 Frontage Coverage	
minimum - Edinger/Beach/Main	no min
minimum - all other streets	70% (U11)
2.4.8 Space Between Buildings	
minimum	20 ft
2.4.9 Build-to-Corner	
required or not required	not required

2.5 Street Regulations	Standards
2.5.1 Improvements to Existing Streets	
5) Parkway	
a) Typical Configuration	required (L1)
7) Neighborhood Streets	
required except (L1)	
2.5.2 Provision of New Streets - (see section 2.5.2)	
2.5.3 Block Size	
Maximum Block Size	3000 ft
Maximum Edinger Block Face	n/a
2.5.4 Street Connectivity	
required or not required	required
2.5.5 Required East-West Street Connection	
required or not required	n/a
2.5.6 Residential Transition-Boundary Street	
required or not required	n/a
2.5.7 Street Types (New Street Design)	
1) City Street	---
2) Public Open Space w/ City Street	permitted
3) Neighborhood Street	permitted
4) Public Open Space w/ Neighborhood St.	permitted
5) Alley	permitted

Development Standards Charts

2.6 Open Space Regulations	Standards
2.6.1 Provision of Public Open Space	
1) Retail	50 s.f. / 1000 s.f. (C8)(U11)
2) Civic & Cultural	n/a
3) Office	100 s.f. / 1000 s.f. (C8)
4) Lodging	30 s.f. / room (C9)
5) Live Work	50 s.f. / unit (C9)
6) Residential	50 s.f. / unit (C9)
2.6.2 Special Public Open Space	
	n/a
2.6.3 Provision of Private Open Space	
1) Retail	n/a
2) Civic & Cultural	n/a
3) Office	n/a
4) Lodging	n/a
5) Live Work	n/a
6) Residential	
a) Attached & Multi-Family	60 s.f. / unit
b) Detached Single-Family Homes	n/a
2.6.4 Public Open Space Types	
1) Park	permitted
2) Linear Green	permitted
3) Square	permitted
4) Plaza	permitted
5) Mid-Block Green	permitted
6) Courtyard Plaza	permitted
7) Passage/Paseo	permitted
8) Pocket Park/Playground	permitted
2.6.5 Private Open Space Types	
1) Courtyard	permitted
2) Private Yard	permitted
3) Porch	permitted
4) Rooftop Deck or Garden	permitted
5) Balcony	permitted
2.6.6 Stormwater Management Best Management Practices	
required or not required	required
2.6.7 Stormwater BMP Types	
Source Control BMPs	required
Site Design BMPs	required
Treatment Control BMPs	PP / N-PP
2.6.8 Open Space Landscaping	
required or not required	required
2.6.5 Setback Area Landscaping Types	
1) Perimeter Block Setback Areas	
a) Sidewalk Extension	---
b) Parkway Landscaping	required (L1)
c) Boulevard Landscaping	---
d) Neighborhood Street Landscaping	permitted
2) Interior Block Setback Areas	
a) Groundcover	required
b & c) Moderate or Heavy Screening	required

2.7 Parking Regulations	Standards
2.7.1 Provision of Parking	
1) Retail Anchors	
spaces per 1000 s.f.	4 min / no max
location	within 500 feet
2) Eating & Drinking Establishments	
spaces per 1000 s.f.	12 min / no max
location	within 500 feet
3) Specialty Foods / Goods	
spaces per 1000 s.f.	4 min / no max
location	within 500 feet
4) Entertainment & Recreation	
spaces per 1000 s.f.	6 min / 10 max
location	on site
5) Convenience Uses	
spaces per 1000 s.f.	4 min / no max
location	within 500 feet
6) Personal & Business Services	
spaces per 1000 s.f.	3 min / 5 max
location	within 500 feet
7) Personal Enrichment Services	
spaces per 1000 s.f.	5 max (C11)
location	within 500 feet
7) Commercial Goods & Vehicle Sales	
spaces per 1000 s.f.	3 min / 5 max
location	within 500 feet
8) Civic & Cultural	
spaces per 1000 s.f.	4 min / no max
location	within 500 feet
9) Office - Professional	
spaces per 1000 s.f.	3.5 min / 4 max
location	within 500 feet
10) Office - Medical	
spaces per 1000 s.f.	4.5 min / 5.5 max
location	within 500 feet
11) Lodging	
spaces per guest room	1 min / no max
location	on site
12) Live-Work	
spaces per unit	1 min / 1 max
spaces per employee	0 min / 1 max
location	within 200 feet
13) Residential Uses	
spaces per studio & 1 br unit	2 min
spaces per 2br unit	2 min
spaces per 3br+unit	2.5 min
guest spaces per 10 units	5 min (0.5 per unit)
location	on site
14) Neighborhood Center Exceptions	
spaces per 1000 s.f.	0 min / 3 max
15) Corner Store Exceptions	
spaces per 1000 s.f.	0 min
location	on street only
2.7.2 Parking Types	
1) Surface Lot - Front	--- (permitted U10)
2) Surface Lot - Side	permitted
3) Surface Lot - Rear	permitted
4) Surface Lot - Exposed	--- (permitted U10)
5) Structure - Exposed	---
6) Structure - Wrapped: Ground Level	---
7) Structure - Wrapped: All Levels	permitted
8) Partially Submerged Podium	permitted
9) Structure - Underground	permitted

2.8 Architecture Regulations	Standards
2.8.1 Facade Height Articulation Regulations	
Top	required (U11)
Base	required (U11)

2.9 Signage Regulations	Standards
2.9.1 Freestanding Sign Setbacks	
	(see section 2.9.1)
2.9.2 Total Sign Area	
	(see section 2.9.2)
2.9.3 Sign Type Regulations	
Grand Projecting Sign	
maximum height	n/a
Marquee Sign	
maximum number of faces	n/a
maximum area	n/a
Wall Sign	
maximum size	200 s.f. (S1 & S5)
Monument Sign & Ground Sign	
maximum number of faces	2
maximum height	6 ft
maximum area	32 s.f. (S1)
secondary sign	---
bonus sign	---
Pole Mounted Sign & Tower Sign	
maximum number of faces	2
maximum height	10 ft
secondary sign	---
bonus sign	5 ft
maximum area	50 s.f. (S4)
secondary sign	---
bonus sign	25 s.f.
Projecting Sign	
maximum area	8 s.f.
Awning Face Sign	
maximum area	20 % of awning face
Awning Valance Sign	
lines of lettering	1
letter height (whichever is less)	2/3 valance height : 8 in
Awning Side Sign	
lines of lettering	1
letter height	8 in
Canopy Fascia Sign	
maximum height (whichever is less)	2/3 fascia height : 12 in
maximum width	2/3 canopy width
lines of lettering	1
Above Canopy Sign	
maximum height (whichever is less)	1 1/2 fascia height : 24 in
maximum width	2/3 canopy width
lines of lettering	1
Café Umbrella Sign	
maximum area	10% of umbrella surface
Recessed Entry Sign	
maximum area	20 s.f.
Window Sign	
maximum area	20% of window (S3)

2.7 Parking Regulations Note: The maximum number of parking spaces permitted only applies to parking spaces that are provided in surface parking lots.