

WHAT IS CODE REFRESH
¿QUÉ ES LA ACTUALIZACIÓN DEL CÓDIGO?

Code Refresh is a critical tool for implementing the goals of Richmond 300, completed in 2020. Informed by robust community outreach conducted during the planning process, Code Refresh will update Richmond’s zoning districts, zoning map, development standards, and administrative procedures.

La actualización es fundamental para implementar los objetivos de Richmond 300. Se actualizarán los distritos de zonificación de Richmond, el mapa de zonificación, los criterios de desarrollo y los procedimientos administrativos. Esta actualización ha considerado los comentarios de la comunidad recolectados durante el proceso.

WHY DOES RICHMOND NEED A ZONING CODE REFRESH?
¿POR QUÉ RICHMOND NECESITA ACTUALIZAR SU CÓDIGO DE ZONIFICACIÓN?



Richmond’s current zoning code dates back to 1976

La actual zonificación de Richmond fue en el 1976



Changes have been made since then, including allowing accessory dwelling units and removing minimum parking requirements

Desde entonces se han realizado cambios, como la autorización de unidades de vivienda accesorias y la eliminación de requisitos mínimos de estacionamiento



BUT... The zoning code is not aligned to Richmond 300

PERO... El Código de Zonificación no está alineado con el Plan de Richmond 300

WHY DOES IT MATTER TO YOU?
¿POR QUÉ ES IMPORTANTE PARA USTED?

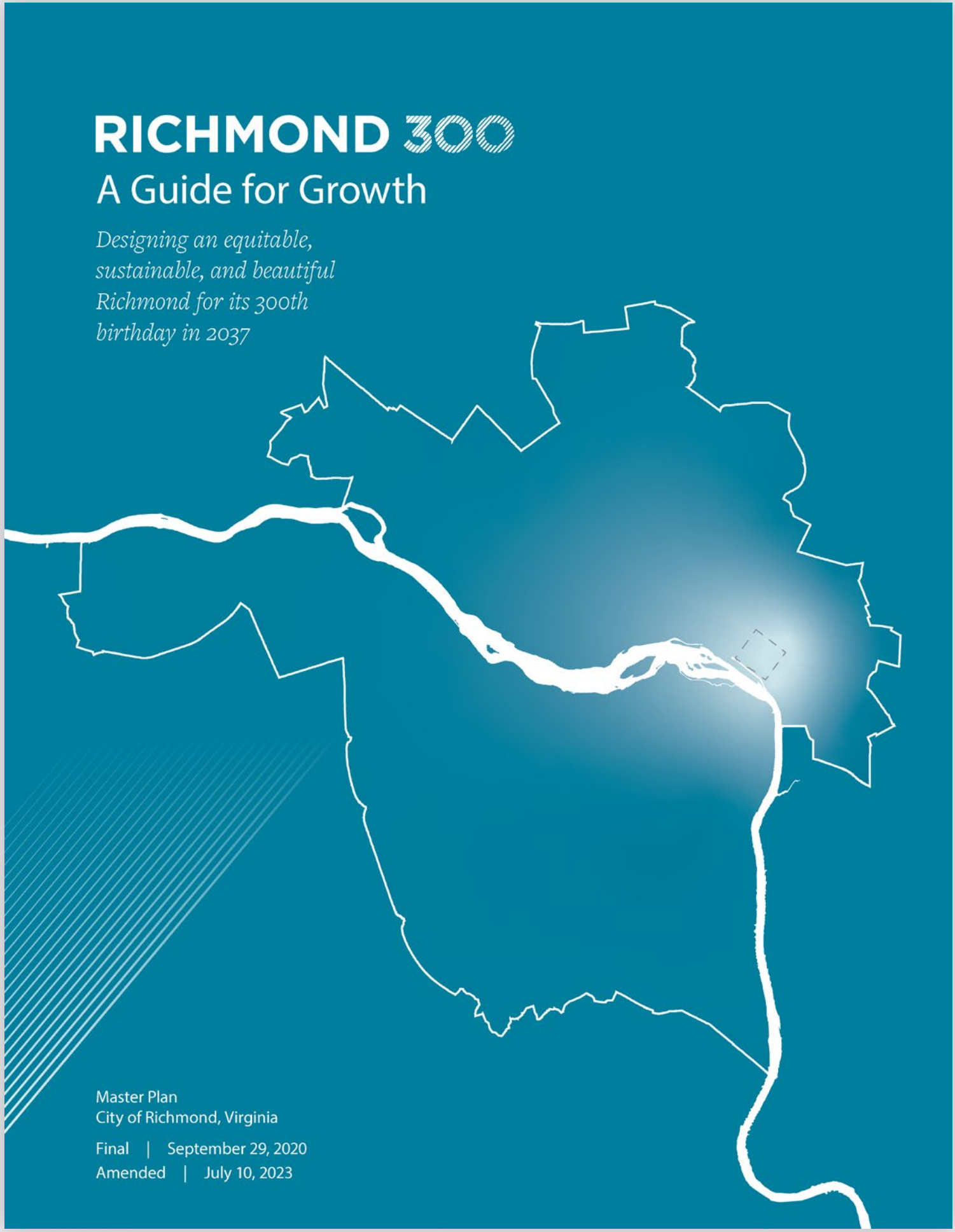
Zoning shapes the city:
La zonificación moldea estos aspectos de la ciudad:

- ✓ **Designs the relationship between buildings and the street**
Diseña la relación entre los edificios y la calle
- ✓ **Specifies the height and bulk of buildings**
Regula la altura y el volumen de los edificios
- ✓ **Manages uses that are allowed on specific properties**
Gestiona los usos permitidos en propiedades
- ✓ **Promotes a greater variety of housing options**
Promueve una mayor variedad de opciones de vivienda

WHAT IS GOING ON TODAY?
¿QUÉ ES LO QUE ESTÁ PASANDO HOY?

Draft 2 of the Code Refresh Zoning Map and Zoning Districts are being presented publicly along with a draft of the Development Standards. This is your opportunity to review the work to date and provide your comments.

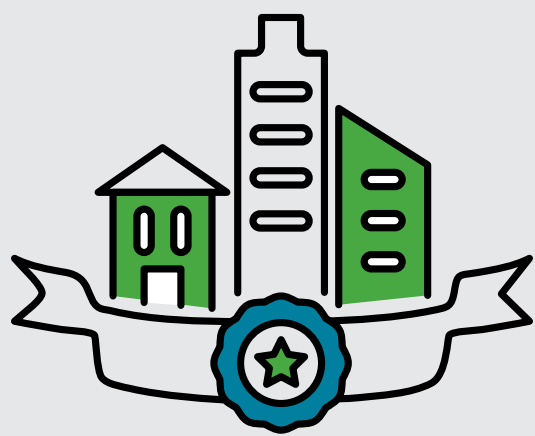
Se presentará el segundo borrador del Mapa y Distritos de Zonificación y las Normas de Desarrollo. Esta es su oportunidad para revisar el trabajo realizado hasta la fecha y que nos diga sus comentarios.



WHAT IS RICHMOND 300?
¿QUÉ ES RICHMOND 300?

Richmond 300: A Guide for Growth is Richmond’s Comprehensive Plan, completed in 2020 providing a future vision for the city.

Una Guía de Crecimiento es un Plan Integral, que se completo en el 2020 y ha proporcionado una nueva visión para la ciudad.



High-Quality Places
Lugares de alta calidad



Equitable Transportation
Transporte equitativo



Diverse Economy
Economía diversa



Inclusive Housing
Vivienda inclusiva



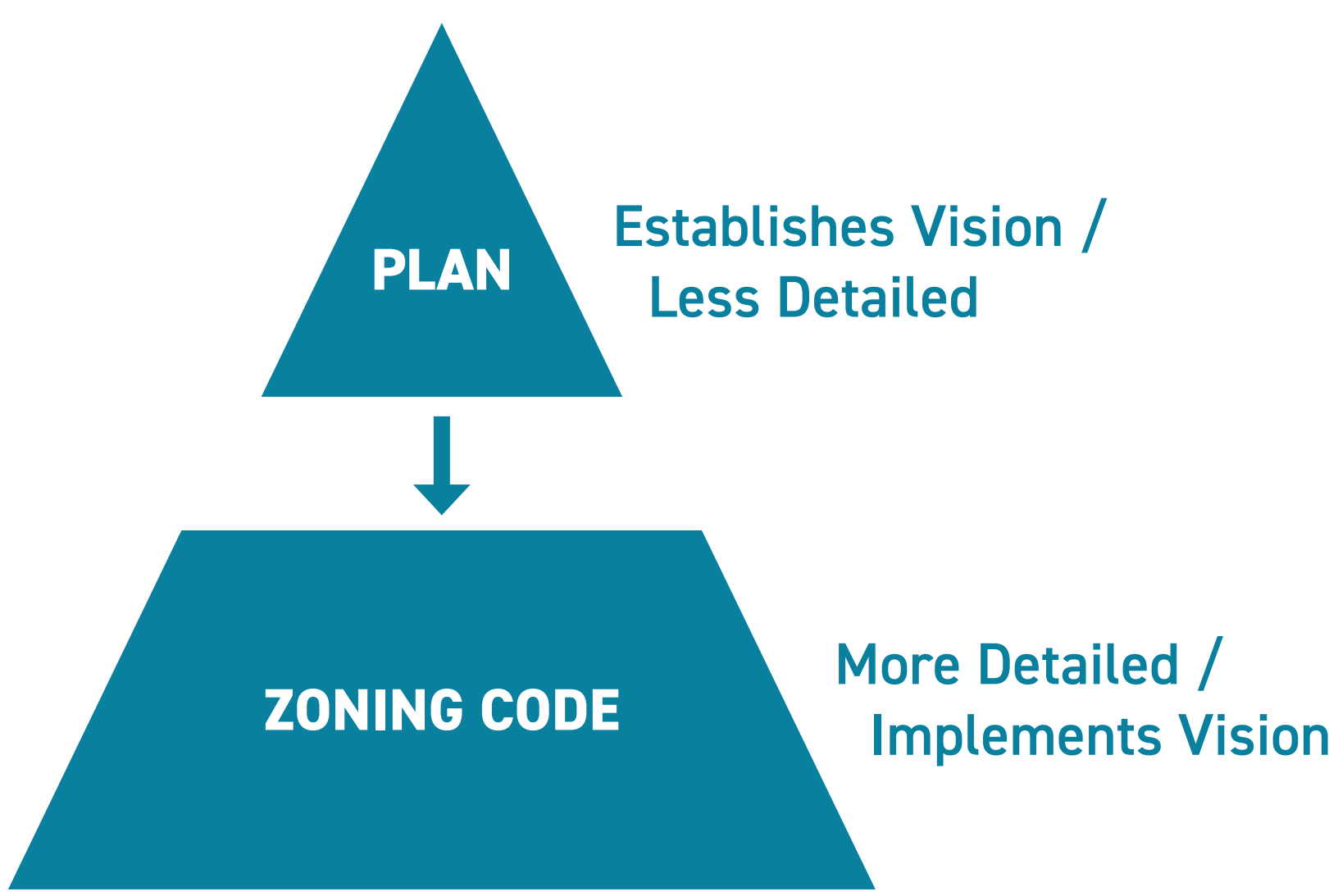
Thriving Environment
Entorno próspero

HOW DOES RICHMOND 300 RELATE TO THE ZONING CODE?

¿COMÓ RICHMOND 300 SE RELACIONA CON EL CÓDIGO DE ZONIFICACIÓN?

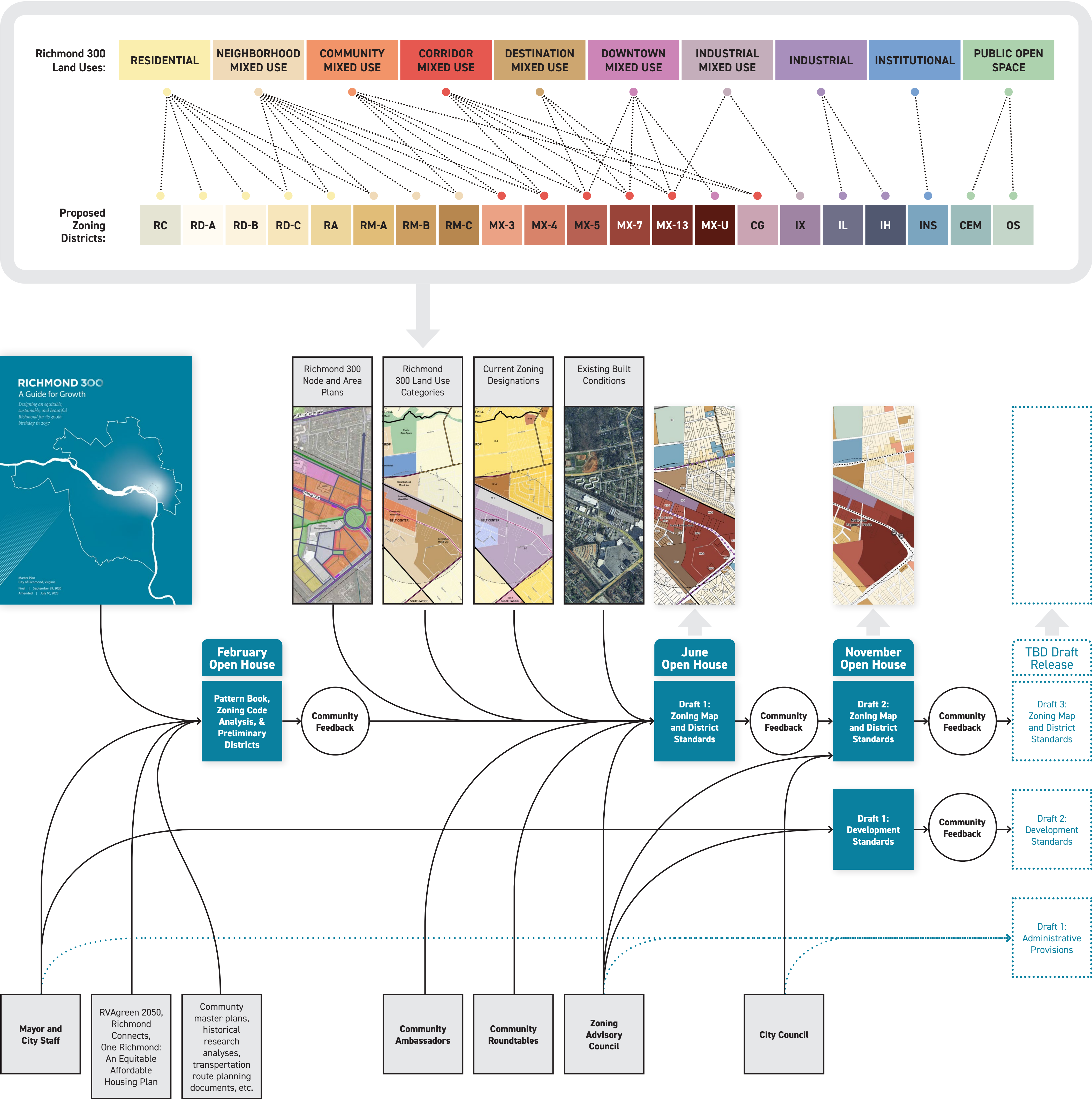
Richmond 300 provides a general vision, but needs zoning to implement it. The zoning, developed long before Richmond 300, does not always align to the Plan’s intents. The current task is to update the zoning to better align with and expand on Richmond 300’s future land uses.

El Plan Richmond 300 ofrece una visión general, pero necesita la zonificación para implementarlo. La zonificación actual, fue desarrollada mucho antes del Plan, por lo que no se alinea con las intenciones del mismo. La tarea es actualizar la zonificación para alinearse mejor con el uso del suelo de Richmond 300 y ampliarlos.



Los planes y la zonificación funcionan juntos. Un plan establece una visión, pero necesita un enfoque detallado de zonificación para implementarlo

PROCESS DIAGRAM / DIAGRAMA DE PROCESO



FEB 2024

PROJECT INITIATION
INICIO DEL PROYECTO

MAY 2024 - FEB 2025

PATTERN BOOK
MANUAL DE PATRONES URBANOS

ZONING CODE ANALYSIS
ANÁLISIS DE LA ZONIFICACIÓN

PRELIMINARY ZONING DISTRICTS
ESTRUCTURA DEL LOS DISTRITOS

MAR 2025 - NOV 2025

ZONING ORDINANCE MODULES
MODULOS DEL CÓDIGO DE ZONIFICACIÓN:

Development and testing of code metrics, graphics and administrative language through the application of 3 Modules.

Pruebas métricas del código, desarrollo de gráficos y lenguaje administrativo mediante la aplicación de tres Módulos.

Second Draft of Module 1: Zoning Map
Segundo Borrador del Módulo 1: Mapa de Zonificación

Second Draft of Module 1: Zoning Districts
Segundo Borrador del Módulo 1: Distritos de Zonificación

First Draft of Module 2: Development Standards
Primer Borrador del Módulo: Normas de Desarrollo

NOV 2025 - 2026

COMPLETE DRAFT CODE
COMPLETADO EL BORRADOR DEL CÓDIGO

Revised draft combining all three modules.
Borrador de los tres módulos.

PUBLIC RELEASE DRAFT CODE
PUBLICACIÓN PÚBLICA SOBRE EL BORRADOR DEL CÓDIGO

Public hearing draft ready for formal adoption process.
Borrador de la audiencia pública para el proceso de adopción formal.

Public Open Houses

8/24

2/25

6/25

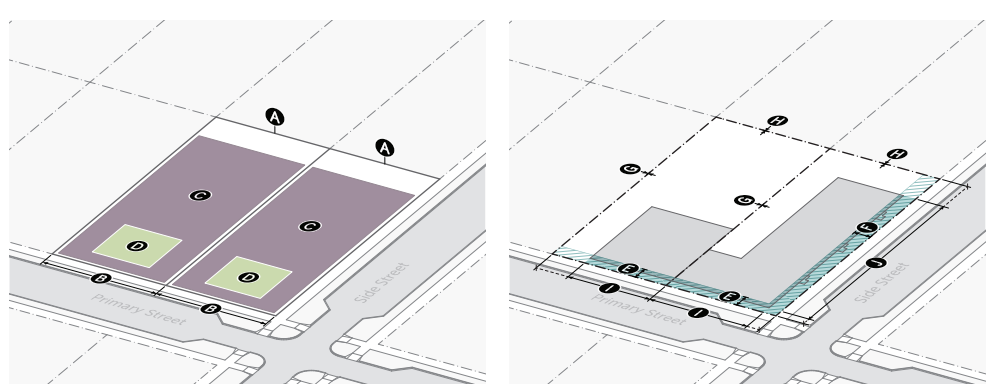
WE ARE HERE
11/17

2026

ARTICLE 19-2
ZONING DISTRICTS

2.5.3. MX-3 MIXED USE 3

A. SITE



1. LOT SIZE	Sec. 2.11.2.
1. Area (min)	None
2. Width (min)	40'
3. Front access	15'
4. Side/rear access	15'
5. COVERAGE	Sec. 2.11.4.
6. Building coverage (max)	80%
7. Outdoor amenity space (min)	10%

8. BUILDING SETBACKS	Sec. 2.11.5.
9. Primary street lot line (min/max)	0' / 10'
10. Side street lot line (min/max)	0' / 10'
11. Side lot line (min)	0'
12. Rear lot line (min)	0'
13. Alley lot line (min)	5'

4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A, B

5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
1. Primary street	75%
2. Side street	45%

6. PARKING SETBACKS	Sec. 2.11.8.
1. Primary street (min)	20'
2. Side street (min)	5'

7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type F 8'

2-38 Development Code | Greenville, South Carolina June 12, 2023

MODULE 1
DISTRICTS, USES, & MAPS
DISTRITOS, USOS Y MAPAS

Draft detailed zoning districts, use tables and mapping.

Borrador de distritos de zonificación detallados, tablas de permiso de usos y mapa de zonificación.

(Sample code shown)

SIGNS

D. WALL SIGN



1. DESCRIPTION	A sign attached flat and parallel to the exterior wall of a building or structure, extending no more than 12 inches from the wall.
2. GENERAL STANDARDS	a. Not allowed above roof line or parapet. b. May only be displayed on facades that include a customer entrance or the appearance of display windows. c. Must contain dimensional copy that projects at least 0.5 inches through either sandblasting or projecting letters.

3. NUMBER OF SIGNS	Maximum of 1 per lot or 30' of building frontage, whichever is greater.
4. TOTAL SIGN AREA	Combined area of all window, wall, painted wall, awning, canopy and projecting signs (max) 1.5 SF per linear foot of building frontage or 32 SF, whichever is greater.
5. INDIVIDUAL SIGN DIMENSIONS	1. Area (max) 50 SF 2. Projection width (max) 1 foot

4-96 Development Code | Greenville, South Carolina June 12, 2023

MODULE 2
DEVELOPMENT STANDARDS
NORMAS DE DESARROLLO

Draft building and site development standards.

Borrador de normas de construcción y desarrollo del sitio.

(Sample code shown)

APPROVAL PROCESSES

19-6.2.10. MINOR SITE PLAN

A. Applicability

Minor Site Plan applies to development projects that do not require a Major Stormwater Permit.

B. Application Requirements

1. Pre-Application Conference

a. Before submitting an application for a Minor Site Plan, an applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. This requirement may be waived at the discretion of the Administrator.

b. At the pre-application conference, the Administrator will determine if the application qualifies as a Minor Site Plan. If the Administrator determines the application qualifies as a Minor Site Plan, the application will be processed according to the procedures in Sec. 6.2.11.

2. Application Submittal

Following the pre-application conference, an applicant may start the application process. To begin, a complete application form, required plans, and review fees must be filed with the Planning and Development Department. Other general submittal requirements for all development review applications are listed in Sec. 6.2.1.

C. Review and Action Process

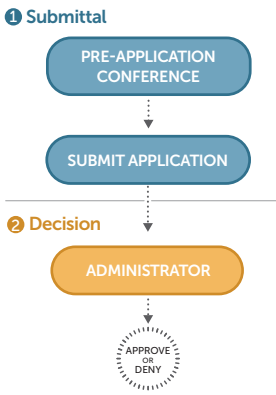
1. Administrative Action

a. The Administrator is authorized to approve requests for a Minor Site Plan.

b. The Administrator must review each application and approve, approve with conditions, or deny the application based on the standards as defined in the Development Code and the Engineering Design and Specifications Manual.

D. Appeal of Administrative Decision

Appeals of administrative decisions on Minor Site Plans may be taken to the Board of Zoning Appeals and must follow the procedures in Sec. 6.2.15.



6-38 Development Code | Greenville, South Carolina June 12, 2023

MODULE 3
ADMINISTRATION & OTHER PROVISIONS
ADMINISTRACIÓN Y OTRAS DISPOSICIONES

Draft administrative language and other items not previously presented.

Borrador del lenguaje administrativo y otros temas no presentados anteriormente.

(Sample code shown)



TYPES OF ENGAGEMENT TO DATE
TIPO DE PARTICIPACIÓN COMUNITARIA A LA FECHA

- + 4 PANEL DISCUSSIONS ~ 365 people

+ 6 CITY-ORGANIZED ROUNDTABLES ~ 390 people

+ 7 COMMUNITY AMBASSADOR ROUNDTABLES ~ 40 people

+ 8 OPEN HOUSES ~ 340 people

+ 11 POP UPS ~ 470 people

+ 16 ZAC MEETINGS ~ 500 people

+ 42 MEETINGS WITH CIVIC ASSOCIATIONS/GROUPS ~ 2,320 people

+ Spanish translation and interpretation regularly available
- + 4 PANELES DE DISCUSIÓN ~ 365 GENTE

+ 6 MESAS REDONDAS ORGANIZADOS POR LA ALCALDÍA ~ 390 GENTE

+ 7 MESAS REDONDAS CON GRUPO DE EMBAJADORES DE LA COMUNIDAD ~ 40 GENTE

+ 8 JORNADAS DE PUERTAS ABIERTAS ~ 340 GENTE

+ 11 BOLETINES INFORMALES ~ 470 GENTE

+ 16 REUNIONES CON EL CONSEJO ASESOR DE ZONIFICACIÓN ~ 500 GENTE

+ 42 REUNIONES CON ASOCIACIONES/GRUPOS CÍVICOS ~ 2,320 GENTE

+ Servicio regular de traducción e interpretación al español

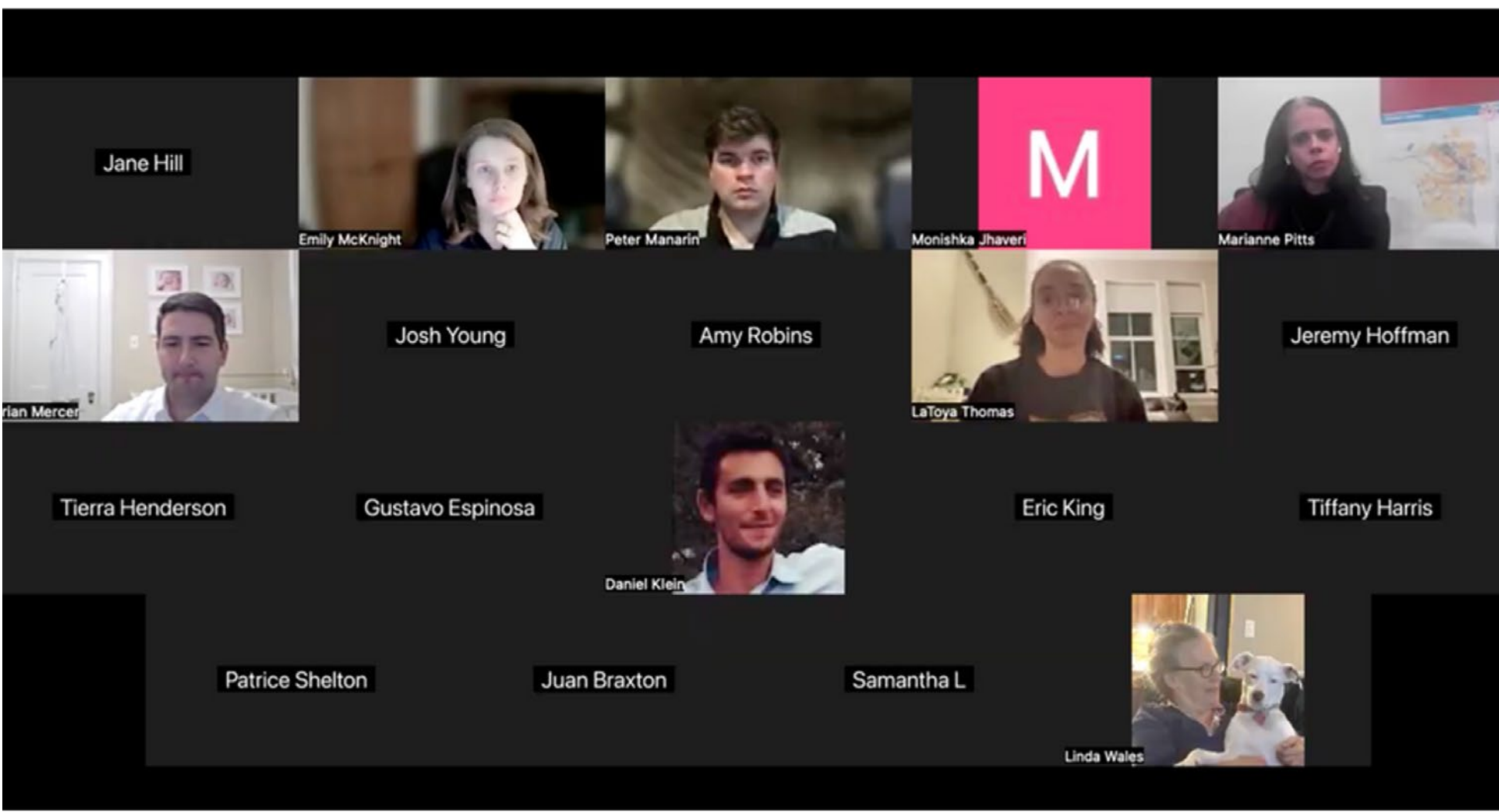


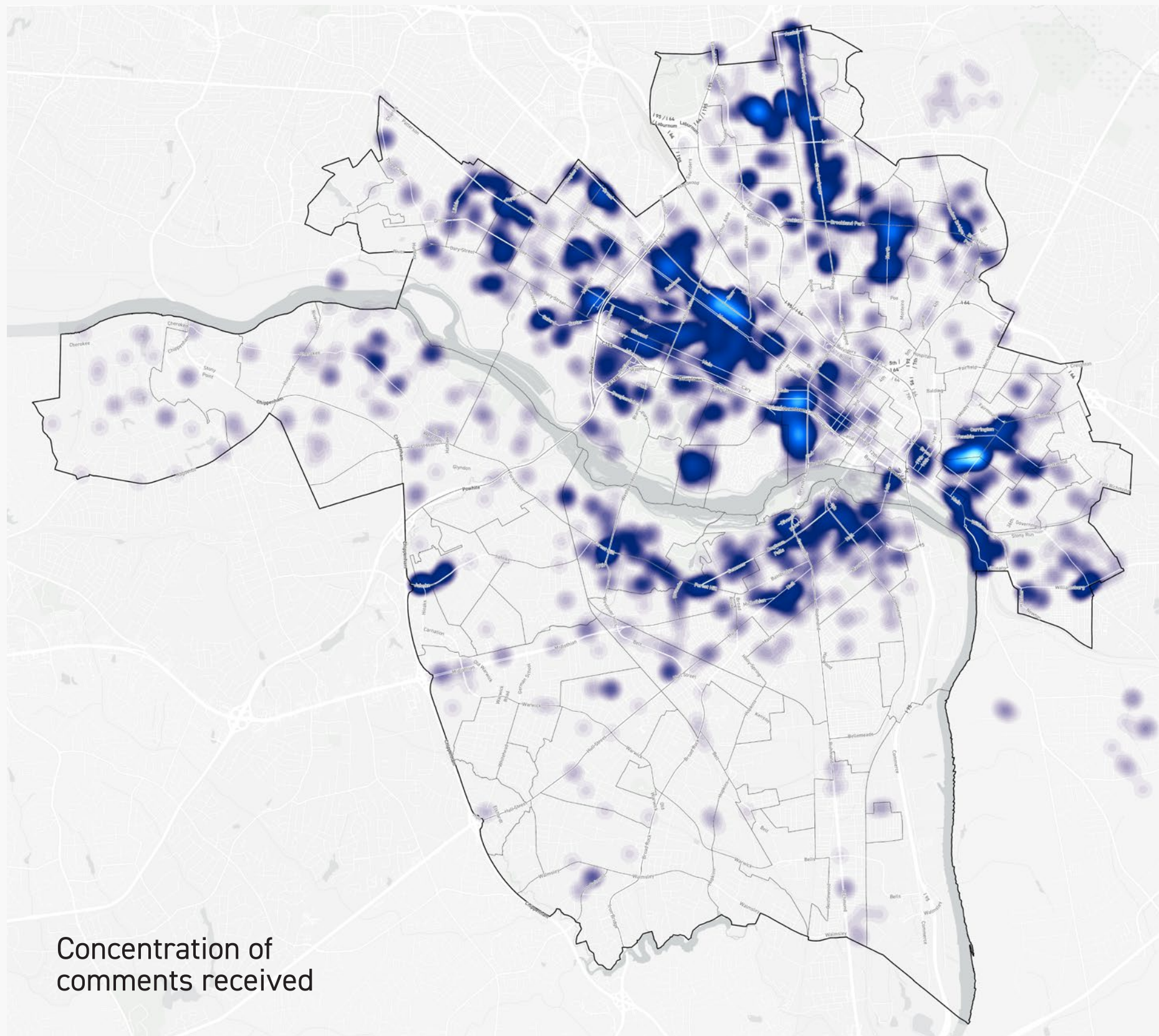
NUMBERS ENGAGED TO DATE
CANTIDAD DE PARTICIPACIÓN A LA FECHA

- + 4,425 attendees at engagement events

+ 214 email list sign-ups
- + 4,425 asistieron a los eventos

+ 214 inscripciones a la lista de correo electrónico.





Concentration of comments received

ONLINE MAP FEEDBACK

Total Comments: 3,791
Separate threads: 2,105
Reply comments: 1,686
Unique Commenters: 620

ONLINE DOCUMENT FEEDBACK

Draft document feedback: 427
Staff emails: 319

(note: figures include June Open House feedback)

COMENTARIOS DEL MAPA EN LÍNEA

Total de cometarios: 3,791
Hilos de comenatarios: 2,105
Respuesta hacía comentarios: 1,686
Cantidad de comentadores: 620

COMENTARIOS DOCUMENTADOS EN LÍNEA

Comentarios sobre el borrador del código: 427
Correo electrónicos: 319

(nota: las cifras incluyen las opiniones recibidas en la jornada de puertas abiertas de junio)

TOPIC / TEMA

COMMON THEMES / TEMAS COMUNES

DRAFT RESPONSES / BORRADORES DE RESPUESTAS



Residential Units Per Lot & Minimum Lot Width

- + In RD- districts, some were in favor of allowing up to 2 units & 1 ADU on a lot, but others didn't want that type of change in their neighborhood
- + Some were concerned that the 25' min lot width in RD-C would incentive lot splits
- + Other were worried that the proposed standards could insentivize the demolition of existing houses

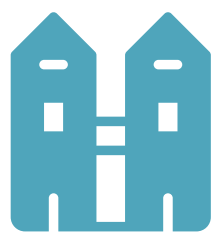
- + New standards established to incentivize preservation of existing houses
- + The RD-C 25' lot width min has been kept, but the district has been mapped more sparingly, resulting in some areas becoming RD-B (50' lot width min)
- + Corner lots can only be subdivided along primary streets



Commercial Uses in Residential Districts

- + Some felt it was unfair that small commercial uses were allowed conditionally in RD- districts but allowed by-right in RA- districts
- + Some supported new commercial nodes (and/or corner commercial) in residential areas

- + Small commercial now allowed conditionally in RD- and RA districts. Now allowed by-right in RM-A, RM-B, and RM-C (formerly RX-4) districts.
- + MX-3 has become a limited neighborhood commercial zone



Residential Building Coverage

- + While some appreciated that higher building coverage percentages would support infill housing, others expressed concern about loss of open space

- + Maximum building coverage has been lowered to percentages closer to the current Zoning Code



Side and Rear Setbacks

- + Attached buildings by definition have no side setbacks, but concerns were raised about detached structures having no side setbacks in RA- districts

- + Side setbacks added to RA, RM-A, and RM-B districts
- + Side setbacks do not apply on internal lot lines when a block of attached buildings (rowhouse) are constructed together



RX and RD-C

- + Many felt that their neighborhood or block was incorrectly mapped based on existing conditions
- + Common suggestions were adjustments from RX-4 to RA-C, and from RA-A to RD-C

- + Numerous edits to the map have been made in an effort to resolve these issues
- + Some previous designations were informed by the existing zoning, which may not have been fairly applied in the first place



MX-3 vs. MX-4

- + Some were in favor of the addition of MX-3 (as a replacement for MX-4 in earlier drafts), while others thought MX-4 was more appropriate

- + Both are now included. MX-3 is used more for small neighborhood nodes, while MX-4 is now used for more extensive community commercial corridors



Height Limits

- + There were concerns about more intensive and less intensive zoning districts abutting each other
- + Some had privacy concerns and were worried about solar access
- + Some suggested that areas in the City could handle taller buildings (like Scott's Addition)

- + Transition standards now apply to more districts and the metrics have been refined
- + Some MX- blocks have been remapped where lot depth would constrain building height (For example, MX-13 has been remapped to MX-7 or MX-5 depending on the lot depth of the block)



Institutional District

- + There was confusion about the role of the Institutional district and where it was being applied.

- + Institutional is now largely mapped to match Richmond 300's Institutional land use category (generally only larger campuses and public school property)
- + Smaller civic uses are mapped to match their neighborhood context, while places of worship are now mostly MX-3



Trees and Green Space

- + Many were concerned about the potential loss of trees with an increase of density and pavement

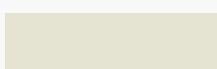
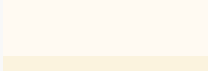
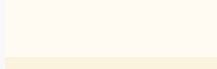
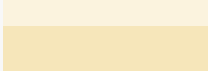
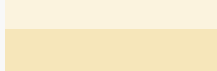
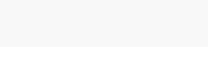
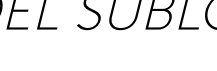
- + Landscaping requirements have been updated, and Tree Canopy Standards added to the proposed site development standards

ZONING DISTRICT UPDATES

DISTRITOS DE ZONIFICACIÓN ACTUALIZADOS

Some district names changed to help clarify the intent of each district. In some cases, the frequency that a district appears on the map also changed. The locations of each district on the map helped refine our approach for each district metric.

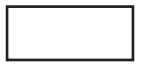
Algunos nombres de distritos se han modificados para ayudar a clarificar el propósito de cada uno. En algunos casos, también cambió la ubicación y cantidad de distritos en el mapa. La ubicación de cada distrito en el mapa contribuyó a perfeccionar nuestro enfoque para cada métrica de distrito.

DRAFT 1		DRAFT 2
	RC Residential Cottage	 RC Residential Cottage
	RD-A Residential Detached 1-2 Unit (Low)	 RD-A Residential Detached Low
	RD-B Residential Detached 1-2 Unit	 RD-B Residential Detached Medium
	RD-C Residential Detached 1-2 Unit (High)	 RD-C Residential Detached High
	RA-A Residential Attached 1-2 Unit	 RA Residential Attached
	RA-B Residential Attached 1-6 Unit	 RM-A Residential Multi-Unit Low
	RA-C Residential Attached 1-12 Unit	 RM-B Residential Multi-Unit Medium
	RX-4 Residential Mixed-Use 4 Story	 RM-C Residential Multi-Unit High
	RX-6 Residential Mixed-Use 6 Story	 MX-3 Mixed-Use 3 Story
	MX-3 Mixed-Use 3 Story	 MX-4 Mixed-Use 4 Story
	MX-6 Mixed-Use 6 Story	 MX-5 Mixed-Use 5 Story
	MX-8 Mixed-Use 8 Story	 MX-7 Mixed-Use 7 Story
	MX-13 Mixed-Use 13 Story	 MX-13 Mixed-Use 13 Story
	MX-U Mixed-Use Unlimited	 MX-U Mixed-Use Unlimited
	CG Commercial General	 CG Commercial General
	IX-6 Industrial Mixed-Use 6 Story	 IX Industrial Mixed Use
	IX-8 Industrial Mixed-Use 8 Story	 IL Industrial Light
	IL Industrial Light	 IH Industrial Heavy
	IH Industrial Heavy	 INS Institutional
	INS Institutional	 CEM Cemetery
	CEM Cemetery	 OS Open Space
	OS Open Space	

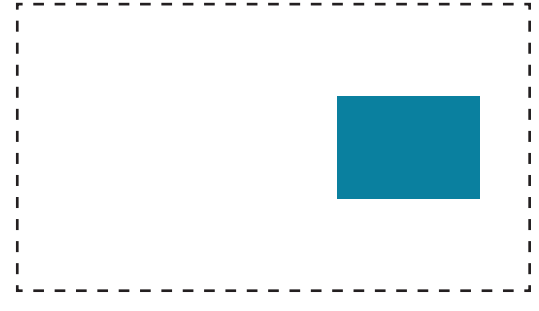
RESIDENTIAL INFILL STRATEGY / ESTRATEGIAS DE VIVIENDA DE RELLENO

PRESERVATION BONUS / BONO DE CONSERVACIÓN

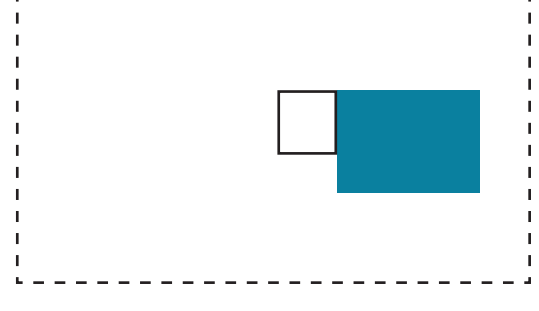
 Existing structure

 New structure

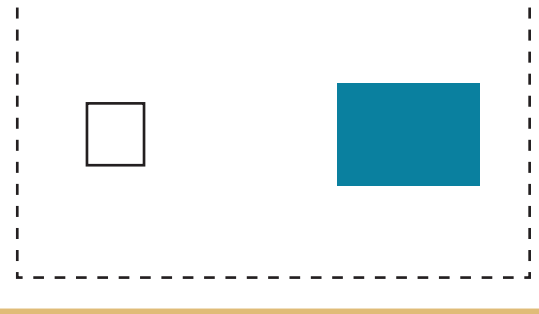
 Preservation bonus



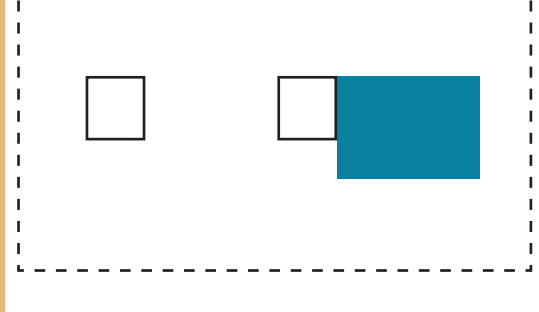
1 dwelling unit in a principal structure



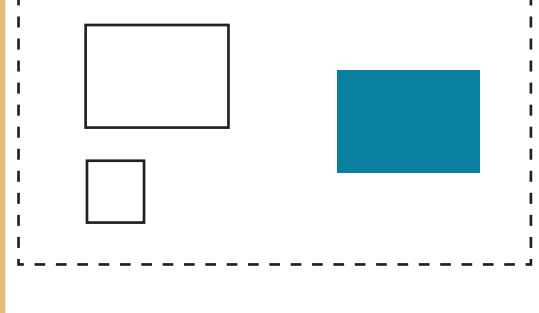
1 dwelling unit and 1 ADU in a principal structure



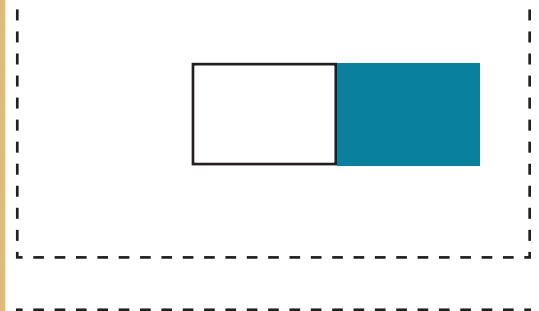
1 dwelling unit in a principal structure and 1 ADU in a detached accessory structure



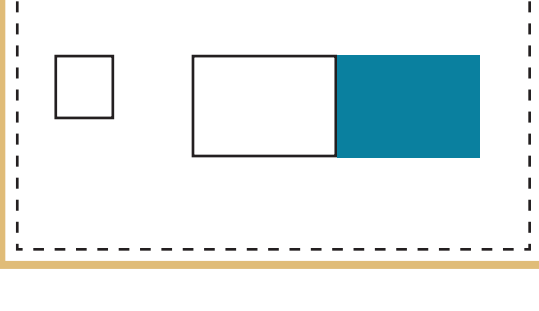
1 dwelling unit and 1 ADU in a principal structure, and 1 ADU in a detached accessory structure.



1 dwelling unit in a principal structure, 1 dwelling unit in another principal structure, and 1 ADU in a detached accessory structure.



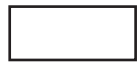
2 dwelling units in a principal structure.



2 dwelling units in a principal structure and 1 ADU in a detached accessory structure.

SUBLOT STRATEGY / ESTRATEGIA DEL SUBLOTE

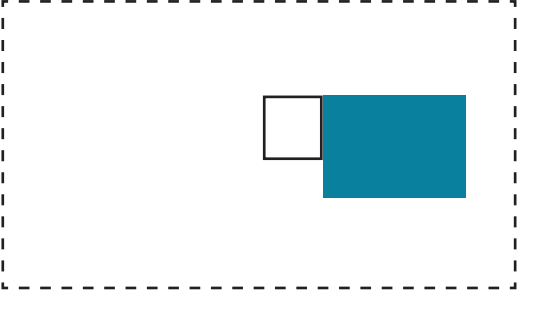
 Existing structure

 New structure

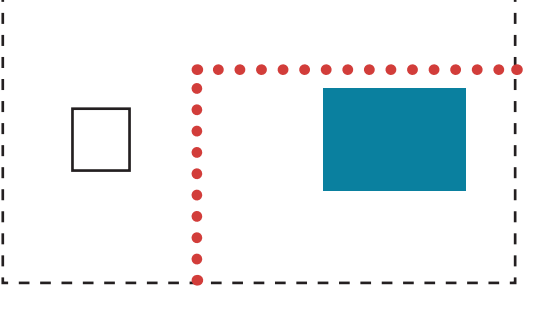
 Potential sublots



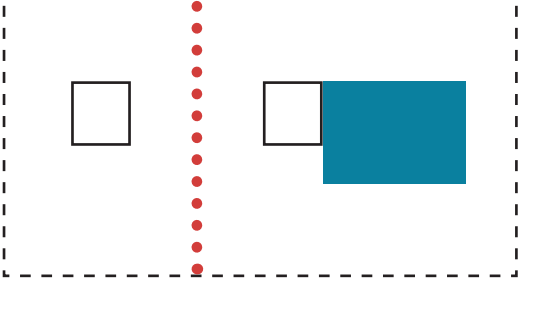
1 dwelling unit in a principal structure



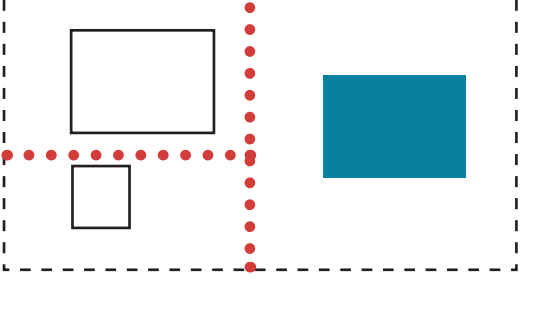
1 dwelling unit and 1 ADU in a principal structure



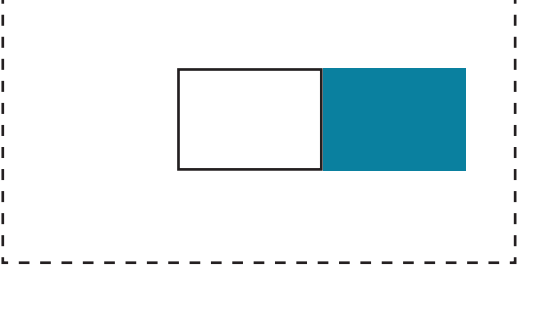
1 dwelling unit in a principal structure and 1 ADU in a detached accessory structure



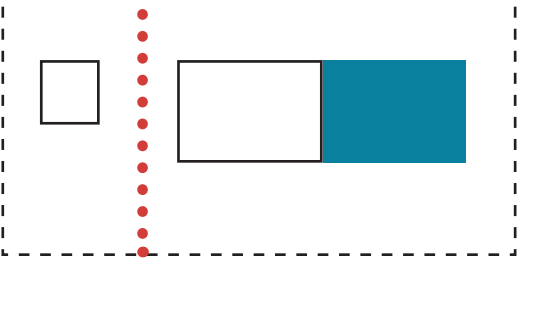
1 dwelling unit and 1 ADU in a principal structure, and 1 ADU in a detached accessory structure.



1 dwelling unit in a principal structure, 1 dwelling unit in another principal structure, and 1 ADU in a detached accessory structure.



2 dwelling units in a principal structure.



2 dwelling units in a principal structure and 1 ADU in a detached accessory structure.

+ Intent: to allow fee-simple sale of units or an undeveloped part of a lot to increase ownership opportunities of diverse housing stock

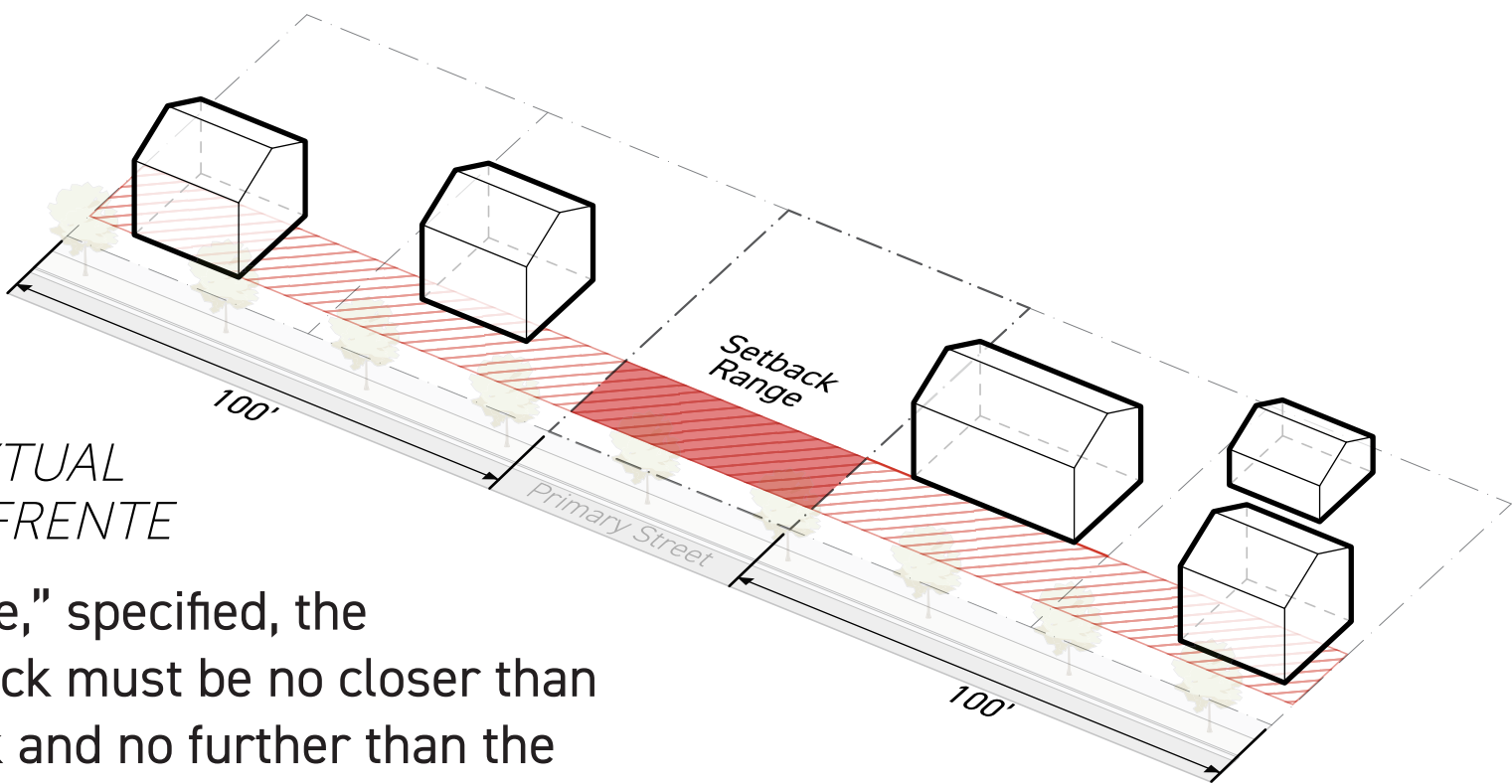
+ Example: age in place by selling back yard or garage so that someone else can build an ADU

+ Standards such as setbacks, building coverage, and lot width apply to overall lot (not each sublot)

+ All structures on a lot are required to follow district standards

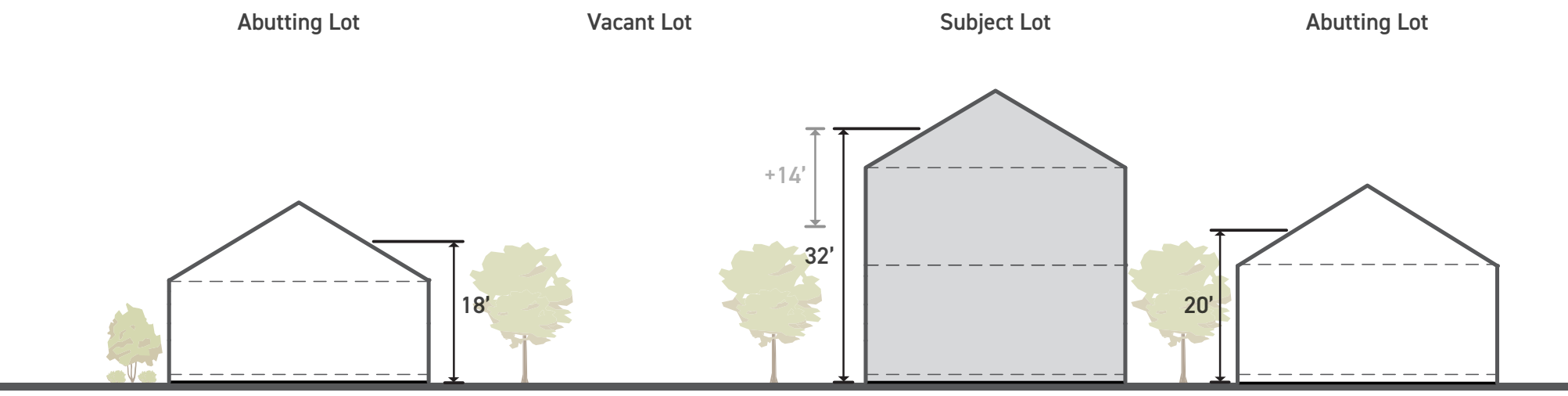
CONTEXTUAL SETBACKS / RETIRADA CONTEXTUAL Y RETIRADA DE ENFRETE

When “existing range,” specified, the primary street setback must be no closer than the smallest setback and no further than the largest setback within 100 feet in either direction along the block face.



CONTEXTUAL HEIGHTS / ALTURA CONTEXTUAL

The maximum height of a building or structure cannot be more than 14 feet taller than the shortest principal structure on the 2 abutting lots along the same block face.

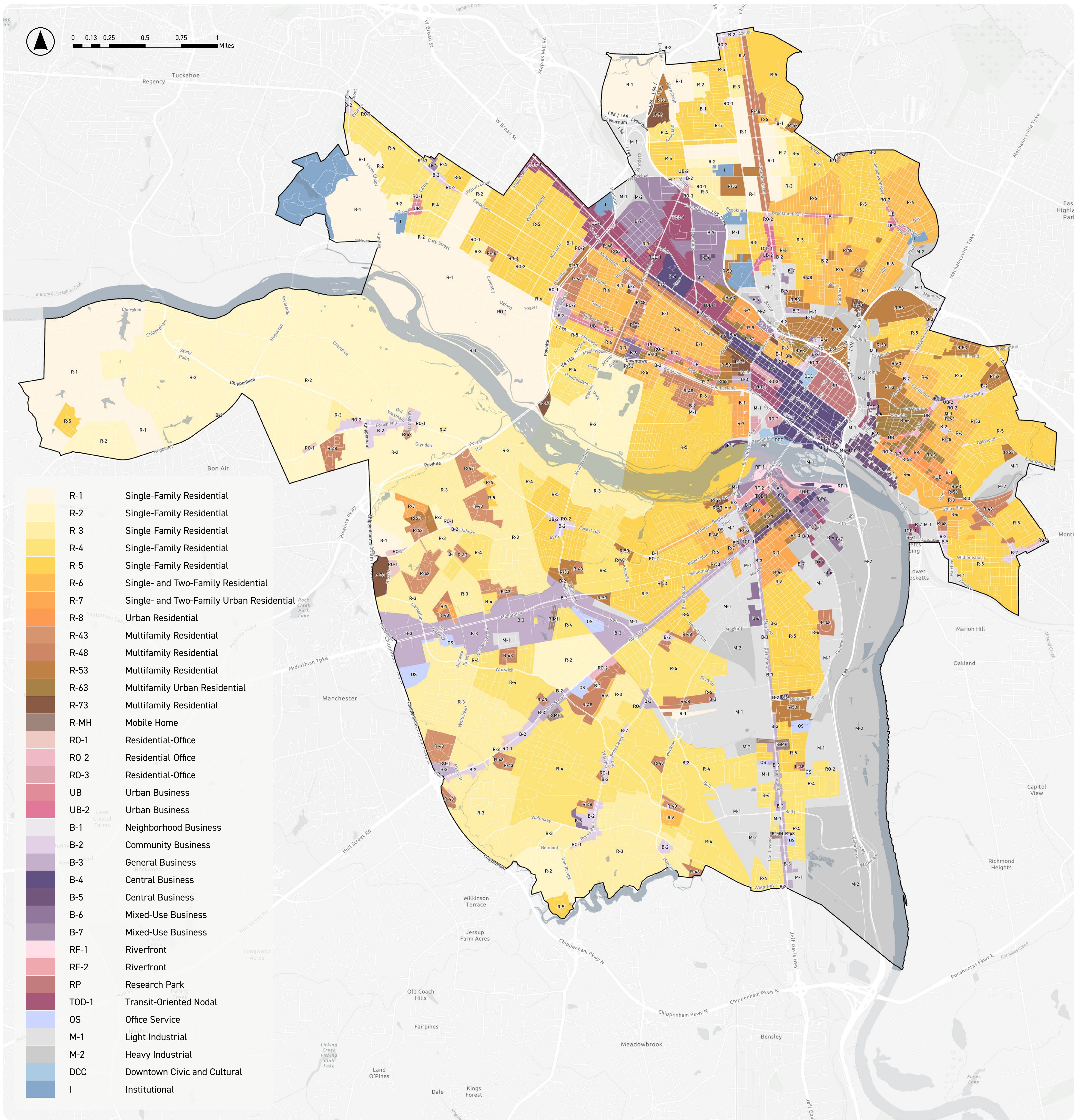


STATION 2

ESTACIÓN 2

CURRENT ZONING MAP

MAPA DE ZONIFICACIÓN ACTUAL

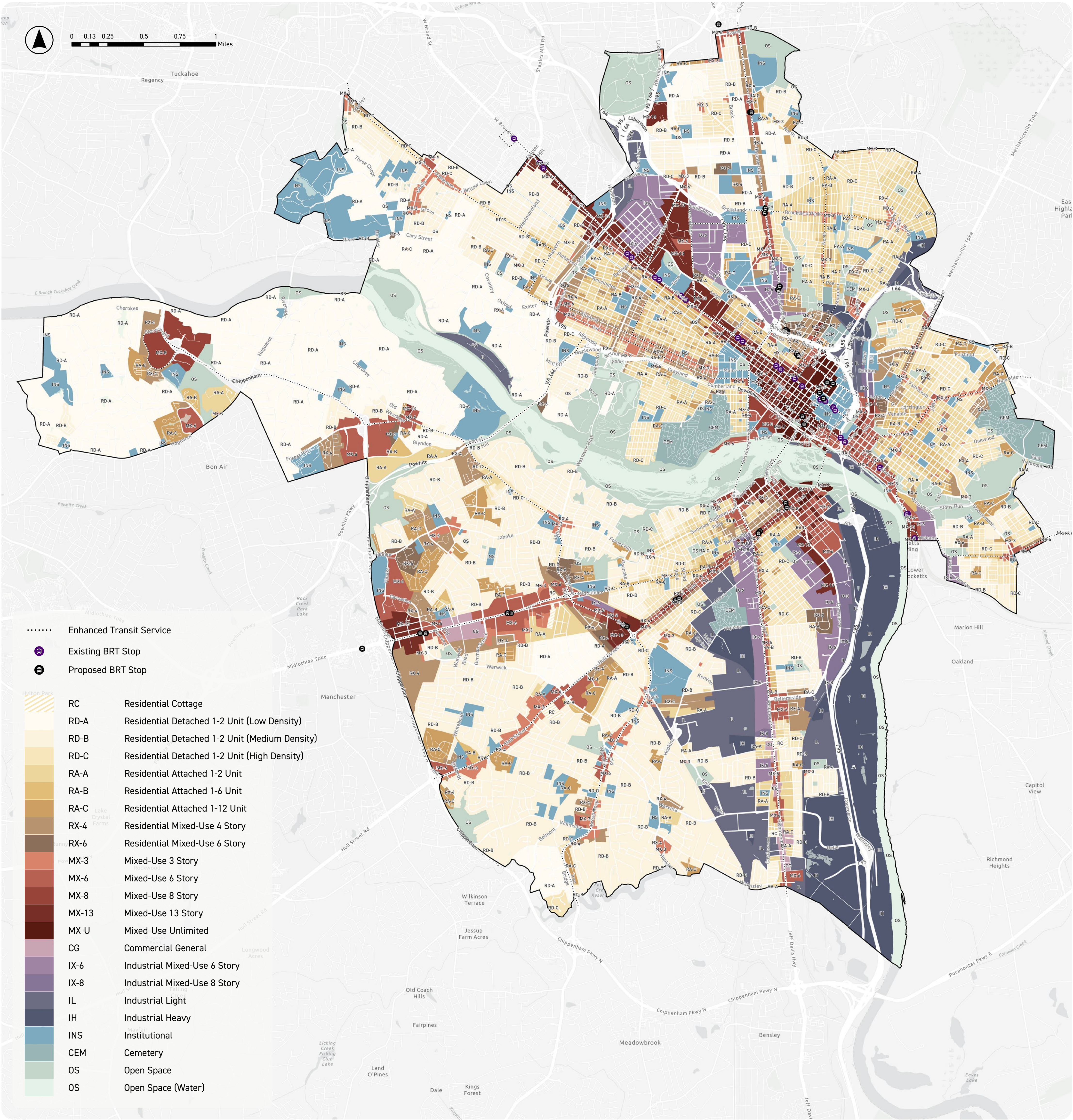


PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ



PROPOSED ZONING MAP, DRAFT 1

BORRADOR DEL MAPA DE ZONIFICACIÓN PROPUESTO



PLEASE LEAVE COMMENTS HERE

POR FAVOR DEJE COMENTARIOS AQUÍ



2

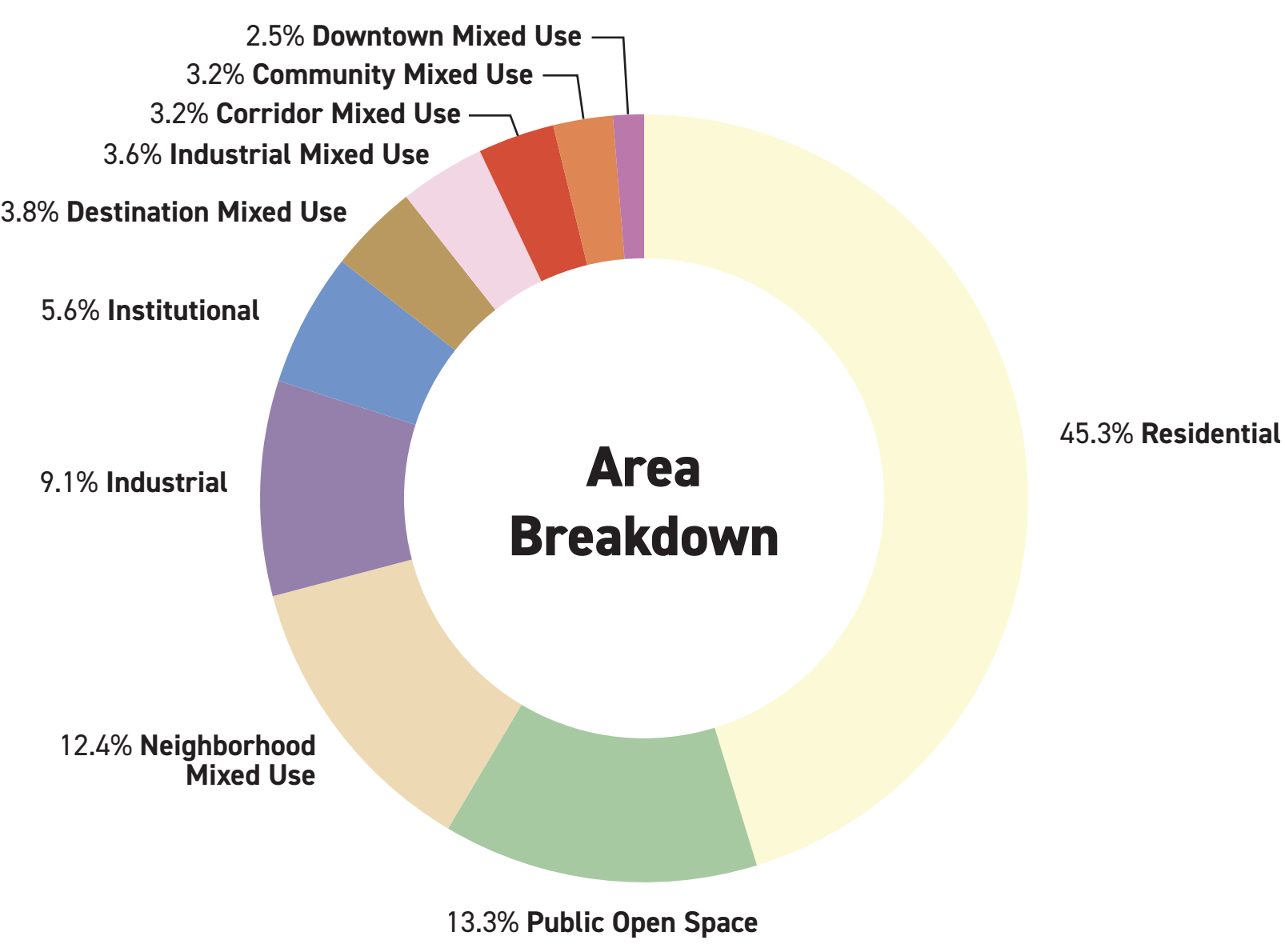


RICHMOND 300 LAND USE BREAKDOWN

DEGLOSE DEL USO DE SUELO DE RICHMOND 300

RICHMOND 300 LAND USES

USOS DEL SUELO DE RICHMOND 300



RICHMOND 300 SAMPLE DIAGRAMS

EJEMPLOS DE DIAGRAMAS DEL PLAN RICHMOND 300



Residential Diagram 2



Neighborhood Mixed-Use Diagram
A mix of housing types with features that engage the street and opportunities for small-scale commercial uses at the corner.



Community Mixed-Use Diagram
The building size, density, and zoning districts for these areas may vary depending on historical densities and neighborhood characteristics. The common theme among all Community Mixed-Use areas is that a mix of uses are allowed and buildings must address the street.



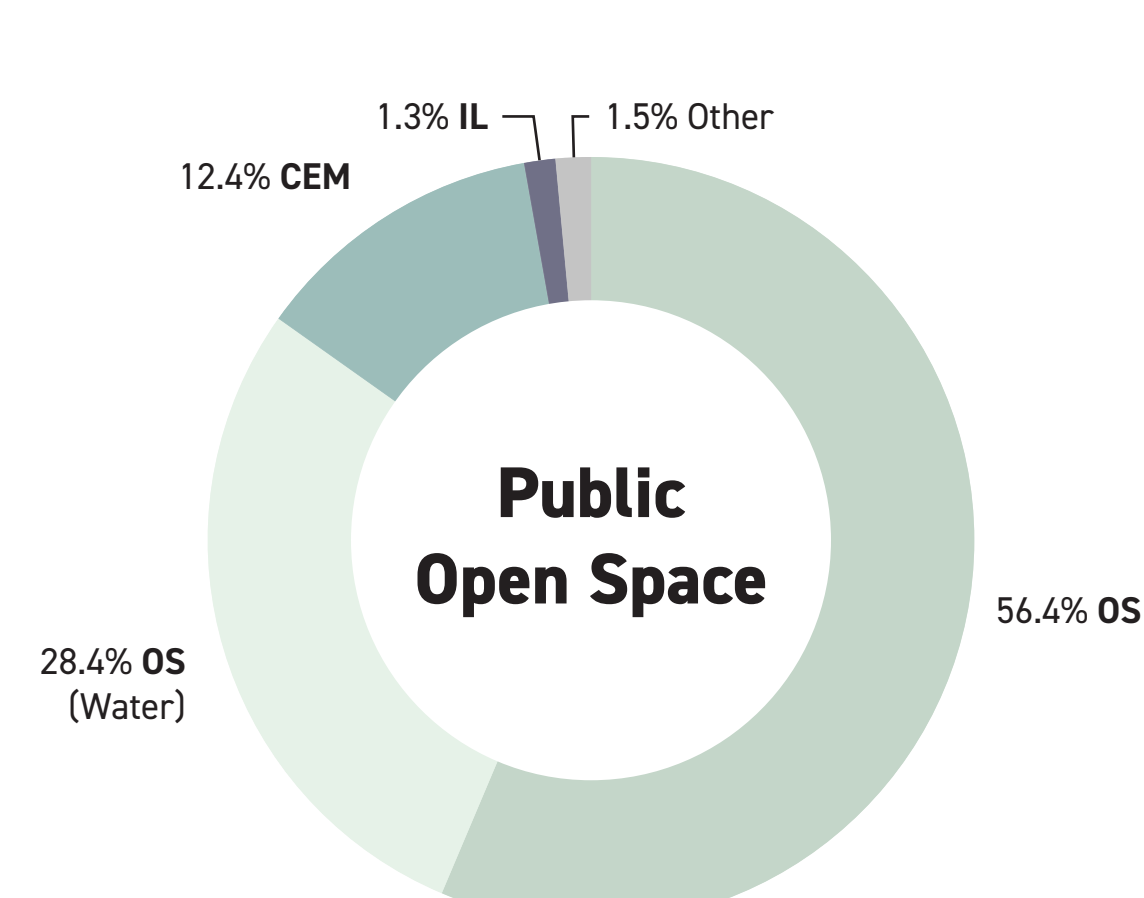
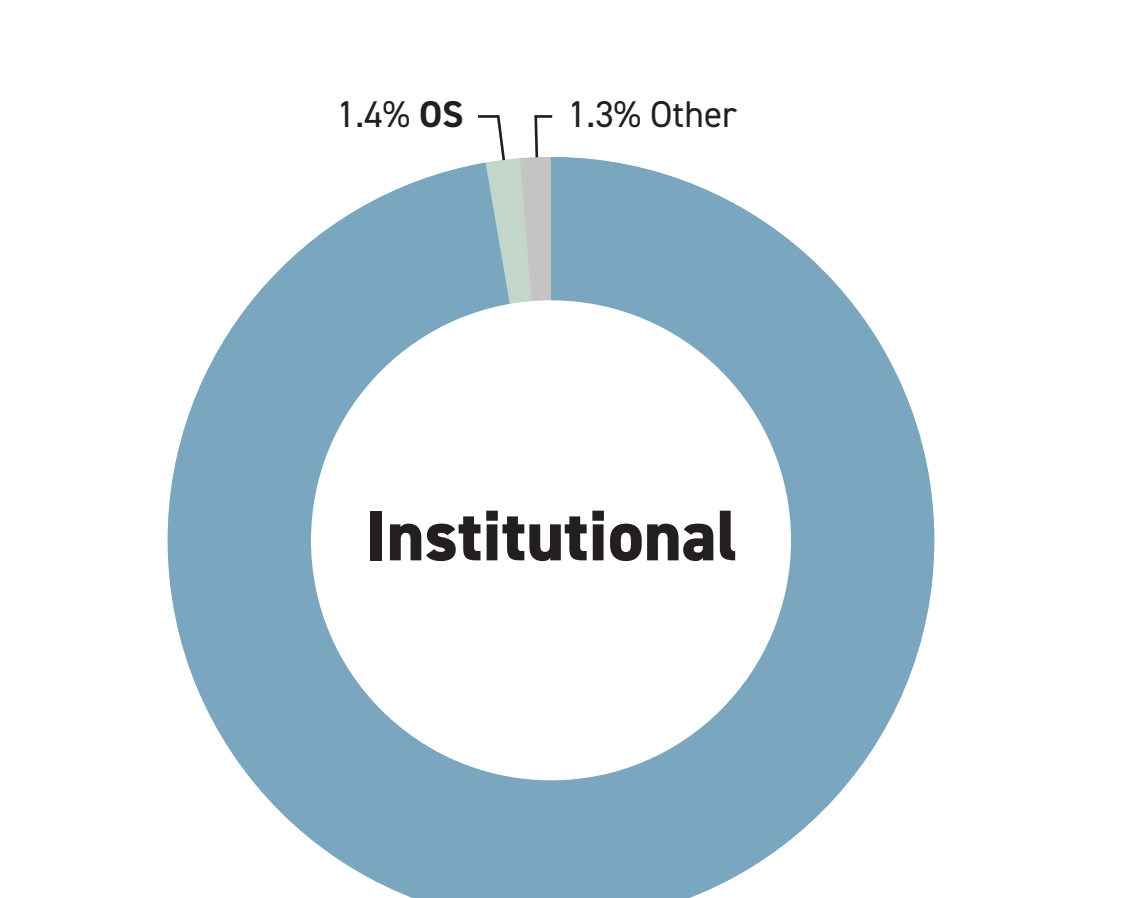
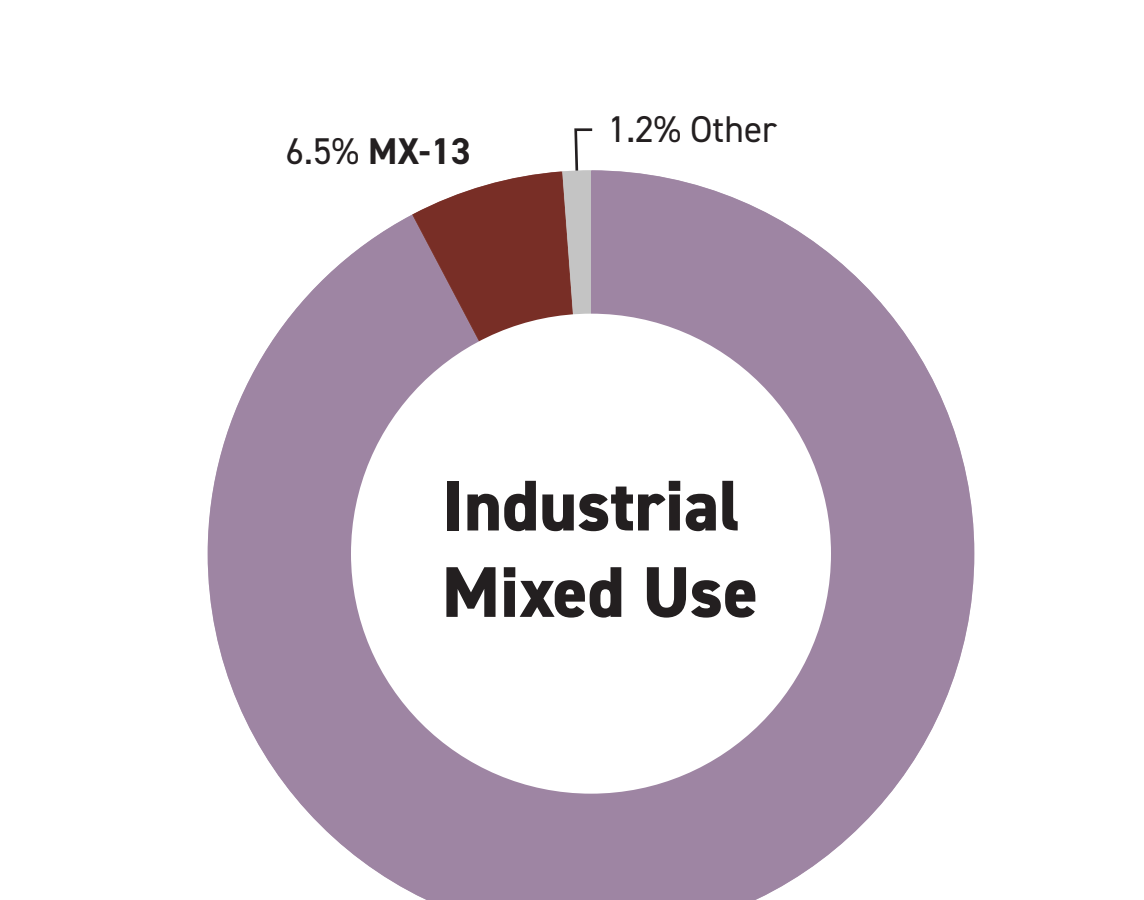
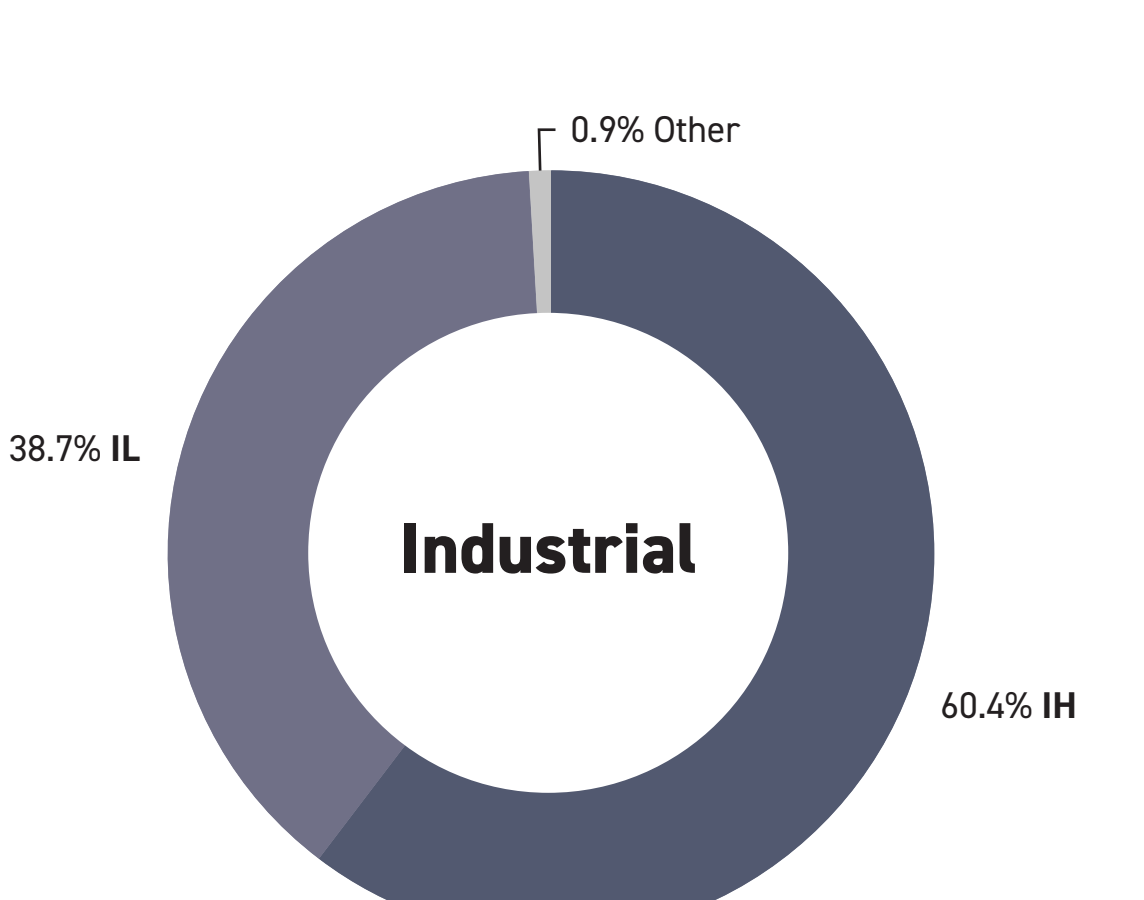
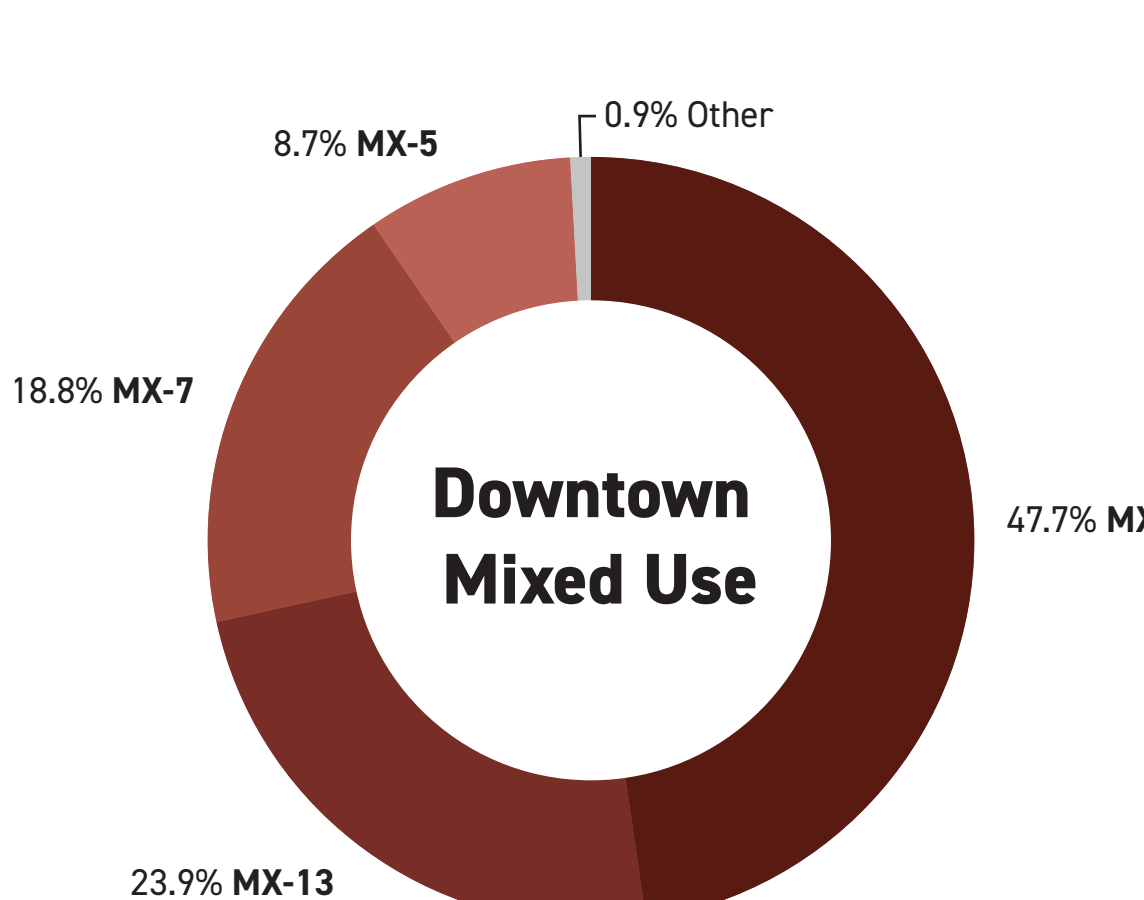
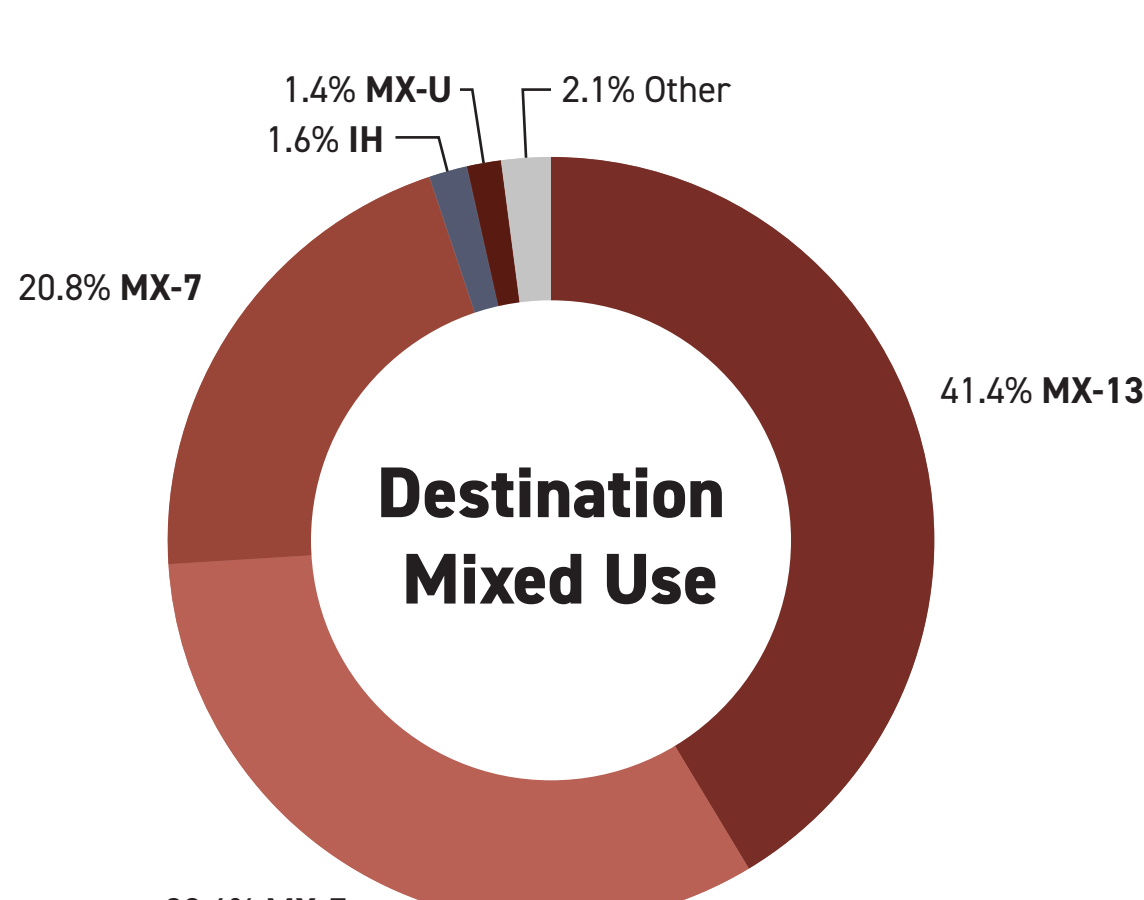
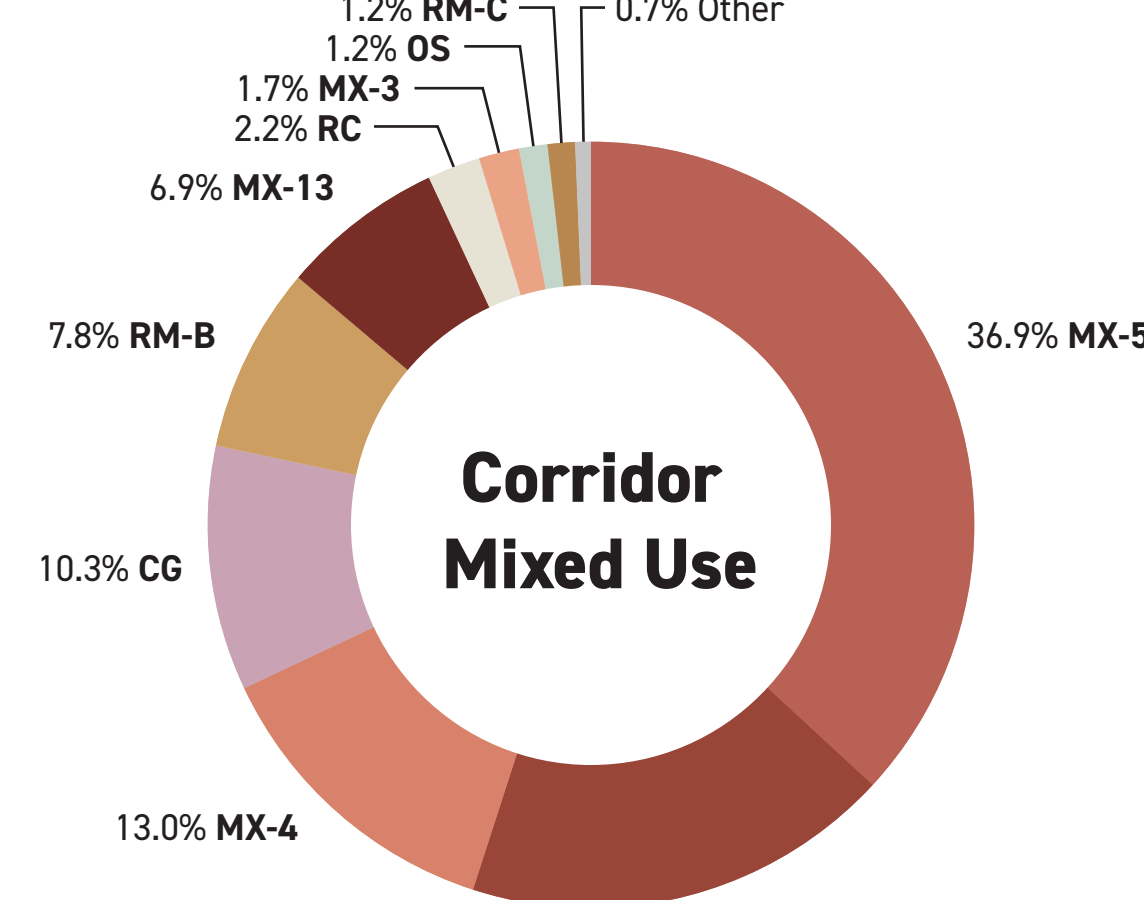
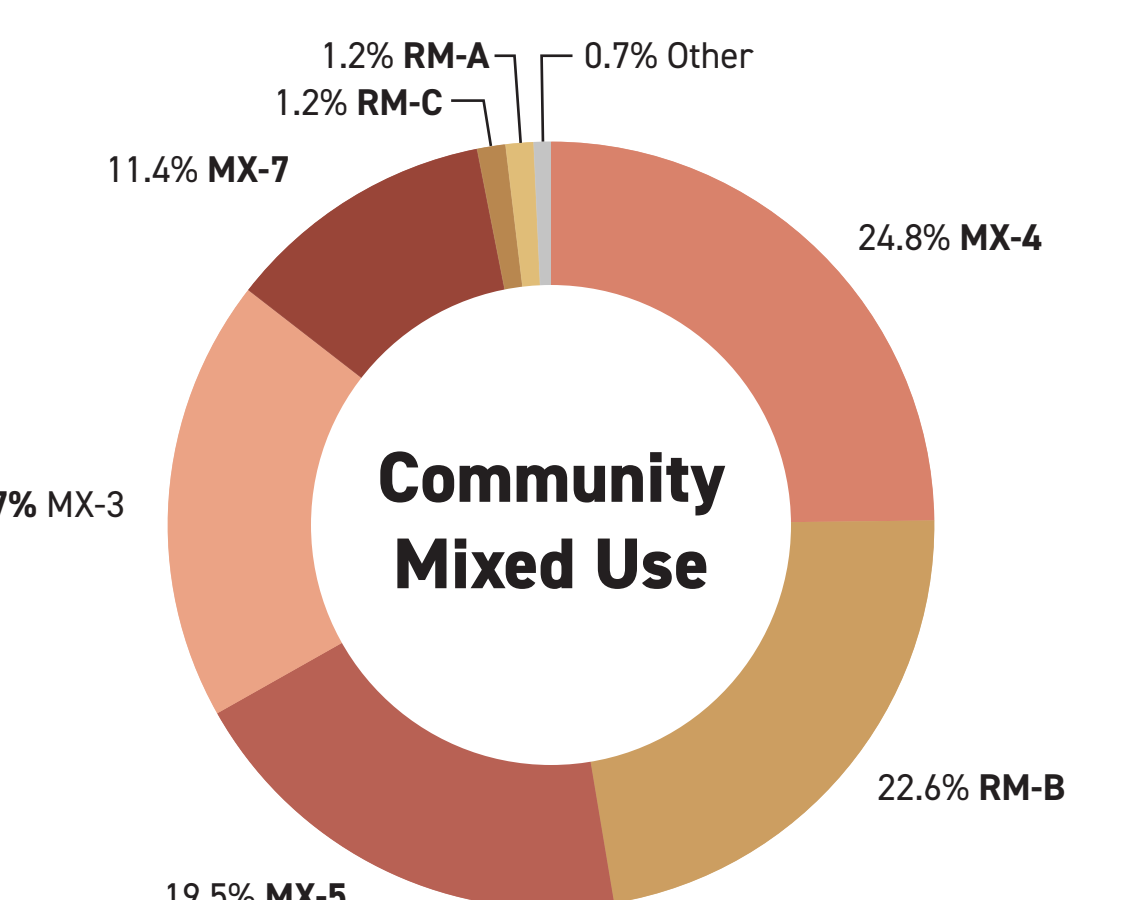
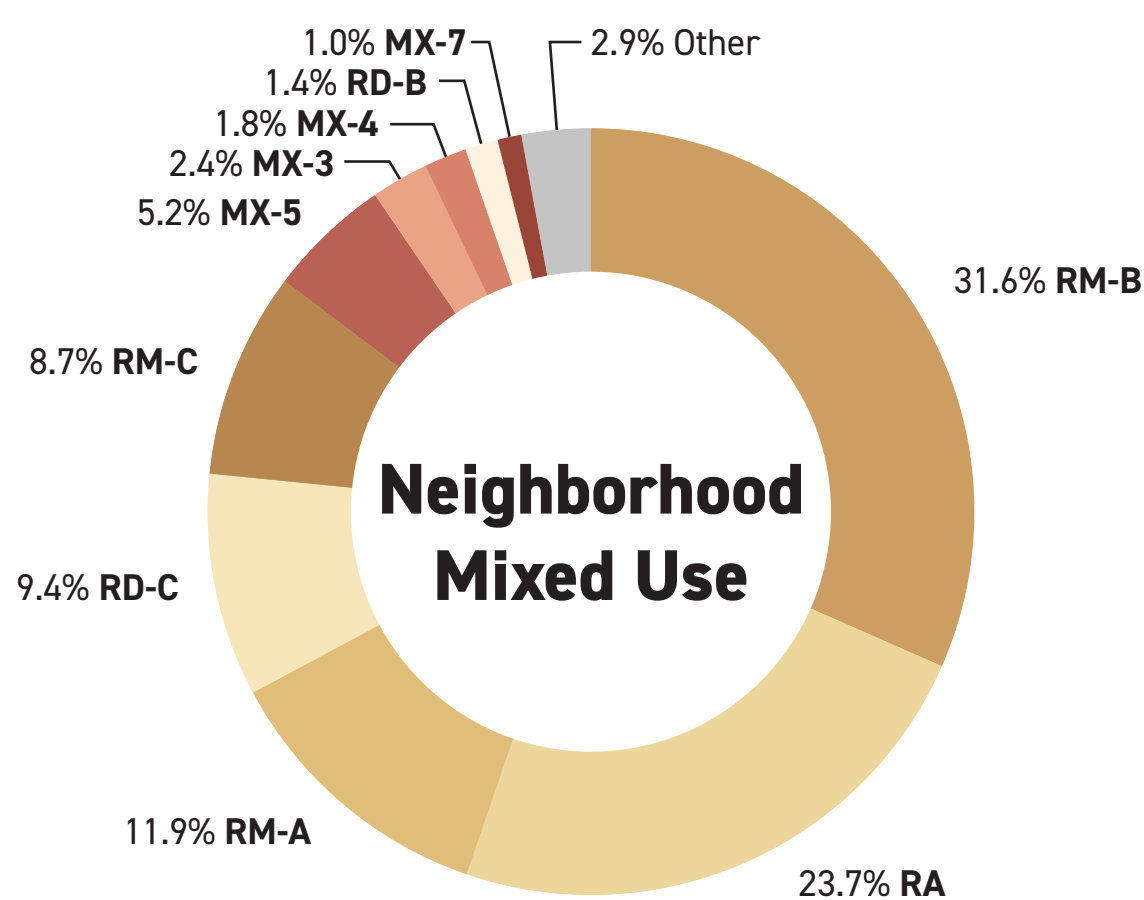
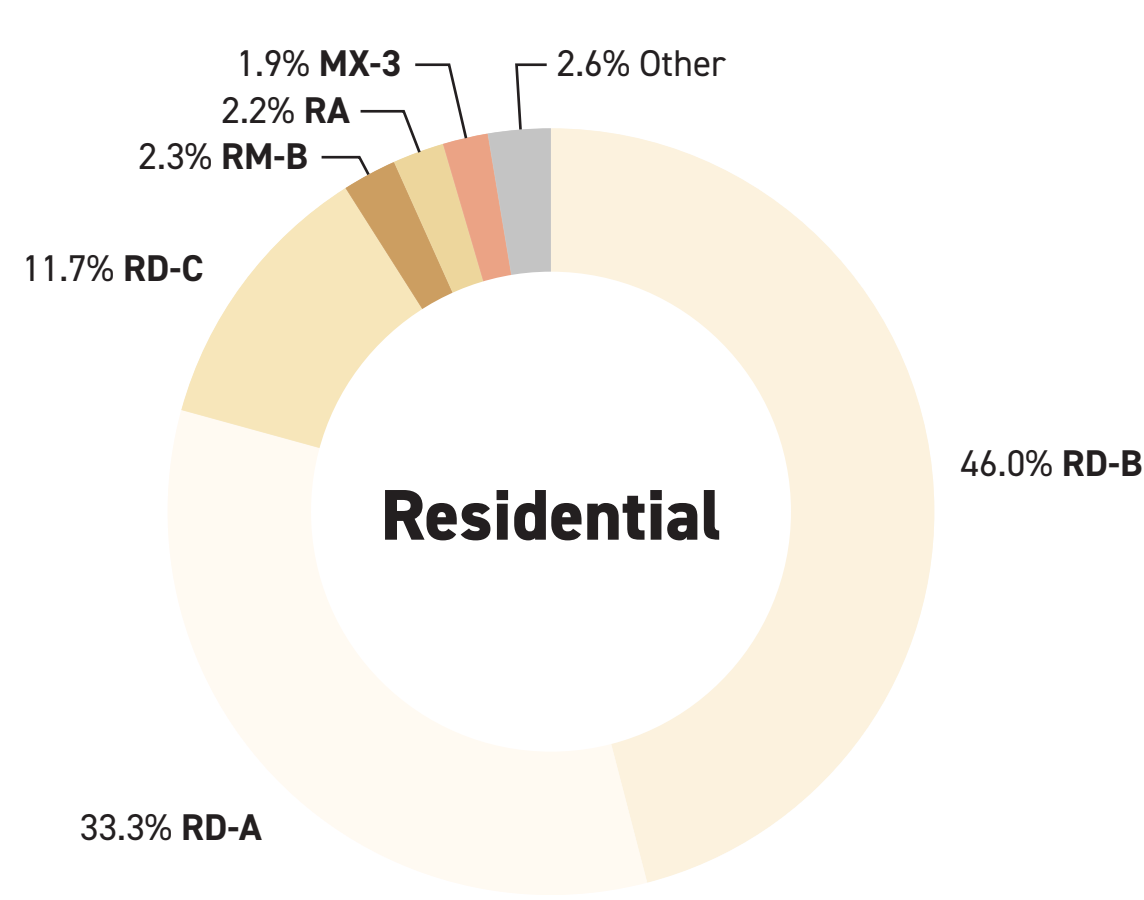
Corridor Mixed-Use Diagram
The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. In some areas, the Corridor Mixed-Use will look like the three buildings in the middle and in other areas, taller buildings are appropriate. The common theme among all Corridor Mixed-Use areas is that a mix of uses are allowed and buildings must address the street.



Industrial Mixed-Use Diagram
A mix of building types with low-scale, post-industrial buildings adjacent to new taller residential and/or office buildings.

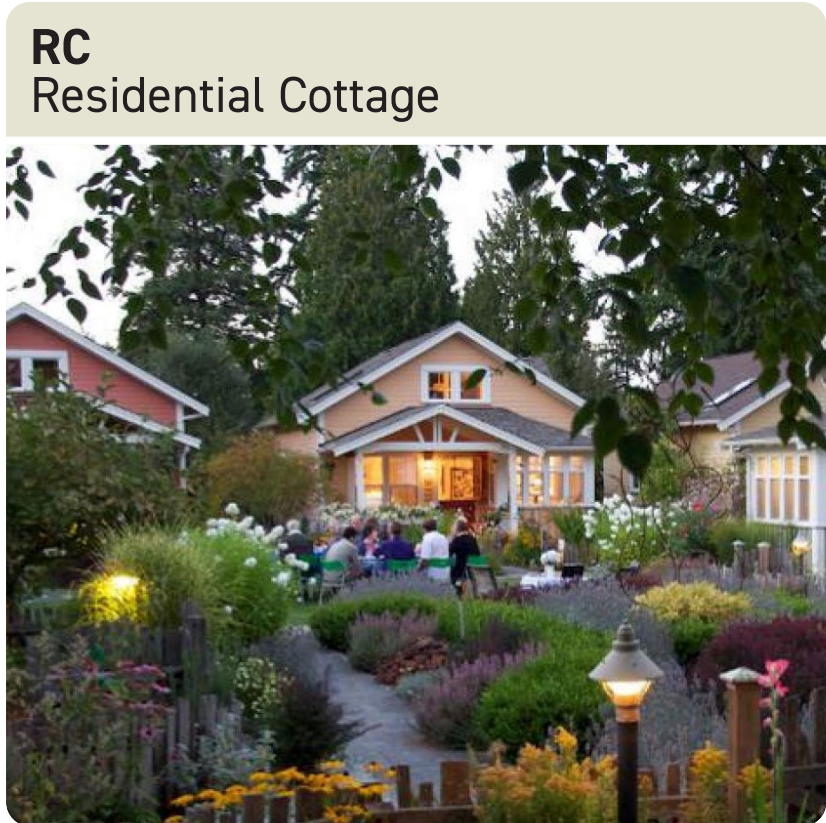
ZONING DISTRIBUTION OF EACH LAND USE

DISTRIBUCIÓN DE LA ZONIFICACIÓN BASADA EN EL USO DE SUELO

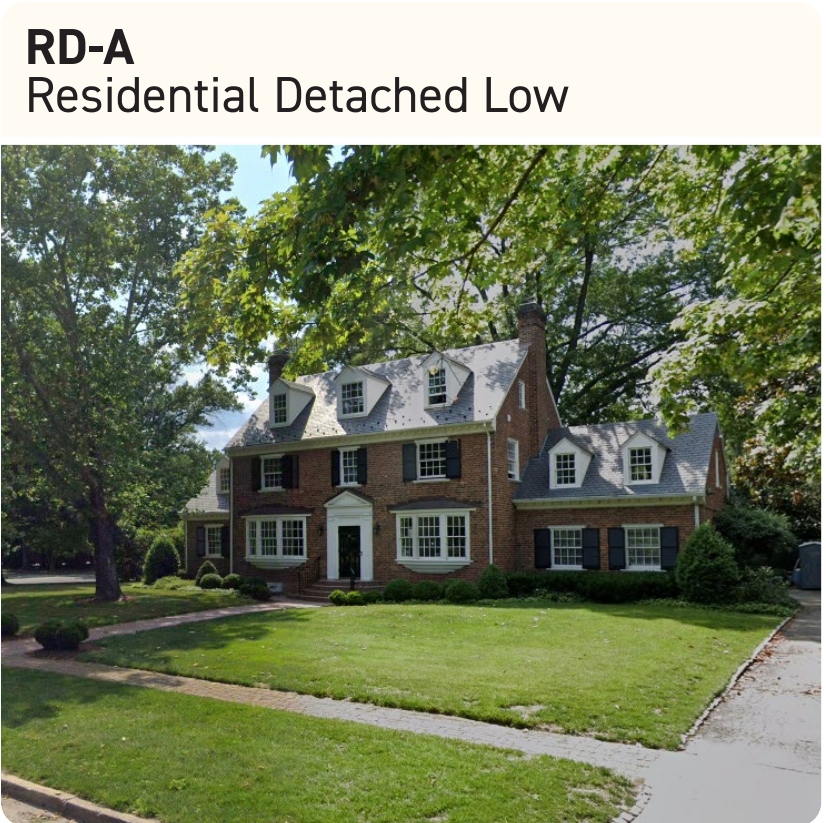


SUMMARY OF ZONING DISTRICTS

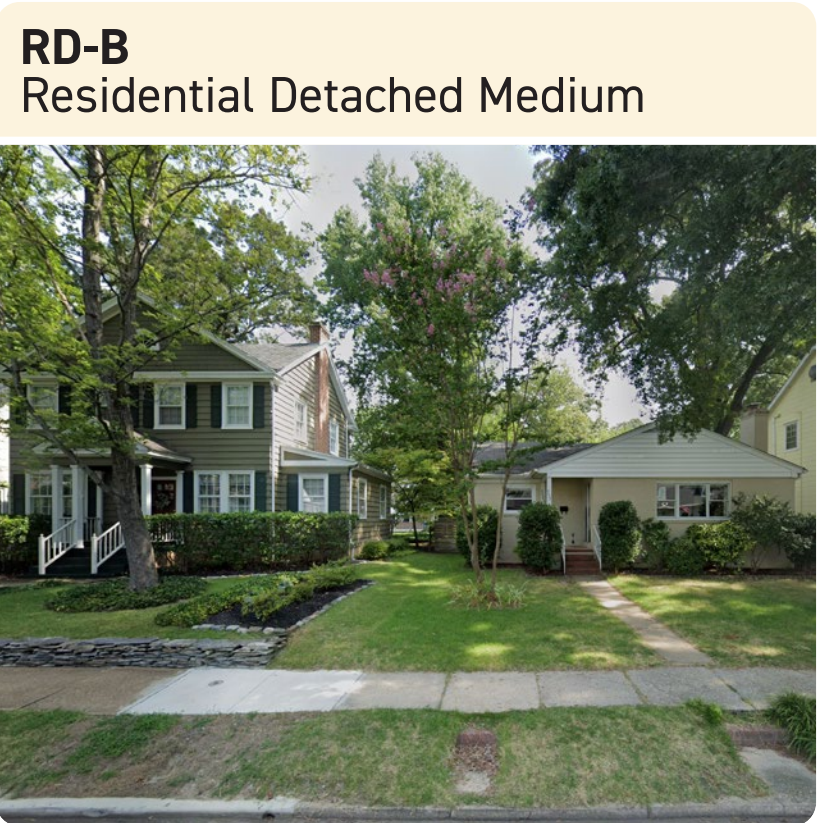
RESUMEN DE LOS DISTRITOS DE ZONIFICACIÓN



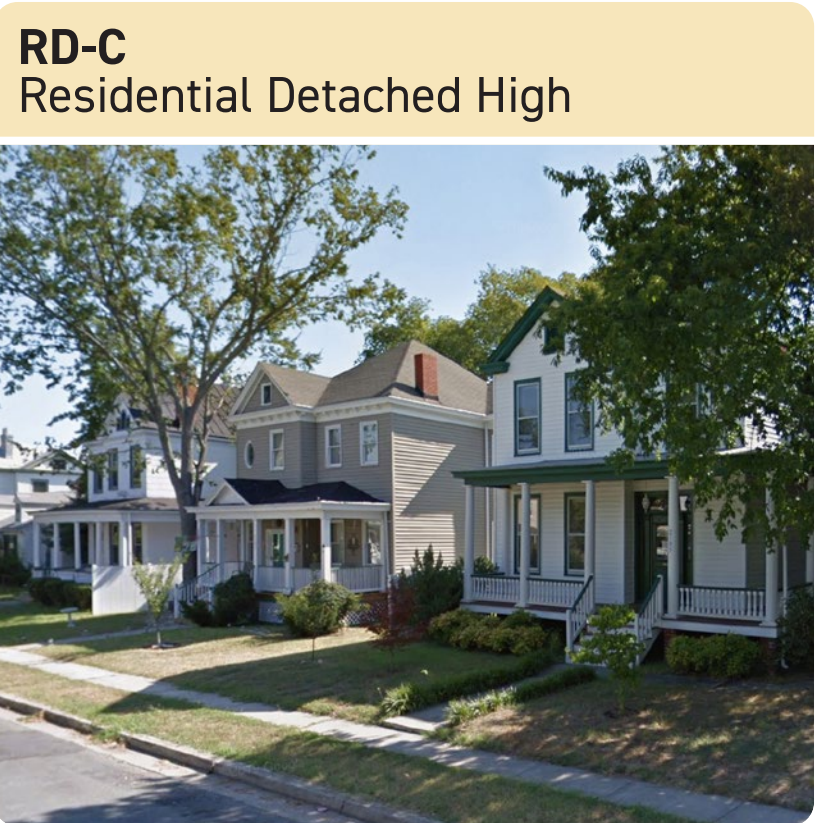
Clusters of **small detached houses** that could include **manufactured & tiny home parks & cottage courts** on a lot no less than **100 ft in wide**.



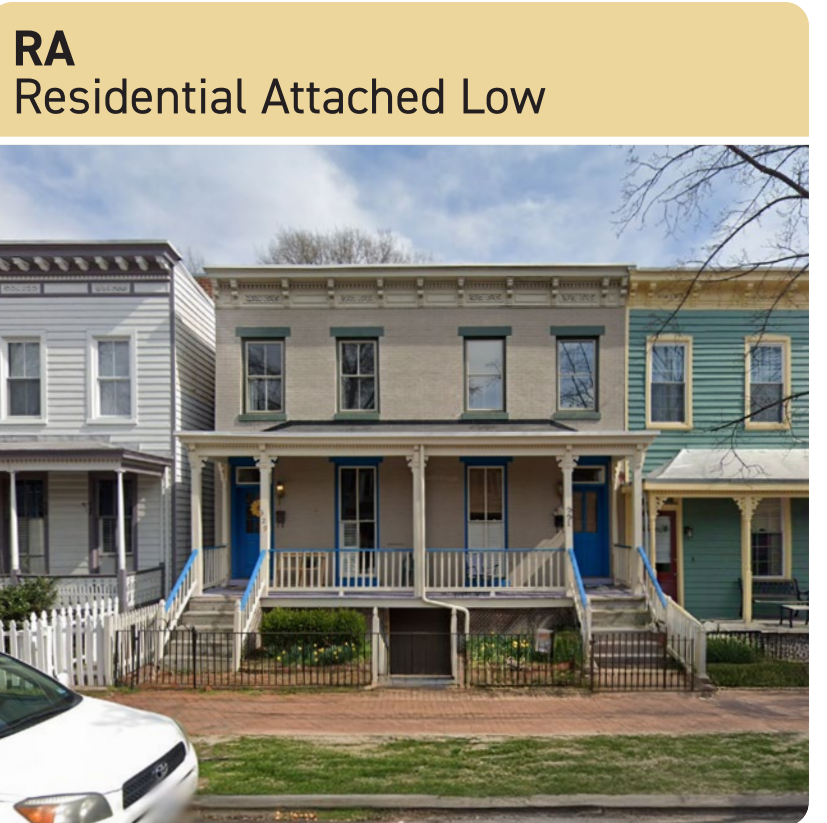
Allows **1 unit & an ADU**, on a lot no less than **90 ft wide**. If **house preserved**, **1 additional unit** allowed. Includes **detached, attached, & duplex**.



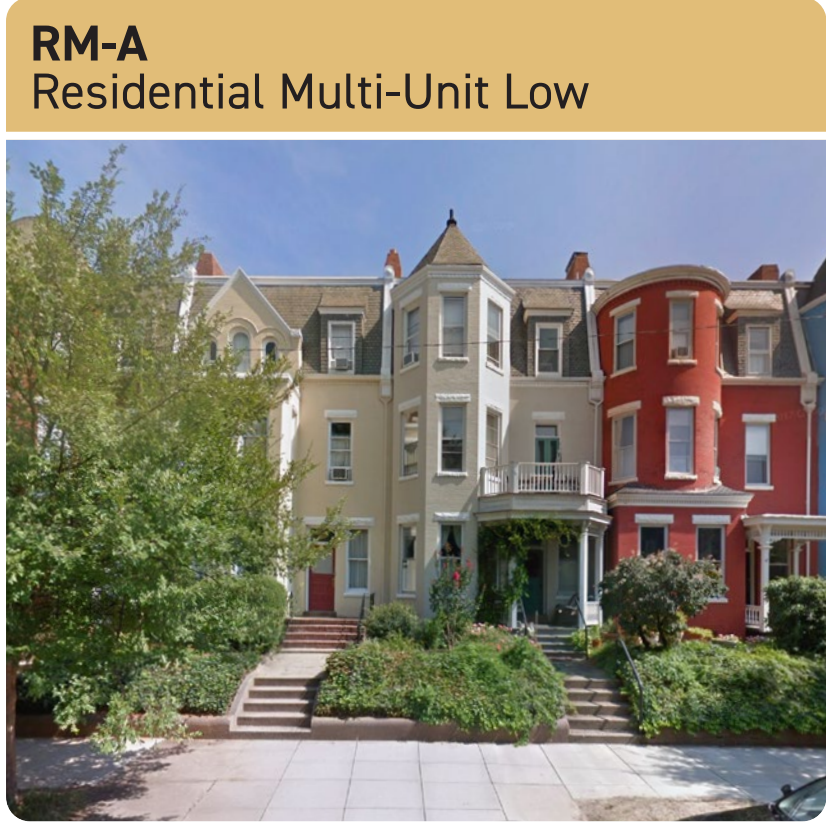
Allows **1 unit & an ADU**, on a lot no less than **50 ft wide**. If **house preserved**, **1 additional unit** allowed. Includes **detached, attached, & duplex**.



Allows **1 unit & an ADU**, on a lot no less than **25 ft wide**. If **house preserved**, **1 additional unit** allowed. Includes **detached, attached, & duplex**.



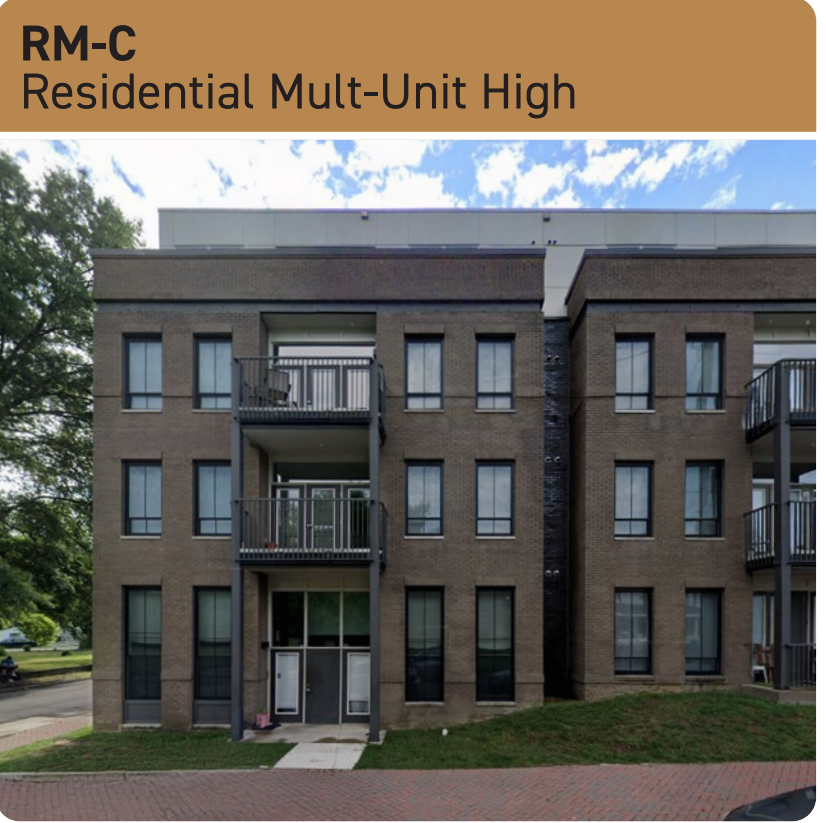
Allows **1 unit & an ADU**, on a lot. If **house preserved**, **1 additional unit** allowed. Includes **detached, attached, duplex, and rowhouse**.



Allows up to **6 units in a building**, includes **detached, attached, duplex, rowhouse, & multiplex**.



Allows up to **12 units in a building**, includes **detached, attached, duplex, rowhouse, stacked townhouse, multiplex, & small apartment**.



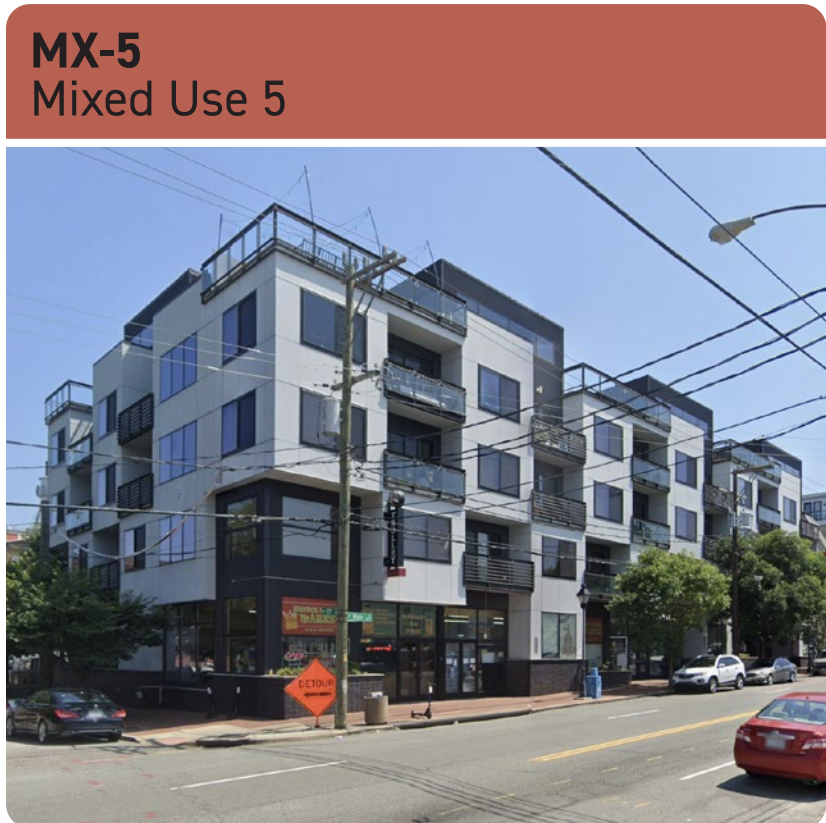
Allows an **unlimited number of units in a building**, includes **detached, attached, duplex, rowhouse, stacked townhouse, multiplex, small apartment, & large apartment**.



Allows up to a **3-story residential, commercial or mixed use building**. Also includes **rowhouse, stacked townhouse, multiplex, & apartment**.



Allows up to a **4-story residential, commercial or mixed use building**. Also includes **rowhouse, stacked townhouse, multiplex, & apartment**.



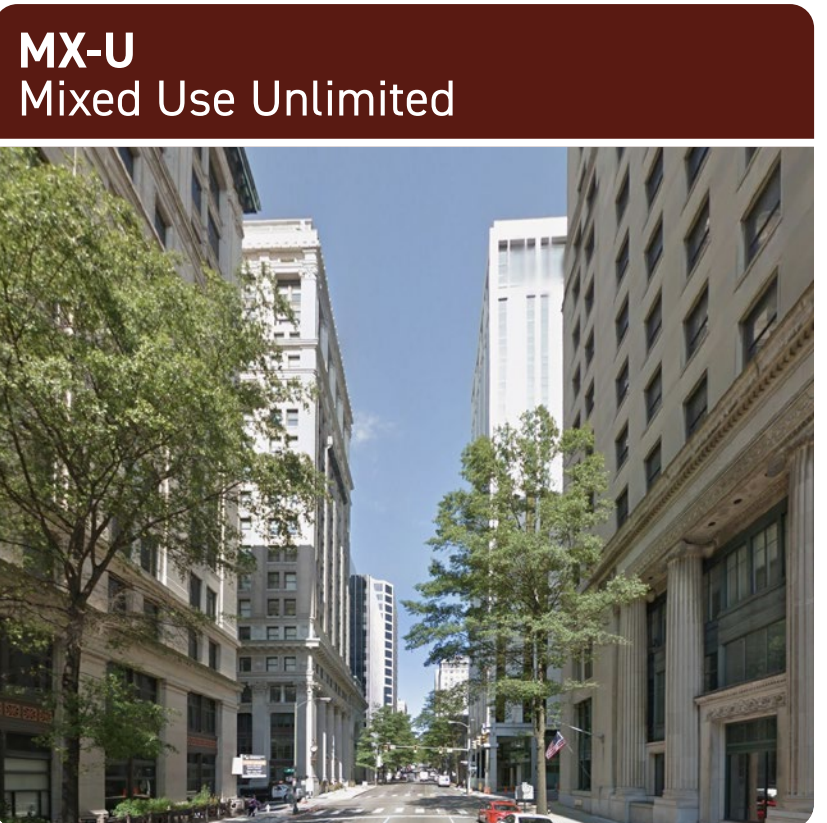
Allows up to a **5-story residential, commercial or mixed use building**. Also includes **rowhouse, stacked townhouse, multiplex, & apartment**.



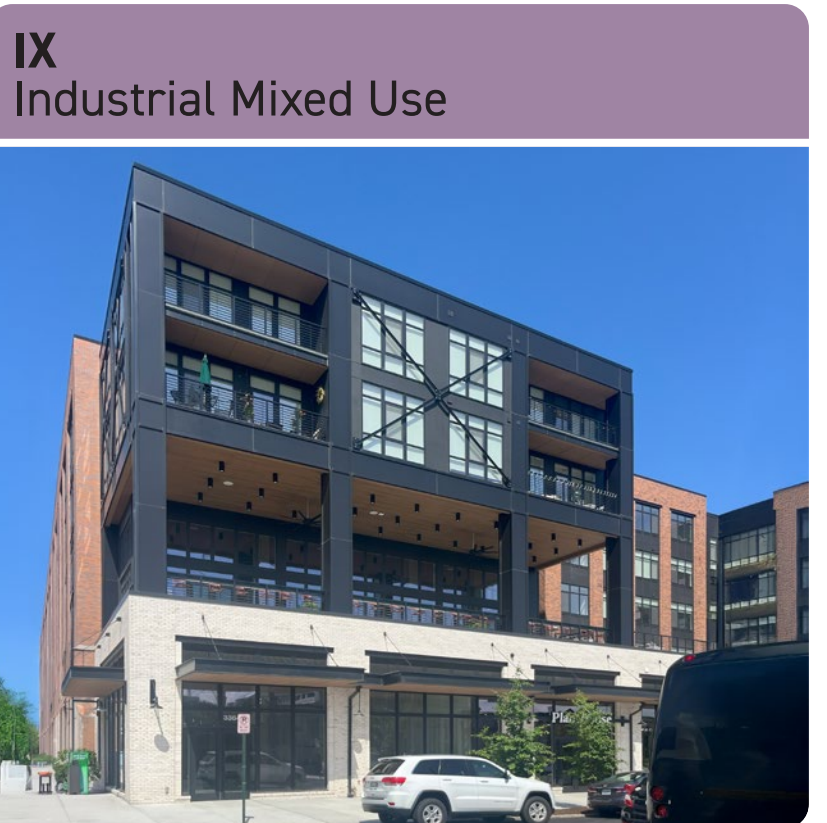
Allows up to a **7-story residential, commercial or mixed use building**. Also includes **rowhouse, stacked townhouse, multiplex, & apartment**.



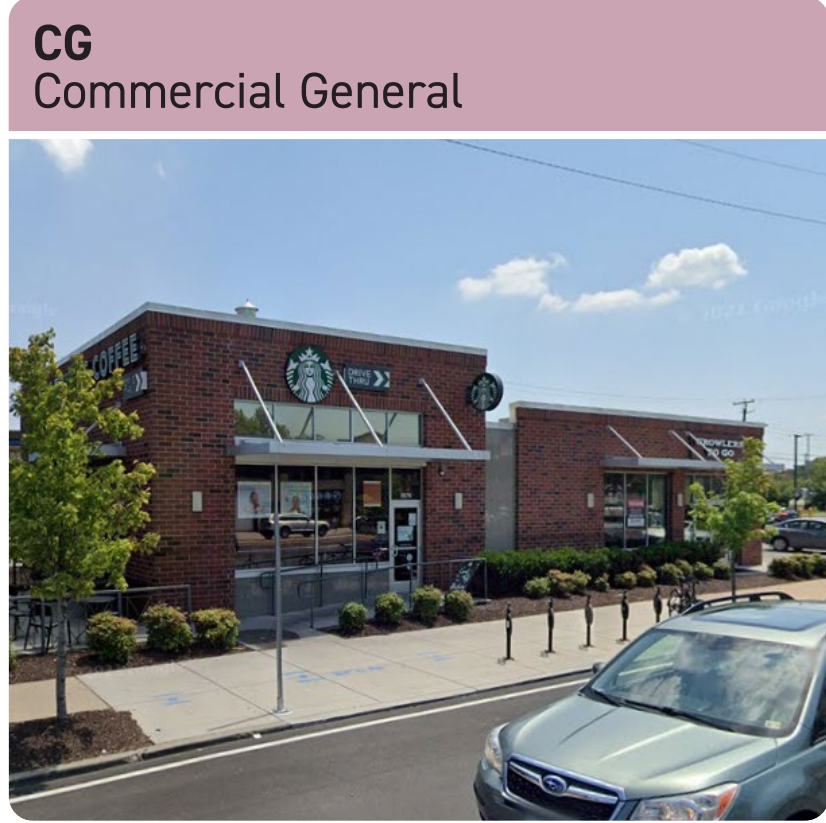
Allows up to a **13-story residential, commercial, or mixed use building**.



Allows an **unlimited in height residential, commercial, or mixed use building**.



Allows up to a **7-story residential, commercial, light industrial or mixed use building**. Also includes **rowhouses, stacked townhouses, multiplexes, & apartments**.



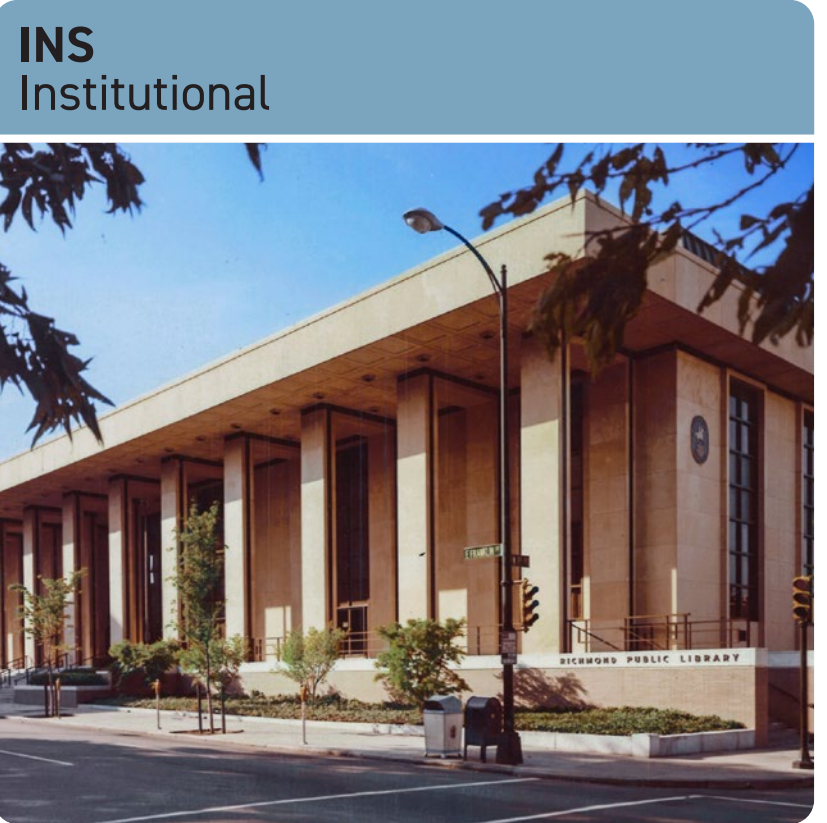
Allows a range of **heavier, more auto-oriented commercial** uses. Also allows **rowhouses, stacked townhouses, and apartments**.



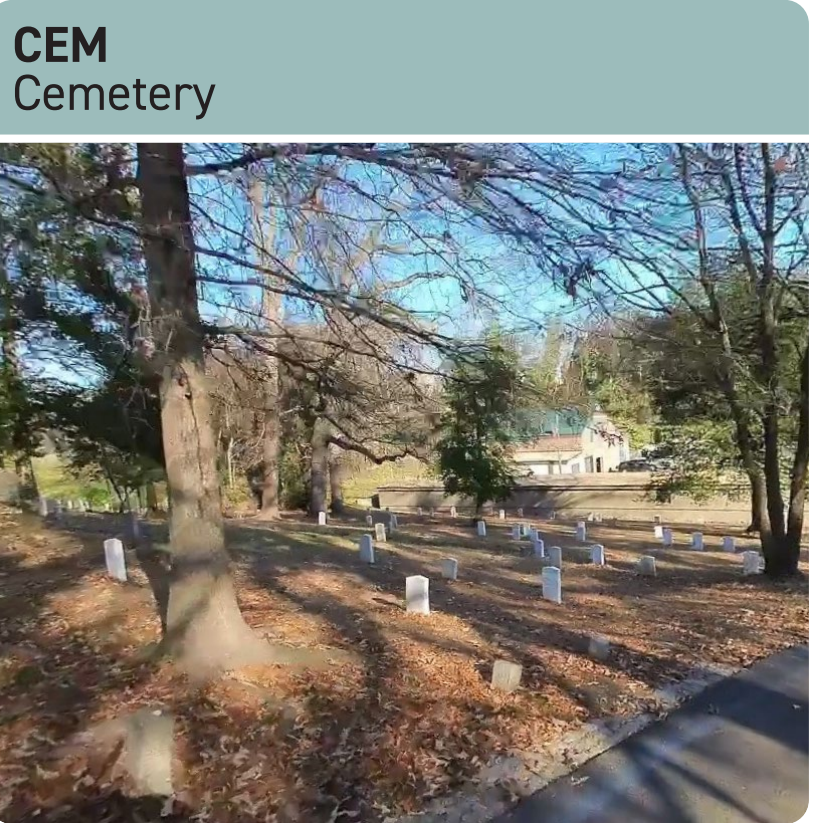
Allows a range of **low-impact industrial** activity - the majority of activity is conducted **indoors** with limited **accessory outdoor storage**.



Allows a range of larger footprint **high-impact industrial activity**. Allows more outdoor storage.



Allows for a range of **larger-scale public, civic and institutional** uses.



Open space used to **bury remains** and **memorialize the deceased** that could include **chapels, mausoleums, and administrative buildings**.



Publicly-owned open space that serves the passive and active recreational needs of the community, and includes **parks, playgrounds, sports fields, dog parks, trails, & conservation areas**. May include **recreational or administrative buildings**.

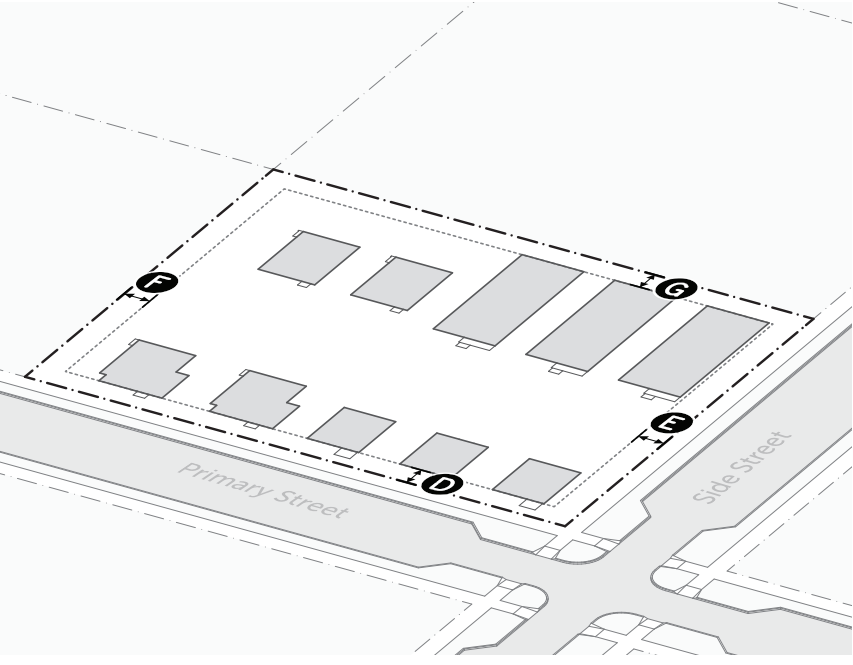
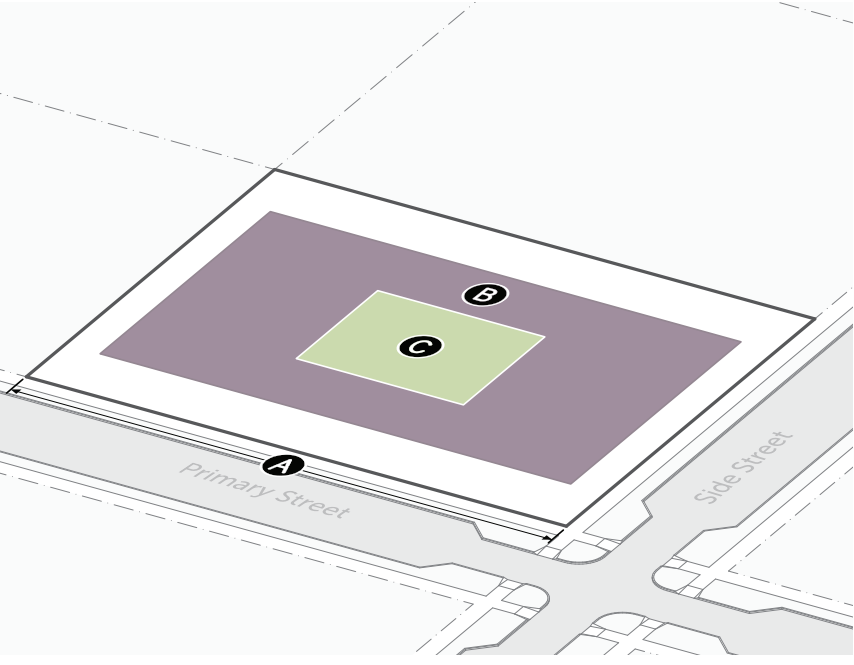


RC RESIDENTIAL COTTAGE

Clusters of **small detached houses** that could include **manufactured & tiny home parks & cottage courts** on a lot no less than **100 ft in wide**.

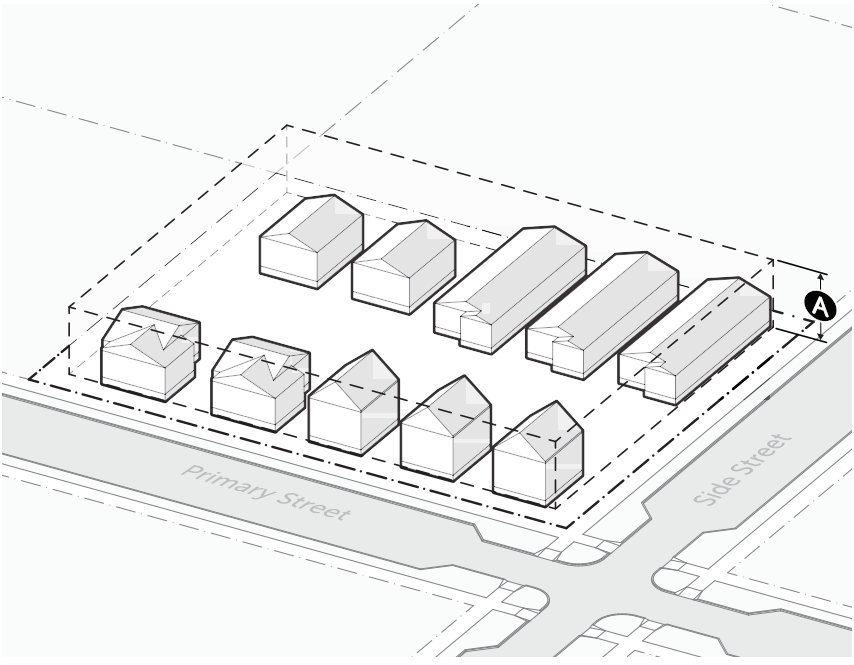
Grupos de pequeñas casas unifamiliares no adosadas que podrían incluir pequeñas casas, casas prefabricadas y casas estilo cabañas en un lote de no menos de 100 pies de ancho.

TOTAL ACREAGE: **57**
NUMBER OF PARCELS: **11**
PERCENTAGE OF CITY: **0.2%**



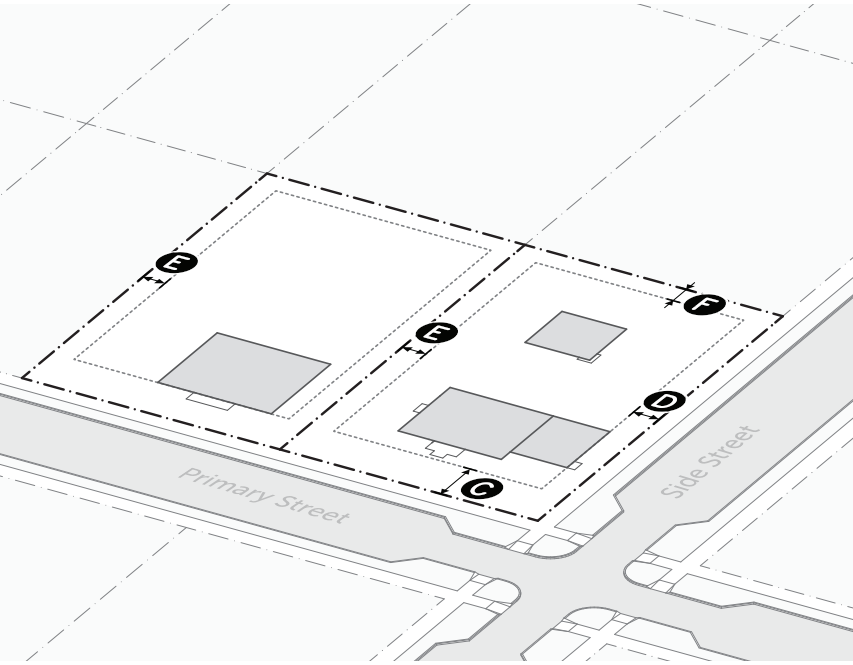
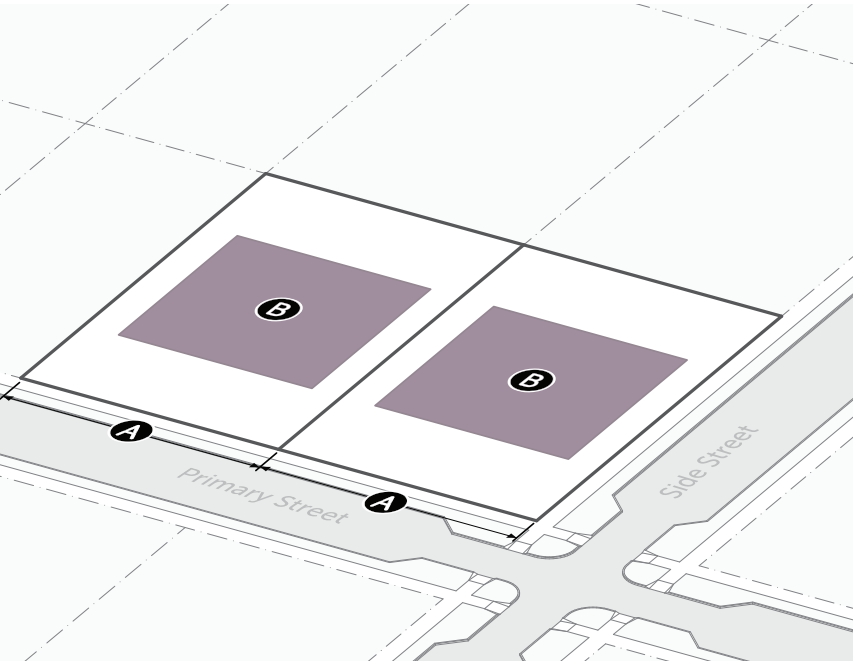
1. Lot Size	Sec. 2.6.2
A Lot width (min)	100'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per building (max)	1
3. Coverage	Sec. 2.6.4
B Building coverage (max)	50%
C Amenity space (min)	10%

4. Building Setbacks	Sec. 2.6.5
D Primary street (min)	10'
E Side street (min)	10'
F Side (min)	10'
G Rear (min)	10'
H Alley (min)	3'
5. Build-to	Sec. 2.6.6
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Allowed



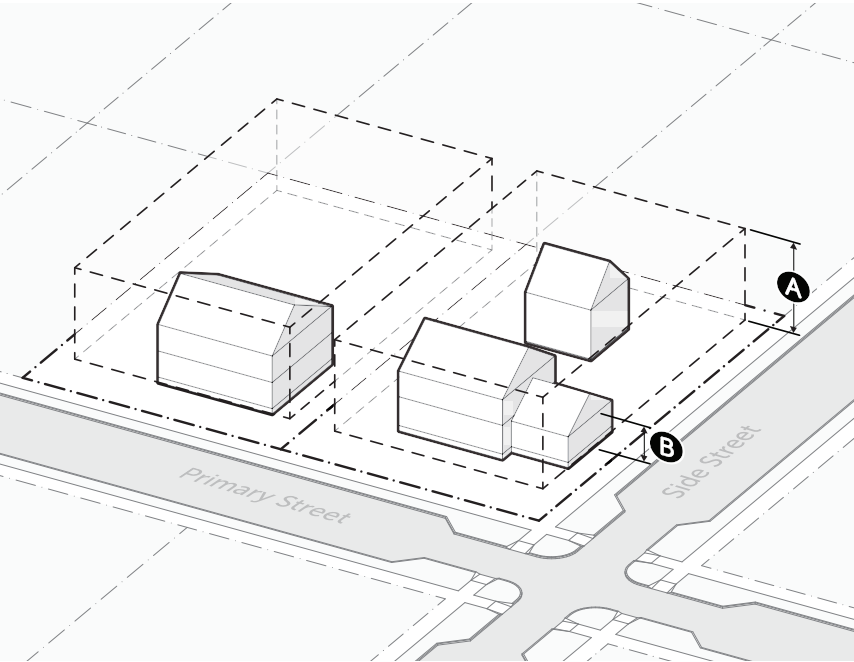
1. Massing	Sec. 2.6.9
A Building height (max)	1.5 stories/18'
Width (max)	n/a
Building floor area (max)	1,200 SF
2. Active Depth	Sec. 2.6.10
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	Sec. 2.6.11
Ground story height (min)	n/a
Finished floor elevation (min/max)	n/a

4. Windows	Primary St.	Side St.	Sec. 2.6.12
Ground story (min)	n/a	n/a	
Upper story (min)	n/a	n/a	
Blank wall width (max)	n/a	n/a	
5. Doors	Primary St.	Side St.	Sec. 2.6.13
Street-facing entrance	n/a	n/a	
Street-facing entry spacing (max)	n/a	n/a	



1. Lot Size	Sec. 2.6.2
A Lot width (min)	90'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per lot (max)	
Base	1 + ADU
Housing preservation bonus	2 + ADU
3. Coverage	Sec. 2.6.4
B Building coverage (max)	30%
Amenity space (min)	n/a

4. Building Setbacks	Sec. 2.6.5
C Primary street (min)	Existing range or 20'
D Side street (min)	10'
E Side (min)	9'
F Rear (min)	9'
H Alley (min)	3'
5. Build-to	Sec. 2.6.6
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Allowed



1. Massing	Sec. 2.6.9
A Building height (max)	3 stories/35'
Width (max)	n/a
2. Active Depth	Sec. 2.6.10
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	Sec. 2.6.11
B Ground story height (min)	9'
Finished floor elevation (min/max)	0'/4'

4. Windows	Primary St.	Side St.	Sec. 2.6.12
Ground story (min)	n/a	n/a	
Upper story (min)	n/a	n/a	
Blank wall width (max)	n/a	n/a	
5. Doors	Primary St.	Side St.	Sec. 2.6.13
Street-facing entrance	Required	n/a	
C Street-facing entry spacing (max)	100'	n/a	

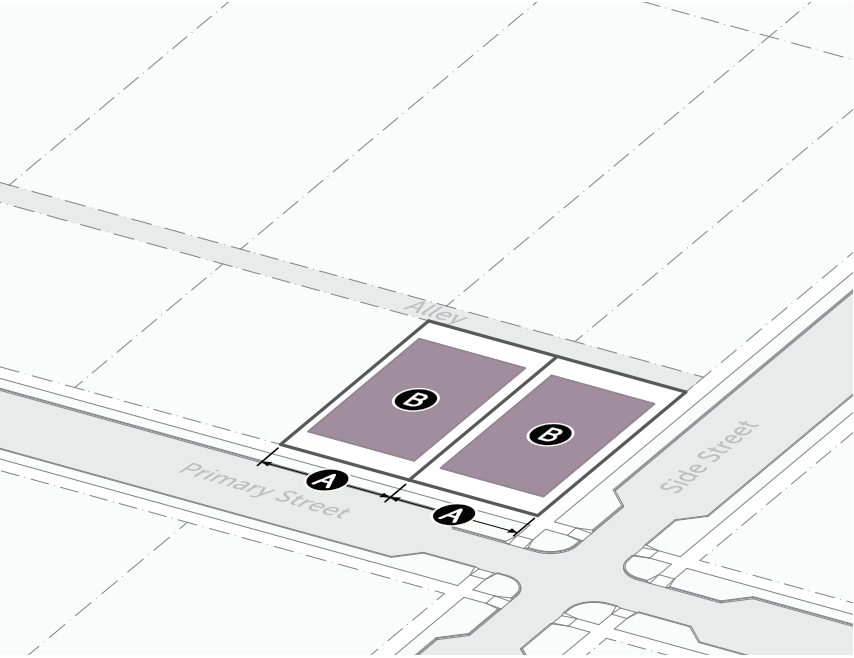
RD-A RESIDENTIAL DETACHED LOW

Allows **1 unit & an ADU**, on a lot no less than **90 ft wide**. If **house preserved**, **1 additional unit** allowed. Includes **detached, attached, & duplex** typologies. Limited commercial allowed conditionally.

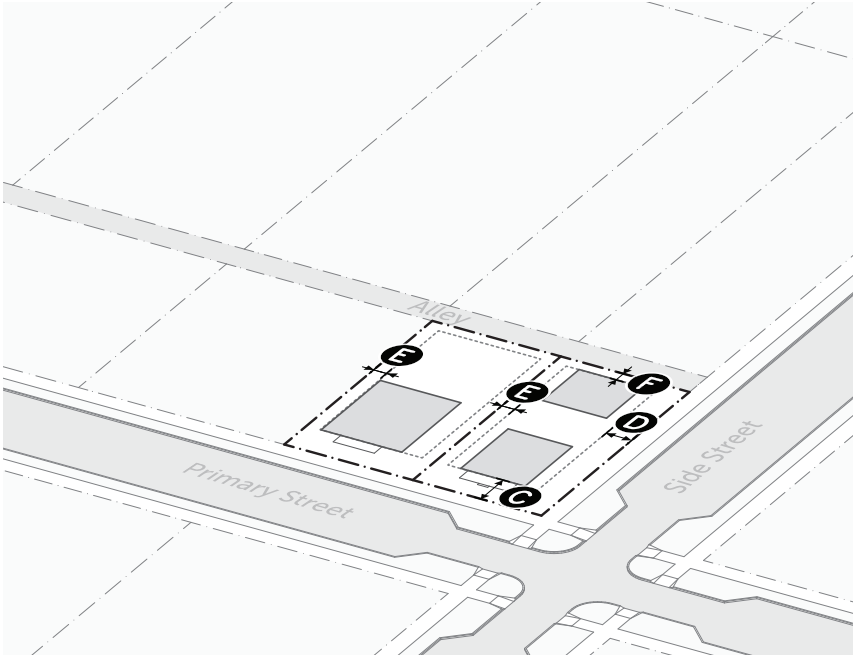
TOTAL ACREAGE: **4,882**
NUMBER OF PARCELS: **7,271**
PERCENTAGE OF CITY: **14.8%**

Se permite una vivienda unifamiliar y una unidad de vivienda accesoria (ADU) en un lote de no menos de 90 pies de ancho. Si se conserva la vivienda principal, se permite una unidad adicional. Incluye viviendas unifamiliares independientes, adosadas y dúplex. Se permite uso comercial limitado, sujeto a condiciones.

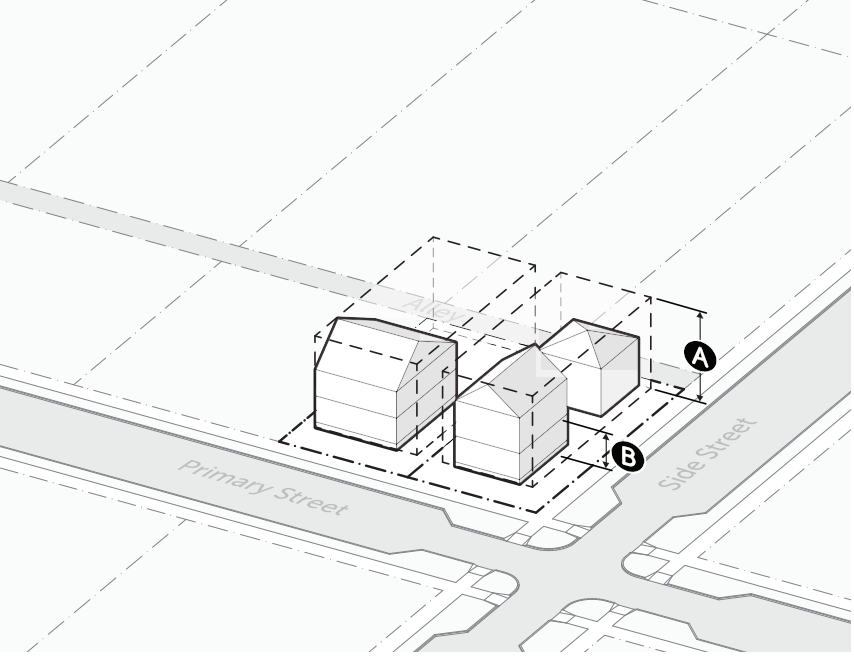




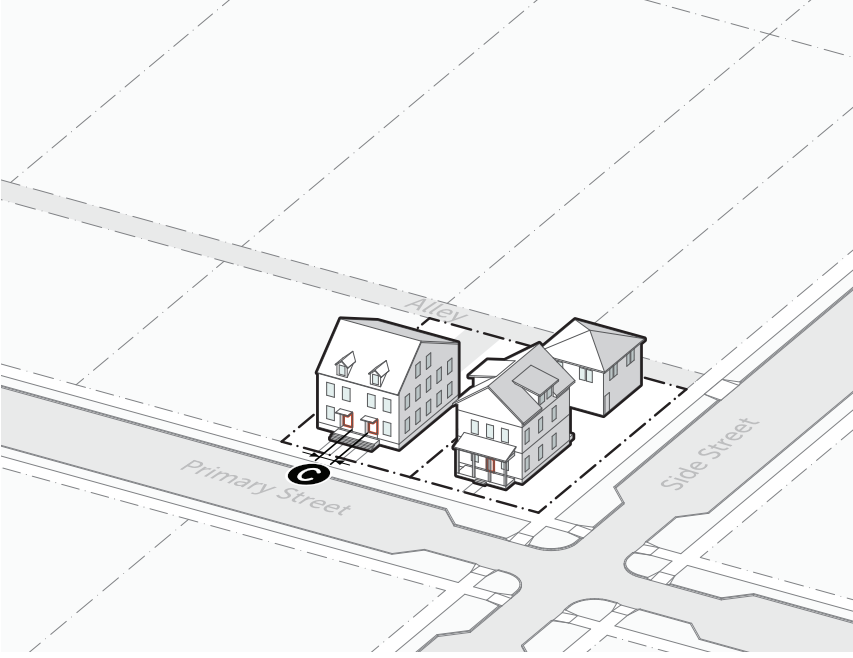
1. Lot Size	Sec. 2.6.2
A Lot width (min)	50'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per lot (max)	
Base	1 + ADU
Housing preservation bonus	2 + ADU
3. Coverage	Sec. 2.6.4
B Building coverage (max)	40%
Amenity space (min)	n/a



4. Building Setbacks	Sec. 2.6.5
C Primary street (min)	Existing range or 20'
D Side street (min)	10'
E Side (min)	5'
F Rear (min)	5'
G Alley (min)	3'
5. Build-to	Sec. 2.6.6
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Allowed



1. Massing	Sec. 2.6.9
A Building height (max)	Contextual or 3 stories/35'
Width (max)	n/a
2. Active Depth	Sec. 2.6.10
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	Sec. 2.6.11
B Ground story height (min)	9'
Finished floor elevation (min/max)	0'/4'



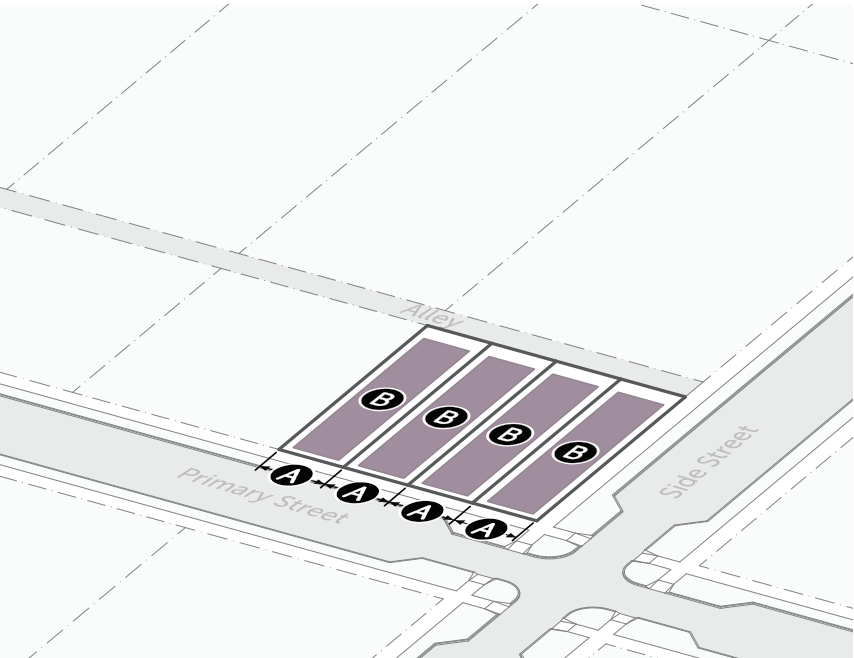
4. Windows		Sec. 2.6.12
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors		Sec. 2.6.13
Street-facing entrance	Required	n/a
Street-facing entry spacing (max)	100'	n/a

RD-B RESIDENTIAL DETACHED MEDIUM

Allows **1 unit & an ADU**, on a lot no less than **50 ft wide**. If house **preserved**, **1 additional unit** allowed. Includes **detached, attached, & duplex** typologies. Limited commercial allowed conditionally.

Se permite una vivienda unifamiliar y una unidad de vivienda accesoria (ADU) en un lote de no menos de 50 pies de ancho. Si se conserva la vivienda principal, se permite una unidad adicional. Incluye viviendas unifamiliares independientes, adosadas y dúplex. Se permite uso comercial limitado, sujeto a condiciones.

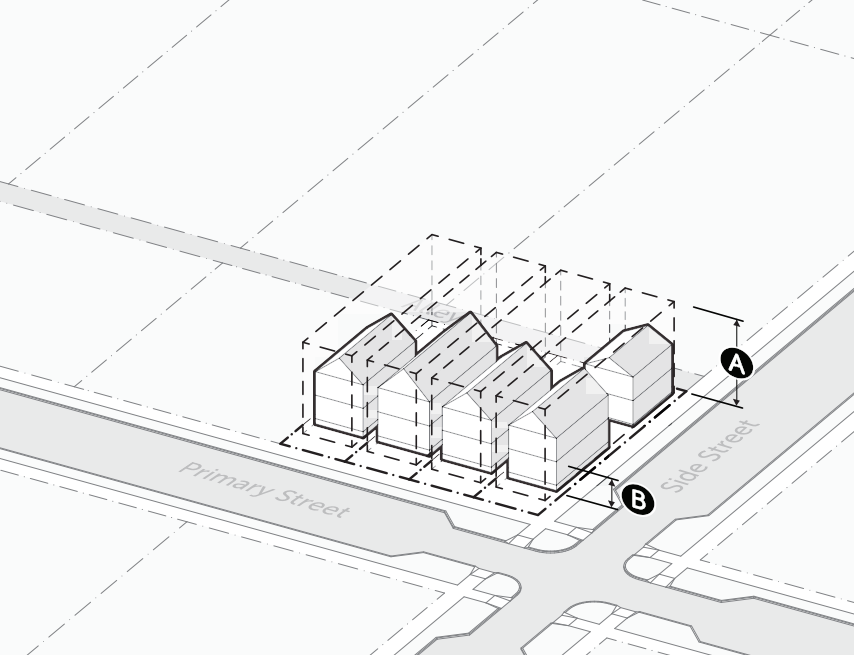
TOTAL ACREAGE: **6,766**
NUMBER OF PARCELS: **22,918**
PERCENTAGE OF CITY: **20.5%**



1. Lot Size	Sec. 2.6.2
A Lot width (min)	25'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per lot (max)	
Base	1 + ADU
Housing preservation bonus	2 + ADU
3. Coverage	Sec. 2.6.4
B Building coverage (max)	50%
Amenity space (min)	n/a



4. Building Setbacks	Sec. 2.6.5
C Primary street (min)	Existing range or 10'
D Side street (min)	0'
E Side (min)	3'
F Rear (min)	3'
G Alley (min)	3'
5. Build-to	Sec. 2.6.6
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Not allowed



1. Massing	Sec. 2.6.9
A Building height (max)	Contextual or 3 stories/35'
Width (max)	n/a
2. Active Depth	Sec. 2.6.10
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	Sec. 2.6.11
B Ground story height (min)	9'
Finished floor elevation (min/max)	0'/4'



4. Windows		Sec. 2.6.12
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors		Sec. 2.6.13
Street-facing entrance	Required	n/a
Street-facing entry spacing (max)	50'	n/a

RD-C RESIDENTIAL DETACHED HIGH

Allows **1 unit & an ADU**, on a lot no less than **25 ft wide**. If house **preserved**, **1 additional unit** allowed. Includes **detached, attached, & duplex** typologies. Limited commercial allowed conditionally.

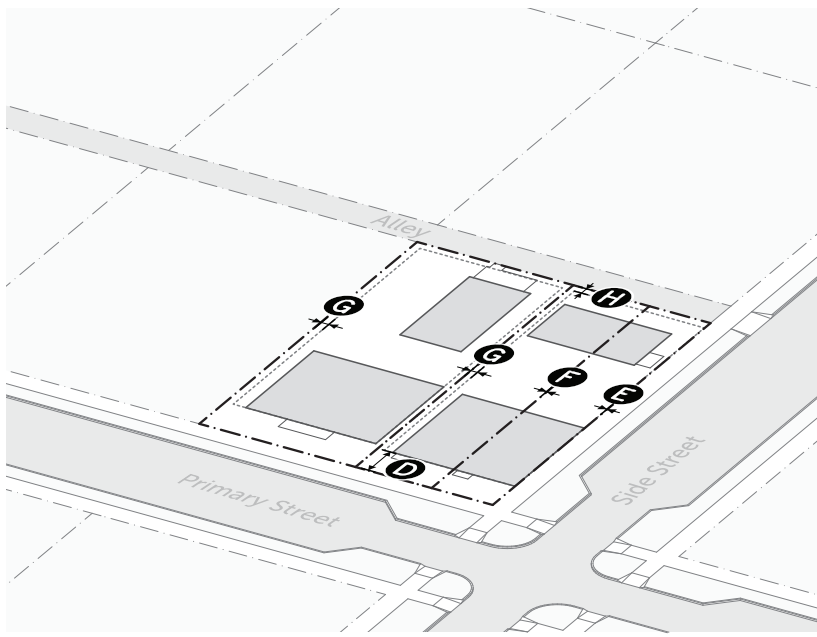
Se permite una vivienda unifamiliar y una unidad de vivienda accesoria (ADU) en un lote de no menos de 25 pies de ancho. Si se conserva la vivienda principal, se permite una unidad adicional. Incluye viviendas unifamiliares independientes, adosadas y dúplex. Se permite uso comercial limitado, sujeto a condiciones.

TOTAL ACREAGE: **2,072**
NUMBER OF PARCELS: **13,765**
PERCENTAGE OF CITY: **6.3%**

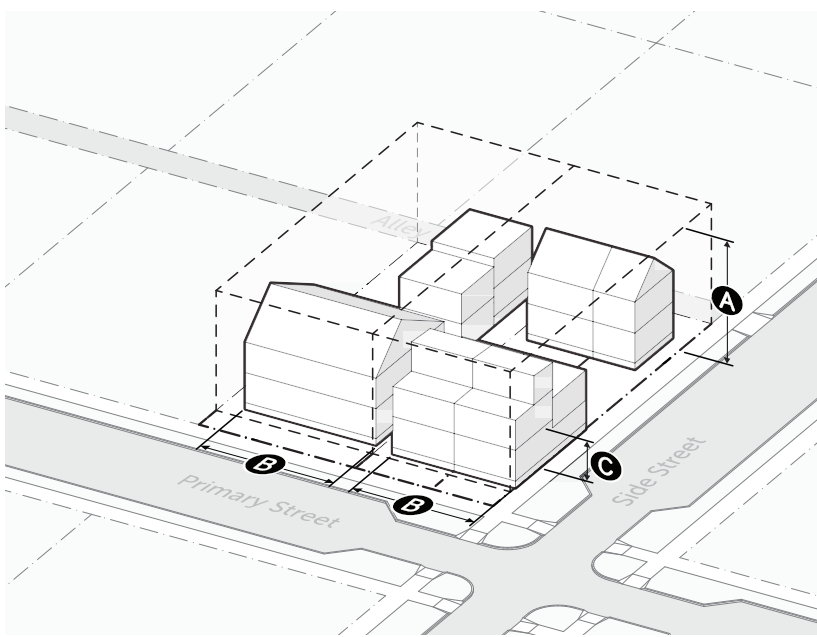




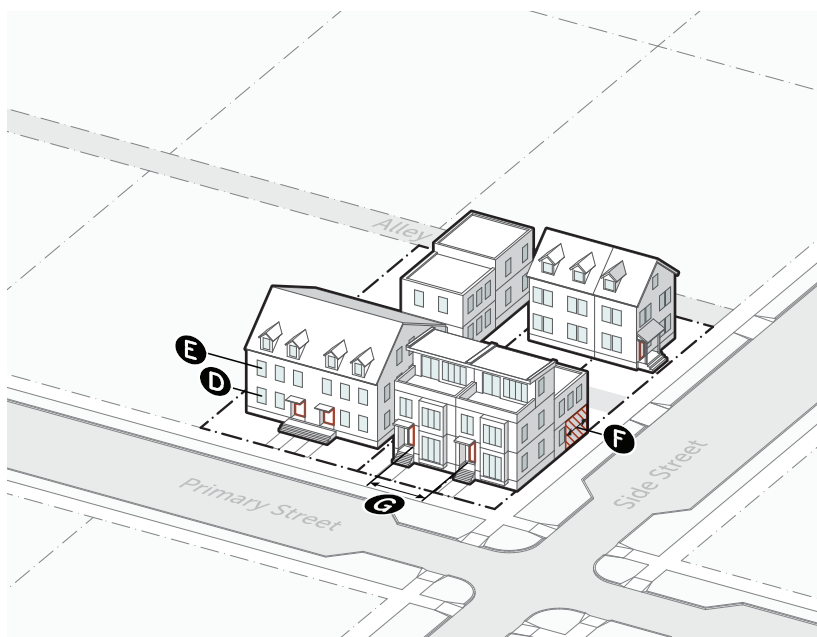
1. Lot Size	Sec. 2.6.2
A Lot width (min)	0'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per lot (max)	
Base	1 + ADU
Housing preservation bonus	2 + ADU
3. Coverage	Sec. 2.6.4
B Building coverage (max)	60%
C Amenity space (min)	10%



4. Building Setbacks	Sec. 2.6.5
D Primary street (min/max)	Existing range or 10'
E Side street (min/max)	0'
F Side, interior (min)	0'
G Side, end (min)	3'
H Rear (min)	3'
I Alley (min)	3'
5. Build-to	Sec. 2.6.6
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	Sec. 2.6.7
Parking setback (min)	9'
Parking between building & street	Not allowed
7. Streetscape	Sec. 2.6.8
Clear pedestrian zone (min)	5'



1. Massing	Sec. 2.6.9
A Building height (max)	Contextual or 3 stories/35'
B Width (max)	
Building with	n/a
Attached units in a row	4
2. Active Depth	Sec. 2.6.10
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	Sec. 2.6.11
C Ground story height (min)	10'
Finished floor elevation (min/max)	0'/4'



4. Windows	Primary St.	Side St.
Sec. 2.6.12		
D Ground story (min)	15%	10%
E Upper story (min)	10%	10%
F Blank wall width (max)	20'	25'
5. Doors	Sec. 2.6.13	
Street-facing entrance	Required	n/a
G Street-facing entry spacing (max)	50'	n/a



RA RESIDENTIAL ATTACHED

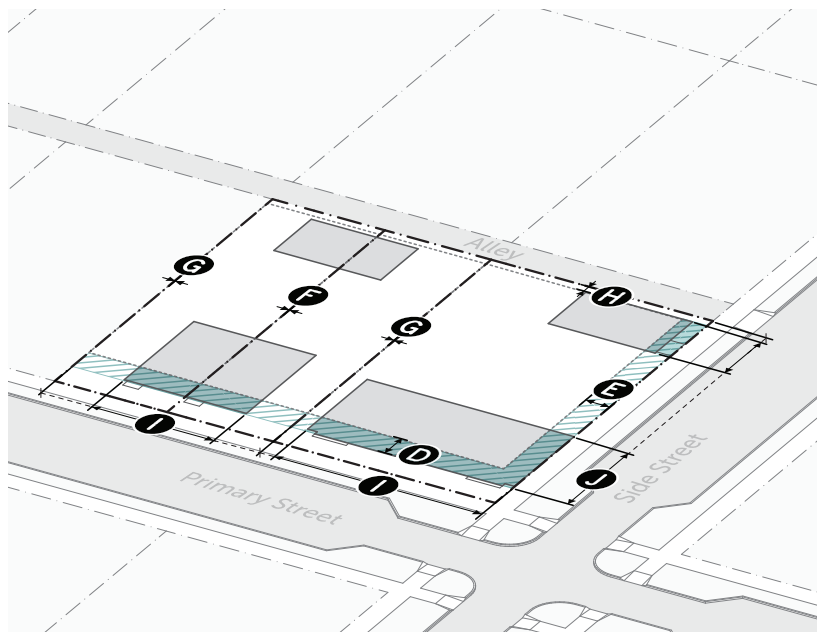
Allows **1 unit & an ADU**, on a lot. If **house preserved**, **1 additional unit** allowed. Includes **detached, attached, duplex, and rowhouse** typologies. Limited commercial allowed conditionally.

Se permite una vivienda unifamiliar y una unidad de vivienda accesoria (ADU) por lote. Si se conserva la vivienda principal, se permite una unidad adicional. Incluye viviendas unifamiliares independientes, adosadas, dúplex y casas estilo rowhouses (casas adjuntas). Se permite uso comercial limitado, sujeto a condiciones.

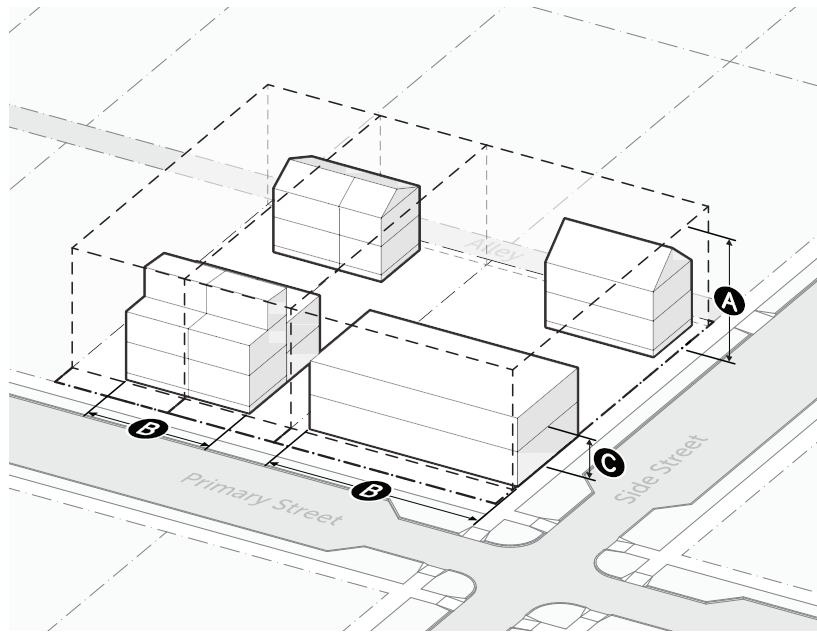
TOTAL ACREAGE: **1,238**
NUMBER OF PARCELS: **10,232**
PERCENTAGE OF CITY: **3.8%**



1. Lot Size	Sec. 2.6.2
A Lot width (min)	0'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per building (max)	6
3. Coverage	Sec. 2.6.4
B Building coverage (max)	70%
C Amenity space (min)	15%



4. Building Setbacks	Sec. 2.6.5
D Primary street (min/max)	Existing range or 10'/20'
E Side street (min/max)	0'/10'
F Side, interior (min)	0'
G Side, end (min)	3'
H Rear (min)	3'
I Alley (min)	3'
5. Build-to	Sec. 2.6.6
Primary street (min)	70%
J Side street (min)	35%
6. Parking Location	Sec. 2.6.7
Parking setback (min)	9'
Parking between building & street	Not allowed
7. Streetscape	Sec. 2.6.8
Clear pedestrian zone (min)	5'



1. Massing	Sec. 2.6.9
A Building height (max)	Contextual or 3 stories/40'
B Width (max)	
Building width	n/a
Attached units in a row	6
2. Active Depth	Sec. 2.6.10
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	Sec. 2.6.11
C Ground story height (min)	10'
Finished floor elevation (min/max)	0'/4'



4. Windows	Primary St.	Side St.
Sec. 2.6.12		
D Ground story (min)	15%	10%
E Upper story (min)	10%	10%
F Blank wall width (max)	20'	25'
5. Doors	Sec. 2.6.13	
Street-facing entrance	Required	n/a
G Street-facing entry spacing (max)	75'	n/a

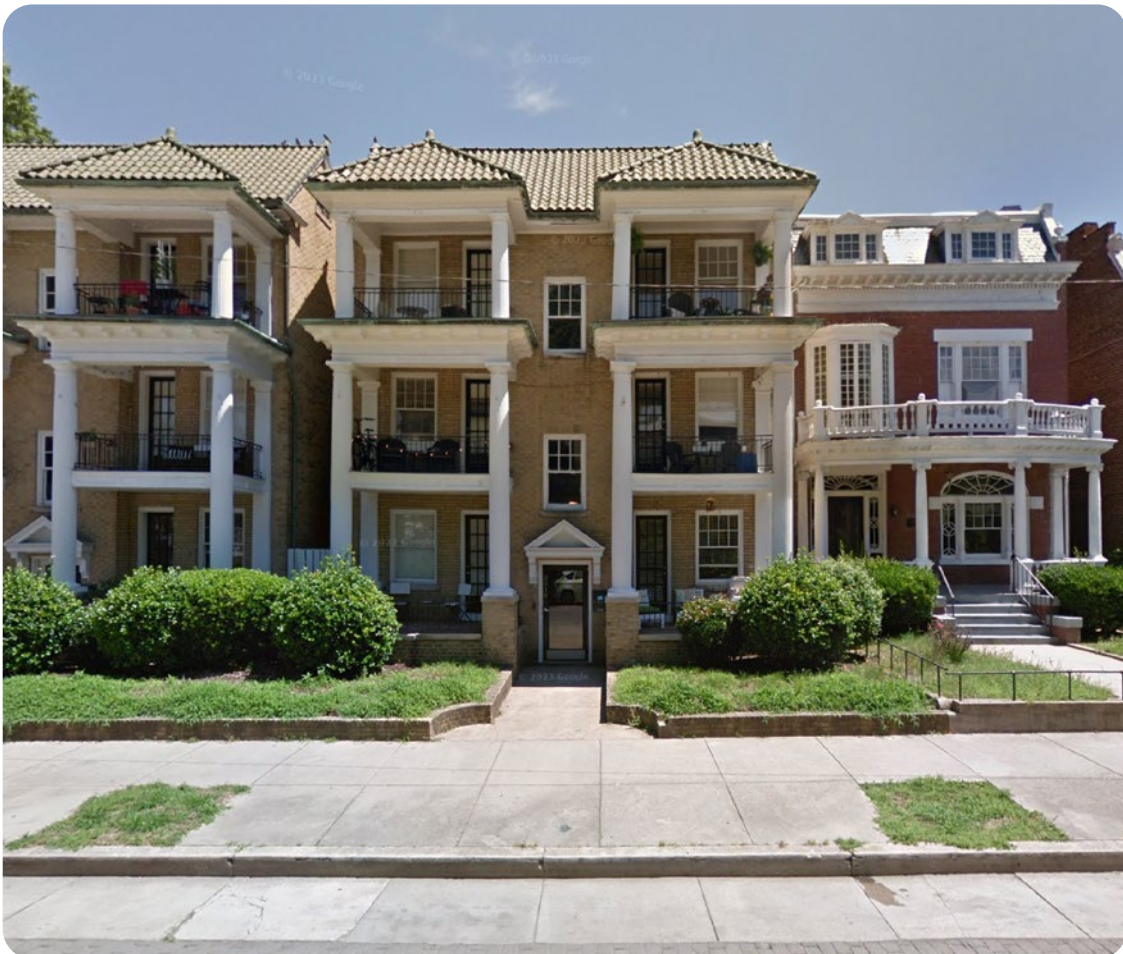


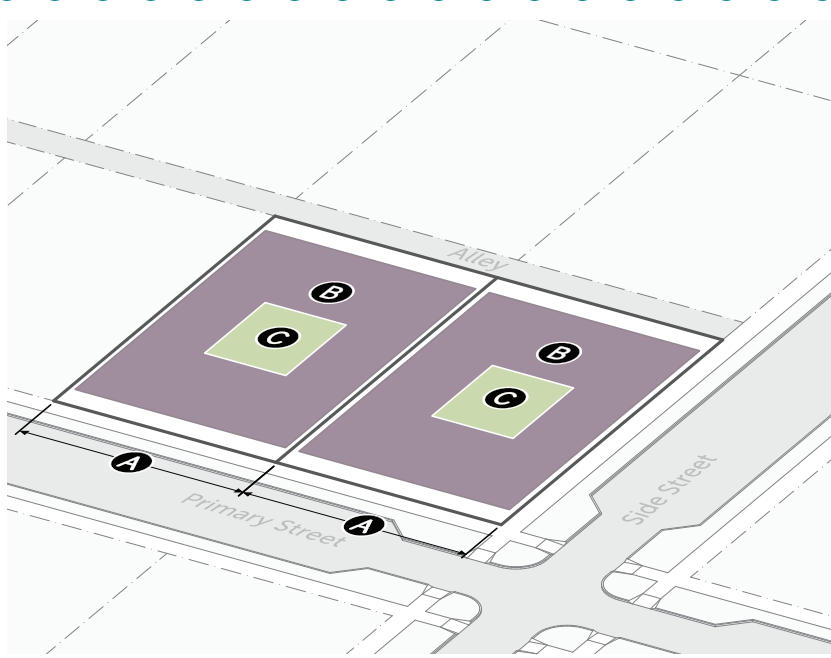
RM-A RESIDENTIAL MULTI-UNIT LOW

Allows up to **6 units in a building**, includes **detached, attached, duplex, rowhouse, & multiplex** typologies. Limited commercial allowed by-right.

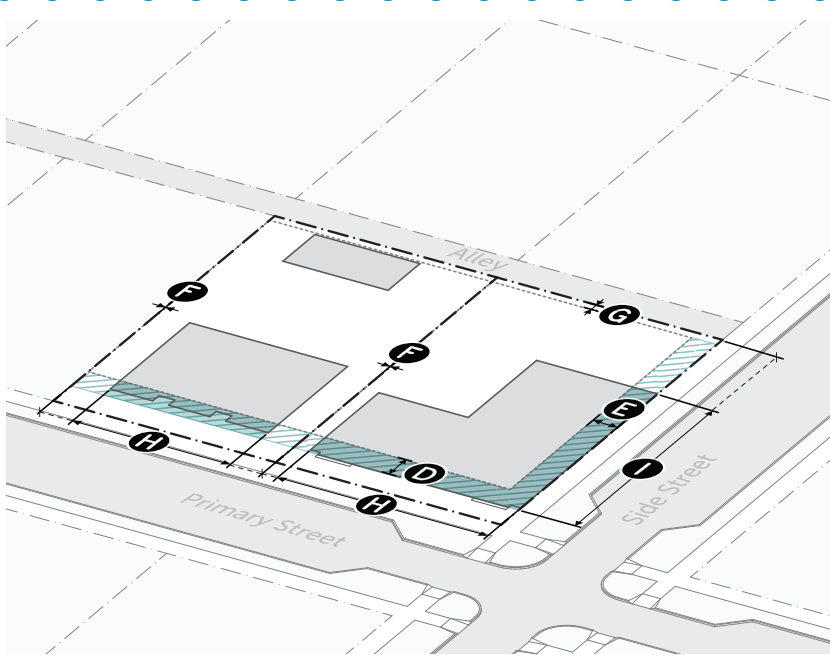
Permite hasta 6 unidades en un edificio, incluye dúplex, casas estilo rowhouses (casas adjuntas), multiplex de viviendas, casas unifamiliares adosadas y no adosadas. También permite uso comercial limitado.

TOTAL ACREAGE: **567**
NUMBER OF PARCELS: **4,799**
PERCENTAGE OF CITY: **1.7%**

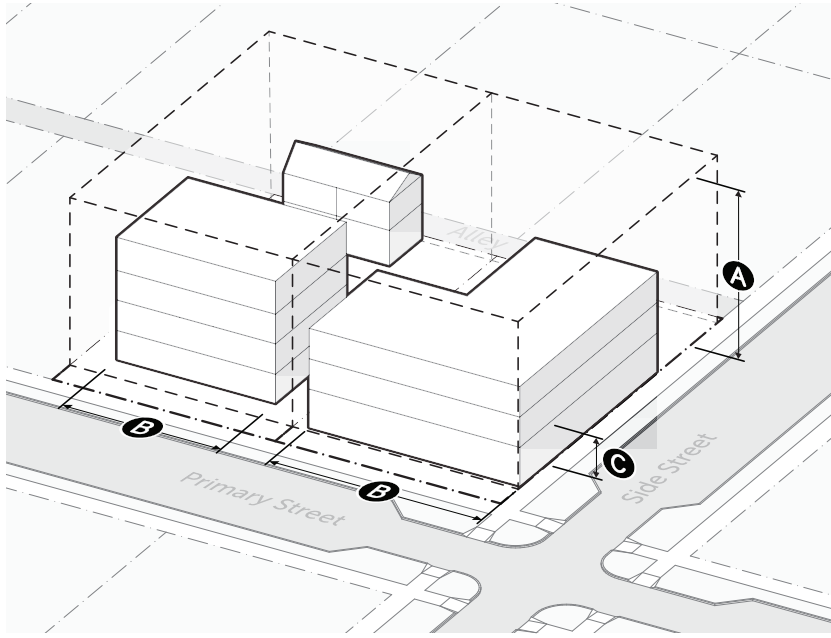




1. Lot Size	Sec. 2.6.2
A Lot width (min)	0'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per building (max)	12
3. Coverage	Sec. 2.6.4
B Building coverage (max)	80%
C Amenity space (min)	15%



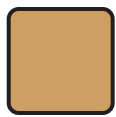
4. Building Setbacks	Sec. 2.6.5
D Primary street (min/max)	Existing range or 10'/20'
E Side street (min/max)	0'/10'
F Side, interior (min)	0'
G Side, end (min)	3'
H Rear (min)	3'
I Alley (min)	3'
5. Build-to	Sec. 2.6.6
H Primary street (min)	70%
I Side street (min)	35%
6. Parking Location	Sec. 2.6.7
Parking setback (min)	9'
Parking between building & street	Not allowed
7. Streetscape	Sec. 2.6.8
Clear pedestrian zone (min)	5'



1. Massing	Sec. 2.6.9
A Building height (max)	Contextual or 4 stories/50'
B Width (max)	n/a
Building width	n/a
Attached units in a row	8
2. Active Depth	Sec. 2.6.10
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	Sec. 2.6.11
C Ground story height (min)	10'
Finished floor elevation (min/max)	-2'/4'



		Primary St.	Side St.
4. Windows		Sec. 2.6.12	
D Ground story (min)		15%	10%
E Upper story (min)		10%	10%
F Blank wall width (max)		20'	25'
5. Doors		Sec. 2.6.13	
Street-facing entrance		Required	n/a
G Street-facing entry spacing (max)		75'	n/a

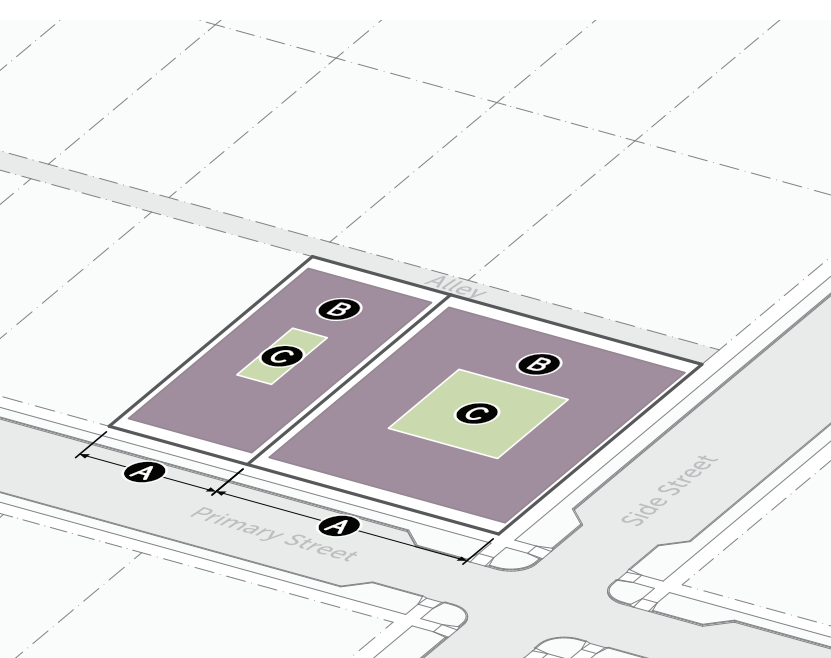


RM-B RESIDENTIAL MULTI-UNIT MEDIUM

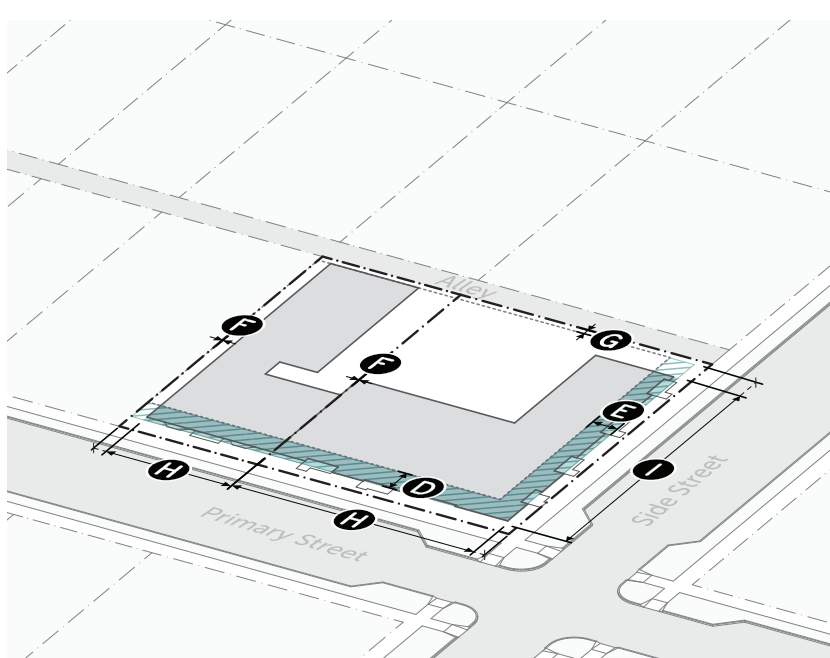
Allows up to **12 units in a building**, includes **detached, attached, duplex, rowhouse, stacked townhouse, multiplex, & small apartment** typologies. Limited commercial allowed by-right.

TOTAL ACREAGE: **1,845**
NUMBER OF PARCELS: **3,282**
PERCENTAGE OF CITY: **5.6%**

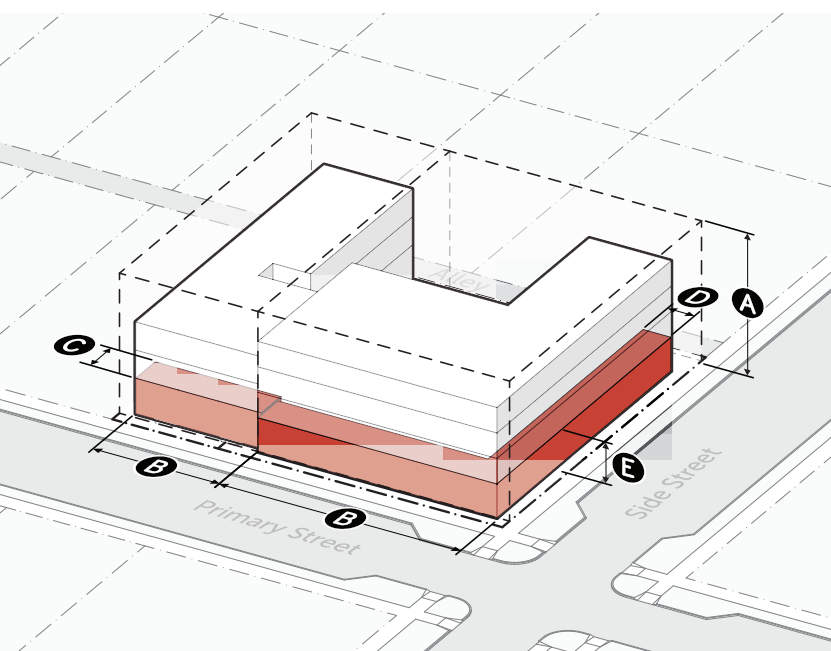
Permite hasta 12 unidades en un edificio, incluye dúplex y casas estilo rowhouses (casas adjuntas), multiplex de viviendas, apartamentos, casas unifamiliares adosadas y no adosadas. También permite uso comercial limitado.



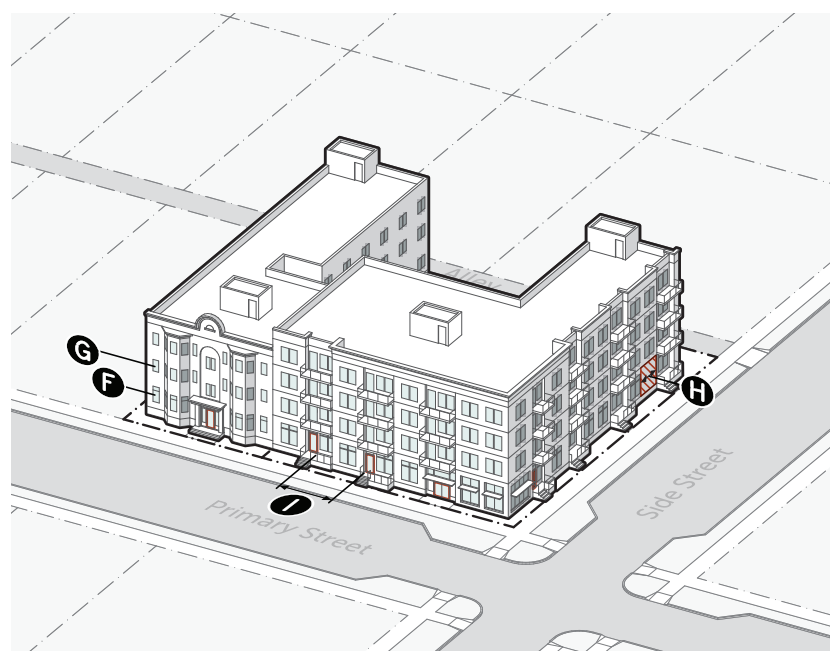
1. Lot Size	Sec. 2.6.2
A Lot width (min)	0'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per building (max)	n/a
3. Coverage	Sec. 2.6.4
B Building coverage (max)	80%
C Amenity space (min)	15%



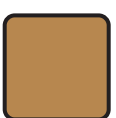
4. Building Setbacks	Sec. 2.6.5
D Primary street (min/max)	5'/15'
E Side street (min/max)	5'/15'
F Side (min)	0'
G Rear (min)	0'
H Alley (min)	3'
5. Build-to	Sec. 2.6.6
H Primary street (min)	70%
I Side street (min)	35%
6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Not allowed
7. Streetscape	Sec. 2.6.8
Clear pedestrian zone (min)	10'



1. Massing	Sec. 2.6.9
A Building height (max)	Contextual or 4 stories/55'
B Width (max)	175'
Building width	175'
Attached units in a row	9
2. Active Depth	Sec. 2.6.10
C Primary street (min)	9'
D Side street (min)	9'
3. Ground Story	Sec. 2.6.11
E Ground story height (min)	10'
Finished floor elevation (min/max)	-2'/4'



	Primary St.	Side St.
4. Windows	Sec. 2.6.12	
F Ground story (min)	15%	10%
G Upper story (min)	10%	10%
H Blank wall width (max)	20'	25'
5. Doors	Sec. 2.6.13	
Street-facing entrance	Required	Required
I Street-facing entry spacing (max)	50'	75'



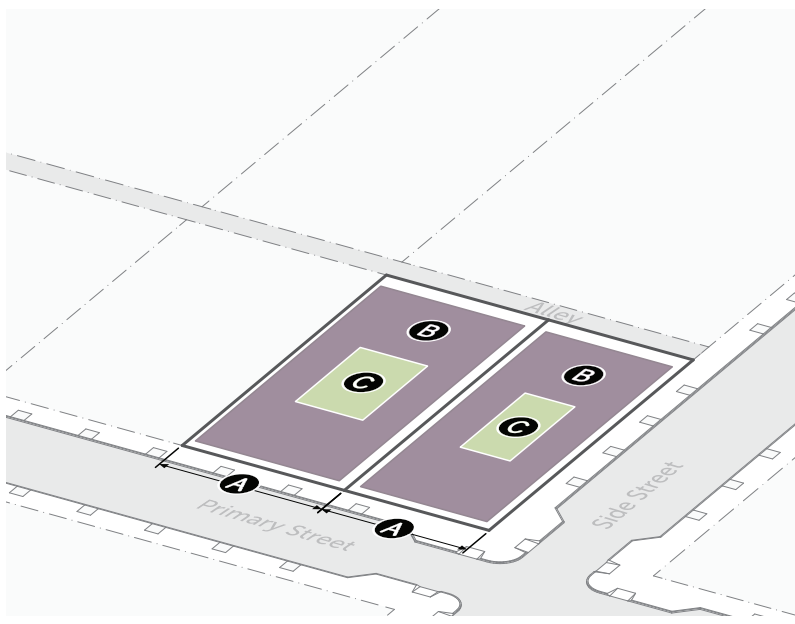
RM-C RESIDENTIAL MULTI-UNIT HIGH

Allows an **unlimited number of units in a building**, includes **detached, attached, duplex, rowhouse, stacked townhouse, multiplex, small apartment, & large apartment** typologies. Limited commercial allowed by-right.

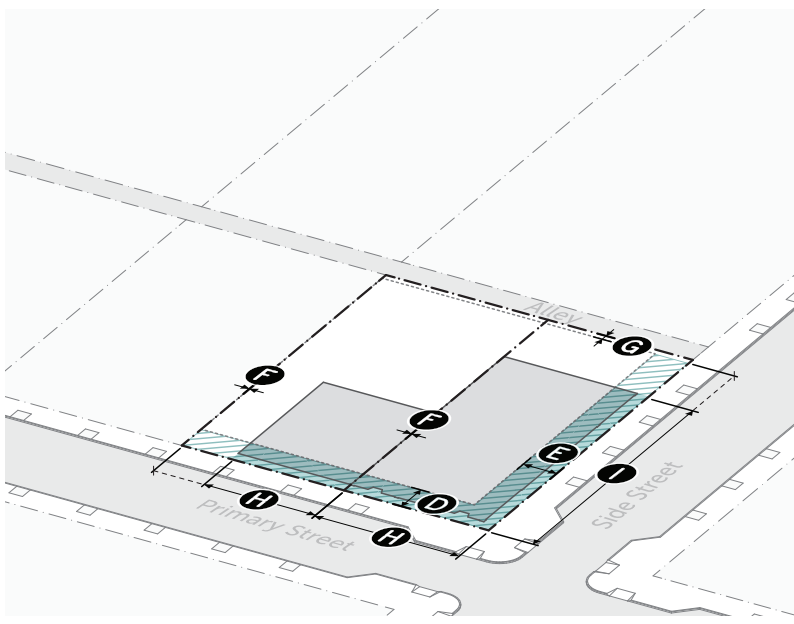
TOTAL ACREAGE: **418**
NUMBER OF PARCELS: **166**
PERCENTAGE OF CITY: **1.3%**

Se permite un número ilimitado de unidades en un edificio, incluyendo viviendas unifamiliares, adosadas, dúplex, rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas, apartamentos pequeños y apartamentos grandes. Se permite el uso comercial limitado por derecho.

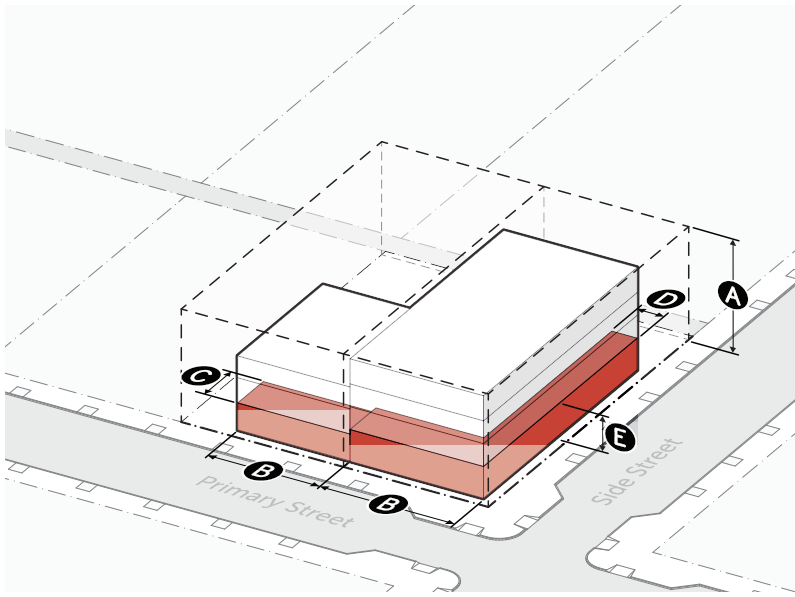




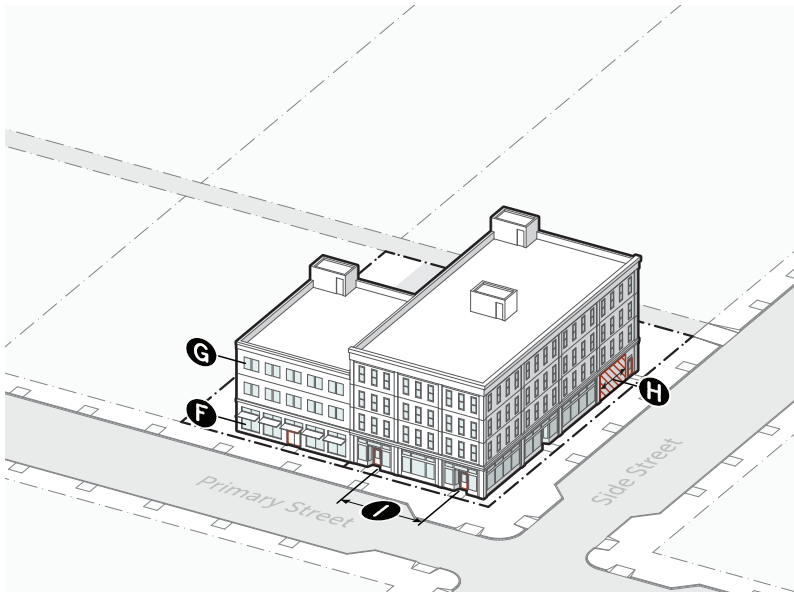
1. Lot Size	Sec. 2.6.2
A Lot width (min)	0'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per building (max)	n/a
3. Coverage	Sec. 2.6.4
B Building coverage (max)	80%
C Amenity space (min)	15%



4. Building Setbacks	Sec. 2.6.5
D Primary street (min/max)	0'/15'
E Side street (min/max)	0'/15'
F Side (min)	0'
Rear (min)	0'
G Alley (min)	3'
5. Build-to	Sec. 2.6.6
H Primary street (min)	80%
I Side street (min)	40%
6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Not allowed
7. Streetscape	Sec. 2.6.8
Clear pedestrian zone (min)	10'



1. Massing	Sec. 2.6.9
A Building height (max)	4 stories/55'
B Width (max)	175'
Attached units in a row	9
2. Active Depth	Sec. 2.6.10
C Primary street (min)	9'
Residential	20'
Nonresidential	9'
D Side street (min)	9'
3. Ground Story	Sec. 2.6.11
E Ground story height (min)	10'
Residential	12'
Nonresidential	-2'/4'



4. Windows	Sec. 2.6.12
F Ground story (min)	
Residential	20%
Nonresidential	50%
G Upper story (min)	15%
H Blank wall width (max)	15'
5. Doors	Sec. 2.6.13
I Street-facing entrance	Required
Street-facing entry spacing (max)	40'

MX-3 MIXED USE 3

Allows up to a **3-story residential, commercial or mixed use building**. Also includes **rowhouses, stacked townhouses, multiplexes, & apartments**.

Permite un edificio de hasta **3 pisos de uso residencial, comercial o de uso mixto**. También incluye **rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas y apartamentos**

TOTAL ACREAGE: **525**
NUMBER OF PARCELS: **1,028**
PERCENTAGE OF CITY: **1.6%**

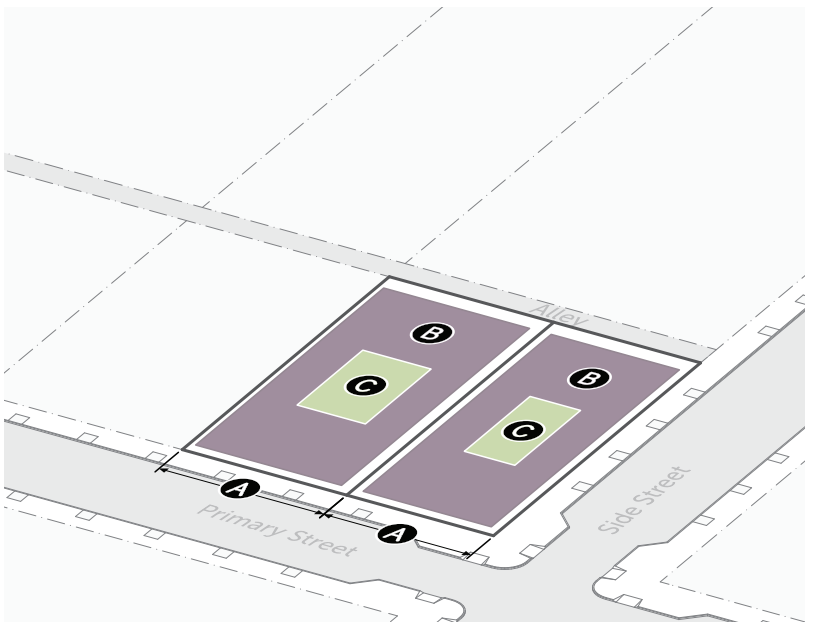


MX-4 MIXED USE 4

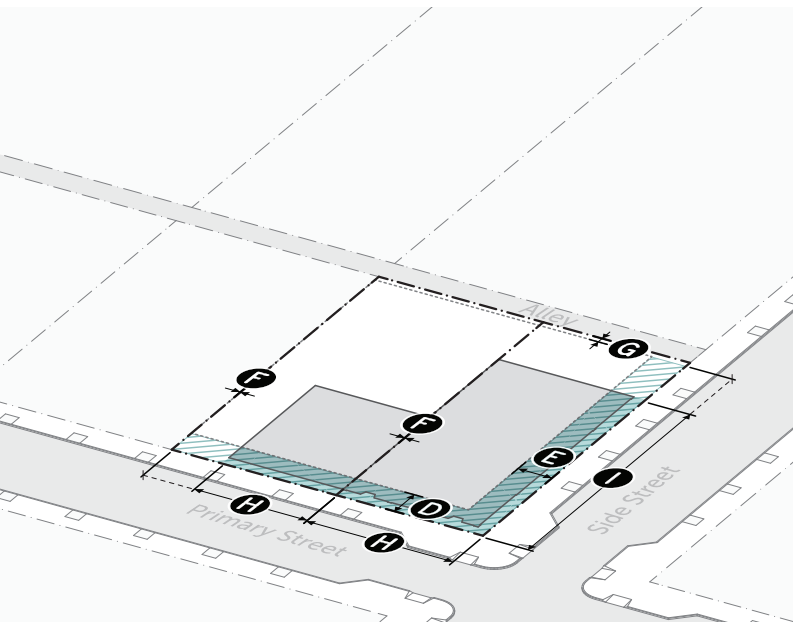
Allows up to a **4-story residential, commercial or mixed use building**. Also includes **rowhouses, stacked townhouses, multiplexes, & apartments**.

Permite un edificio de hasta **4 pisos de uso residencial, comercial o de uso mixto**. También incluye **rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas y apartamentos**

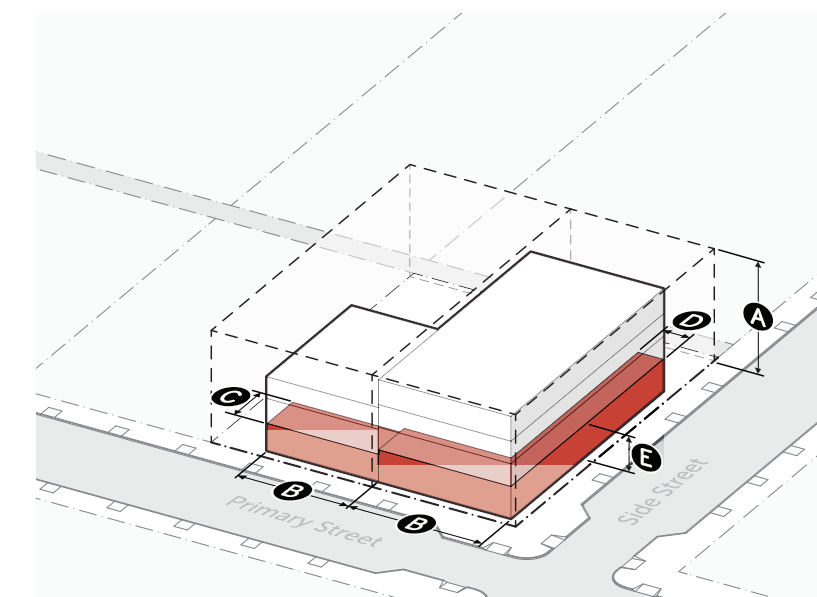
TOTAL ACREAGE: **400**
NUMBER OF PARCELS: **1,172**
PERCENTAGE OF CITY: **1.2%**



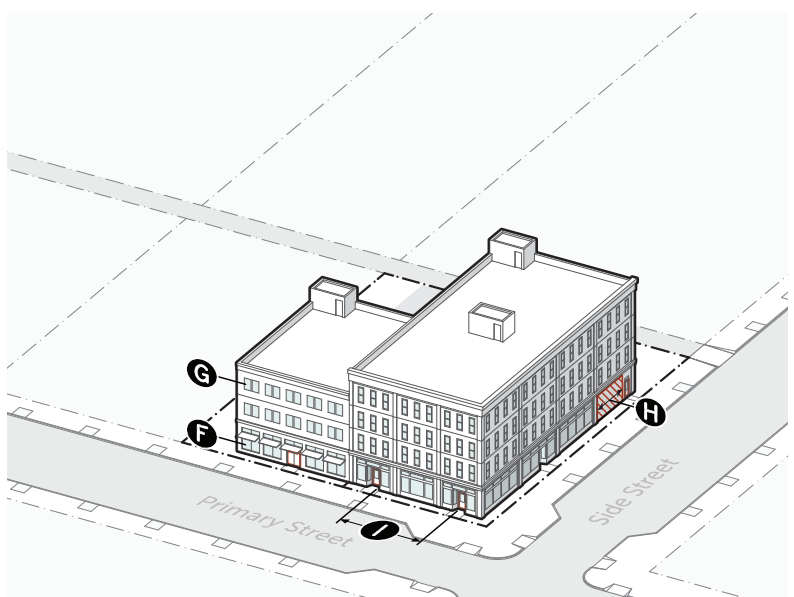
1. Lot Size	Sec. 2.6.2
A Lot width (min)	0'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per building (max)	n/a
3. Coverage	Sec. 2.6.4
B Building coverage (max)	80%
C Amenity space (min)	15%



4. Building Setbacks	Sec. 2.6.5
D Primary street (min/max)	0'/15'
E Side street (min/max)	0'/15'
F Side (min)	0'
Rear (min)	0'
G Alley (min)	3'
5. Build-to	Sec. 2.6.6
H Primary street (min)	80%
I Side street (min)	40%
6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Not allowed
7. Streetscape	Sec. 2.6.8
Clear pedestrian zone (min)	10'

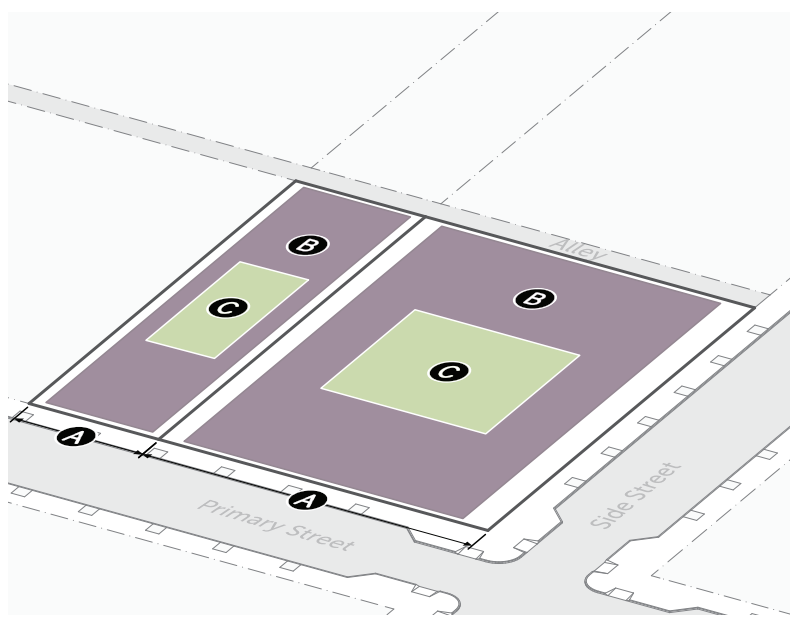


1. Massing	Sec. 2.6.9
A Building height (max)	4 stories/55'
B Width (max)	175'
Attached units in a row	9
2. Active Depth	Sec. 2.6.10
C Primary street (min)	9'
Residential	20'
Nonresidential	9'
D Side street (min)	9'
3. Ground Story	Sec. 2.6.11
E Ground story height (min)	10'
Residential	12'
Nonresidential	-2'/4'

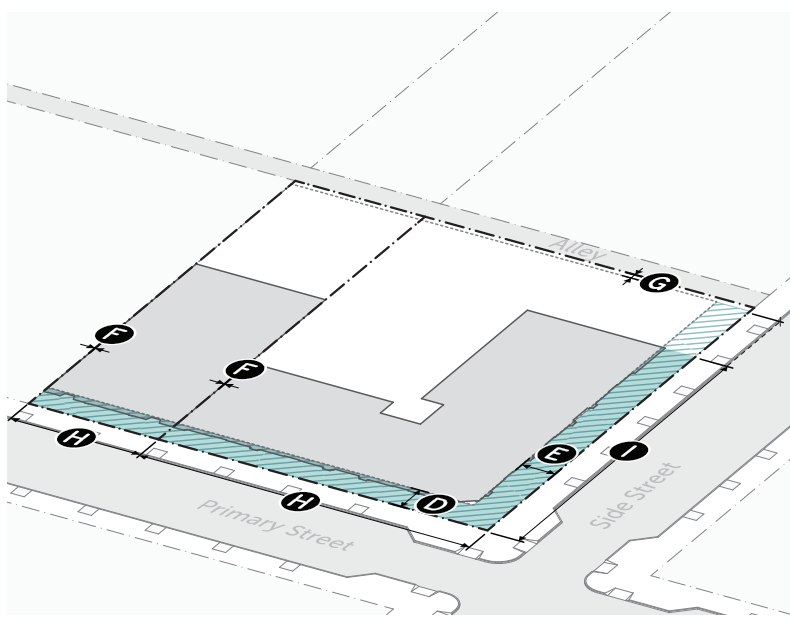


4. Windows	Sec. 2.6.12
F Ground story (min)	
Residential	20%
Nonresidential	50%
G Upper story (min)	15%
H Blank wall width (max)	15'
5. Doors	Sec. 2.6.13
I Street-facing entrance	Required
Street-facing entry spacing (max)	40'

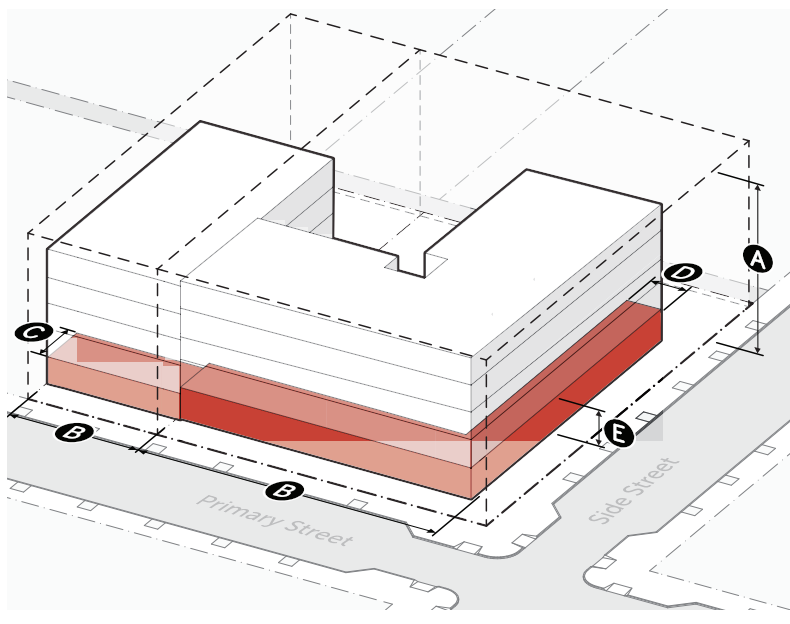




1. Lot Size		Sec. 2.6.2
A Lot width (min)	0'	
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)	n/a	
3. Coverage		Sec. 2.6.4
B Building coverage (max)	80%	
C Amenity space (min)	15%	



4. Building Setbacks		Sec. 2.6.5
D Primary street (min/max)	0'/15'	
E Side street (min/max)	0'/15'	
F Side (min)	0'	
Rear (min)	0'	
G Alley (min)	3'	
5. Build-to		Sec. 2.6.6
H Primary street (min)	80%	
I Side street (min)	40%	
6. Parking Location		Sec. 2.6.7
Parking setback (min)	n/a	
Parking between building & street	Not allowed	
7. Streetscape		Sec. 2.6.8
Clear pedestrian zone (min)	10'	



1. Massing		Sec. 2.6.9
A Building height (max)	5 stories/75'	
B Width (max)		
Building width	200'	
Attached units in a row	10	
2. Active Depth		Sec. 2.6.10
C Primary street (min)		
Residential	9'	
Nonresidential	20'	
D Side street (min)	9'	
3. Ground Story		Sec. 2.6.11
E Ground story height (min)		
Residential	10'	
Nonresidential	12'	
Finished floor elevation (min/max)	-2'/4'	



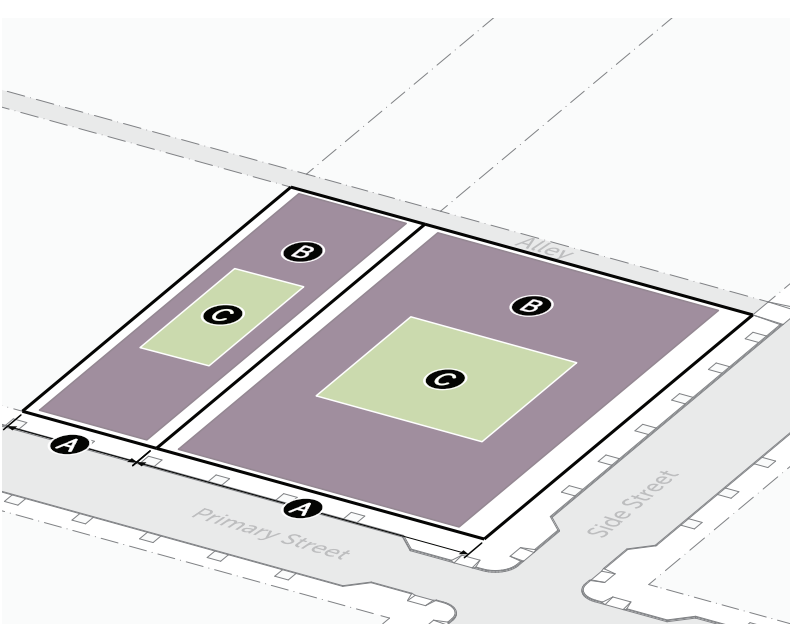
4. Windows		Primary St.	Side St.	Sec. 2.6.12
F Ground story (min)				
Residential	20%	20%		
Nonresidential	50%	30%		
G Upper story (min)	15%	15%		
H Blank wall width (max)	15'	25'		
5. Doors		Primary St.	Side St.	Sec. 2.6.13
I Street-facing entrance	Required	Required		
J Street-facing entry spacing (max)	40'	60'		

MX-5 MIXED USE 5

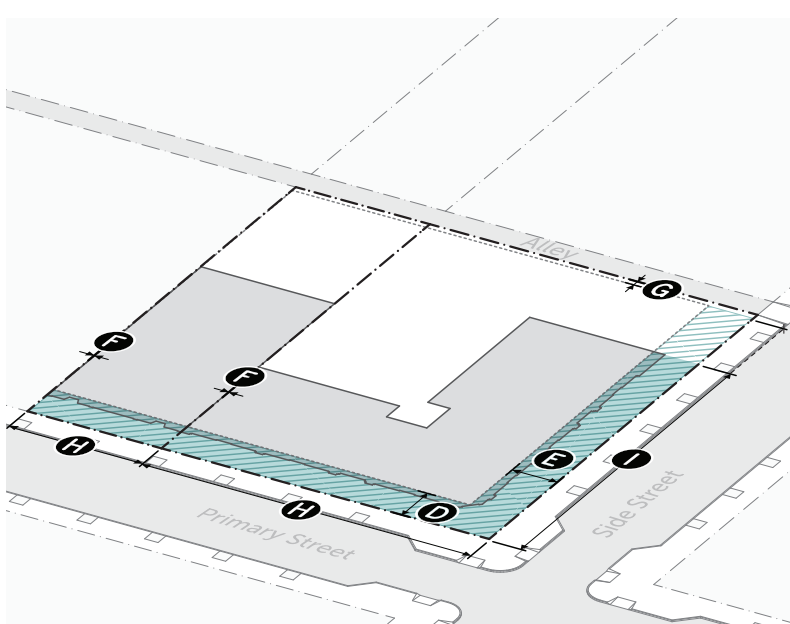
Allows up to a **5-story residential, commercial or mixed use building**. Also includes **rowhouses, stacked townhouses, multiplexes, & apartments**.

Permite un edificio de hasta **5 pisos de uso residencial, comercial o de uso mixto**. También incluye **rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas y apartamentos**

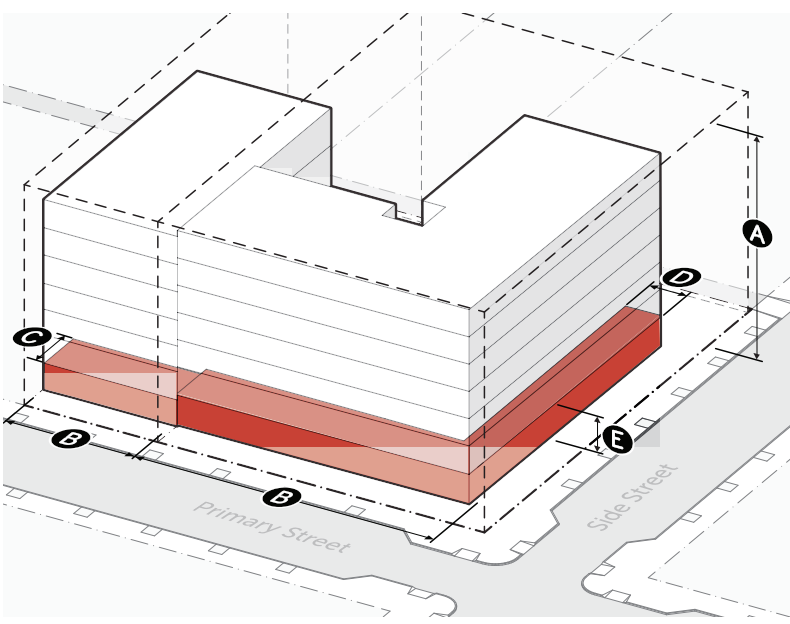
TOTAL ACREAGE: **1,142**
NUMBER OF PARCELS: **1,860**
PERCENTAGE OF CITY: **3.5%**



1. Lot Size		Sec. 2.6.2
A Lot width (min)	0'	
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)	n/a	
3. Coverage		Sec. 2.6.4
B Building coverage (max)	80%	
C Amenity space (min)	15%	



4. Building Setbacks		Sec. 2.6.5
D Primary street (min/max)	0'/20'	
E Side street (min/max)	0'/20'	
F Side (min)	0'	
Rear (min)	0'	
G Alley (min)	3'	
5. Build-to		Sec. 2.6.6
H Primary street (min)	80%	
I Side street (min)	40%	
6. Parking Location		Sec. 2.6.7
Parking setback (min)	n/a	
Parking between building & street	Not allowed	
7. Streetscape		Sec. 2.6.8
Clear pedestrian zone (min)	10'	



1. Massing		Sec. 2.6.9
A Building height (max)	7 stories/105'	
B Width (max)		
Building width	225'	
Attached units in a row	12	
2. Active Depth		Sec. 2.6.10
C Primary street (min)		
Residential	9'	
Nonresidential	20'	
D Side street (min)	9'	
3. Ground Story		Sec. 2.6.11
E Ground story height (min)		
Residential	10'	
Nonresidential	12'	
Finished floor elevation (min/max)	-2'/4'	



4. Windows		Primary St.	Side St.	Sec. 2.6.12
F Ground story (min)				
Residential	20%	20%		
Nonresidential	50%	30%		
G Upper story (min)	15%	15%		
H Blank wall width (max)	15'	25'		
5. Doors		Primary St.	Side St.	Sec. 2.6.13
I Street-facing entrance	Required	Required		
J Street-facing entry spacing (max)	40'	60'		

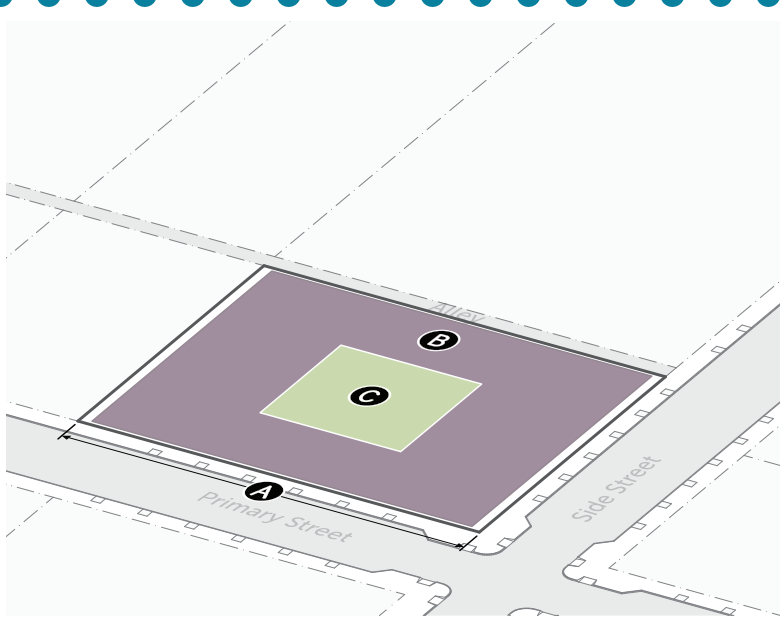
MX-7 MIXED USE 7

Allows up to a **7-story residential, commercial or mixed use building**. Also includes **rowhouses, stacked townhouses, multiplexes, & apartments**.

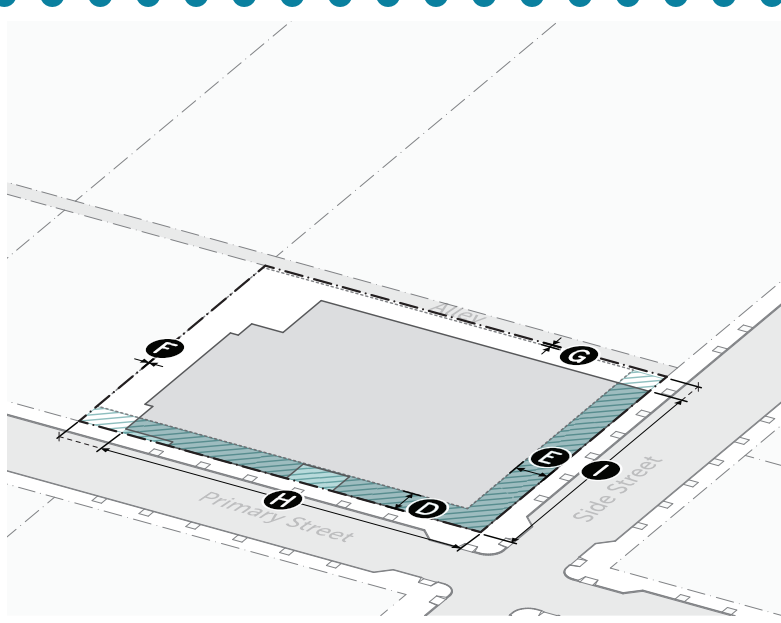
Permite un edificio de hasta **7 pisos de uso residencial, comercial o de uso mixto**. También incluye **rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas y apartamentos**

TOTAL ACREAGE: **666**
NUMBER OF PARCELS: **810**
PERCENTAGE OF CITY: **2.0%**

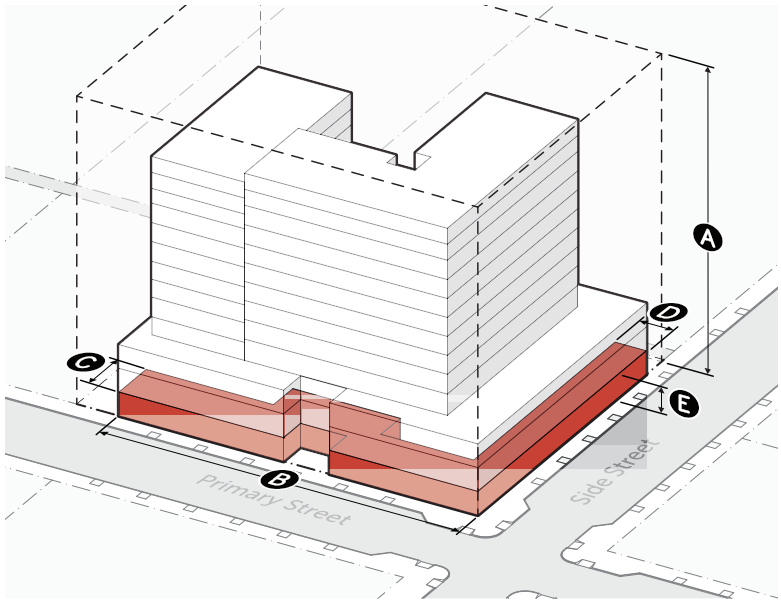




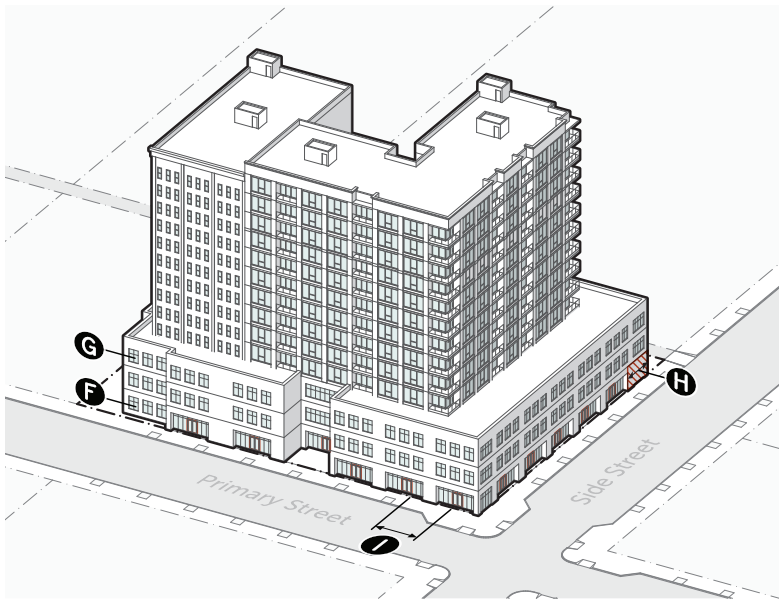
1. Lot Size	Sec. 2.6.2
A Lot width (min)	0'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per building (max)	n/a
3. Coverage	Sec. 2.6.4
B Building coverage (max)	90%
C Amenity space (min)	15%



4. Building Setbacks	Sec. 2.6.5
D Primary street (min/max)	0'/20'
E Side street (min/max)	0'/20'
F Side (min)	0'
G Rear (min)	0'
H Alley (min)	3'
5. Build-to	Sec. 2.6.6
I Primary street (min)	80%
J Side street (min)	40%
6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Not allowed
7. Streetscape	Sec. 2.6.8
Clear pedestrian zone (min)	15'



1. Massing	Sec. 2.6.9
A Building height (max)	13 stories/195'
B Width (max)	
Building width	250'
Attached units in a row	14
Street step back above 7 stories (min)	10'
2. Active Depth	Sec. 2.6.10
C Primary street (min)	
Residential	9'
Nonresidential	20'
D Side street (min)	9'
3. Ground Story	Sec. 2.6.11
E Ground story height (min)	
Residential	10'
Nonresidential	14'
Finished floor elevation (min/max)	-2'/4'



4. Windows	Primary St.	Side St.
	Sec. 2.6.12	
F Ground story (min)		
Residential	20%	20%
Nonresidential	50%	30%
G Upper story (min)	15%	15%
H Blank wall width (max)	10'	20'
5. Doors	Sec. 2.6.13	
Street-facing entrance	Required	Required
I Street-facing entry spacing (max)	40'	60'

MX-13 MIXED USE 13

Allows up to a **13-story residential, commercial, or mixed use building.**

Permite un edificio de hasta **13 pisos de uso residencial, comercial o de uso mixto.**

TOTAL ACREAGE: **865**
NUMBER OF PARCELS: **1,021**
PERCENTAGE OF CITY: **2.6%**

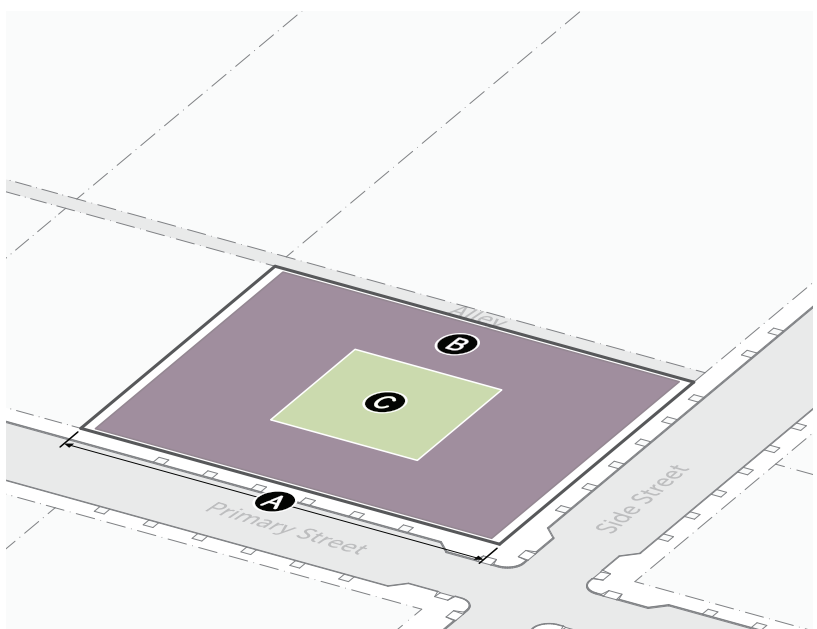


MX-U MIXED USE UNLIMITED

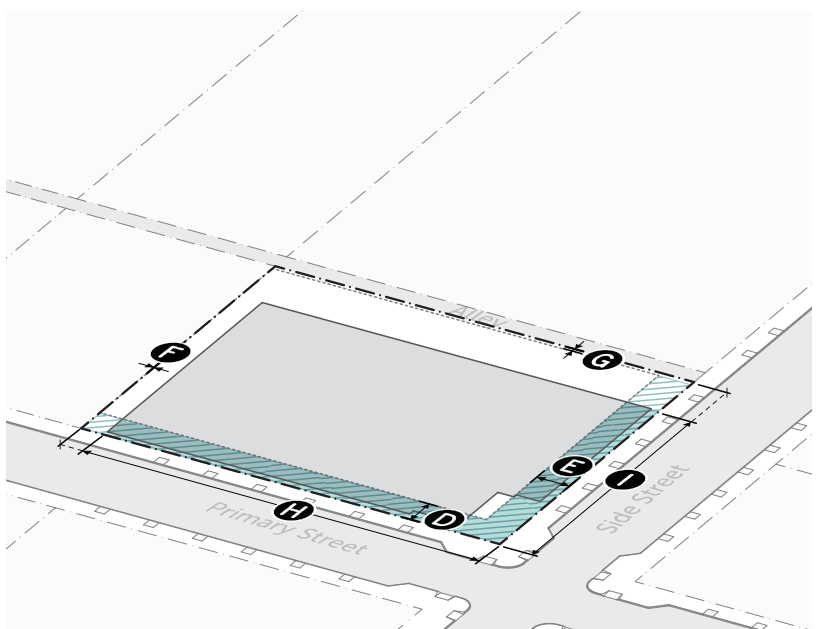
Allows an **unlimited in height residential, commercial, or mixed use building.**

Permite un edificio **sin límite de altura de uso residencial, comercial o de uso mixto.**

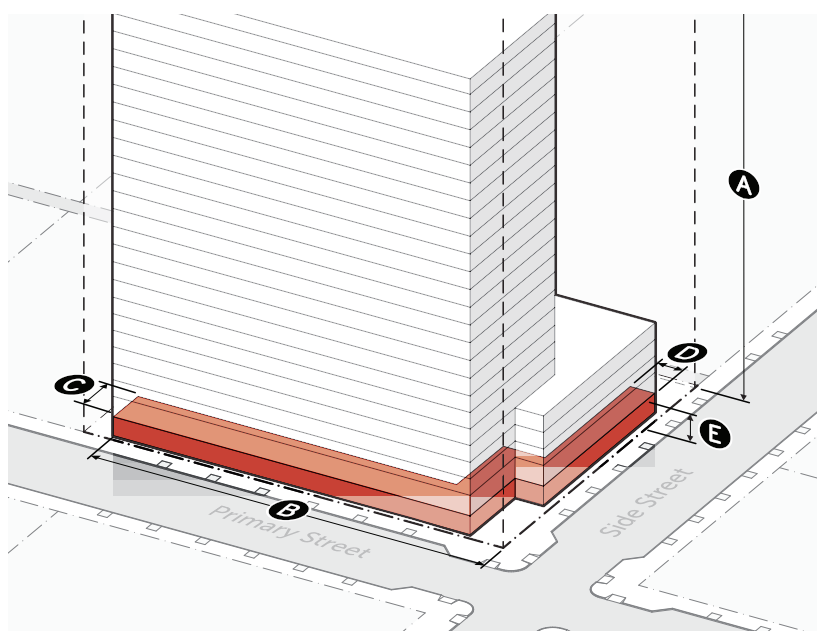
TOTAL ACREAGE: **190**
NUMBER OF PARCELS: **378**
PERCENTAGE OF CITY: **0.6%**



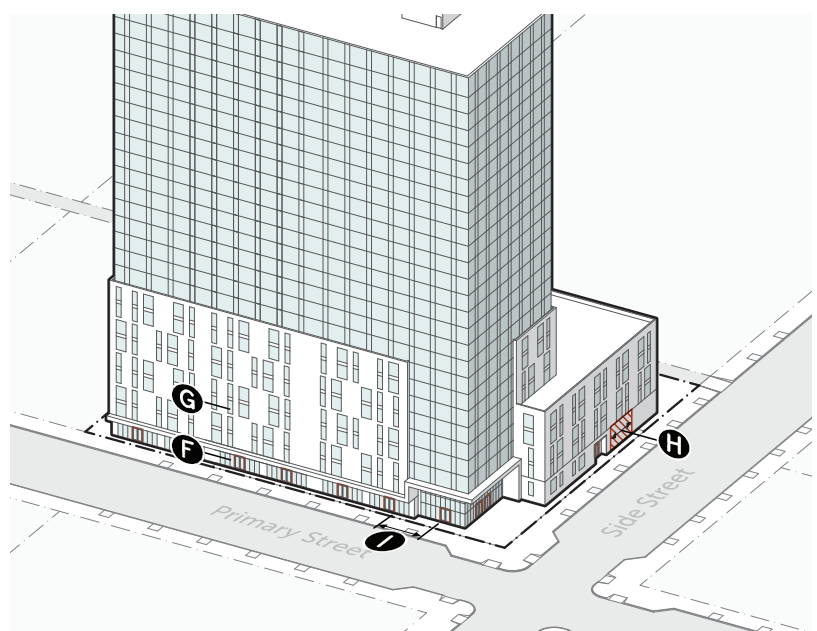
1. Lot Size	Sec. 2.6.2
A Lot width (min)	0'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per building (max)	n/a
3. Coverage	Sec. 2.6.4
B Building coverage (max)	90%
C Amenity space (min)	15%



4. Building Setbacks	Sec. 2.6.5
D Primary street (min/max)	0'/20'
E Side street (min/max)	0'/20'
F Side (min)	0'
G Rear (min)	0'
H Alley (min)	3'
5. Build-to	Sec. 2.6.6
I Primary street (min)	90%
J Side street (min)	60%
6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Not allowed
7. Streetscape	Sec. 2.6.8
Clear pedestrian zone (min)	15'



1. Massing	Sec. 2.6.9
A Building height (max)	Unlimited
B Width (max)	Unlimited
Street step back above 7 stories (min)	10'
2. Active Depth	Sec. 2.6.10
C Primary street (min)	25'
D Side street (min)	25'
3. Ground Story	Sec. 2.6.11
E Ground story height (min)	
Residential	10'
Nonresidential	14'
Finished floor elevation (min/max)	-2'/4'



4. Windows	Primary St.	Side St.
	Sec. 2.6.12	
F Ground story (min)		
Residential	20%	20%
Nonresidential	50%	50%
G Upper story (min)	15%	15%
H Blank wall width (max)	10'	15'
5. Doors	Sec. 2.6.13	
Street-facing entrance	Required	Required
I Street-facing entry spacing (max)	40'	40'



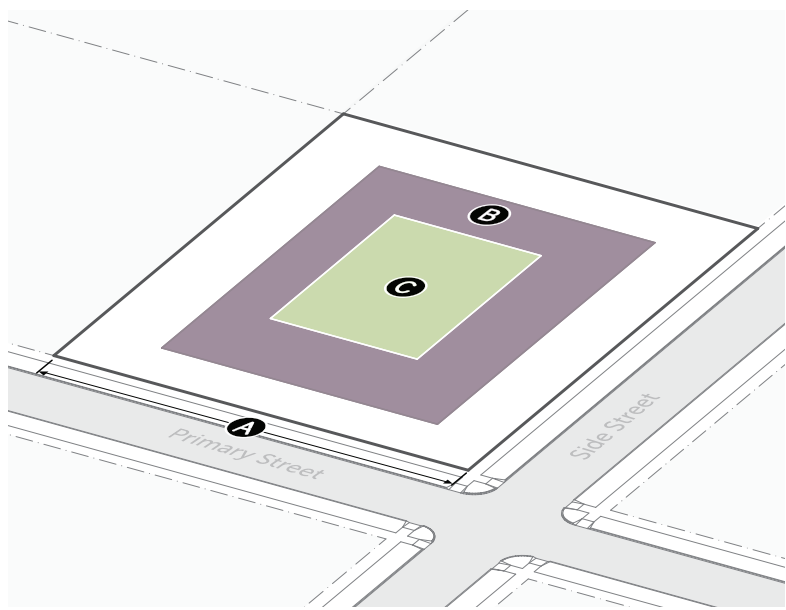


Table with 2 columns: Section, Details. Rows include Lot Size, Dwelling Units, and Coverage.

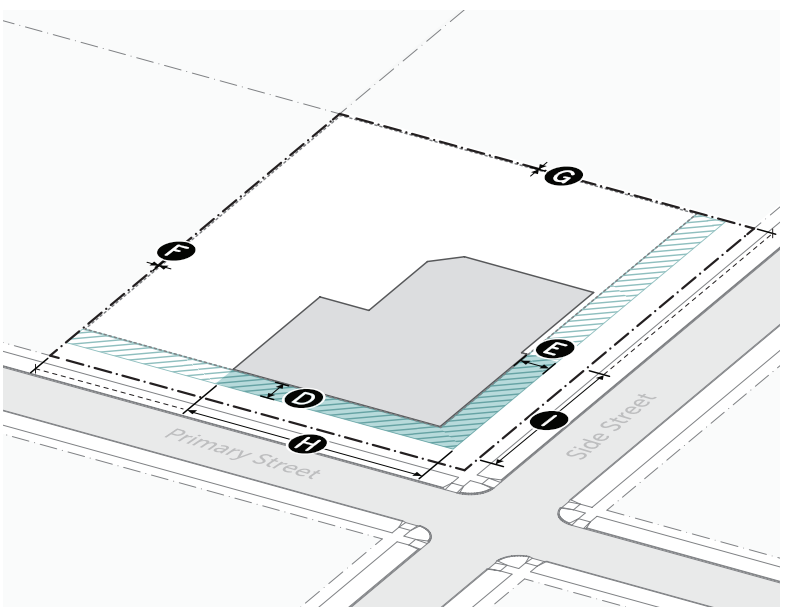


Table with 2 columns: Section, Details. Rows include Building Setbacks, Build-to, Parking Location, and Streetscape.

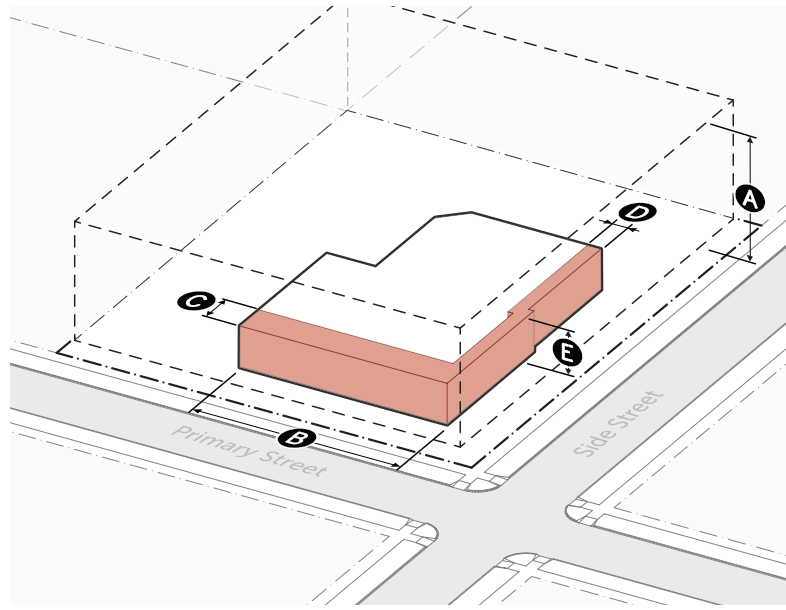


Table with 2 columns: Section, Details. Rows include Massing, Active Depth, and Ground Story.

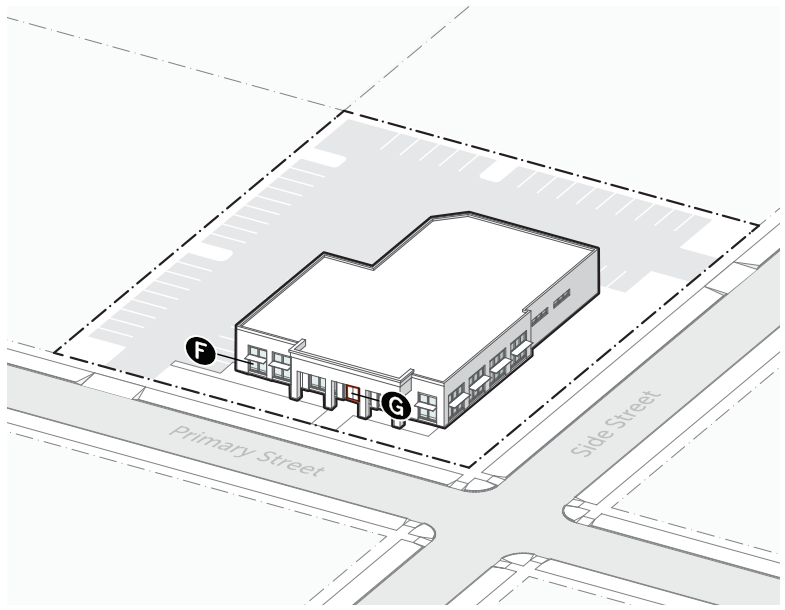


Table with 3 columns: Section, Details, and Side St. Rows include Windows and Doors.

CG COMMERCIAL GENERAL

Allows a range of heavier, more auto-oriented commercial uses. Also allows rowhouses, stacked townhouses, and apartments.
Permite una variedad de usos comerciales especialmente los que son orientados al automóvil (auto-servicio). También permite casas adosadas, viviendas pareadas y apartamentos.

TOTAL ACREAGE: 114
NUMBER OF PARCELS: 117
PERCENTAGE OF CITY: 0.3%

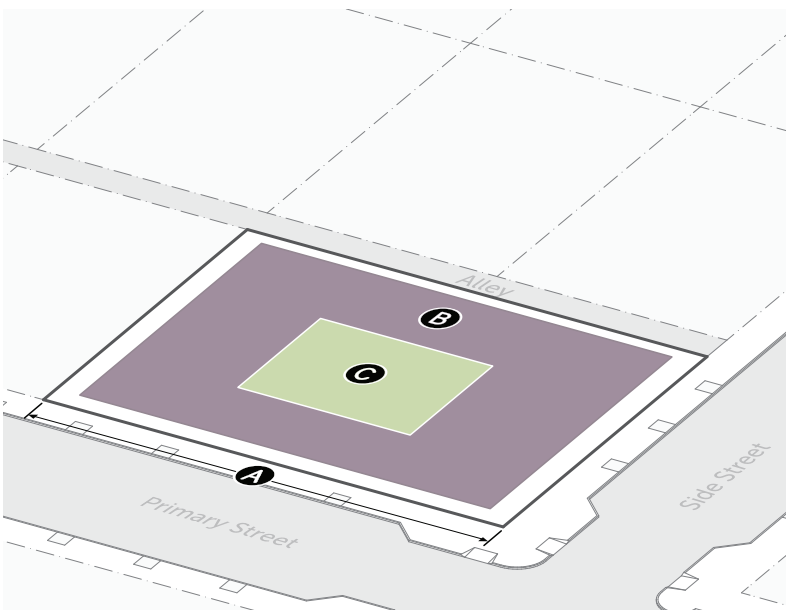


Table with 2 columns: Section, Details. Rows include Lot Size, Dwelling Units, and Coverage.

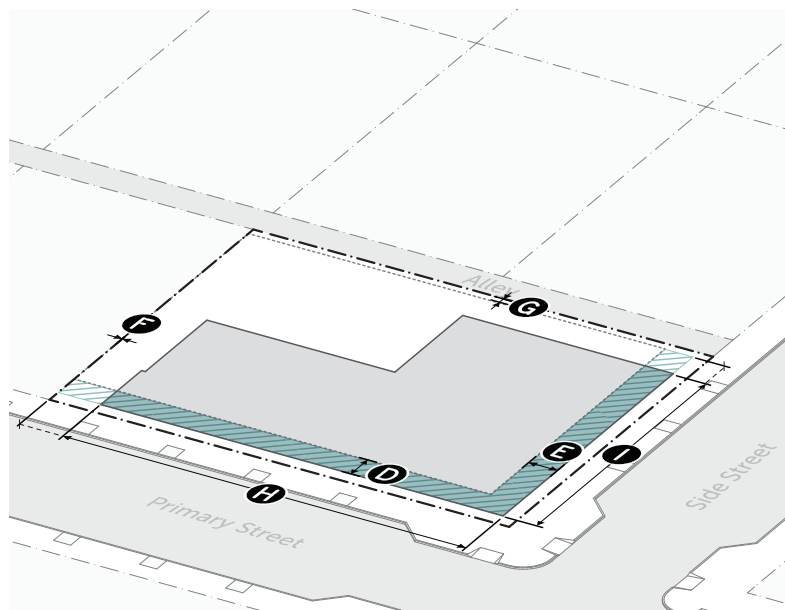


Table with 2 columns: Section, Details. Rows include Building Setbacks, Build-to, Parking Location, and Streetscape.

IX INDUSTRIAL MIXED USE

Allows up to a 7-story residential, commercial, light industrial or mixed use building. Also includes rowhouses, stacked townhouses, multiplexes, and apartments.
Permite un edificio de hasta 7 pisos de uso residencial, comercial, industrial ligero o de uso mixto. También incluye rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas y apartamentos

TOTAL ACREAGE: 1,119
NUMBER OF PARCELS: 887
PERCENTAGE OF CITY: 3.4%

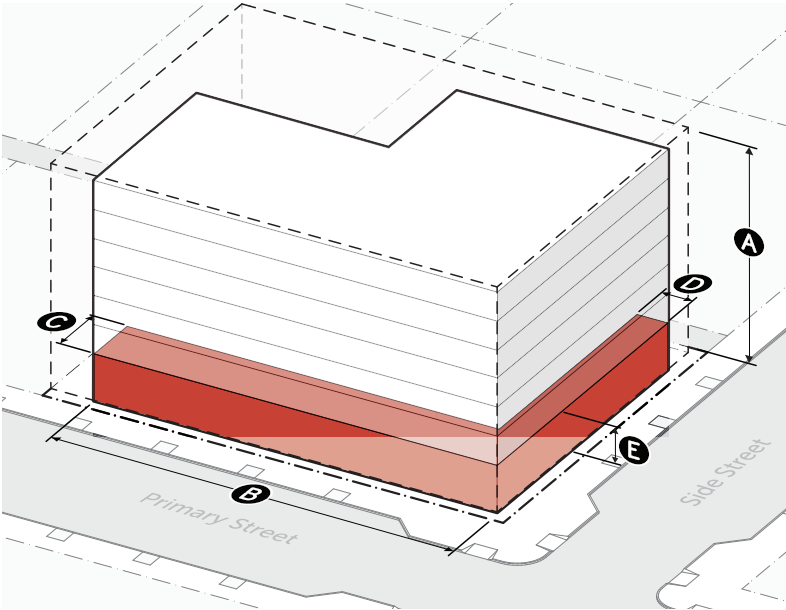
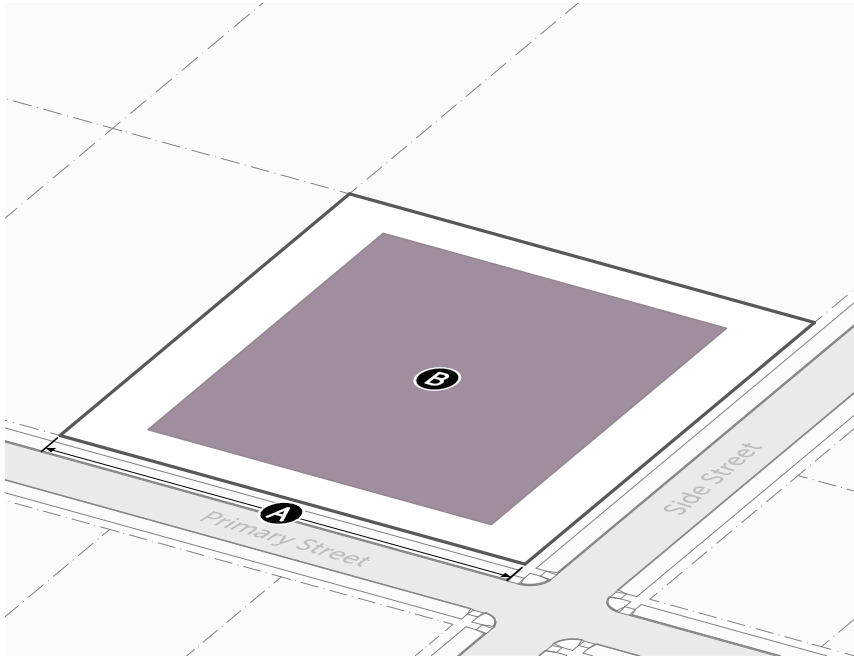


Table with 2 columns: Section, Details. Rows include Massing, Active Depth, and Ground Story.

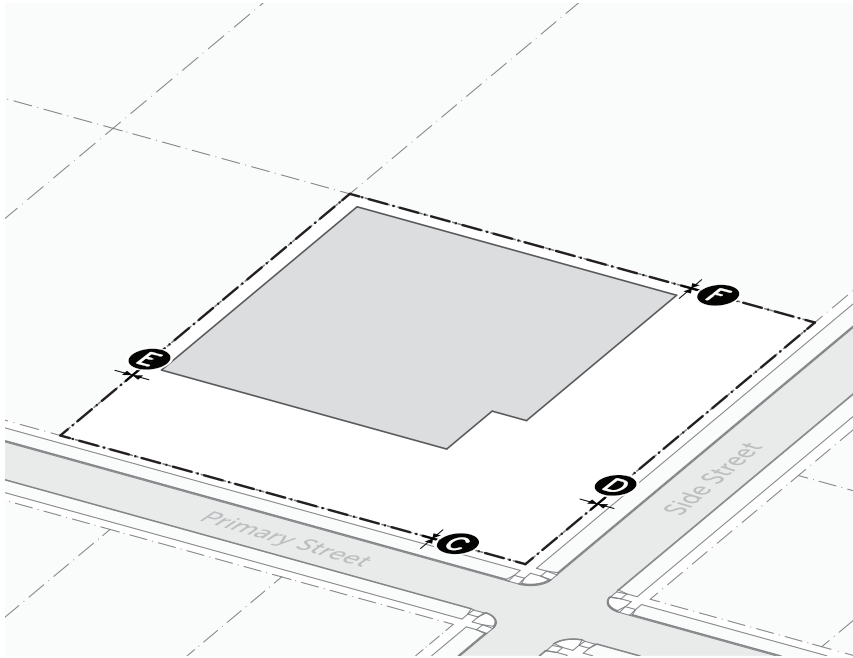


Table with 3 columns: Section, Details, and Side St. Rows include Windows and Doors.

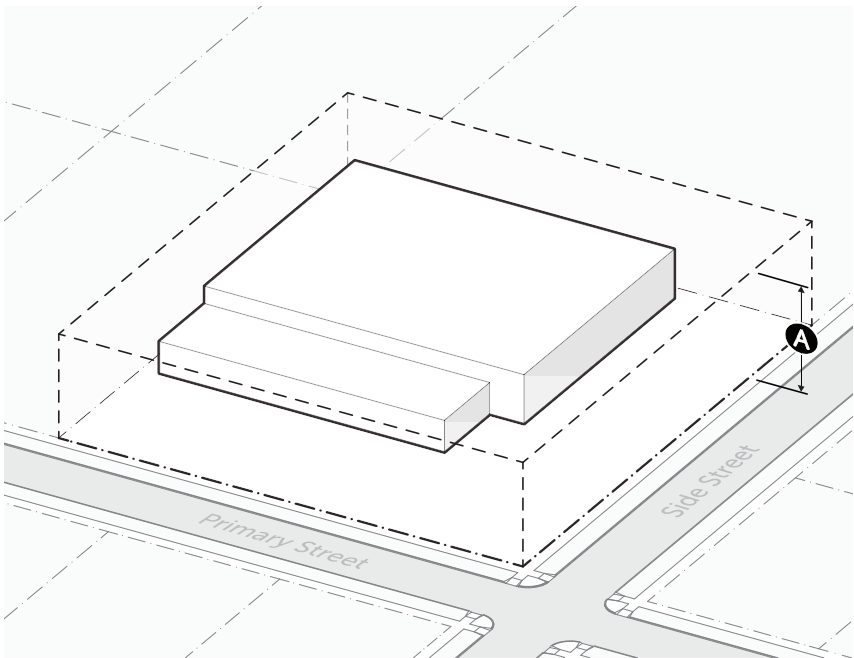




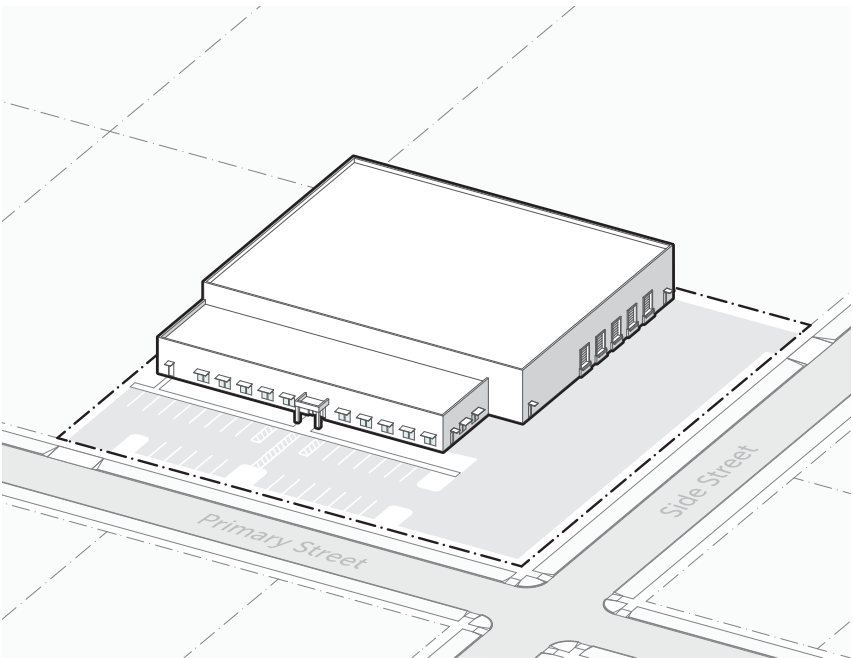
1. Lot Size	Sec. 2.6.2
A Lot width (min)	0'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per building (max)	n/a
3. Coverage	Sec. 2.6.4
B Building coverage (max)	60%
Amenity space (min)	n/a



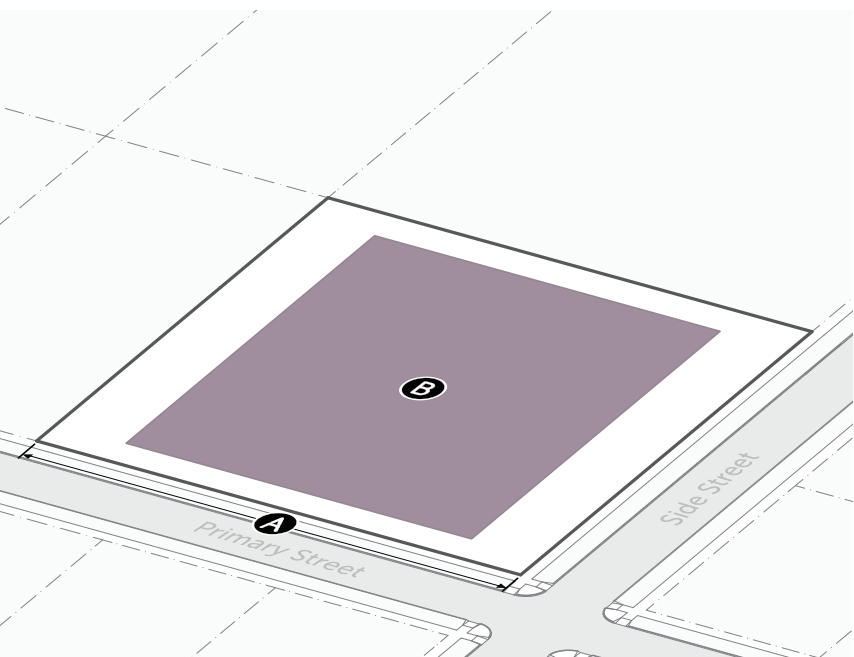
4. Building Setbacks	Sec. 2.6.5
C Primary street (min)	0'
D Side street (min)	0'
E Side (min)	0'
F Rear (min)	0'
Alley (min)	3'
5. Build-to	Sec. 2.6.6
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Allowed
7. Streetscape	Sec. 2.6.8
Clear pedestrian zone (min)	5'



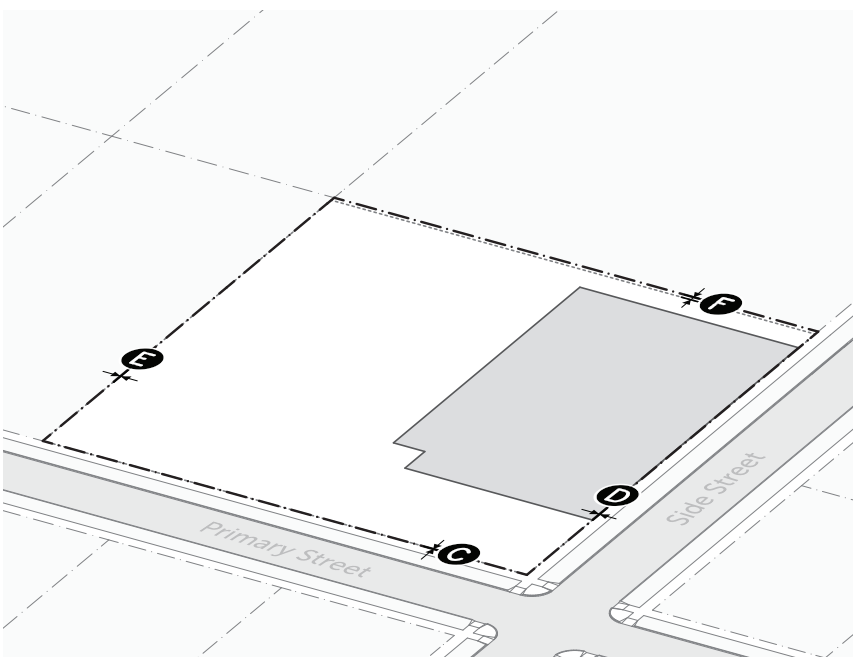
1. Massing	Sec. 2.6.9
A Building height (max)	60'
Building width (max)	n/a
2. Active Depth	Sec. 2.6.10
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	Sec. 2.6.11
Ground story height (min)	n/a
Finished floor elevation (min/max)	n/a



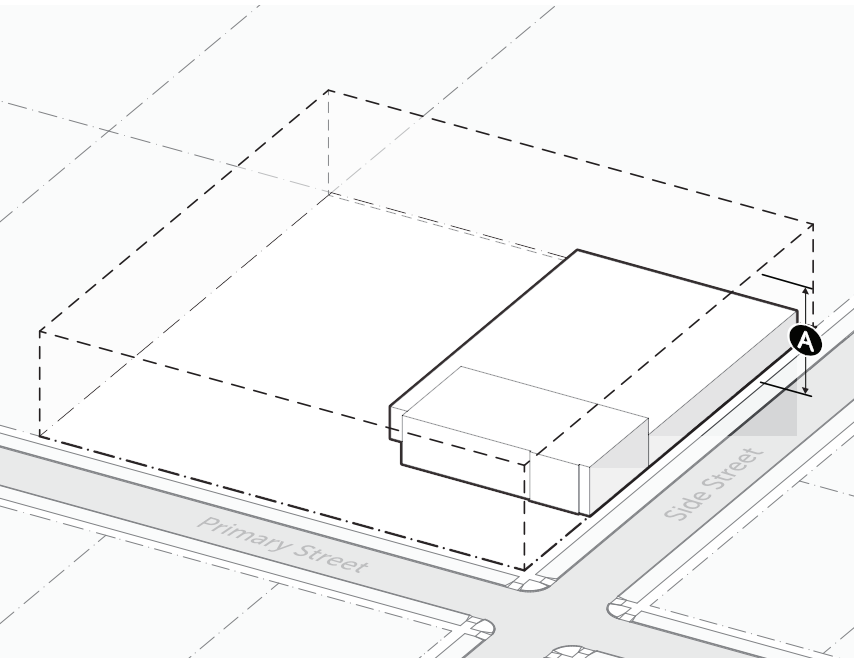
4. Windows	Primary St.	Side St.	Sec. 2.6.12
Ground story (min)	n/a	n/a	
Upper story (min)	n/a	n/a	
Blank wall width (max)	n/a	n/a	
5. Doors	Primary St.	Side St.	Sec. 2.6.13
Street-facing entrance	n/a	n/a	
Street-facing entry spacing (max)	n/a	n/a	



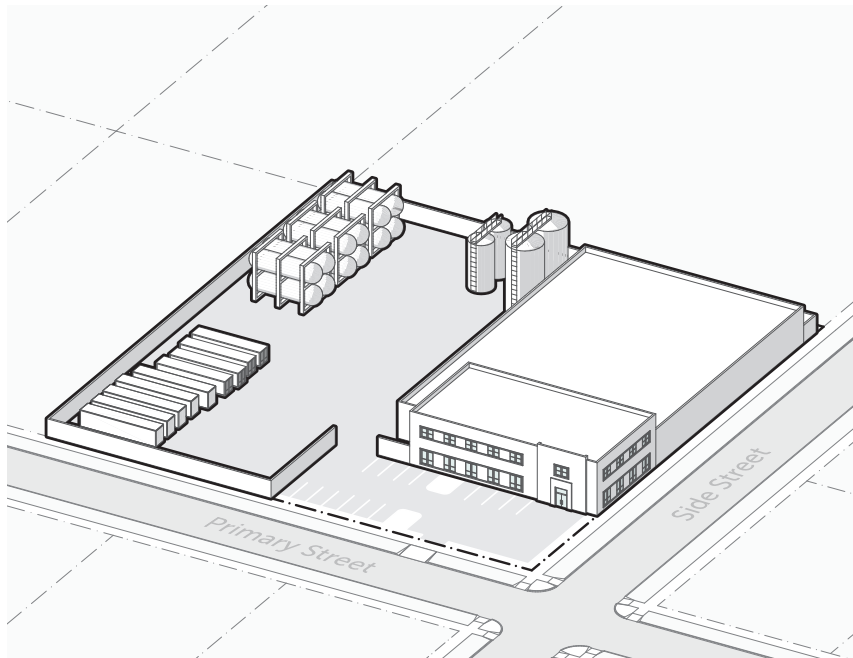
1. Lot Size	Sec. 2.6.2
A Lot width (min)	0'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per building (max)	n/a
3. Coverage	Sec. 2.6.4
B Building coverage (max)	60%
Amenity space (min)	n/a



4. Building Setbacks	Sec. 2.6.5
C Primary street (min)	0'
D Side street (min)	0'
E Side (min)	0'
F Rear (min)	0'
Alley (min)	3'
5. Build-to	Sec. 2.6.6
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Allowed



1. Massing	Sec. 2.6.9
A Building height (max)	60'
Width (max)	n/a
2. Active Depth	Sec. 2.6.10
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	Sec. 2.6.11
Ground story height (min)	n/a
Finished floor elevation (min/max)	n/a



4. Windows	Primary St.	Side St.	Sec. 2.6.12
Ground story (min)	n/a	n/a	
Upper story (min)	n/a	n/a	
Blank wall width (max)	n/a	n/a	
5. Doors	Primary St.	Side St.	Sec. 2.6.13
Street-facing entrance	n/a	n/a	
Street-facing entry spacing (max)	n/a	n/a	

IL INDUSTRIAL LIGHT

Allows a range of **low-impact industrial** activity - the majority of activity is conducted **indoors** with limited **accessory outdoor storage**.

Permite una variedad de actividades **industriales de bajo impacto**: las actividades se realiza en **interiores** con almacenamiento limitado de **accesorios al aire libre**

TOTAL ACREAGE: **1,289**
NUMBER OF PARCELS: **354**
PERCENTAGE OF CITY: **3.9%**



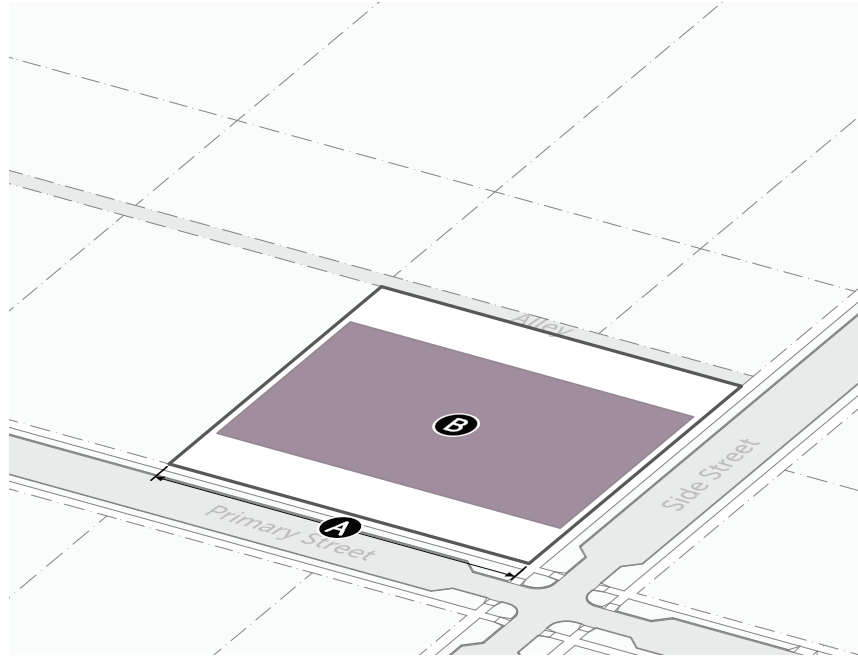
IH INDUSTRIAL HEAVY

Allows a range of larger footprint **high-impact industrial activity**. Allows more outdoor storage.

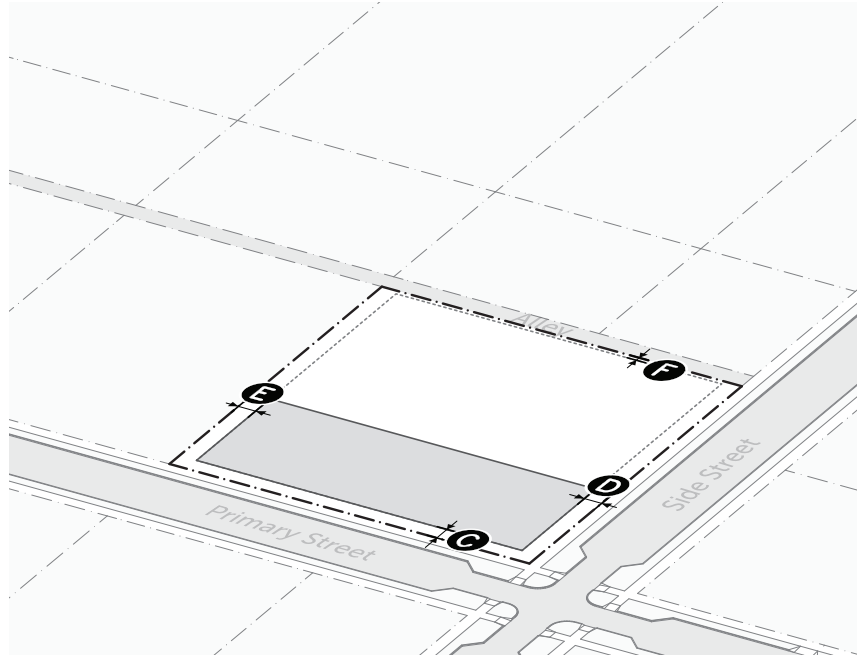
Permite una gama de actividades industriales de alto impacto. Permite mas almacenamiento de accesorio al aire libre.

TOTAL ACREAGE: **1,800**
NUMBER OF PARCELS: **190**
PERCENTAGE OF CITY: **5.5%**

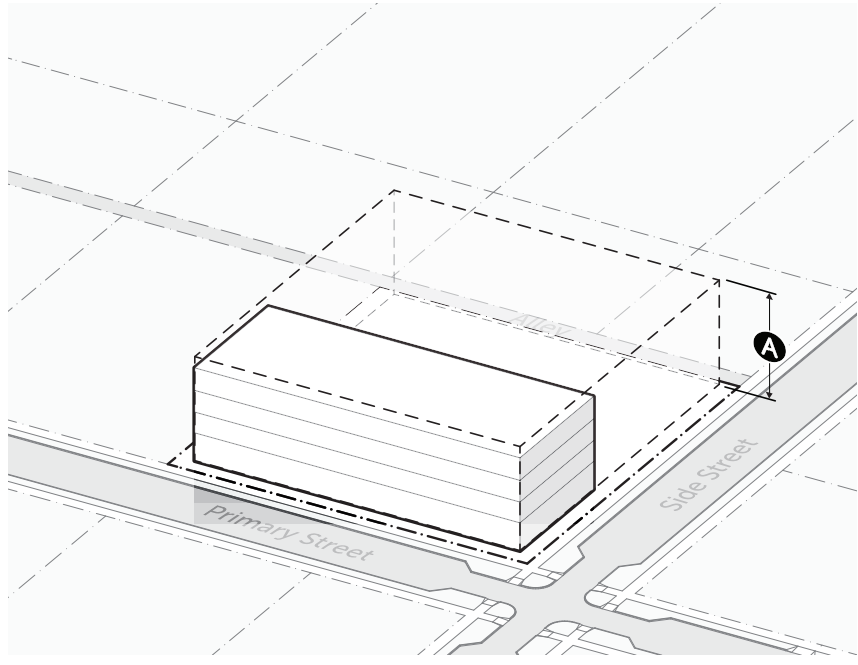




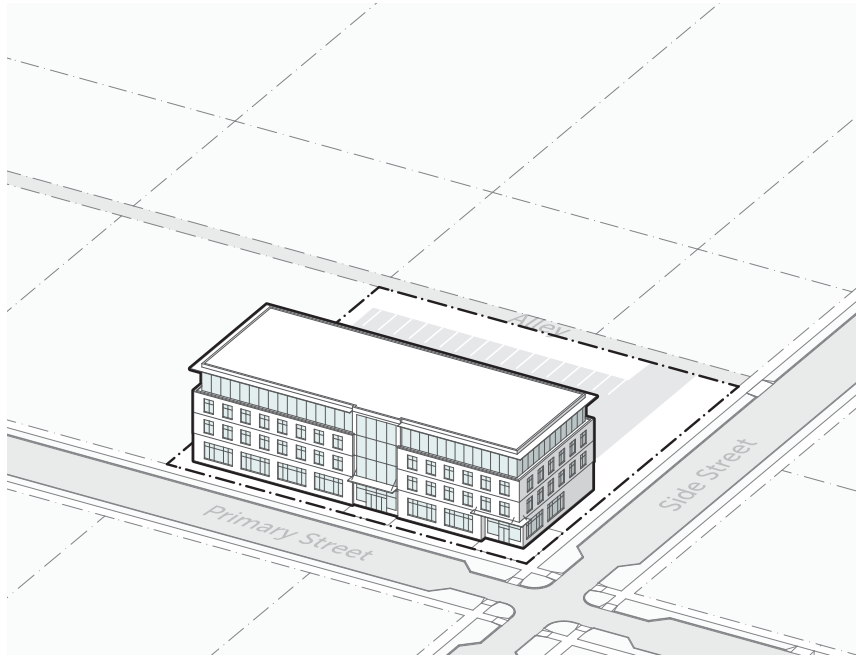
1. Lot Size	Sec. 2.6.2
A Lot width (min)	0'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per building (max)	n/a
3. Coverage	Sec. 2.6.4
B Building coverage (max)	60%
Amenity space (min)	n/a



4. Building Setbacks	Sec. 2.6.5
C Primary street (min)	10'
D Side street (min)	10'
E Side (min)	10'
F Rear (min)	10'
G Alley (min)	3'
5. Build-to	Sec. 2.6.6
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Allowed
7. Streetscape	Sec. 2.6.8
Clear pedestrian zone (min)	5'



1. Massing	Sec. 2.6.9
A Building height (max)	45° height plane
Width (max)	n/a
2. Active Depth	Sec. 2.6.10
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	Sec. 2.6.11
Ground story height (min)	n/a
Finished floor elevation (min/max)	n/a



4. Windows	Primary St.	Side St.	Sec. 2.6.12
Ground story (min)	n/a	n/a	
Upper story (min)	n/a	n/a	
Blank wall width (max)	n/a	n/a	
5. Doors	Primary St.	Side St.	Sec. 2.6.13
Street-facing entrance	n/a	n/a	
Street-facing entry spacing (max)	n/a	n/a	

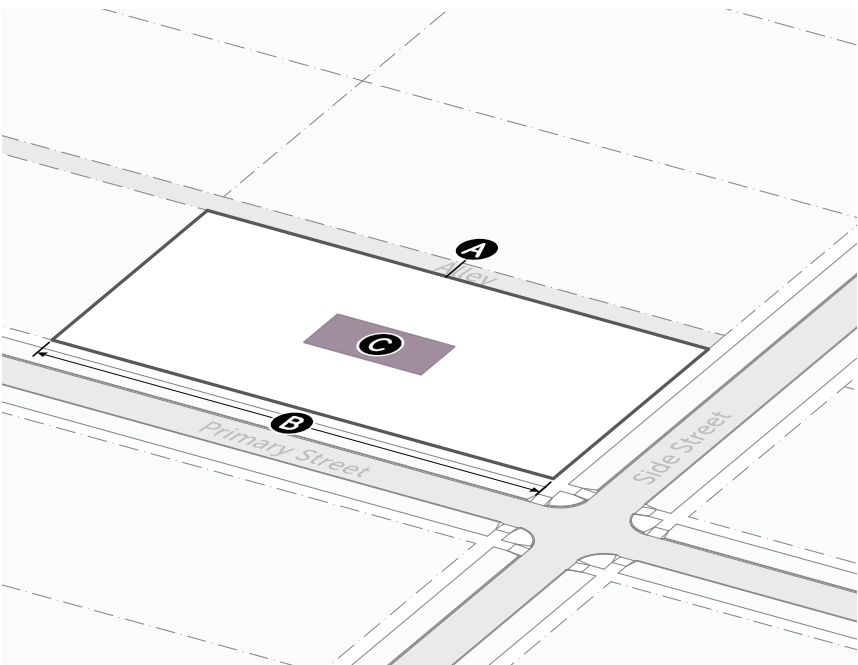


INS INSTITUTIONAL

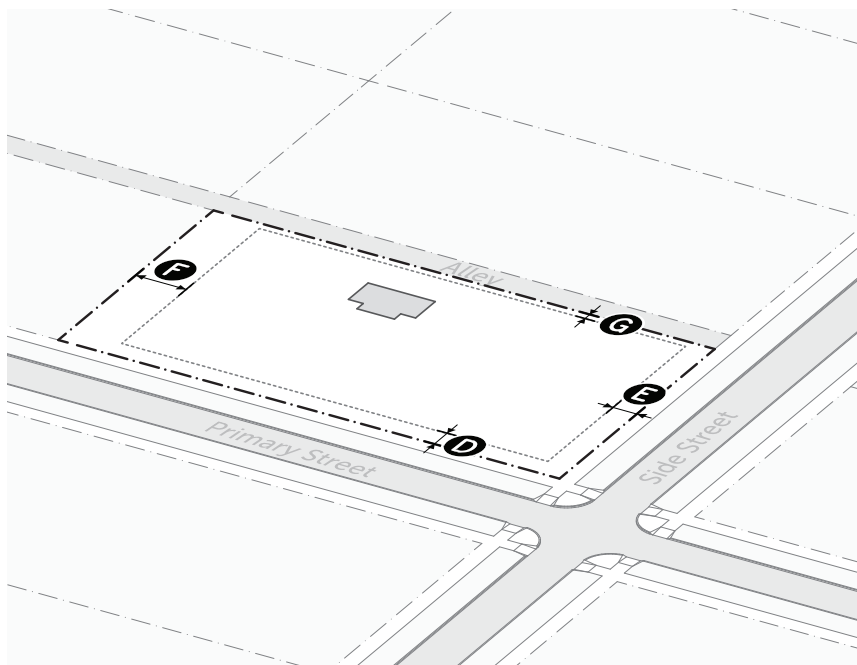
Allows for a range of **larger-scale public, civic and institutional** uses.

Permite una variedad de usos públicos, cívicos e institucionales.

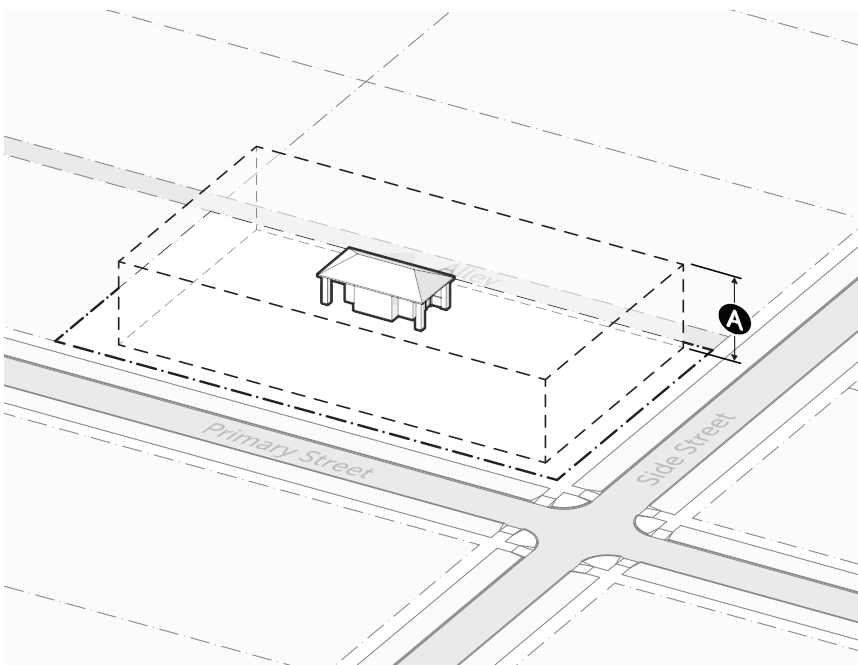
TOTAL ACREAGE: **1,919**
NUMBER OF PARCELS: **464**
PERCENTAGE OF CITY: **6.0%**



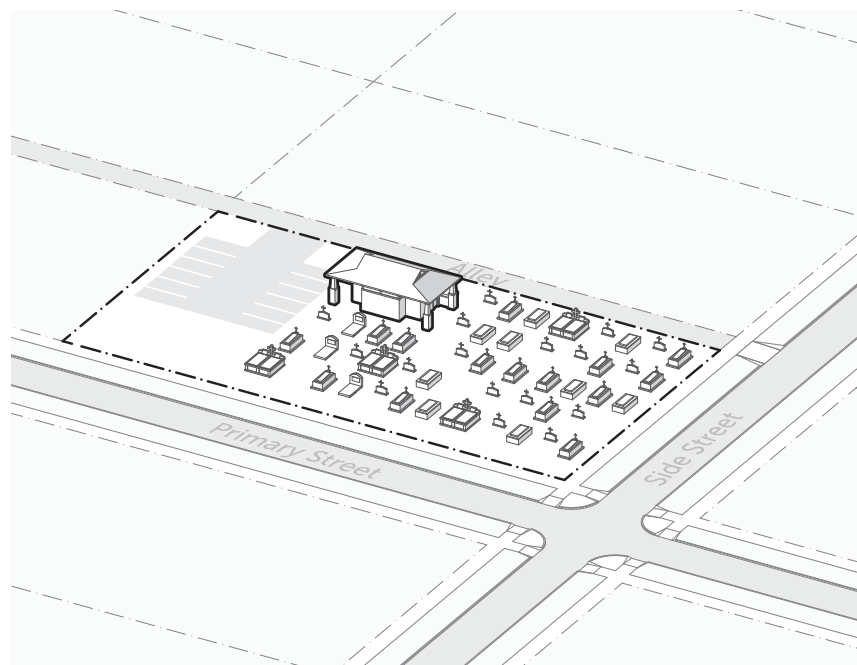
1. Lot Size	Sec. 2.6.2
A Lot area (min)	20,000 SF
B Lot width (min)	100'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per building (max)	n/a
3. Coverage	Sec. 2.6.4
C Building coverage (max)	5%
Amenity space (min)	n/a



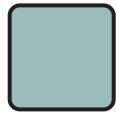
4. Building Setbacks	Sec. 2.6.5
D Primary street (min)	10'
E Side street (min)	10'
F Side (min)	10'
G Rear (min)	10'
H Alley (min)	3'
5. Build-to	Sec. 2.6.6
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Allowed



1. Massing	Sec. 2.6.9
A Building height (max)	35'
Width (max)	n/a
2. Active Depth	Sec. 2.6.10
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	Sec. 2.6.11
Ground story height (min)	n/a
Finished floor elevation (min/max)	n/a



4. Windows	Primary St.	Side St.	Sec. 2.6.12
Ground story (min)	n/a	n/a	
Upper story (min)	n/a	n/a	
Blank wall width (max)	n/a	n/a	
5. Doors	Primary St.	Side St.	Sec. 2.6.13
Street-facing entrance	n/a	n/a	
Street-facing entry spacing (max)	n/a	n/a	



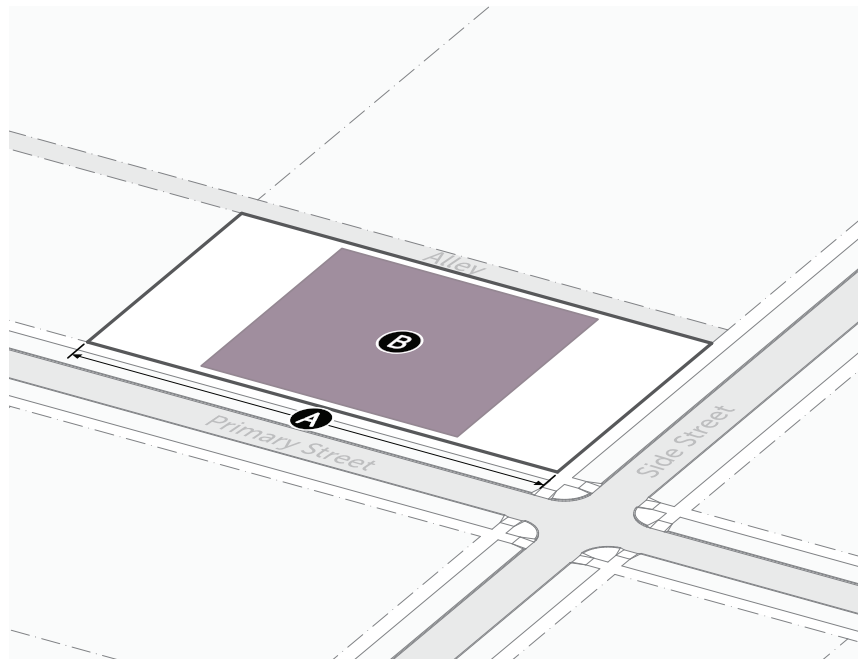
CEM CEMETERY

Open space used to **bury remains and memorialize the deceased** that could include chapels and mausoleums

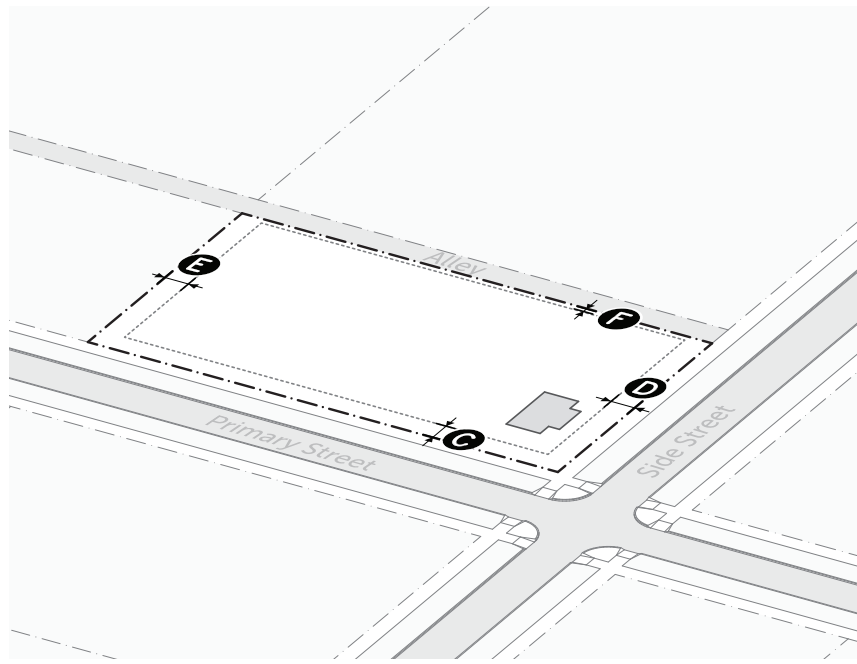
Espacio abierto utilizado para **enterrar restos y conmemorar a los difuntos**, incluye capillas y mausoleos.

TOTAL ACREAGE: **653**
NUMBER OF PARCELS: **34**
PERCENTAGE OF CITY: **2.0%**

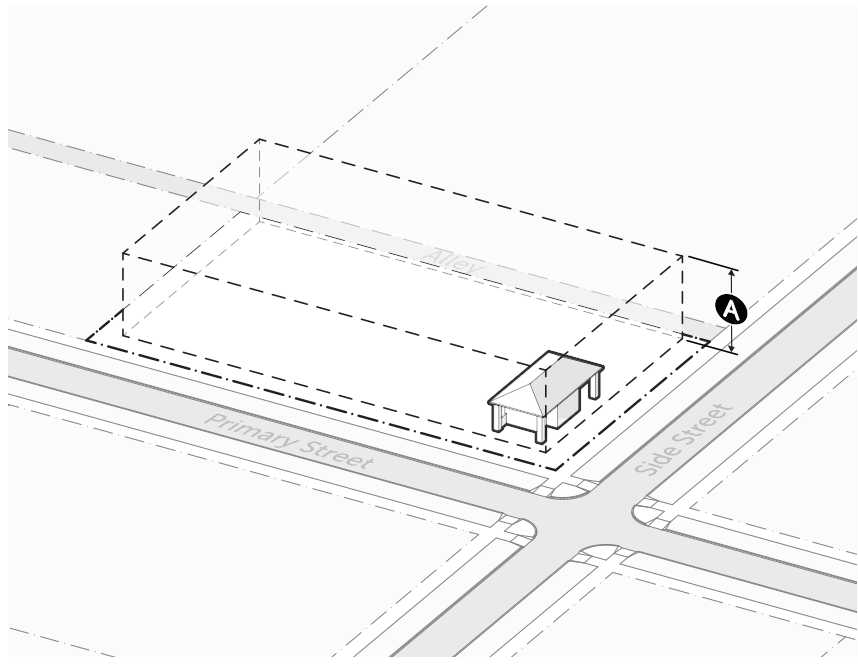




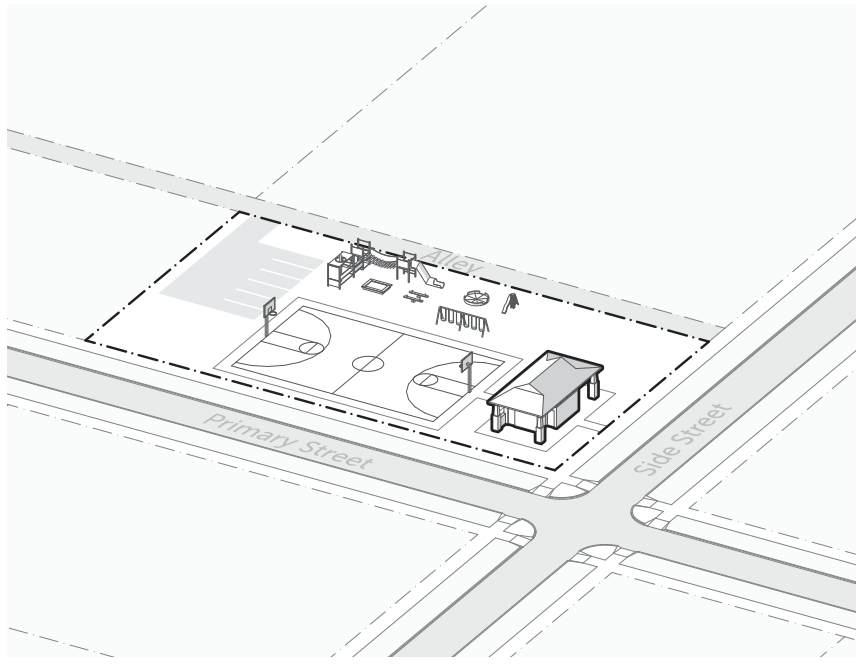
1. Lot Size	Sec. 2.6.2
Ⓐ Lot width (min)	0'
2. Dwelling Units	Sec. 2.6.3
Dwelling units per building (max)	n/a
3. Coverage	Sec. 2.6.4
ⓑ Building coverage (max)	50%
Amenity space (min)	n/a



4. Building Setbacks	Sec. 2.6.5
ⓐ Primary street (min)	10'
ⓑ Side street (min)	10'
ⓒ Side (min)	10'
ⓓ Rear (min)	10'
ⓔ Alley (min)	3'
5. Build-to	Sec. 2.6.6
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Allowed
7. Streetscape	Sec. 2.6.8
Clear pedestrian zone (min)	n/a



1. Massing	Sec. 2.6.9
Ⓐ Building height (max)	35'
Width (max)	n/a
2. Active Depth	Sec. 2.6.10
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	Sec. 2.6.11
Ground story height (min)	n/a
Finished floor elevation (min/max)	n/a



	Primary St.	Side St.
4. Windows	Sec. 2.6.12	
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors	Sec. 2.6.13	
Street-facing entrance	n/a	n/a
Street-facing entry spacing (max)	n/a	n/a



OS OPEN SPACE

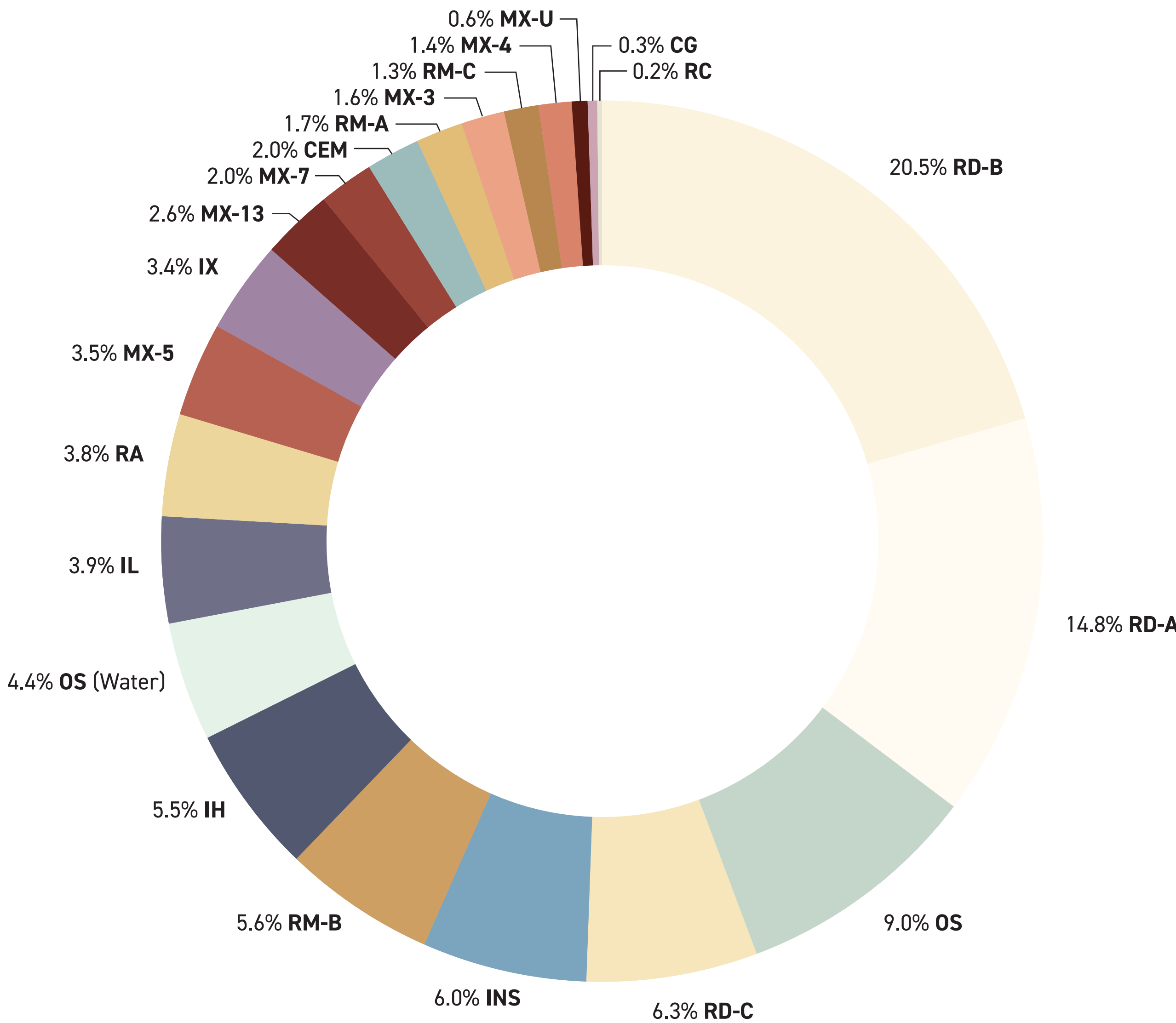
Publicly-owned open space that serves the passive and active recreational needs of the community, and includes parks, playgrounds, sports fields, dog parks, trails, & conservation areas

Espacio abierto de propiedad pública que satisface las necesidades recreativas pasivas y activas de la comunidad e incluye parques, áreas de juegos, campos deportivos, parques para perros, senderos y áreas de conservación.

TOTAL ACREAGE: **4,410**
NUMBER OF PARCELS: **673**
PERCENTAGE OF CITY: **13.4%**
(Includes OS Water)



CITYWIDE ZONING DISTRIBUTION
DISTRIBUCIÓN DE DISTRITOS ZONIFICACIÓN
DE TODA LA CIUDAD



USE TABLES
TABLA DE PERMISO DE USOS

STATION 4
ESTACIÓN 4

Use Category Specific Use	RESIDENTIAL								MIXED USE						COMMERCIAL & INDUSTRIAL				INSTITUTIONAL & OPEN SPACE			Use Standard	
	RC	RD-A	RD-B	RD-C	RA	RM-A	RM-B	RM-C	MX-3	MX-4	MX-5	MX-7	MX-13	MX-U	CG	IX	IL	IH	INS	CEM	OS		
RESIDENTIAL USES																							
Household Living (3.3.2.A)																							
Single-unit detached	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P*	-	-	3.4.1.A.1	
Single-unit attached	-	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	3.4.1.A.1 3.4.1.B.1
Two-unit detached	-	P*	P*	P*	P*	P	P	P	P	P	P	-	-	-	-	-	-	-	P*	-	-	3.4.1.A.1 3.4.1.B.1	
Two-unit attached	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	3.4.1.A.1
Multi-unit (3 to 6 units)	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	3.4.1.A.1
Multi-unit (7 to 12 units)	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	3.4.1.A.1
Multi-unit (13 or more units)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	-	3.4.1.A.1
Manufactured home park	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Live-work	C*	C*	C*	C*	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	3.4.1.B.3
Group Living (3.3.2.B)																							
General group living	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	-	-	
Co-housing	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
Senior care	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Special Needs Housing (3.3.2.C)																							
Emergency housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.C
Permanent supportive housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.C
Transitional housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.C
PUBLIC & INSTITUTIONAL USES																							
Civic (3.3.3.A)																							
General civic	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
Religious assembly	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Day Care (3.3.3.B)																							
General day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Education (3.3.3.C)																							
General education	-	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	-	-	P	-	-	
Business college or trade school	-	-	-	-	-	-	-	P	-	P	P	P	P	P	P	P	P	-	-	P	-	-	
College or university	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Parks and Open Space (3.3.3.D)																							
Public open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
Private open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	
Utility Service (3.3.3.E)																							
Minor utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
Major utility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	
Electric/gas substation	C	C	C	C	C	C	C	P	-	P	P	P	P	P	P	P	P	-	-	P	-	C	
Wireless communications facility	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	C*	3.7
COMMERCIAL USES																							
Adult Business (3.3.4.A)																							
Adult entertainment establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	P*	-	-	-	-	3.4.3.B.1
Agriculture (3.3.4.B)																							
Greenhouse or nursery	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	
Indoor growing system	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
Urban garden	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	P*	3.4.3.C.1
Entertainment and Recreation (3.3.4.C)																							
General indoor recreation	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	
General outdoor recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
General indoor entertainment	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	-	-	
General outdoor entertainment	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	-	-	C	-	P	3.4.3.D.1
Golf course	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Food and Beverage (3.3.4.D)																							
General food beverage																							
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	-	3.4.3.A.1
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	-	3.4.3.A.1
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
Microbrewery, small distillery/winery	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
Lodging (3.3.4.E)																							
General lodging	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	
Medical (3.3.4.F)																							
General medical																							
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	-	P	-	-	3.4.3.A.1
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	-	P	-	-	3.4.3.A.1
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	-	-	
Medical laboratory	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed



USE TABLES
TABLA DE PERMISO DE USOS

	RESIDENTIAL								MIXED USE						COMMERCIAL & INDUSTRIAL				INSTITUTIONAL & OPEN SPACE			
Use Category Specific Use	RC	RD-A	RD-B	RD-C	RA	RM-A	RM-B	RM-C	MX-3	MX-4	MX-5	MX-7	MX-13	MX-U	CG	IX	IL	IH	INS	CEM	OS	Use Standard
Office (3.3.4.G)																						
General office																						
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	P	-	-	3.4.3.A.1
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	P	-	-	3.4.3.A.1
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	P	-	-	
Parking (3.3.4.H)																						
Surface parking lot	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	-	-	-	-	
Structured parking	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	
Personal Service (3.3.4.I)																						
General personal service																						
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	3.4.3.A.1
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	3.4.3.A.1
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	
Animal care, outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	-	3.4.3.E.1
Retail (3.3.4.J)																						
General retail																						
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	3.4.3.A.1
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-	3.4.3.A.1
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	
Alternative financial services	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	
Vape/tobacco store	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	3.4.3.F.1
Vehicle Sales and Service (3.3.4.K)																						
Vehicle sales or rental	-	-	-	-	-	-	-	-	-	C*	C*	C*	C*	C*	P*	P*	-	-	-	-	-	3.4.G.1
Vehicle service	-	-	-	-	-	-	-	-	-	C*	C*	-	-	-	P*	P*	P*	P*	-	-	-	3.4.G.2
Vehicle repair	-	-	-	-	-	-	-	-	-	C*	C*	-	-	-	P*	C*	P*	P*	-	-	-	3.4.G.3
Vehicle fueling station	-	-	-	-	-	-	-	-	-	C*	C*	-	-	-	P*	C*	P*	-				3.4.G.4
MANUFACTURING AND INDUSTRIAL USES																						
Industrial (3.3.5.A)																						
Low impact industrial																						
0-1,500 SF	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	
1,501-5,000 SF	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	
5,001-50,000 SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
50,001-100,000 SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P				
100,000+ SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P				
High impact industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	
Crematorium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	
Resource extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	
Transportation (3.3.5.B)																						
Transit stop	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	P	
Marine terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
Passenger terminal	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	P	-	-	
Railroad right-of-way	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	
Warehouse and Distribution (3.3.5.C)																						
General warehouse and distribution																						
0-25,000 SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
25,001-100,000 SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	
100,000 SF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	
Data center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	
Self-service storage	-	-	-	-	-	-	-	-	-	-	P*	P*	-	P*	P	P	P	-	-	-	-	3.4.4.A.1
Truck and freight transfer terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	
Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	
Waste-Related (3.3.5.D)																						
General waste-related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	
Recycling center, neighborhood	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	-	
ACCESSORY USES (3.5)																						
Accessory dwelling unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	P*	-	-	P*	-	-	3.5.2.A
Alcohol sales	-	-	-	-	C	C	C	C	P	P	P	P	P	P	P	P	P	-	P	-	-	
Drive-through	-	-	-	-	-	-	-	-	-	C*	C*	-	-	-	P*	-	P*	-	-	-	-	3.5.2.C
Family day home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Farmers’ market	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.5.2.F
Home-based business	C*	C*	C*	C*	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.5.2.G
Outdoor dining	-	C*	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	3.5.2.H
Outdoor display	-	C*	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	3.5.2.I
Outdoor entertainment stage	-	-	-	-	-	-	-	C	-	C	C	C	C	C	C	C	-	-	-	-	-	
Outdoor storage, minor	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	3.5.2.K
Outdoor storage, major	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	3.5.2.K
Short-term rental	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	3.5.2.L
Solar energy, small-scale	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	3.5.2.M
Wind energy, small-scale	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	3.5.2.N

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed



TABLE OF CONTENTS / ÍNDICE DE CONTENIDO

Sec. 4.1. General Provisions4-3

4.1.1. Applicability4-3

Sec. 4.2. Multi-Modal Access and Mobility4-4

4.2.1. Pedestrian and Bicycle Access4-4

4.2.2. Bicycle Parking4-8

4.2.3. Transit Access4-11

Sec. 4.3. Vehicle Access and Mobility4-12

4.3.1. Vehicle Access4-12

4.3.2. Parking Lot Dimensions4-15

4.3.3. Parking Lot Landscaping4-18

4.3.4. Vehicle Use Areas4-20

Sec. 4.4. Transitions and Screening4-23

4.4.1. Transitions.4-23

4.4.2. Transition Screens4-26

4.4.3. Frontage Screens.4-30

4.4.4. Requirements for All for Transition and Frontage Screens4-34

4.4.5. Site Element Screens.4-35

Sec. 4.5. Landscape4-38

4.5.1. Tree Canopy4-38

4.5.2. Walls and Fences.4-40

4.5.3. Landscape Design4-47

4.5.4. Existing Vegetation Credits for Required Landscaping4-52

Sec. 4.6. Signs4-53

4.6.1. General Provisions4-53

4.6.2. Sign Definitions and Calculations4-54

4.6.3. Prohibited Signs4-55

4.6.4. District Specific Sign Regulations4-56

4.6.5. General Requirements for All Signs4-71

4.6.6. Signs Allowed in All Districts4-72

4.6.7. Off-Premise Signs4-73

4.6.8. Sign Illumination4-74

4.6.9. Nonconforming Uses and Nonconforming Signs.4-76

4.6.10. Unlawful Signs4-77

4.6.11. Permits4-77

Sec. 4.7. Lighting.4-78

4.7.1. Outdoor Lighting4-78

4.1.1. Applicability

A. Development standards apply based on the types of project activities proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an expansion of an existing use may include both an addition and a facade modification).

Cross-reference	Development Standards	Project Activity					
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation and Maintenance and Repair
Sec. 4.2.1.	Pedestrian and Bicycle Access	●	○	○	○	○	○
Sec. 4.2.2.	Bicycle Parking	●	○	○	○	●	○
Sec. 4.2.3.	Transit Access	●	○	○	○	○	○
Sec. 4.3.1.	Vehicle Access	●	○	●	○	○	○
Sec. 4.3.2.	Parking Lot Dimensions	●	○	●	○	○	○
Sec. 4.3.3.	Parking Lot Landscaping	●	○	●	○	○	○
Sec. 4.3.4.	Vehicle Use Areas	●	○	●	○	○	○
Sec. 4.4.1.	Transitions	●	○	○	○	●	○
Sec. 4.4.2.	Transition Screens	●	○	○	○	●	○
Sec. 4.4.3.	Frontage Screens	●	○	○	○	●	○
Sec. 4.4.5.	Site Element Screens	●	○	○	○	●	○

● = Standards may apply ○ = Standards do not apply

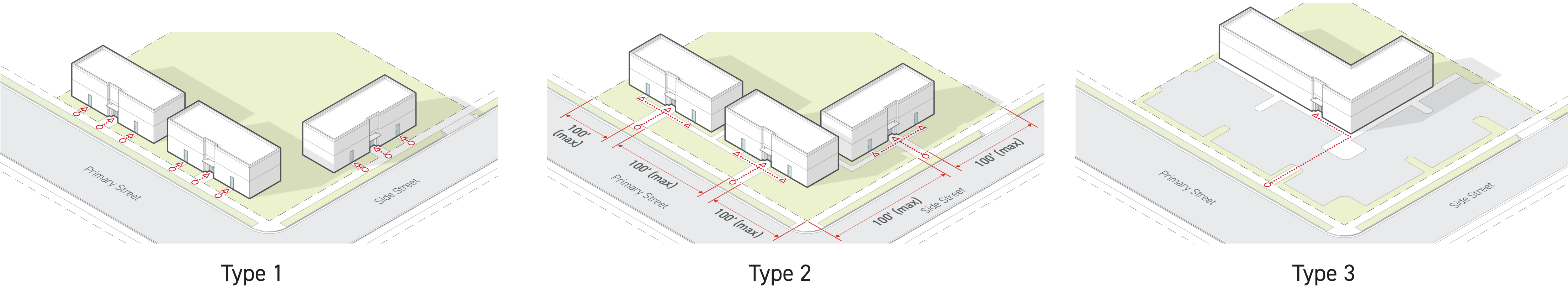
MULTIMODAL ACCESS (4.2.) / ACCESO MULTIMODAL

INTENT

To provide for safe and convenient pedestrian and bicycle travel

INTENCIÓN

Garantizar la seguridad y comodidad para los peatones y ciclistas.



BICYCLE PARKING (4.2.2.) / PARQUEO DE BICICLETAS

INTENT

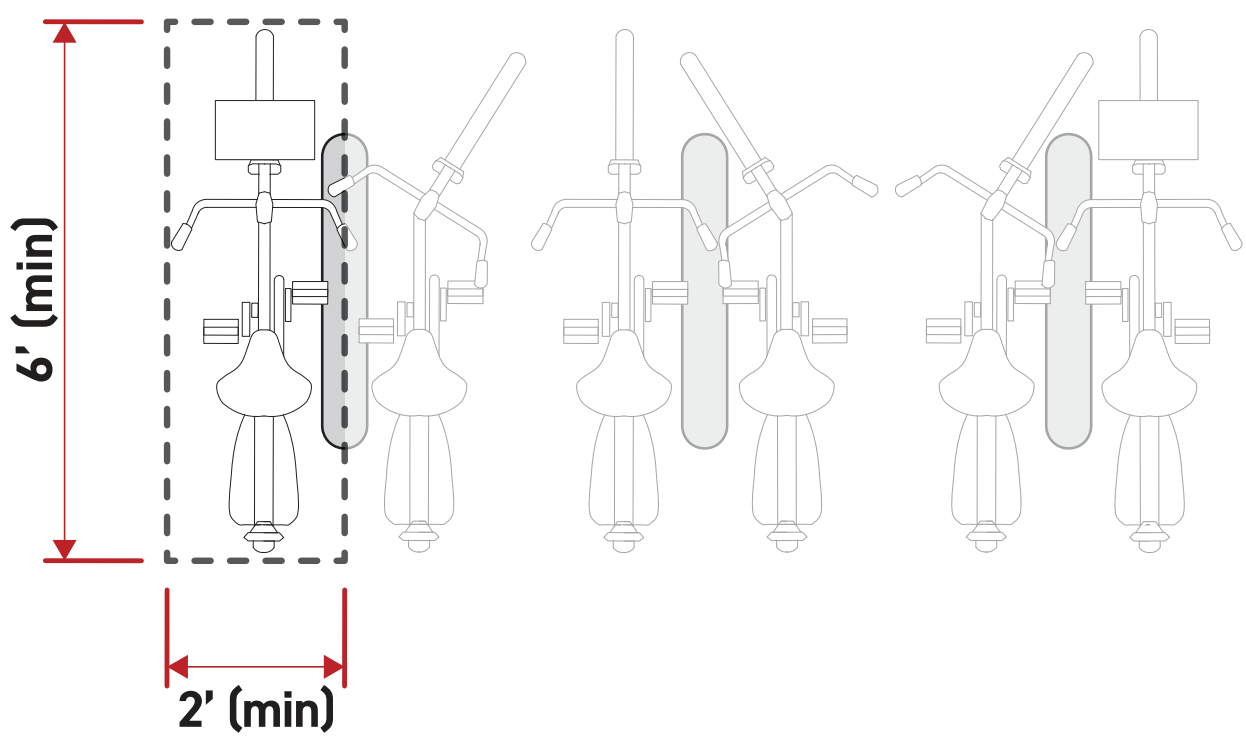
To promote bicycling as an alternative to automobile transportation and help ensure safe, secure, accessible, and convenient storage of bicycles for all users.

INTENCIÓN

Promover el uso de la bicicleta como alternativa y garantizar que exista un almacenamiento seguro, accesible y cómodo para las bicicletas de los usuarios.

Sample Bicycle Parking Requirements

USES	Spaces Required (min)	
	Short-Term	Long-Term
Residential Uses		
Household living		
1-3 units	None	None
4-9 units	None	1 per 2 units
10-49 units	1 per 10 units	1 per 3 units
50+ units	1 per 20 units	1 per 4 units
Group living	1 per 6 bedrooms	1 per 3 bedrooms
Special needs housing	1 per 10 beds	1 per 20 beds



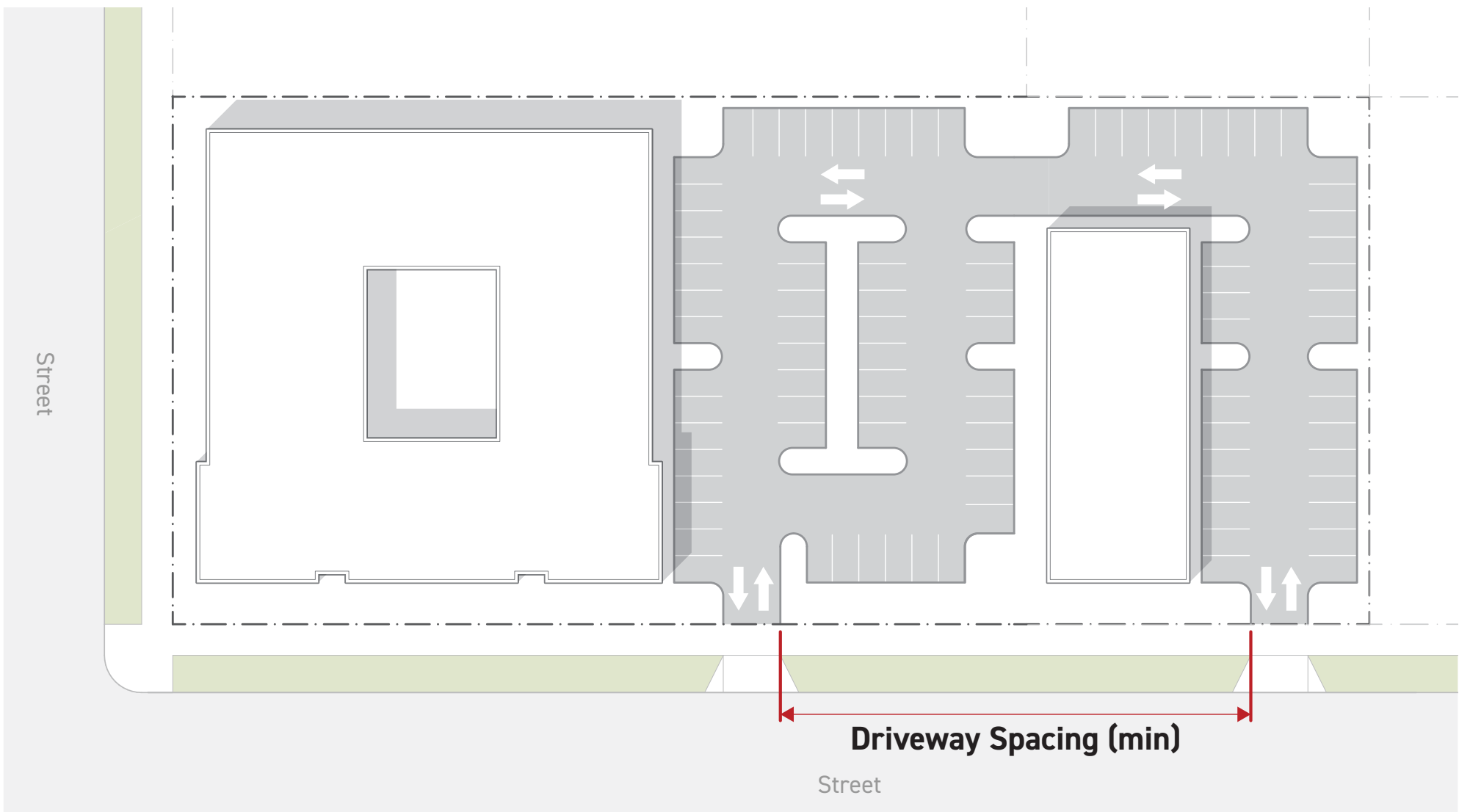
VEHICLE ACCESS (4.3.1) / ACCESO DEL VEHÍCULO

INTENT

To facilitate transportation and to provide for safe and convenient vehicle and pedestrian travel by ensuring motor vehicle access is designed to support the safety of all users by minimizing conflicts with pedestrians, cyclists, transit vehicles, micro-mobility devices, and motor vehicles on the abutting public street and to avoid detrimental effects on the surrounding public realm, while providing sufficient access to vehicle parking and other motor vehicle use areas.

INTENCIÓN

Garantizar la seguridad y comodidad de ambos los vehículos y peatones. Se busca que el acceso de los vehículos esté diseñado para proteger la seguridad de todos los usuarios, minimizando los conflictos con peatones, ciclistas, vehículos de transporte público, dispositivos de micromovilidad y vehículos motorizados en la vía pública adyacente. Evitando efectos perjudiciales en el entorno público circundante, al tiempo que se proporciona acceso suficiente a los estacionamientos y otras áreas de uso de vehículos motorizados.



HEIGHT TRANSITIONS (4.4.)

TRANSICIÓN DE ALTURAS

INTENT:

To encourage development to be sensitive to it's neighbors, architectural mass is reduced by requiring setbacks and step backs.

To encourage development to be sensitive to it's neighbors, architectural mass is reduced by requiring setbacks and step backs.

INTENCIÓN

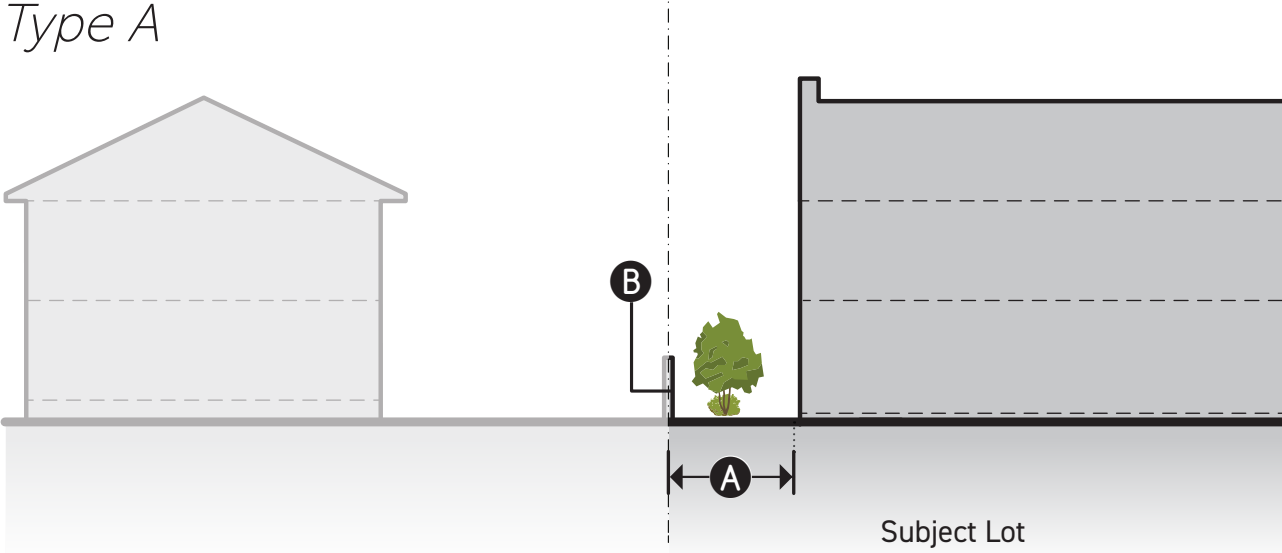
Para fomentar un desarrollo respetuoso con el entorno, se reduce la masa arquitectónica exigiendo retranqueos y escalonamientos.

Para fomentar un desarrollo respetuoso con el entorno, se reduce la masa arquitectónica exigiendo retranqueos y escalonamientos.



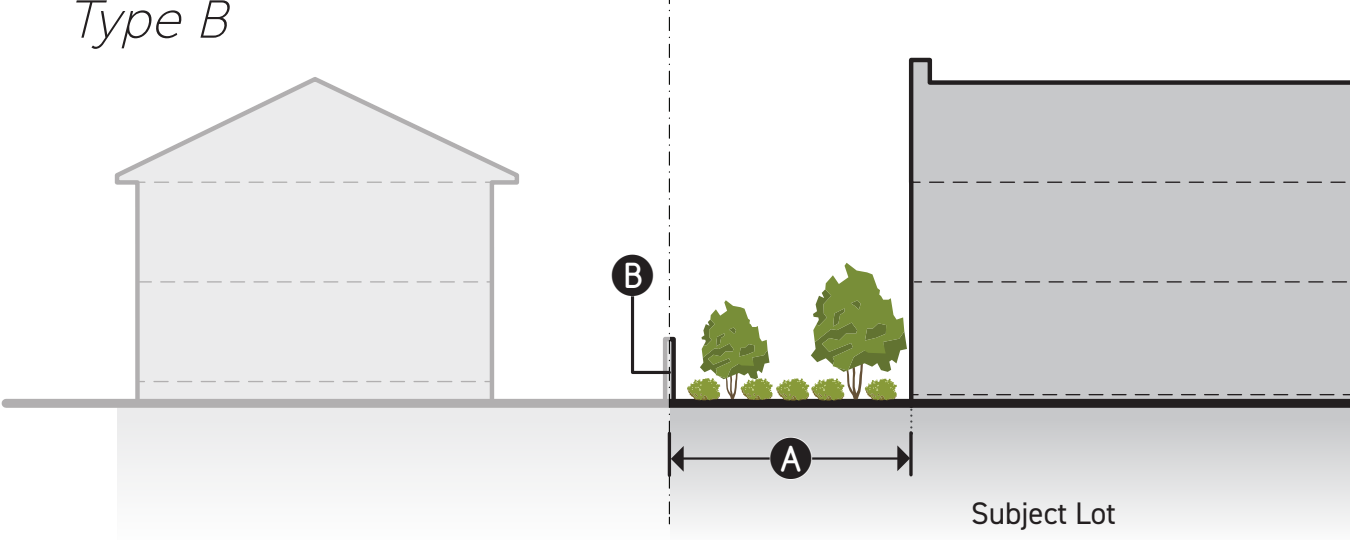
TRANSITION TYPES / TRANSICIONES

Type A



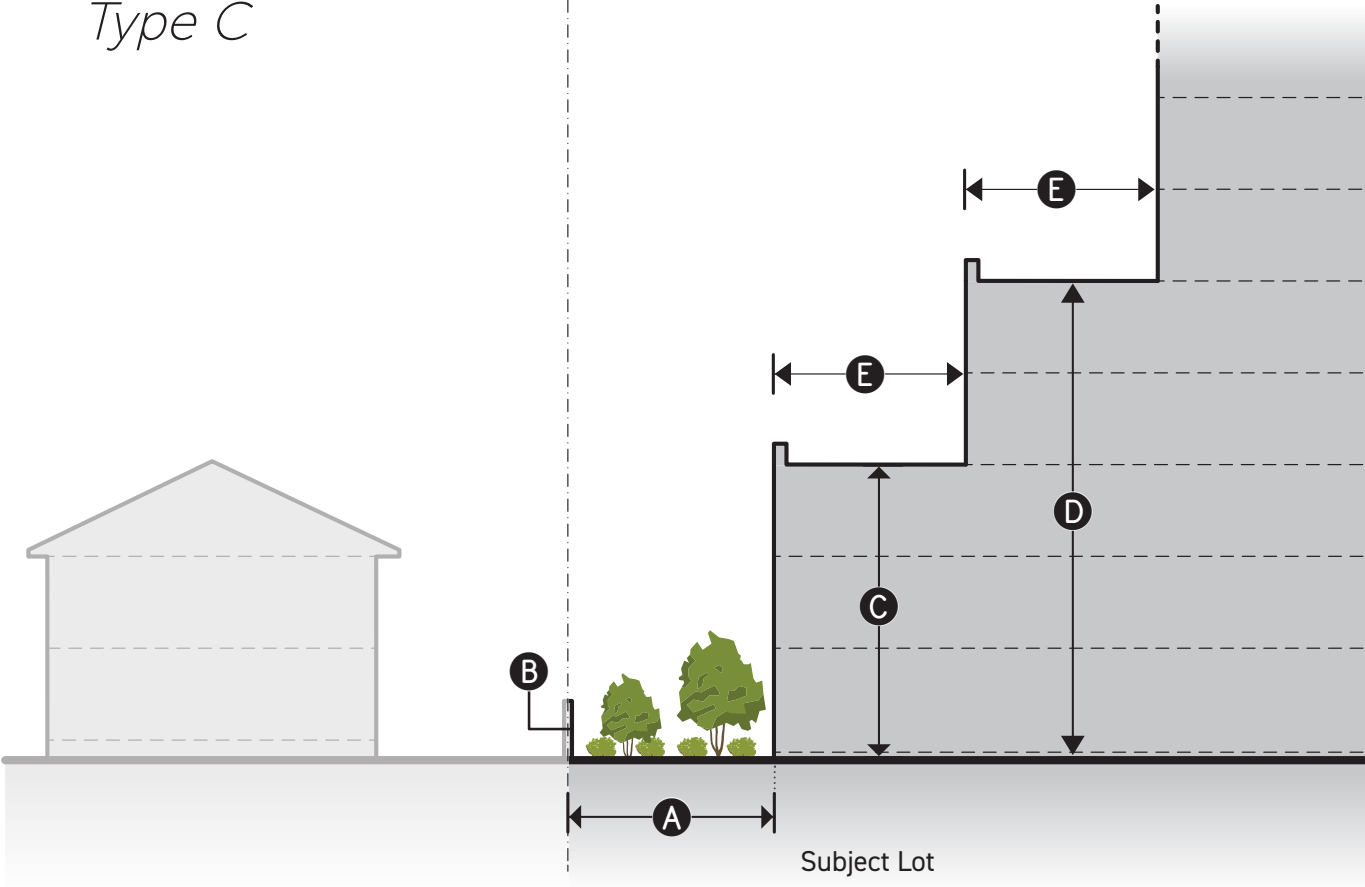
TRANSITION AREA	Alley	No Alley
A Depth (min)	3'	10'
B Transition screen (see 4.4.3)	None	Light

Type B



TRANSITION AREA	Alley	No Alley
A Depth (min)		
MX-, CG, IX, IL	3'	20'
IH	30'	30'
B Transition screen (see 4.4.3)		
MX-, CG, IX, IL	None	Moderate
IH	Heavy	Heavy

Type C



TRANSITION AREA	Alley	No Alley
A Depth (min)		
MX-, CG, IX, IL	3'	20'
IH	30'	30'
B Transition screen (see 4.4.3)		
MX-, CG, IX, IL	None	Moderate
IH	Heavy	Heavy
UPPER STORY STEP-BACK		
C 1st step-back (max stories/feet)		3/35'
D 2nd step-back (max stories/feet)		5/60'
E Upper-story setback (min)		15'

APPLICABILITY / APLICABILIDAD

Zoning of Subject Property	Zoning of Abutting Property																
	RC	RD-A, B	RD-C, RA	RM-A	RM-B	RM-C	MX-3	MX-4, 5	MX-7, 13	MX-U	CG	IX	IL	IH	INS	CEM	PK
RC	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RD-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RA	A	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RM-A	A	A	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RM-B	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RM-C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--
MX-3	B	B	B	B	B	A	--	--	--	--	--	--	--	--	--	--	--
MX-4	C	C	C	C	B	A	--	--	--	--	--	--	--	--	--	--	--
MX-5	C	C	C	C	C	B	--	--	--	--	--	--	--	--	--	--	--
MX-7	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--
MX-13	C	C	C	C	C	C	C	C	--	--	--	--	--	--	C	--	--
MX-U	C	C	C	C	C	C	C	C	C	--	--	--	--	--	C	--	--
CG	C	C	C	C	C	C	B	B	B	B	--	--	--	--	B	--	--
IX	C	C	C	C	C	C	C	B	B	B	--	--	--	--	B	--	--
IL	C	C	C	C	C	C	C	B	B	B	B	B	--	--	B	--	--
IH	C	C	C	C	C	C	C	B	B	B	B	B	B	--	B	B	B
INS	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
CEM	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
PK	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

TRANSITION SCREEN (EXAMPLES)

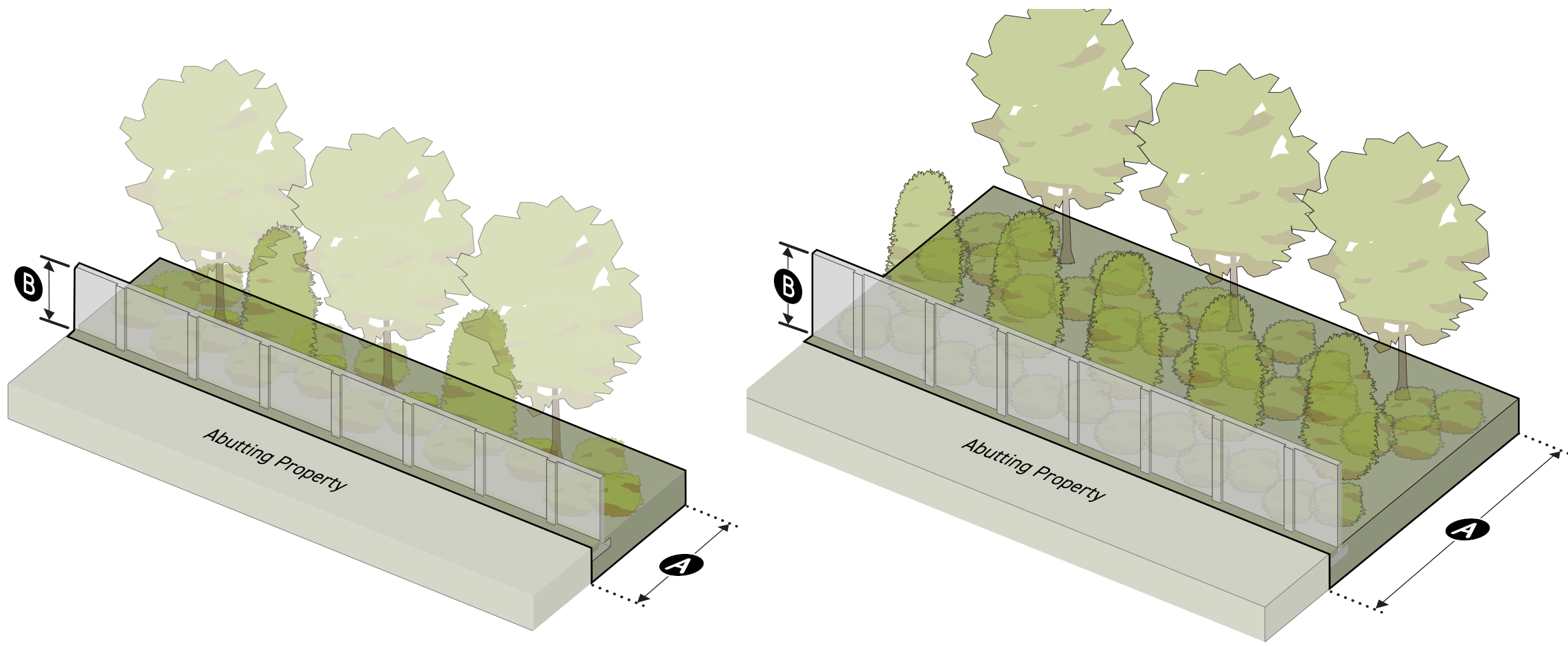
TRANSICIONES DE PROTECCIÓN

MODERATE TRANSITION SCREEN

Medium depth moderate landscape buffer.

HEAVY TRANSITION SCREEN

Deep heavy landscape buffer.

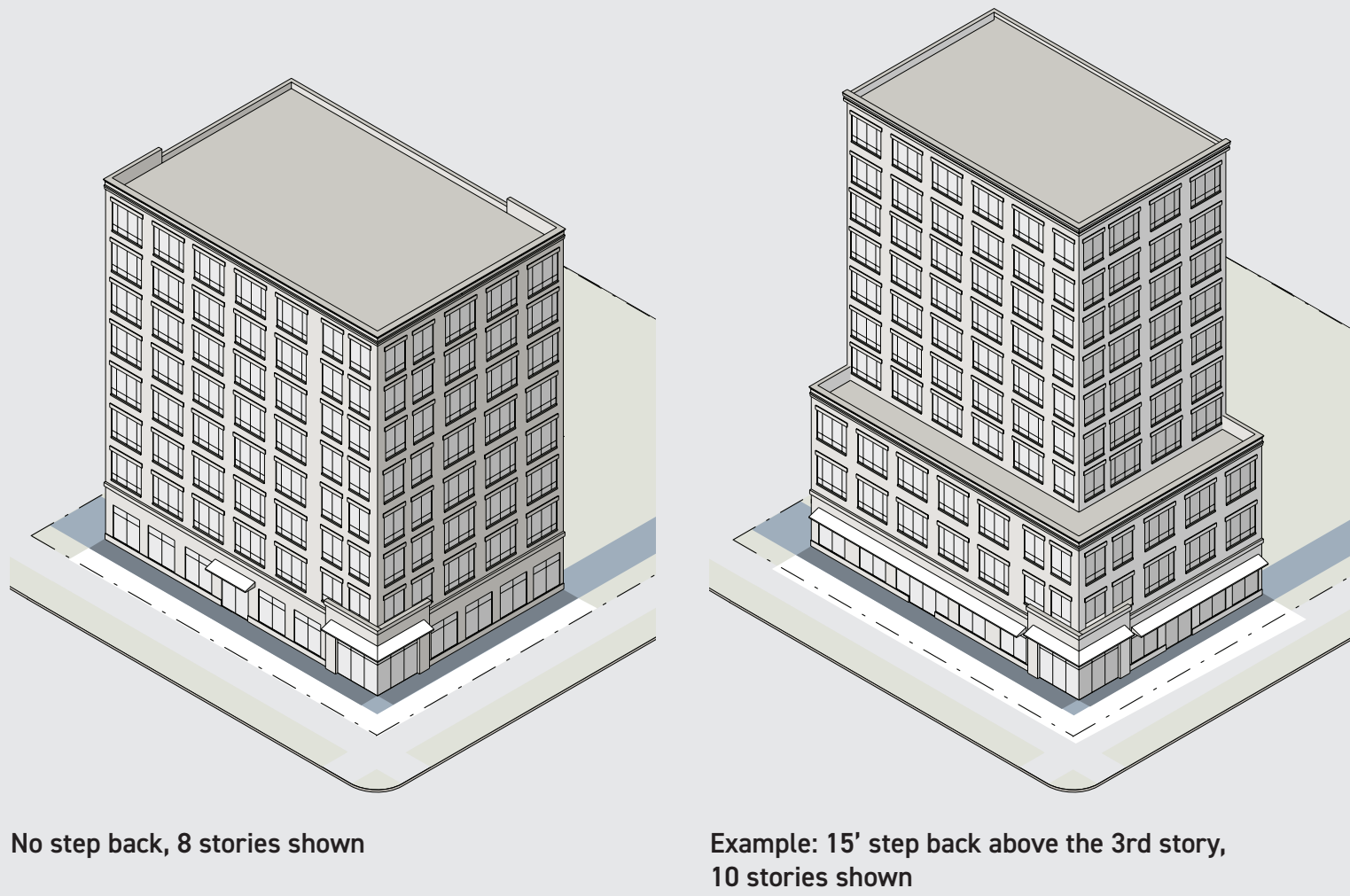


STREET STEP BACKS

Requiring architectural step backs are being considered in areas like Monroe Ward and Shockoe Bottom.

Which floors should require the step back? What are the correct offset distances?

Where do you think these standards should (or should not) be applied?

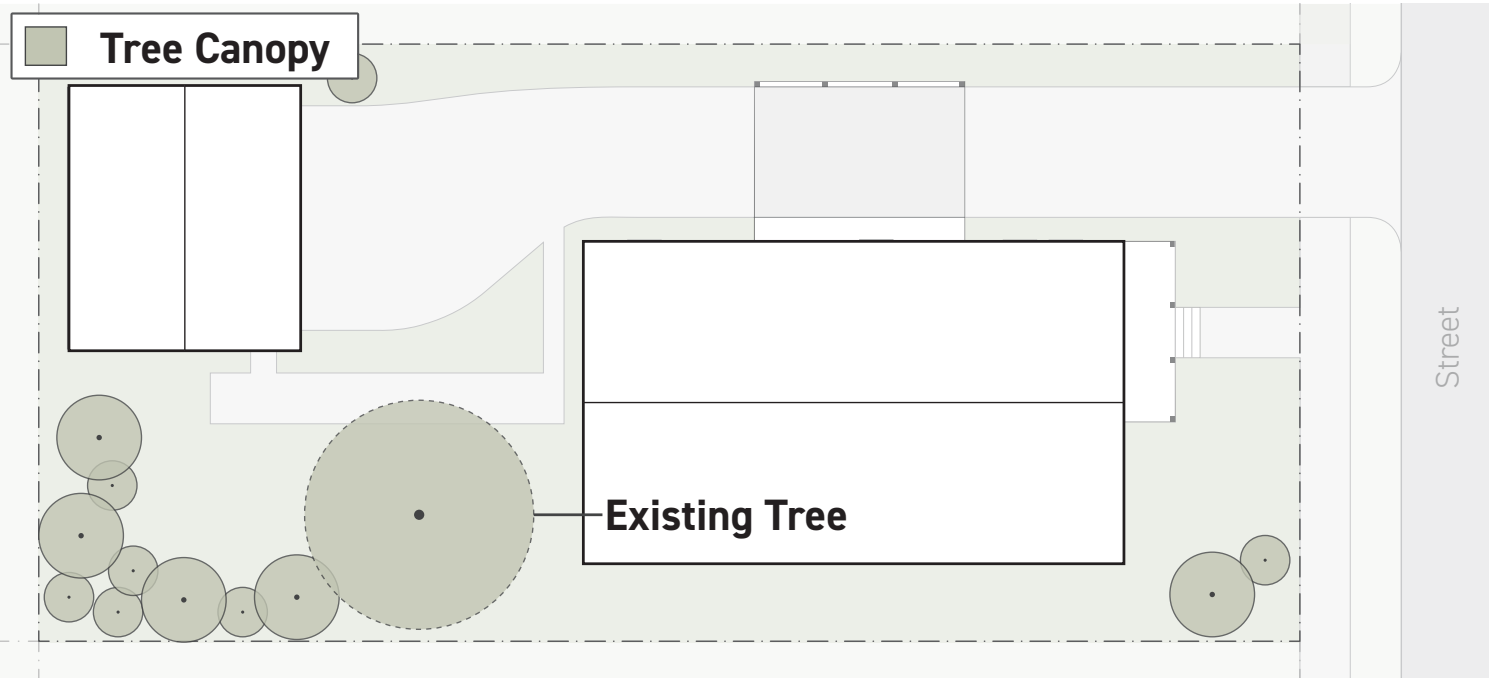


TREE CANOPY (4.5.1.) / DOSEL DE ÁRBOL

INTENT *INTENCIÓN*

To help ensure Richmond benefits from the planting and preservation of trees by enhancing aesthetic qualities across the City, controlling stormwater runoff and soil erosion, improving air quality, reducing the heat island effect, and maintaining and increasing tree canopy.

Para ayudar a garantizar que Richmond se beneficie de la plantación y conservación de árboles, mejorando las cualidades estéticas de toda la ciudad, controlando la escorrentía de aguas pluviales y la erosión del suelo, mejorando la calidad del aire, reduciendo el efecto isla de calor y manteniendo e incrementando la cubierta arbórea.



EXISTING TREES *ÁRBOLES EXISTENTES*

When the requirement can be met entirely with existing on-site trees, requirements are reduced. For existing trees to count toward the tree canopy requirement they must be at least 6-inch diameter.

	Required Tree Canopy	Existing Trees
RD-A District	20%	18%
RD-B District	15%	13%
All other districts	10%	8%

Cuando el requisito se puede cumplir íntegramente con los árboles existentes en el lugar, los requisitos se reducen. Para que los árboles existentes se contabilicen para el requisito de cobertura arbórea, deben tener un diámetro mínimo de 6 pulgadas.

WALLS AND FENCES (4.5.2.)
MUROS Y CERCAS

INTENT

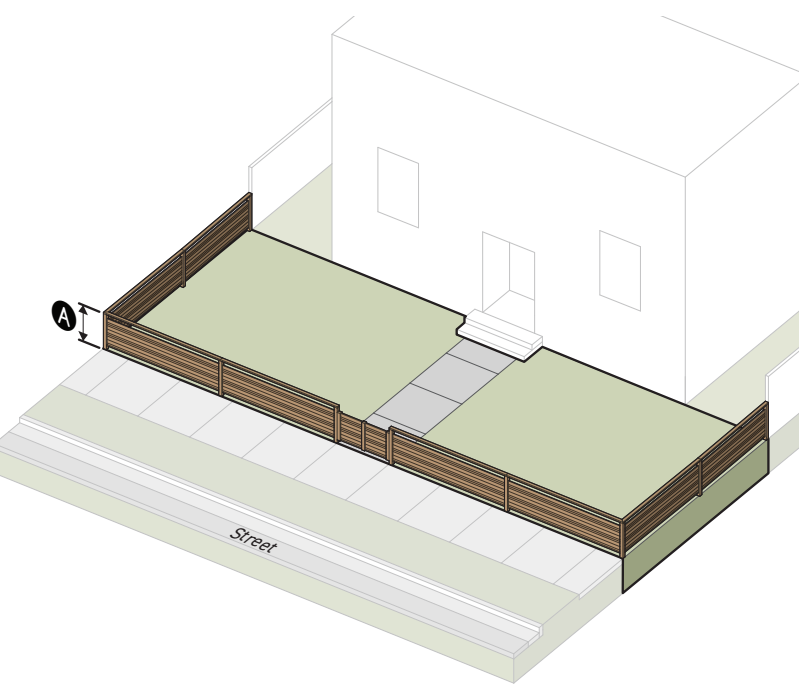
To facilitate natural surveillance and visual interest along the public realm while ensuring security and privacy for ground story uses in a manner appropriate to the context.

INTENCIÓN

Facilitar la vigilancia natural y el interés visual en el espacio público, garantizando al mismo tiempo la seguridad y la privacidad para locales del primer piso.

FENCE/WALL TYPE A

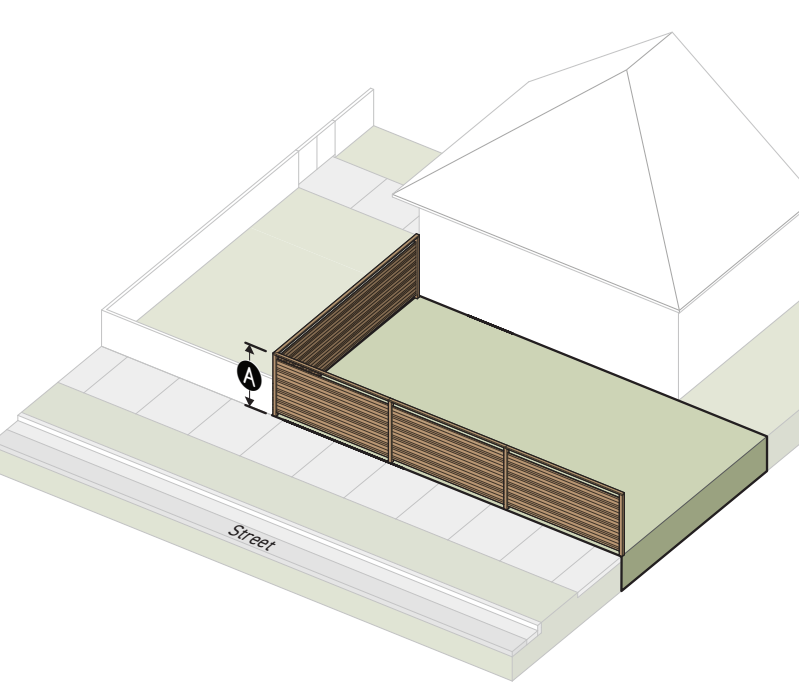
Intended for front and side street yards where the need for natural surveillance and visual interest is balanced with the need for separation between private ground floor uses and sidewalks.



DIMENSIONAL STANDARDS	
Sample Fence Types: A Height (max)	4'

FENCE/WALL TYPE B

Intended for front and side street yards where visual interest and activation along the public realm is less critical than the need for additional privacy and security.



DIMENSIONAL STANDARDS	
Sample Fence Types: A Height (max)	6.5'

APPLICABILITY

- + Wall and fence standards apply to all lots.
- + If a screening requirement requires a taller wall or fence, the screening requirement supersedes.
- + An additional 1.5 feet of height is allowed for posts, columns and gates.

APLICABILIDAD

- + *Las normas de muros y cercas se aplican a todos los lotes.*
- + *Si un requisito de protección exige un muro o cerca más alta, prevalece dicho requisito.*
- + *Se permite una altura adicional de 45 cm (1,5 pies) para postes, columnas y portones.*

SIGNS (EXAMPLES) (4.6.) / EJEMPLOS DE REGLAS DE RÓTULOS

C. Awning Sign



1. Definition	A building sign painted, printed, sewn, or similarly attached to an awning as an integrated part of the awning itself.
2. General Standards	Any awning containing an awning sign must be attached immediately above the lintel. No portion of any awning containing an awning sign can extend above any part of the windowsill level of the story, if any, above it. An awning sign may be attached on the awning valance or the shed of the awning. An awning sign is not allowed on awning ends. An awning sign is not allowed above the ground floor of the building.
4. Permitted Sign Area	Allocation of permitted sign area See 4.6.4.A
5. Awning with Sign	A Height (max) 10'
6. Individual Sign Dimensions	B Height, including valance (max) 4' C Height (max) 50% of awning D Width (max) 75% of awning E Clear height above sidewalk (min) 8'

I. Wall Sign



1. Definition	A building sign that is painted on or attached to a wall or parapet wall, window or other vertical surface of a building, which is parallel or nearly parallel to the surface to which the sign is attached.
2. General Standards	A wall sign must be located below the window sills of the 2nd story on a multi-story building or below the roof line on a single-story building. A wall sign cannot obscure distinctive or unique architectural elements No wall sign located in a Mixed Use, Commercial, or Industrial district can face an abutting lot located in an RC, RD-, RA, RM-A, or RM-B district unless separated by an off-street parking area serving the lot in the Mixed Use, Commercial, or Industrial district.
4. Permitted Sign Area	Allocation of permitted sign area See 4.6.4.A
5. Individual Sign Dimensions	A Area (max) -- B Depth (max) 1.25'

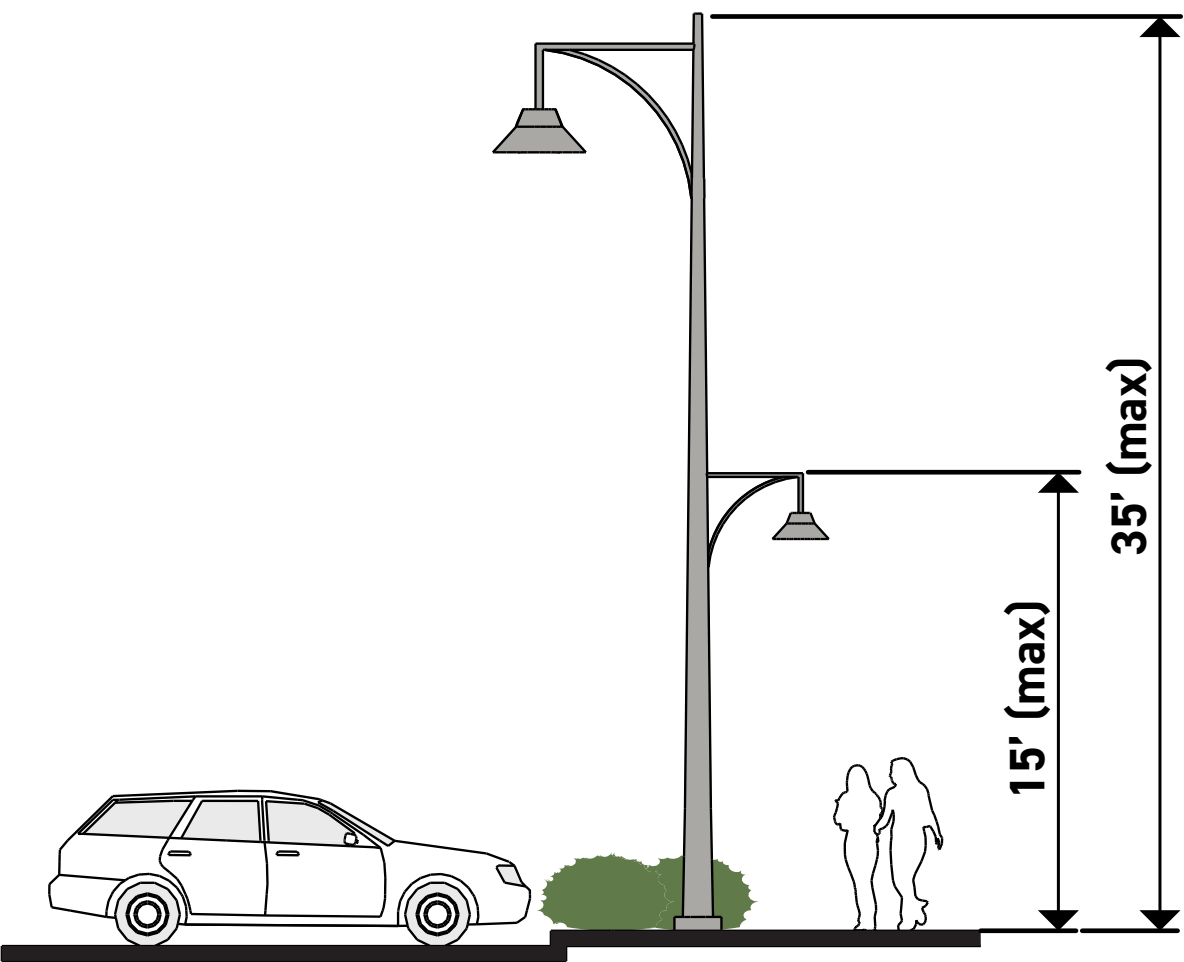
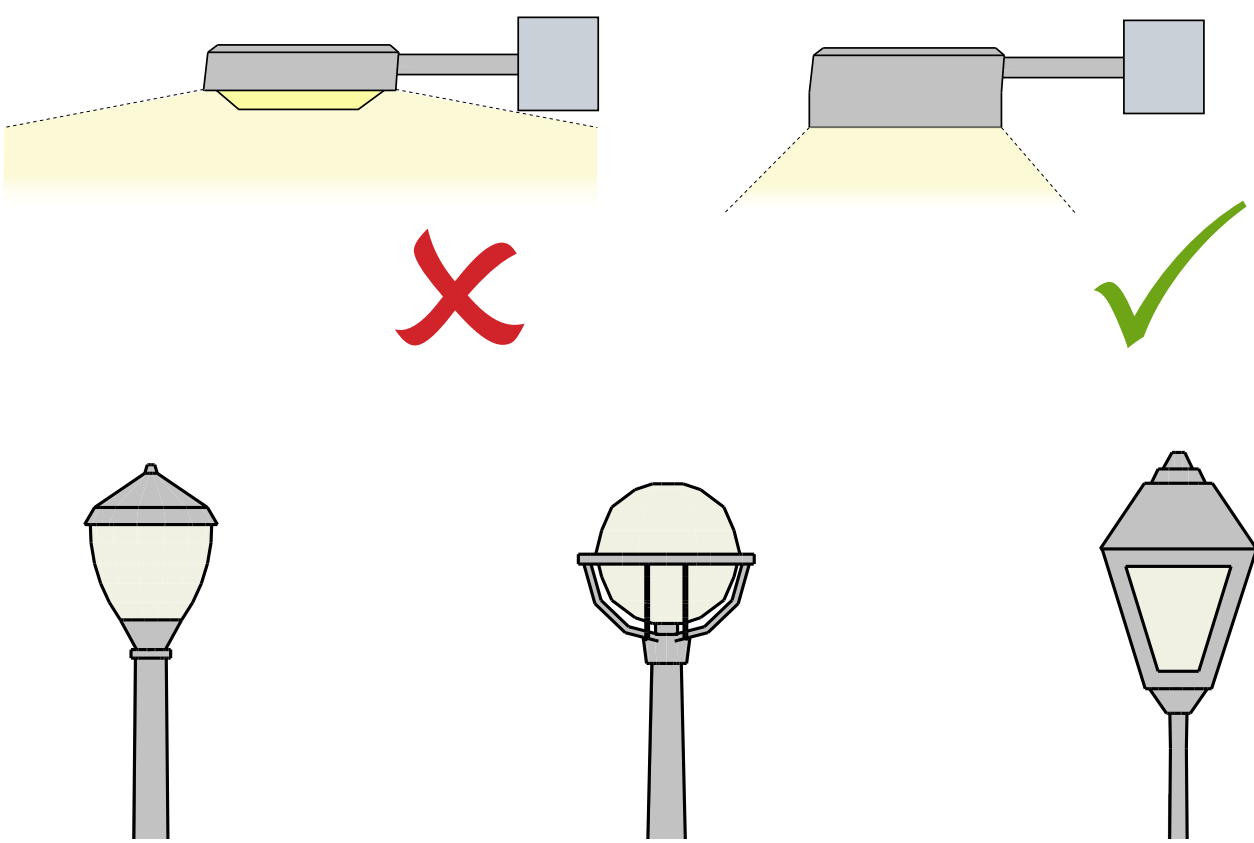
LIGHTING (4.7.) / ILUMINACIÓN URBANA

INTENT

To provide exterior lighting standards to support a variety of environments and to minimize the negative impacts of lighting on adjacent uses and users of the public realm.

INTENCIÓN

Establecer reglas de iluminación exterior que sirvan de soporte a una variedad de entornos. Minimizar los impactos negativos de la iluminación en los usos adyacentes y en los usuarios del espacio público.



Please write a topic at the top of your sticky note, followed by your comment
Por favor, escriba un tema en la parte superior de su nota, seguido escriba su comentario.

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ



KEY EXISTING RESIDENTIAL DISTRICT STANDARDS

ESTÁNDARES CLAVE DE DISTRITOS RESIDENCIALES EXISTENTES

DETACHED DISTRICTS / *DISTRITOS NO ADOSADOS*

	R-1	R-2	R-3	R-4	R-5
Lot Width	100 ft min	90 ft min	75 ft min	60 ft min	50 ft min
Lot Area	20,000 sf min	15,000 sf min	10,000 sf min	7,500 sf min	6,000 sf min
Dwelling Units	1 unit + ADU max	1 unit + ADU max	1 unit + ADU max	1 unit + ADU max	1 unit + ADU max
Coverage	20% max	25% max	25% max	30% max	35% max
Setbacks	Front: 35 ft min Side: 10 ft min Rear: 10 ft min	Front: 30 ft min Side: 9 ft min Rear: 9 ft min	Front: 25 ft min Side: 7.5 ft min Rear: 7.5 ft min	Front: 25 ft min Side: 6 ft min Rear: 6 ft min	Front: 25 ft min Side: 5 ft min Rear: 5 ft min
Massing	Height: 35 ft max	Height: 35 ft max	Height: 35 ft max	Height: 35 ft max	Height: 35 ft max
Uses	+ Single-unit living + Some institutional and open space uses	+ Single-unit living + Some institutional and open space uses	+ Single-unit living + Some institutional and open space uses	+ Single-unit living + Some institutional and open space uses	+ Single-unit living + Some institutional and open space uses

ATTACHED DISTRICTS / *DISTRITOS ADOSADOS*

	R-6	R-7	R-8
Lot Width	+ Detached: 50 ft min + Attached, 1 unit: no min + Attached, 2 units: 50 ft min (Unit width: 16 ft min)	+ Detached, 1 unit: 30 ft min + Attached, 1 unit: 18 ft min + Detached, 2 units: 42 ft min + Attached, 2 units: 36 ft min	+ Detached, 1 unit: 25-45 ft + Attached, 1 unit: 16 ft min + Detached, 2 units: 28-45 ft + Attached, 2 units: 28 ft min
Lot Area	+ Detached, 1 unit: 5,000 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 6,000 sf min + Attached, 2 units: 6,000 sf min	+ Detached, 1 unit: 3,600 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 4,400 sf min + Attached, 2 units: 4,400 sf min	+ Detached, 1 unit: 3,000 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 3,400 sf min + Attached, 2 units: 3,400 sf min
Dwelling Units	2 units max	2 units max	2 units max (4 by conditional use)
Coverage	55% max	55% max	65% max
Setbacks	Front: 15 ft min Side: + Detached: 5 ft min + Attached: 3 ft min Rear: 5 ft min	Front: 15 ft min Side: + Detached: 3 ft min + Attached: 3 ft min Rear: 5 ft min	Front: 10-18 ft Side: 3 ft min (0 ft in special conditions) Rear: 5 ft min
Massing	Height: 35 ft max	Height: 35 ft max	Height: 3 stories max (2 stories in some cases)
Uses	+ Single- and two-unit living + Some institutional and open space uses	+ Single- and two-unit living + Some institutional and open space uses	+ Single- and two-unit living + Some institutional and open space uses + Some limited commercial uses

MULTI-FAMILY DISTRICTS / *DISTRITOS MULTIFAMILIARES*

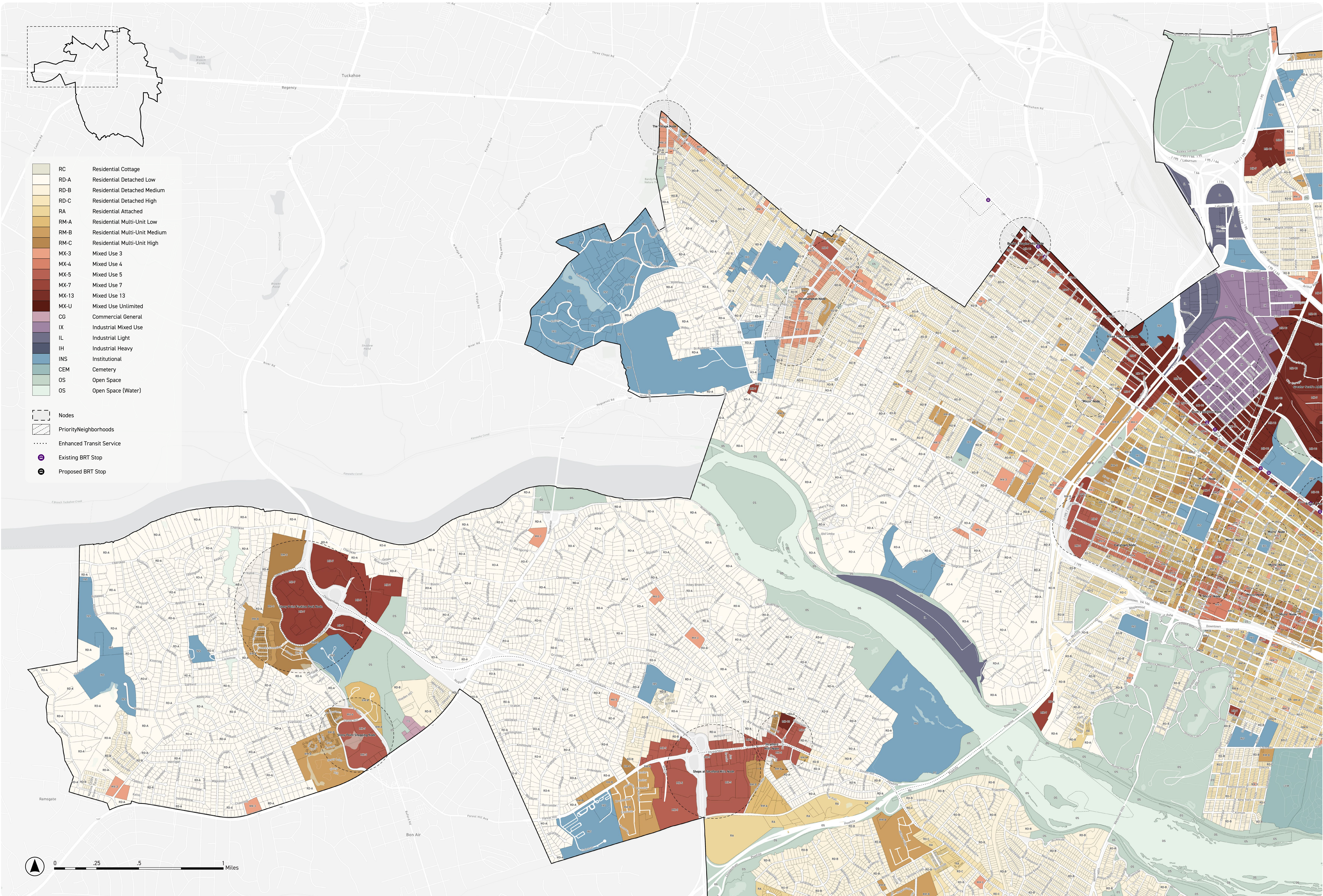
	R-43	R-48	R-53	R-63	R-73
Lot Width	+ Detached, 1 unit: 50 ft min + Attached, 1 unit: 16 ft min + Detached, 2 units: 50 ft min + Attached, 2 units: 50 ft min + Multi-unit: No min	+ Detached, 1 unit: 30 ft min + Attached, 1 unit: 18 ft min + Detached, 2 units: 42 ft min + Attached, 2 units: 36 ft min + Multi-unit: No min	+ Detached, 1 unit: 30 ft min + Attached, 1 unit: 18 ft min + Detached, 2 units: 42 ft min + Attached, 2 units: 36 ft min + Multi-unit: No min	+ Detached, 1 unit: 25 ft min + Attached, 1 unit: 16 ft min + Detached, 2 units: 27 ft min + Attached, 2 units: 20 ft min + Multi-unit: No min	+ Detached, 1 unit: 30 ft min + Attached, 1 unit: 18 ft min + Detached, 2 units: 42 ft min + Attached, 2 units: 36 ft min + Multi-unit: No min
Lot Area	+ Detached, 1 unit: 5,000 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 6,000 sf min + Attached, 2 units: 2,200 sf min + Multi-unit: 3,000 sf / unit min	+ Detached, 1 unit: 3,600 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 2,400 sf min + Attached, 2 units: 4,400 sf min + Multi-unit: 2,200 sf / unit min	+ Detached, 1 unit: 3,600 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 2,400 sf min + Attached, 2 units: 4,400 sf min + Multi-unit: 5,000 sf min	+ Detached, 1 unit: 3,000 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 3,200 sf min + Attached, 2 units: 2,600 sf min + Multi-unit: 1,000 sf / unit min	+ Detached, 1 unit: 3,600 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 4,400 sf min + Attached, 2 units: 4,400 sf min + Multi-unit: 2.0 FAR max
Dwelling Units	No limit except lot size	No limit except lot size	No limit	No limit except lot size	No limit
Coverage	40% max (except multi-unit)	50% max (except multi-unit)	60% max (except multi-unit)	65% max (except multi-unit)	No max, except 2.0 FAR
Setbacks	Front: + Detached: 25 ft min + Attached: 25 ft min + Multi-unit: 25 ft min Side: + Detached: 5 ft min + Attached: 3 ft min + Multi-unit: 15 ft min Rear: + Detached: 5 ft min + Attached: 5 ft min + Multi-unit: 15 ft min	Front: + Detached: 15 ft min + Attached: 15 ft min + Multi-unit: 25 ft min Side: + Detached: 3 ft min + Attached: 3 ft min + Multi-unit: 15 ft min Rear: + Detached: 5 ft min + Attached: 5 ft min + Multi-unit: 15 ft min	Front: + Detached: 15 ft min + Attached: 15 ft min + Multi-unit: 15 ft min Side: + Detached: 3 ft min + Attached: 3 ft min + Multi-unit: 15 ft min Rear: + Detached: 5 ft min + Attached: 5 ft min + Multi-unit: 15 ft min	Front: + Detached: 0-15 ft + Attached: 0-15 ft + Multi-unit: 0-15 ft Side: + Detached: 3 ft min + Attached: 3 ft min + Multi-unit: 5 ft min Rear: + Detached: 5 ft min + Attached: 5 ft min + Multi-unit: 15 ft min	Front: + Detached: 15 ft min + Attached: 15 ft min + Multi-unit: 15 ft min Side: + 1 and 2-unit: 3 ft min + Multi-unit: 15 ft min + All other uses: 10 ft min Rear: + 1 and 2-unit: 5 ft min + Multi-unit: 15 ft min + All other uses: 10 ft min
Massing	Height: 35 ft max	Height: 35 ft max	Height: 60 ft max	Height: 3-4 stories	Height: 150 ft max
Uses	+ Single- two-, and multi-unit living + Some institutional and open space uses	+ Single- two-, and multi-unit living + Some institutional and open space uses	+ Single- two-, and multi-unit living + Some institutional and open space uses	+ Single- two-, and multi-unit living + Some institutional and open space uses + Some limited commercial uses	+ Single- two-, and multi-unit living + Some institutional and open space uses + Broad range of commercial uses



PROPOSED DRAFT 2 ZONING MAP (NORTHWEST)

BORRADOR DEL MAPA DE ZONIFICACIÓN PROPUESTO (NOROESTE)

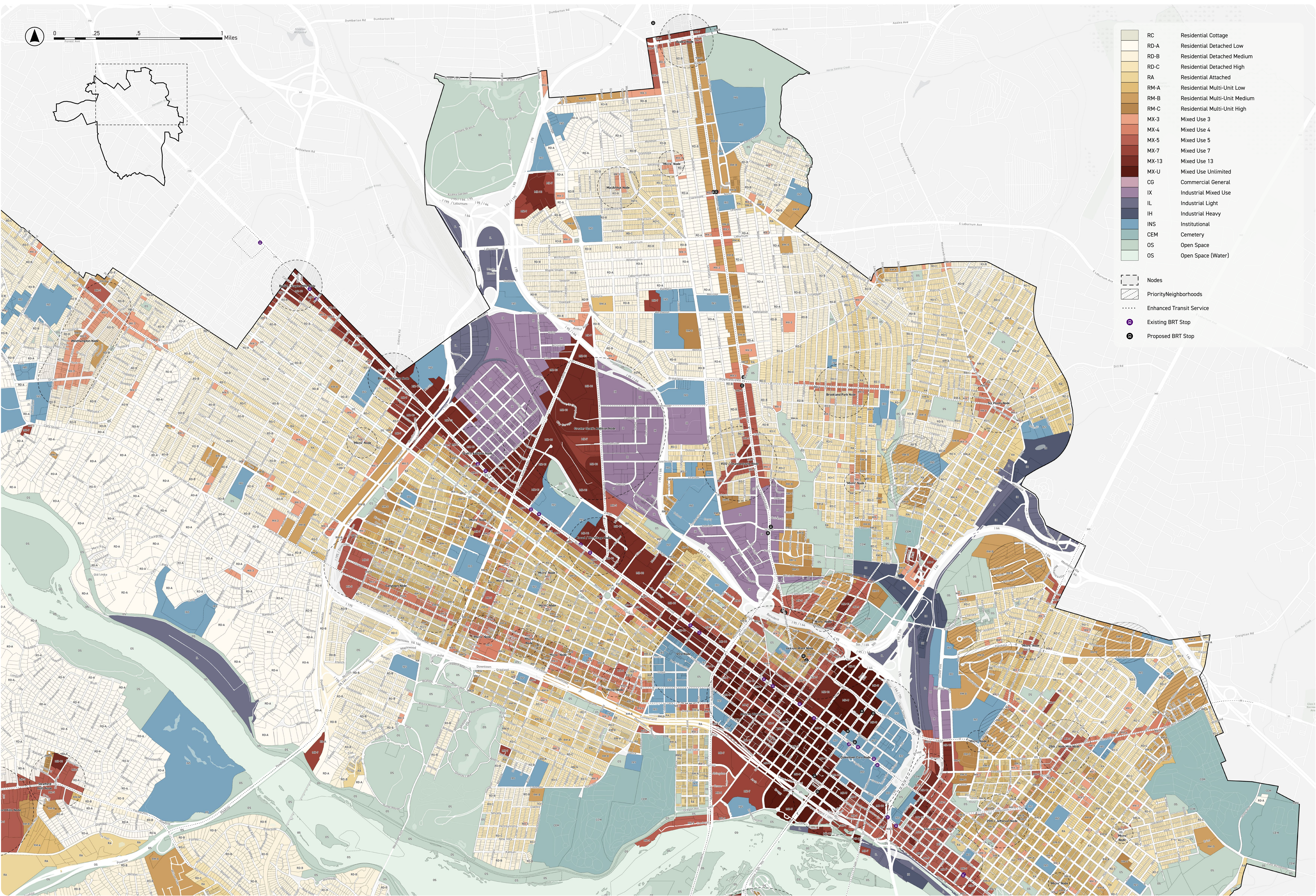
STATION 5
ESTACIÓN 5



OPEN HOUSE NOVEMBER 2025



PROPOSED DRAFT 2 ZONING MAP (NORTHEAST)
BORRADOR DEL MAPA DE ZONIFICACIÓN PROPUESTO (NORESTE)



PROPOSED DRAFT 2 ZONING MAP (SOUTH)
BORRADOR DEL MAPA DE ZONIFICACIÓN PROPUESTO (SUR)

STATION 5
ESTACIÓN 5

