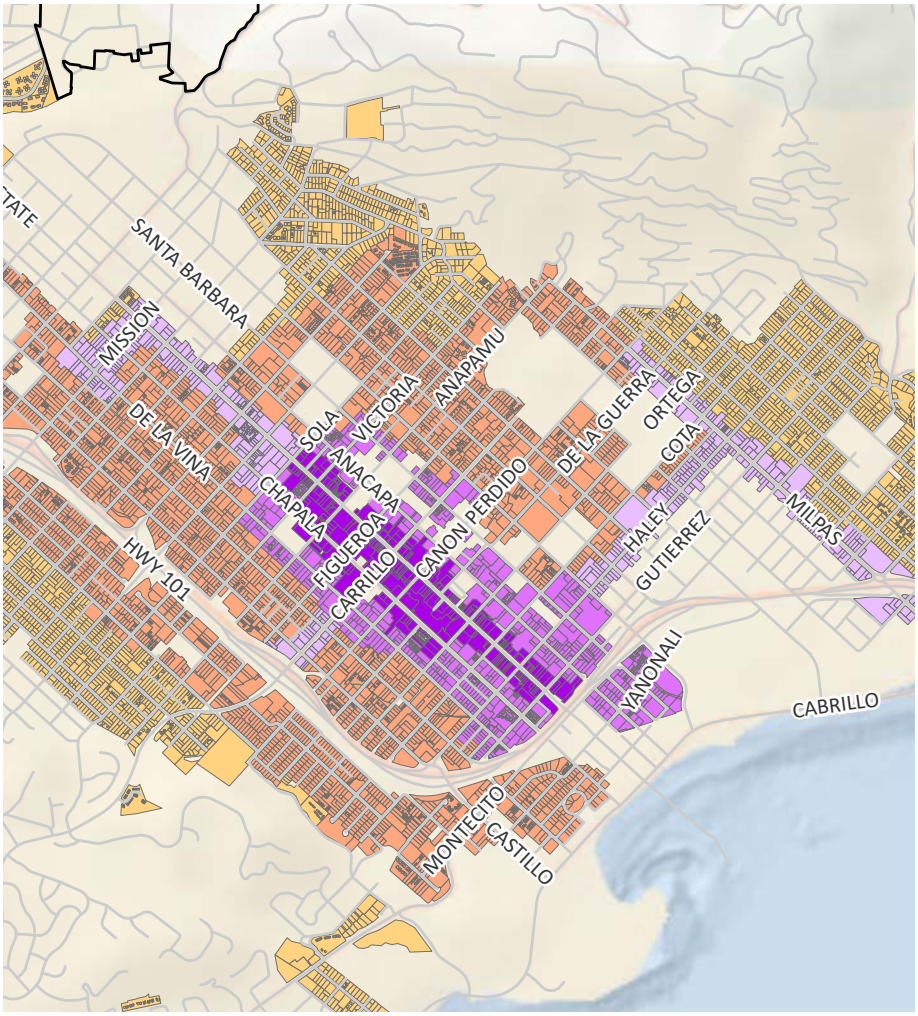

Title 25: Objective Design and Development Standards

Review Note:
References to certain Chapters and Sections of the Title 30 Zoning Ordinance are pending adoption of amendments to Title 30. All applicable Municipal Code references will be updated prior to adoption of Title 25.

Public Review Draft

Prepared for:
Santa Barbara, California

June 23, 2023

OPTICOS

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Table of Contents

Chapter 1: Introduction

Sections:

25.01.010 Purpose

The purpose of this Title, also referred to as the Objective Design and Development Standards (ODDS), is to provide clear, objective, and measurable standards for multi-unit and mixed-use residential development within the zones established in Chapter 2 (Zones).

25.01.020 Overview

ODDS are intended to regulate the desired physical form and character to prioritize walkable neighborhood developments. This approach encourages a diversity of housing types near retail and services with a building, a block, and a neighborhood. ODDS address the relationship between buildings and the public realm, the form and mass of buildings in relation to one another, and, for larger sites, the scale and types of streets and blocks. ODDS controls the development intensity in the form of building size rather than traditional zoning which focuses on use. ODDS is offered as an alternative path for entitlements that replaces subjective guidelines with predictable, objective standards.

25.01.030 ODDS Goals

A. **Increase Predictability** and confidence in the process with consistent expectations for desirable results.

B. **Promote a Livable City** by supporting diverse housing types that engage the streetscape to create a vibrant and walkable community.

C. **Respect the Context** of Santa Barbara's existing built and natural environment with buildings and design that reflect the City's vision of exemplary architecture.

D. **Create a Visual Language** to better communicate local standards with photographs, illustrations, maps, and tables in a catalog of agreed-upon designs.

25.01.040 Summary of ODDS Zones

ODDS implements Santa Barbara's General Plan vision and policies through a palette of zones described in Chapter 2 (Zones), coupled with building type choices, site planning, development standards, and architectural styles. These zones are applicable to residential and mixed-use projects of two or more units and consist of objective standards to facilitate development on those parcels.

A. Within the Downtown Core and Downtown Edge Zones, ODDS:

   1. Provides for large footprint, high-intensity, residential mixed-use buildings within easy access to all modes of travel; and

   2. Facilitates transitions from the highest residential density and mixed-use areas to the adjacent mixed-use and residential neighborhoods.

B. Within the Mixed-Use Corridors Zone, ODDS:

   1. Supports medium-to-large footprint buildings with moderate intensity residential or mixed-use buildings along arterial streets; and

   2. Provides infill residential development within a safe, comfortable walking distance of services and amenities.

C. Within the Medium and Large Neighborhood Zones, ODDS:

   1. Promotes small-to-medium footprint buildings with low-to-moderate intensity residential with limited neighborhood-serving mixed-use; and

   2. Builds upon the existing character of Santa Barbara's walkable neighborhoods with a range of multi-unit or clustered housing types that are compatible in scale with single-unit or transitional neighborhoods.

25.01.050 Relationship to Santa Barbara General Plan

ODDS work in conjunction with the entire Santa Barbara Municipal Code to implement the City's General Plan principles for development, which encourage sustainable land use and circulation patterns.

A. **Focus growth** to encourage housing with easy access to transit and commercial services and providing incentives to develop affordable housing.

B. **Encourage a mix of land uses** to include strong retail and workplace centers with easy access to commercial services and recreation, connectivity and civic engagement, and public space for pedestrians.

C. **Strengthen mobility options and promote active, healthy living** by linking mixed-use development with transit; encouraging compact, vibrant, walkable places; encouraging the use of bicycles; and reducing the need for parking.

The General Plan establishes residential densities (dwelling units per acre) for applicable land use designations, including parcels that can use ODDS. ODDS have been prepared to conform with the General Plan land use designations. Applicants are responsible for complying with residential densities in the General Plan through choice of unit sizes, building footprint/massing, and (where applicable) building type(s).

25.01.060 Relationship to City of Santa Barbara Municipal Code

ODDS have been integrated with the City of Santa Barbara Municipal Code as identified in Table A (Relationship to City of Santa Barbara Municipal Code). All other Chapters of the Santa Barbara Municipal Code apply, except as noted in Table A.

ODDS provide most of the development standards for housing development projects specified by Title 25, except the minimum lot size and street frontage for newly created lots applies to all subdivisions. Land use regulations continue to be regulated by Title 30 of the Municipal Code. Table A identifies the specific portions of the City's Municipal Code that remain in effect or that are not included in ODDS.

Table A is a summary of applicable standards of the City's Municipal Code. Where ODDS are silent, the Municipal Code prevails.

Table 25.01.060.A: Relationship to City of Santa Barbara Municipal Code

Title 30 (Zoning Ordinance)		Title 25 (Objective Design Standards)
Division	Chapter(s)	Status
I	**Introductory Provisions**	
	Chapters 30.01 through 30.15	Relies on Title 30 and Sections 25.02.100 (Facade Zone Measurement Methods), 25.03.140 (Sloped Parcels Measurement Methods), and 25.04.160 (Measuring Building Types)
II	**Zone Regulations Part 1: Base Zones**	
	Chapters 30.20 through 30.35	ODDS prevails on development standards, except the minimum lot size and street frontage for newly created lots applies to all subdivisions. Land Use standards relies on Title 30.
II	**Zone Regulations Part 2: Overlay Zones**	Relies on Title 30
II	**Zone Regulations Part 3: Specific Plan Zones**	Relies on Title 30
III	**Citywide Regulations**	
	Chapter 30.140 General Site Regulations	Relies on Title 30, except as noted below:
	30.140.110 Fences and Hedges	Replaced by Section 25.03.070 (Screening)
	30.140.130 Mechanical and Other Equipment	Replaced by Section 25.03.070 (Screening)
	30.140.140 Open Yards	Replaced by Subsection F (Open Yard) of the building type
	30.140.240 Trash, Recycling, and Outdoor Storage	Replaced by Section 25.03.070 (Screening)
	Chapter 30.165 Nonconforming Structures, Site Development, And Uses	All development must conform to the standards of the ODDS to be approved under Title 25.
	Chapter 30.175 Parking Regulations	Relies on Title 30 for number of parking spaces and landscape standards; all other parking standards rely on this Chapter.

Table 25.01.060.A: Relationship to City of Santa Barbara Municipal Code (Continued)

IV	**Administration and Permits**	Relies on Title 30, except as noted below
	Chapter 30.205 Common Procedures	Relies on Title 30 for processing applications, except requests for administrative relief are to be processed in compliance with the procedures in Section 25.09.020 (Exceptions to Standards)
Title 30 (Zoning Ordinance)		**Title 25 (Objective Design Standards)**
Division	**Chapter(s)**	**Status**
V	**General Terms**	
	Chapter 30.295 Use Classifications	Relies on Title 30
	Chapter 30.300 Definitions	Relies on Title 30; Definitions specific to Title 25 have been incorporated into this Chapter
Title 22 (Environmental Policy and Construction)		**Title 25 (Objective Design Standards)**
Chapter	**Description**	**Status**
22.44	Street Dedication and Improvement for Building Permits	Shall comply with Chapter 22.44 and Section 25.05.150 (Public Improvements)
22.60	Streets and Sidewalks	Shall comply with Chapter 22.60 and Section 25.05.150 (Public Improvements)
22.75	Outdoor Lighting	Relies on Title 22
22.87	Storm Water Management	Relies on Title 22
22.100	Environmental Review	Relies on Title 22
Title 27 (Subdivisions)		**Title 25 (Objective Design Standards)**
Title	**Description**	**Status**
27	Subdivisions	Relies on Title 27, except where development standards in Section 27.13.060 (Physical Standards for Condominiums) conflict with ODDS, ODDS shall prevail

25.01.070 Applicability

A. **Rules for Construction of Language.** The rules for construction of language in Section 30.10.030 apply to the text of ODDS.

B. **Applicable.** The applicable standards of ODDS apply so as to not require stating the phrase "and all applicable standards" throughout ODDS.

C. **Applicability.** The applicable development types identified in Chapter 30.172 (Objective Housing Development Projects) apply.

25.01.080 Procedures

Applications for development are to be processed in compliance with the City's common procedures for reviewing all applications and processing permits and approvals identified in Chapter 30.205 (Common Procedures), consistent with State law, and the following:

A. Requests for administrative relief are to be processed in compliance with the procedures in Section 25.09.020 (Exceptions to Standards) and the required findings in Section 25.09.020 (Exceptions to Standards).

B. Qualifying streamlined affordable housing projects as defined in Government Code Section 65913.4 are subject to the standards and review process outlined in Section 30.145.035 (Affordable Housing Streamlined Approval) as well as the objective standards contained in this ODDS, as applicable.

25.01.090 Zones Established

This Section identifies the zones, based on the intended physical form and character of the environments described in this ODDS. These zones focus on multi-unit residential and mixed-use environments and range in function and intensity from primarily residential areas (Neighborhood Medium and Neighborhood Large) to moderate-intensity centers (Mixed-Use Corridor), to higher intensity neighborhoods (Downtown Edge) and the highest intensity center (Downtown Core). These zones are for the purpose of generating and supporting a variety of housing types and physical character of existing and new walkable environments. The terminology reflects the intended physical form and hierarchy of different places. To retain and create vibrant urban centers, certain portions of the Downtown Core along State Street requires ground floor nonresidential space.

25.01.100 Zone Map

The zones established in this Section are mapped on the Zone Map. All proposals to change the text of this Title or revise a zone or zoning boundary line shown on the Zone Map must be made pursuant to a Zoning Amendment as described in Chapter 30.235 (General Plan and Zoning Amendments).

25.01.110 Quick Code Guide

The following is intended as a summary guide. Please refer to Santa Barbara's permit procedures and application standards in Chapter 30.205 (Common Procedures) for all necessary information.

1 Design Your Site[1]

Identify your zone, see Form-Based Zone Map	a. Identify which of the 5 form-based zones applies	Form-Based Zone Map
	b. If your project covers 3 acres or more, apply large sites standards	Chapter 7 (Large Sites Standards)
Determine building placement and height, see Chapter 2 (Zones)	c. Select your building type	Subsection B of the zone
	d. Identify buildable area of the site	Subsection D of the zone
	e. Apply building form and height standards	Subsection C of the zone
	f. Check for additional massing and height requirements related to adjacencies	Section 25.03.030
	g. If your project site is required to include a paseo, apply paseo standards	Pedestrian Master Plan Paseos Plan Maps, Subsection 25.08.020.D, and Section 25.08.060
Place required site features, see Chapter 3 (General Site Design Standards) and Chapter 4 (Building Types)	h. Apply site design standards and open yard standards	Chapter 3 and Subsection F of the building type
	i. Apply parking standards	Subsection E of the zone, Section 25.03.080, and Subsection E of the building type
Determine building use(s), see Title 30	j. Select from allowed uses	Refer to the underlying zone for the allowed uses and standards

[1] Developments that propose multiple design sites shall apply this process for each design site.

2 Begin Designing Your Building[1]

Create a conceptual design for your building, see Chapter 4 (Building Types)	a. Select your massing type and determine building footprint	Subsection C of the building type
	b. For block-scale buildings, check for additional massing requirements and apply massing features as required	Subsection 25.06.050.D-I
	c. Apply bay composition standards	Subsection 25.06.050.C
	d. Distribute units/tenant spaces within building and provide access to each according to the standards	Subsections B and D of the building type

[1] Developments that propose multiple design sites shall apply this process for each design site.

3 Connect Ground Floor to Adjacent Streetscape[1]

Apply your private frontage(s), see Chapter 5 (Frontages)	a. Select your private frontage type(s)	Subsection F of the zone
	b. Apply the standards to each unit/building entrance	Subsections A-C of the private frontage type

[1] Developments that propose multiple design sites shall apply this process for each design site.

4 Complete the Design of Your Building[1]

Fully develop your architectural design, see Chapter 6 (Architectural Design)	Select your architectural style from among the styles allowed at your project location	Section 25.06.040 (Architectural Styles Map)
	Apply standards for base, middle, and top of your building and determine roof form(s)	Subsections 25.06.050.A-B
	Apply standards for architectural elements and materials according to the selected style	Subsections A-R of the architectural style

[1] Developments that propose multiple design sites shall apply this process for each design site.

5 Proceed to Approval Process

If relief from the standards is requested, see Section 25.09.020 (Exceptions to Standards)	For the eligible exception(s) to the standards, Identify the scenario that applies to your project	Section 25.09.020 (Exceptions to Standards)
Identify your approval procedure, refer to the Approval Process under Chapter 30.205 (Common Procedures)	Comply with the procedure standards	Chapter 30.205 (Common Procedures)

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Chapter 2: Zones

Sections:

25.02.010 Purpose

This Chapter establishes the palette of zones to implement the key characteristics that compromise the physical character of neighborhoods documented across Santa Barbara. The zones are for the purpose of generating and supporting the variety and physical character of existing and new pedestrian-oriented, walkable environments. These environments are described as walkable because of their interconnected streets and blocks with sidewalks, variety of housing choices, and proximity to services, shopping, and/or transit.

25.02.020 Overview

A. The ODDS uses a palette of five zone districts to regulate and generate the intended physical character. Each zone district ("zone") regulates the following topics:

1. Intent: the intended physical character;
2. Building Type and Design Site Size: the menu of allowed building types and the associated minimum design site dimensions (See Subsection B below for more information about design sites);
3. Building Form: the maximum overall building height or stories and minimum and maximum ground floor height (See Subsection C below for more information about building forms);
4. Building Placement: the minimum to maximum building setbacks, stepbacks, and requirements for facade and frontage required in or abutting the facade zone;
5. Parking: the required location and design requirements for parking and vehicle access;
6. Frontages: the menu of allowed frontage types required at building entries along streets and open yards; and
7. Open Yard: the required, size, location and design requirements for on-site open space.

25.02.030 General Requirements

A. Development standards in this Chapter apply to main buildings. For standards regarding accessory structures, see Section 30.140.020 (Accessory Buildings).

B. Allowed uses are regulated by the Base Zone district. See Title 30 of the Santa Barbara Municipal Code.

C. Nonresidential floor area is subject to the requirements of Chapter 30.170 (Nonresidential Growth Management Program).

D. The requirements of Chapter 30.140.170 (Solar Access Height Limitations) shall be applied to the building, which may limit maximum height allowed.

E. Maximum height and setbacks may be further limited in the Coastal Zone in compliance with Chapter 30.35.030 (Development Standards).

F. **Ground Floor Finish Height**

1. Ground floor finish height shall be in compliance with FEMA base flood elevation, the minimum ground floor finish height in Subsection C of the zone, or the private frontage finish level above sidewalk in Subsection B of the private frontage type, whichever is greater.

2. If adjacent to a historic resource, ground floor finish height shall be adjusted as necessary to match entablature on historic resource.

G. **Facade Zone**

1. Each building type is required to be placed on the design site in compliance with the requirements for facade zone defined by main building/frontage in Subsection D of the zone.

2. Facades are allowed to be in any configuration if in compliance with the facade zone requirements and the selected architectural style.

3. In the Cottage Court, only the front most building(s) are subject to the facade zone requirements except for the minimum length (percentage) in Subsection D of the zone.

4. In the Medium and Large Courtyard building types, the front most portions of the building are subject to the facade zone requirements except for the minimum length (percentage) in Subsection D of the zone.

H. **Encroachments**

1. Encroachments are not allowed within public right-of-way unless approved by a separate encroachment permit in compliance with Chapter 22.21 (Encroachments Into Public Roads, Streets, Alleys And Rights-Of-Way As Public Nuisance).

2. Encroachments are not allowed across a design site line.

3. Private frontages are allowed to encroach into the primary front and secondary front setbacks by a maximum of 10 feet in the Neighborhood Medium (N.M), Neighborhood Large (N.L) and Mixed-Use Corridor (MUC) zones.

4. For all other encroachments, see Section 30.140.090 (Encroachments into Setbacks and Open Yards).

I. **On-Site Parking**

1. Street-Facing Parking. A street-facing parking space is one in which the entry of the structure or space is oriented to and facing a street and from which vehicles exit directly onto the street. In no case shall a covered or uncovered parking space from which vehicles exit directly onto the street be located less than 20 feet from the street right-of-way or property line. In no case shall a parking space encroach on a public sidewalk.
2. Bicycles may be parked on a design site in compliance with Chapter 30.175 (Parking Regulations).
3. Driveways shall be designed in compliance with the City of Santa Barbara Access and Parking Design Standards. Driveways may be shared among adjacent design sites on the same lot but shall not exceed maximum allowed width.
4. Curb cuts shall be designed in compliance with the City of Santa Barbara Access and Parking Design Standards.
5. Primary front access is not allowed on corner design sites, except where secondary front access can be approved by the Public Works Director as an exception due to safety and right of way impacts per Chapter 9 (Exceptions).
6. Parking spaces may be grouped with those on adjacent design sites within the same lot (see Figure 25.02.040.2), in compliance with City of Santa Barbara Access and Parking Design Standards. Parking located in an offsite facility must comply with Section 30.175.060 (Location of Required Automobile and Bicycle Parking).
7. Parking area landscape shall be in compliance with Section 30.175.080 (Parking Area Landscape and Fence Standards). All other site landscape is required per Chapter 30.140.155 (Landscape).
8. Subterranean Parking. Subterranean and semi-subterranean garages are subject to the following, in compliance with the requirement for occupiable ground floor nonresidential space in Subsection C of the zone:
    (a) Subterranean garages are exempt from the required parking and building setbacks if fully under grade.
    (b) Subterranean and semi-subterranean parking must comply with Section 30.15.090 (Measuring Height) and 30.140.090 (Encroachments into Setbacks and Open Yards).

25.02.040 Design Sites

A. A design site is a parcel or portion of land within a parcel that is delineated from other design sites and/or parcels to predictably accommodate the main building(s) depending on the building type. A parcel can include multiple design sites, in compliance with Subsection B of the zone. Design sites are treated like parcels for the purpose of applying development standards, but are not required to be legally subdivided into individual parcels.

1. Each design site is required to front onto the adjacent street, Paseo, or other Community Open Space, whichever is closer. The front shall be determined by the narrowest side of the design site.
2. Design sites with over 10 percent slope shall be in compliance with Section 25.03.090 (Sloped Parcels).
3. Where public improvements apply, design sites shall not include the area of the public improvements.
4. Internal pedestrian circulation networks shall be designed in compliance with the City's Access and Parking Design Standards and the Pedestrian Master Plan.

B. **Applicability**

1. Development projects of at least three acres are subject to Chapter 7 (Large Sites Standards) and require a Sustainable Neighborhood Plan in compliance with Section 25.07.020.
2. Development projects less than three acres shall comply with the following:
   (a) If project area includes design site(s) which front(s) onto an existing public street, the standards in Figure 25.02.040.1 (Applying Design Sites on Existing Right-of-way Network) apply.
   (b) If project area includes design site(s) which do(es) not front onto an existing public street, the standards in Figure 25.02.040.2 (Applying Design Sites on a Pedestrian Circulation Network) apply.

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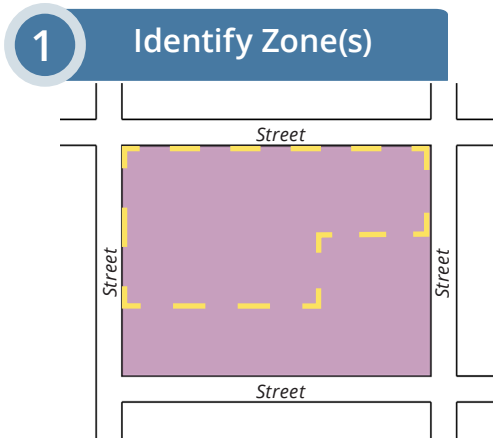
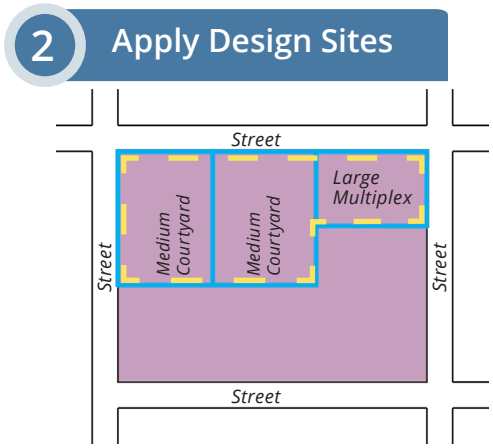
Figure 25.02.040.1 Applying Design Sites on Existing Right-of-way Network



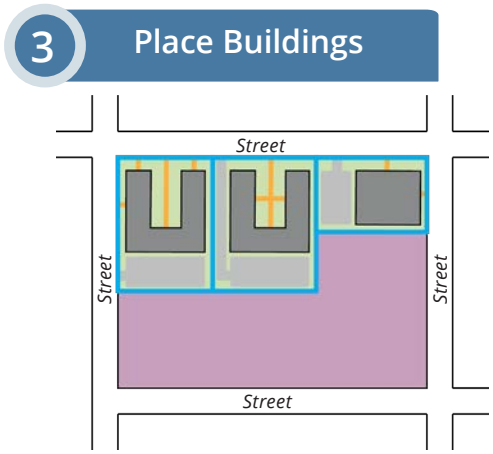
A. Identify Zone(s)

1. See Zone Map.
2. See Chapter 2 (Zones) for design site requirements.



B. Apply Design Sites

1. Each design site is required to front onto the adjacent street. Where Public Improvements apply, design sites shall not include the public right-of-way.
2. Select only 1 building type for each design site from the allowed building types for the zone and apply the required dimensional standards. (See Subsection B of each zone in Chapter 2).



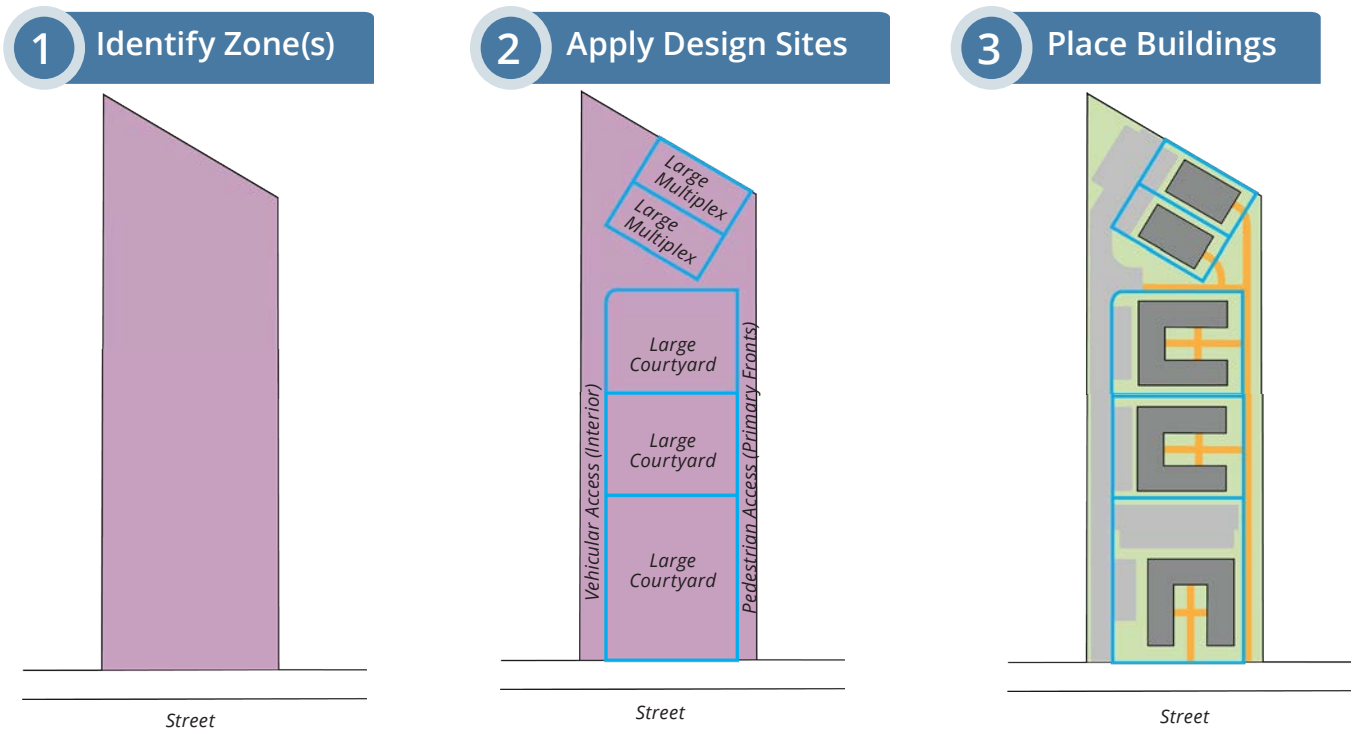
C. Place Buildings

1. Place each main building on its design site in compliance with the required setbacks and other standards of the zone (see Chapter 2).
2. Each building is required to front onto the adjacent street or community open space whichever is nearer.
3. Select and apply frontage types to each building/ unit entry (see Subsection F of the zone).

Key

- Project Area
- Design Site Line
- Main Building
- Example Zone
- Vehicle Access and Parking
- Pedestrian Circulation
- Landscaping

Figure 25.02.040.2 Applying Design Sites on a Pedestrian Circulation Network



A. Identify Zones

1. See Zone Map.
2. See Chapter 2 (Zones) for design site requirements.

B. Apply Design Sites

1. Define contiguous internal circulation networks for pedestrians and vehicles, and arrange design sites to front onto the pedestrian network or the public ROW, whichever is closer. The pedestrian circulation network shall be separate from vehicular circulation.
2. Select only 1 building type per design site and apply the dimensional standards for the design site of each selected building type in compliance with Subsection B of the zone.
3. Design sites are allowed to occupy some or all of a parcel. Parcel remainder may be added to design sites, or used for parking, circulation, and/or common or large site open space.

C. Place Buildings

1. Place each main building on its design site in compliance with the required setbacks and other standards of the zone (see Chapter 2).
2. Each building is required to front onto the adjacent street or community open space.
3. Parking for a building is not required to be located on the same design site.
4. Select and apply frontage types to each building/unit entry (see Subsection F of the zone).

Key

Design Site Line
Main Building
Example Zone
Vehicle Access and Parking
Pedestrian Circulation
Landscaping

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25.02.050 Neighborhood.Medium (N.M)

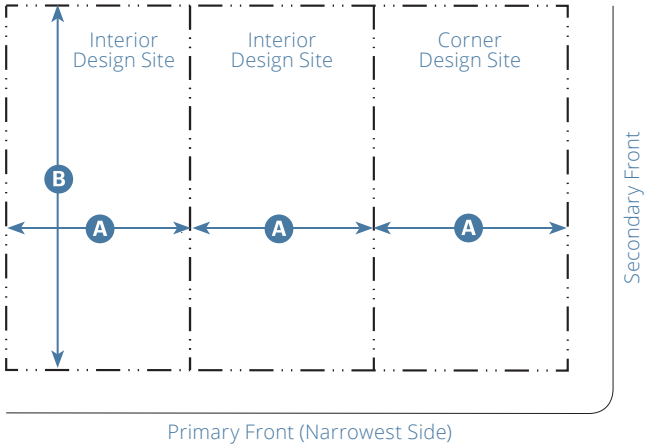
General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

A. Intent

A walkable neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

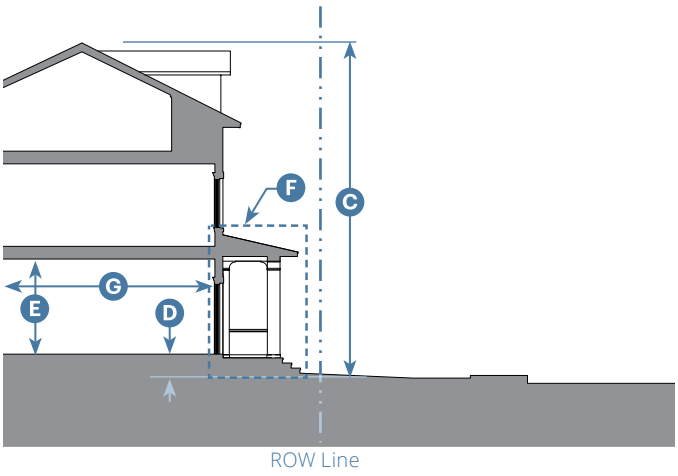
The following are allowed form elements in the zone.

House-Scale Buildings: Duplex Side-by-Side, Duplex Stacked, Cottage Court, Medium Multiplex, and Duplex Court	Small-to-Medium Interior Setbacks
Primarily Detached Buildings	Up to 2.5 Stories
Small-to-Medium Main Building Footprint	Frontage Types: Porch Projecting, Porch Recessed, Dooryard, and Stoop
Small-to-Medium Front Setbacks	



Key

ROW/ Design Site Line



Key

ROW Line

B. Building Types and Design Site Size			
Allowed Building Types	**Design Site**		**Standards**
	Width (A)	**Depth (B)**	
House-Scale			
Duplex Side-by-Side	50' min.	110' min.	25.04.050
Duplex Stacked	50' min.	110' min.	25.04.060
Cottage Court	90' min.	120' min.	25.04.070
Duplex Court	50' min.	110' min.	25.04.090
Block-Scale			
None			

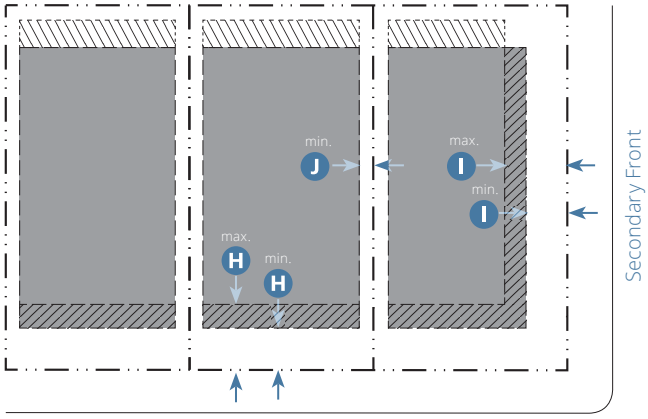
Each design site shall have only one main building type.

C. Building Form		
Height		
Main Building[1]		
Stories	2.5 max.	
Overall	30' max.	(C)
Ground Floor Finish Level		(D)
Residential	6" min.[2]	
Nonresidential	6" max.	
Ground Floor Ceiling		(E)
Residential	9' min.	
Nonresidential	12' min.	
Private Frontage	See Subsection F	(F)
Design Site Coverage		
Max. Building Footprint	See standards in Chapter 4 (Building Types).	
Depth, Ground-Floor Space		(G)
Cottage Court	12' min.[3]	
All Building Types	25' min.[3]	

[1] See Section 25.03.030 (Additional Massing and Height Requirements) and 30.140.170 (Solar Access Height Limitations).

[2] Common entries may be set at grade in compliance with local and federal accessibility standards.

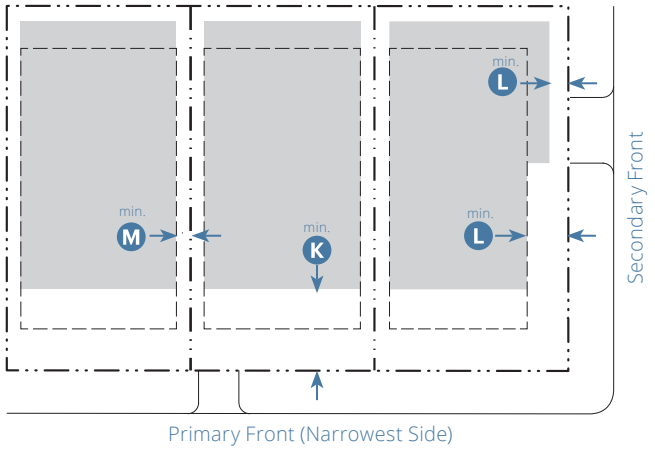
[3] For occupiable space only.



Key	
ROW/ Design Site Line	Buildable Area
Building Setback Line	Acc. Structures Only
	Facade Zone

D. Building Placement		
Setback (Distance from ROW/ Design Site Line)		
Primary Front (Facade Zone)	15' min.; 20' max.	H
Secondary Front (Facade Zone)	15' min.; 20' max.	I
Front Stepback (Over 15')	+5' min.	
Interior	6' min.	J
See 25.03.060 (Additional Height and Massing Requirements) when adjacent to RS, R-2, R-M, R-MH, N.M, or N.L zones.		
Building Facade		
Facade Zone Defined By Main Building/Frontage Type	**P.F.**	**S.F.**
Total length of facade required within or abutting facade zone	55% min.	45% min.
Facade Design		
All building facades shall be designed in compliance with Chapter 6 (Architectural Design).		

Key to Table	**P.F.**. = Primary Front	**S.F.** = Secondary Front
	Int. Side = Interior Side	
	- = Not Allowed	N/A = Not Applicable



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

E. Parking		
Spaces Required		
See Title 30, Chapter 30.175 (Parking Regulations) for required spaces and additional standards.		
Setback (Distance from ROW/ Design Site Line)		
Primary Front	45' min.	K
Secondary Front		L
Non-street facing and ≤ 75' from P.F.	20' min.	
Non-street facing and > 75' from P.F.	15' min.	
Interior		M
Uncovered	5' min.	
≤ 4 Covered Stalls	3' min.	
5+ Covered Stalls	6' min.	

F. Frontages	
Allowed Private Frontage Types	**Standards**
Porch Projecting	25.05.040
Porch Recessed	25.05.050
Dooryard	25.05.060
Stoop	25.05.070

G. Open Yard

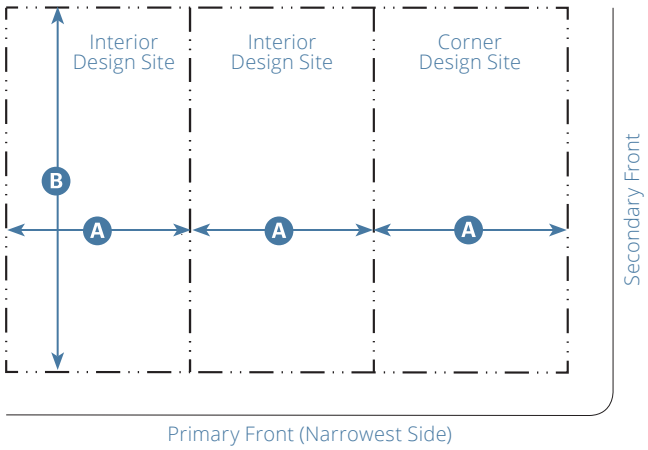
See Subsection 25.04.030.B for general requirements and Subsection F of the selected building type for required standards.

Key to Table **P.F.**. = Primary Front **S.F.** = Secondary Front

25.02.060 Neighborhood.Large (N.L)

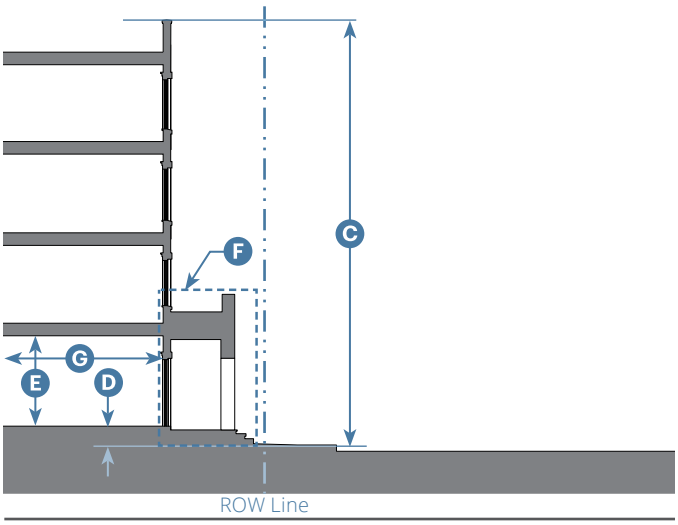
General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

A. Intent	
A walkable neighborhood environment with small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail, food, and services.	
The following are allowed form elements in the zone.	
House-Scale Buildings: Duplex Side-by-Side, Duplex Stacked, Cottage Court, Medium Multiplex, Duplex Court, Side Court, and Medium Courtyard Block-Scale Buildings: Large Multiplex	Small Front Setbacks Small-to-Medium Interior Setbacks Up to 4 Stories Frontage Types: Porch Projecting, Porch Recessed, Dooryard, and Stoop; Shopfront and Terrace for Ground Floor Commercial Frontages
Primarily Detached Buildings	
Small-to-Medium Main Building Footprint	



Key

ROW/ Design Site Line



Key

ROW Line

B. Building Types and Design Site Size			
Allowed Building Types	**Design Site**		**Standards**
	Width A	**Depth B**	
House-Scale			
Duplex Side-by-Side	50' min.	110' min.	25.04.050
Duplex Stacked	50' min.	110' min.	25.04.060
Cottage Court	90' min.	120' min.	25.04.070
Medium Multiplex	50' min.	110' min.	25.04.080
Duplex Court	50' min.	110' min.	25.04.090
Side Court	50' min.	150' min.	25.04.100
Medium Courtyard	70' min.	150' min.	25.04.110
Block-Scale			
None			

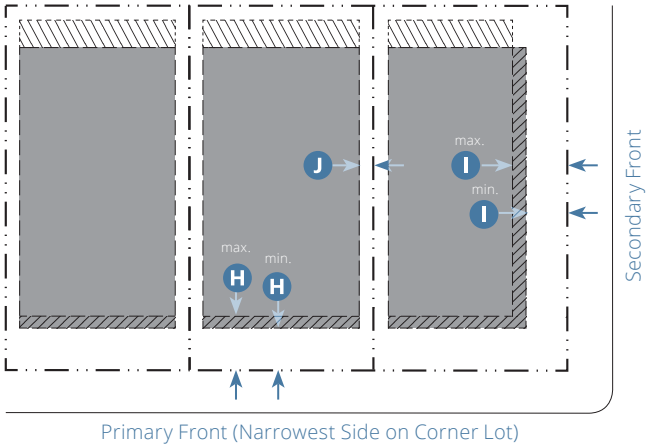
Each design site shall have only one main building type.

C. Building Form		
Height		
Main Building[1]		
Stories	4 max.	
Overall	45' max.	C
Ground Floor Finish Level		D
Residential	6" min.[2]	
Nonresidential	6" max.	
Ground Floor Ceiling		E
Residential	9' min.	
Nonresidential	12' min.	
Private Frontage	See Subsection F	F
Design Site Coverage		
Max. Building Footprint	See standards in Chapter 4 (Building Types)	
Depth, Ground-Floor Space		G
Cottage Court	12' min.[3]	
All Building Types	25' min.[3]	

[1] See Section 25.03.030 (Additional Massing and Height Requirements) and 30.140.170 (Solar Access Height Limitations).

[2] Common entries may be set at grade in compliance with local and federal accessibility standards.

[3] For occupiable space only.



Key	
ROW/ Design Site Line	Buildable Area
Building Setback Line	Acc. Structures Only
	Facade Zone

D. Building Placement		
Setback (Distance from ROW/ Design Site Line)		
Primary Front (Facade Zone)	10' min.; 15' max.	H
Secondary Front (Facade Zone)	10' min.; 15' max.	I
Interior	6' min.[4]	J
Front Stepback (Over 30')	+5' min.	
Interior Stepback (Over 30')	+4' min.[4]	

See 25.03.060 (Additional Height and Massing Requirements) when adjacent to RS, R-2, R-M, R-MH, N.M, or N.L zones.

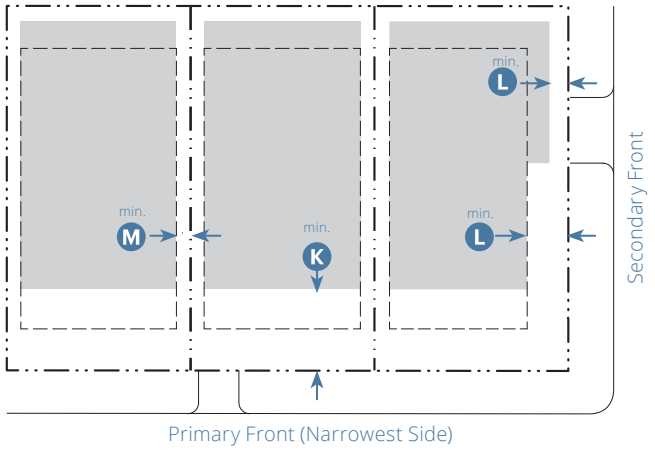
[4] An additional 10' building setback is required for interior design site line(s) when nonresidential portion of mixed-use development is adjacent to residential zones. See Section 30.185.265 (Mixed-Use Projects).

Building Facade		
Facade Zone Defined By Main Building/Frontage Type	**P.F.**	**S.F.**
Total length of facade required within or abutting facade zone	60% min.	50% min.

Facade Design

All building facades shall be designed in compliance with Chapter 6 (Architectural Design).

Key to Table	**P.F.**. = Primary Front	**S.F.** = Secondary Front
	Int. Side = Interior Side	
	- = Not Allowed	N/A = Not Applicable



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

E. Parking		
Spaces Required		
See Title 30, Chapter 30.175 (Parking Regulations) for required spaces and additional standards.		
Setback (Distance from ROW/ Design Site Line)		
Primary Front	35' min.	K
Secondary Front		L
Non-street facing and ≤ 75' from P.F.	25' min.	
Non-street facing and > 75' from P.F.	10' min.	
Interior		M
Uncovered	5' min.	
≤ 4 Covered Stalls	3' min.	
5+ Covered Stalls	6' min.	

F. Frontages	
Allowed Private Frontage Types	**Standards**
Porch Projecting	25.05.040
Porch Recessed	25.05.050
Dooryard	25.05.060
Stoop	25.05.070
Shopfront[5]	25.05.100
Terrace[5]	25.05.110

[5] Only allowed for Ground Floor Commercial Frontages.

G. Open Yard

See Subsection 25.04.030.B for general requirements and Subsection F of the selected building type for required standards.

Key to Table **P.F.**. = Primary Front **S.F.** = Secondary Front

25.02.070 Mixed-Use Corridor (MUC)

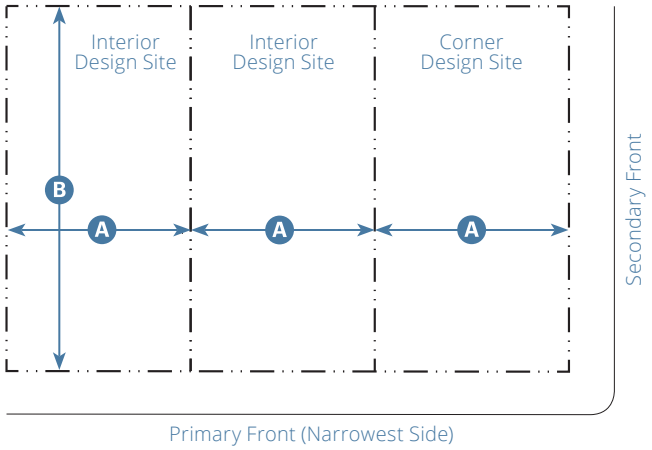
General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

A. Intent

A walkable neighborhood environment of medium-to-large footprint, moderate-to-high-intensity housing choices supporting and within short walking distance of neighborhood-serving retail, food, and services.

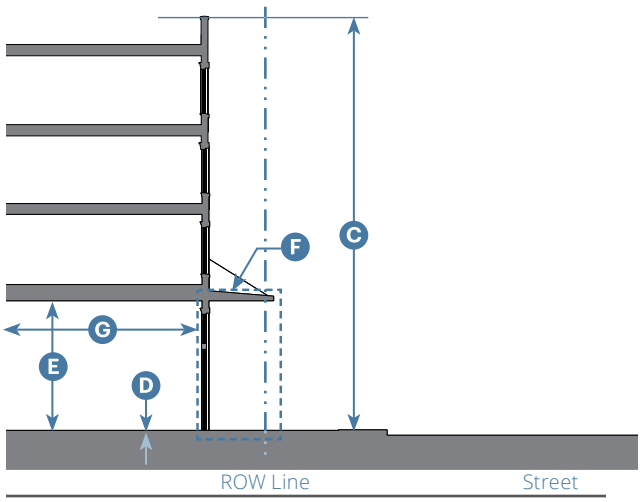
The following are allowed form elements in the zone.

House-Scale Buildings: Side Court, Medium Courtyard Block-Scale Buildings: Large Multiplex and Large Courtyard	Small Interior Setbacks Up to 4 Stories
Primarily Detached Buildings Large Main Building Footprint Small Front Setbacks	Frontage Types: Dooryard, Stoop, Forecourt, and Terrace; Maker Shopfront and Shopfront in Ground Floor Commercial Frontages



Key

ROW/ Design Site Line



Key

ROW Line

B. Building Types and Design Site Size			
Allowed Building Types	**Design Site** Width (A)	Depth (B)	**Standards**
House-Scale			
Side Court	50' min.	150' min.	25.04.100
Medium Courtyard	70' min.	150' min.	25.04.110
Block-Scale			
Large Multiplex	75' min.	110' min.	25.04.120
Large Courtyard	75' min.	120' min.	25.04.130

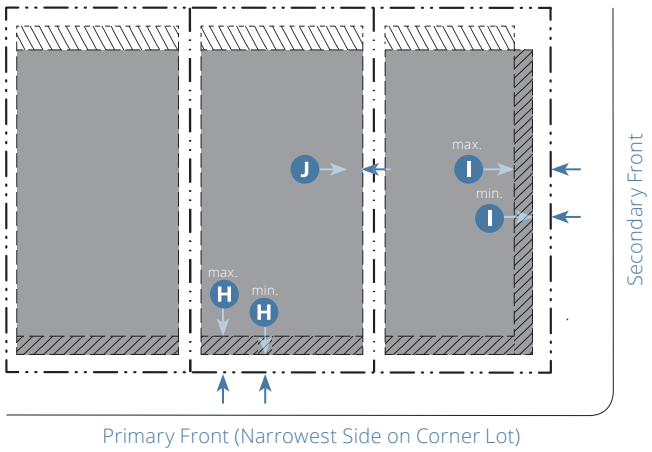
Each design site shall have only one main building type.

C. Building Form		
Height		
Main Building[1]		
Stories	4 max.	
Overall	45' max.	C
Ground Floor Finish Level		D
Residential	6" min.[2]	
Nonresidential	6" max.	
Ground Floor Ceiling		E
Residential	9' min.	
Nonresidential	14' min.	
Private Frontage	See Subsection F	F
Design Site Coverage		
Max. Building Footprint	See standards in Chapter 4 (Building Types)	
Depth, Ground-Floor Space	25' min.[3]	G

[1] See Section 25.03.030 (Additional Massing and Height Requirements) and 30.140.170 (Solar Access Height Limitations).

[2] Common entries may be set at grade in compliance with local and federal accessibility standards.

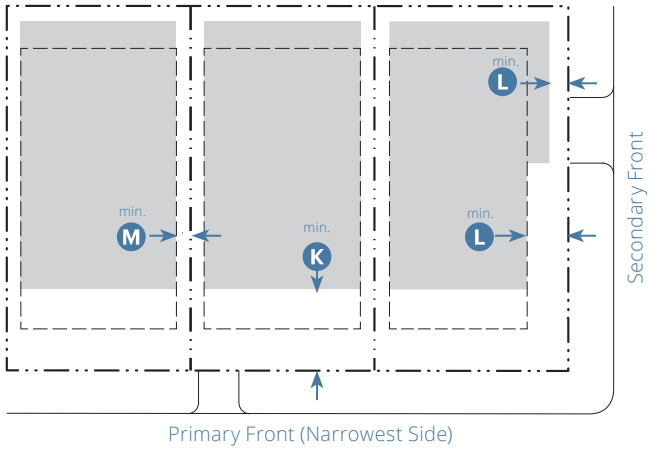
[3] For occupiable space only.



Key			
ROW/ Design Site Line		Buildable Area	
Building Setback Line		Acc. Structures Only	
		Facade Zone	

D. Building Placement		
Setback (Distance from ROW/ Design Site Line)		
Primary Front (Facade Zone)	10' min.; 15' max.	H
Secondary Front (Facade Zone)	10' min.; 15' max.	I
Interior	6' min.[4]	J
Front Stepback (Over 30')	+5' min.	
Interior Stepback (Over 30')	+4' min.[4]	
See 25.03.060 (Additional Height and Massing Requirements) when adjacent to RS, R-2, R-M, R-MH, N.M, or N.L zones.		
[4] An additional 10' building setback is required for interior design site line(s) when nonresidential portion of mixed-use development is adjacent to residential zones. See Section 30.185.265 (Mixed-Use Projects).		
Building Facade		
Facade Zone Defined By Main Building/Frontage Type	**P.F.**	**S.F.**
Total length of facade required within or abutting facade zone	70% min.	60% min.
Facade Design		
All building facades shall be designed in compliance with Chapter 6 (Architectural Design).		

Key to Table	**P.F.**. = Primary Front	**S.F.** = Secondary Front
	Int. Side = Interior Side	
	- = Not Allowed	N/A = Not Applicable



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

E. Parking		
Spaces Required		
See Title 30, Chapter 30.175 (Parking Regulations) for required spaces and additional standards.		
Setback (Distance from ROW/ Design Site Line)		
Primary Front	35' min.	K
Secondary Front		L
Non-street facing and ≤ 75' from P.F.	25' min.	
Non-street facing and > 75' from P.F.	10' min.	
Interior		M
Uncovered	5' min.	
≤ 4 Covered Stalls	3' min.	
5+ Covered Stalls	6' min.	

F. Frontages	
Allowed Private Frontage Types	**Standards**
Dooryard	25.05.060
Stoop	25.05.070
Forecourt	25.05.080
Maker Shopfront[5]	25.05.090
Shopfront[5]	25.05.100
Terrace	25.05.110

[5] Only allowed for Ground Floor Commercial Frontages.

G. Open Yard

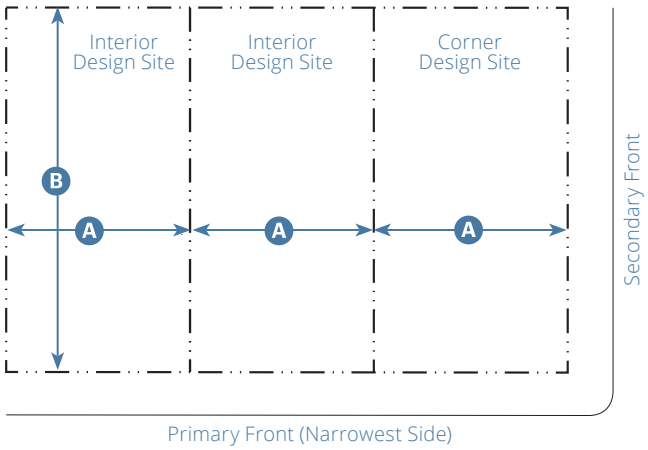
See Subsection 25.04.030.B for general requirements and Subsection F of the selected building type for required standards.

Key to Table **P.F.**. = Primary Front **S.F.** = Secondary Front

25.02.080 Downtown Edge (DE)

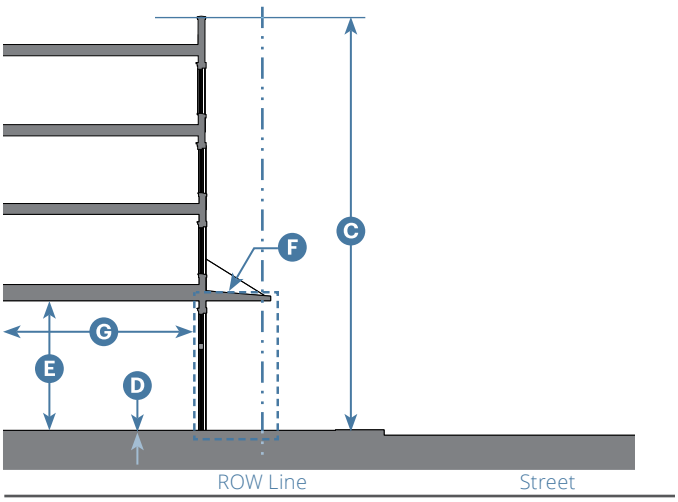
General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

A. Intent	
A walkable district of medium-to-large footprint, high intensity mixed-use buildings and housing choices, supporting retail, food, and services.	
The following are allowed form elements in the zone.	
House-Scale Buildings: Side Court, Medium Courtyard Block-Scale Buildings: Large Multiplex, and Large Courtyard	Up to 4 Stories without Community Benefit Project; Up to 6 stories with Community Benefit Project
Primarily Attached Buildings	Frontage Types: Forecourt and Gateway; Dooryard and Stoop on Secondary Front; Maker Shopfront, Shopfront, Terrace, Gallery, and Arcade on Ground Floor Commercial Frontages
Medium-to-Large Main Building Footprint	
None-to-Small Front Setbacks	
None-to-Small Interior Setbacks	



Key

ROW/ Design Site Line



Key

ROW Line

B. Building Types and Design Site Size			
Allowed Building Types	**Design Site** Width (A)	Depth (B)	**Standards**
House-Scale			
Side Court	50' min.	150' min.	25.04.100
Medium Courtyard	70' min.	150' min.	25.04.110
Block-Scale			
Large Multiplex	75' min.	110' min.	25.04.120
Large Courtyard	75' min.	120' min.	25.04.130

Each design site shall have only one main building type.

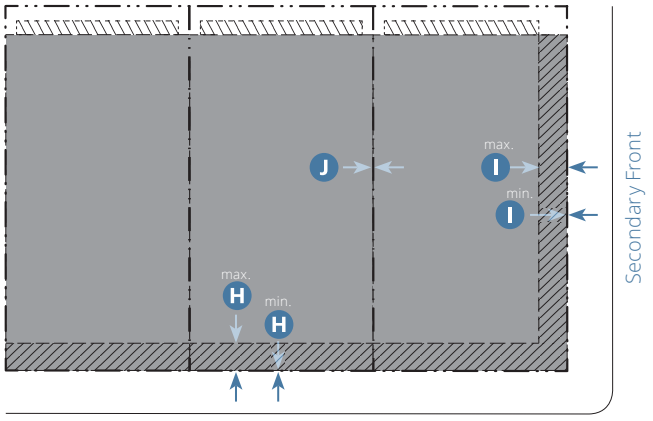
C. Building Form			
Height	**Community Benefit Project**[1] **Without**	**With**	
Main Building[2]			
Stories	4 max.	6 max.	
Overall	45' max.	60' max.	C
Ground Floor Finish Level			D
Residential	6" min.[3]		
Nonresidential	6" max.		
Ground Floor Ceiling			E
Residential	9' min.		
Nonresidential	14' min.		
Private Frontage	See Subsection F		F
Design Site Coverage			
Max. Building Footprint	See standards in Chapter 4 (Building Types).		
Depth, Ground-Floor Space	30' min.[4]		G

[1] Community Benefit Project defined in Section TBD pending Title 30 amendments.

[2] See Section 25.03.030 (Additional Massing and Height Requirements) and 30.140.170 (Solar Access Height Limitations).

[3] Common entries may be set at grade in compliance with local and federal accessibility standards.

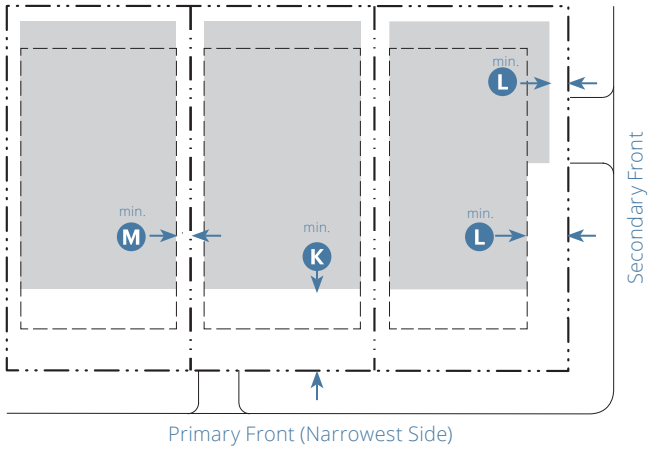
[4] For occupiable space only.



Key	
ROW/ Design Site Line	Buildable Area
Building Setback Line	Acc. Structures Only
	Facade Zone

D. Building Placement		
Setback (Distance from ROW/ Design Site Line)		
Primary Front (Facade Zone)	0' min.; 10' max.	H
Secondary Front (Facade Zone)	0' min.; 10' max.	I
Interior	0' min.[5]	J
See 25.03.060 (Additional Height and Massing Requirements) when adjacent to RS, R-2, R-M, R-MH, N.M, or N.L zones.		
[5] An additional 10' building setback is required for interior design site line(s) when nonresidential portion of mixed-use development is adjacent to residential zones. See Section 30.185.265 (Mixed-Use Projects).		
Building Facade		
Facade Zone Defined By Main Building/Frontage Type	**P.F.**	**S.F.**
Total length of facade required within or abutting facade zone	75% min.; 90% max.	70% min.
Facade Design		
All building facades shall be designed in compliance with Chapter 6 (Architectural Design).		

Key to Table	**P.F.**. = Primary Front	**S.F.** = Secondary Front
	Int. Side = Interior Side	
	- = Not Allowed	N/A = Not Applicable



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

E. Parking		
Spaces Required		
See Title 30, Chapter 30.175 (Parking Regulations) for required spaces and additional standards.		
Setback (Distance from ROW/ Design Site Line)		
Primary Front	35' min.	K
Secondary Front		L
Non-street facing and ≤ 75' from P.F.	35' min.	
Non-street facing and > 75' from P.F.	5' min.	
Interior Side		M
Uncovered	5' min.	
≤ 4 Covered Stalls	0' min.	
5+ Covered Stalls	0' min.	

F. Frontages	
Allowed Private Frontage Types	**Standards**
Dooryard[6]	25.05.060
Stoop[6]	25.05.070
Forecourt	25.05.080
Maker Shopfront[7]	25.05.090
Shopfront[7]	25.05.100
Terrace[7]	25.05.110
Gallery[7]	25.05.120
Gateway	25.05.130
Arcade[7]	25.05.140

[6] Only on secondary front.

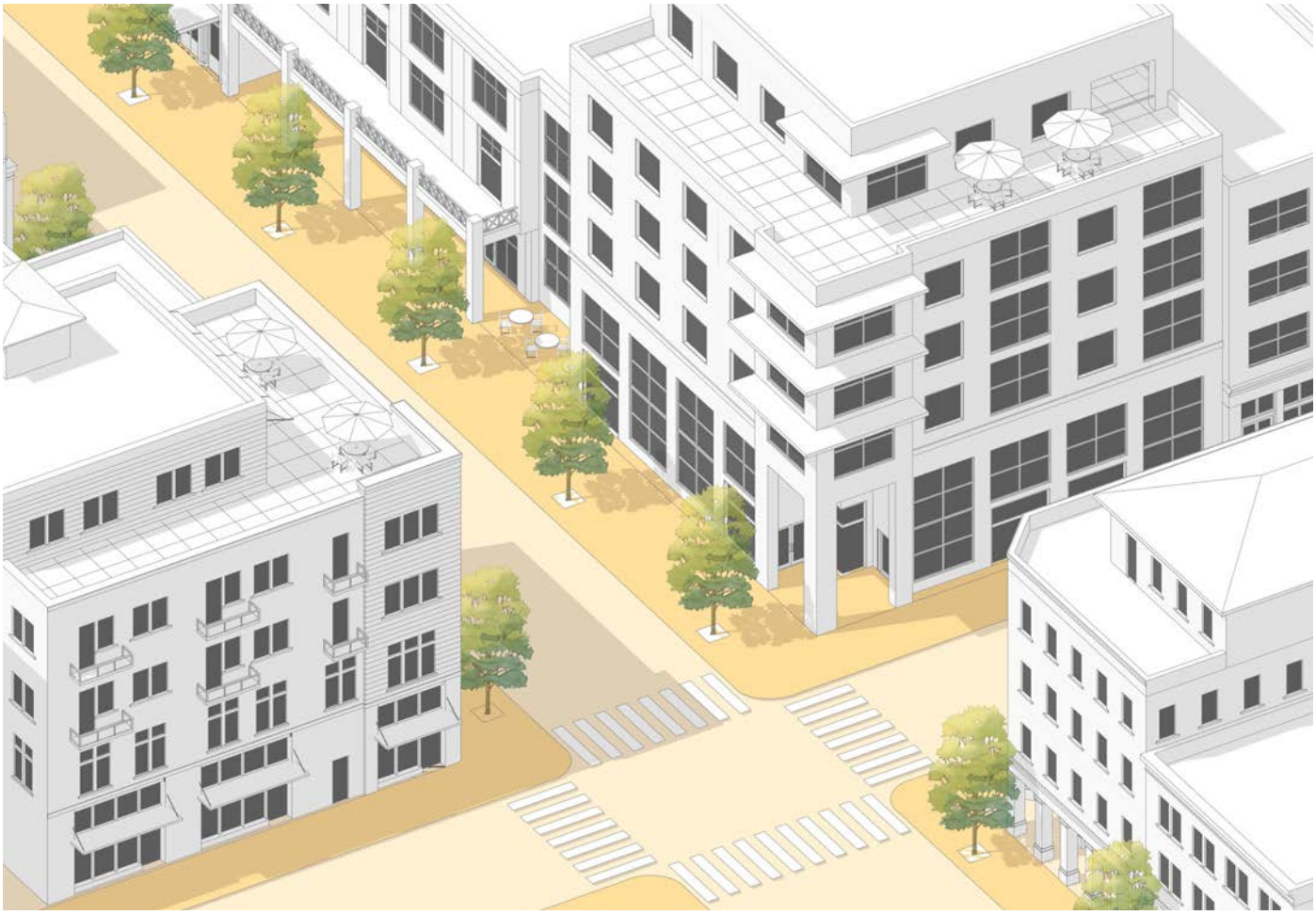
[7] Only allowed for ground floor nonresidential frontages.

G. Open Yard

See Subsection 25.04.030.B for general requirements and Subsection F of the selected building type for required standards.

Key to Table **P.F.**. = Primary Front **S.F.** = Secondary Front

25.02.090 Downtown Core (DC)

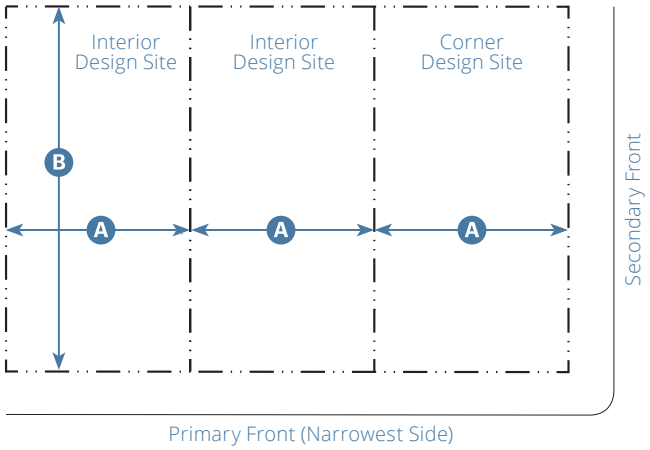


General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

A. Intent

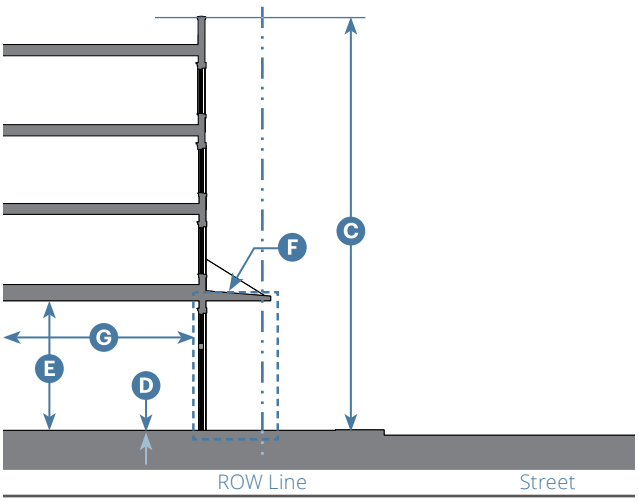
A walkable district of large footprint, high-intensity mixed-use buildings and housing choices supporting retail, food, and services.

The following are allowed form elements in the zone.	
Block-Scale Buildings: Large Courtyard and Downtown Building	No Front Setbacks No Interior Setbacks
Attached Buildings	Up to 4 Stories without Community Benefit Project; up to 6 Stories with Community Benefit Project
Large Main Building Footprint	Frontage Types: Stoop and Gateway; Maker Shopfront, Shopfront, Terrace, Gallery, and Arcade on Ground Floor Commercial Frontages



Key

ROW/ Design Site Line



Key

ROW Line

B. Building Types and Design Site Size			
Allowed Building Types	**Design Site**		**Standards**
	Width (A)	**Depth (B)**	
Block-Scale			
Large Courtyard	75' min.	120' min.	25.04.130
Downtown Building	25' min.	100' min.	25.04.140

Each design site shall have only one main building type.

C. Building Form			
Height	**Community Benefit Project[1]**		
	Without	**With**	
Main Building[2]			
Stories	4 max.	5 max.	
Overall	45' max.	60' max.	C
Ground Floor Finish Level			D
Residential	6" min.[3, 4]		
Nonresidential	6" max.		
Ground Floor Ceiling			E
Residential	9' min.		
Nonresidential	14' min.		
Private Frontage	See Subsection F		F
Design Site Coverage			
Max. Building Footprint	See standards in Chapter 4 (Building Types)		
Depth, Ground-Floor Space	30' min.[5]		G

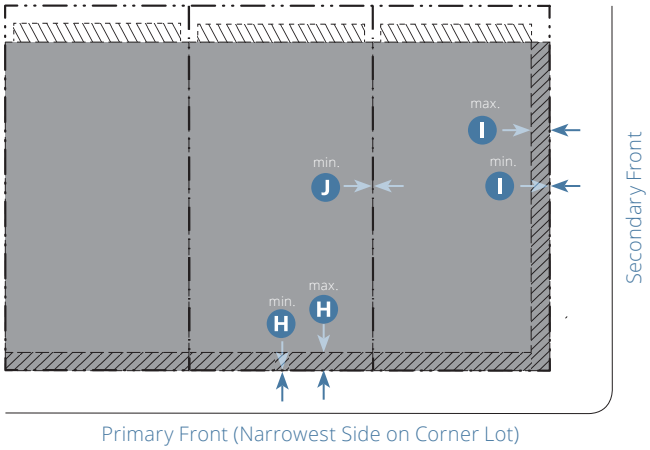
[1] Community Benefit Project defined in Section TBD pending Title 30 amendments.

[2] See Section 25.03.030 (Additional Massing and Height Requirements) and 30.140.170 (Solar Access Height Limitations).

[3] Common entries may be set at grade in compliance with local and federal accessibility standards.

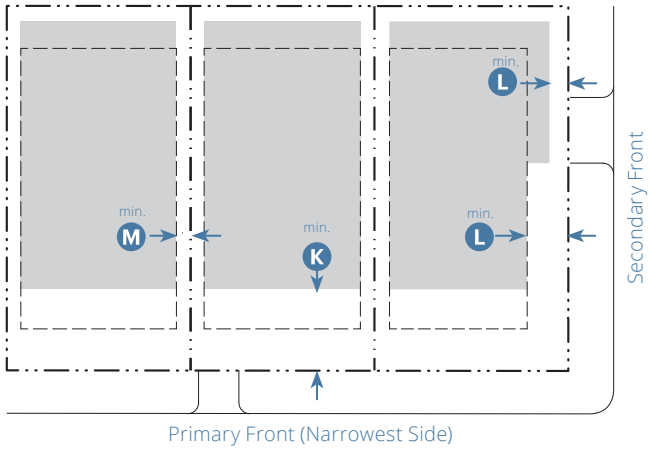
[4] Residential ground floor allowed only on secondary front and at least 60' from primary front of design site.

[5] For occupiable space only.



Key	
ROW/ Design Site Line	Buildable Area
Building Setback Line	Acc. Structures Only
	Facade Zone

D. Building Placement		
Setback (Distance from ROW/ Design Site Line)		
Primary Front (Facade Zone)	0' min.[6]; 10' max.	H
Secondary Front (Facade Zone)	0' min.; 10' max.	I
Interior	0' min.[7]	J
See 25.03.060 (Additional Height and Massing Requirements) when adjacent to RS, R-2, R-M, R-MH, N.M, or N.L zones.		
[6] Projects on lots fronting State Street between Montecito Street and Sola Street are required to provide ground floor nonresidential uses per Chapter 30.62 (Priority Housing Overlay).		
[7] An additional 10' building setback is required for interior design site line(s) when nonresidential portion of mixed-use development is adjacent to residential zones. See Section 30.185.265 (Mixed-Use Projects).		
Building Facade		
Facade Zone Defined By Main Building/Frontage Type	**P.F.**	**S.F.**
Total length of facade required within or abutting facade zone	80% min.; 90% max.	80% min.
Facade Design		
All building facades shall be designed in compliance with Chapter 6 (Architectural Design).		
Key to Table	**P.F.**. = Primary Front	**S.F.** = Secondary Front
	Int. Side = Interior Side	
	- = Not Allowed	N/A = Not Applicable



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

E. Parking		
Spaces Required		
See Title 30, Chapter 30.175 (Parking Regulations) for required spaces and additional standards.		
Setback (Distance from ROW/ Design Site Line)		
Primary Front	40' min.	K
Secondary Front		L
Non-street facing and ≤ 75' from P.F.	35' min.	
Non-street facing and > 75' from P.F.	5' min.	
Interior		M
Uncovered	5' min.	
≤ 4 Covererd Stalls	0' min.	
5+ Covered Stalls	0' min.	

F. Frontages	
Allowed Private Frontage Types	**Standards**
Stoop	25.05.070
Maker Shopfront[8]	25.05.090
Shopfront[8]	25.05.100
Terrace[8]	25.05.110
Gallery[8]	25.05.120
Gateway	25.05.130
Arcade[8]	25.05.140

[8] Only allowed for ground floor nonresidential frontages.

G. Open Yard

See Subsection 25.04.030.B for general requirements and Subsection F of the selected building type for required standards.

Key to Table **P.F.**. = Primary Front **S.F.** = Secondary Front

25.02.100 Facade Zone Measurement Methods

A. **Facade Zone defined by Main Building/Frontage Type**

1. **Applicability.** The facade zone standards apply to new main buildings along the primary or secondary front of a design site.

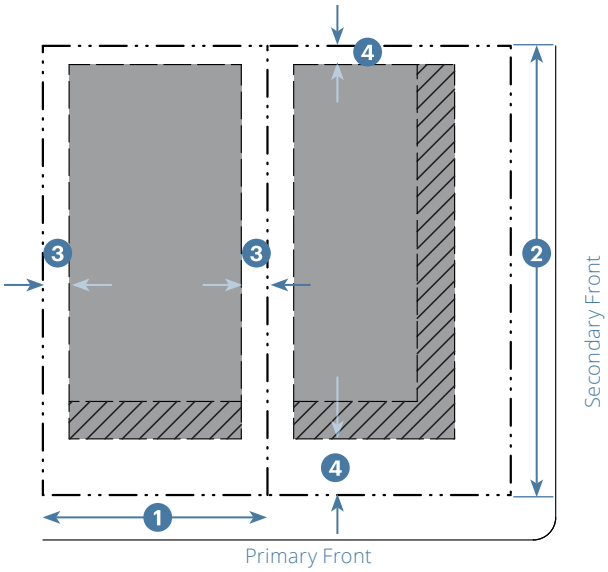
2. **Methodology.** The required amount is expressed in the zone standards as a percentage. The percentage is calculated as follows through an example for the front facade zone. The same approach is to be applied to the secondary front, using the minimum front and interior building setbacks. See Figure 25.02.100.2 (Applying the Required Amount to the Facade Zone) for examples that are consistent with the intent of this standard.

   (a) Identify the width of design site (e.g., 50 feet) and apply required interior building setbacks (e.g., 6 feet and 6 feet).

   (b) Subtract the horizontal length between each interior setback from the total width of the design site. The result is the net buildable width of the design site (e.g., 38 feet).

   (c) Multiply the required minimum percentage in the zone standards (e.g., 50 percent) by the net buildable width of the design site (e.g., 38 feet). The result is the minimum length, in feet, of building facade and frontage type(s) that is required in or abutting the facade zone (e.g., 19 feet).

Figure 25.02.100.1: Determining the Required Amount Subject to the Facade Zone

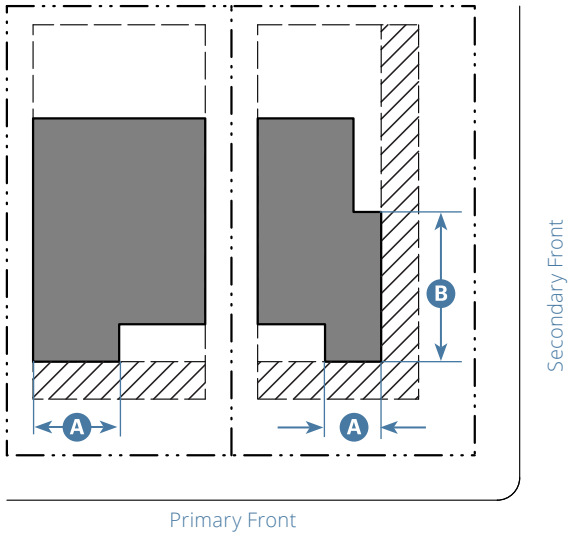


Example Calculation	
50'	Design Site Width
- 6'	Interior Setback
- 6'	Interior Setback
= 38'	Net Buildable Width
38'	Net Buildable Width
x Zone Standard	(e.g., 50%)
= 19'	Required In or Abutting the Facade Zone

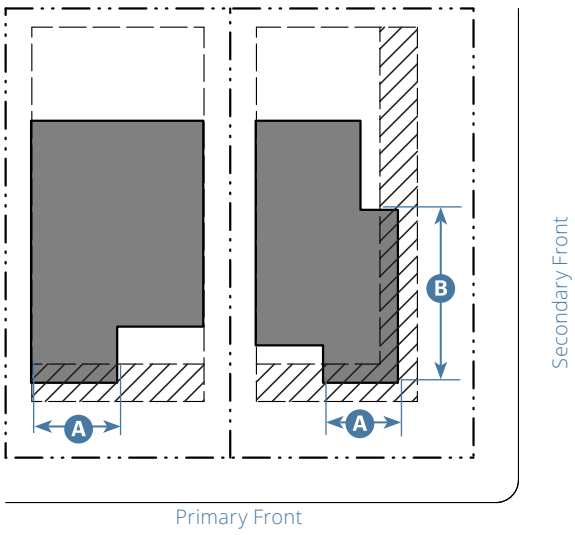
1	Width of Design Site
2	Depth of Design Site
3	Setback to be Subtracted from Design Site Width
4	Setback to be Subtracted from Design Site Depth

Figure 25.02.100.2: Applying the Required Amount to the Facade Zone

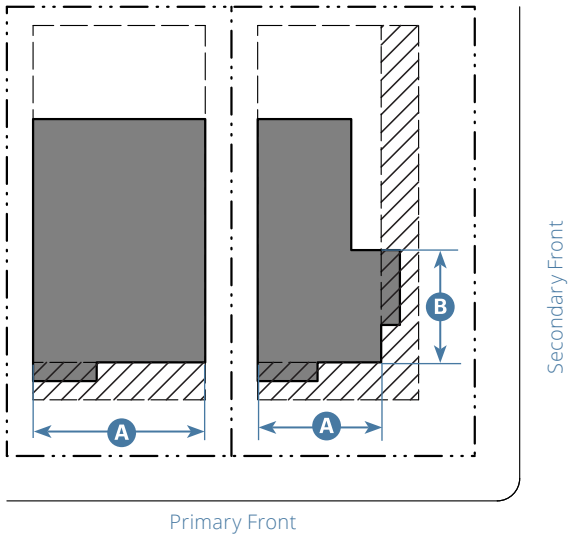
A. Abutting Facade Only



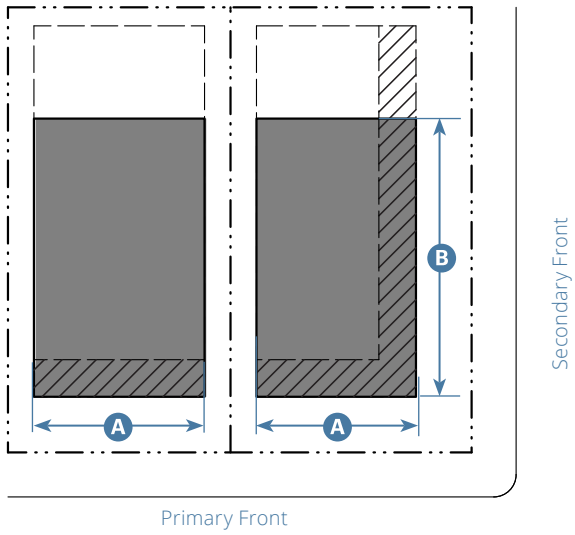
B. Within Facade Zone Only



C. Abutting and Within Facade Zone



D. For Zones with 0' minimum Setbacks



		Primary Front	Secondary Front
▨	Facade Zone	50% min.[1]	50% min.[1]
■	Buildable Area for Building and Frontage Type(s)	A	B

[1] This is an example. See Subsection D of the zone for the standard.

Chapter 3: General Site Design Standards

Sections:

25.03.010 Purpose

This Chapter provides site design standards which are applicable to all projects or address specific situations (e.g. projects on slopes greater than 10 percent). Many of these standards focus on the concept of "livability", as it pertains to a person's home and neighborhood. Desirable livability design features include landscape, access to light and air, attenuation of noise, safety, and privacy to and from neighboring properties. The standards ensure that new development makes a positive contribution to the development patterns of the area; and does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the livability of properties adjacent to new development.

25.03.020 Environmentally Sensitive Habitat Areas, Wetland, and Creek Habitat Buffers

A. **Intent.** These standards are designed to protect areas of biological significance with the use of buffers and restrictions to limit potential, significant impact.

B. **Buffer Area.** No new development or substantial redevelopment shall be located within 35 feet of the top of either bank of any creek or watercourse; or the outer edge of habitat or tree canopy of any wetland or Environmentally Sensitive Habitat Areas (ESHA), unless the proposed development is required to provide protection against property loss or damage as determined by the Building Official, or for the purposes of restoration, protection of habitat, or water quality improvement.

C. **Required Restoration.** If development in or near a buffer area causes any disturbance within the buffer area, the owner shall undertake restoration and mitigation measures such as regrading and revegetation to restore any damaged or lost natural resources. The restoration plan shall be prepared by a qualified biologist or equivalent technical specialist and in consultation with the City's Environmental Analyst and the City's Creeks Division.

25.03.030 Additional Massing and Height Requirements

A. Specific to Parcels Adjacent to House-Scale Buildings

1. The standards in this subsection apply to any lot where a new block-scale building is proposed adjacent to a lot developed with an existing building meeting all of the criteria listed below. See Figure 1 (Transition to House-Scale Building Size).

   (a) The existing building is 30 feet or less in height; and

   (b) The existing building is 80 feet or less in width or length.

2. Within 20 feet of the shared interior property line:

   (a) The new building height shall not exceed 30 feet;

   (b) If the existing building is located within 30 feet of the front lot line, new building volumes shall be no longer than the footprint length of the longest existing facade within 20 feet of the shared property line. This massing standard allows for multiple volumes of this or smaller size, separated by a minimum of 15 feet.

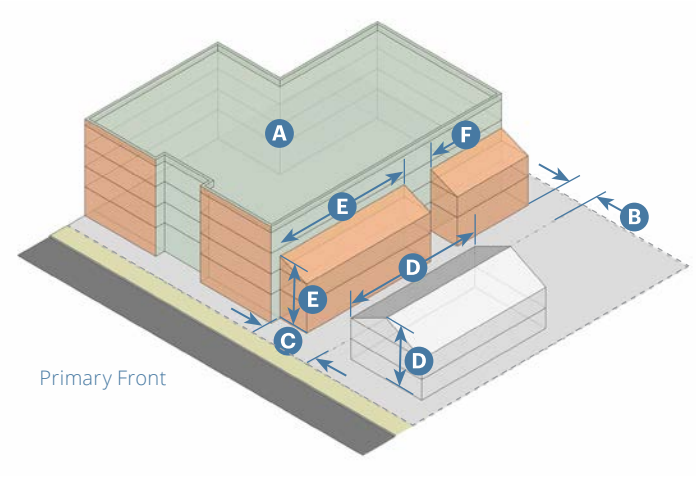


Figure 25.03.030.1: Transition to House-Scale Building Size

- A New Building (Max. height allowed by zone—e.g., 4 stories)
- B Required Min. Side Setback
- C Required Transition Area: 20' min.
- D Existing Building: Height and longest dimension along adjacent interior property line
- E New building massing not to exceed existing building's height and length
- F 15' min. Separation Between Volumes

B. Specific to Corner Parcels

1. Within 30 feet of a corner, measured along both of the intersecting street rights of way and extending to a 30-foot depth from each right of way, new building(s) shall not exceed 30 feet in height. See Figure 2 (Height Limit at Corners).

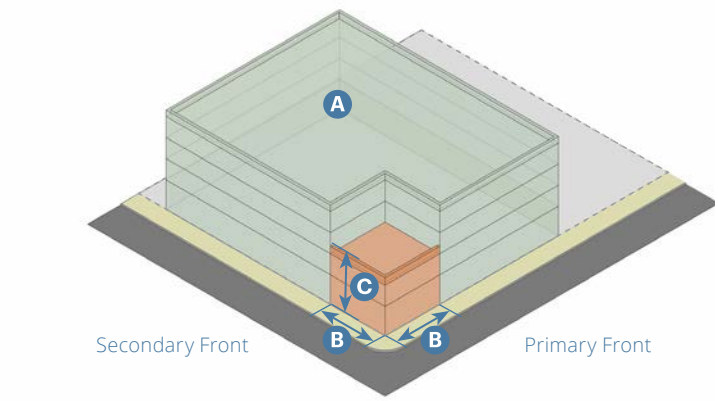


Figure 25.03.030.2: Height Limit at Corners

- A New Building (Max. height allowed by zone—e.g., 4 stories)
- B 30' x 30' Area at Corner
- C Height Limit: 30' max.

C. **Specific to Parcels Adjoining a Historic Resource**

1. The standards in this subsection apply to any lot where a new building is proposed adjacent to a historic resource, pursuant to the definition of a historic resource in Title 30 of the Santa Barbara Municipal Code.

2. When at least one historic resource building is within 20 feet of the shared lot line:

   (a) The front setback shall be the minimum front setback of the zone or equal to the smallest front setback of the historic resource, whichever is greater. At no point shall the front setback exceed 20', regardless of the setback of the historic resource.

   (b) New facades along a primary or secondary front shall have a ground floor expression line or entablature at the same height as the ground floor expression line or entablature on the adjacent historic resource. The top of the expression line or entablature shall be used for the purpose of determining this height. Where two historic resources abut the site, the resource with the taller expression line applies. See Figure 3 (Required Ground Floor Height Alignment).

   (c) Within the Historic Scale Component Area, measured as the first 20 feet back from the front facade of the historic resource and the first 20 feet inward from the shared interior lot line, the new building volume(s) shall not exceed the height, width, and length of the adjacent historic resource or 30 feet, whichever is greater, in compliance with the zone standards. See Figure 4 (Historic Scale Component Area).

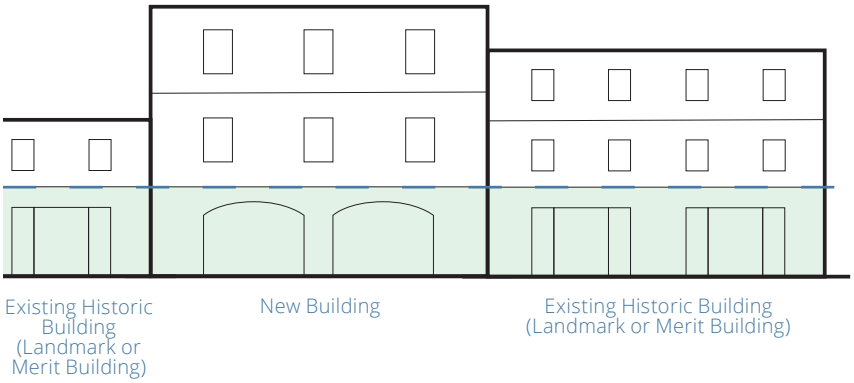


Figure 25.03.030.3: Required Ground Floor Height Alignment

– – Ground Floor Expression Line

Ground Floor

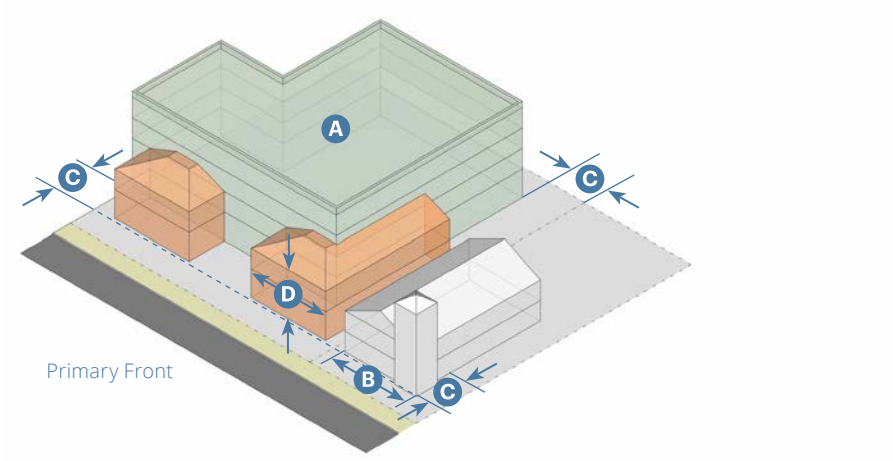


Figure 25.03.030.4: Historic Scale Component Area

A New Building Allowed to Max. Zone Height and Min. Setbacks

B Existing 1- to 2-story Historic Resource Footprint along primary front

C Historic Scale Component Area

D New building not allowed to exceed existing historic resource width, length, and overall height within Historic Scale Component Area.

25.03.040 Landscape

A. **Intent.** This Section prescribes landscaping standards for protection and enhancement of the environmental and visual quality of the community, enhancement of privacy, and the control of dust.

B. **Landscaping.** Landscape and irrigation plans, consistent with Section 30.140.155 (Landscape), shall be prepared by an architect or landscape architect registered in the State of California and submitted with each development application.

1. Standards for landscaping in parking areas shall be in compliance with Section 30.175.080 (Parking Area Landscape and Fence Standards).

2. Landscaping materials shall be installed in the required setbacks and open yards and in the selected private frontage type(s).

3. Landscape materials shall be installed in the planting areas identified for public improvement type(s).

C. **Allowed Landscaping Materials**

1. Landscaping materials shall be in compliance with Section 30.140.115 (TBD).

25.03.050 Lighting

A. **Intent.** This Section provides standards to promote high quality lighting, efficient use of energy, and reduce light pollution, glare, and light trespass.

B. **Lighting**

1. Site improvements, including lighting, shall be consistent with the selected Architectural Style for the main building.

2. Lighting shall be provided in compliance with the following:

(a) All exterior lighting shall be designed, located, and lamped with the light directed downward.

(b) Uplighting of the building facade, internally illuminated fascia, wall, roof, awning or other building parts are prohibited.

(c) Spot lighting and broadcast lighting are prohibited.

(d) Exterior building light fixtures shall use refractors, louvers, patterned, or translucent glass to obscure view of the lamp. Lamps that are not fully shielded shall not exceed 1200 lumens.

(e) All exterior lighting shall use lower color temperature light sources of no more than 3000 Kelvin to minimize blue light emissions.

(f) All parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.

(g) Bollard lighting is allowed to light sidewalks and other landscape features, if the light is cast downward.

(h) Bollard and other path light fixtures shall be black, bronze, or Malaga green (i.e., RAL 6012, also known as black green) in color.

25.03.060 Fences and Walls

A. **Intent.** This Section provides standards for fences and walls to support pedestrian-oriented development, protect property, enhance privacy, attenuate noise, and improve the visual environment.

B. **Temporary Fencing.** Temporary fencing may be used to provide security for construction sites, or vacant structures and land, which cannot otherwise be secured. All temporary fencing shall be in compliance with Section 30.140.110 (Fences and Hedges) and the following standards:

1. Must be green mesh, wood, or chain link with vine planting;
2. Must not exceed 6 feet in height;
3. Must not include signage, banners, or graffiti; and/or
4. Must be removed when use is no longer required.

C. **Retaining Walls.** Refer to Section 25.03.100 (Retaining Walls).

D. **Safety.** Fences, walls, and other screening and landscaping, whether provided in compliance with the provisions of this Subsection or provided in addition to those provisions, are subject to review by the Traffic Engineer pursuant to Section 30.140.230 (Visibility at Driveways and Intersections).

E. **Fence and Wall Materials**

1. **Allowed Materials.** Solid metal (painted black or dark green), wrought iron, wood fence with vertical boards of cedar, redwood, pressure treated wood, left in a natural condition or treated with neutral or wood-color stain or sealer, stucco wall with same finish as the building wall, sandstone.
   (a) Existing sandstone walls and curbs shall not be painted.
2. **Prohibited Materials.** Chain-link and vinyl fencing, barbed wire and razor wire, electric fences, as well as unfinished concrete block walls, hollow tubular steel, metal, plastic, railroad ties, and faux materials such as manufactured stone are prohibited.
   (a) Chain link fencing is allowed if it is dark colored or hot dip galvanized, screened with vines, and not be publicly visible.

25.03.070 Screening

A. **Intent**. This Section provides standards for screening to minimize visual, noise, and privacy impacts to surrounding properties and rights-of-way and improve the overall visual environment.

B. **Design Standards for Screening.** Screening required by this Section shall comply with the following:

1. **Screening Height Maximums.** Fences, walls, and hedges used for screening shall not exceed the maximum heights identified in Section 30.140.110 (Fences and Hedges).

C. **Courtyard Screening.** Fences, walls and other screening installed to create a courtyard without a roof shall not exceed five feet in height and shall be set back a minimum of 10 feet from the front property line.

D. **Landscape Screening.** Landscaping used for screening shall be installed in compliance with Section 25.03.040 (Landscape).

E. **Mechanical Equipment Screening**

1. For new installation or relocation of existing mechanical equipment, the equipment shall be screened.

   (a) **Roof-Mounted Equipment.** Building parapets or other architectural elements in the building's architectural style shall screen roof-mounted equipment.

      (1) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new roof-mounted equipment to be located on the roof of the building; or

      (2) For existing buildings with no parapet, or a parapet that is less than two feet in height, rooftop-mounted equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.

   (b) **Wall- and Ground-Mounted Equipment**

      (1) All equipment shall be screened or painted with a black, bronze, or Malaga green (i.e., RAL 6012, also known as black green) color, unless a different color is required by code.

      (2) Equipment and screening shall be in compliance with the setbacks of the zone, except as allowed by Section 30.140.090 (Encroachments into Setbacks and Open Yards).

      (3) All screen devices shall be as high as the highest point of the equipment being screened.

      (4) Screening shall match materials used on the street facing facade(s) including matching paint, finish, and trim cap of the building.

      (5) See Subsection 25.03.060.E.2 for list of prohibited materials.

2. The following mechanical equipment is exempt from screening:

   (a) Free-standing or roof-mounted Solar Energy Systems; and

   (b) EV charging equipment.

F. **Trash Enclosures**

1. Walls shall be at least seven feet tall for dumpsters, and at least five feet tall for carts.

2. Trash enclosures shall not be located in any of the following:

   (a) Required setback;

   (b) Between the building and the street;

   (c) In any open yard;

   (d) Within any frontage type; or

   (e) In any parking space.

3. Trash enclosures shall be located at least five feet from combustible walls, openings or roof eaves unless the enclosure(s) is protected by an approved automatic fire sprinkler system.

4. Trash enclosures shall be located within:
   (a) 250 feet of the commercial building(s) being served; and
   (b) 150 feet of the residential building(s) being served.
5. The floor of the enclosure must be a flat, level concrete surface.
6. A concrete apron is required for all new dumpster enclosures.
   (a) The apron shall match the width of the enclosure and extend out 8 feet from the front to join the enclosure pad to the surrounding pavement.
   (b) The apron surface must be the same elevation as the enclosure pad threshold and the surrounding surfaces, with a maximum slope of 1/8 inch per foot away from the enclosure pad.
   (c) The concrete apron must be engineered to withstand up to 20,000 pounds of direct force from a single truck axle.
   (d) If the concrete apron transitions to asphalt, sufficient subsurface preparation is required to prevent dimpling or breakdown of the asphalt over time.
7. If fully roofed and protected from rainfall, the enclosure is allowed to include a drain to the sanitary sewer. Water connections in or adjacent to the enclosure are only allowed if the enclosure is plumbed to the sanitary sewer or if the drainage area is sufficient to retain the wash water.
8. The minimum clearance inside a roofed or partially roofed enclosure is seven feet and six inches with a six foot and eight inch high entryway for pedestrian access.
9. Interior curbs are required. Each curb shall be 8 inches tall and 6 inches wide along each wall. The curb must be high enough to stop the body of the dumpster, not the wheels.
10. Balers are allowed for large cardboard generators, but stored bales are subject to the same storage restrictions (not within sight of street, alley, or parking lot) as other waste. Compactors are only allowed for trash if there is also a separate compactor for blue bin recycling.
11. Storage of pallets and reusable crates shall not be visible from a public street, community open space, or Paseo.
12. Gates are required to provide access and screening of enclosure areas. Two gates are required for dumpster enclosures. One for the building occupants to use, and a large, industrial gate for the haulers to bring out the containers. The large gate must span the entire width of the enclosure.
13. Enclosures for carts are allowed to only have one gate. Gate posts are required between containers.
14. If a gate is on or near the line of any street or alley, the gate must swing inward from any street or alley to not obstruct the street, alley, or sidewalk. The gate shall include a spring, or equivalent, to make such gate self-closing.
15. An accessible latch on the gate is required. If there is no gate, the opening must not be visible from a street, alley, or parking lot. The pedestrian gate must be 36 inches wide, with a 32 inch clearance of all hardware

25.03.080 Parking Techniques

A. **Intent.** This Section provides standards for functional parking techniques to enhance pedestrian-oriented development and minimize the visual impact of automobiles and parking structures.

B. **Parking Definitions.** See Chapter 10 (Definitions).

C. **Requirements by Building Type.** See Subsection E of the building type.

D. **Parking Techniques.** The following techniques may be applied individually or in combination in compliance with Subsection E of the zone:

1. Stall, garage door, and driveway dimensions and maneuvering areas for all parking techniques shall be in compliance with the City's Access & Parking Design Standards.

2. Visibility at driveways shall be maintained in compliance with Subsection 30.140.230 (Visibility at Driveways and Intersections).

3. Parking Structures. Any parking structure, including individual garages and carports, shall be designed in compliance with the architectural style and allowed materials of the main building described in Chapter 6 (Architectural Design).

4. Uncovered Parking

   (a) Uncovered parking areas shall be incompliance with Subsection 30.175.080 (Parking Area Landscape and Fence Standards).

   (b) Uncovered parking is prohibited between the main building and the street with the exception of a shared parking court.

5. Shared Parking Court. See Figure 25.03.080.1 (Shared Parking Court). The shared parking court is only allowed in the N.M, N.L, and MUC zones.

   (a) The maximum width of a shared parking court is 65 feet measured parallel to the adjacent street/right-of-way.

   (b) The shared parking court is accessed from the adjacent right-of-way along the primary or secondary front when located within 30 feet of the primary front or secondary front facades of the main building.

   (c) A landscape buffer shall be provided in compliance with one of the following methods along the front property line for the length of the shared parking court:

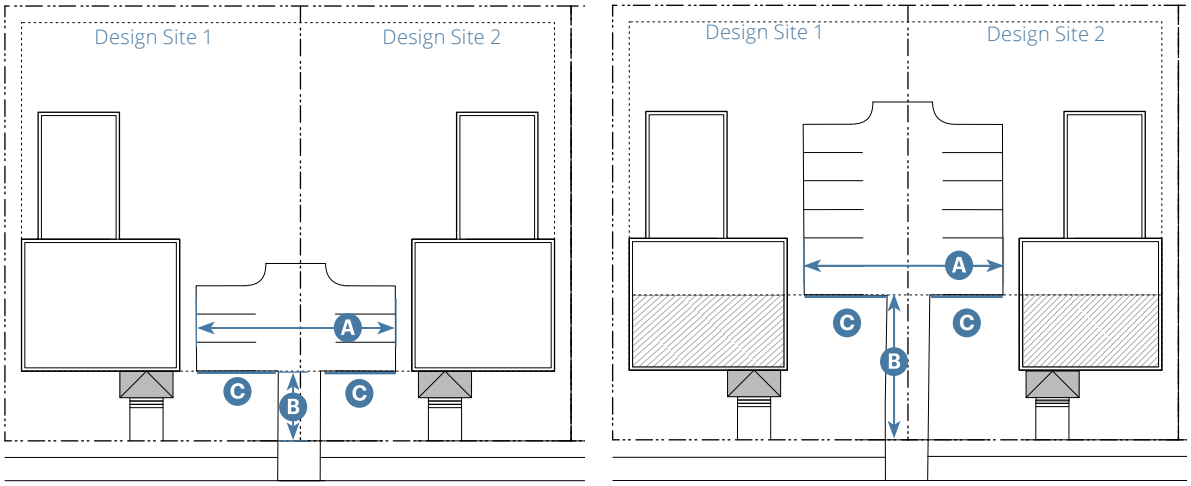
      (1) A landscape buffer with a minimum inside width of five feet and a wall, fence or hedge 42 inches in height; or

      (2) A landscape buffer with a minimum inside width of eight feet.

   (d) The landscape buffer shall count towards the minimum facade zone requirement.

6. Tuck-Under. Tuck-under parking shall not be publicly visible along the primary front or secondary front building facades.

Figure 25.03.080.1: Shared Parking Court



Key			
	Design Site Line		
	Setback Lines		
	Occupiable Space		
A	Minimum Width of the Shared Parking Court, measured parallel to the adjacent street/right-of-way		
B	Minimum Shared Parking Court Setback:	Small Parking Court (6 or fewer spaces)	10' min.
		Large Shared Parking Court (7-12 spaces)	Setback behind line of required ground floor occupiable space required in Subsection C of the zone
C	A landscaped buffer in compliance with one of the following methods shall be provided along all front property lines for the length of the parking area.	Location: Not closer than the minimum building setback required by the zone.	
		a. A landscaped buffer with a minimum inside width of five feet and a fence or hedge 42 inches in height, or	
		b. A landscaped buffer with a minimum inside width of eight feet.	

7. Podium Parking

   (a) The podium shall not be publicly visible along the primary front or secondary front building facades.

   (b) The automobile entry shall be setback a minimum 10 feet from the building facade and a minimum 20 feet from the right-of-way.

   (c) A stacked parking system may be allowed in compliance with the City's Access & Parking Design Standards.

8. Subterranean Parking

   (a) Portions of a subterranean parking garage located fully under grade may encroach to the property line.

   (b) The subterranean garage may be up to four feet above the adjacent finished grade of the building in compliance with the zone setbacks, building form (Chapter 2) and frontage type standards (Chapter 5).

   (c) Subterranean parking is not counted as a story in compliance with Subsection 30.15.090 (Measuring Height).

   (d) The automobile entry shall be setback a minimum 10 feet from the building facade and a minimum 20 feet from the right-of-way.

   (e) A stacked parking system may be allowed in compliance with the City's Access & Parking Design Standards.

25.03.090 Sloped Parcels

A. **Intent.** This Section provides the standards for development in all zones on design sites with sloped topography consistent with City policies and standards for grading and development that considers visual impacts and geologic conditions such as erosion, landslides, and drainage. For the purposes of this Section, sloped topography is any slope of ten percent or more.

B. **Developable Area on Sloped Parcels**

1. Table A (Maximum Amount of Sloped Areas Allowed to be Developed) identifies the amount of developable area for sloped portions of design sites. This, in combination with the standards in this Section and the maximum allowed building footprint shall be applied to the design of the sloped portions of design sites. Refer to Subsection 25.03.140.B for instructions on determining the sloped portion(s) of a site.

Table 25.03.090.A: Maximum Amount of Sloped Areas Allowed to be Developed

Portions of Design Site with Existing Slope	Design Site		
	Up to 1 acre	1 to 3 acres	>3 acres
0–5.99%	100% max.	100% max.	100% max.
6–9.99%	100% max.	70% max.	70% max.
10–14.99%	100% max.	50% max.	25% max.
15–19.99%	75% max.	25% max.	10% max.
20-29.99%	25% max.	5% max.	5% max.
> 30%	0% max.	0% max.	0% max.

C. **Building Height**

1. **Maximum Building Height.** Building height is regulated by Subsection C of the zone. The maximum allowed height of a building shall follow the existing topography of the design site is in compliance with the allowed building height.

(a) Figure 1 (Site Grading for House-Scale Medium Detached and Attached Building Forms) and Figure 2 (Site Grading for Block-Scale Building Forms) in this Section illustrate allowed and non-allowed site grading methods.

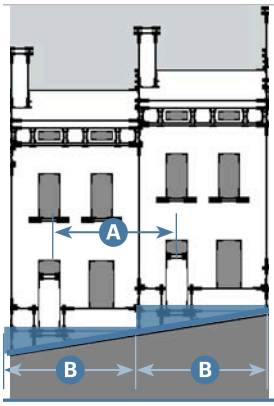
2. **Exposed Basements.** Basements do not count toward the maximum stories allowed in the zone when in compliance with the story limitations in Section 30.15.090 (Measuring Height).

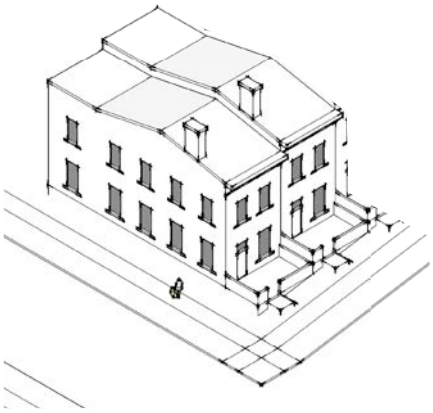
D. **Topography and Required Location of Main Building.** Sloped topography can present issues with locating the main building on a design site in compliance with Subsection D of the zone. Table 25.09.020.A (Exceptions to Standards for Design Sites with 10% or Less Slope) and Table 25.020.B (Exceptions to Standards for Design Sites with Over 10% Slope) identify allowed administrative variations for issues arising from sloped topography, subject to the required findings in these Tables.

Figure 25.03.090.1: Site Grading for House-Scale Medium Detached and Attached Building Forms

Allowed Site Grading. The following examples apply to the following building types: Duplex Side-by-Side, Duplex Stacked, Cottage Court, Medium Multiplex, Duplex Court, Side Court, and Medium Courtyard.

Allowed. Grading that results in each new building reflecting the topography of the design site(s), connecting each building with the adjacent street.



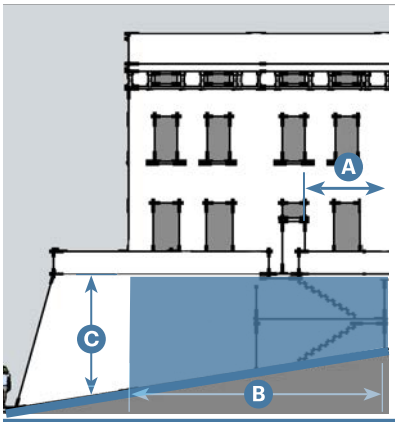


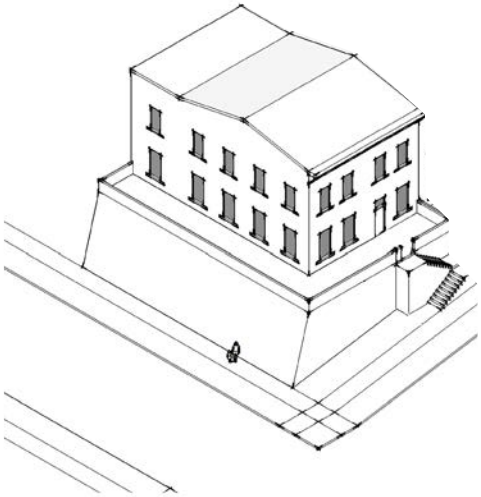
Review Note:

Diagram to be updated with non-townhouse building type.

Distance between building entries on slopes up to 10% shall not exceed 50'.	A
Building footprint width is required to step with the slope.	B

Not Allowed. Grading that does not result in each new building reflecting the topography of the design site(s), disconnecting one or more buildings from the adjacent street.





Review Note:

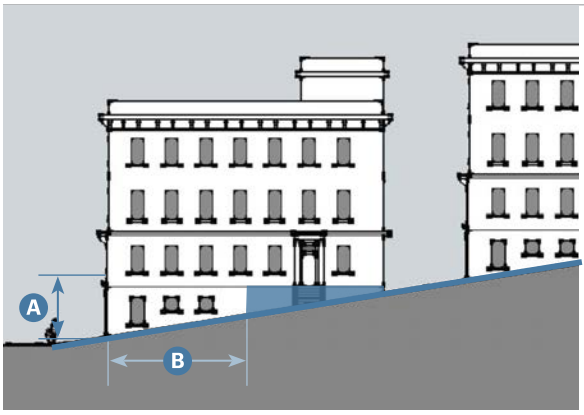
Diagram to be updated with non-townhouse building type.

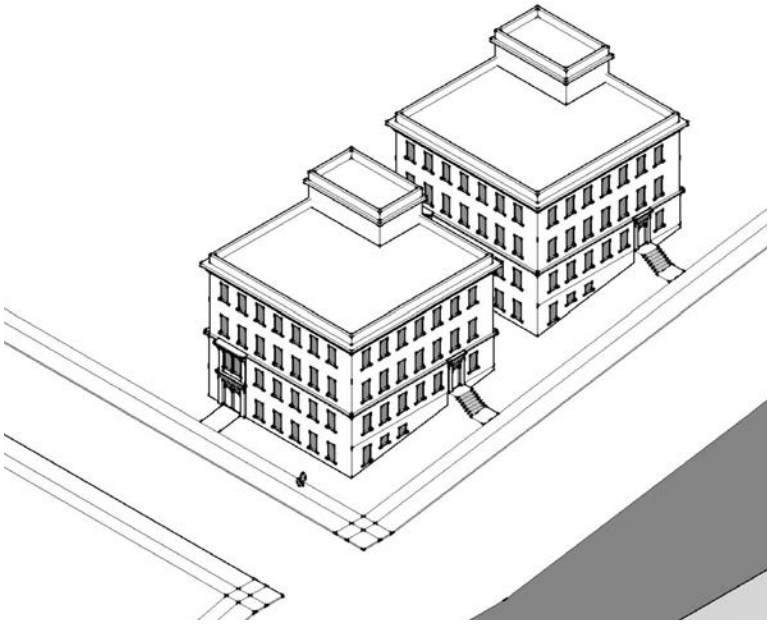
Distance between building entries on slopes up to 10% exceeds 50'.	A
Building footprint width does not step with slope.	B
Finished grade of terraced design site(s) is more than 4 feet from the adjacent street/right-of-way.	C

Figure 25.03.090.2: Site Grading for Block-Scale Building Forms

Allowed Site Grading. The following examples apply to the following building types: Large Multiplex, Large Courtyard and Downtown Building.

Allowed. Grading that results in each new building fronting on the adjacent street(s), connecting the building facades to the adjacent street, and avoiding retaining walls taller than four feet along a street or community open space.

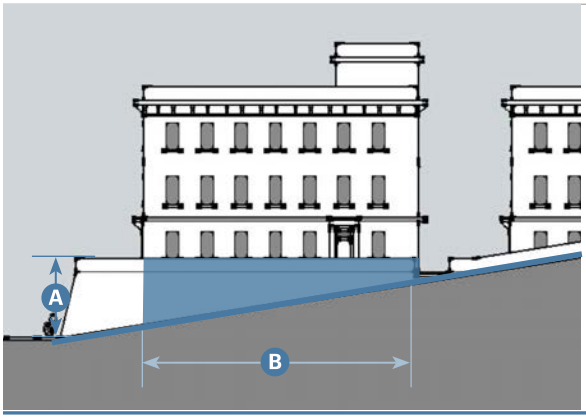


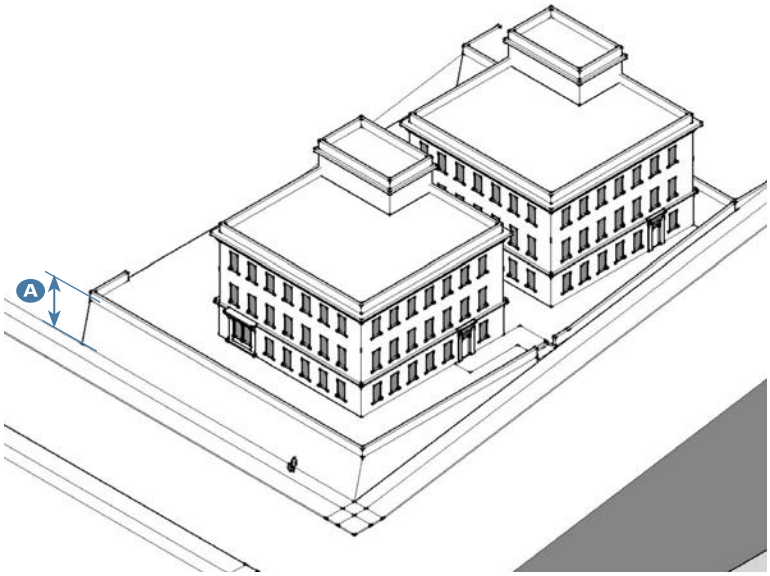


Slope is used to express a partial ground story with frontage and entries along adjacent street(s). A

Building footprint steps with slope through a partial ground story. B

Not Allowed. Grading that disconnects one or more new building facades from the adjacent public realm, resulting in retaining walls taller than four feet along a street or community open space.





Height does not create building with frontage and entries along adjacent street(s); terraced design site is more than 4 feet from adjacent sidewalk/street/ right-of-way. A

Building footprint does not step with slope. B

E. **Parking**

1. **Parking Techniques.** The following techniques may be applied individually or in combination in compliance with Subsection E of the zone:

2. **Topography and Required Location of Parking.**

(a) Parking lot slopes shall not exceed 5 percent (after grading).

(b) Sloped topography can present issues with locating parking on a design site in compliance with Subsection E of the zone. Table 25.020.B (Exceptions to Standards for Design Sites Less Than 10% Slopes) and Table 25.020.C (Exceptions to Standards for Design Sites Over 10% Slopes) identify allowed administrative variations for issues arising from sloped topography, subject to required findings.

F. **Grading or Regrading of Design Sites.** When existing design site topography is proposed to be changed, grading shall not result in any of the following:

1. Creation of grade difference of more than four feet outside of any building footprint.
2. Terraced design sites that result in a vertical difference of more than four feet between the adjacent right-of-way and the finished grade of the design site;
3. Grading beyond the building pad(s) and the required access drive(s);
4. Cut exceeding 16 feet in height from top to toe;
5. Cut slope exceeding two horizontal to one vertical;
6. Graded slopes exceeding 30 percent;
7. Graded slopes not contoured to blend with existing terrain, such that proposed cuts and fills exceed one foot of added/subtracted rise for each one and one-half feet of run;
8. Graded slopes not screened from view under or behind buildings with landscaping or natural topographic features; or
9. Graded slopes not revegetated with a mixture of grass seed or shrubs as identified by Chapter 22.10 (Vegetation Removal) and Chapter 22.85 (Erosion and Sedimentation Control Standards for Construction).
10. At no point on the site shall grading raise or lower existing grade more than 4 feet outside a building footprint.

25.03.100 Retaining Walls

A. **Intent.** These standards are designed to minimize visual intrusion of blank retaining walls with requirements for length, height, and elements to reduce perception of height and bulk.

B. Grading. Retaining walls shall be in compliance with Section 25.03.090 (Sloped Parcels).

C. Height. The height of retaining walls shall be limited by Section 30.140.110 (Fences and Hedges) and shall be measured in compliance with Subsection 30.15.090.B (Measuring the Height of Fences and Hedges).

1. Retaining walls within any front setback, facade zone, or publicly visible from the right-of-way adjoining the design site shall not exceed three feet.

2. All other retaining walls shall not exceed six feet in height.

D. Design Standards. All retaining walls shall:

1. Include articulation, such as buttress or pilasters, if over 50 feet in length; and

2. Include a landscape planter in front of the wall when not within the building. The planter shall be at least three feet deep measured perpendicular to the wall; and

3. When not within the building, be finished with allowable wall material(s) of the selected architectural style as the main building, or natural cut sandstone with matching mortar.

E. In addition to the maximums heights as specified above, multiple terraced retaining walls, in compliance with Subsection 30.15.090.B.1 (Multiple Fences and Hedges), shall also be limited to the following cumulative heights:

1. Measure no more than 12 cumulative feet as measured from the lowest finished grade to the top of the upper wall for fill slope retaining walls, with a single retaining wall being no more than six feet as measured from the lower finished grade to the top of wall; or

2. Measure no more than 16 cumulative feet as measured from the lowest finished grade to the top of the upper wall for cut slope retaining walls, with a single retaining wall being no more than six feet as measured from the lower finished grade to the top of wall; and

3. Have a minimum horizontal distance, as measured perpendicular to the walls, that is at least equal to the average height of the vertical walls; and

4. Include landscape in the entire horizontal area(s) between retaining walls.

25.03.110 Privacy

A. **Intent.** These standards are designed to locate upper-story windows, balconies, and decks to minimize loss of privacy for neighboring properties.

B. **Applicability.** Development of a residential or mixed-use building where any portion of the proposed construction is either: two or more stories tall or 18 feet or taller in building height are subject to these standards.

C. **Windows/Glazed Openings**

1. Residential structures adjoining an interior setback shall orient upper-story windows/glazed openings toward the front and rear of the building so that they do not face or overlook the adjoining property; or

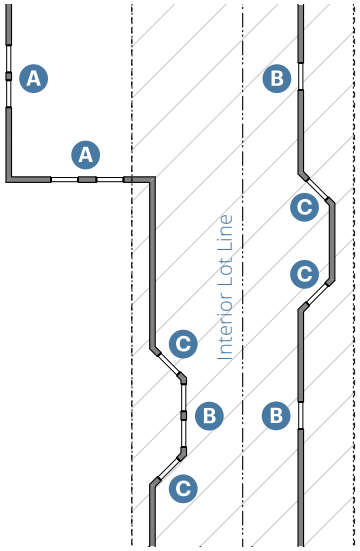
2. Upper story windows/glazed openings within 15 feet of, and oriented to face or overlook an interior lot line, shall have a minimum sill height of 42 inches unless the window is placed at an angle of at least 30 degrees, measured perpendicular to the adjacent interior property line.

D. **Landings, Decks, and Balconies**

1. Upper story unenclosed landings, decks, and balconies greater than 20 square feet, that face or overlook the adjoining property, shall be located a minimum of 15 feet from the interior lot lines.

2. Upper story unenclosed landings, decks, and balconies, that do not face or overlook the adjoining property due to orientation or topography, may be located at the minimum interior setback line if an architectural screening element such as enclosing walls, trellises, awnings, or perimeter planters with a five-foot minimum height is incorporated into the unenclosed landing, deck, or balcony.

Figure 25.03.110.1: Sill Height Standards along Interior Design Site Line



Key	
- - -	Design Site Line
----	Interior Setback Line
	Area Within 6' of Lot Line
A	Principal Window
B	44" min. Sill Height
C	No Limitation on Sill Heights

25.03.120 Rooftop Decks

A. **Intent.** These standards are designed to provide functional outdoor space on top of a building while minimizing visual, noise, and privacy impacts to surrounding properties and rights-of-way.

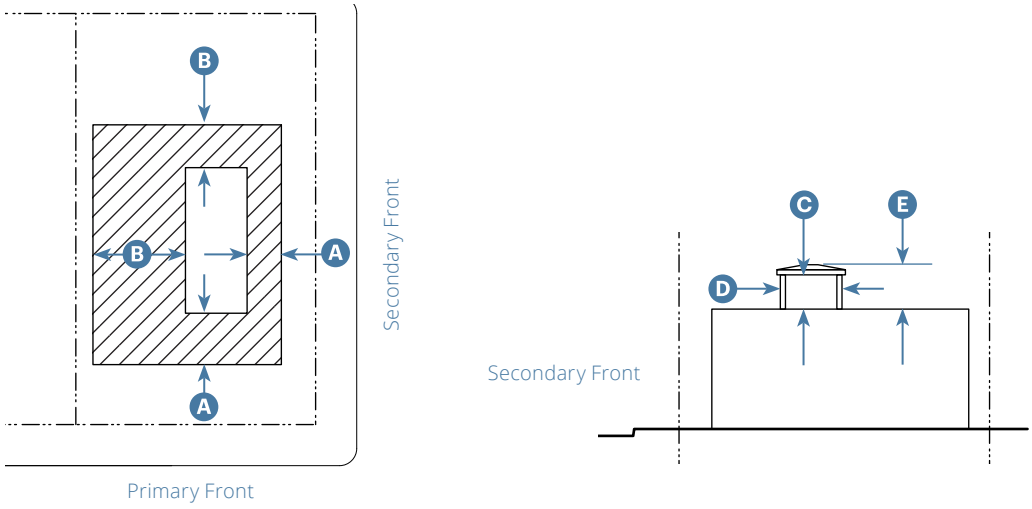
B. **General Standards**

1. Rooftop decks shall not be enclosed or covered, except by a semi-open trellis.
2. Materials for walls, trellis, pergola, and lighting shall match those used for the main building.
3. Exterior access is allowed in compliance with Building Code and Fire Code standards.

C. **Deck Placement**

1. Rooftop Deck(s) shall be located on roof of main building, not including cupolas or towers.
2. Placement shall comply with Figure 1 (Rooftop Deck Placement and Elements).

Figure 25.03.120.1: Rooftop Deck Placement and Elements



Key	
Deck	Roof

Deck Placement and Size for All Zones	
A	15' min. from building edge on primary and secondary fronts
B	10' min. interior setback from building edge
C	12 feet max. height, measured from floor-to-ceiling
D	Roofdeck footprint shall be max. 25% of total roof area at level of rooftop deck
E	12" max. deck height above roof surface

Allowed Elements
Pergola, trellis, permanent shade device, and/or swimming pool are allowed.
Temporary fabric awnings and shade devices are not allowed.

D. **Stair Penthouse(s), including Roof Hatches**

1. Stair penthouses shall follow the rooftop deck setbacks from the building edge(s).
2. Overall height of stair penthouses shall be no greater than 10 feet. Stair penthouses are exempt from building height limitations, consistent with Subsection 30.140.100.A (Architectural Elements).
3. In the NM and NL zones, stair penthouses shall be limited to a single penthouse (roof deck occupancy limit for a single means of egress) and shall be limited to the minimum dimensions (width, headroom height) required by the Building Code. In the MUC, DE, and DC zones, the number and dimensions of stair penthouses are not limited.
4. The penthouse must be attached to the delineated area for the rooftop deck.
5. The penthouse(s) shall be designed in the same style, materials, and finishes as the main building. See Chapter 6 (Architectural Design).

E. **Windscreen(s)**

1. Windscreens shall be transparent or designed in the same style, materials, and finishes as the main building.
2. Windscreens shall be located only within or along the edges of the maximum allowed area for the rooftop deck.

F. **Furniture**

1. Furnishings (e.g., chairs, tables, stoves, barbecues, swimming pools, hot tubs) are allowed only within the delineated area for the rooftop deck.

G. **Compliance with Building and Fire Codes.** All rooftop decks shall be designed in compliance with building and fire safety requirements.

25.03.130 Ground Surfaces and Paving

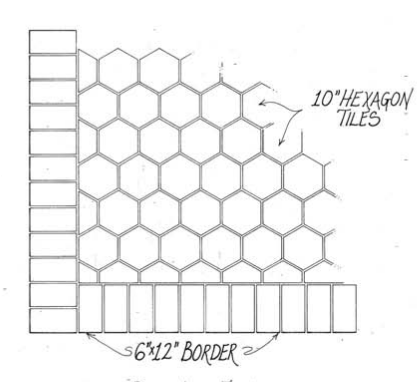
A. **Applicability.** Ground surfaces and paving are required for publicly visible plaza, forecourt, courtyard, plaza, internal pedestrian circulation network, and the like. All other improved, paved areas shall comply with the allowed materials in Subsection 25.03.130.C. The standards in this Section do not apply to vehicular circulation areas.

B. **General Requirements**

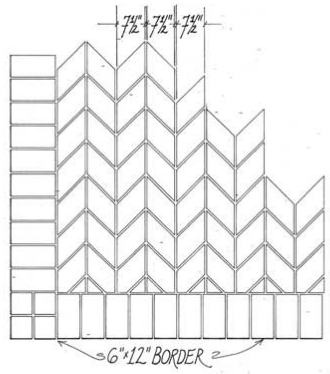
1. Surfaces shall be articulated into scaled geometric patterns which relate to the building design, the general area where the building is located, and plantings. Brick, tile, and stone are allowed surface materials and are required to be from the materials used on the main building and its architectural style. See Table A and Chapter 6 (Architectural Design).
2. Concrete shall be textured and colored.
3. Other paved areas shall not exceed more than 20 percent untextured concrete by area.
4. Public improvements shall comply with the Pedestrian Master Plan and city standard details.

Table 25.03.130.A: Allowed Brick and Tile Floor Patterns

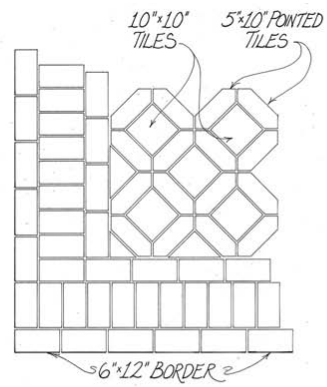
Pattern 1



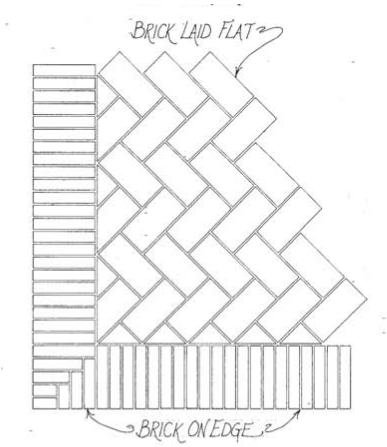
Pattern 2



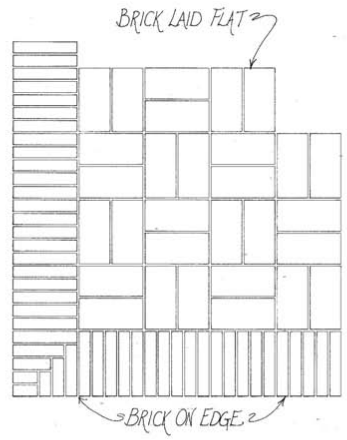
Pattern 3



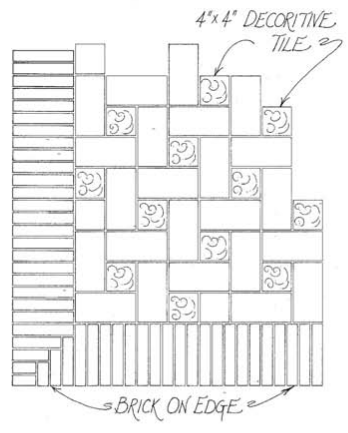
Pattern 4



Pattern 5



Pattern 6



C. **Allowed Materials.**

1. Brick, stone, colored and textured concrete, terra-cotta tile, or buff colored permeable pavers are required for ground level courtyards, plazas, paseos, and pedestrian walkways.

2. Concrete

(a) Where to Use: Preferred material for use on sidewalks or on alternative pathways separated from the road by a curb and/or planting strip or swale.

(b) See Public Works standard details for allowed construction techniques.

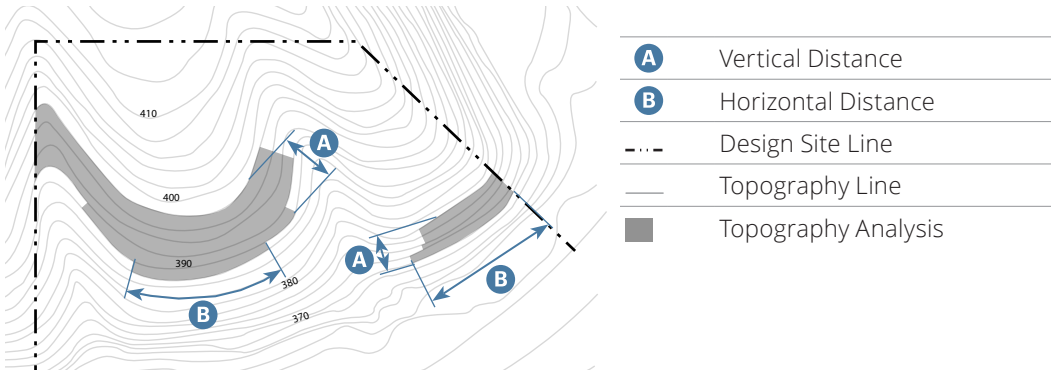
25.03.140 Sloped Parcels Measurement Methods

A. **Applicability.** The standards of Section 25.03.090 (Sloped Parcels) apply to sloped and steeply sloped design sites. Slope is measured by taking the vertical distance, or "rise", over the horizontal distance, or "run." The resulting fraction, or percentage, is the "average slope" of the land. Sloped and steeply sloped design sites are those areas of land that exhibit average slopes of up to and over 10 percent respectively.

B. **Methodology.** The following methodology shall be used to identify slopes and steep slopes protected in compliance with this Chapter. An example of the methodology is shown in Figure 1 (Example for Defining Sloped and Steeply Sloped Design Sites).

1. **Slope Determination.** To qualify as a steep slope, the slope shall be over 10 percent average with a 10-foot vertical drop over a 100-foot horizontal distance parallel to at least one common contour line. The horizontal measurement shall cross property lines to establish if a steep slope may exist on a design site (i.e., the 100-foot minimum width calculation shall cross a property line if necessary to achieve this minimum width).All areas not identified as steep slopes are considered "sloped".

Figure 25.03.140.1: Example for Defining Sloped and Steeply Sloped Design Sites



2. **Area Calculation.** Steep slope areas are calculated based on the linear feet (horizontal distance) of steep slope on the design site as determined in Subsection 1 above.

   (a) First, calculate the linear feet of slopes 30 percent and greater. Determine the square footage of each area as well as the sum of these areas for the total site.

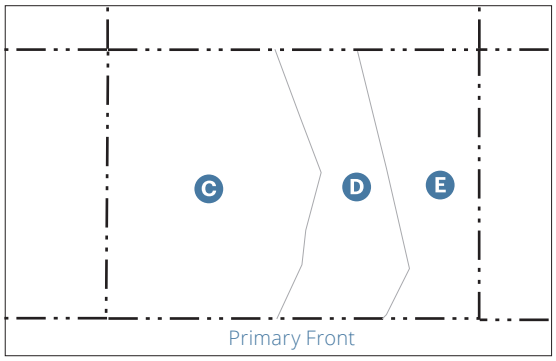
   (b) Second, calculate the linear feet of slopes between 21 and 29 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

   (c) Third, calculate the linear feet of slopes between 10 and 20 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

   (d) Last, calculate the linear feet of slopes between 0 and 9 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

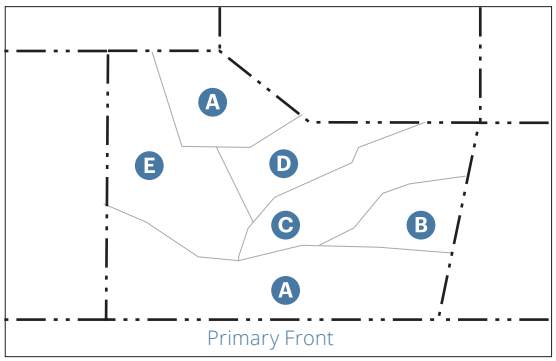
3. **Steep Slope Resource Area.** Based on the calculations in Subsection 2, above, Table 25.03.090.A (Maximum Amount of Sloped Areas Allowed to be Developed) shows the percentage of slope area that shall be included in the resource protection area. The steep slope areas to be protected shall be included in the survey.

Figure 25.03.140.2: Example for a Sloped Development Site (<1 acres)



Key	Existing Slope	Developable Area[1]
A	0-5.99%	NA
B	6-9.99%	NA
C	10-14.99%	100% max.
D	15-19.99%	75% max.
E	20-29.99%	25% max.
F	>30%	NA
- - -	Design Site Line	
___	Slope Designations	

Figure 25.03.140.3: Example for a Sloped Development Site (>3 acres)



Key	Existing Slope	Developable Area[1]
A	0-5.99%	100% max.
B	6-9.99%	70% max.
C	10-14.99%	25% max.
D	15-19.99%	10% max.
E	20-29.99%	5% max.
F	>30%	NA
- - -	Design Site Line	
___	Slope Designation	

[1] In compliance with the setbacks of the zone, required community open space, this Section, and the maximum building footprint standards in Chapter 4 (Building Types).

4. **Sloping Design Site Height.** Design sites with slopes of at least six percent shall measure the maximum height of structures as set forth in the district and measured vertically from ground level at the front setback line, or if no setback is required, at the center of the design site.

C. **Average Slope.** The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope.

(1) **Design Sites with Even Slope.** Average slope for design sites with relatively even slope across the site and small design sites is determined by using the following formula:

(a) S = ((T - B) ÷ run) × 100

(b) S = average slope

(c) T = elevation at top of slope

(d) B = elevation at bottom of slope

(e) Run = horizontal distance between the top and bottom elevations

(2) **Design Sites with Uneven Slope.** Average slope of design sites with an uneven slope across the site before grading is determined by using the following formula:

(a) S = (1.0029 × I × L) ÷ A

(b) S = average slope

(c) I = contour interval in feet

(d) L = summation of length of the contour lines in scale feet

(e) A = area of the design site in acres

Chapter 4: Building Types

Sections:

25.04.010 Purpose

This Chapter provides the standards for development of individual building types that can be developed using the ODDS. The building type options are selected to maintain the existing and intended physical character of each zone, offer housing choices and affordable housing opportunities, and encourage a mix of land uses to include retail and workplace centers, residential living in commercial centers with easy access to grocery stores and recreation, connectivity and civic engagement, and public space for pedestrians.

25.04.020 Building Types Overview

A. Building types are used to articulate size, scale, and intensity according to the intent of each zone.

B. Building types are categorized into two groups: House-Scale Buildings and Block-Scale Buildings. See Figure 1 (Example of House-Scale and Block-Scale Buildings) for examples.

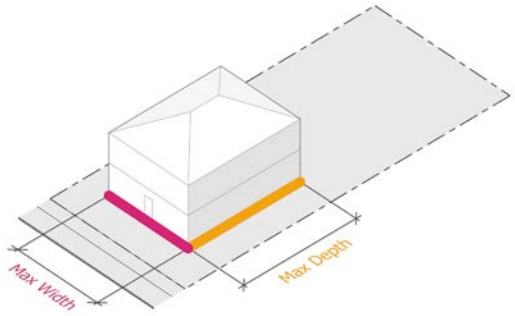
1. **House-Scale Buildings.** Buildings are perceived to be the size of a 2.5-story house, typically ranging in footprintfrom 25 feet up to 80 feet. The rear facade(s) of the Medium Courtyard type are allowed up to 100 feet while its side and front facades stay within the 80-feet maximum; and

2. **Block-Scale Buildings.** Buildings that are individual as large as most or all of a block, or, when arranged together exceed 100 feet in length.

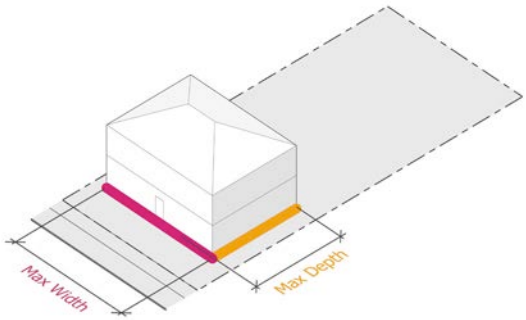
Figure 25.04.020.1 Example of House-Scale and Block-Scale Buildings

House-Scale Buildings

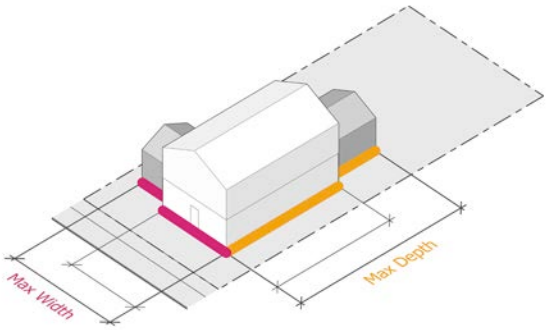
Main body only



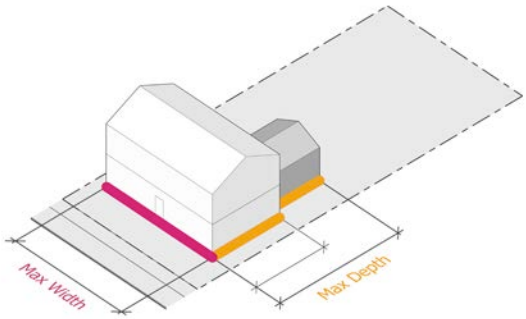
Main body only



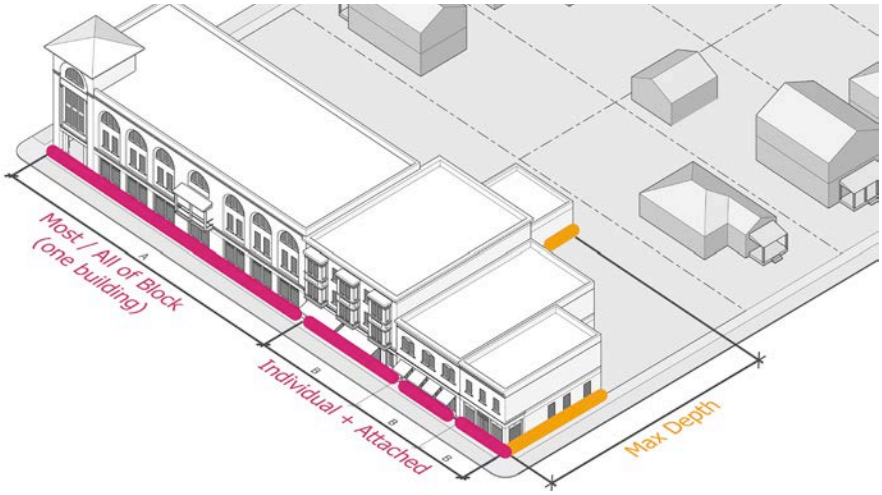
Main body with interior wings



Main body with interior wing



Block-Scale Buildings



25.04.030 General Requirements

A. Each design site shall have only one main building type, except as follows, in compliance with the standards:

1. The Cottage Court (Section 25.04.070) may consist of up to nine individual buildings;
2. The Duplex Court (Section 25.04.060) may consist of up to three individual buildings;
3. The Side Court (Section 25.04.100) may consist of up to two buildings; and
4. The Large Courtyard (Section 25.04.130) may consist of up to two buildings.

B. On-site open yard standards identify only the amount of common open yard for the entire building unless specified otherwise.

1. House-scale buildings. Required open yard to be located on grade.
2. Block-scale buildings. Required open yard allowed on grade, elevated from grade as allowed by the Zone, at podium level, or on the roof as allowed in Section 25.03.120 (Rooftop Decks).
3. Location of open yard. The required common open yard shall be located behind the plane of the facade facing the primary or secondary front. The following locations are not allowed for placement of open yard:
   (a) Vehicle areas designated for use by motor vehicles such as driveways, turnarounds, or parking areas; as well as required parking lot landscaping and screening pursuant to Section 30.175.090 (Parking Area Design and Development Standards);
   (b) All required setbacks (primary front, secondary front, and interior);
   (c) Open yard area at grade less than 10 feet in its minimum dimension;
   (d) Patios, balconies, or decks less than five feet in their minimum dimension;
   (e) Access and egress areas which are designed to provide access/egress and remain open and passable such as front porches, landings, stairs, and ramps, or required access/egress paths on a multi-unit or mixed-use development; or
   (f) Nonresidential areas which are used or designed for any nonresidential purpose or use.

C. On-site private open yard standards shall comply with Section 30.140.140 (Open Yards).

D. Parking may be designed as uncovered (surface, parking court, shared parking court) or covered (individual detached or attached garage/carport, tuck-under, podium, subterranean), in compliance with the setbacks in Subsection E of the zone. Buildings shall be designed in compliance with Chapter 6 (Architectural Design).

E. Wings are a secondary component of building form that allow the overall building footprint to increase beyond the maximum size of the main body. To further this objective, the standards identify specific requirements for wings:

1. Wings shall be less in length than the main body;
2. Wings that are aligned with the facade of the main body shall be 1-story less in height than the main body;
3. Wings that are offset from the facade plane of the main body by at least five feet are allowed at the same height as the main body.

F. The maximum number of units identified for each building type is dependent on the design site being large enough to accommodate all the zone's standards (e.g., parking). The total number of units is as allowed by the General Plan maximum density.

G. Diagrams are for illustrative purposes only. Individual designs may vary from the diagrams for each building type in compliance with the standards of this Chapter and Chapter 6 (Architectural Design).

H. New buildings and their improvements are subject to Santa Barbara's local standards for Fire Safety and Building Safety.

25.04.040 Allowed Building Types

Table A (Building Types Overview) provides an overview of the allowed building types in each zone. The names of the building types are not intended to limit uses within a building type. For example, a Large Multiplex may have nonresidential uses within it as allowed by the zone.

Table 25.04.040.A: Building Types Overview

	Specific Standards	Zones					Community Benefit Project
		N.M	N.L	MUC	DE	DC	
House-Scale							
Duplex Side-by-Side	25.04.050	A	A	—	—	—	—
Duplex Stacked	25.04.060	A	A	—	—	—	—
Cottage Court	25.04.070	A	A	—	—	—	—
Medium Multiplex	25.04.080	A	A	—	—	—	—
Duplex Court	25.04.090	A	A	—	—	—	—
Side Court	25.04.100	—	A	A	A	—	—
Medium Courtyard	25.04.110	—	A	A	A	—	—
Block-Scale							
Large Multiplex	25.04.120	—	—	A	A	—	—
Large Courtyard	25.04.130	—	—	A	A	A	A
Downtown Building	25.04.140	—	—	—	—	A	A
Key	A = Allowed				— = Not Allowed		

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25.04.050 Duplex Side-by-Side

Example of Duplex Side-by-Side

Example of Duplex Side-by-Side

Example of Duplex Side-by-Side

A. Description

A small-to-medium-sized, detached, House-Scale Building with medium setbacks. The building consists of two side-by-side units, both facing the street and within a single building massing. The type has the appearance of a single-unit house and is scaled to fit within lower-intensity neighborhoods.

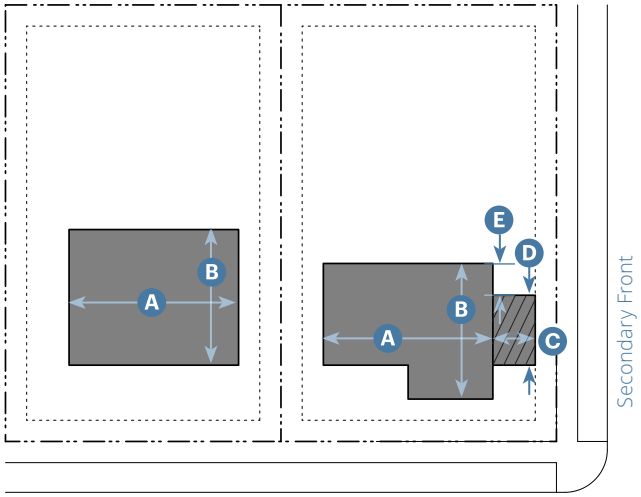
B. Number of Units[1]

Units per Building	2 max.
Buildings per Design Site	1 max.

[1] As allowed by General Plan maximum density

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Primary Front (Narrowest Side on Corner Lot)

Key

ROW/ Design Site Line

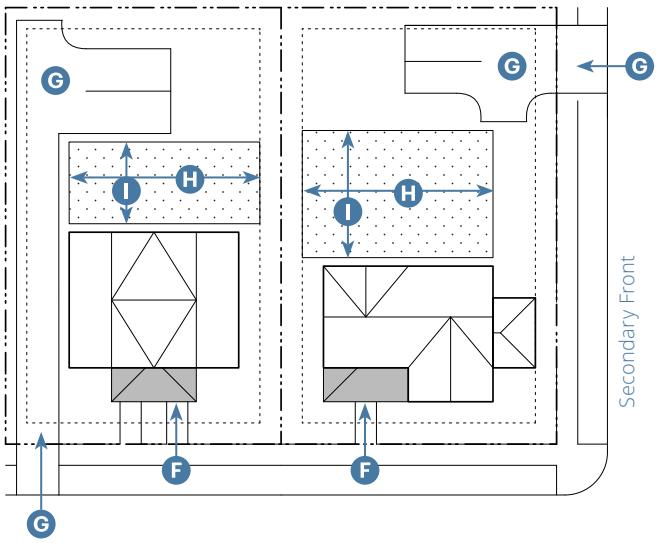
Building Setback Line

Building

Wing

C. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body		
Width	48' max.	A
Depth	36' max.	B
Wing(s)		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings	10' min.	
Offset from Main Body facade plane along primary front, secondary front, or community open space	5' min. if 2 stories; 0' min. if 1 story	E
Massing Types		
Sloped Roof Bar	Section 25.04.150.B.2	
Sloped Roof L	Section 25.04.150.B.3	
Sloped Roof Forecourt	Section 25.04.150.B.5	

Alley access required if alley exists



Primary Front (Narrowest Side on Corner Lot)

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Yard

D. Pedestrian Access		
Main Entrance Location	Primary Front[2]	F
Each unit shall have an entry facing the street on or within 25' of the front facade.		
[2] On corner design sites, each unit shall front a different street.		
E. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection E of the zone.		G
Parking may be surface or garage/carport.		
F. Open Yard		
Common Open Yard		
Width	15' min.	H
Depth	15' min.	I

25.04.060 Duplex Stacked

Example of Duplex Stacked

Example of Duplex Stacked

Example of Duplex Stacked

A. Description

A small-to-medium-sized, detached, House-Scale Building with medium setbacks. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a single-unit house and is scaled to fit within lower-intensity neighborhoods.

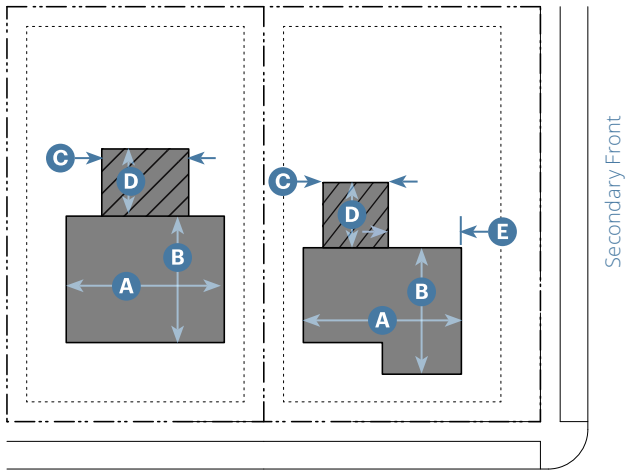
B. Number of Units[1]

Units per Building	2 max.
Main Buildings per Design Site	1 max.

[1] As allowed by General Plan maximum density

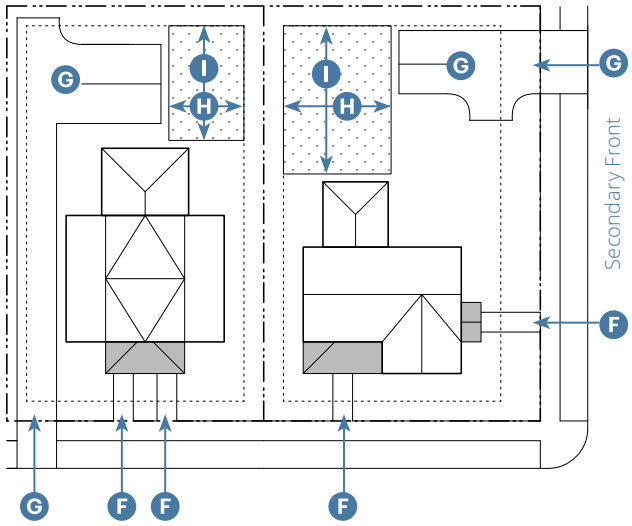
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Primary Front (Narrowest Side on Corner Lot)

Alley access required if alley exists



Primary Front (Narrowest Side on Corner Lot)

Key

ROW/ Design Site Line

Building Setback Line

Building

Wing

C. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body		
Width	36' max.	A
Depth	48' max.	B
Wing(s)		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings	10' min.	
Offset from Main Body facade plane along primary front, secondary front, or community open space	5' min. if 2 stories; 0' min. if 1 story	E
Massing Types		
Sloped Roof Box	Section 25.04.150.B.1	
Sloped Roof Bar	Section 25.04.150.B.2	
Sloped Roof L	Section 25.04.150.B.3	

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Yard

D. Pedestrian Access		
Main Entrance Location	Primary Front[2]	F
Each unit shall have an entry facing the street on or within 25' of the front facade.		
[2] On corner design sites, each unit shall front a different street.		
E. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection E of the zone.		G
Parking may be surface or garage/carport.		
F. Open Yard		
Common Open Yard		
Width	15' min.	H
Depth	15' min.	I

25.04.070 Cottage Court

Example of Cottage Court

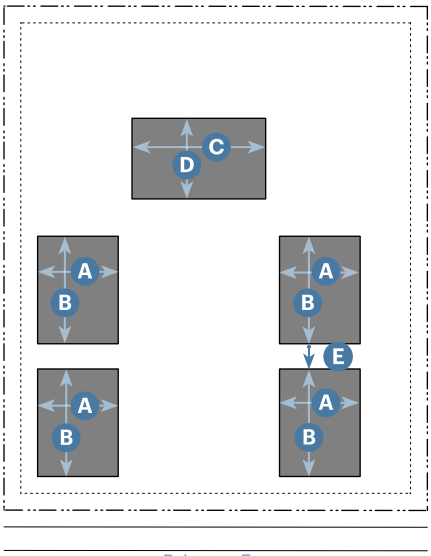
Example of Cottage Court (Courtesy of City of Santa Barbara)

Example of Cottage Court

A. Description	
A group of up to nine small, detached, House-Scale Buildings arranged to define a shared court open to and visible from the street. The shared court is common open yard, thus becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in nonresidential contexts.	
Synonym: Bungalow Court	
B. Number of Units[1]	
Units per Building	1 max.
Main Buildings per Design Site	3 min.; 9 max.[2]
[1] As allowed by General Plan maximum density	
[2] The rearmost Cottage may contain up to 2 units, for a total of 10 units.	
C. Building Size and Massing	
Height	
Stories	1.5 max.
Eave	14' max.
Main Body (per Cottage)	
Width	32' max. A
Depth	32' max. B

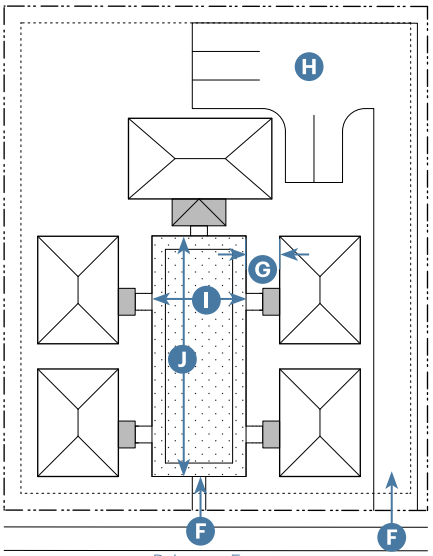
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Primary Front

Alley access required if alley exists



Primary Front

Key

ROW/ Design Site Line

Building Setback Line

Building

C. Building Size and Massing (Continued)		
Main Body (per Cottage)		
Width, Rearmost Building	48' max.	C
Depth, Rearmost Building	36' max.	D
Separation between Cottages	7' min.	E
Wing(s)		
Not Allowed		
Massing Types (per Cottage)		
Sloped Roof Box	Section 25.04.150.B.1	
Sloped Roof L	Section 25.04.150.B.3	

D. Pedestrian Access		
Shared court must be accessible from primary front.		F
Pedestrian Path Setback From Bldg. Entry	5' min.	G
Main entrance to units required from shared court.		
Units on corner lot may enter from primary or secondary front.		
Pedestrian connections must connect all buildings to the public ROW, shared court, and parking areas.		
Frontage Area along Common Open Yard		
8' deep min. area required for full length of building at all facades adjacent or abutting a pedestrian path or common open yard. The amount of facade abutting the path or yard shall be at least 2/3 of the associated building length.		

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Yard

E. Vehicle Access and Parking		
Distance from Buildings	3' min.	
Setback from Open Yard	5' min.	
Driveway and parking location shall comply with standards in Subsection E of the zone.		H
Parking may be surface or garage/carport.		
Spaces may be individually accessible by the units and/or common parking area(s) at interior of design site.		

F. Open Yard		
Common Open Yard		
Width, Clear	20' min.	I
Depth, Clear	75' min. (3-4 units); 90' min. (5-10 units)	J

G. Fencing
Fencing only allowed around or between individual buildings and shall not exceed 42" in height. Fence materials must be in compliance with the allowed materials for the style of the main building.

25.04.080 Medium Multiplex

Example of Medium Multiplex

Example of Medium Multiplex

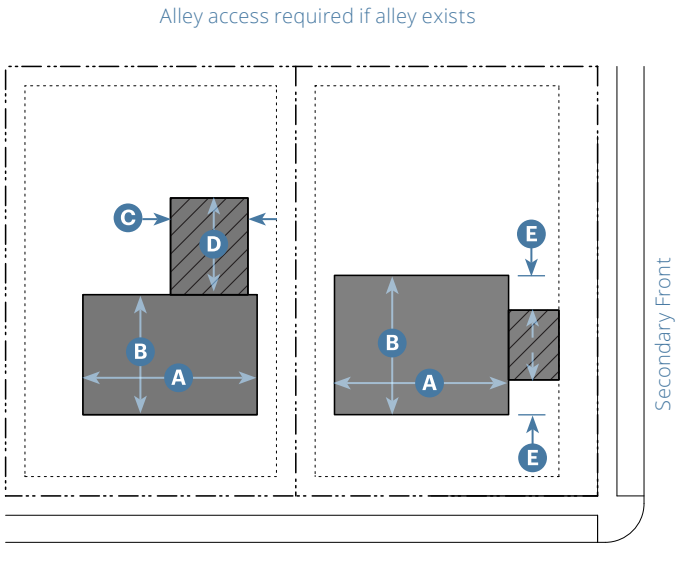
Example of Medium Multiplex

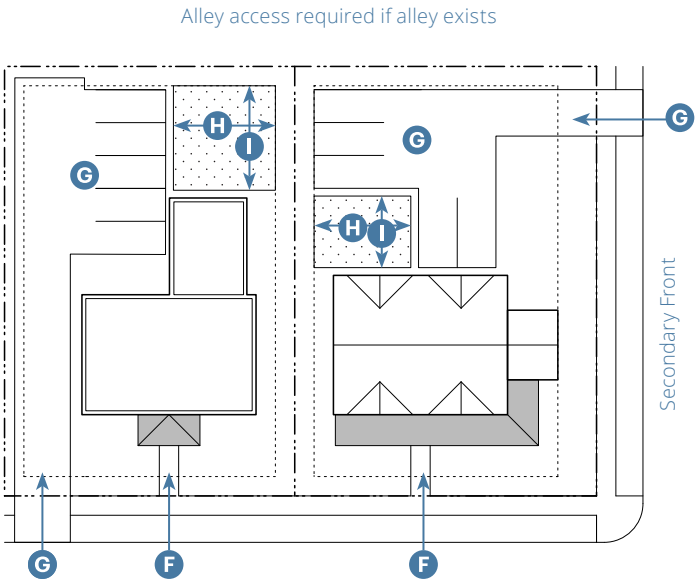
A. Description
A small-to-medium-sized, detached, House-Scale Building that consists of three to four stacked units, typically with one shared entry or individual entries along the front. The type has the appearance of a single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.
Synonym: Triplex/Fourplex

B. Number of Units[1]	
Units per Building	3 min., 4 max.
Main Buildings per Design Site	1 max.

[1] As allowed by General Plan maximum density

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Building Setback Line

Building

Wing

C. Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body		
Width	48' max.	A
Depth	48' max.	B
Wing(s)		
Width	15' max.	C
Depth	20' max.	D
Separation between Wings	10' min.	
Offset from Main Body facade plane along primary front, secondary front, or community open space	5' min. if 2 stories; 0' min. if 1 story	E
Massing Types		
Sloped Roof Box	Section 25.04.150.B.1	
Sloped Roof Bar	Section 25.04.150.B.2	
Sloped Roof L	Section 25.04.150.B.3	
Sloped Roof Forecourt	Section 25.04.150.B.5	

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Yard

D. Pedestrian Access		
Main Entrance Location	Primary Front	F
Each unit may have an individual entry.		
E. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection E of the zone.		G
Parking may be surface, garage/carport, or tuck-under.		
F. Open Yard		
Common Open Yard		
Width	15' min.	H
Depth	15' min.	I

25.04.090 Duplex Court

Example of Duplex Court

Example of Duplex Court

Example of Duplex Court

A. Description
A group of small, detached House-Scale duplex buildings which may be added to one or more existing buildings on the lot. The new buildings are arranged to define a shared court visible from the street. The shared court is common open yard. The type is scaled to fit within low-to-moderate intensity neighborhoods.

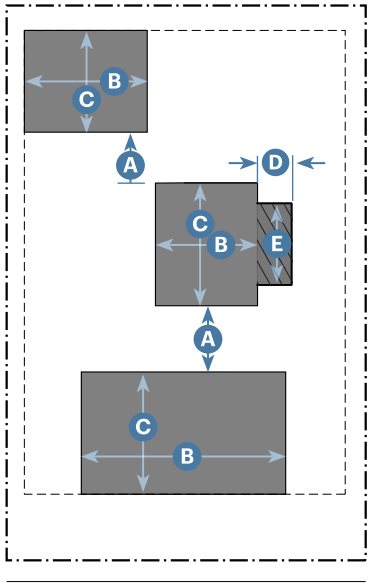
B. Number of Units[1]		
Units per Building	2 max.	
Main Buildings per Design Site	2 min., 3 max.	

[1] As allowed by General Plan maximum density

C. Building Size and Massing		
Space between buildings	10' min. (clear)	A
Height		
Stories	2.5 max.	
Main Body (per Building)[1]		
Width	48' max.	B
Depth	48' max.	C

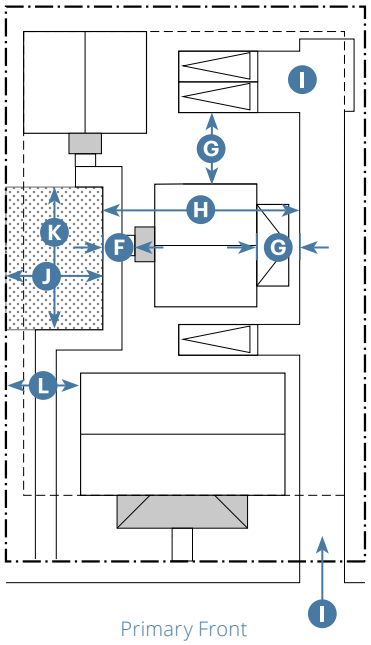
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Primary Front

Alley access required if alley exists



Primary Front

Key

ROW/ Design Site Line

Building Setback Line

Building

Wing

C. Building Size and Massing (Continued)		
Wings(s)		
Width	15' max.	D
Depth	24' max.	E
Separation between Wings	10' min.	
Offset from Main Body Facade plane along primary front, secondary front, or community open space	5' min. if 2 stories; 0' min. if 1 story	
Massing Types (per Building)		
Sloped Roof Box	Section 25.04.150.B.1	
Sloped Roof Bar	Section 25.04.150.B.2	
Sloped Roof L	Section 25.04.150.B.3	
Sloped Roof Forecourt	Section 25.04.150.B.5	
D. Pedestrian Access		
Pedestrian Path Setbacks	5'	F

All buildings not fronting a street must front the Open Yard; all buildings fronting the Open Yard must provide a Frontage Type along and take access from the Open Yard.

Pedestrian paths must connect directly to the ROW, be visually or physically separate from vehicular circulation (may occur on same surface), and shall not bisect the Open Yard.

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Yard

D. Pedestrian Access (Continued)		
Frontage Area along Common Open Yard		
8' deep min. area required for full length of building at all facades adjacent or abutting a pedestrian path or common open yard. The amount of facade abutting the path or yard shall be at least 2/3 of the associated building length.		
E. Vehicle Access and Parking		
Distance from Buildings	3' min.	G
Setback from Open Yard	5' min.	H
Driveway and parking location shall comply with standards in Subsection E of the zone.		I
Parking may be surface, garage/carport, or tuck-under.		
F. Open Yard		
Common Open Yard		
Width	15' min.	J
Depth	15' min.	K
Opening to Primary Front or Secondary Front	12' min.	L

25.04.100 Side Court

Side Court, Example 1 (image source: Google)

Side Court, Example 2 (Image source: Google)

Side Court, Example 3 (image source: Realtor.com)

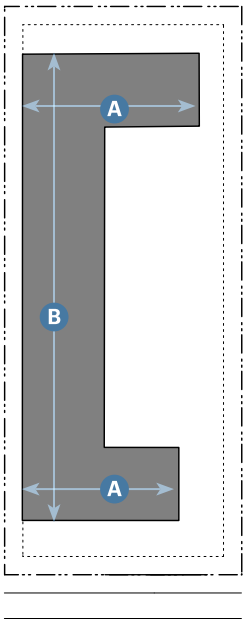
A. Description
A house-scale building fronting a shared vehicular access that blends pedestrian and vehicle access with decorative paving of the parking court. The foremost unit(s) face the street. This type is intended for narrow and deep parcels and is typically located within low-to-moderate-intensity neighborhoods.

B. Number of Units[1]	
Units per Design Site	10 max.
Buildings per Design Site	2 max.

[1] As allowed by General Plan maximum density

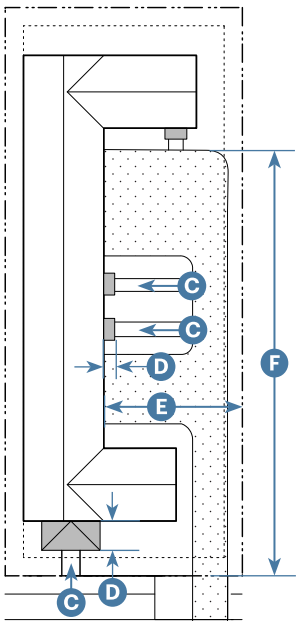
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Primary Front

Alley access required if alley exists



Primary Front

Key

ROW/ Design Site Line

Building Setback Line

Building

C. Building Size and Massing			
Height	**N.L**	**MUC; DE**	
Stories	2.5 max.; 3 max. up to 1/3 footprint		
Main Body (per Building)			
Width	48' max		A
Overall Length	60' max.	80' max.	B
Wing(s)			
Not Allowed			
Massing Types (per Building)			
Sloped Roof Box	Section 25.04.150.B.1		
Sloped Roof L	Section 25.04.150.B.3		
Sloped Roof Forecourt	Section 25.04.150.B.5		
Sloped Roof L Courtyard	Section 25.04.150.B.6		
At least 50% of ground floor space shall be occupiable.			

D. Pedestrian Access	
Pedestrian access shall be visually or physically separate from vehicular circulation (may occur on same surface).	
The frontmost unit shall be accessed from the street; other units shall be accessed from the parking court.	C
Each primary entrance shall include a frontage type, as allowed in Table 6.030.A, within an area at least 7' deep.	D

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Parking Court

E. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection E of the zone.		
Parking may be surface, garage/carport, or tuck-under.		
Shared Vehicular Access Area		
Width	26' min. (building facade to property line)	E
Depth	Up to rearmost building, in compliance with fire access requirements.	F
Paving		
Asphalt or untextured poured concrete 20% max.		
If pedestrian path is not delineated from vehicle path, edges of parking court pavement shall not be composed exclusively of straight lines.		

F. Open Yard
Landscape
Interior side setback along parking court shall be landscaped. See Section 30.175.080 (Parking Area Landscape and Fence Standards).

[1] Includes planting buffer, drive aisle, and pedestrian path.

25.04.110 Medium Courtyard

Example of Medium Courtyard

Example of Medium Courtyard

Example of Medium Courtyard

A. Description

A detached, House-Scale Building that consists of up to 16 multiple attached and/or stacked units, accessed from a shared courtyard. The shared court is common open yard. The type is typically integrated in lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

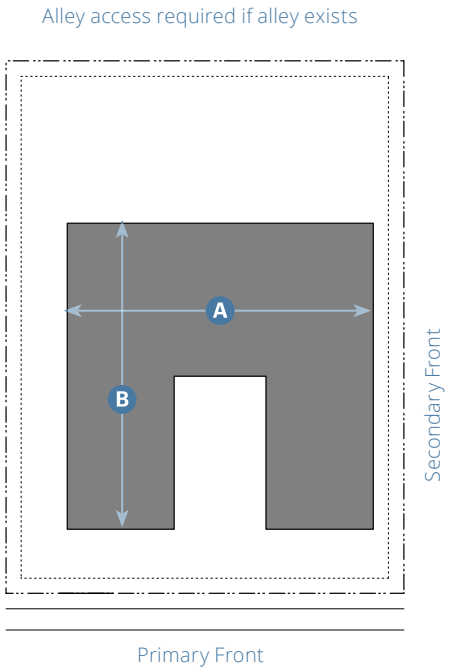
Synonym: Courtyard Apartment

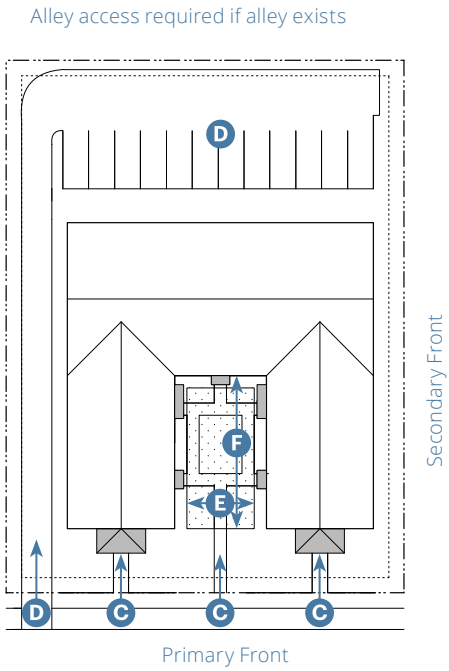
B. Number of Units[1]

	N.L; MUC	DE
Units per Building	15 max.	18 max.
Main Buildings per Design Site	1 max.	

[1] As allowed by General Plan maximum density

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Building Setback Line

Building

C. Building Size and Massing			
Height	**N.L**	**MUC; DE**	
Stories	2.5 max.		
Up to 1/3 of the building footprint is allowed up to 3 stories, if located at least 40 feet behind the primary front facade.			
Main Body			
Width	100' max.		A
Depth	60' max.	80' max.	B
Wing(s)			
Not Allowed			
Massing Types			
Sloped Roof L Courtyard	(L shaped) Section 25.04.150.B.6		
Sloped Roof Front Courtyard	(U-shaped) Section 25.04.150.B.7		

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Yard

D. Pedestrian Access		
Main Entrance Location[2]	Courtyard or Street	C
[2] The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.		
E. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection E of the zone.		D
Parking may be surface, garage/carport, tuck-under, or podium.		
F. Open Yard		
Common Open Yard	**L-shaped**	**U-shaped**
Width, Clear	15' min.	25' min. E
Depth, Clear	30' min.	50' min. F
Courtyard(s) shall be accessible from the primary front.		
Multiple courtyards shall be connected via a passageway through or between the building.		
Front of courtyard not defined by building shall be defined by 3'-6" to 5' tall wall, landscape, change in paving materials, or other architectural feature (Gateway).		

25.04.120 Large Multiplex

Example of Large Multiplex

Example of Large Multiplex

Example of Large Multiplex

A. Description

A large-sized, detached, Block-Scale Building that consists of up to 18 attached and/or stacked units, typically with one shared entry. The type is scaled to fit within moderate-intensity neighborhoods.

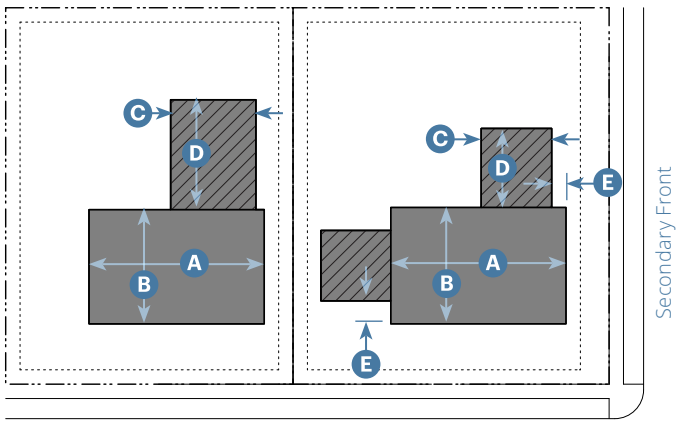
B. Number of Units[1]

	MUC	DE
Units per Building	12 max.	18 max.
Main Buildings per Design Site	1 max.	

[1] As allowed by General Plan maximum density

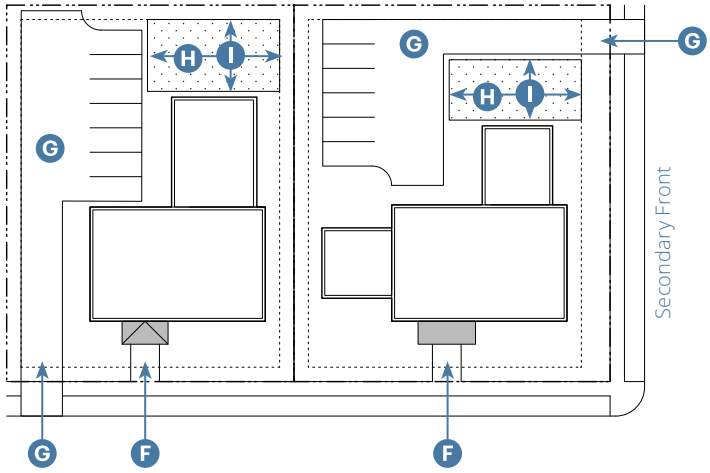
General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Primary Front (Narrowest Side on Corner Lot)

Alley access required if alley exists



Primary Front (Narrowest Side on Corner Lot)

Key

ROW/ Design Site Line

Building Setback Line

Building

Wing

C. Building Size and Massing		
Height	**N.L; MUC**	**DE**
Stories	3.5 max.	5 max.
Main Body		
Width	60' max.	80' max. (A)
Depth	60' max.	100' max. (B)
Wing(s)		
Width	24' max. (C)	
Depth	40' max. (D)	
Separation between Wings	10' min. up to 2 stories 15' min. for 3rd/4th stories	
Offset from Main Body Facade plane along primary front, secondary front, or community open space	5' min. if 2 or more stories; 0' min. if 1 story	(E)
Massing Types		
Sloped Roof Bar	Section 25.04.150.B.2	
Sloped Roof L	Section 25.04.150.B.3	
Sloped Roof T	Section 25.04.150.B.4	
Sloped Roof Forecourt	Section 25.04.150.B.5	

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Yard

D. Pedestrian Access		
Main Entrance Location	Primary Front	(F)
Units located in the main body shall be accessed by a common entry along the primary front.		
On corner design sites, units in a wing may enter from the secondary front.		
E. Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Subsection E of the zone.		(G)
Parking may be surface, garage/carport, tuck-under, podium, or subterranean.		
F. Open Yard		
Common Open Yard		
Width	15' min.	(H)
Depth	15' min.	(I)

25.04.130 Large Courtyard

Example of Large Courtyard

Example of Large Courtyard

Example of Large Courtyard

A. Description

A detached or attached, Block-Scale Building that consists of up to 50 stacked units, accessed from one or more shared courtyards. The shared court is common open yard. The type is typically integrated into moderate-to-high-intensity neighborhoods and on streets with a nonresidential ground floor.

Synonym: Courtyard Apartment

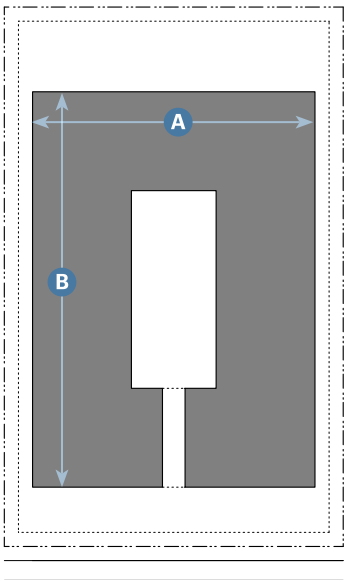
B. Number of Units[1]

	MUC	DE	DC
Units per Design Site	24 max.	50 max.	50 max.
Main Buildings per Design Site	2 max.		

[1] As allowed by General Plan maximum density

General Note: Photos on this page are illustrative, not regulatory.

Alley access required if alley exists



Primary Front

Key

ROW/ Design Site Line

Building Setback Line

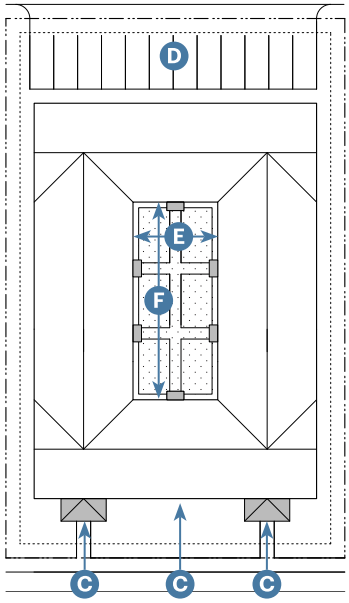
Building

C. Building Size and Massing		
Height		
Stories	4 max.	
Main Body [1]		
Width	200' max.[2]	A
Depth	200' max.[2]	B
Wing(s)		
Not Allowed		
Massing Types		
Sloped Roof Front Courtyard	Section 25.04.150.B.7	
Sloped Roof Rear Courtyard	Section 25.04.150.B.8	
Sloped Roof Closed Courtyard	Section 25.04.150.B.9	
Flat Roof Front Courtyard	Section 25.04.150.B.13	
Flat Roof Rear Courtyard	Section 25.04.150.B.14	
Flat Roof Closed Courtyard	Section 25.04.150.B.15	
Building may be designed in an L-, U-, or O-shape.		

[1] May be designed as two adjacent buildings, at least 15' but not more than 30' apart, in compliance with the standards of this Subsection.

[2] Facades along a primary or secondary front or along a community open space may be designed as multiple facades not exceeding 75 feet.

Alley access required if alley exists



Primary Front

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Yard

D. Pedestrian Access		
Main Entrance Location[3]	Courtyard or Street	C
The Courtyard shall be accessible and visible from the primary front via the Gateway (25.07.130).		
Distance between Unit Entries	30' max.	

[3] Ground floor units shall be entered directly off of a courtyard or street, whichever is closer. Unit entries can be shared.

E. Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Subsection E of the zone.	D
Parking may be surface, garage/carport, tuck-under, podium, or subterranean.	

F. Open Yard		
Common Open Yard		
Width	40' min. clear	E
Depth	65' min. clear	F
Courtyards shall be accessible from the primary front.		
Multiple courtyards must be connected via a Paseo (Section 25.08.060) between buildings or a Gateway (Section 25.05.130) through buildings.		

25.04.140 Downtown Building

Example of Downtown Building

Example of Downtown Building

Example of Downtown Building

A. Description

A small-to-large-sized, Block-Scale Building, typically attached, but sometimes detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. Ground floor residential can occur behind retail, office, or services uses, and along secondary front. The type makes up the primary component of neighborhood and downtown main streets, therefore being a key component to providing walkability.

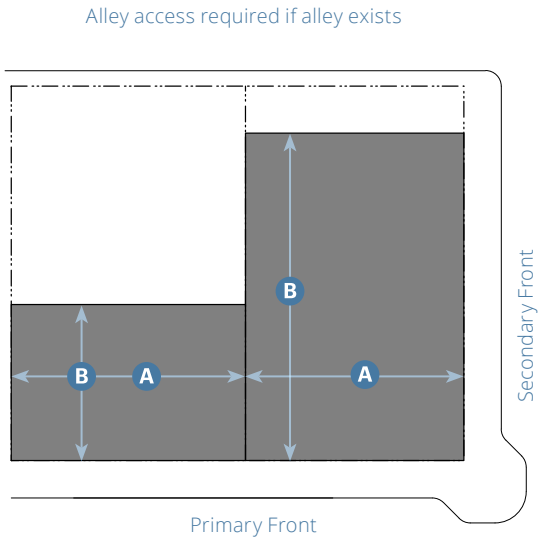
B. Number of Units[1]

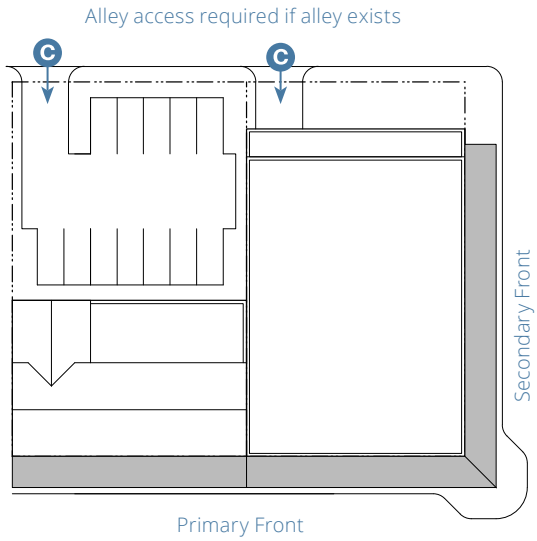
Units per Building	Unrestricted[2]
Main Buildings per Design Site	1 max.

[1] As allowed by General Plan maximum density

[2] Number of units restricted by International Building Code (IBC) and Uniform Fire Code (UFC) standards.

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW/ Design Site Line

Building

Building Setback Line

C. Building Size and Massing			
Height	**DE**	**DC**	
Stories	4 max.	5 max.	
Main Body			
Width	150 max.[3]	200 max.[3]	A
Depth	120 max.	200 max.	B
Wing(s)			
Not Allowed			
Massing Types			
Sloped Roof Bar		Section 25.04.150.B.2	
Sloped Roof T		Section 25.04.150.B.4	
Flat Roof Box		Section 25.04.150.B.10	
Flat Roof L		Section 25.04.150.B.11	
Flat Roof T		Section 25.04.150.B.12	
Flat Roof Front Courtyard		Section 25.04.150.B.13	
Flat Roof Rear Courtyard		Section 25.04.150.B.14	
Flat Roof Closed Courtyard		Section 25.04.150.B.15	

[3] Facades along a primary or secondary front or along a community open space shall be designed as multiple facades not exceeding 75 feet.

Key

ROW/ Design Site Line

Frontage

Building Setback Line

D. Pedestrian Access	
Distance between Entries along primary front, secondary front, open yard, community open space, or Paseo	50' max.

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection E of the zone. C

Parking may be surface, garage/carport, tuck-under, podium, or subterranean.

F. Open Yard

Common or private open yard is not required.

25.04.150 Massing Types

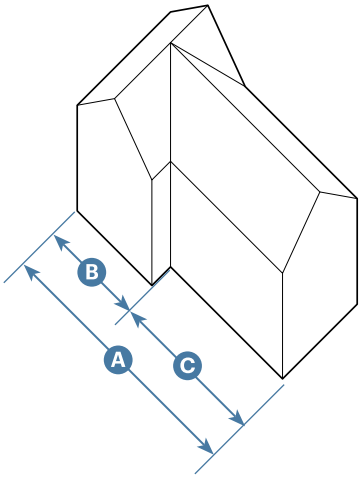
A. **Massing Types and Bays**. Each facade shall be arranged according to a pattern of bays, as specified in Subsection 25.06.050.C (Bay Composition). For the massing types identified in this Section, bays shall be distributed according to the following methodology. An example of the methodology is shown in Figure 25.04.150.1 (Example of Massing Type and Bays).

1. Select main body massing type from Subsection C (Building Size and Massing) of the selected Building Type (e.g. Sloped Roof L). See Figure 25.04.150.1.A (Select Main Body Massing Composition).
2. For block-scale buildings, refer to Subsection 25.06.050.D (Massing Features) for additional massing requirements. Once required massing features have been identified, continue with the steps listed below.
3. Within the base, middle, and/or top of the building, as applicable:
   (a) For each volume/facade of main body massing, identify and apply a number of bays within the allowed range. See Figure 25.04.150.1.B (Examples of the Allowed Range of Bays by Volume/Facade for Selected Massing Type).
   (b) If no required range is specified, any number of bays may be selected in compliance with Subsection 25.06.050.C (Bay Composition).
4. See Figure 25.04.150.1.C (Example of Bay Compositions in Compliance with Required Massing Proportions) for examples that are consistent with the intent of this standard.

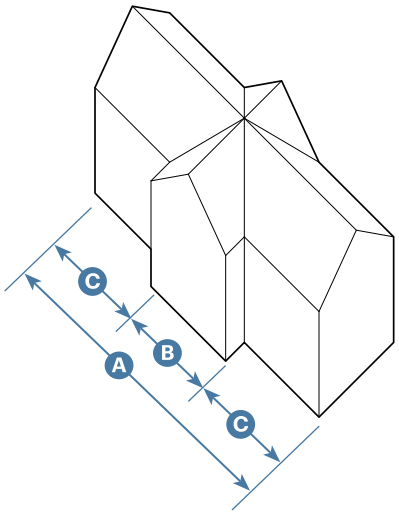
Figure 25.04.150.1: Example of Massing Type and Bays

A. Select Main Body Massing Composition.

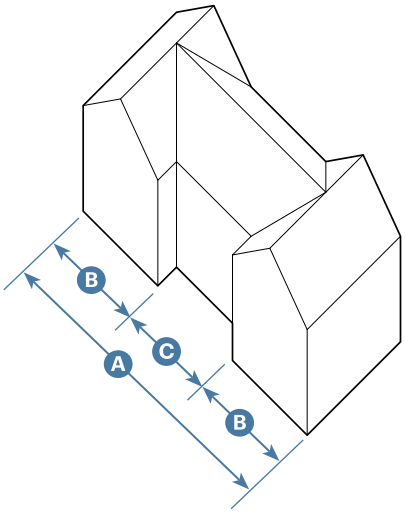
Sloped Roof L



Sloped Roof T



Sloped Roof Forecourt

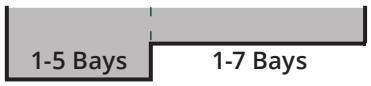


Key

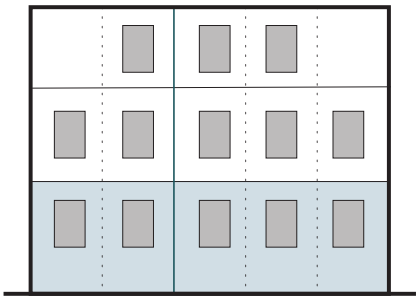
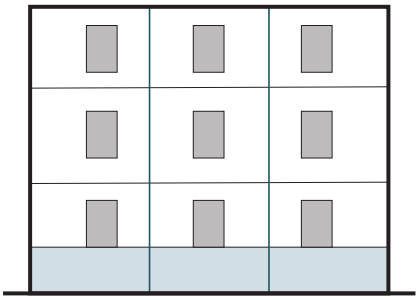
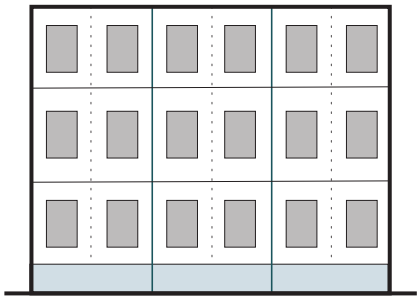
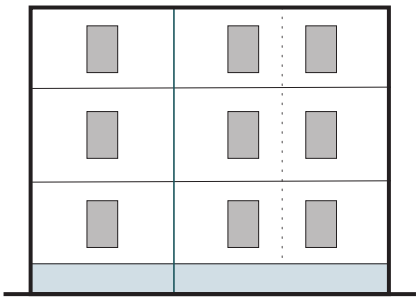
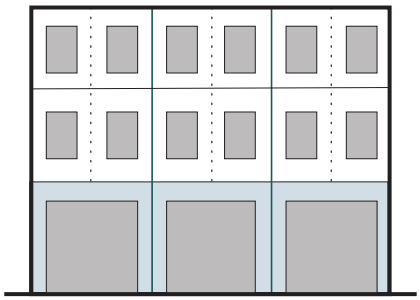
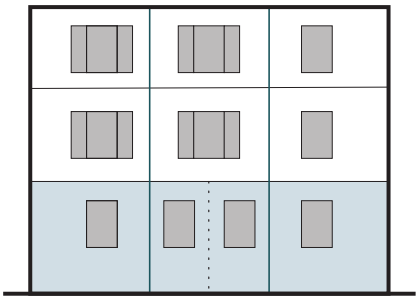
A	**Main Body Width**	Maximum dimension is regulated by Subsection C of the building type.
B	**Projecting Volume(s)**	Minimum and maximum number of bays are regulated by the massing type.
C	**Recessed Facade(s)**	Minimum and maximum number of bays are regulated by the massing type.

Figure 25.04.150.1: Example of Massing Type and Bays (Continued)

B. Examples of the Allowed Range of Bays by Volume/Facade for Selected Massing Type

Sloped Roof L	Sloped Roof T	Sloped Roof Forecourt
		

C. Examples of Bay Compositions in Compliance with Required Massing Proportions

Middle 5-Bay Composition (2 + 3) Base 5-Bay Composition (2 + 3)	Middle 3-Bay Composition (1 + 1 + 1) Base N/A (No Windows Included)	Middle 6-Bay Composition (2 + 2 + 2) Base N/A (No Windows Included)
		
Middle 3-Bay Composition (1 + 2) Base N/A (No Windows Included)	Middle 6-Bay Composition (2 + 2 + 2) Base 3-Bay Composition (1 + 1 + 1)	Middle 3-Bay Composition (1 + 1 + 1) Base 4-Bay Composition (1 + 2 + 1)
		

Key

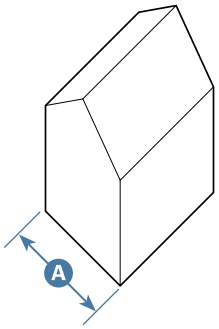
Building Base	See Subsection 25.06.050.A (Base, Middle, and Top). Bay composition may differ between base, middle, and/or top.

B. Main Body Massing Types

For each building type, select from the allowed massing types and apply the standards to the main body width.

The selected main body massing type serves as an organizational framework for the building form but shall not preclude the incorporation of secondary architectural features such as bay windows, balconies, gables, dormers, tower elements, projections, recesses, stepbacks, or exterior stairs in compliance with Chapter 6 (Architectural Design) and the applicable zone standards.

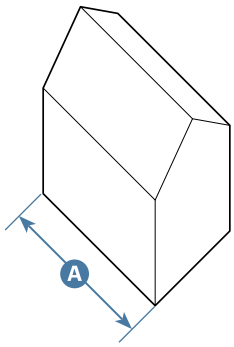
1. Sloped Roof Box



This massing type is a simple rectilinear form that is deeper than it is long.

Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Roof Form	Gable, Hip, Shed	

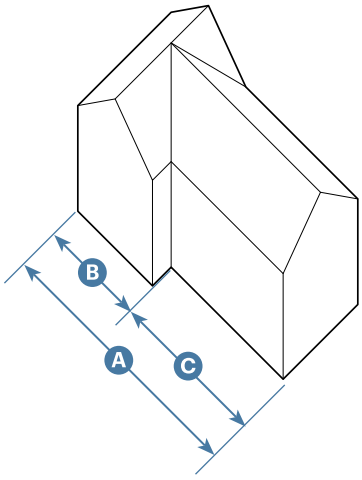
2. Sloped Roof Bar



This massing type is a simple rectilinear form that is longer than it is deep.

Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Roof Form	Gable, Hip, Shed	

3. Sloped Roof L



This massing type divides the facade into two parts, with one part projecting and one part set back to create a shallow forecourt.

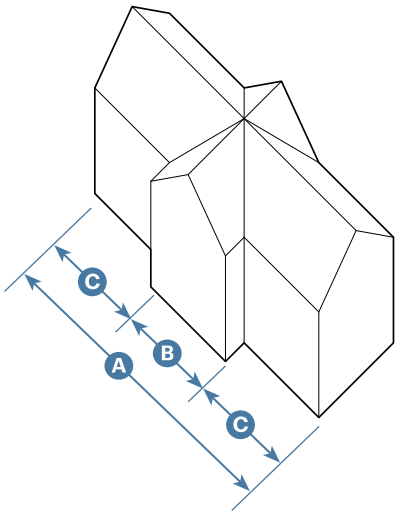
Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Projecting Volume[1]	1 bay min.; 5 bays max.[2]	B
Recessed Facade[1]	1 bay min; 7 bays max.[2]	C
Roof Form	Gable, Hip, Shed	

[1] Facades of intersecting volumes shall be offset by a minimum of 3 feet.

[2] No max. for block-scale buildings.

B. Main Body Massing Types (Continued)

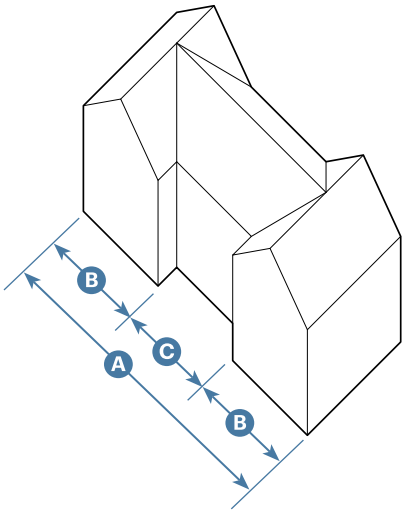
4. Sloped Roof T



This massing type divides the facade into three parts, with the middle part projecting.

Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Projecting Volume[1]	1 bay min.; 5 bays max.[2]	B
Recessed Facade[1]	1 bay min; 7 bays max.[2]	C
Roof Form	Gable, Hip, Shed	

5. Sloped Roof Forecourt



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow forecourt.

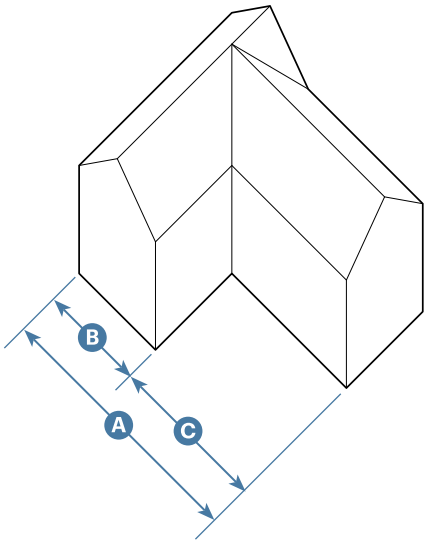
Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Projecting Volume[1]	1 bay min.; 5 bays max.[2]	B
Recessed Facade[1]	1 bay min; 9 bays max.[2]	C
Roof Form	Gable, Hip, Shed	

[1] Facades of intersecting volumes shall be offset by a minimum of 3 feet.

[2] No max. for block-scale buildings.

B. Main Body Massing Types (Continued)

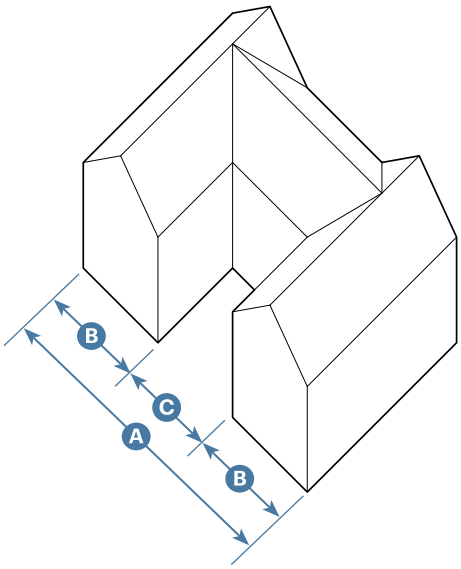
6. Sloped Roof L Courtyard



This massing type divides the facade into two parts, with one part set back substantially to create a courtyard.

Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Projecting Volume[1]	1 bay min.; 5 bays max.[2]	B
Recessed Facade[1]	1 bay min; 9 bays max.[2]	C
Roof Form	Gable, Hip, Shed	

7. Sloped Roof Front Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a courtyard.

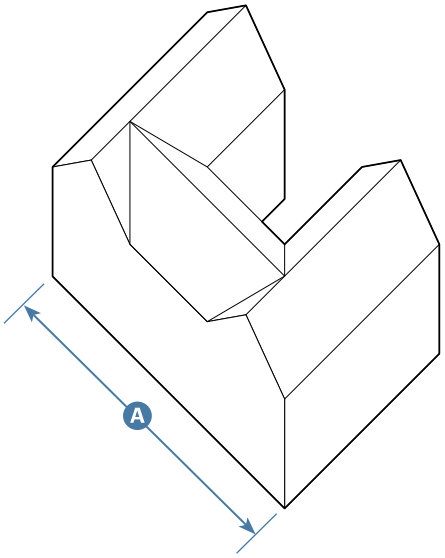
Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Projecting Wing[1]	1 bay min.; 5 bays max.[2]	B
Center Facade[1]	1 bay min; 7 bays max.[2]	C
Roof Form	Gable, Hip, Shed	

[1] Facades of intersecting volumes shall be offset by a minimum of 3 feet.

[2] No max. for block-scale buildings.

B. Main Body Massing Types (Continued)

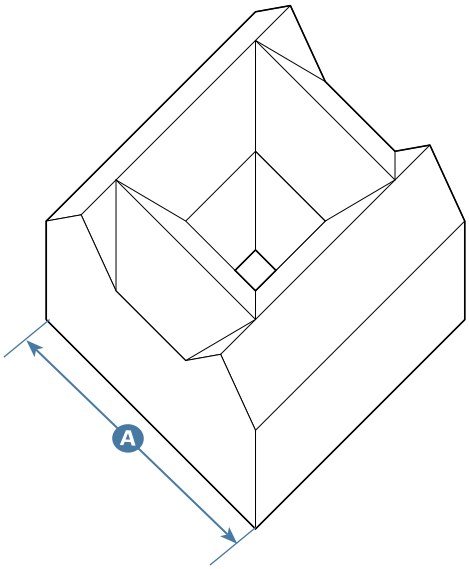
8. Sloped Roof Rear Courtyard



This massing type divides the rear facade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street.

Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Roof Form	Gable, Hip, Shed	

9. Sloped Roof Closed Courtyard

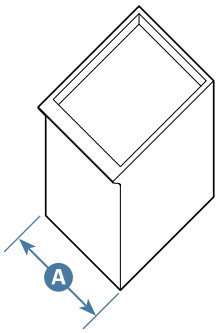


This massing type fronts a courtyard with building facades on all 4 sides. The courtyard is separated from the street by the mass of the building.

Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Roof Form	Gable, Hip, Shed	

B. Main Body Massing Types (Continued)

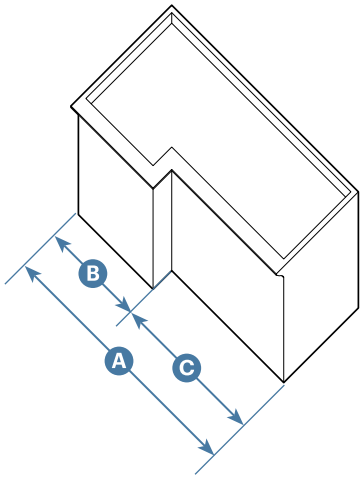
10. Flat Roof Box



This massing type is a simple rectilinear form.

Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Roof Form	Flat	

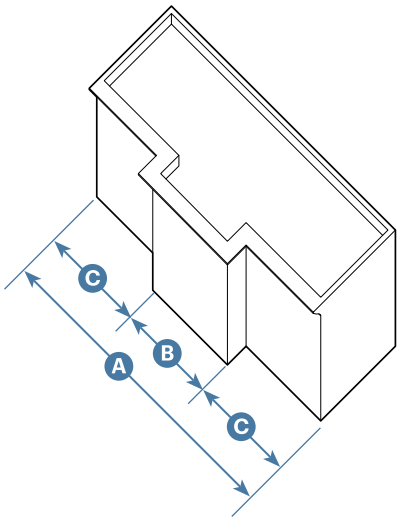
11. Flat Roof L



This massing type divides the facade into two parts, with one part projecting and one part set back to create a shallow forecourt.

Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Projecting Volume[1]	1 bay min.; 5 bays max.[2]	B
Recessed Facade[1]	1 bay min; 7 bays max.[2]	C
Roof Form	Flat	

12. Flat Roof T



This massing type divides the facade into three parts, with the middle part projecting.

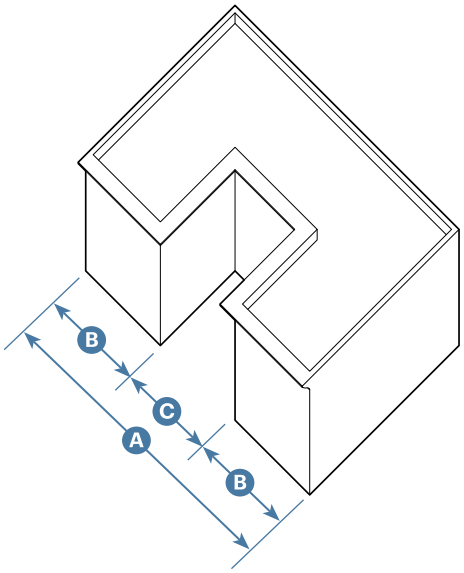
Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Projecting Volume[1]	1 bay min.; 5 bays max.[2]	B
Recessed Facade[1]	1 bay min; 7 bays max.[2]	C
Roof Form	Flat	

[1] Facades of intersecting volumes shall be offset by a minimum of 3 feet.

[2] No max. for block-scale buildings.

B. Main Body Massing Types (Continued)

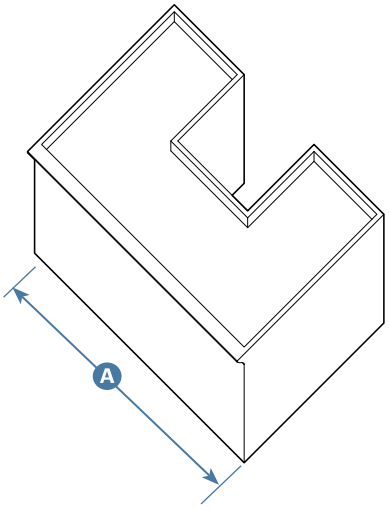
13. Flat Roof Front Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open space.

Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Projecting Volume[1]	1 bay min.; 5 bays max.[2]	B
Recessed Facade[1]	1 bay min; 9 bays max.[2]	C
Roof Form	Flat	

14. Flat Roof Rear Courtyard



This massing type divides the rear facade into three parts, with the middle part set back substantially to create a deep courtyard not visible from the street.

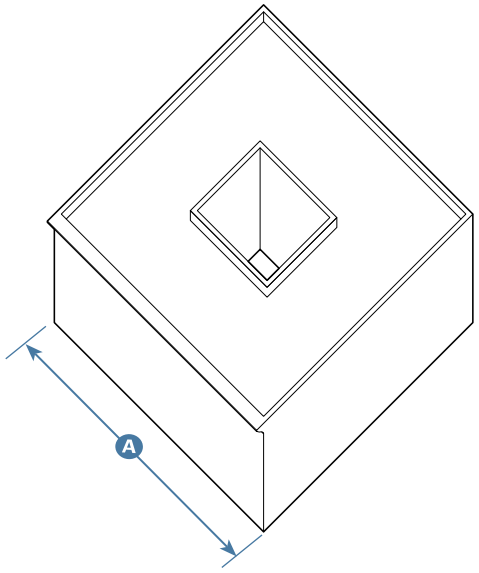
Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Roof Form	Flat	

[1] Facades of intersecting volumes shall be offset by a minimum of 3 feet.

[2] No max. for block-scale buildings.

B. Main Body Massing Types (Continued)

15. Flat Roof Closed Courtyard



This massing type fronts a courtyard with building facades on all 4 sides. The courtyard is separated from the street by the mass of the building.

Main Body		
Main Body Width	Max. allowed by Subsection C of the building type	A
Roof Form	Flat	

25.04.160 Measuring Building Types

A. **Methodology.** Measurement of building width and depth.

1. **Main Body.** The width and depth of the main body shall be measured as follows:

   (a) The width shall be parallel, or approximately parallel to the primary front in compliance with the facade zone requirements.

   (b) The depth shall be perpendicular, or approximately perpendiculat to the primary front.

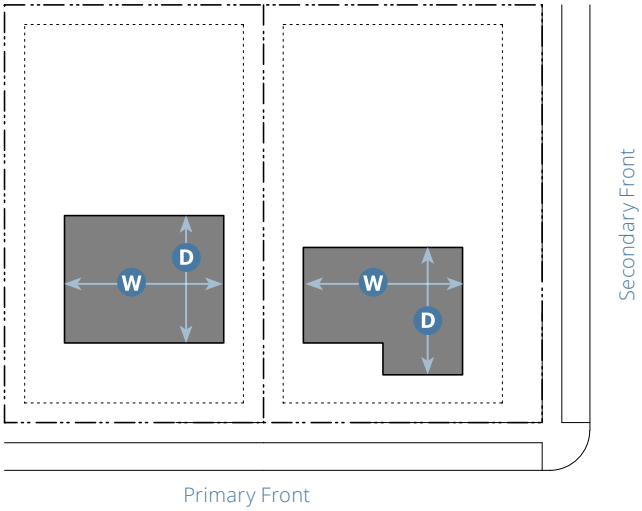


Figure 25.04.160.1: Main Body

W Width
D Depth

2. **Wings and Ancillary Structures.** The width and depth of wings and ancillary structures, shall be measured as follows:

   (a) The width shall be the greater of the two dimensions of the footprint.

   (b) The depth shall be the lesser of the two dimensions of the footprint.

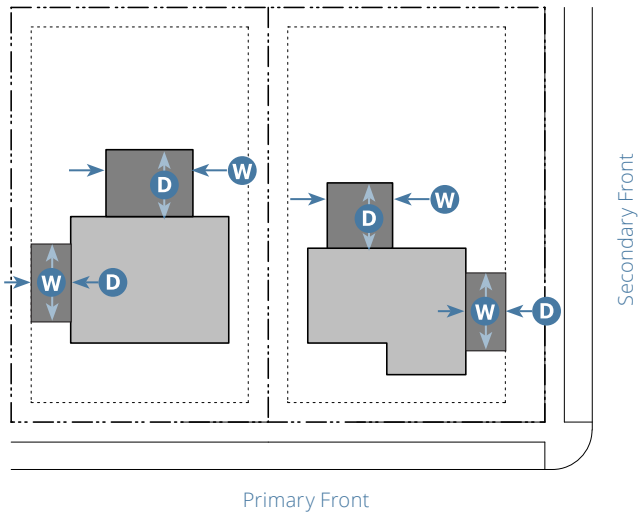


Figure 25.04.160.2: Wings and Ancillary Structures

W Width
D Depth

1. **Open Yard(s).** The width and depth of open yards shall be measured as follows:

   (a) The width shall be parallel to the front

   (b) The depth shall be perpendicular to the front.

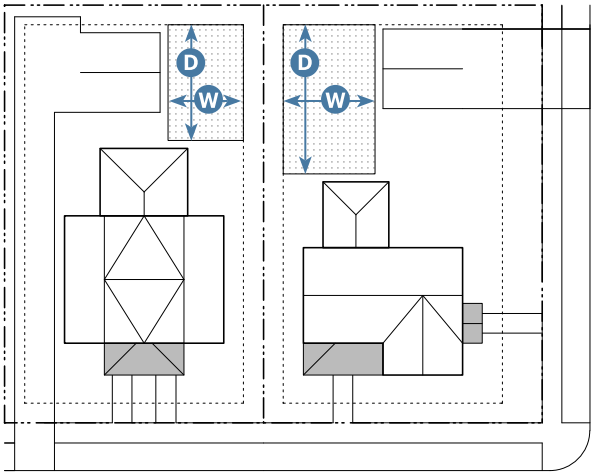


Figure 25.04.160.3: Open Yard(s)

W Width

D Depth

2. **Courtyard(s).** The width and depth of courtyards shall be measured as follows:

   (a) The width shall be parallel, or approximately parallel to the primary front in compliance with the facade zone requirements; unless the courtyard is a secondary courtyard accessed directly from a secondary front.

   (b) If a secondary courtyard is accessed directly from the secondary front, the width shall be parallel, or approximately parallel to the secondary front in compliance with the facade zone requirements.

   (c) The depth shall be perpendicular, or approximately perpendicular to the width.

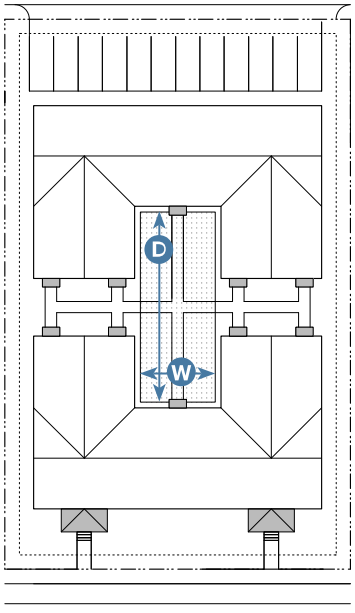


Figure 25.04.160.4: Courtyard(s)

W Width

D Depth

Chapter 5: Frontages

Sections:

25.05.010 Purpose

This Chapter provides the standards for private frontages and public improvements ("frontages"). Frontages create public pedestrian-oriented environments that are attractive, functional, safe, and accessible to all people. Private frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (setback or building at/near the sidewalk). Public improvements are the components that occur between the private property and within the public right-of-way or private driveway easement.

25.05.020 General Requirements for Private Frontages

A. The names of the private frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch may be used by nonresidential uses including, but not limited to, a restaurant or office, as allowed by the zone.

B. Each building is required to include at least one private frontage type along the primary front. Buildings with entries along a secondary front or community open space are required to include at least one private frontage type on those facades.

C. The ground floor, for the minimum depth identified in Subsection C of the zone, is required to be occupiable space in compliance with this Chapter and the allowed uses by the underlying zoning. Occupiable/Usable Space means the enclosed, finished and conditioned space within a building envelope designed for extended human occupancy for residential or commercial, retail, or office use, and not used for storage, utilities, parking, or similar uses. Accessibility is provided through the allowed private frontage types for each zone.

D. Private frontage types not listed in Subsection H of the zone are not allowed in that zone.

E. Each building may have multiple private frontage types in compliance with the allowed types in Subsection H of the zone.

F. Each private frontage type shall be located in compliance with the facade zone per Subsection D of the zone.

G. Standards are stated for the primary front and secondary front facades of a design site.

H. In addition to the zone's standards, each private frontage type is further refined through these standards to its context.

I. Awnings are allowed for ground floor commercial frontages and shall provided a minimum eight foot vertical clearance above the side walk and a minimum two foot setback from curb. See Subsection O of the Architectural Style for the awning design requirements.

J. Private frontage types are allowed to encroach into the primary front and secondary front setbacks in compliance with Subsection 25.02.030.H.

K. Private frontage types shall be designed in compliance with the standards in Chapter 6 (Architectural Design) for the selected architectural style.

L. Certain private frontage types are only allowed on a secondary front in the zone (e.g., MUC) to be consistent with the intended physical character of the zone.

M. Ramps connecting a private frontage type and ROW shall be designed in compliance with the following:

1. Located along the side of the building; and/or

2. Parallel to the front facade and not exceed 18 inches in rise; ramp shall include a wall up to 36 inches tall that includes a landscape planter at least 2 feet wide or a bench. The wall shall be designed using any of the wall materials on the main building.

25.05.030 Allowed Private Frontage Types

Table A (Allowed Private Frontage Types) provides a summary of the allowed private frontage types in each zone. See referenced Section(s) for standards. The frontages allowed by zone are coordinated with the building types allowed in each zone.

Table 25.05.030.A: Allowed Private Frontage Types

Private Frontage Type	Specific Standards	Zones				
		N.M	N.L	MUC	DE	DC
Porch Projecting	25.05.040	A	A	—	—	—
Porch Recessed	25.05.050	A	A	—	—	—
Dooryard	25.05.060	A	A	A	A[1]	—
Stoop	25.05.070	A	A	A	A[1]	A
Forecourt	25.05.080	—	—	A	A	—
Maker Shopfront	25.05.090	—	—	A[2]	A[2]	A[2]
Shopfront	25.05.100	—	A[2]	A[2]	A[2]	A[2]
Terrace	25.05.110	—	A	A	A[2]	A[2]
Gallery	25.05.120	—	—	—	A[2]	A[2]
Gateway	25.05.130	—	—	—	A	A
Arcade	25.05.140	—	—	—	A[2]	A[2]

Key A = Allowed — = Not Allowed

[1] Only on secondary front and at least 60 feet from the primary front design site lines.

[2] Only for ground floor nonresidential frontages

25.05.040 Porch Projecting

Example of a Projecting Porch

Example of a Projecting Porch

Example of a Projecting Porch

A. Description

The main facade of the building is set back from the front design site line with a covered structure encroaching into the front setback. The Porch is one story, open on three sides, with all occupiable space located behind the building setback line.

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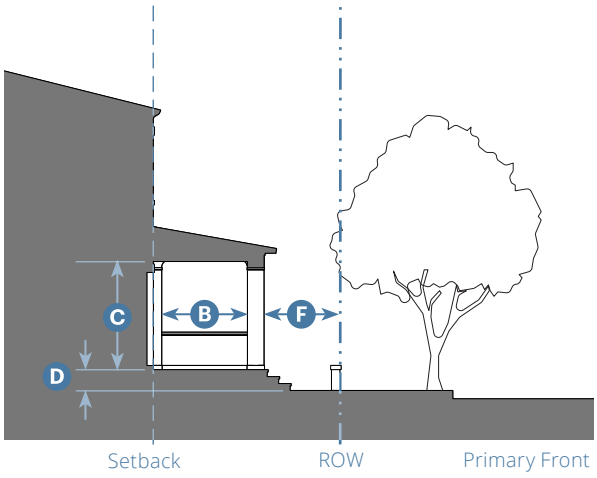

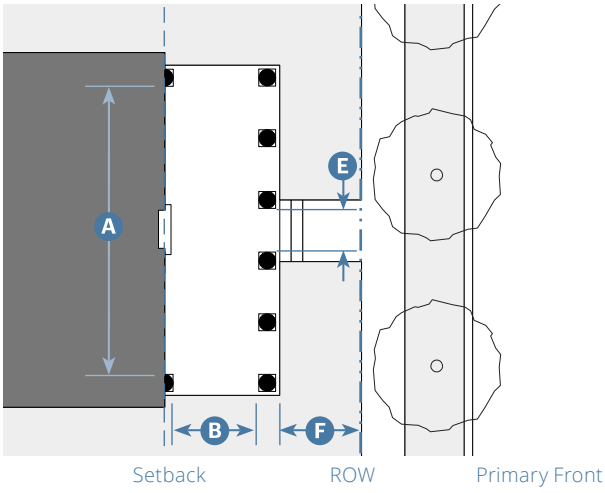

Key

ROW/ Design Site Line

Setback Line

B. Required Elements		
Width, Clear	15' min.[1]; 100% facade length, max.	A
Depth, Clear	6' min.; 10' max.	B
Height, Clear	8' min.	C
Stories	1 story max.	
Finish Level above Sidewalk	12" min.[2]; 4' max.	D
Pedestrian Access	3' wide min.	E
Distance between Porch Columns and ROW/Design Site Line	5' min.	F

[1] Reduce to 6' min. when applied to Cottage Court Building Type

[2] Common entries may be set at grade per local and federal accessibility standards.

C. Additional Requirements
Porch shall be open on three sides and have a roof.
Pedestrian access allowed at either the front or the end side of Porch

25.05.050 Porch Recessed

Example of a Recessed Porch (Courtesy of Google Maps)

Example of a Recessed Porch

Example of a Recessed Porch

A. Description

A portion of the main facade of the building is set back from the front design site line to create an area for a covered structure that projects from the facade that is set back. The Porch is one or two stories and has at least two adjacent sides that are engaged to the building, while the other one or two sides are open.

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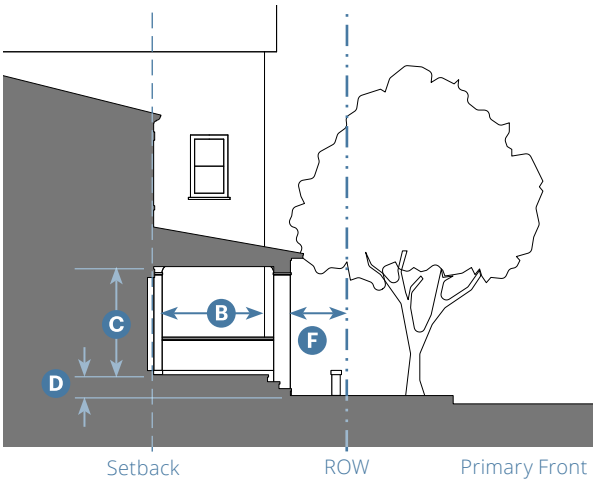

Key

ROW/ Design Site Line

Setback Line

B. Required Elements		
Width, Clear	8' min.[1]; 50% facade length, max.	A
Depth, Clear	6' min.; 10' max.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min.[2]; 4' max.	D
Pedestrian Access	3' wide min.	E
Distance between Porch Columns and ROW/Design Site Line	5' min.	F

[1] Reduce to 6' min. when applied to Cottage Court Building Type

[2] Common entries may be set at grade per local and federal accessibility standards.

C. Additional Requirements
Porch shall be open on at least one side and have a roof.
Pedestrian access allowed at the front or end side of Porch

25.05.060 Dooryard

Example of a Dooryard

Example of a Dooryard

Example of a Dooryard

A. Description

The main facade of the building is set back from the front design site line, which is defined by a low wall or hedge, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

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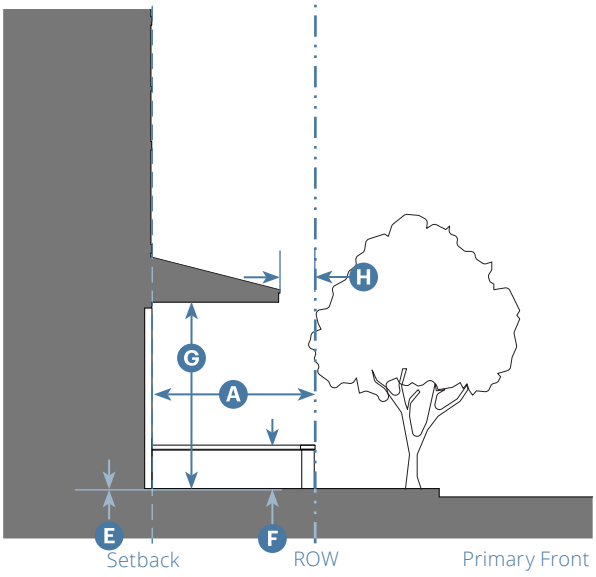

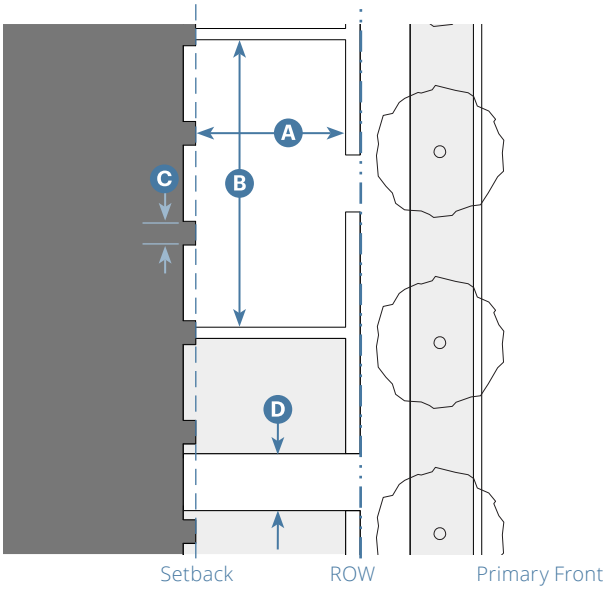

Key

ROW/ Design Site Line Setback Line

B. Required Elements		
Depth, Clear	Primary or secondary front min. setback per zone or at least 5', whichever is greater; 10' max.	A
Length, Clear	15' min.; 100% facade length, max.	B
Distance between Glazing	4' max.	C
Pedestrian Access	3' wide min.	D
Finish Level above Sidewalk	12" max.[1]	E
Height of Dooryard Fence/Wall above Finish Level	42" max.	F
Vertical Clearance of Covered Entry	7'-6" min.	G
Distance Between Covered Entry and ROW/Design Site Line	2' min.	H

[1] Common entries may be set at grade per local and federal accessibility standards.

C. Additional Requirements
Each Dooryard shall provide access to only one ground floor entry.
Dooryard shall include a covered entry

25.05.070 Stoop

Example of a Stoop (Courtesy of Google Maps)

Example of a Stoop

Example of a Stoop

A. Description

The main facade of the building is near the front design site line with steps to an elevated ground floor entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop lead directly to the sidewalk or are parallel to the sidewalk.

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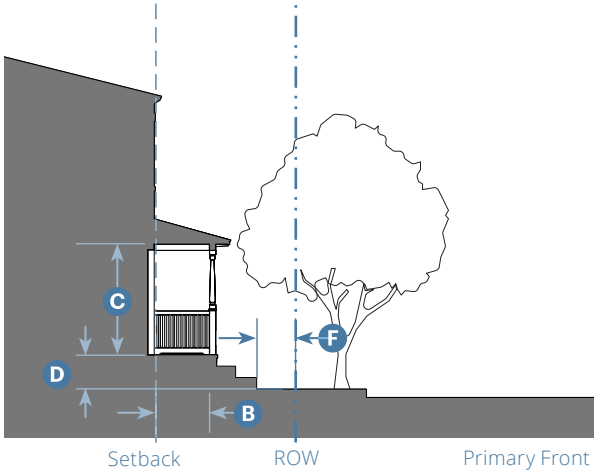

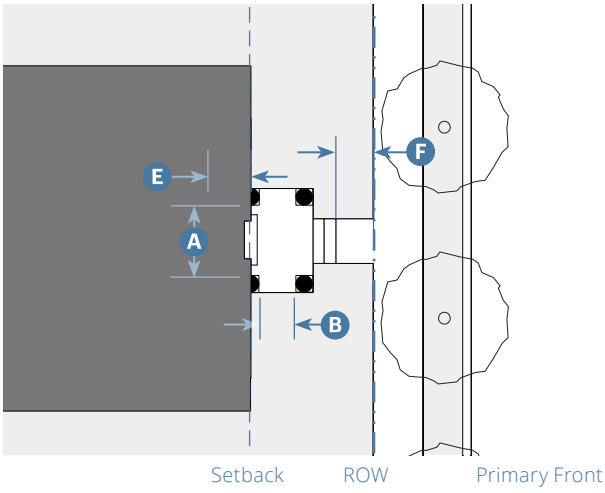

Key

ROW/ Design Site Line

Setback Line

B. Required Elements		
Width, Clear	4' min.; 10' max.	A
Depth, Clear	3' min.; 8' max.	B
Height, Clear	8' min.	C
Finish Level above Sidewalk	4' max.	D
Recessed Stoop(s), Depth	5' max.	E
Distance Between Stoop Stair and ROW/Design Site Line	3' min.	F

See Section 30.140.090 (Encroachments into Setbacks and Open Yards) for allowed encroachments.

C. Additional Requirements
Stairs are perpendicular or parallel to the building facade.
Entry doors shall be covered or recessed to provide shelter from the elements.
Gates are not allowed.
All doors shall face the street.

25.05.080 Forecourt

Example of a Forecourt (Courtesy of Google Maps)

Example of a Forecourt.

Example of a Forecourt

A. Description

The main facade of the building is at or near the front design site line and a portion is set back, visually extending the public realm into the design site to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas. The forecourt is open to the sky except for allowed encroachments (awnings, porches, terraces) and can include a fence or wall along the front design site line. The forecourt occurs on one design site and is distinct from a plaza that can be adjacent to multiple design sites. The following additional frontage types can be combined with the Forecourt: Stoop, Shopfront, Maker Shopfront, Gallery, or Arcade.

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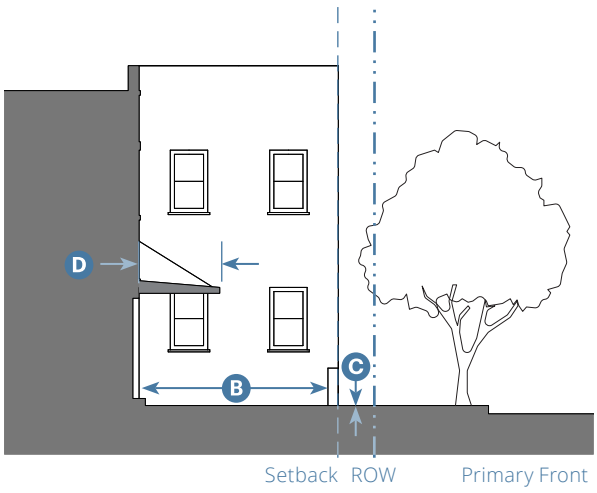
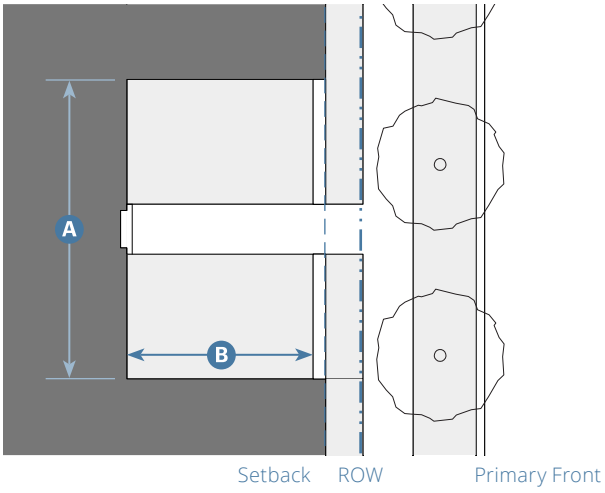




Key

ROW/ Design Site Line

Setback Line

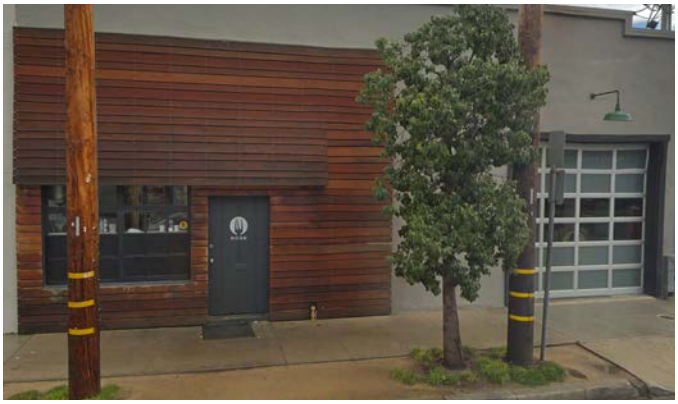
B. Required Elements		
Width, Clear	25' min. if 3 stories; 35' min. if 4 stories; 50' max.	A
Depth, Clear	15' min.; 50' max.	B
Finish Level above Sidewalk	12" max.	C
Along the ground floor of the Forecourt, the following are allowed to encroach a total of 1/3 of the Forecourt's width: Stoop, Shopfront, Maker Shopfront, Gallery, or Arcade		D

C. Additional Requirements
Forecourts may be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.
If fence or wall included, 42 inches maximum height and materials to be of those used on the main building.
The forecourt is not required to be open to the public

25.05.090 Maker Shopfront

Example of a Maker Shopfront (Courtesy of City of Santa Barbara)

Example of a Maker Shopfront (Courtesy of City of Santa Barbara)



Example of a Maker Shopfront

A. Description

The main facade of the building is at or near the front design site line with an at-grade or elevated entrance from the sidewalk. The type is only allowed for nonresidential or live-work uses and is intended for industrial artisan businesses to show their activity to pedestrians, as well as for retail sales of products made on-site. The Maker Shopfront is allowed to include a decorative roll-down or sliding door, including glazing and an awning. The following additional frontage types can be combined with the Maker Shopfront: Forecourt, Terrace, Gallery, Arcade, or Gateway.

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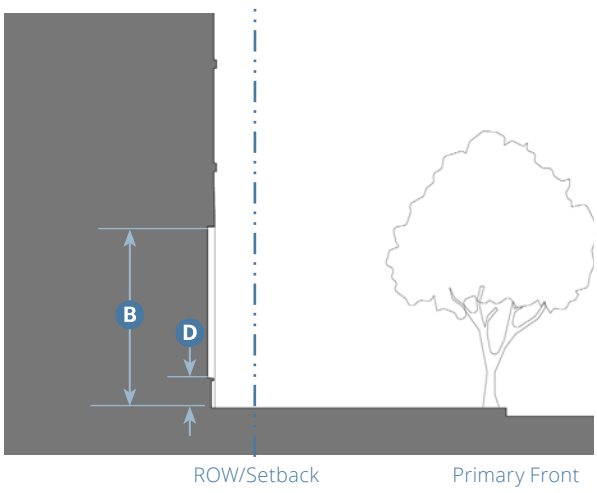

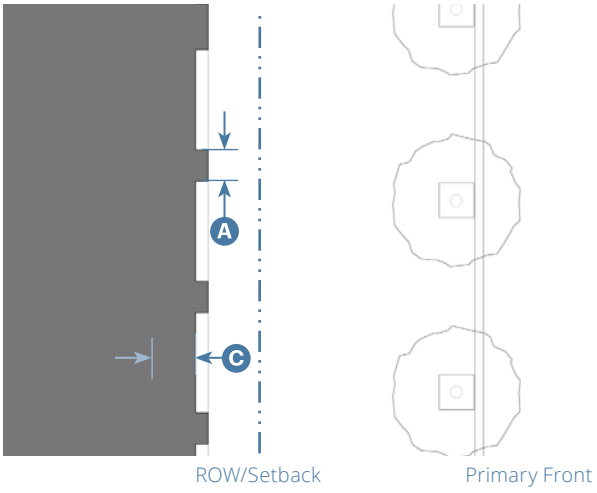

Key

ROW/ Design Site Line

Setback Line

B. Required Elements		
Distance between Glazing and/or Door(s)	12' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	30% min.	B
Depth of Recessed Entries	No max.	C
Shopfront Base/Bulkhead (if used)	48" max.	D

C. Additional Requirements
The type is only allowed in the Contemporary Style Group.
Accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with Chapter 6 (Architectural Design).

25.05.100 Shopfront

Example of a Shopfront

Example of a Shopfront

Example of a Shopfront

A. Description

The main facade of the building is at or near the front design site line with at-grade entrance from the sidewalk. The type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling. This type is allowed to include an awning.

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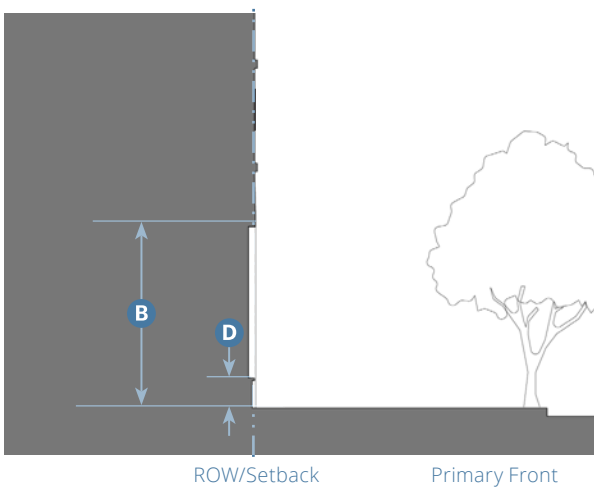
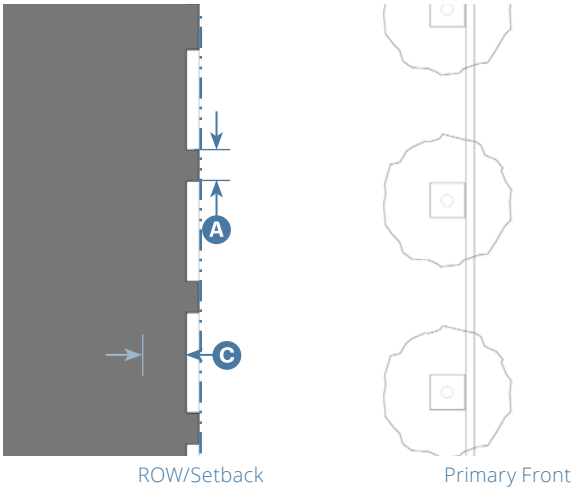




Key

ROW/ Design Site Line

Setback Line

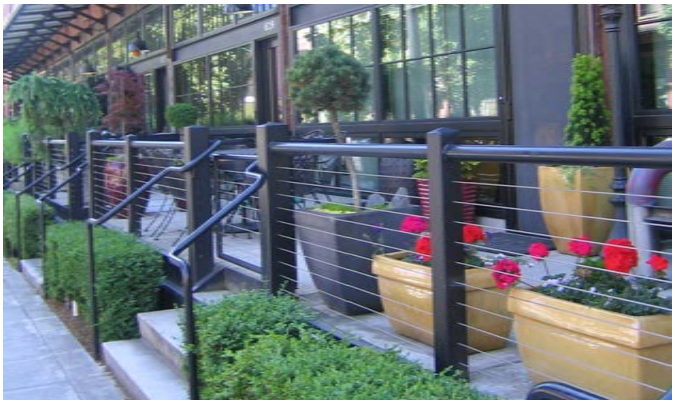
B. Required Elements		
Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	75% min.	B
Depth of Recessed Entries	5' max.	C
Shopfront Base/Bulkhead	6" min.; 24" max.	D

C. Additional Requirements

Operable doors/windows that do not roll up but allow the space to open to the street are allowed in compliance with Chapter 6 (Architectural Design).

25.05.110 Terrace

Example of a Terrace



Example of a Terrace

Example of a Terrace

A. Description

The main facade is at or near the front design site line with an elevated area providing pedestrian circulation along the facade. Access to the elevated level(s) is provided via stairs and ramps. The type is used for retail, service, office uses, or housing to provide outdoor areas along the sidewalk and/or to accommodate an existing or intended grade change. The following additional frontage types can be combined with the Terrace: Shopfront, Dooryard, or Maker shopfront.

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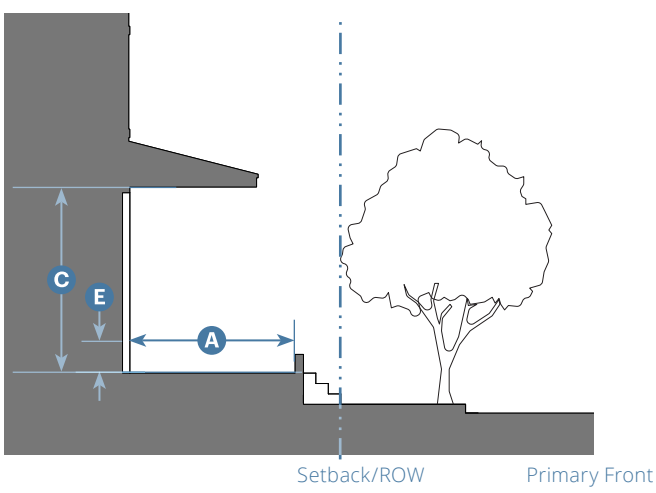

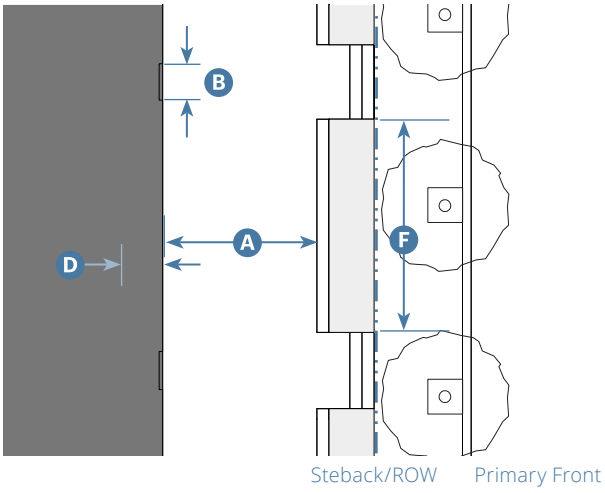

Key

ROW/ Design Site Line

Setback Line

B. Required Elements		
Depth of Terrace	6' min. residential; 10' min. nonresidential; 15' max.	A
Distance between Glazing	2' max.	B
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	75% min.	C
Depth of Recessed Entries	5' max.	D
Shopfront Base/Bulkhead	6" min.; 24" max.	E
Finish Level above Sidewalk	36" max.	
Distance between Stairs	25' max.	F

C. Additional Requirements
These standards are to be used with those for the Shopfront frontage type (25.07.100).
Where the zone requires the Shopfront frontage type (25.07.100) and the ground floor is flush with the sidewalk, the Terrace shall be considered to be the sidewalk.
All nonresidential ground floor shops that front onto the Terrace shall be accessed from the Terrace.

25.05.120 Gallery

Example of a Gallery

Example of a Gallery

Example of a Gallery

A. Description

The main facade of the building is set back from the front design site line and an at-grade covered structure, articulated with colonnade or arches, covers an adjacent pedestrian area. The Gallery is allowed to be one story. When used in nonresidential settings, the Shopfront Type is included; when used in residential settings, Stoops, Dooryards, and Forecourts can be included as allowed by the zone.

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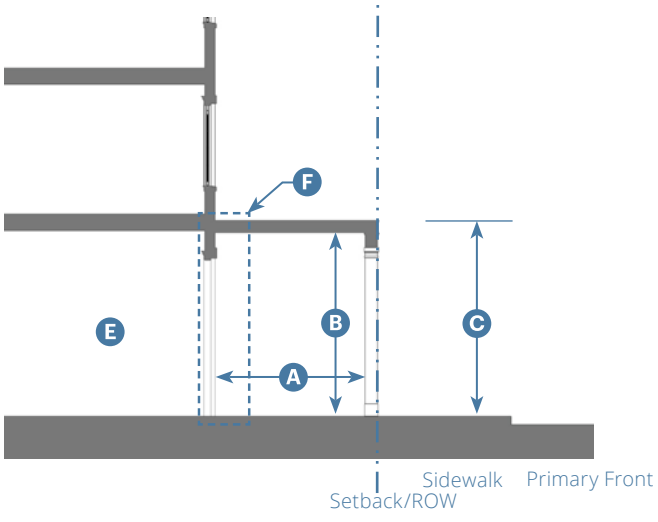

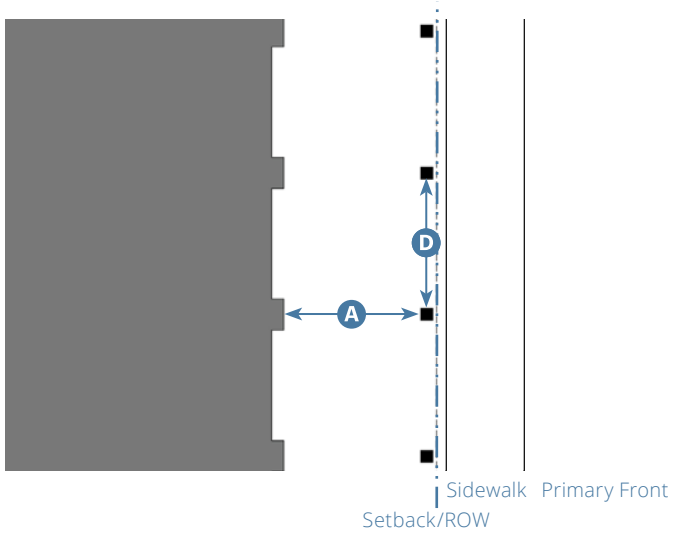

Key

ROW/ Design Site Line

Setback Line

B. Required Elements		
Depth, Clear	8' min.; 20' max.	A
Ground Floor Height, Clear	12' min.	B
Height	1 story max.	C
Columns and column spacing shall be designed in compliance with the standards in Chapter 6 (Architectural Design) for the selected architectural style.		D

C. Additional Requirements	
Occupiable space	E
Galleries shall also be in compliance with the standards for the Shopfront Frontage Type (25.07.100).	F
Galleries shall have a consistent depth across the entire primary front and/or secondary front facade.	
Gallery shall occupy at least 50% of facade on lots over 50 feet wide; no minimum for lots 50 feet wide or less.	
Lighting is required within the gallery in compliance with Chapter 22.75 (Outdoor Lighting).	
Planting is not required.	
The Gallery shall be designed in compliance with the standards in Chapter 6 (Architectural Design) for the selected architectural style.	

25.05.130 Gateway

Example of a Gateway

Example of a Gateway

Example of a Gateway

A. Description

The main facade of the building is at or near the frontage line, with a prominent Gateway linking the sidewalk to an interior courtyard by way of a covered, open-air passage. This type may accommodate a vertical change in grade from the sidewalk to the courtyard. The Gateway consists of three parts: the Portal, the Passageway, and the Courtyard.

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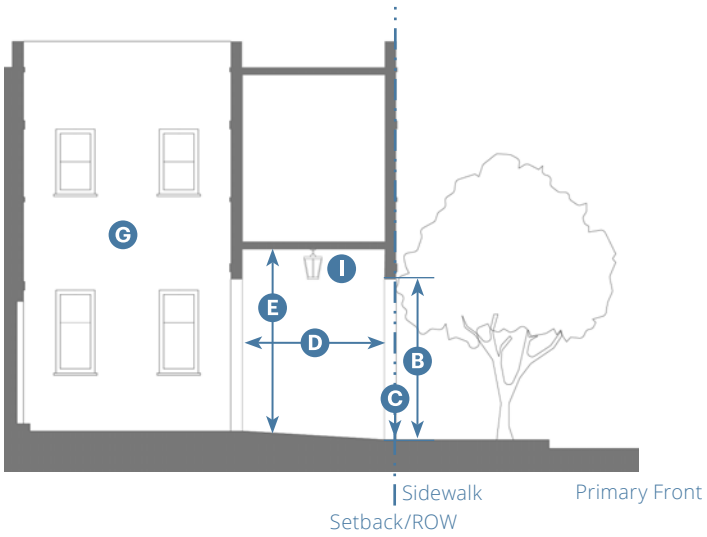

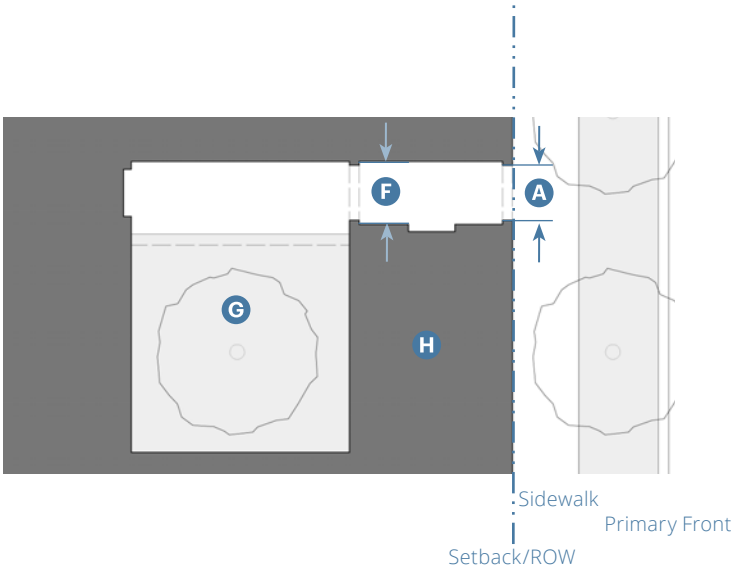

Key

ROW/ Design Site Line

Setback Line

B. Required Elements		
Portal (into Passageway)		
Width, Clear	6' min.; 12' max.	A
Height, Clear	10' min.; 20' max.	B
Finish Level above Sidewalk	24" max.	C
Passageway (into Courtyard)		
Depth, Clear	10' min.; 40' max.	D
Height, Clear	10' min.; 20' max.	E
Width, Clear	6' min.	F
Courtyard		
As required by Subsection F of the building type.		G

C. Additional Requirements	
Occupiable space between courtyard and ROW	H
Lighting is required within the Gateway in compliance with Chapter 22.75 (Outdoor Lighting).	I
The Gateway shall be designed in compliance with the standards in Chapter 6 (Architectural Design) for the selected architectural style.	

25.05.140 Arcade

Example of an Arcade (Courtesy of Google Maps)

Example of an Arcade

Example of an Arcade

A. Description

The ground floor facade of the building is set back to form a covered passageway. The surrounding structure may support occupiable space up to the setback line on upper floor(s). When used in nonresidential settings, the recessed ground floor facade incorporates the Shopfront Type; when used in residential settings, Stoops, Dooryards, and Forecourts are included.

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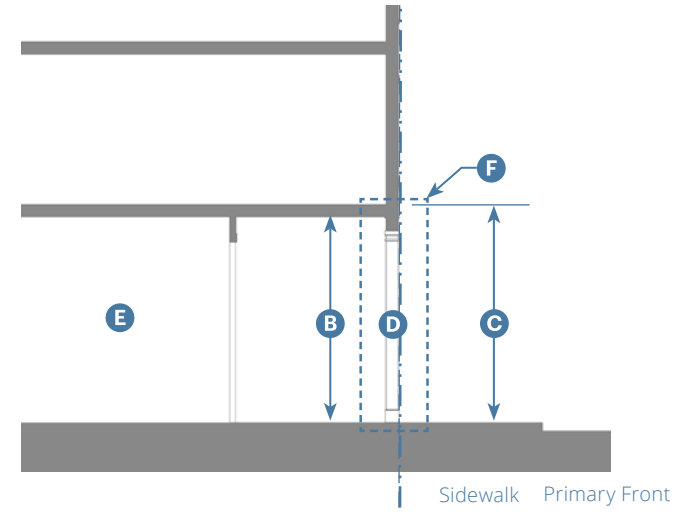

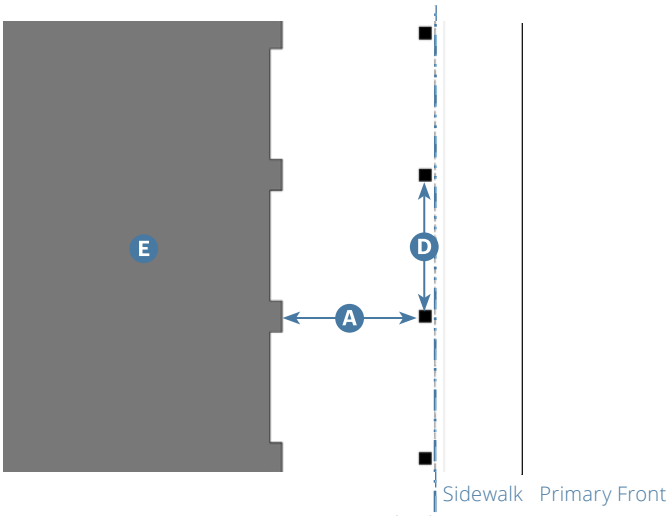

Key

ROW/ Design Site Line Setback Line

B. Required Elements		
Depth, Clear	10' min.; 20' max.	A
Ground Floor Height, Clear	12' min.	B
Height	1 story max.	C
Columns and column spacing shall be designed in compliance with the standards in Chapter 6 (Architectural Design) for the selected architectural style.		D

C. Additional Requirements	
Occupiable space	E
Arcades shall also follow the standards for the Shopfront Frontage Type (25.07.100) on commercial ground floor.	F
Arcades shall have a consistent depth across the entire primary front and/or secondary front facade.	
Arcades shall occupy at least 50% of facade on lots over 50 feet wide; no minimum for lots 50 feet wide or less.	

25.05.150 Public Improvements

A. **Intent.** Public improvements provide a coordinated approach to design standards for the area between each design site's private frontage(s) and the adjoining public or private street right-of-way or private driveway easement. Public improvement consists of planters, sidewalks, curbs, planters, and planting, as illustrated in Table B (Public Improvement Requirements).

B. **Required Improvements.** The public improvement along the design site(s) shall be improved per Table A (Required Improvements) and Chapter 22.60 (Streets and Sidewalks) and the development scenario that applies to the project.

C. **Applicability.** Street and sidewalk improvements are required for all new blocks and new main buildings, except for a project consisting of no more than 2 units on a single vacant lot.

Table 25.05.150.A: Required Improvements

Required Improvements	Infill Design Site on Existing Block	New Blocks
	Development consists of one design site.	Development creates one or more new blocks
a. **Sidewalk installation.** Add missing segment(s) along abutting primary front and/or secondary front.	R	R
b. **Sidewalk repair.** Repair uneven segments along abutting primary front and/or secondary front.	R	N/A
c. **Street trees and parkway planters.** Add street trees along abutting primary front and/or secondary front in compliance with city standards.	R	R
d. **Crosswalk improvements.** Add crosswalk.	—	Including adjacent and new intersection(s)
e. **Bicycle facilities.** Add bicycle facilities required in Bicycle Master Plan.	—	Including bike lanes

Key R = Required — = Not Required

D. **Design Standards for Public Improvements.** Public improvements shall be designed and maintained in compliance with the following standards:

1. The requirements are coordinated with the allowed public improvement type in Subsection 25.05.150.F and in compliance with Chapter 22.60 (Streets and Sidewalks) and the City's Bicycle and Pedestrian Master Plans.
2. The required elements are identified in and shall be configured according to Table B (Public Improvement Requirements).
3. Street trees and parkway planting shall comply with Chapter 15.20 (Tree Planting and Maintenance) and shall consist of water wise plants in compliance with the City's Landscape Design Standards for Water Conservation.

E. **Pedestrian Crossings**

1. **Curb Ramps.** Perpendicular corner curb ramps with a separate ramp installed in each direction are required.
2. **Crosswalks.** Crosswalks shall be designed per the city standards Chapter 10.32 (Crosswalks) and applicable State standards.

F. **Allowed Public Improvement Types**

1. **Curb Zone.** The portion of the sidewalk corridor that physically separates the sidewalk from the roadway.
2. **Furnishing Zone.** A linear portion of the sidewalk corridor, adjacent to the curb that contains elements such as street trees, signal poles, utility poles, street lights, controller boxes, hydrants, traffic signs, street signs, parking signs, parking meters, driveway aprons, planting strip, or street furniture.
3. **Through Pedestrian Zone.** A linear portion of the sidewalk corridor which contains no obstructions, openings, or other impediments that would prevent or discourage movement by pedestrians.
4. **Frontage Zone.** A linear portion of the sidewalk corridor, adjacent to the edge of the right of way (or property line).

Review Note:

Diagrams to be prepared in support of text

Table 25.05.150.B: Public Improvement Requirements

	Sidewalk Corridor				
ROW Width (determined by Assessors Parcel Map)	**Curb Zone**	**Furnishing Zone**	**Through Pedestrian Zone**	**Frontage Zone[1]**	**Total Sidewalk Width**
80' or greater	6"	4'	8' or more	2'-6" or more	15'
Between 60'-79'	6"	4'	6'	1'-6"	12'
Between 50'-59'	6"	4'	6'	6"	11'
Less than 50'	6"	4'	5'	6"	10'
If property is a corner lot, the access ramp shall be reconstructed to meet City Engineering Design Standards					

[1] Frontage zone can be located on a private property

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Chapter 6: Architectural Design

Sections:

25.06.010 Purpose

This Chapter sets forth architectural design standards to further refine intended building form and physical character. The six styles were created to be harmonious with Santa Barbara's distinctive built environment and were selected to represent the most prevalent existing architectural styles. The Architectural Styles Map (Figure 25.06.040.1) focuses certain styles in areas of the city that are highly visible to the public or adjacent to sensitive historic resources. These standards supplement the standards in Chapter 2 (Zones), Chapter 4 (Building Types), and Chapter 5 (Frontages).

25.06.020 Applicability

As required by Table 25.06.050.A (Massing and Facade Composition Overview), all facades shall be designed in compliance with the standards of this Chapter.

A. Unless stated otherwise, all subsections within each architectural style group ('style') identified in this Chapter apply to all facades of a building, including primary front facades, secondary front facades, interior facades, and interior courtyard facades.

B. One architectural style shall be selected for each new building in compliance with Section 25.06.040 (Architectural Styles Map).

   1. Development projects located in Historic Districts, Landmarks Districts, or Potential Historic Districts are limited to the architectural styles required for that district, as described in either Chapter 30.57 (Landmark District and Historic District Overlay Zone), or the City's Historic Resource Guidelines, as applicable. If an architectural style is required in a Historic District, Landmarks District, or Potential Historic District, but is not available in this Chapter, it is not allowed to be approved under this Title.

   2. Multiple main buildings on a single design site (e.g. Cottage Court) shall use the same style.

C. Within each style, the standards for architectural elements apply to each architectural element wherever that element appears on a new building.

   1. Individual element types (e.g., balconies, storefronts) or components (e.g., cornice, brackets) may be included or omitted on any given facade, but where included shall comply with the standards for the selected style, including the stated nominal dimensional standards.

   2. Elements and components are required only where explicitly indicated.

25.06.030 Quick Code Guide: Architectural Design Standards

Before you begin

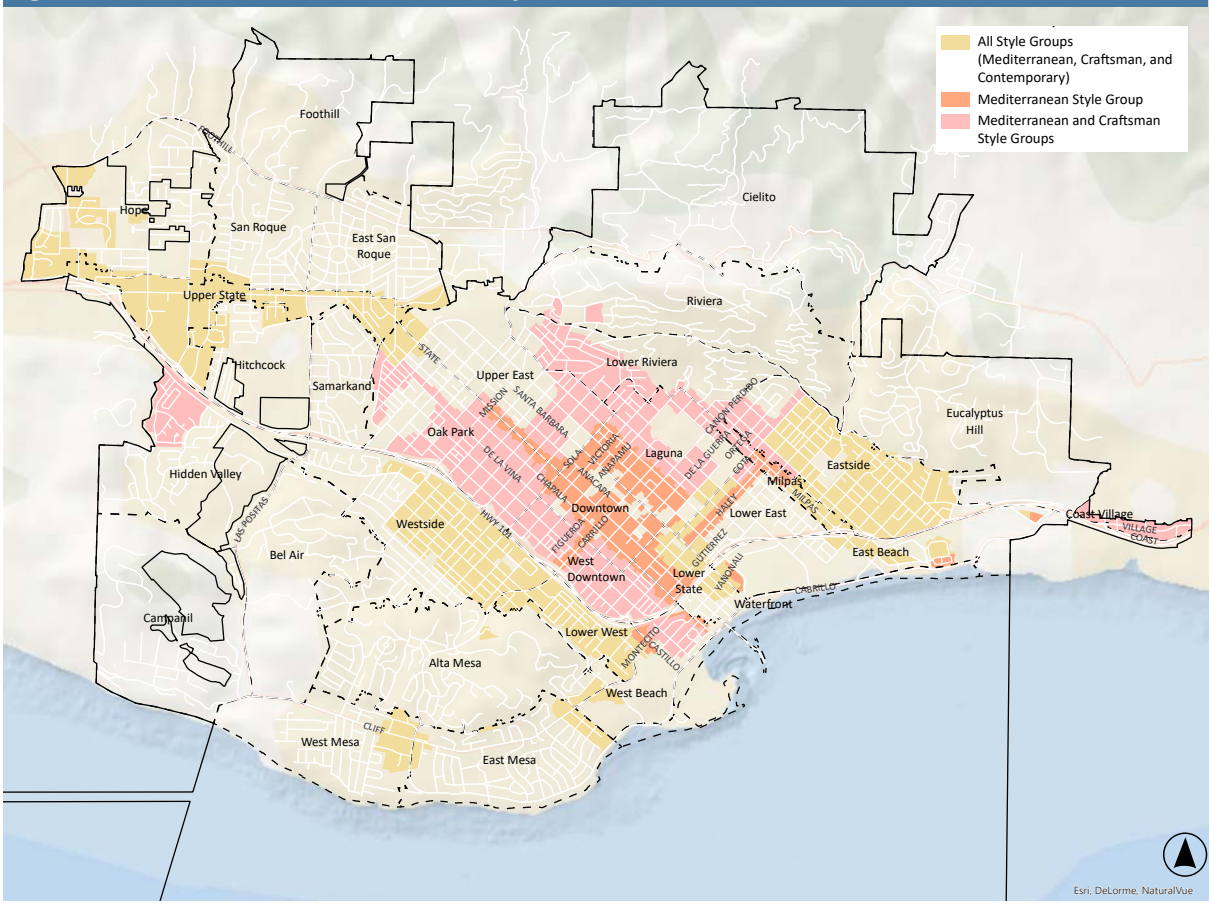
Identify your zone. If you have not done this yet, go back to the Introduction and follow the Quick Code Guide: Development Standards.

Instructions	Location
Identify the architectural styles that are allowed at your project location.	**Section 25.06.040 (Architectural Styles Map)**
Identify your architectural style group and select one of the 2 sub-styles within that group to apply.	**Subsections A-B of 25.06.060 (Craftsman Style Group), 25.06.070 (Mediterranean Style Group), or 25.06.080 (Contemporary Style Group)**
Comply with the applicable standards for massing and facade composition.	**Section 25.06.050 (Massing and Facade Composition)**
Comply with wall and building roof form standards of selected sub-style.	**Subsections C-G of Architectural Style**
Comply with window and door standards of selected sub-style.	**Subsections H-K of Architectural Style**
Comply with external elements standards and material standards of selected sub-style	**Subsections L up to Q of Architectural Style**

25.06.040 Architectural Styles Map

Figure 25.06.040.1 (Allowed Architectural Styles) indicates where the styles contained in this Chapter are allowed in Santa Barbara. This map is based on the City's traditional architecture. Styles are prescribed at locations that are highly visible to the public, such as: gateway or entry points into the City, hillside development, and locations in close proximity to Historic and Landmark Districts.

Figure 25.06.040.1 Allowed Architectural Styles



25.06.050 Massing and Facade Composition

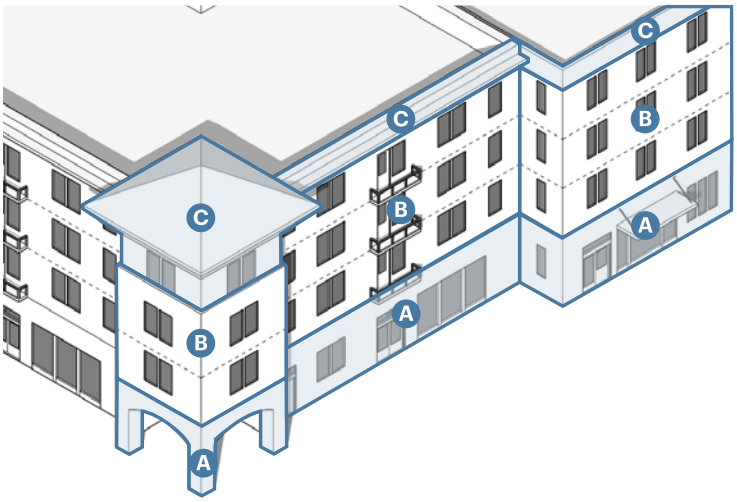
Intent. Santa Barbara's architecture reflects traditional design principles that contribute to a pleasant, human-scale environment. These include a clear representation of each building's relationship to the ground and sky, as well as how openings such as doors and windows establish an interface between the inside, the outside, and the building structure itself. Table A (Massing and Facade Composition Overview) provides an overview of massing and facade composition standards that support these principles.

Table 25.06.050.A: Massing and Facade Composition Overview

Massing, Facade Composition and Architectural Elements Standards	
Standard	**Applicable Buildings**
25.08.050.A (Base, Middle, and Top)	Buildings of at least 2 stories.
25.08.050.B (Parapet Roof Distribution)	Buildings of at least 2 stories.
25.08.050.C (Bay Composition)	Buildings of at least 2 stories.
25.08.050.D (Massing Features)	Block-scale buildings of at least 2 stories and over 80' in length[1], measured along an adjacent ROW.
25.08.050.E-I (Projecting Volume, Recessed Volume, Tower Element, Upper Story Stepback, Secondary Wing)	Standards for each massing feature type apply wherever the massing feature is used to satisfy the requirements of Subsection 25.06.050.D (Massing Features).

[1] Include main body and wings.

Figure 25.06.050.1 Example of Base, Middle, and Top Divisions

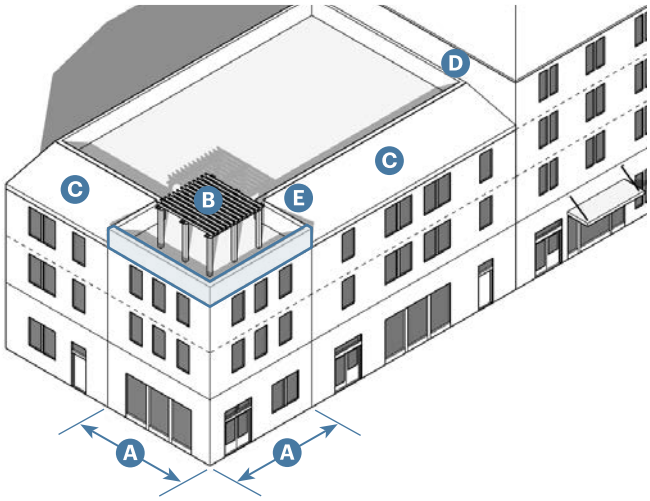


C	Top
B	Middle
A	Base

Note: The images are illustrative, not regulatory.

A. Base, Middle, and Top		
Description		
All new facades shall be designed with a base, middle, and top as required by the standards for the selected style.		
Standards		
Base	See Subsection C (Wall) for base standards and required articulation between base and middle, if applicable. If no base is required by the selected style, base is considered to coincide with the building's foundation unless otherwise indicated by the applicant.	A
Middle	See Subsection C (Wall) for middle standards.	B
Top	See Subsection D (Roof), for top standards. Top includes all elements regulated by Subsections E (Rake), F (Eave), G (Parapet), and J (Dormers).	C

Figure 25.06.050.2 Example of Parapet Roofs



A	Allowed length of flat roof parapet along each primary or secondary front elevation
B	Rooftop deck
C	Sloped roof parapet
D	Sloped roof parapet adjoining side wall
E	Flat roof parapet returning to link with sloped roof parapet

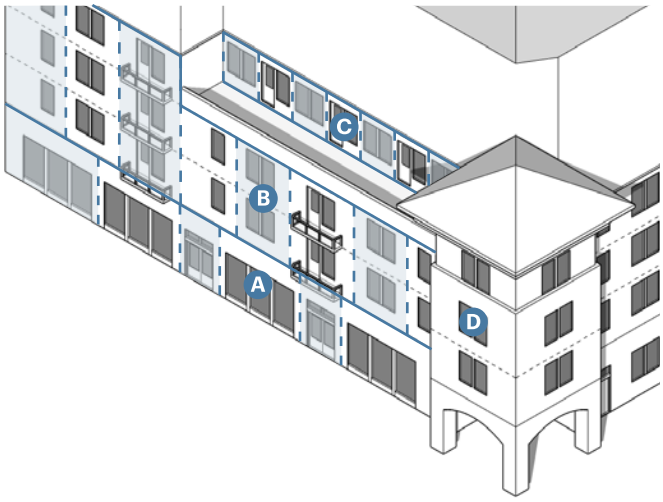
Note: The images are illustrative, not regulatory.

B. Parapet Roof Distribution	
Description	
Application of parapets to roofs is regulated according to style and is subject to limitations or allowances appropriate to each style group.	
Applicability	
Craftsman Style Group	Flat roof parapets are not allowed.
Mediterranean Style Group	Flat roof parapets along facades that are publicly visible are limited according to this Subsection. Sloped roof parapets in compliance with Subsection G.1 or G.2 of the style are unrestricted.
Contemporary Style Group	Flat roof parapets are unrestricted.

B. Parapet Roof Distribution (Continued)		
Flat Roof Parapet		
Total Length Allowed per Primary or Secondary Front Elevation[2]	25% of building length or 25' max., whichever is greater.	A
Total Length Allowed per Interior Elevation	Unrestricted[2]	
Where a rooftop deck is provided in compliance with Section 25.03.120 (Rooftop Decks), the flat roof parapet portion of the applicable elevation(s) shall coincide with the rooftop deck.		B
Roof Form Terminations		
Where sloped roof parapet adjoins a side wall or shared lot line, sloped profile shall terminate at lot line or side wall and shall not wrap the corner. Flat roof parapet may extend to the rear along lot line or side wall.		D
A flat roof parapet adjacent to a sloped roof parapet shall extend or return to establish continuity between the two.		E

[2] Within El Pueblo Viejo Landmark District, flat roof parapet shall not be publicly visible from the primary or secondary front elevation and shall be limited to a maximum of 75% of the overall roof perimeter.

Figure 25.06.050.3 Example of Bay Composition



A	Bay Composition: Base (Secondary front facade)
B	Bay Composition: Middle (Secondary front facade)
C	Stepped-back facade plane may have different bay composition from foremost facade plane
D	Tower element is treated independently

Note: The images are illustrative, not regulatory.

C. Bay Composition

Description

The pattern of openings in the wall of a building is one of its most easilty recognizable features, instantly providing a sense of scale, defining the relationship between the interior and the exterior, and providing both order and visual interest along a block face.

Applicability

Each facade shall be arranged according to a pattern of vertical bays. See Subsection 25.04.150.A (Massing Types and Bays) for details on the application of bays to massing types.

Standards

Each bay shall be at least 4 feet wide and no wider than 17 feet; except that in the Downtown Edge and Downtown Core districts, bays within the building's base may be up to 25 feet wide.

Bays are not required to be equal in width.

Within each facade plane, the horizontal pattern of bays may differ between the base, middle, and/or top, but shall be consistent throughout each of these divisions. See Subsection 25.06.050.A (Base, Middle, and Top).

C. Bay Composition (Continued)

Blank walls shall not exceed 10 feet in length, measured horizontally from the edge of each opening to the nearest opening or facade edge.

Bay Measurement

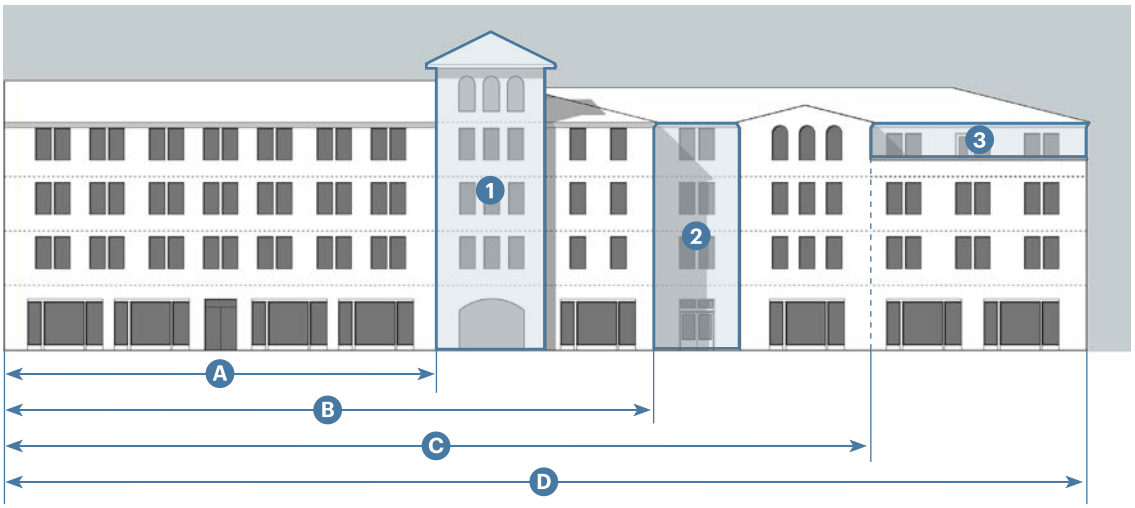
Bay boundary is considered to lie at the midpoint between successive openings unless marked by an expression of vertical structure on the facade.

Boundaries of each bay shall extend vertically from the lower boundary of the base, middle, or top to the upper boundary of the same division and shall not intersect any opening.

Where applicable, bay boundary shall coincide with the boundary of any massing feature type identified in accordance with Subsection D.

Bay width shall be measured horizontally from one boundary to the next.

Figure 25.06.050.4 Example of Massing Features by Elevation Length



- A Up to 80' long
- B Up to 120' long
- C Up to 160' long
- D Over 160' long
- 1 First Massing Feature
- 2 Second Massing Feature
- 3 Third Massing Feature

Note: The images are illustrative, not regulatory.

D. Massing Features

Description

Large block-scale buildings shall include massing features to add interest and improve the legibility of the streetscape.

Applicability

Block-scale buildings of at least two stories in height shall meet the standards in this Subsection for each primary front and secondary front elevation. For house-scale buidlings, refer to the standards in Section 25.04.150 (Massing Types).

Required Massing Features by Elevation Length		
Up to 80'	None Required	A
Greater than 80', Up to 120'	1 min.	B
Greater than 120', Up to 160'	2 min.	C
Over 160'	3 min.	D

Massing Feature Type	Standards
Projecting Volume	25.08.050.E
Recessed Volume	25.08.050.F
Tower Element	25.08.050.G
Upper Story Stepback	25.08.050.H
Secondary Wing	25.08.050.I

A single elevation may include more than one instance of the same massing feature type. For the purpose of satisfying the required number of massing features, separate instances may be counted cumulatively.

For the purpose of this Subsection, each massing feature applied to an elevation shall be identified and counted as no more than one of the listed types.

E. Projecting Volume

Projection from Adjacent Facade	3' min.
Width of Projecting Volume	10' min.; 40' max.

Projecting volume shall extend vertically throughout the building's middle and may also extend through the top and/or base.

The roof form of a projecting volume shall correspond to that of the volume from which it projects and shall maintain the same eave height. Gable or hip roofs shall include a ridge running perpendicular to the projecting facade.

F. Recessed Volume

Recess from Adjacent Facade	3' min.
Width of Recessed Volume	8' min.; 40' max.

Recessed volume shall extend vertically throughout the building's middle and top and may also extend through the base.

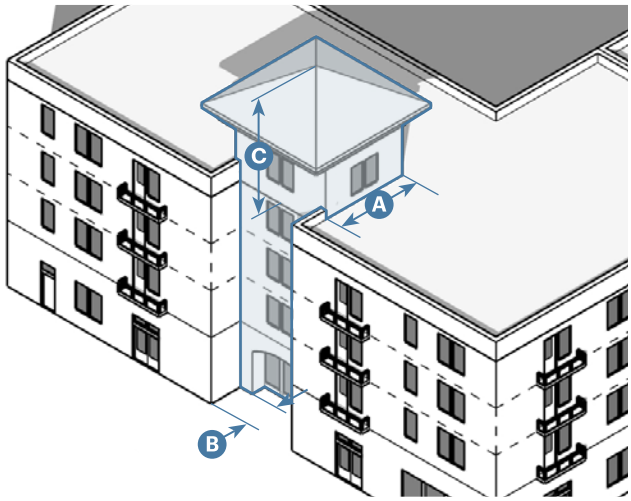
Gable or hip roofs shall break at recessed volume by maintaining the same eave height on all sides of the recessed volume where eaves occur.

When extending to the ground plane, recessed volume shall incorporate landscape, outdoor seating, and/or an extension of the sidewalk pavement.

Recessed volume may coincide with a frontage type such as the dooryard or forecourt. See Chapter 5 (Frontages).

Where a recessed volume is identified, any facade from which the recess can be measured may not be counted as a projecting volume.

Figure 25.06.050.5 Example of Tower Element



A	Tower element footprint
B	Projection or recess
C	Height allowance

Note: The images are illustrative, not regulatory.

G. Tower Element		
Description		
New buildings may include a tower element to add interest to the roofline and further shape the public realm.		
Standards		
Dimensions	10' x 10' min.; 30' x 30' max.	A
Projection or Recess from Adjacent Facade	3' min.	B
Height Allowance		
When the highest story of the building is at the maximum height allowed by the zone, tower element may exceed maximum height allowed by the zone by up to 10'.		C
A tower element using this height allowance shall not add occupiable floor area to the structure, in compliance with SBMC 30.140.100.A.		
Tower element may not exceed any maximum height imposed by Section 25.03.030 (Additional Massing and Height Requirements).		
Where a tower element is identified, adjacent facade(s) may not be counted as a projecting volume or recessed volume.		

H. Upper Story Stepback	
Stepback from Primary Facade	10' deep min.
Length of Stepback	30' min.; 80' max.
Upper Story Stepback shall modify the building's uppermost story and may also modify the second-highest story.	
The elevated area created by the upper story stepback shall be roofed in compliance with Subsection D of the selected architectural style or shall be designed as an elevated deck in compliance with Section 25.03.120 (Rooftop Decks).	
A corner that is at least 5 feet lower in height than the surrounding building volume in compliance with Subsection 25.03.030.B (Specific to Corner Parcels) may be counted as an upper story stepback in fulfillment of this Subsection.	
I. Secondary Wing	
Height Difference from Main Body	1 story lower, min.
Offset from Main Body Facade	3' min.[3, 4]
Where a secondary wing is identified, the adjacent facade from which the secondary wing is offset may not be counted as a projecting volume.	
[3] Unless otherwise indicated by building type or massing type standards.	
[4] 0' min. for buildings of 3 stories or more.	

25.06.060 Craftsman Style Group

A. Description

Craftsman Sub-Style

The Craftsman style emerged in the American west and was inspired by the English Arts and Crafts movement. The Craftsman bungalow house was prevalent from the 1900's to the 1940's. Since that time, it has adapted to multi-unit and mixed-use prototypes.

Cottage Sub-Style

Prevalent in the early 20th century, the Cottage style, like Craftsman, was influenced by the English Arts and Crafts movement and its affinity for pre-industrial models. In Santa Barbara, the Cottage style accommodates a range of primarily Northern European vernacular expressions. Windows, bay windows, balconies, porches, and materials are based on elements used in these traditions.

B. Typical Characteristics: Craftsman
Massing of two and a half stories or less
Low-pitched roofs with deep eaves and exposed rafter tails
Horizontally proportioned openings made from ganged vertical windows
Emphasis on natural-appearing materials, including composite wood shingles
Asymmetrical composition with wall plane broken by projecting gable ends
Wall plane broken by projecting and/or recessed elements

B. Typical Characteristics: Cottage
Massing of two and a half stories or less
Asymmetrical massing with front-facing gables
Steeply-pitched shingle roof with low eaves; minimal projection at eave and rake
Windows with evenly-spaced divided lites
Stucco walls with or without half-timbering
Mix of arched doors and square, though occasionally segmented arched, windows

Elements of Craftsman Style

Example Building Elevation: Craftsman

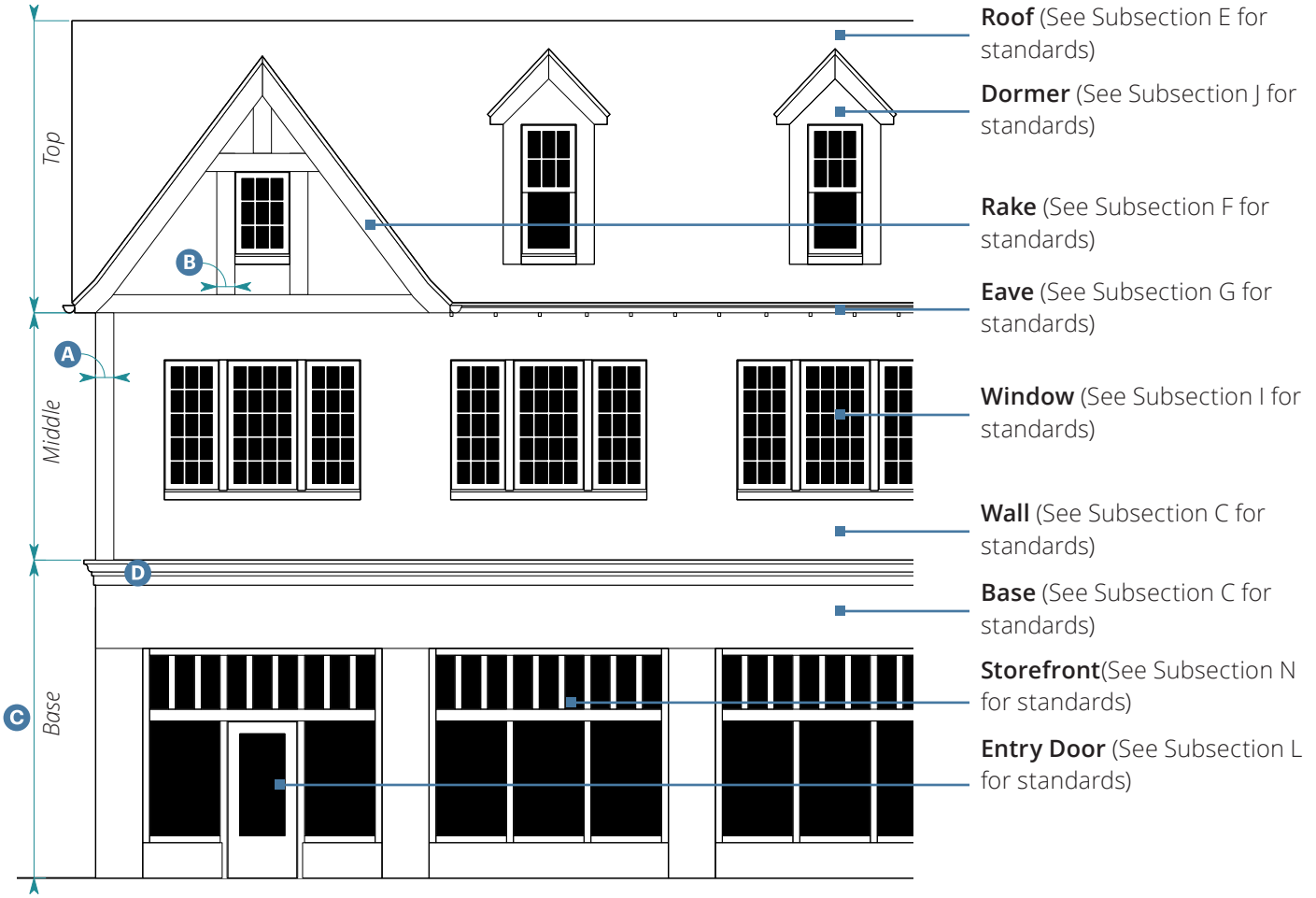
Note: The image above is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.

C.1. Wall: Craftsman		
Height Limitation		
Building Height	2.5 stories max.	
Trim[1]		
Width	6" min.	A
Expansion Joints		
Structural expansion joints shall be concealed by placement, color selection, or use of facade plane change.		

C.1. Wall: Craftsman (Continued)		
Base		
Height	1'0" min.; 1 story max.	B
Required Articulation	Projecting Profile/Molding	C
For stucco walls, stucco wall finish shall extend below the weep screed, flush with the wall surface above, and continue for a minimum of 2" below finish grade.		

[1] Trim not required on portions of buildings where stucco, masonry, or stone is the primary wall material.

Elements of Cottage Style



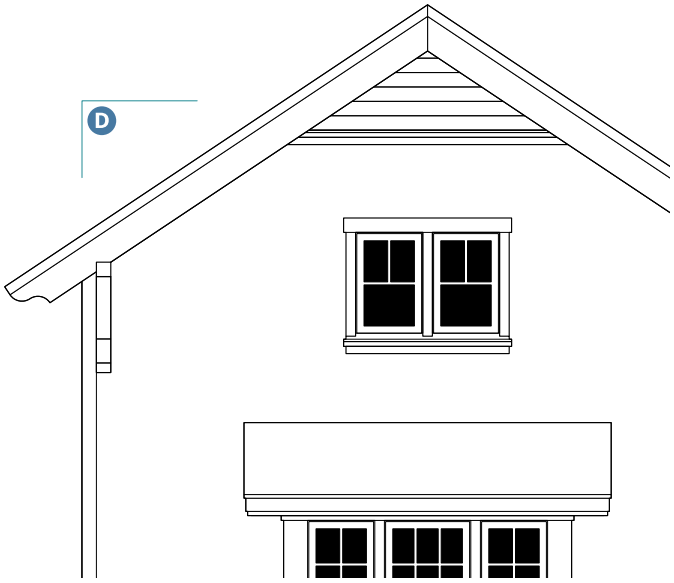
Example Building Elevation: Cottage

Note: The image above is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.

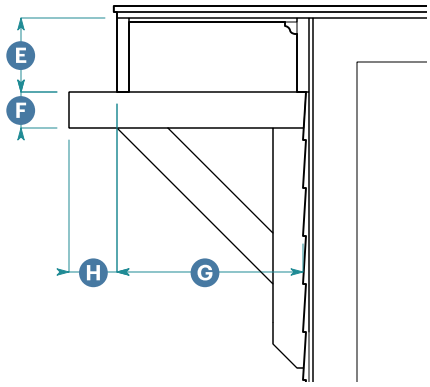
C.2. Wall: Cottage		
Height Limitation		
Building Height	2.5 stories max.	
Trim[2]		
Edge Trim Width	4" min.	A
Half-Timbering Width	8" min.	B
Expansion Joints		
Structural expansion joints shall be concealed by placement, color selection, or use of facade plane change.		

C.2. Wall: Cottage (Continued)		
Base (Allowed; Not Required for This Sub-Style)		
Height	1 story max.	C
Required Articulation	Projecting Profile/Molding	D
For stucco walls, stucco wall finish shall extend below the weep screed, flush with the wall surface above, and continue for a minimum of 2" below finish grade.		

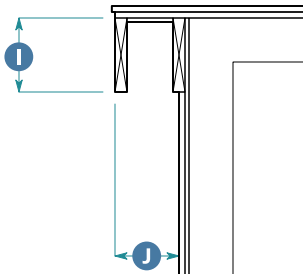
[2] Trim not required on portions of buildings where stucco, masonry, or stone is the primary wall material.



Gable End Elevation



Rake Section: Craftsman with Bracket



Rake Section: Cottage

D. Building Roof: All		
Skylight Installation Standards		
Material	Flat Glass; Plastic is not allowed.	
Skylights shall be curb mounted in line with the roof pitch. Domed skylights are not allowed.		
Skylights shall not be visible from the front of the building or the street. Skylights may be screened by the building form, landscaping, or parapet.		

D.1. Building Roof: Craftsman		
Roof Form		
Type	Gable, Hip, Shed[3]	
Pitch	3:12 min.; 8:12 max.	D

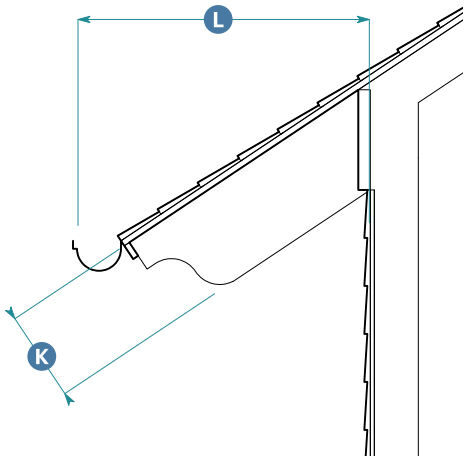
[3] High side of shed roof must terminate into wall.

D.2. Building Roof: Cottage		
Roof Form		
Type	Gable, Shed[3]	
Pitch	8:12 min.	D

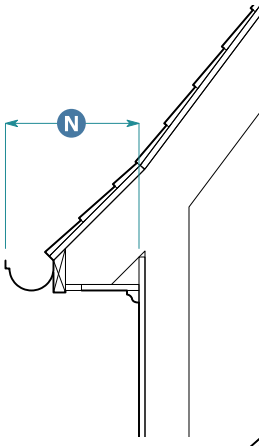
[3] High side of shed roof must terminate into wall.

E.1. Rake: Craftsman		
Height		
Fascia	10" min.	E
Bracket Bracing Member	4" min.	F
Horizontal Projection		
To Fascia: Main Roof Form	1'8" min. 3'0" max;	G
To Fascia: Dormer	8" min. 1'2" max;	G
Bracket Projection Beyond Fascia	No min.; 1'0" max.	H

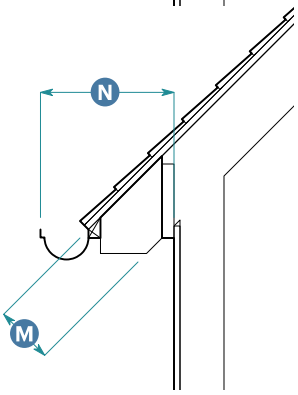
E.2. Rake: Cottage		
Height		
Fascia	8" min.	I
Horizontal Projection		
Projection to Fascia	8" min.	J



Open Eave Elevation: Craftsman



Closed Eave Elevation: Cottage



Open Eave Elevation: Cottage

F.1. Eave: Craftsman			
Standards	**Open Eave**	**Closed Eave**	
Height			
Rafter	8" min.	N/A	K
Horizontal Projection[4]			
Main Roof Form	2'6" min.	N/A	L
Dormer	8" min.	N/A	L

[4] Horizontal projection includes gutter, where occurs.

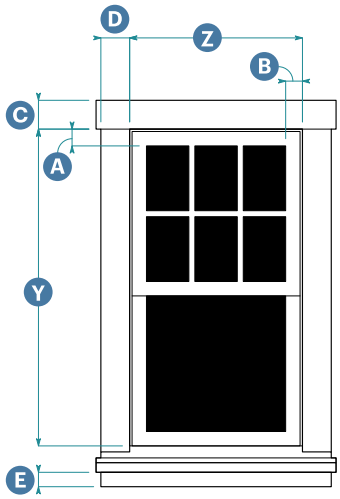
F.2. Eave: Cottage			
Standards	**Open Eave**	**Closed Eave**	
Height			
Rafter	8" min.	N/A	M
Horizontal Projection[5]			
Overall	1'0" min.	1'0" min.	N

[5] Horizontal projection includes gutter, where occurs.

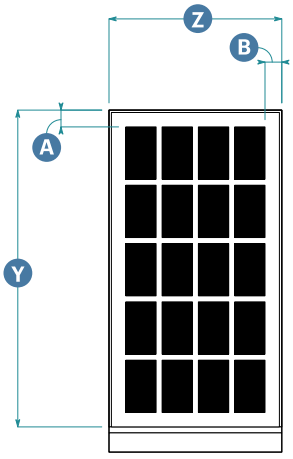
G. Parapet: All

Flat roofs with parapets are not allowed in this style group. See Subsection E (Rake) and Subsection F (Eave) for standards applicable to sloped roofs.

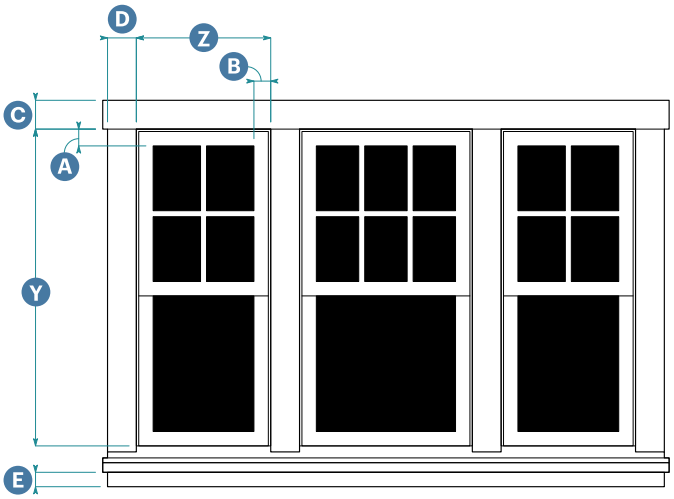
Key A = Applicable N/A = Not Applicable



Typical Window Elevation: Craftsman (Shown with 6 over 1 Glazing Division)



Typical Window Elevation: Cottage (Shown with 20 Parts Glazing Division)



Ganged Window Elevation: Craftsman with 4 over 1 and 6 over 1 Glazing Divisions

H. Windows: All		
Opening Proportion, Height (Y) to Width (Z)		
Typical Window[6]		
Ground Floor	2:1 min.	
Typical Upper Floor	7:4 min.	
Accent Window		
Rectangle	3:2 min. (2'6" max. width)	
Square	1:1 min. (3'0" max. width)	
Ganged Window[7]	3:5 min.	
Picture Window[8]	6:5 min.	
Dormer Window	7:4 min.	
Window		
Sash Widths		
Rail	2" min.	A
Stile	2" min.	B
Trim Widths[9]		
Head	6" min.	C
Jamb	6" min.	D
Apron	3" min.	E

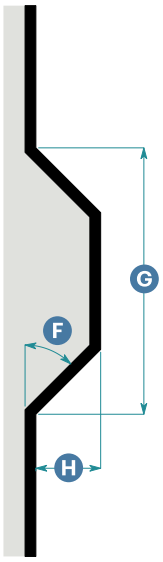
H. Windows: All (Continued)	
Window Frame Recess	
Depth	2" min. from face of surround to face of sash
Sill Projection	
Depth	2" min. from face of surround
Pediment	
Allowed	No
Mullions	
Mullions required between ganged windows.	

[6] "Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

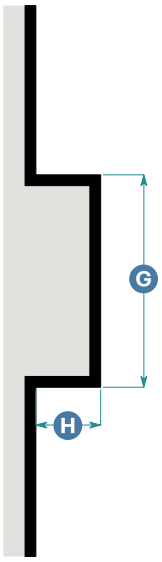
[7] Ganged windows may be composed of two or three typical windows, of which one typical window may be replaced with a picture window.

[8] Glazing divisions for picture windows may be one part.

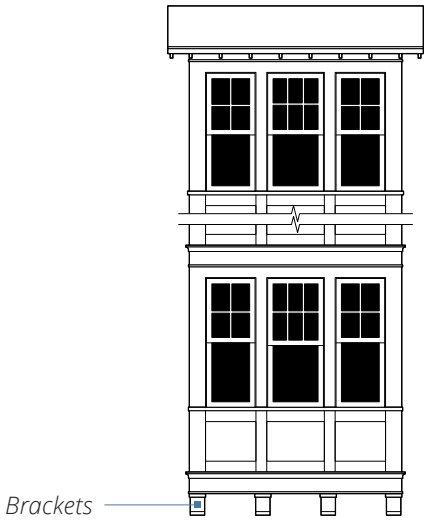
[9] Trim required for windows only on buildings or parts of buildings with lap siding.



Bay Window Plan: Chamfered



Bay Window Plan: Square

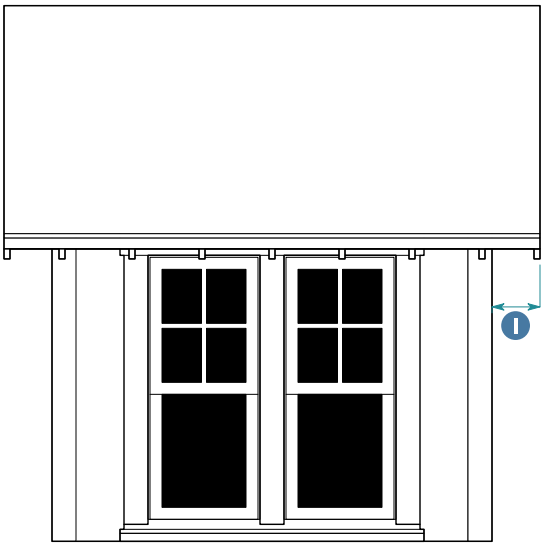


Bay Window Elevation

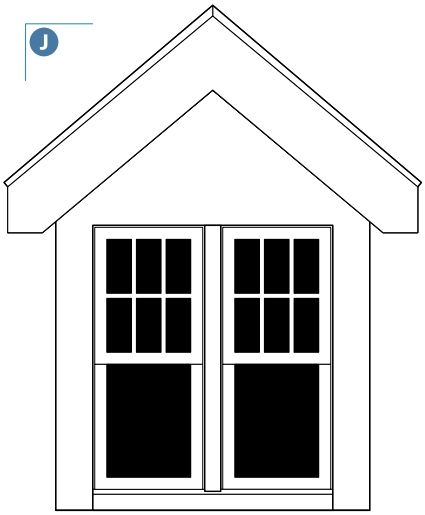
H.1. Windows: Craftsman	
Opening	
Shape	Rectangular
Window	
Operation	Double-Hung, Single-Hung, Awning, Casement, Fixed
Glazing Divisions	4 over 1, 6 over 1, or 10 over 1
Width of lites shall be no greater than their height.	
Glazing divisions shall be positioned exterior to glass panes.	

H.2. Windows: Cottage	
Opening	
Shape	Rectangular, Arched
Window	
Operation	Double-Hung, Single-Hung, Awning, Casement, Fixed
Glazing Divisions	6 parts min.; 24 parts max.
Width of lites shall be no greater than their height.	
Glazing divisions shall be positioned exterior to glass panes.	

I. Bay Windows: All		
Form		
Type	Square, Chamfered	
Interior Angle for Chamfered Form	30 degrees min.; 55 degrees max.	F
Continuous horizontal articulation on building shall wrap bay window form.		
Dimensions		
Width	6'0" min.; 12'0" max.	G
Depth	1'0" min.; 4'0" max.	H
Bay window that does not extend to grade shall be supported on brackets.		
Bay window form shall be vertically continuous from lowest bay window to highest bay window.		
Allowed Cornice Treatments		
Bay window stops below building eave (provide roof or cornice for bay window).		
Corner Placement		
At building corner, square bay window may be rotated 45 degrees.		
When wrapping a corner, chamfered bay window may incorporate up to five faces instead of the typical three.		



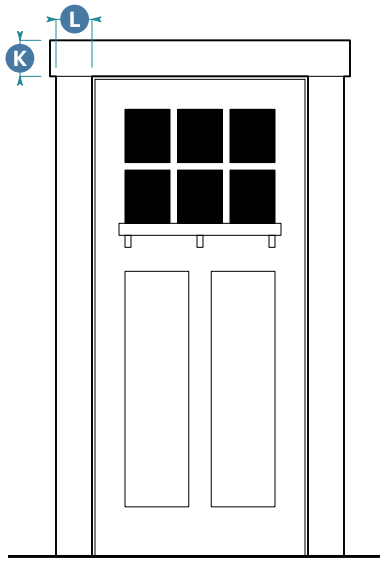
Dormer Elevation: Craftsman



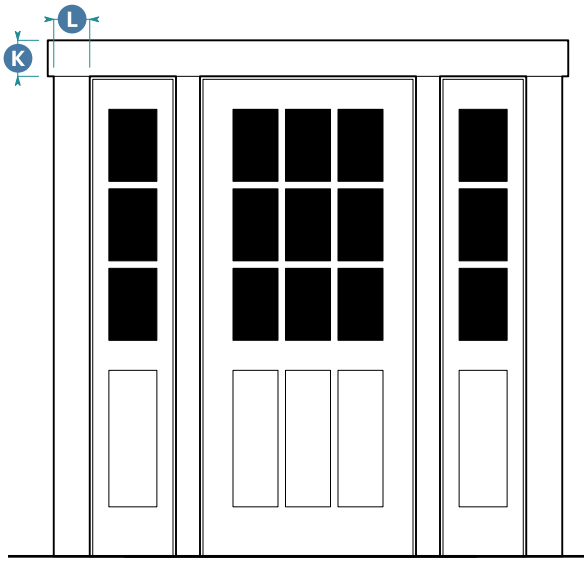
Dormer Elevation: Cottage Shown with Gable Roof

J.1. Dormers: Craftsman	
Roof Form	
Type	Shed
Pitch	3:12 min.; 7:12 max.
Horizontal Projection	
Rake	See Subsection E.1 (Rake) for rake standards. (I)
Eave	See Subsection F.1 (Eave) for eave standards.
Placement	
Setback from Facade to Face of Dormer	1'0" min.
Dormers shall not interrupt continuity of main building roof eave.	
Window	
See Subsection H (Windows) for window standards.	

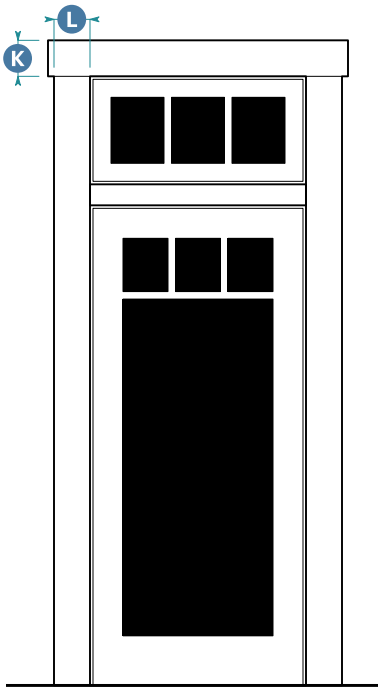
J.2. Dormers: Cottage	
Roof Form	
Type	Gable, Hip
Pitch	6:12 min.; 10:12 max. (J)
Horizontal Projection	
Rake	See Subsection E.2 (Rake) for rake standards.
Eave	See Subsection F.2 (Eave) for eave standards.
Placement	
Setback from Facade to Face of Dormer	1'0" min.
Dormers shall not interrupt continuity of main building roof eave.	
Window	
See Subsection H (Windows) for window standards.	



Vision Glass Door Elevation with Two Panels and Square Span



Half Glass Door Elevation with Three Panels and Sidelights



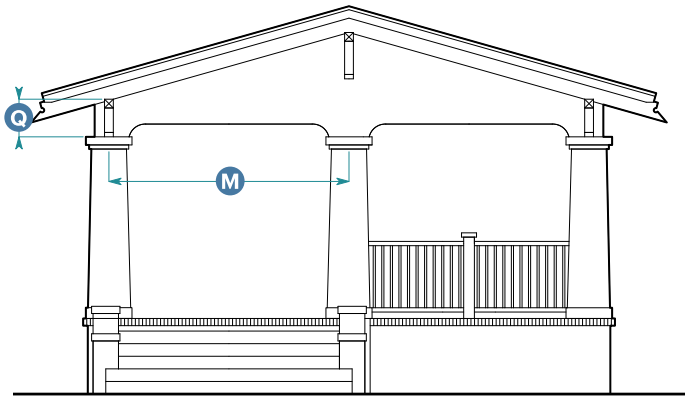
Full Glass Door Elevation with Transom

K.1. Entry Doors: Craftsman		
Door		
Number of Panels	2 min.[10]	
Lite Types		
Vision Glass	3 parts min.	
Half Glass	6 parts min.	
Full Glass	3 parts min. over 1	
Surround		
Span Type(s)	Lintel	
Head Width	6" min.	K
Jamb Width	4" min.	L
Glazed Openings		
Transom	Allowed	
Sidelights	Allowed	

[10] Panels not required for full glass lite type.

K.2. Entry Doors: Cottage		
Door		
Number of Panels	2 min.[11]	
Lite Types		
Vision Glass	4 parts min.	
Half Glass	8 parts min.	
Full Glass	16 parts min.	
Surround		
Span Type(s)	Lintel, Arch	
Head Width	6" min.	K
Jamb Width	4" min.	L
Glazed Openings		
Transom	Allowed	
Sidelights	Allowed	

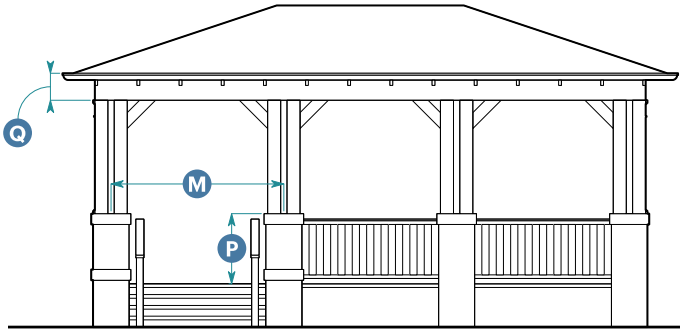
[11] Panels not required for full glass lite type.



One-Story Porch: Craftsman with Square Tapered Column and Capital Connection

L.1. Porches/Columns/Pilasters: Craftsman		
Columns + Pilasters		
Shape	Square, Square Tapered	
Width/Diameter	9" min. each	
Spacing	9'6" min., 12' max. on center	M
Pedestal Height[12]	3'0" min.	P
Entablature/Beam Connection	Capital, Mortise + Tenon	
Columns may be paired.		
Columns may not span multiple stories.		
Additional Features		
Paneling	Allowed	
Fluting	Not Allowed	
Entablature Height		
Topmost Floor	1'6" min.	Q
Intermediate Floor	10" min.	
Guard/Railing		
Allowed Types	Square, Flat Sawn	
Width Between Posts	3' min. on center	Q

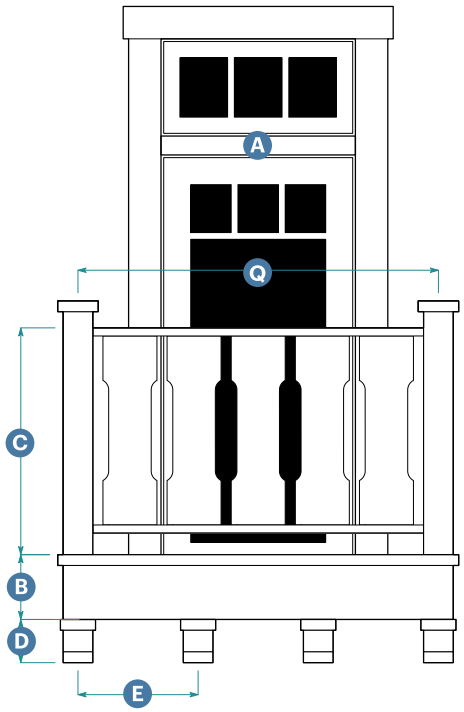
[12] Pedestal may be omitted.



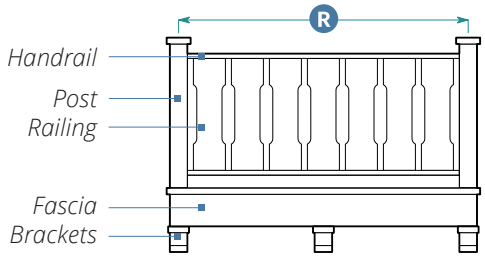
One-Story Porch: Cottage with Paired Square Columns on Pedestals and Mortise and Tenon Connection

L.2. Porches/Columns/Pilasters: Cottage		
Columns + Pilasters		
Shape	Square	
Width/Diameter	6" min. each	
Spacing	8' max. on center	O
Pedestal Height[13]	3'0" min.	P
Entablature/Beam Connection	Capital, Mortise + Tenon	
Columns may be paired.		
Columns may not span multiple stories.		
Additional Features		
Paneling	Allowed	
Fluting	Not Allowed	
Entablature		
Topmost Floor	1'6" min.	Q
Intermediate Floor	10" min.	
Guard/Railing		
Allowed Types	Square, Flat Sawn	
Width Between Posts	3' min. on center	Q

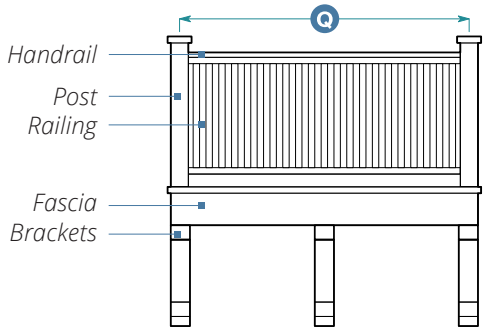
[13] Pedestal may be omitted.



Juliet Balcony with Flat Sawn Railing, Front Elevation



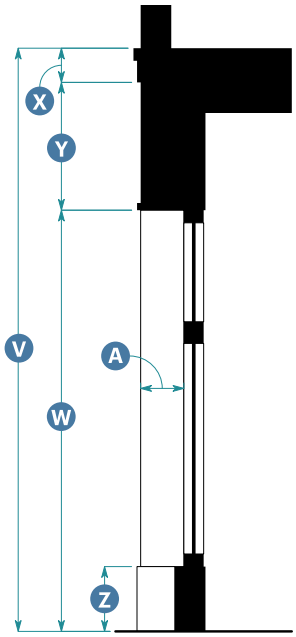
Occupiable Balcony with Flat Sawn Railing, Front Elevation



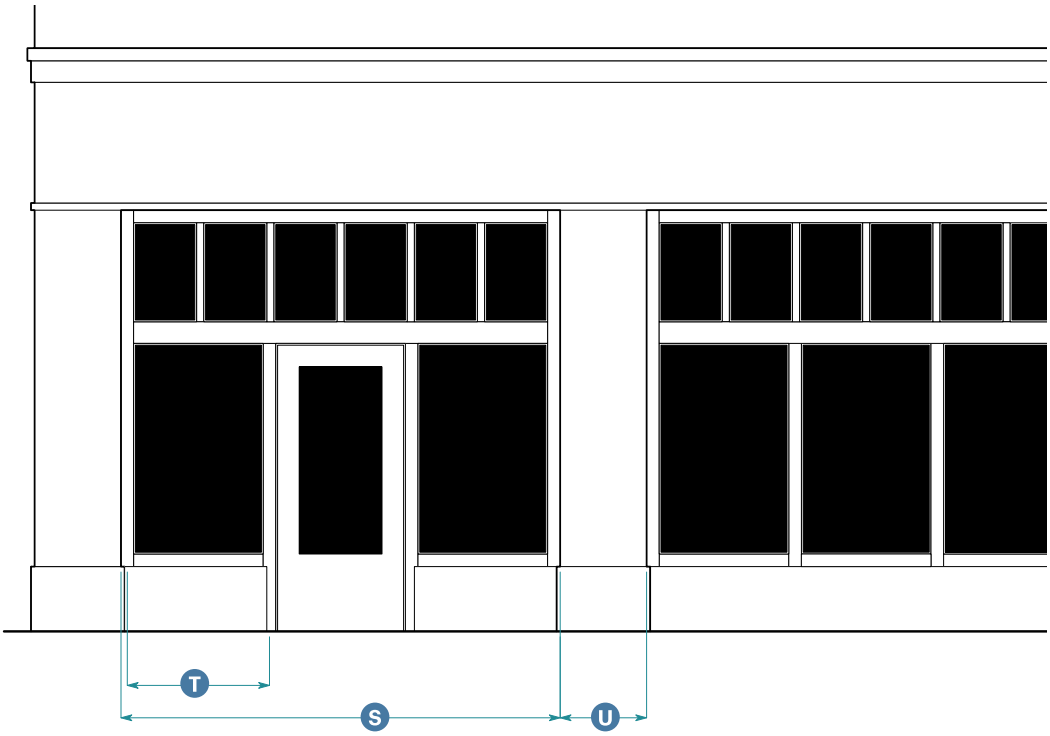
Occupiable Balcony with Square Railing, Front Elevation

M. Balconies: All		
Allowed Types		
Type 1 - Juliet Balcony		
Inward-swinging door(s) with full glazing required		A
Base Height (Required)	3" min.	B
Base Projection (Required)	4" min.	
Type 2 - Occupiable Balcony		
Clear Depth	6' min.	
Area	48 sq ft min.	
Recess into Facade	54" max.	
Overall Width	10'0" max.	

M. Balconies: All (Continued)		
Guard/Railing		
Allowed Types	Square, Flat Sawn	
Height	Per Building Code	C
Width Between Posts	3' min. on center	Q
Brackets/Supports		
Allowed Types	Brackets, Cantilevered Beams	
Depth	80% of projection depth at bracket, min.	
Height	50% of bracket depth, min.	D
Spacing	6' on center, max.	E



Storefront Section

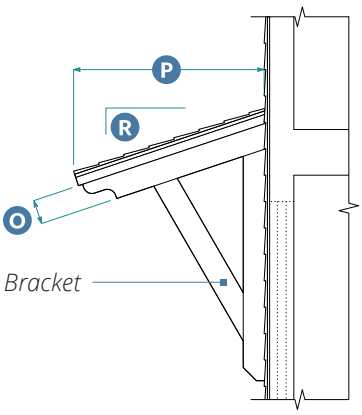


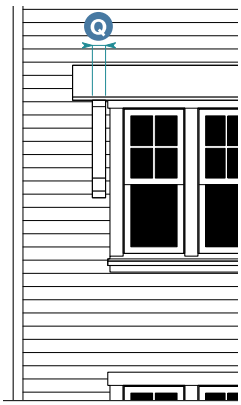
Storefront Elevation

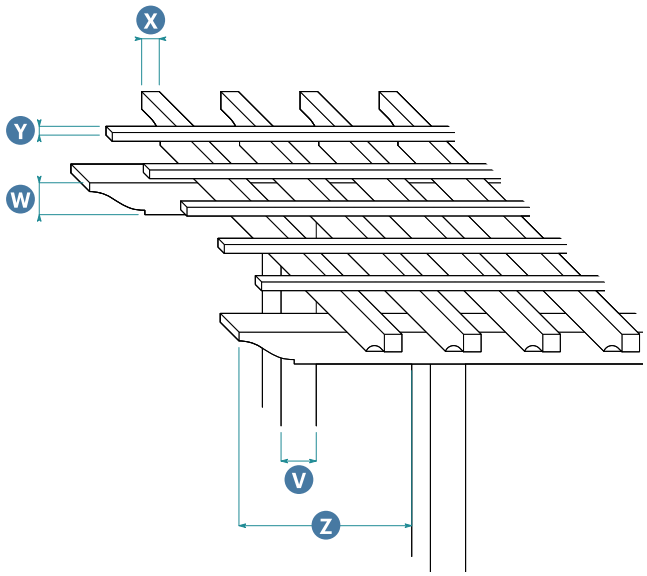
N. Storefronts		
Width		
Storefront Module	10'0" min.; 25'0" max.	S
Display Window	3'0" min.; 6'0" max.	T
Distance Between Storefront Modules[14]	1'0" min.; 6'0" max.	U
Height		
Overall	13'0" min.	V
Head Height	10'0" min.	W
Cornice	10" min.	X
Signage Band	1'6" min.	Y
Bulkhead	1'0" min.; 2'0" max.	Z
Horizontal Recess		
Depth	6" min.; 1'0" max.[17]	A
Bulkhead shall be continuous, unless divided by pilaster, and align with base height of building (if any).		
Cornice shall be continuous.		

[14] May be expressed as a pilaster. See Subsection L (Porches/ Columns/Pilasters)

[15] No max. depth for residential entries.







Canopy Section: Craftsman *Canopy Elevation: Craftsman* *Trellis Diagram*

O. Canopy: All		
Canopy		
Eave Height	6" min.	O
Horizontal Projection[16]	3'0" min.	P
Required Support Elements	Brackets	
Bracket Width	4" min.	Q
Roof Pitch	3:12 min.	R

[16] Horizontal projection includes gutter, where occurs.

P. Trellises and Carports: All		
Dimensions		
Post	8" x 8" min.	V
Main and Cross Beam	4" x 8" min.[17]	W
Rafter	2" x 4" min.	X
Purlin or Lattice	2" x 2" min.	Y
Max. Overhang	6" min.; 30" max.	Z

[17] Paired 2x8 members are allowed when placed on both sides of the supporting posts.

P.1. Materials: Craftsman	
Element	**Allowed Materials**
Wall	
Wall Cladding	Shingle or lap siding: composite wood, wood, fiber cement, or stucco
Base or Foundation	Stone, cast stone, colored or painted concrete
Flashing	Anodized or painted to match wall trim or other main building color
Roof and Roof Elements	
Roofing	Shingles (composite wood, slate, dimensional or luxury asphalt shingles to mimic the look of wood or slate); standing seam metal (no black, white, or reflective metal finishes).
Rake and Eave	Composite wood, wood
Cornice	Composite wood, wood
Brackets	Composite wood, wood, fiberglass
Gutter	Metal half-round
Windows, Bay Windows, and Entry Doors	
Trim or Surround	Composite wood, wood, fiber cement
Entry Door	Wood, aluminum-clad wood, fiberglass, composite wood
Window Frames	Wood, aluminum-clad wood
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Garages	
Garage Door[18]	Wood, composite wood, fiberglass
Balconies	
Post, Handrail, Fascia, and Support Members	Composite wood, wood, solid metal[19]
Railing	Composite wood, wood, metal[19]
Porches	
Columns	Composite wood, wood, metal[19], sandstone
Railing	Composite wood, wood, solid metal[19]

P.1. Materials: Craftsman (Continued)	
Element	**Allowed Materials**
Storefronts	
Columns	Composite wood, wood, fiberglass, metal[19]
Base of Storefront Module (Bulkhead)	Wood panels, brick, stone tile, fiber cement
Chimneys	
Cap	Copper, steel
Body	Brick, stone, cast stone (including veneers of any of the above)
Exterior Building Lighting	
Body	Wrought iron, metal[19]
Shield	Clear, translucent, punched, louvers
Mount	Wrought iron, metal[19]
Stairs and Ramps	
Treads and Risers	Brick, stone, stucco, wood, composite wood
Handrails	Wrought iron, stone, stucco, wood, composite wood, metal[19]
Trellises and Carports	
Spanning Members	Wood
Trellis Posts	Wood
Carport Support Posts	Stucco, wood, composite wood
Connections	Steel, iron[19]
Colors	
All paint and textile colors shall be selected from the colors shown in *Santa Barbara Colors: A Guide to Painting Buildings*.	

[18] Metal roll up doors are allowed only if not publicly visible. Metal security grilles are allowed for parking structures.

[19] Metal materials shall be painted with a black, bronze, or dark green finish in compliance with colors shown in *Santa Barbara Colors: A Guide to Painting Buildings*.

P.2. Materials: Cottage	
Element	**Allowed Materials**
Wall	
Wall Cladding	Stucco, stone, brick, composite wood, wood, fiber cement
Base or Foundation	Brick, stone, cast stone, painted concrete, stucco
Flashing	Anodized or painted to match wall trim or other main building color
Roof and Roof Elements	
Roofing	Shingles (composite wood, asphalt, slate)
Rake and Eave	Composite wood, wood
Cornice	Composite wood, wood
Brackets	Composite wood, wood, fiberglass
Gutter	Metal half-round
Windows, Bay Windows, and Entry Doors	
Trim or Surround	Composite wood, wood, fiber cement
Entry Door	Wood, aluminum-clad wood, fiberglass, composite wood
Window Frames	Wood, aluminum-clad wood
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Garages	
Garage Door[20]	Wood, composite wood, fiberglass
Balconies	
Post, Handrail, Fascia, and Support Members	Composite wood, wood, metal[21]
Railing	Composite wood, wood, metal[21]
Porches	
Columns	Composite wood, wood, fiberglass, metal[21]
Railing	Composite wood, wood, wrought iron[21]
Storefronts	
Storefront	Composite wood, wood, metal[21]
Base of Storefront Module (Bulkhead)	Wood panels, brick, fiber cement

P.2. Materials: Cottage (Continued)	
Element	**Allowed Materials**
Chimneys	
Cap	Copper, steel
Body	Brick, stone, cast stone (including veneers of any of the above)
Exterior Building Lighting	
Body	Wrought iron, metal[21]
Shield	Clear, translucent, punched, louvers
Mount	Wrought iron, metal[21]
Stairs and Ramps	
Treads and Risers	Brick, stone, stucco, wood, composite wood
Handrails	Wrought iron, stone, stucco, wood, composite wood, metal[21]
Trellises and Carports	
Spanning Members	Wood
Trellis Posts	Wood
Carport Support Posts	Stucco, wood, composite wood
Connections	Steel, iron[21]
Colors	
All paint and textile colors shall be selected from the colors shown in *Santa Barbara Colors: A Guide to Painting Buildings*.	

[20] Metal roll up doors are allowed only if not publicly visible. Metal security grilles are allowed for parking structures.

[21] Metal materials shall be painted with a black, bronze, or dark green finish in compliance with colors shown in *Santa Barbara Colors: A Guide to Painting Buildings*.

25.06.070 Mediterranean Style Group

A. Description

Spanish Colonial Revival Sub-Style

The Spanish Colonial Revival style is a reflection of Santa Barbara's Spanish architectural tradition. The sub-style adheres to simple building massing, the impression of traditional masonry construction, prominence of clay tile roof forms, and craftsmanship with an emphasis on raw materials.

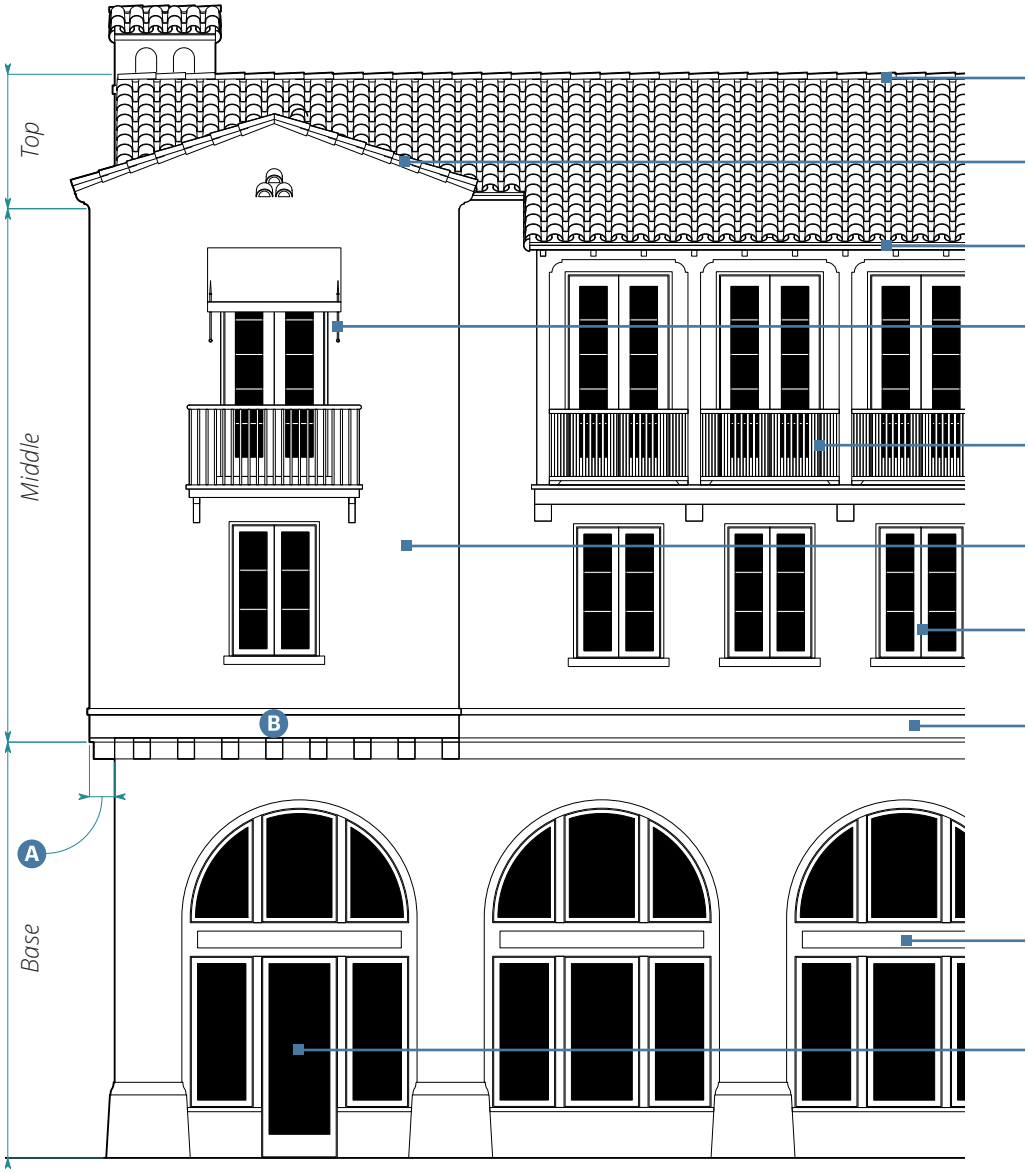
Italian Mediterranean Sub-Style

While similar to the Spanish Colonial Revival style in terms of cladding and materials, the Italian Mediterranean style is expressed through the symmetrical and formal composition of openings, the cornice detailing at rakes and eaves, and the types of columns and pilasters used.

B.1. Typical Characteristics: Spanish Colonial Revival
Low-pitched gabled and/or hipped roofs, often stepped and with simple eave and cornice details
Red cap-and-pan, terra-cotta clay roof tile installed with a scattered field pattern, random mortar lifts, and selectively placed booster tile
Flat, rectilinear wall plane with symmetrical or asymmetrical compositions of vertically proportioned punched openings without trim
Stucco as primary facade material with stucco or wood attached elements, and decorative tile at surrounds/stairs
Architectural details and materials display influence of Spanish and Moorish architecture
Ornamental elements, such as chimneys, vents, and gutters

B.2. Typical Characteristics: Italian Mediterranean
Low-pitched hipped roofs clad in red tile with boxed eaves, often bracketed
Flat, rectilinear wall plane with vertically proportioned punched openings without trim
Stucco as primary facade material with stucco, wood, or metal attached elements
Formal and/or symmetrical composition of doors and windows
Use of classical orders, including columns and pilasters, to accentuate entrances and openings

Elements of Spanish Colonial Revival Style



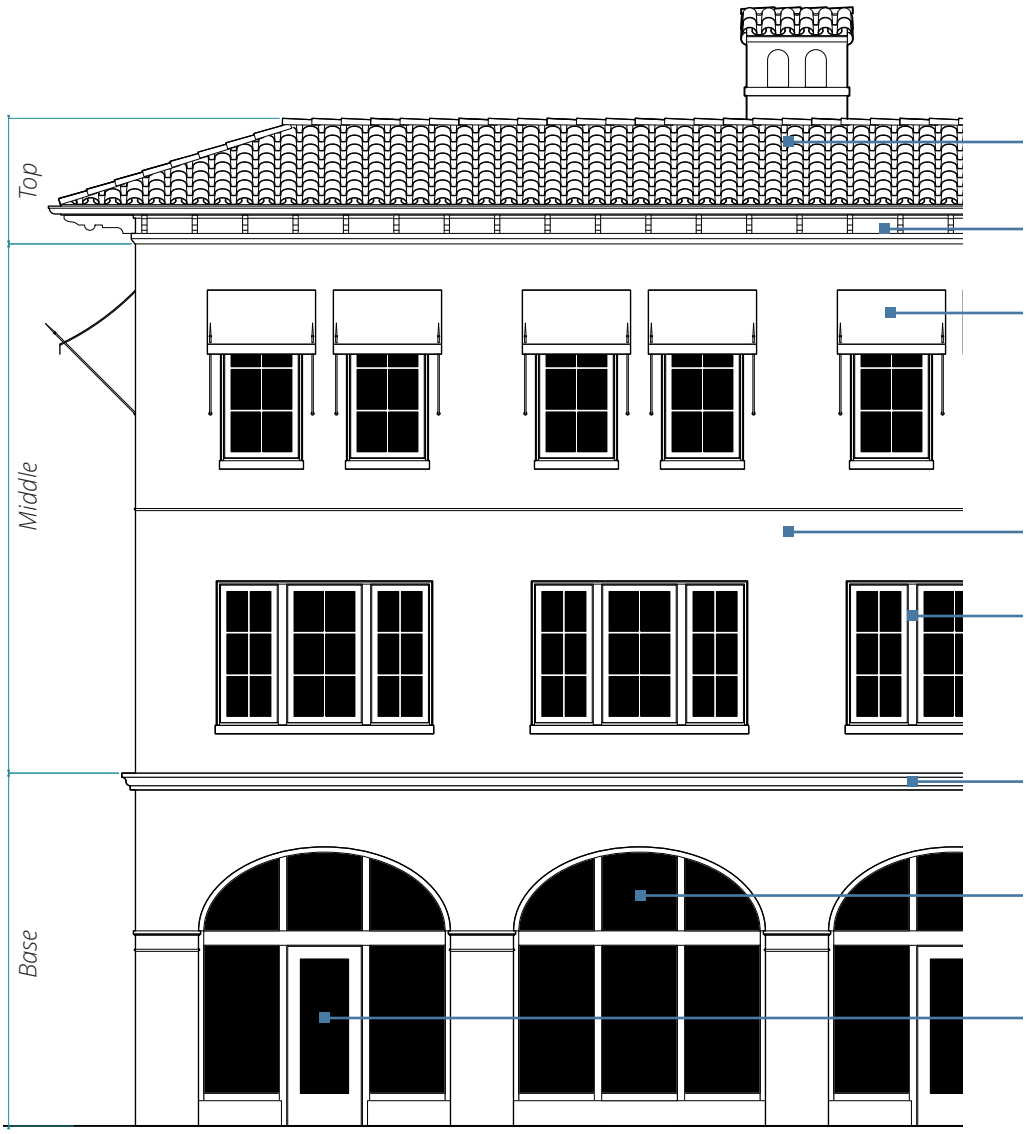
Example Building Elevation: Spanish Colonial Revival

Note: The image above is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.

C.1. Wall: Spanish Colonial Revival
Base
Base is allowed, but not required for this sub-style.
For stucco walls, stucco wall finish shall extend below the weep screed, flush with the wall surface above, and continue for a minimum of 2" below finish grade.
Expansion Joints
Structural expansion joints shall be concealed by placement, color selection, or use of facade plane change.

C.1. Wall: Spanish Colonial Revival (Continued)		
Wall Projections		
Depth	1'0" min.;	A
Lintel Type	Wood or cast-stone lintel with brackets or corbels	
Provide lintel for full width of projection.		B

Elements of Italian Mediterranean Style

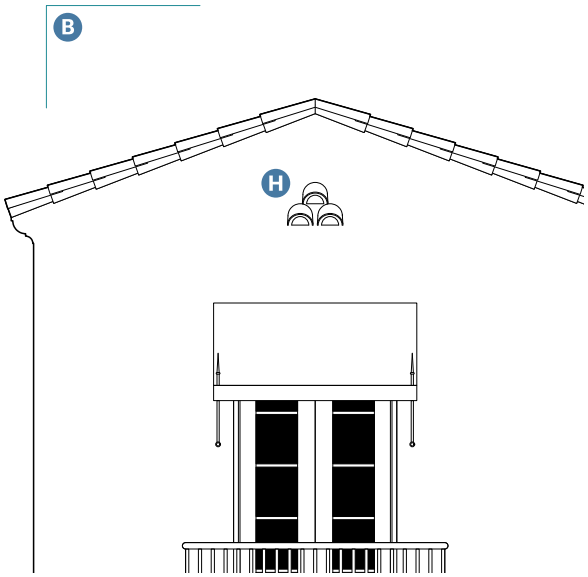


Example Building Elevation: Italian Mediterranean

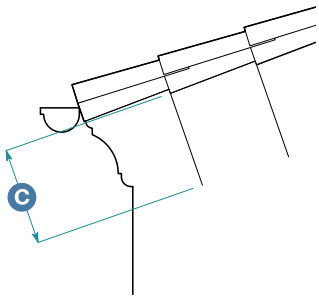
Note: The image above is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.

C.2. Wall: Italian Mediterranean
Base
Base is allowed, but not required for this sub-style.
For stucco walls, stucco wall finish shall extend below the weep screed, flush with the wall surface above, and continue for a minimum of 2" below finish grade.
Expansion Joints
Structural expansion joints shall be concealed by placement, color selection, or use of facade plane change.

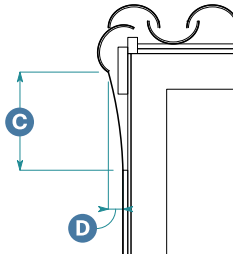
C.2. Wall: Italian Mediterranean (Continued)	
Wall Projections	
Depth	1'0" min.;
Lintel Type	Wood lintel with brackets or corbels, Cast-stone lintel
Provide lintel for full width of projection.	



Gable End Elevation



Rake Elevation (with Ornamental Scored Scallop Pattern)



Rake Section (with Ornamental Scored Scallop Pattern)

D. Building Roof: All			
Standards	**Sloped Roof**	**Flat Roof**	
Roof Form			
Type	Gable, Hip, Shed[1]	Flat	
Pitch	3:12 min.; 6:12 max.	N/A	B
Applicable Subsections			
E. Rake	A	N/A	
F. Eave	A	N/A	
G. Parapet	N/A	A	
Roof Tile Installation Standards			
Starter course shall be double tiled, min.			
Unpigmented mortar required at birdstops, hips, and ridges.			
Field tile shall consist of multiple shades of terra-cotta, arranged in an irregular (non-repeating) pattern.			
Attic Vents			
Placement	Centered within gable		H

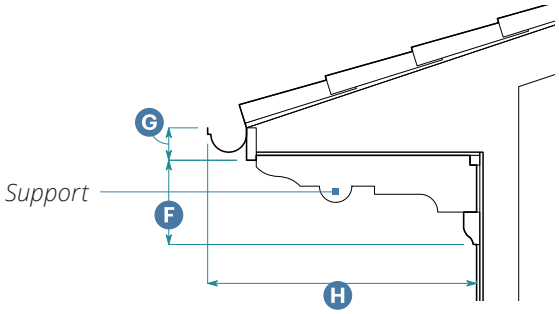
D. Building Roof: All (Continued)		
Skylight Installation Standards		
Material	Flat Glass; Plastic is not allowed.	
Skylights shall be curb mounted in line with the roof pitch. Domed skylights are not allowed.		
Skylights shall not be visible from the front of the building or the street. Skylights may be screened by the building form, landscaping, or parapet.		

[1] High side of shed roof must terminate into wall.

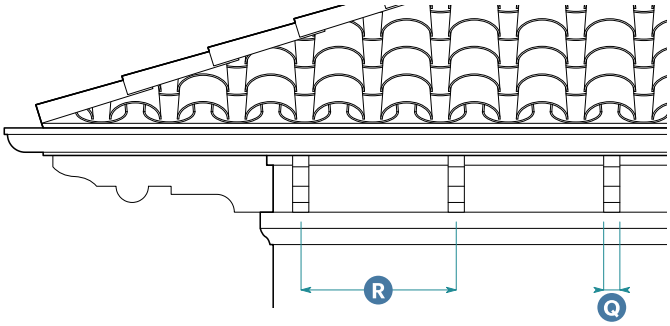
E. Rake: All		
Allowed Ornament[2]		
Height	1'0" min.	C
Projection to Rake Tile	3" min.	D

[2] Scored scallop pattern shall align with tile breaks, where occurs.

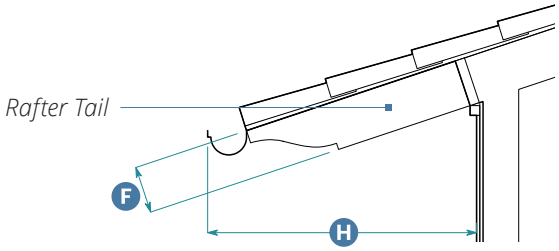
Key A = Applicable N/A = Not Applicable



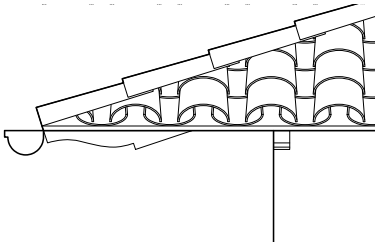
Returned Eave Section: Italian Mediterranean



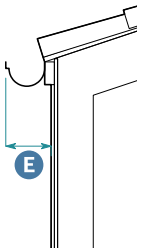
Returned Eave Elevation: Italian Mediterranean



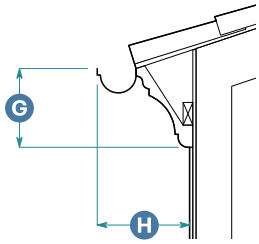
Open Eave Section: Italian Mediterranean



Open Eave Elevation: Italian Mediterranean



Closed Eave Section: Spanish Colonial Revival



Closed Eave Section: Italian Mediterranean

F.1. Eave: Spanish Colonial Revival

Standards	Closed	Open	Returned	
Horizontal Projection[3]				
Overall	3" min.	N/A	N/A	E

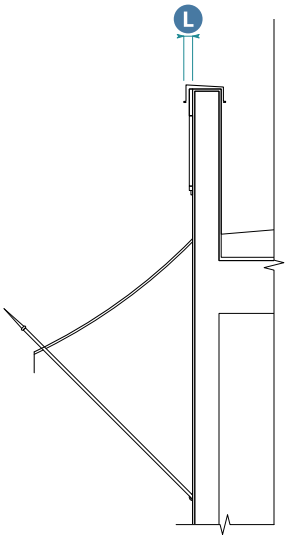
[3] Horizontal projection includes gutter.

F.2. Eave: Italian Mediterranean

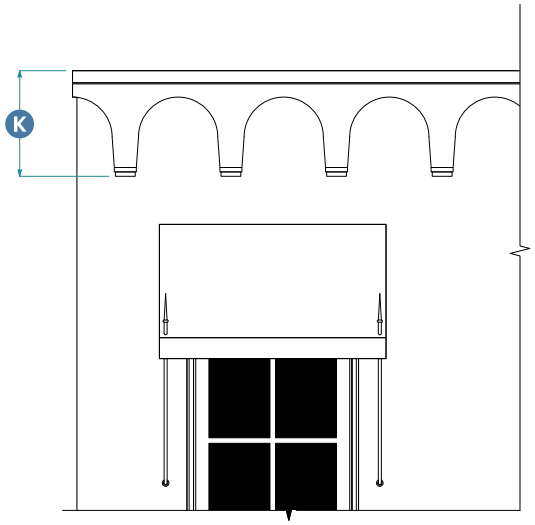
Standards	Closed	Open	Returned	
Horizontal Projection[4]				
Overall	1'0" min.	3'0" min.	2'6" min.	H
Fascia/Cornice Molding				
Height	1'0" min.	N/A	6" min.	G
Allowed Rafter Tails and Supports				
Type	N/A	Shaped, Plumb Cut	Shaped	
Height	N/A	8" min.	1'0" min.	F
Width	N/A	3" min.	3" min.	Q
Spacing	N/A	24" max. on center	24" max. on center	R
Placement	N/A	Below decking	Below fascia	

[4] Horizontal projection includes gutter.

Key A = Applicable N/A = Not Applicable



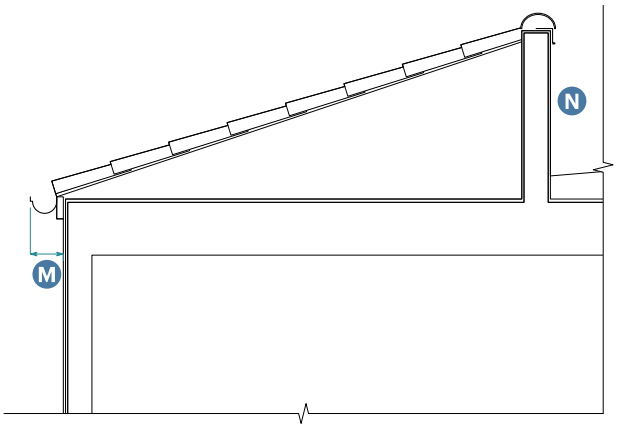
Parapet Section: Spanish Colonial Revival



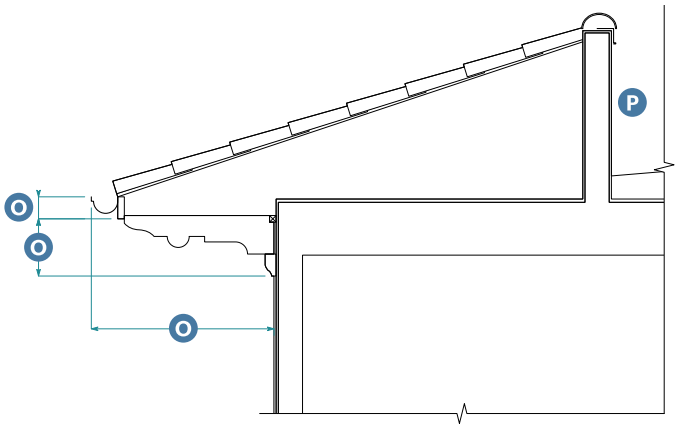
Parapet Elevation: Spanish Colonial Revival

G. Parapet: All		
Allowed Ornament		
Type	Wall Moulding at Parapet Cap	
Height	2'0" max.	K
Projection	1'0" max.	L
Placement	Continuous with Parapet Cap	

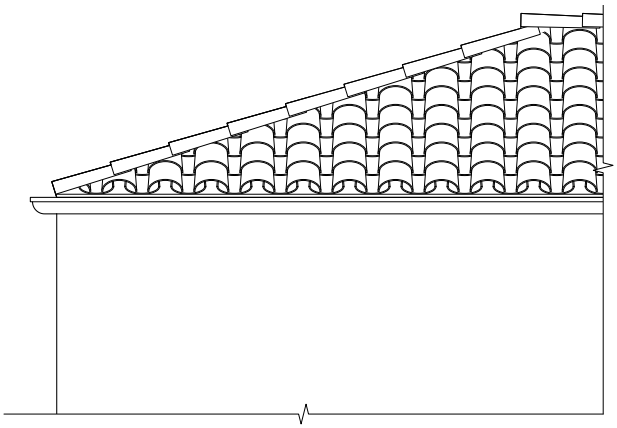
Visible metal flashing is not allowed.



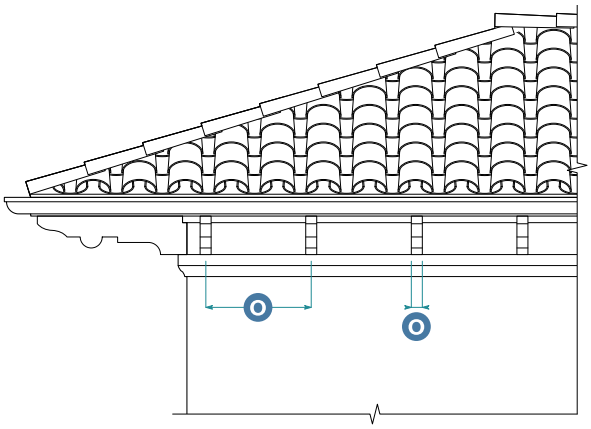
Sloped Roof Parapet Section: Spanish Colonial Revival



Sloped Roof Parapet Section: Italian Mediterranean



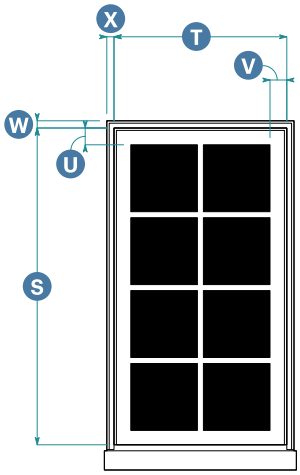
Sloped Roof Parapet Elevation: Spanish Colonial Revival



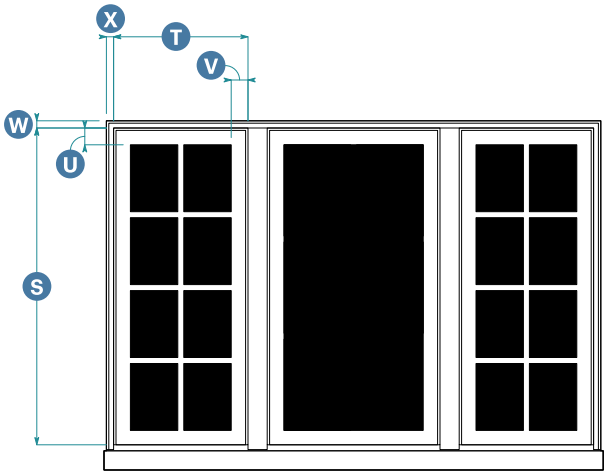
Sloped Roof Parapet Elevation: Italian Mediterranean

G.1. Parapet: Spanish Colonial Revival		
Sloped Roof with Parapet		
Eave Projection	See Subsection F.1 (Eave) for eave standards.	M
Parapet Height	30" min.	N
Sloped roof shall extend to reach full height of parapet.		
Sloped roof portion shall comply with all standards applicable to sloped roofs in Subsection D (Building Roof).		

G.2. Parapet: Italian Mediterranean		
Sloped Roof with Parapet		
Eave Projection, Profile, and Supports	See Subsection F.2 (Eave) for eave standards.	O
Parapet Height	30" min.	P
Sloped roof shall extend to reach full height of parapet.		
Sloped roof portion shall comply with all standards applicable to sloped roofs in Subsection D (Building Roof).		



Typical Window Elevation: Spanish Colonial Revival (Shown with 8 Parts)



Ganged Window Elevation: Spanish Colonial Revival with 8 Parts Glazing Divisions and Picture Window

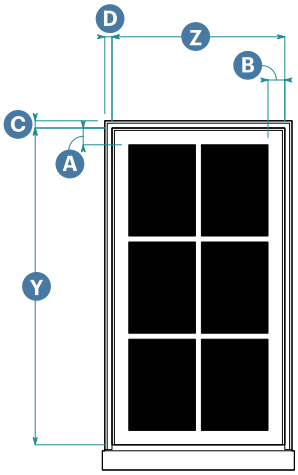
H.1. Windows: Spanish Colonial Revival		
Opening Proportion, Height (S) to Width (T)		
Typical Window[5]		
Ground Floor	2:1 min.	
Typical Upper Floor	7:4 min.	
Accent Window		
Rectangle	3:2 min. (2'6" max. width)	
Square	1:1 min. (3'0" max. width)	
Ganged Window[6]	3:5 min.	
Picture Window[7]	6:5 min.	
Dormer Window	7:4 min.	
Opening		
Shape	Rectangular, Arched	
Window		
Operation	Casement, Fixed	
Glazing Divisions	6 or 8 parts	
Width of lites shall be no greater than their height.		
Glazing divisions shall be positioned exterior to glass panes.		
Sash Widths		
Rail	2" min.	(U)
Stile	2" min.	(V)
Moulding Widths		
Head	2" min.	(W)
Jamb	2" min.	(X)
Apron	None	
Window Frame Recess		
Depth	2" min. from face of surround to face of sash.	

H.1. Windows: Spanish Colonial Revival (Continued)	
Sill Projection	
Depth	2" min. from face of surround.
Pediment	
Allowed	No
Mullions	
Mullions required between ganged windows.	
Placement	
No portion of window shall be allowed within 1'6" of outside corners of building.	

[5] "Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade

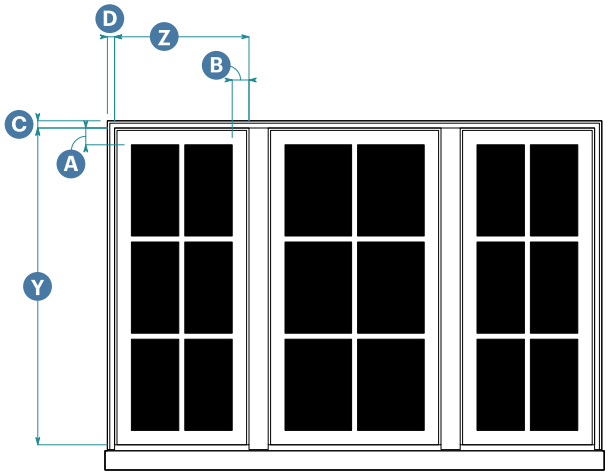
[6] Ganged windows may be composed of two or three typical windows, of which one typical window may be replaced with a picture window.

[7] Glazing divisions for picture windows may be one part.



Typical Window Elevation: Italian Mediterranean (Shown with 6 Parts)

H.2. Windows: Italian Mediterranean		
Opening Proportion, Height (Y) to Width (Z)		
Typical Window[8]		
Ground Floor	2.0 min.	
Typical Upper Floor	1.75 min.	
Accent Window		
Rectangle	1.5 min. (2'6" max. width)	
Square	1.0 min. (3'0" max. width)	
Ganged Window[9]	0.6 min.	
Picture Window[10]	1.2 min.	
Dormer Window	1.75 min.	
Opening		
Shape	Rectangular, Arched	
Window		
Operation	Casement, Fixed	
Glazing Divisions	6, 8, 10, 12, or 15 equal parts	
Width of lites shall be no greater than their height.		
Glazing divisions shall be positioned exterior to glass panes.		
Sash Widths		
Rail	2" min.	A
Stile	2" min.	B
Moulding Widths		
Head	2" min.	C
Jamb	2" min.	D
Apron	None	
Window Frame Recess		
Depth	2" min. from face of surround to face of sash.	



Ganged Window Elevation: Italian Mediterranean with 6 Parts Glazing Divisions

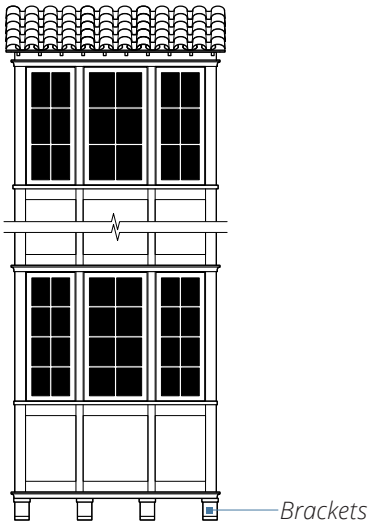
H.2. Windows: Italian Mediterranean (Continued)	
Sill Projection	
Depth	2" min. from face of surround.
Pediment	
Allowed	Yes
Mullions	
Mullions required between ganged windows.	
Placement	
No portion of window shall be allowed within 1'6" of outside corners of building.	

[8] "Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade

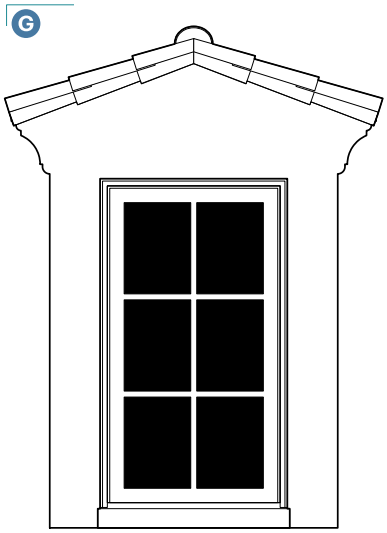
[9] Ganged windows may be composed of two or three typical windows, of which one typical window may be replaced with a picture window.

[10] Glazing divisions for picture windows may be one part.

Bay Window Plan



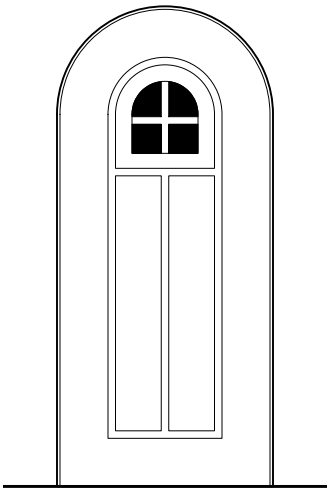
Bay Window Elevation



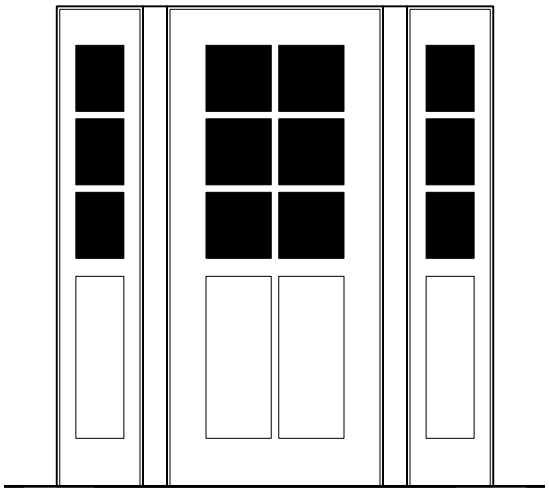
Dormer Elevation with Gable Roof

I. Bay Windows: All		
Form		
Type	Square	
Continuous horizontal articulation on building shall wrap bay window form.		
Dimensions		
Width	6'0" min.; 12'0" max.	E
Depth	1'0" min.; 4'0" max.	F
Height		
Bay window may extend from second story to top story.		
Bay window may occupy first story on buildings less than 3 stories tall.		
Bay window that does not extend to grade shall be supported on brackets.		
Bay window form shall be vertically continuous from lowest bay window to highest bay window.		
Allowed Cornice Treatments		
Building parapet wraps bay window.		
Bay window stops below building eave (provide roof or cornice for bay window).		
Bay window terminates into building eave (bay window shall not project vertically or horizontally beyond building eave).		

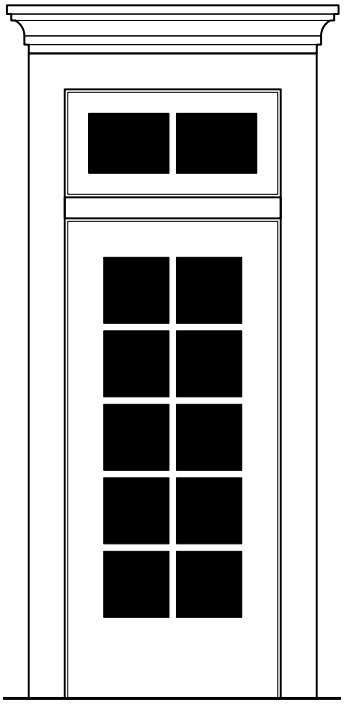
J. Dormers: All		
Roof Form		
Type	Gable	
Pitch	3:12 min.; 6:12 max.	G
Horizontal Projection		
Rake	See Subsection E (Rake) for rake standards.	
Eave	See Subsection F (Eave) for eave standards.	
Placement		
Setback from Facade to Face of Dormer	1'0" min.	
Dormers shall not interrupt continuity of main building roof eave.		
Window		
See Subsection H (Windows) for window standards.		



Vision Glass Door Elevation with Two Panels and Arched Span



Half Glass Door Elevation with Two Panels and Sidelights



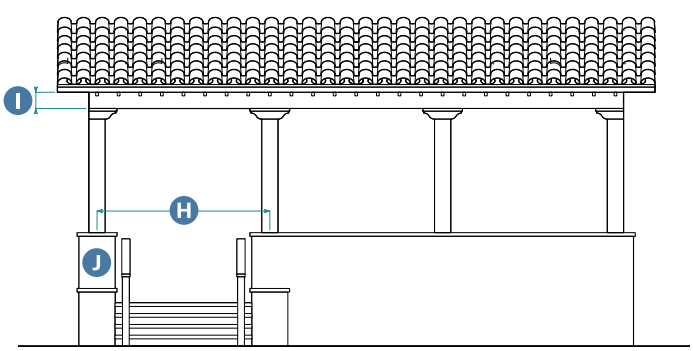
Full Glass Door Elevation with Transom and Entablature

K.1. Entry Doors: Spanish Colonial Revival	
Door	
Number of Panels	2 min.[11]
Frame Recess	4" min. from face of door to face of surround.
Lite Types	
Vision Glass	0 parts min.; 4 parts max.
Half Glass	6 parts
Full Glass	8 parts min.; 15 parts max.
Glazing divisions shall be positioned exterior to glass panes.	
Shape	
Span Type	Square, Arch
Additional Elements	
Transom	Allowed
Sidelights	Allowed
Entablature	Not allowed
Pediment	Not allowed
Placement	
No portion of door shall be allowed within 1'6" of outside corners of building.	
Doors shall be centered along width of balconies and arches, where occurs.	

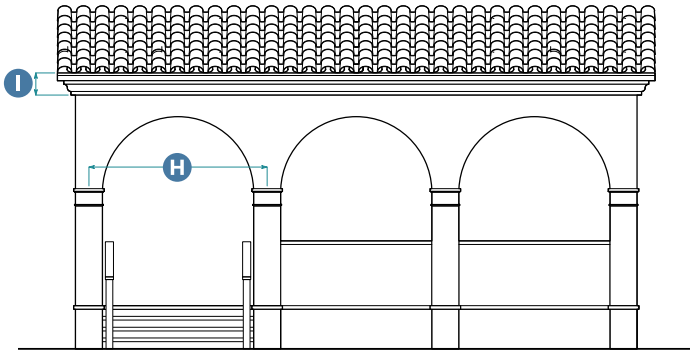
[11] Panels not required for full glass lite type.

K.2. Entry Doors: Italian Mediterranean	
Door	
Number of Panels	2 min.[12]
Frame Recess	4" min. from face of door to face of surround.
Lite Types	
Vision Glass	0 lites min.; 4 lites max.
Half Glass	6 lites
Full Glass	8 lites min.; 15 lites max.
Glazing divisions shall be positioned exterior to glass panes.	
Shape	
Span Type	Square, Arch
Additional Elements	
Transom	Allowed
Sidelights	Allowed
Entablature	Allowed
Pediment	Allowed
Placement	
No portion of door shall be allowed within 1'6" of outside corners of building.	
Doors shall be centered along width of balconies and arches, where occurs.	

[12] Panels not required for full glass lite type.



One-Story Porch: Spanish Colonial Revival



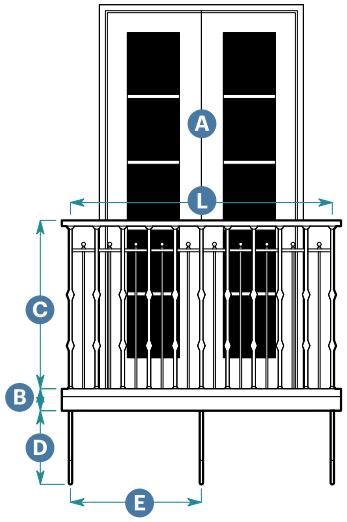
One-Story Porch: Italian Mediterranean

L.1. Porches/Columns/Pilasters: Spanish Colonial Revival		
Columns + Pilasters		
Shape	Square, Round	
Width/Diameter	8" min. each	
Spacing	9' max. on center	H
Pedestal Height[13]	3'0" min.	J
Entablature/Beam Connection	Capital, Bracket, Corbel	
Columns may not span multiple stories.		
Additional Features		
Paneling	Allowed	
Fluting	Not Allowed	
Entablature Height		
Topmost Floor	1'6" min.	I
Intermediate Floor	10" min.	
Guard/Railing		
Allowed Types	Square, Turned (includes balustrade), Metal (includes wrought iron), Stucco Wall	
Width Between Posts	3' min. on center	

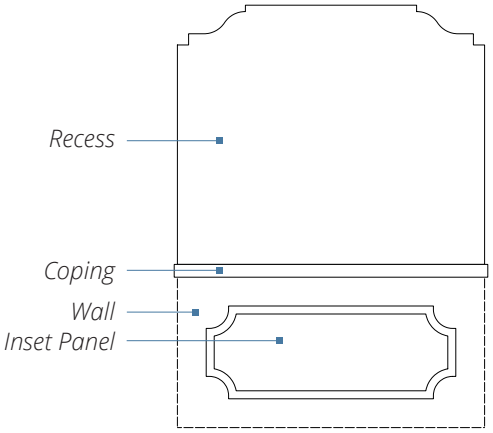
[13] Pedestal may be omitted.

L.2. Porches/Columns/Pilasters: Italian Mediterranean		
Columns + Pilasters		
Shape	Square, Round, Tuscan (Tapered)	
Width/Diameter	8" min. each	
Spacing	9' max. on center	H
Pedestal Height[14]	3'0" min.	J
Entablature/Beam Connection	Capital	
Columns may not span multiple stories.		
Additional Features		
Paneling	Allowed	
Fluting	Not Allowed	
Entablature Height		
Topmost Floor	1'6" min.	I
Intermediate Floor	10" min.	
Guard/Railing		
Allowed Types	Square, Turned (includes balustrade), Metal (includes wrought iron), Stucco Wall	
Width Between Posts	3' min. on center	

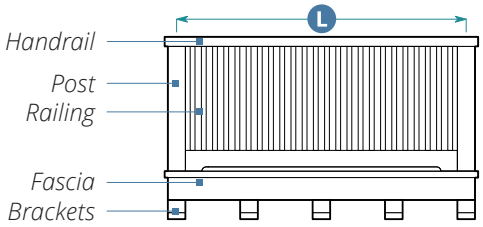
[14] Pedestal may be omitted.



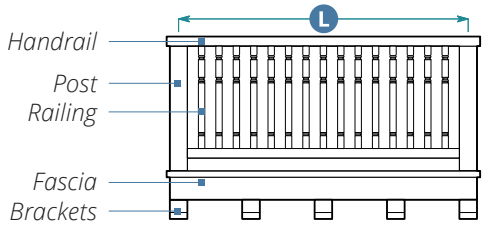
Juliet Balcony with Decorative Metal Railing, Front Elevation



Recessed Balcony with Stucco Wall, Front Elevation



Balcony with Square Railing, Front Elevation

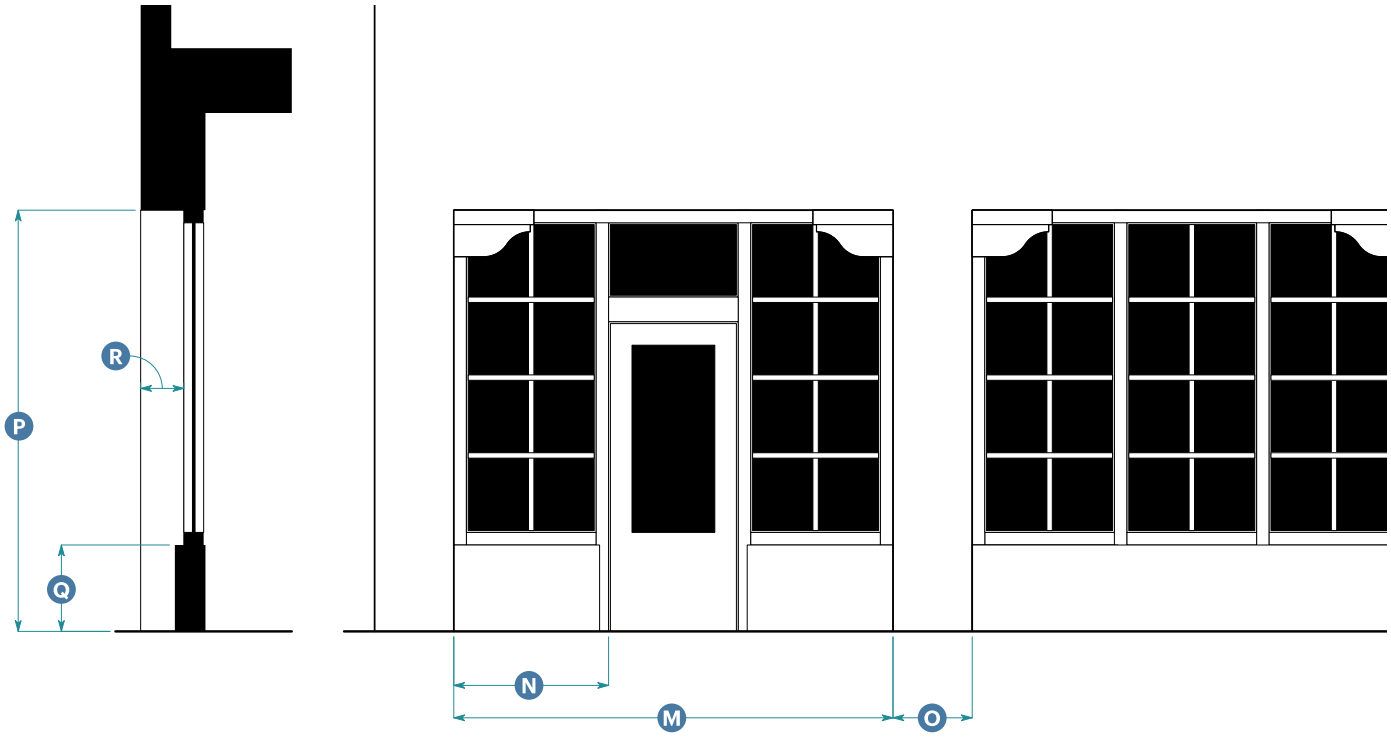


Balcony with Turned Railing, Front Elevation

M. Balconies: All		
Allowed Types		
Type 1 - Juliet Balcony		
Inward-swinging door(s) with full glazing required		A
Base Height (Required)	3" min.	B
Base Projection (Required)	4" min.	
Type 2 - Occupiable Balcony		
Clear Depth	6' min.	
Area	48 sq ft min.	
Recess into Facade	6'8" max.	
Overall Width	10'0" max.	

M. Balconies: All (Continued)		
Guard/Railing		
Allowed Types	Square, Turned (includes balustrade), Metal (includes wrought iron), Stucco Wall[15]	
Height	Per Building Code	C
Width Between Posts	3' min. on center	L
Brackets/Supports		
Allowed Types	Brackets, Cantilevered Beams	
Depth	80% of projection depth at bracket, min.	
Height	50% of bracket depth, min.	D
Spacing	4' on center, max.	E

[15] Stucco Wall is allowed only for recessed balconies and shall not be used for Juliet Balcony.



Storefront Section

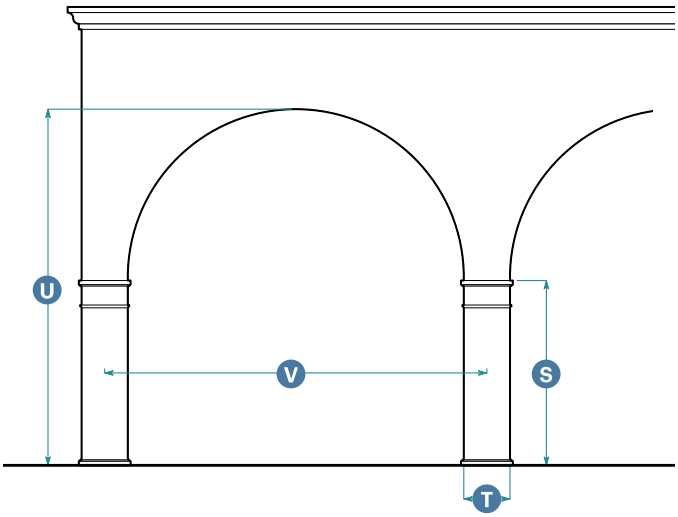
Storefront Elevation

N. Storefronts: All		
Width		
Storefront Module	10'0" min.; 25'0" max.	M
Display Window	3'0" min.; 6'0" max.	N
Distance Between Storefront Modules[16]	1'6" min.; 6' max.	O
Height		
Overall	None	
Head Height	10'0" min.	P
Cornice	None	
Signage Band	None	
Bulkhead	1'0" min.; 2'0" max.	Q
Horizontal Recess		
Depth	1'0" min.; 2'0" max.[17]	R
Bulkhead shall be continuous, unless divided by pilaster, and align with base height of building (if any).		

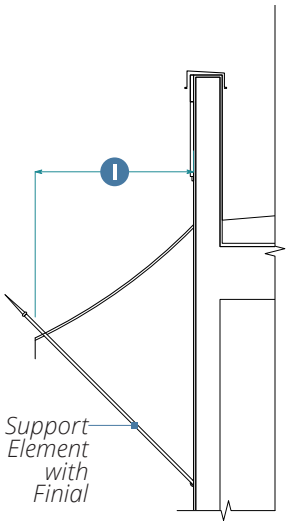
[16] May be expressed with pilasters. See Subsection L (Porches/Columns/Pilasters)

[17] No max. depth for residential entries.

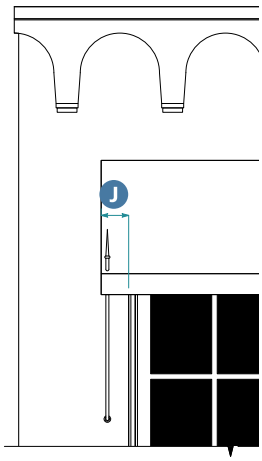
For arched storefronts, see Subsection O (Arcades) for opening dimensions.



Arcade Elevation



Awning Section



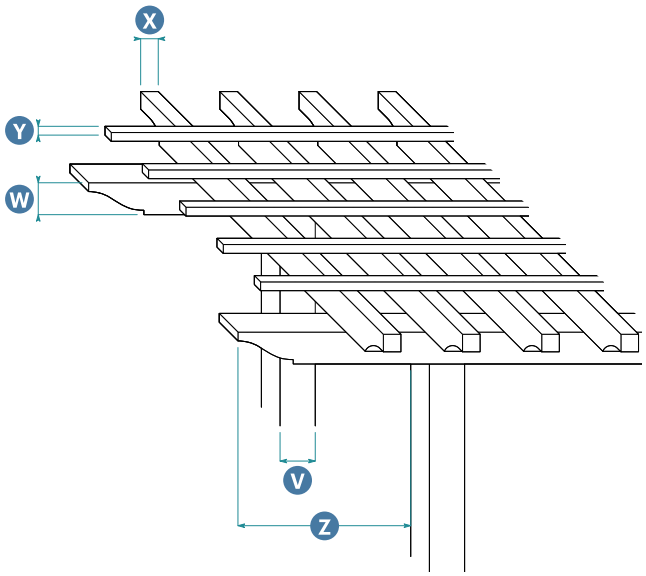
Awning Elevation with Straight Valance

O. Arcades: All		
Column Dimensions		
Proportion, Height (S) to Width (T)	1:4 min.[18]; 1:8 max.	
Width/Diameter	1'0" min.; 2'6" max.	T
Opening Dimensions		
Proportion, Height (U) to Width (V)	1:1.6 min.; 1:2 max.	
Spacing Between Columns	10'0" min.; 15'0" max. on center	V
The distance from the top of the arch to bottom of the next structural floor plate above shall be greater than the width of any supporting column and less than the radius of any arch.		

[18] 1:5 min. for columns expressed with entasis.

P. Awning: All		
Awning Design		
Horizontal Projection	3'0" min.	I
Offset from Opening	6" max.	J
Surface Shape[19]	Angled Surface with Open Sides	
Valance Shape	Straight	
Required Support Elements	Wrought iron with ornamental finials (e.g., spear points)	
The bottom edge of the valance shall fall below the window or door head height, unless this conflicts with minimum clear height standards.		
Supports shall not be installed horizontally, and shall angle up from the point of wall attachment at an angle equal to the slope of the awning surface.		
Awning fabric and metal support colors shall be selected from *Santa Barbara Colors: A Guide to Painting Buildings*.		

[19] Horizontally segmented, curved, and domed awnings are prohibited, except that curved awnings are allowed for an arched opening if placed within the arch such that the form and depth of the arch are still visible.



Trellis Diagram

Q. Trellises and Carports: All		
Dimensions		
Post	8" x 8" min.	V
Main and Cross Beam	4" x 8" min.[20]	W
Rafter	2" x 4" min.	X
Purlin or Lattice	2" x 2" min.	Y
Max. Overhang	6" min.; 30" max.	Z

[20] Paired 2x8 members are allowed when placed on both sides of the supporting posts.

R.1. Materials and Colors: Spanish Colonial Revival	
Element	**Allowed Materials**
Wall	
Wall Cladding	Stucco
Accent Materials	Tile, stone
Flashing	Anodized or painted to match wall trim or other main building color
Roof and Roof Elements	
Roofing[21]	Two-piece (cap-and-pan) terra-cotta clay barrel tiles
Rake and Eave	Wood, composite wood, stucco
Cornice	Wood, composite wood, stucco
Brackets and Corbels	Composite wood, wood, stucco, fiberglass
Parapet Cap	Stucco, two-piece (cap-and-pan) terra-cotta clay barrel tiles
Finials	Copper, brass, wrought iron, steel
Attic and Mechanical Vents	
Vent	Masonry, terra-cotta clay barrel tiles, wood louvers, wrought iron grill
Exposed Gutters, Downspouts, and Leaderheads	
Gutter Profile	Half-round
Downspout Profile	Round
Materials	Copper[22], painted metal[23]
Brackets	Cast bronze, copper, metal[23]
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, aluminum-clad wood, steel, fiberglass, composite wood
Window Frames	Wood, aluminum-clad wood, steel,
Door/Window Surrounds	Stucco, tile, stone, cast stone
Sill	Stucco, stone, cast stone
Glazing	Clear glass; shall not be tinted, mirrored, or colored

R.1. Materials and Colors: Spanish Colonial Revival (Continued)	
Element	**Allowed Materials**
Garages	
Garage Door[24]	Wood, composite wood, fiberglass
Balconies	
Post, Handrail, Fascia, and Brackets	Wrought iron, metal[23], composite wood, wood
Railing	Wrought iron, metal[23], composite wood, wood
Deck Soffit	Wrought iron, metal[23], composite wood, wood, stucco, glazed tile, terra-cotta tile
Porches	
Columns	Stucco, composite wood, wood, fiberglass, metal[23]
Railing	Wood, wrought iron[23]
Storefronts	
Storefront	Composite wood, wood, metal[23]
Base of Storefront Module (Bulkhead)	Stucco, tile
Chimneys	
Cap	Terra-cotta clay barrel tiles, stucco copper, steel
Body	Brick, stone, cast stone (including veneers of any of the above), stucco
Exterior Building Lighting	
Body	Wrought iron, metal[23]
Shield	Clear, translucent, punched, louvers
Mount	Wrought iron, metal[23]
Stairs and Ramps	
Treads and Risers	Stone, stucco, brick, tile, wood, composite wood, concrete[25]
Handrails	Wrought iron, stone, stucco, wood, metal[23]

R.1. Materials and Colors: Spanish Colonial Revival (Continued)	
Element	**Allowed Materials**
Trellises and Carports	
Spanning Members	Wood
Trellis Posts	Wood
Carport Support Posts	Stucco, wood, composite wood
Connections	Steel, iron[23]
Colors	
All paint and textile colors shall be selected from the colors show in *Santa Barbara Colors: A Guide to Painting Buildings*. See this document for more information.	
Notes	
Stucco wall finish shall be smooth trowel, with 1/2" to 3/4" bull-nosed corners.	
Accent tile shall be 6" x 6" minimum.	
Wood and composite wood shall be stained or painted.	
Wrought-iron shall have a minimum 1/2" cross-section, shall appear hand-wrought, and shall be treated in one of three techniques: hot wax technique, linseed oil technique, or painted.	
[21] Visible birdstops not allowed.	
[22] Required on facades facing streets and civic spaces.	
[23] Where used, "metal" and "wrought iron" shall be solid metal (not hollow tube) painted black, bronze or malaga green (RAL 6012), in compliance with the colors shown in *Santa Barbara Colors: A Guide to Painting Buildings*.	
[24] Metal roll up doors are allowed only if not publicly visible. Metal security grilles are allowed for parking structures.	
[25] Allowed on facades not facing streets and civic spaces.	

R.2. Materials and Colors: Italian Mediterranean	
Element	**Allowed Materials**
Wall	
Wall Cladding	Stucco
Accent Materials	Tile, stone
Flashing	Anodized or painted to match wall trim or other main building color
Roof and Roof Elements	
Roofing[26]	Two-piece (cap-and-pan) terra-cotta clay barrel tiles
Rake and Eave	Wood, composite wood, stucco
Cornice	Wood, composite wood, stucco, fiberglass, cast stone
Brackets and Corbels	Composite wood, wood, stucco, fiberglass
Parapet Cap	Stucco, two-piece (cap-and-pan) terra-cotta clay barrel tiles
Finials	Copper, brass, wrought iron, steel
Attic and Mechanical Vents	
Vent	Masonry, terra-cotta clay barrel tiles, wood louvers, wrought iron grill
Exposed Gutters, Downspouts, and Leaderheads	
Gutter Profile	Half-round
Downspout Profile	Round
Materials	Copper[27], painted aluminum, galvanized metal
Brackets	Cast bronze, copper, painted aluminum, galvanized metal
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, aluminum-clad wood, steel, fiberglass, composite wood
Window Frames	Wood, aluminum-clad wood, steel
Door/Window Surrounds	Stucco, stone, cast stone, tile
Sill	Stucco, stone, cast stone
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Garages	
Garage Door[28]	Wood, composite wood, fiberglass

R.2. Materials and Colors: Italian Mediterranean (Continued)	
Element	**Allowed Materials**
Balconies	
Post, Handrail, Fascia, and Brackets	Wrought iron, metal[29], composite wood, wood, fiberglass, cast stone
Railing	Wrought iron, metal[29], composite wood, wood, fiberglass, cast stone
Deck Soffit	Wrought iron, metal[29], composite wood, wood, stucco, glazed tile, terra-cotta tile
Porches	
Columns	Stucco, composite wood, wood, fiberglass, cast stone, metal[29]
Railing	Wood, composite wood, wrought iron , fiberglass, cast stone
Storefronts	
Storefront	Composite wood, wood, metal[29]
Base of Storefront Module (Bulkhead)	Stucco, tile
Chimneys	
Cap	Terra-cotta clay barrel tiles, stucco copper, steel
Body	Brick, stone, cast stone (including veneers of any of the above), stucco
Exterior Building Lighting	
Body	Wrought iron, metal[29]
Shield	Clear, translucent, punched, louvers
Mount	Wrought iron, solid metal[29]
Stairs and Ramps	
Treads and Risers	Stone, stucco, brick, tile, concrete[30]
Handrails	Wrought iron, stone, stucco, wood, metal[29]

R.2.Materials and Colors: Italian Mediterranean (Continued)	
Element	**Allowed Materials**
Trellises and Carports	
Spanning Members	Wood
Trellis Posts	Wood
Carport Support Posts	Stucco, wood, composite wood
Connections	Steel, iron[29]
Colors	
All paint and textile colors shall be selected from the colors show in *Santa Barbara Colors: A Guide to Painting Buildings*. See this document for more information.	
Notes	
Stucco wall finish shall be smooth trowel, with 1/2" to 3/4" bull-nosed corners.	
Accent tile shall be 6" x 6" minimum.	
Wood and composite wood shall be stained or painted.	
Wrought-iron shall have a minimum 1/2" cross-section, shall appear hand-wrought, and shall be treated in one of three techniques: hot wax technique, linseed oil technique, or painted.	
[26] Visible birdstops not allowed.	
[27] Required on facades facing streets and civic spaces.	
[28] Metal roll up doors are allowed only if not publicly visible. Metal security grilles are allowed for parking structures.	
[29] Where used, "metal" and "wrought iron" shall be solid metal (not hollow tube) painted black, bronze or malaga green (RAL 6012), in compliance with the colors shown in *Santa Barbara Colors: A Guide to Painting Buildings*.	
[30] Allowed on facades not facing streets and civic spaces.	

25.06.080 Contemporary Style Group

A. Description

Contemporary Sub-Style

Contemporary style buildings have a sleek aesthetic and minimal ornamentation. This style focuses on combining simple rectilinear massing forms with changes in material and color. The use of glass and cantilevered elements imbues buildings with a sense of lightness and simplicity.

Industrial Sub-Style

The Industrial style similarly uses simple building forms, but utilizes gabled roof forms as well as flat roofs. Openings are simple and laid out in a rational manner. Thoughtful aging of industrial material, often metal, is promoted.

B.1. Typical Characteristics: Contemporary
Simple rectilinear massing volumes
Limited pushing and pulling of massing forms, delineated by changes in materials, colors, and finishes
Limited ornamentation and simple punched openings
Bay windows, awnings, balconies, and trellises used to break down facade and volume

B.2. Typical Characteristics: Industrial
Low- and medium-pitched or flat roofs with shallow eave or parapet
Simple gable roof forms
Horizontally proportioned opening made from ganged vertical windows
Metal roofing and cladding

Elements of Contemporary Style

Example Building Elevation: Contemporary

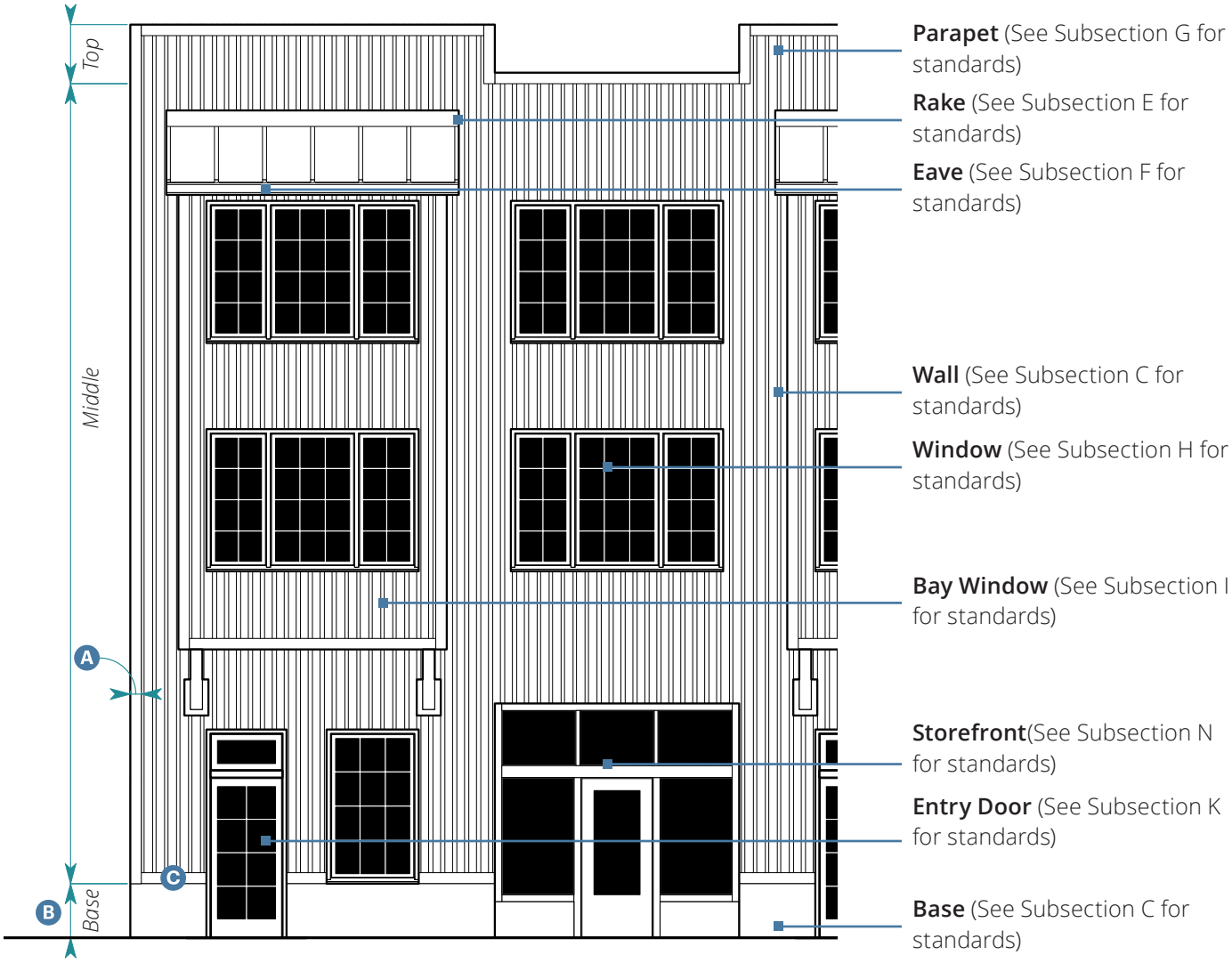
C.1. Wall: Contemporary

Base

Base is allowed, but not required for this sub-style.

Note: The image above is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.

Elements of Industrial Style

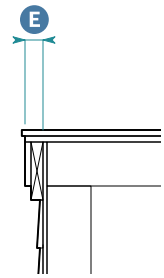


Example Building Elevation: Industrial

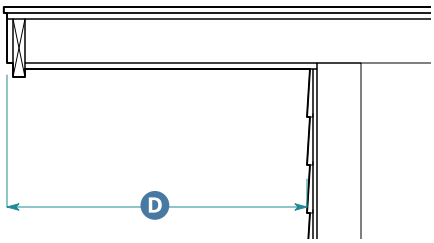
C.2. Wall: Industrial		
Trim[1]		
Width	3" min.	A
[1] Trim not required on buildings or portions of buildings where stucco, masonry, or stone is the primary wall material.		
Base		
Height	1'0" min.; 1/2 story max.	B
Required Articulation	Change in finish material	C

Note: The image above is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.

Shed Roof Elevation



Flush Rake Section



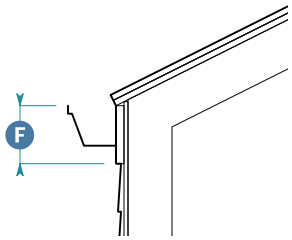
Projecting Rake Section

D. Building Roof: All			
Building Roof Standards	**Sloped Roof**	**Flat Roof**	
Roof Form			
Type	Shed, Gable	Flat	
Pitch	2:12 min.; 8:12 max.	N/A	C
Applicable Subsections			
E. Rake	A	N/A	
F. Eave	A	N/A	
G. Parapet	N/A	A	
Skylight Installation Standards			
Material	Flat Glass; Plastic is not allowed.		
Skylights shall be curb mounted in line with the roof pitch. Domed skylights are not allowed.			
Skylights shall not be visible from the front of the building or the street. Skylights may be screened by the building form, landscaping, or parapet.			

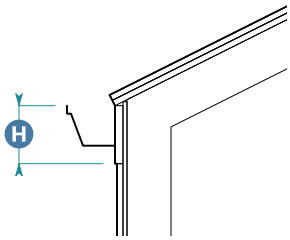
E.1. Rake: Contemporary			
Standards	**Flush Profile**	**Projecting Profile**	
Horizontal Projection	No min.; 2" max.	2'6" min.; No max.	D
See Subsection F (Eave) for height standards.			

E.2. Rake: Industrial			
Standards	**Flush Profile**	**Projecting Profile**	
Horizontal Projection	No min.; 2" max.	6" min.; 1'6" max.	E
See Subsection F (Eave) for height standards.			

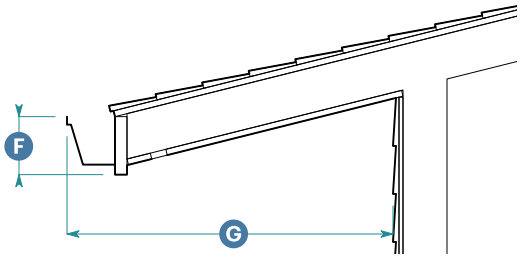
Key A = Applicable N/A = Not Applicable



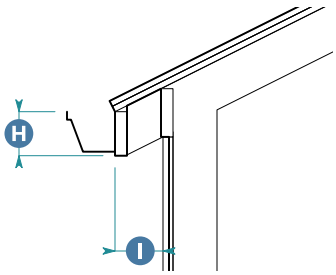
Flush Eave Section: Contemporary



Flush Eave Section: Industrial



Projecting Eave Section: Contemporary



Projecting Eave Section: Industrial

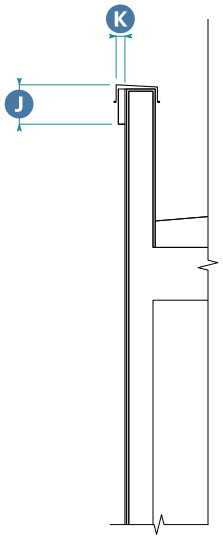
F.1. Eave: Contemporary			
Standards	**Open**	**Closed**	
Height			
Fascia	6" min.	6" min.	F
Horizontal Projection[2]			
Overall	1'6" min.	N/A	G

[2] Horizontal projection includes gutter.

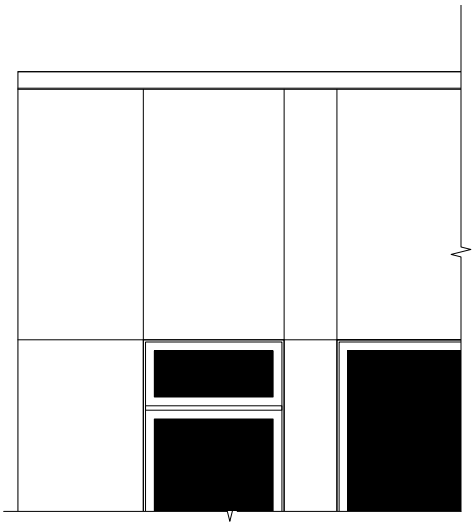
F.2. Eave: Industrial			
Standards	**Open**	**Closed**	
Height			
Fascia	6" min.	6" min.	H
Horizontal Projection[3]			
Overall	1'6" min.	N/A	I

[3] Horizontal projection includes gutter.

Key A = Applicable N/A = Not Applicable

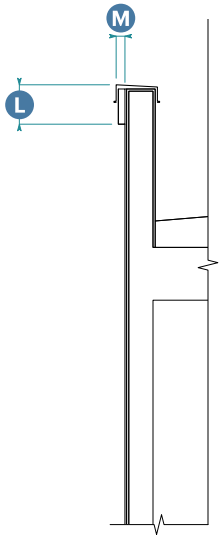


Parapet Section: Contemporary

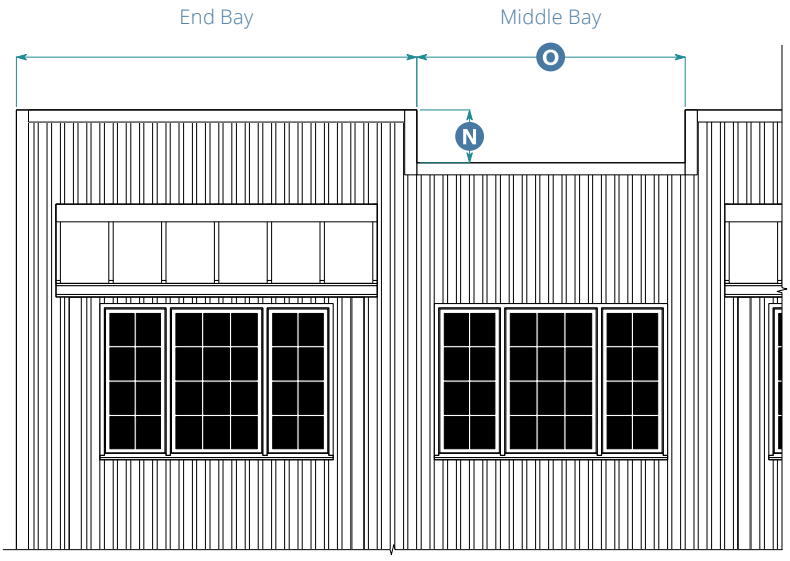


Parapet Section: Contemporary

G.1. Parapet: Contemporary		
Parapet Cap/Molding		
Height	0" min.; 12" max.	J
Horizontal Projection	0" min.; 3" max.	K

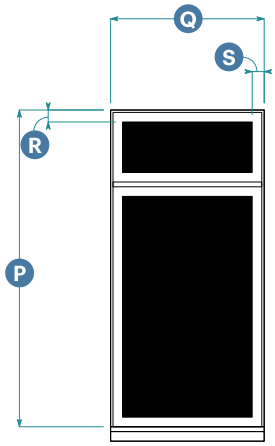


Parapet Section: Industrial

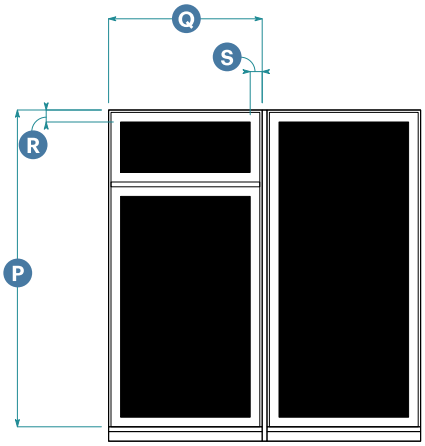


Parapet Section: Industrial

G.2. Parapet: Industrial		
Parapet Cap/Molding		
Height	0" min.; 6" max.	L
Horizontal Projection	0" min.; 3" max.	M
Crenellation		
Parapet shall be crenellated.		
Crenel Height	1'0" min.	N
Width	3'0" min.	O
Crenel may not occur at building corner or end bays.		



Typical Window Elevation: Contemporary



Ganged Window Elevation: Contemporary

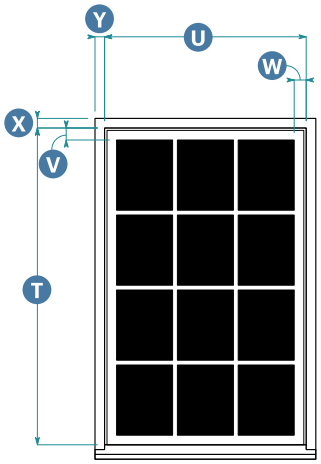
H.1. Windows: Contemporary	
Opening Proportion, Height (P) to Width (Q)	
Typical Window[4]	
Ground Floor	11:5 min.
Typical Upper Floor	2:1 min.
Accent Window	
Rectangle	3:2 min. (2'6" max. width)
Square	1:1 min. (3'0" max. width)
Ganged Window[5]	3:5 min.
Picture Window[6]	11:10 min.
Dormer Window	2:1 min.
Opening	
Shape	Rectangular
Window	
Operation	Double-Hung, Single-Hung, Awning, Casement, Fixed
Glazing Divisions	None required
Glazing divisions shall be positioned exterior to glass panes.	
Sash Widths	
Rail	2" min. (R)
Stile	2" min. (S)
Trim Widths[7]	
Head	3" min.
Jamb	3" min.
Apron	3" min.
Window Frame Recess	
Depth	2" min. from face of sash

H.1. Windows: Contemporary (Continued)	
Sill Projection	
Depth	2" min. from face of trim or surround.
Pediment	
Allowed	No
Mullions	
Mullions required between ganged windows.	

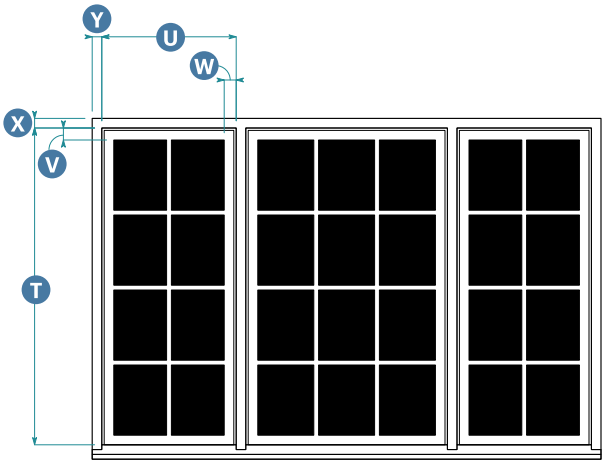
[4] "Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade

[5] Ganged windows may be composed of two or three typical windows, of which one typical window may be replaced with a picture window.

[6] Trim required for windows only on buildings or parts of buildings with lap siding.



Typical Window Elevation: Industrial (Shown with 12 Parts Glazing Division)



Ganged Window Elevation: Industrial with 8 Parts and 12 Parts Glazing Divisions

H.2. Windows: Industrial		
Opening Proportion, Height (T) to Width (U)		
Typical Window[7]		
Ground Floor	2.2 min.	
Typical Upper Floor	2.0 min.	
Accent Window		
Rectangle	1.5 min. (2'6" max. width)	
Square	1.0 min. (3'0" max. width)	
Ganged Window[8]	0.6 min.	
Picture Window[9]	1.1 min.	
Dormer Window	2.0 min.	
Opening		
Shape	Rectangular	
Window		
Operation	Double-Hung, Single-Hung, Awning, Casement, Fixed	
Glazing Divisions	6 equal parts min.; 12 equal parts max.	
Glazing divisions shall be positioned exterior to glass panes.		
Sash Widths		
Rail	2" min.	V
Stile	2" min.	W
Trim Widths[10]		
Head	2" min.	X
Jamb	2" min.	Y
Apron	None	
Window Frame Recess		
Depth	2" min. from face of sash	

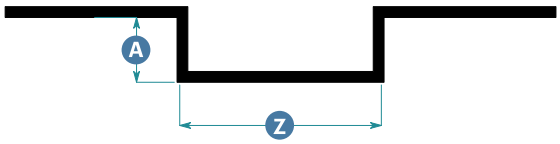
H.2. Windows: Industrial (Continued)	
Sill Projection	
Depth	2" min. from face of trim or surround.
Pediment	
Allowed	No
Mullions	
Mullions required between ganged windows.	

[7] "Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade

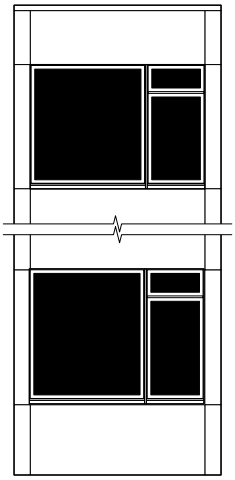
[8] Ganged windows may be composed of two or three typical windows, of which one typical window may be replaced with a picture window.

[9] Glazing divisions for picture windows may be one part.

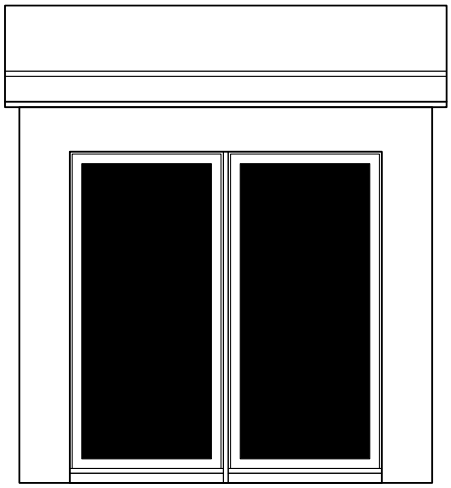
[10] Trim required for windows only on buildings or parts of buildings with lap siding.



Bay Window Plan



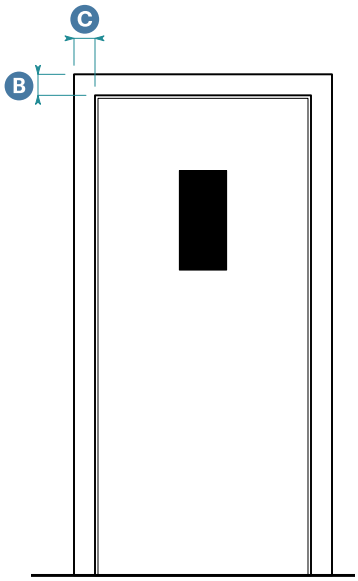
Bay Window Elevation



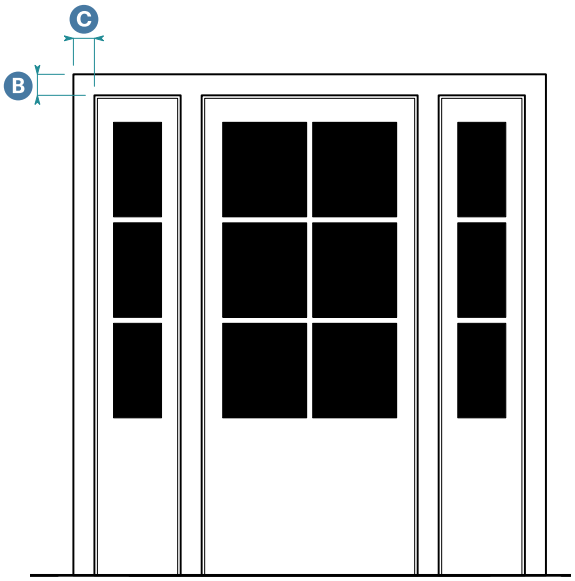
Dormer Elevation

I. Bay Windows: All		
Form		
Type	Square	
Dimensions		
Width	6'0" min.; 12'0" max.	Z
Depth	8" min.; 4'0" max.	A
Height Standards		
Bay window may extend from second story to top story.		
Bay window may occupy first story on buildings less than 3 stories tall.		
Bay window form shall be vertically continuous from lowest bay window to highest bay window.		
Allowed Cornice Treatments		
Building parapet wraps bay window form.		
Bay window stops below building eave (provide roof or cornice for bay window).		
Bay window terminates into building eave (bay window form shall not project vertically or horizontally beyond building eave).		

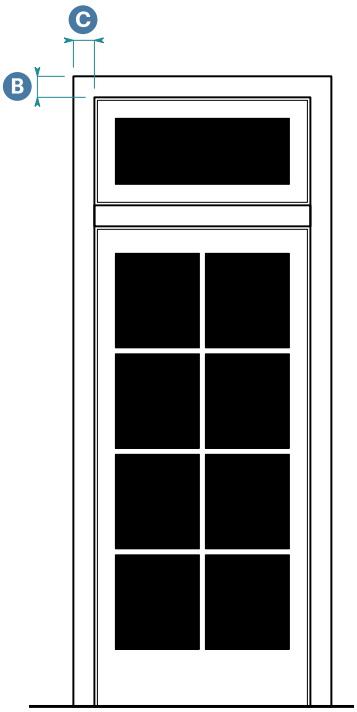
J. Dormers: All	
Roof Form	
Type	Shed
Pitch	2:12 min.; 6:12 max.
Horizontal Projection	
Rake	See Subsection E (Rake) for rake standards.
Eave	See Subsection F (Eave) for eave standards.
Placement	
Setback from Facade to Face of Dormer	1'0" min.
Dormers shall not interrupt continuity of main building roof eave.	
Window	
See Subsection H (Windows) for window standards.	



Vision Glass Door Elevation with Square Span



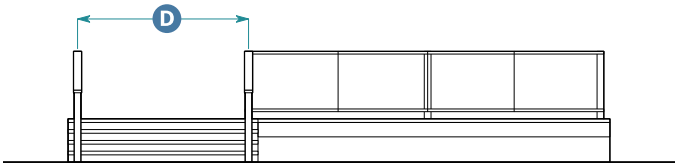
Half Glass Door Elevation with Sidelights



Full Glass Door Elevation with Transom

K.1. Entry Doors: Contemporary	
Door	
Number of Panels	0 min.
Glazing Divisions	
Vision Glass	0 min.
Half Glass	0 min.
Full Glass	0 min.
Surround	
Span Type	Square
Glazed Openings	
Transom	Allowed
Sidelights	Allowed

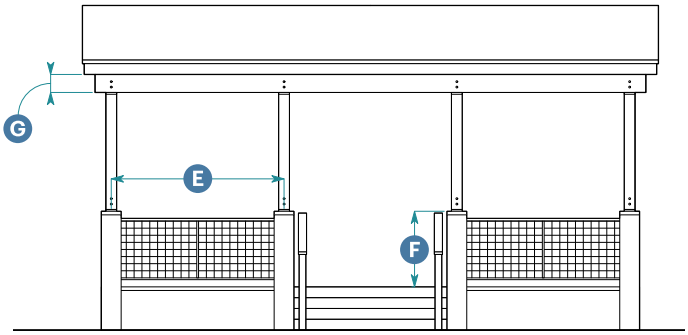
K.2. Entry Doors: Industrial		
Door		
Number of Panels	0 min.	
Lite Types		
Vision Glass	0 parts min.; 4 parts max.	
Half Glass	4 parts min.	
Full Glass	8 parts min.	
Surround		
Span Type	Square	
Head Width	2" min.	B
Jamb Width	2" min.	C
Glazed Openings		
Transom	Allowed	
Sidelights	Allowed	



One-Story Porch: Contemporary

L.1. Porches/Columns/Pilasters: Contemporary		
Columns + Pilasters		
Shape	Square, Steel Section	
Width/Diameter	6" min.; 4" min. for steel section	
Spacing	8' max. on center	D
Pedestal Height[11]	3'0" min.	F
Columns may not span multiple stories.		
Additional Features		
Paneling	Not Allowed	
Fluting	Not Allowed	

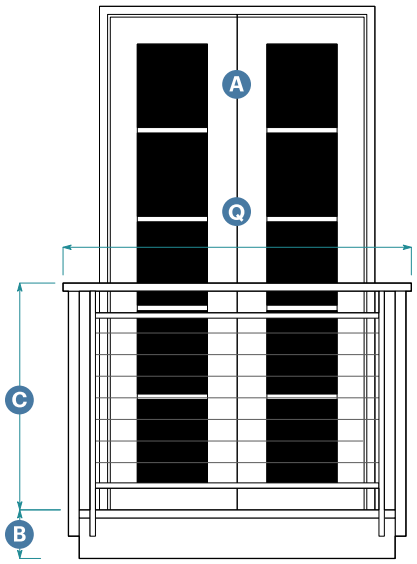
[11] Pedestal may be omitted.



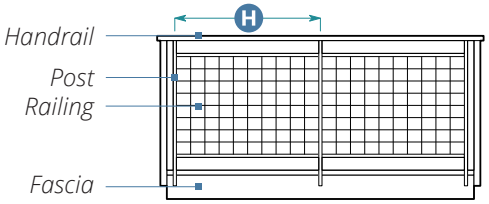
One-Story Porch: Industrial with Square Columns on Pedestals

L.2. Porches/Columns/Pilasters: Industrial		
Columns + Pilasters		
Shape	Square, Steel Section	
Width/Diameter	6" min.; 4" min. for steel section	
Spacing	9'6" min., 12' max. on center	E
Pedestal Height[12]	3'0" min.	F
Columns may not span multiple stories.		
Additional Features		
Paneling	Not Allowed	
Fluting	Not Allowed	
Entablature Height		
Topmost Floor	1'6" min.	G
Intermediate Floor	10" min.	

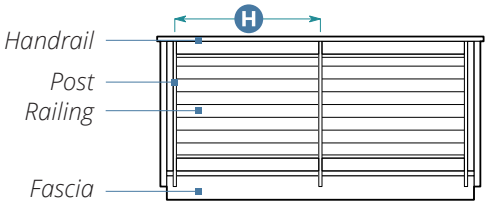
[12] Pedestal may be omitted.



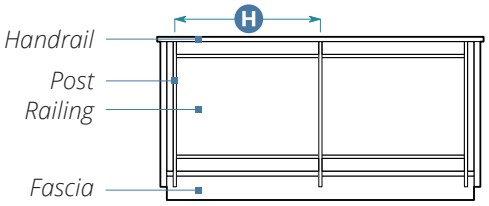
Juliet Balcony with Horizontal Railing, Front Elevation



Balcony with Mesh Railing, Front Elevation



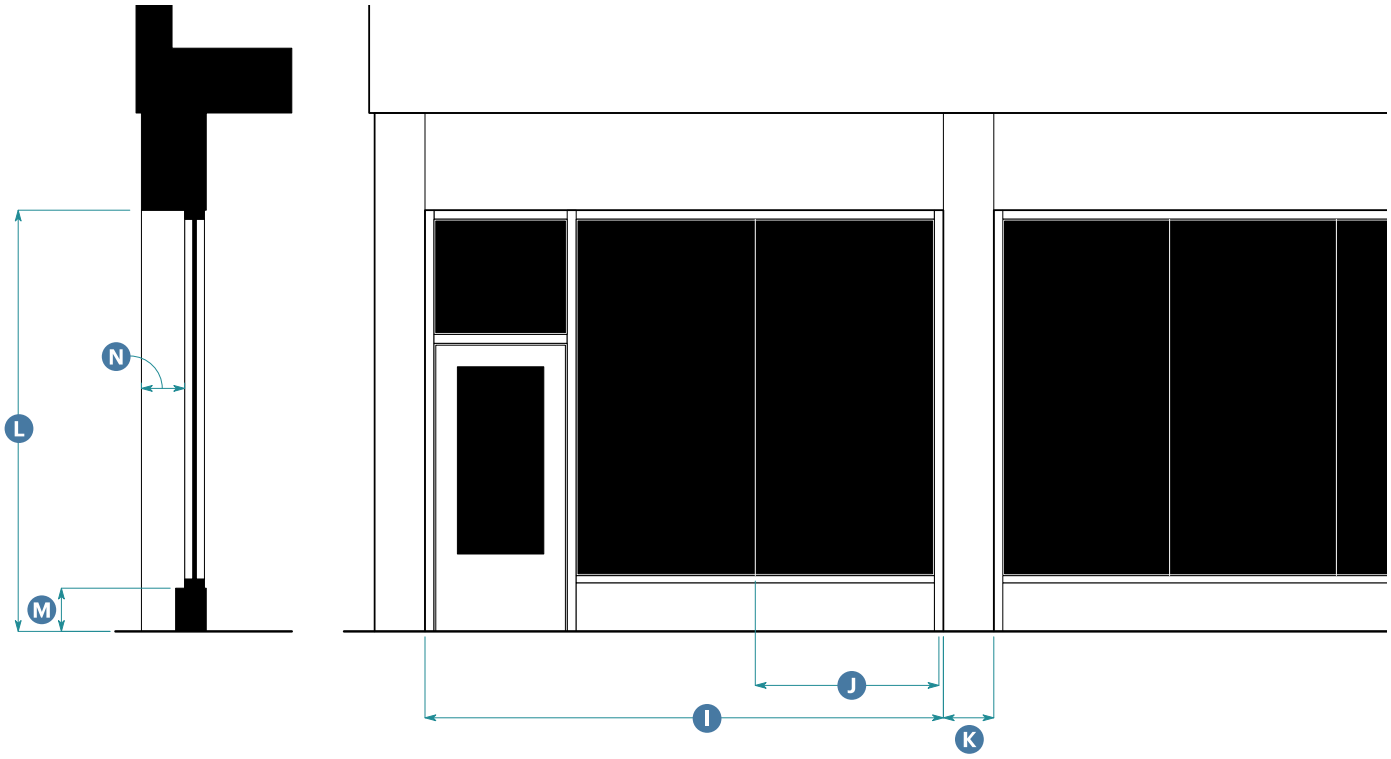
Balcony with Horizontal Railing, Front Elevation



Balcony with Panel Railing, Front Elevation

M. Balconies: All		
Allowed Types		
Type 1 - Juliet Balcony		
Inward-swinging door(s) with full glazing required		A
Base Height (Required)	3" min.	B
Base Projection (Required)	4" min.	
Type 2 - Occupiable Balcony		
Clear Depth	6' min.	
Area	48 sq ft min.	
Recess into Facade	54" max.	
Overall Width	10'0" max.	

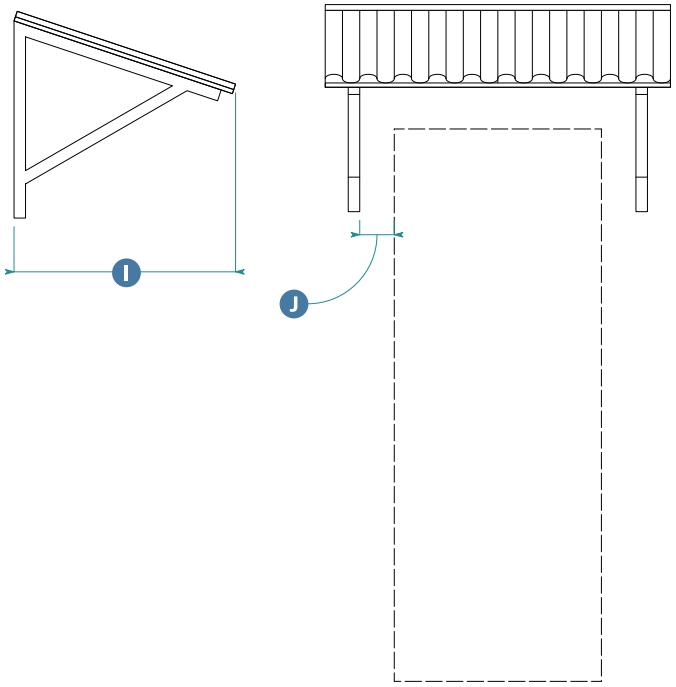
M. Balconies: All (Continued)		
Guard/Railing		
Allowed Types	Panel, Mesh, Horizontal	
Height	Per Building Code	C
Width Between Posts	3' min. on center	H



N. Storefronts: All		
Width		
Storefront Module	10'0" min.; 25'0" max.	I
Display Window	3'0" min.; 6'0" max.	J
Glazing Divisions	None required	
Distance Between Storefront Modules[13]	1'0" min.; 4'0" max.	K
Height		
Overall	None	
Head Height	10'0" min.	L
Cornice	None	
Signage Band	None	
Bulkhead	0" min.; 2'0" max.	M
Horizontal Recess		
Depth	6" min.; 9" max.[14]	N
Bulkhead shall be continuous, unless divided by pilaster.		

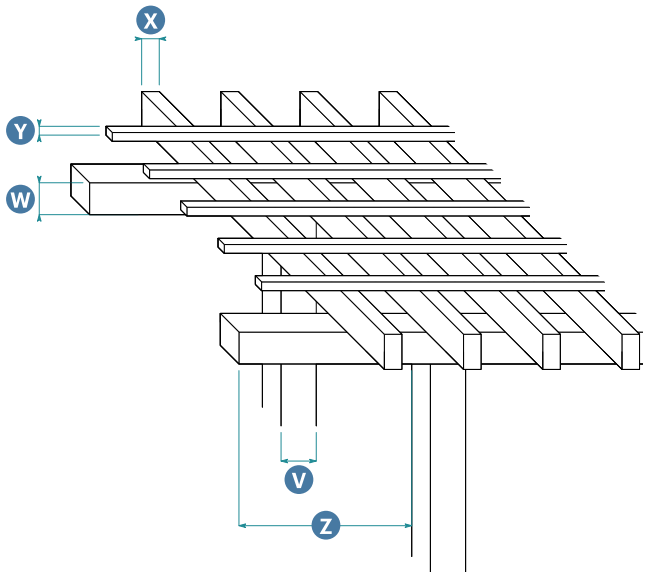
[13] May be expressed with pilasters. See Subsection L (Porches/Columns/Pilasters)

[14] No max. depth for residential entries.



Canopy Section

Canopy Elevation



Trellis Diagram

O. Canopy: All		
Canopy Design		
Horizontal Projection[15]	3'0" min.	I
Offset from Opening	12" max.	J
Required Support Elements	Structural metal, tubing, or cable	

[15] Horizontal projection includes gutter, where occurs.

P. Trellises and Carports: All			
Dimensions	**Wood**	**Metal**	
Post	8" x 8" min.	4" x 4" min.	V
Main and Cross Beam	4" x 8" min.[16]	2" x 4" min.	W
Rafter	2" x 4" min.	1.5" x 3" min.	X
Purlin or Lattice	2" x 2" min.	1.5" x 1.5" min.	Y
Max. Overhang[17]	6" min.; 30" max.		Z

[16] Paired 2x8 members are allowed when placed on both sides of the supporting posts.

[17] At balconies, overhangs may not project beyond balcony wall.

Q.1. Materials: Contemporary	
Element	**Allowed Materials**
Wall	
Wall Cladding	Lap siding, composite wood, wood, fiber cement, stucco, and metal panel
Flashing	Anodized or painted to match wall trim or other main building color
Base or Foundation	
Base or Foundation	Brick, concrete, stone, stucco, composite wood, wood, fiber cement
Roof and Roof Elements	
Roofing	Asphalt shingles, composite wood shingles, standing seam metal
Rake and Eave	Composite wood, wood, steel
Gutter	Metal box
Windows, Bay Windows, and Entry Doors	
Entry Door	Wood, aluminum, fiberglass, composite wood
Window Frames	Wood, aluminum clad wood, steel
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Garages	
Garage Door[18]	Metal, wood, composite wood, opaque glass
Balconies	
Posts	Metal
Railing	Metal panel, metal mesh, steel section, steel cable
Handrail	Metal
Fascia	Metal, composite wood, wood
Porches	
Columns	Metal, composite wood, wood, fiberglass
Railing	Metal panel, metal mesh, steel section, steel cable, composite wood, wood
Storefronts	
Base of Storefront Module (Bulkhead)	Sheet metal, composite wood, wood, fiberglass, metal, concrete

Q.1. Materials: Contemporary (Continued)	
Element	**Allowed Materials**
Exterior Building Lighting	
Body	Wrought iron, metal
Shield	Clear, translucent, punched, louvers
Mount	Wrought iron, metal
Stairs and Ramps	
Treads and Risers	Metal, composite wood, wood, concrete
Handrails	Metal, composite wood, wood
Trellises and Carports	
Spanning Members	Wood, steel
Trellis Posts	Wood, steel
Carport Support Posts	Stucco, wood, composite wood, steel
Connections	Steel, iron
Colors	
All paint and textile colors shall be selected from the colors shown in *Santa Barbara Colors: A Guide to Painting Buildings*.	
Notes	
All ends of hollow steel members must be capped.	

[18] Metal roll up doors are allowed only if not publicly visible. Metal security grilles are allowed for parking structures.

Q.2. Materials: Industrial	
Element	**Allowed Materials**
Wall	
Wall Cladding	Sheet metal, lap siding, composite wood, wood, fiber cement, and stucco
Flashing	Anodized or painted to match wall trim or other main building color
Base or Foundation	
Base or Foundation	Brick, concrete
Roof and Roof Elements	
Roofing	Asphalt shingles, standing seam metal
Rake and Eave	Composite wood, wood, steel
Gutter	Metal half-round, metal box
Windows, Bay Windows, and Entry Doors	
Entry Door	Metal, wood, aluminum, fiberglass, composite wood
Window Frames	Wood, aluminum clad wood, steel
Glazing	Clear glass; shall not be tinted, mirrored, or colored
Garages	
Garage Door[19]	Metal, wood, composite wood, opaque glass
Balconies	
Posts	Metal
Railing	Metal panel, metal mesh, steel section, steel cable
Handrail	Metal, composite wood, wood
Fascia	Metal, composite wood, wood
Porches	
Columns	Metal, composite wood, wood, fiberglass
Pedestal	Concrete, metal, composite wood, wood, fiberglass
Railing	Metal panel, metal mesh, steel section, steel cable, composite wood, wood
Storefronts	
Base of Storefront Module (Bulkhead)	Sheet metal, composite wood, wood, fiberglass, metal, concrete

Q.2. Materials: Industrial (Continued)	
Element	**Allowed Materials**
Exterior Building Lighting	
Body	Wrought iron, metal
Shield	Clear, translucent, punched, louvers
Mount	Wrought iron, metal
Stairs and Ramps	
Treads and Risers	Metal, concrete
Handrails	Metal
Trellises and Carports	
Spanning Members	Steel
Trellis Posts	Steel
Carport Support Posts	Steel
Connections	Steel
Colors	
All paint and textile colors shall be selected from the colors shown in *Santa Barbara Colors: A Guide to Painting Buildings.*	
Notes	
All ends of hollow steel members must be capped.	

[19] Metal roll up doors are allowed only if not publicly visible. Metal security grilles are allowed for parking structures.

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Chapter 7: Large Sites Standards

Sections:

25.07.010 Purpose

This Chapter provides standards for development on sites that are three or more acres. Development pursuant to this Chapter is required to prepare a Sustainable Neighborhood Plan that delineates existing and proposed blocks, streets, and open space to preserve and enhance sense of place, provide opportunities for healthy living, increase connectivity and accessibility, add open space, and create a compact, walkable neighborhood.

25.07.020 Sustainable Neighborhood Plan

A. **Applicability.** Projects at least three acres shall be subject to the requirements for a Sustainable Neighborhood Plan (SNP) as described in this Chapter.

B. **Required Sustainable Neighborhood Plan Content**

1. Each SNP shall show the proposed physical character of the development, in plan view:

(a) Boundaries of the proposed development;

(b) Existing and proposed blocks within a 1,500 foot radius of the development boundaries;

(c) New or modified community open space(s), in compliance with Chapter 8 (Community Open Spaces);

(d) New or modified street(s), in compliance with Section 25.090.030 (Streets)

(e) Proposed trees and landscaping along streets and in community open space types; and

(f) Identification of the proposed buildings or building types and frontage types on each block in compliance with the zone standards;

(1) As individual needs of a development may change over time, the building types specified in the SNP may be substituted with other building types allowed by the zone in compliance with the zone standards.

C. **Sustainable Neighborhood Plan Standards**

1. **Streets and Blocks Required**

(a) New blocks within a development are to be created using the community open space types in Chapter 8 (Community Open Spaces) and in compliance with City Street Standards.

(b) Individual block lengths and the total block perimeter shall be in compliance with the standards in Table A (Block Size Standards).

(1) The arrangement of new streets shall provide for the alignment and continuation of existing or proposed streets. New landlocked parcels are prohibihted. See Section 30.140.180 (Street Frontage and Access).

(2) Streets shall be extended to or along adjoining property boundaries to provide a roadway connection, in compliance with Table A (Block Size Standards).

(3) New dead-end streets and cul-de-sacs are not allowed.

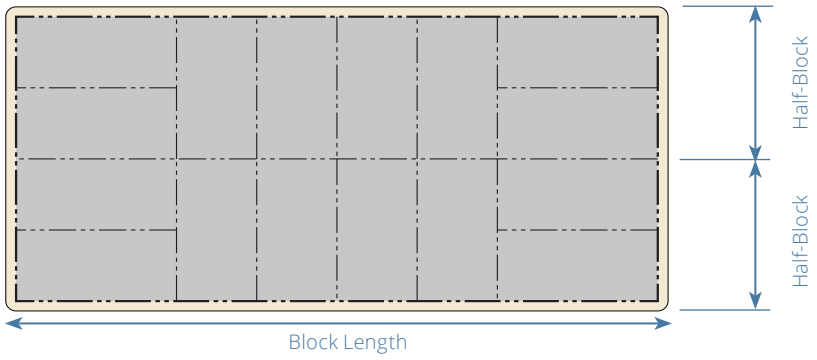
(c) An attached half-block is allowed to adjoin an existing half-block.

(d) Blocks may be uniquely shaped in compliance with the standards in Table A (Block Size Standards), and the allowed adjustments in Table 25.09.020.A (Exceptions to Standards for Design Sites with 10% or Less Slope) or Table 25.09.020.B (Exceptions to Standards for Design Sites with Over 10% Slope).

Table 25.07.020.A: Block Size Standards			
Context Type	**Block Length**	**Block Perimeter**	**Depth of Attached Half-Block(s)[1]**
Walkable Areas as indicated on the Zone Map	500' max.	1,800' max.	250' max.

[1] Distance from street or public ROW to shared property line

Figure 25.07.020.1 Block Size



2. **Open Space Required**

   (a) A minimum of 10 percent of the net developable area shall be set aside as community open space, after subtracting street and alley rights-of-way. The community open space(s) shall be designed and built in compliance with Chapter 8 (Community Open Spaces). One or more community open space may be used to meet the required area.

3. **Required Mix of Building Types and Private Frontage Types**

   (a) The SNP shall maintain a mix of at least two different building types within each block, using only the types allowed in the zone(s). Half-blocks adjoining existing development are exempt from this requirement.

   (b) Along each block face containing more than one building entrance, the SNP shall maintain a mix of at least two different private frontage types, using only the types allowed in the zone(s).

4. **Storm Water Management**

   (a) **Integrated Design**

      (1) Storm water management is required through a system that is integral to the streetscapes and/or the open space(s) in the development in accordance with the City's Storm Water Management Program. Storm water Best Management Practices (BMPs) shall be integrated and distributed across the development using biofiltration and retention and detention areas, including within the community open space.

25.07.030 Streets

A. Street(s) and/or community open space(s) are to be applied to create walkable neighborhoods with additional routes for vehicular, bicycle, and pedestrian circulation.

1. New streets are subject to City Street Standards for all modes of transportation.
2. The proposed network shall connect to the existing network through pedestrian or multimodal connections. New streets shall provide connecting pedestrian and bicycle routes to all adjacent public, non-limited-access ROWs and dead-end streets.
3. The network can be privately owned but shall be accessible by the general public.
4. All private and public streets shall be built to City street standards for all modes of transportation.

B. Any necessary traffic control devices on vehicular streets (e.g.. signage, pavement markings, etc.) shall conform to CA MUTCD and Santa Barbara Public Works standards.

C. All streets shall be compliant with the Americans with Disabilities Act.

D. Streets are intended to generate one contiguous pedestrian network throughout the development site and adjacent public rights-of-way.

1. Design sites that do not front onto this pedestrian network are not permitted.
2. The pedestrian network shall be composed of sidewalks, streets as provided in City Street Standards, and/or community open spaces as provided in Chapter 8 (Community Open Spaces). All Santa Barbara Public Works standards shall apply.
3. The pedestrian network shall incorporate ADA accessible crosswalk(s) where pedestrian paths intersect vehicular travel lanes.

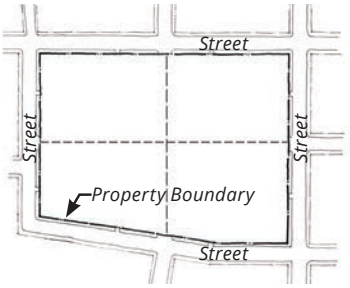
E. **Pavement Standards**

1. Pavement design for travel lanes and emergency vehicle access lanes within street types shall be prepared by a geotechnical engineer, with a minimum pavement thickness of 4 inches over 6-inch Class II Aggregate Base. See Santa Barbara Public Works standards.
2. Curb, gutter, and sidewalk shall use a City approved plain cement concrete mix design and used for public streets.

Figure 25.07.030.1: Sustainable Neighborhood Plan Design Process Overview

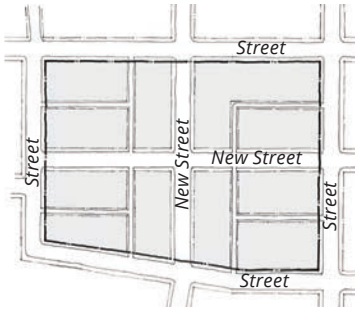
1 Blocks

Divide development area to create smaller blocks and a network of interconnected streets, see Table A (Block Size Standards).



2 Circulation Network

Introduce new streets from the allowed types in Section 8.040. If rear vehicular access is desired, introduce alleys to provide access to design sites and maintain a continuous streetscape without the interruption of driveways.



3 Open Space

Identify at least 10% of the net developable area as community open space (calculated after subtracting street and alley ROWs).

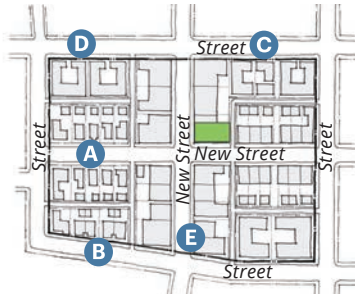
The community open space is allowed to be distributed throughout the development in compliance with requirements in Table 8.030.A.

4 Design Sites

Identify building types, and introduce design sites within each block based on the minimum required design site width and depth for each selected building type.

5 Buildings

Show the building types in each block, and identify the selected frontage types for each design site. See Subsection 8 of each zone.



A *Duplex Stacked*
B *Medium Multiplex*
C *Medium Courtyard*
D *Large Courtyard*
E *Downtown Building*

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Chapter 8: Community Open Spaces

Sections:

25.08.010 Purpose

This Chapter establishes standards to create privately-owned community open space when developing multi-unit and mixed-use residential development on larger lots. Community open spaces provide pedestrian-oriented amenities in connection with the City's established network of pedestrian facilities and open spaces; promote the health benefits of walkable environments; and reinforce the unique identity of Santa Barbara to build upon the local context, climate, and history.

25.08.020 General Requirements for Community Open Spaces

A. Public access and visibility are required along community open spaces. Community open spaces may be closed after business hours or at night consistent with city park hours of operation.

B. Design of pedestrian amenities and paving materials shall be in compliance with the allowed materials of the main building as identified in Chapter 6 (Architectural Design).

C. **Amount of Community Open Space Required**

1. **Parcels at Least Three Acres in Size**

(a) The SNP required in Chapter 7 (Large Sites Standards) shall identify community open space types in compliance with the following standards and the standards of Table A (Community Open Space Types Overview). One or more community open spaces shall be used to satisfy the requirement.

(b) Each community open space shall abut and be accessible from a public ROW. At least one entire side of the open space shall abut the public ROW. The space(s) shall be level with the ROW and not enclosed with fences or other obstructions.

(c) Public access and visibility is required along public parks and natural open spaces, including creeks and stormwater management areas, and shall be fronted by:

(1) Single-loaded frontage streets (those with development on one side and open space on the other);

(2) Bike and pedestrian paths; or

(3) Other methods of frontage that provide similar access and visibility to the open space, as zone standards allow, such as through public easements.

(d) The Paseo (25.08.060) may be counted as a community open space type for the first 50 feet of its length, measured from the adjoining public ROW, in compliance with the following:

(1) No more than 25 percent of the paseo surface consists of asphalt or untextured poured concrete;

(2) Seating is provided within or adjacent to the paseo at 100' max. intervals; and

(3) Landscaping is provided within or adjacent to the paseo at 50' max. intervals.

D. **Paseo Required.** Paseos are required on any project identified on the City's Paseos Plan Maps in the Pedestrian Master Plan. On design sites that span from one primary street to another primary street or public parking lot and are at least 200 feet wide along one of the primary streets, a Paseo is required to connect the two primary streets or public parking lots. The location of the Paseo shall be established prior to identifying the locations of buildings in order to provide a continuous pedestrian connection.

E. **Building Frontage Along or Adjacent to a Community Open Space.** The facades on design sites attached to or across a street from a community open space shall be designed as a "front" on to the community open space, in compliance with Subsection D and Subsection F of the zone.

25.08.030 Overview of Community Open Space Types

A. This Subsection identifies the allowed community open space types and standards for improvements to existing community open spaces and for construction of new community open spaces. Community open spaces may be either public or private. See Chapter 10 (Definitions).

Table 25.08.030.A: Community Open Space Types Overview

	Specific Standards	Zone				
		N.M	N.L	MUC	DE	DC
Green	25.08.040	P	P	P	—	—
Plaza	25.08.050	—	—	—	P	P
Paseo	25.08.060	P	P	P	P	P

Key P = Allowed — = Not Allowed

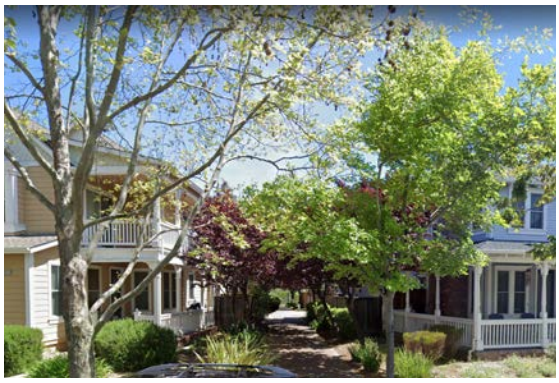
25.08.040 Green

A. Description
A large formal or informal space available for unstructured and limited amounts of structured recreation. May include playground(s), interactive art, fountain(s).
B. Required Features
Up to 50% of the area may double as stormwater retention
Parks shall consist primarily of planted areas with paths to and between recreation areas and civic buildings
Shade and seating shall be provided
Edges lined with tree-lined streets and adjacent buildings
C. Size and Location
Size 3,000 sf min. with one side at least 50 feet
Street or Paseo required on at least one side

25.08.050 Plaza

A. Description
An urban and formal focal point primarily for civic purposes and commercial activities.
B. Required Features
Greater proportion of hardscape to landscape
Edges lined by buildings or streets
Typically improved with individual, group, and/or seating and tables
May include shade trees and/or landscape in formal patterns
May include public art, fountains and/or cultural element(s)
C. Size and Location
Size 50' x 50' min.
Street required on one of the Plaza's sides or accessible from a Paseo, or from a Gateway
Facades on design sites attached to or across a street shall "front" on to the Plaza on all sides.
10% min. landscaping in the ground or as potted plants
Colors, materials of outdoor furniture, and barriers shall be in conformity with the City's Standard Street Right-of-Way and Sidewalk Outdoor Dining Regulations.

25.08.060 Paseo



A. Description

A pedestrian pathway that extends from the public sidewalk into a community open space and/or across the block to another public sidewalk. The pathway is lined by nonresidential shopfronts and/or residential ground floors and pedestrian entries as required by the zone.

B. Required Features

Part of a network of pedestrian facilities
10% minimum landscape in the ground or as potted plants
Edges lined by building frontages
Required entrance transition, through an entry arch, accent paving, or signage
Paseos shall not include trash enclosures or public utility equipment.
Paseos may include art, fountains, benches/seating, awnings,. outdoor dining, or other elements to activate that do not infringe on pedestrian thru way.

C. Size and Location

Width (clear):	20' min. between buildings, or through buildings as a breezeway; 12' min. paved walking surface
Length	150' max.; unlimited if extending from one public sidewalk or community open space to another
Height (clear)	8' min.

Ground floor facades shall be in compliance with facade zone in Subsection D and frontages allowed in Subsection F of the zone.

C. Size and Location (Continued)
Pedestrians shall be separated from adjacent vehicular activity by any combination of at least two of the following: walls up to 30 inches tall, landscaping, street furniture, curbside parking.
All improvements accessible to the public are required to be in compliance with Section 22.44.080 (Improvement Standards).
Areas within the public Right-of-Way proposed for outdoor dining are required to be in compliance with Chapter 9.95 (Use of City Sidewalks and Rights-of-Way for Dining Purposes).
Colors, materials of outdoor furniture, and barriers shall be in conformity with the City's Standard Street Right-of-Way and Sidewalk Outdoor Dining Regulations.

Chapter 9: Exceptions

Sections:

25.09.010 Purpose

This Chapter establishes procedures for allowing minor deviations from certain standards for specific situations because of the prescriptive nature of the standards and as allowed by State law. Depending on the unique characteristics and dimensions on an individual parcel, it is possible that the full development potential of the zone may not be achievable even after applying the allowed Exceptions in this Section.

25.09.020 Exceptions to Standards

A. **Applicability.** This Section applies to all developments proposed under this ODDS. The Review Authority is allowed to grant Exceptions for only the standards identified in Table A (Exceptions to Standards for Design Sites with 10% or Less Slope) or Table B (Exceptions to Standards for Design Sites with Over 10% Slope).

B. **Application Requirements.** Exception requests shall be reviewed and processed as follows:

1. If the development for which an Exception is requested is being processed consistent with this Section, the review procedure shall be the same as for the main project application.
2. Exception requests shall be accompanied by a written request by the applicant explaining the need for the exception and identifying all existing site conditions or features that prevent compliance with the specific standard(s).
3. Depending on the unique characteristics and dimensions on an individual parcel, it is possible that the full development potential of the zone may not be achievable even after applying the allowed Exceptions in this Section.
4. Granting of an exception does not eliminate other standards not specified in Tables A or B.

C. **General Findings.** For the Review Authority to grant an exception, all of the following findings are required in addition to those applicable in Table A (Exceptions to Standards for Design Sites with 10% or Less Slope) or Table B (Exceptions to Standards for Design Sites with Over 10% Slope).

1. Site conditions prevent compliance with specific standard(s), including the configuration of the lot, topography, existing natural features, existing buildings/structures, or utility infrastructure;
2. A design site can be developed consistent with the purpose and intent of the design site standards, as described in Chapter 3 (General Site Design Standards), and the specific intent of the zone, as described in Subsection A (Intent) of the zone; and
3. Existing natural features, utility infrastructure, and/or existing building/structures that by their physical location prevent compliance with a standard(s) of this title and are used as a basis for requesting an exception(s) shall not be removed or altered in their footprint.

D. **Review Authority.**

1. The Review Authority shall be the same as for the main project application.
2. Exceptions to standards which affect visibility at driveways and intersections, or standards in the public right-of-way shall be reviewed with the Public Works Director.
3. If an application requires one or more actions, an Exception related to the project shall be submitted, reviewed, and acted upon concurrently by the highest applicable Review Authority.

Table 25.09.020.A: Exceptions to Standards for Design Sites with 10% or Less Slope

Administrative Relief Type	Additional Findings/Criteria (All that Apply)	Allowed Administrative Relief	Reference to Standard
1. Design Site Dimensions			
a. **Depth or Width** Decrease in the minimum required	i. The existing parcel is irregular in shape or substandard in size preventing compliance with the standard.	Up to 10% of the standard	Subsection B (Building Types and Design Site Size) of the zone
2. Building Setbacks			
a. **Primary and Secondary Fronts, or Interior** Increase or decrease in the minimum or maximum required setback for a main building and/or wing(s)	i. Interior setback opposite the primary front lot line: The existing lot is 90' or less in depth, preventing compliance with the setback standard; or	Up to 25% of the standard	Subsection D (Building Placement) of the zone
	ii. Front Setback	Up to 10% of the standard or 12", whichever is greater; interior setback exception not available if an exception to the privacy standards is also requested	
	iii. Interior Setback		
b. **Facade within Facade Zone** Reduce the minimum amount of facade required within or abutting the facade zone	i. The horizontal unbuilt area resulting from this exception is landscaped per the standards in Section 25.03.040 (Landscape).	Up to 25% of the standard	Subsection D (Building Placement) of the zone
3. Open Yard			
a. **Width and Depth** Reduce minimum width or depth	i. The required minimum area is provided.	Up to 10% of the standard	Subsection F of the building type
4. Building Footprint			
a. **Size of Main Body or Wing(s)** Increase in the maximum width or length	i. The wing(s) is one-story less in height than the main body; and	Up to 10% of the standard	Subsection C of the building type
	ii. The building complies with the setbacks of the zone or as allowed to be adjusted by this Section.		

Standards for private frontage apply [See Chapter 5 (Frontages)], and any exception shall not preclude the application of a private frontage type.

Table 25.09.020.A: Exceptions to Standards for Design Sites with 10% or Less Slope (Continued)			
Administrative Relief Type	**Additional Findings/Criteria (All that Apply)**	**Allowed Administrative Relief**	**Reference to Standard**
5. Parking Standards			
a. **Primary and Secondary Front Setback** Reduce the required parking setback	i. The driveway is in compliance with the zone standards; and ii. The ground floor space remains occupiable in compliance with the zone standards, as allowed to be adjusted by this Section; and iii. The setback reduction maintains visibility at driveways and intersections, and does not affect standards for the public right-of-way.	Up to 10% or 12", whichever is greater	Subsection E (Parking) of the zone
b. **Primary Front Vehicle Access** Allow vehicle access from primary front on corner design sites	i. The driveway is in compliance with the zone standards; and ii. The ground floor space remains occupiable in compliance with the zone standards, as allowed to be adjusted by this Section; and iii. The existing lot is at least 50' wide; and iv. The existing lot includes a building(s) on the secondary front preventing new vehicular access; and v. The proposed driveway is not aligned with any driveway on the opposite side of the street.	Vehicular access from the primary front	Subsection 25.02.030.I.5

Standards for private frontage apply [See Chapter 5 (Frontages)], and any exception shall not preclude the application of a private frontage type.

Table 25.09.020.B: Exceptions to Standards for Design Sites with Over 10% Slope

Administrative Relief Type	Additional Findings/Criteria (All that Apply)	Allowed Administrative Relief	Reference to Standard
1. Design Site Dimensions			
a. **Depth** Decrease in minimum design site depth	i. Existing average slope exceeds 15%	Up to 10% of the standard	Subsection B (Building Types and Design Site Size) of the zone
2. Building Setbacks			
a. **Primary and Secondary Fronts, or Interior** Decrease in minimum to maximum required setback areas for main building and/or wing(s)	i. Front 50' of the design site exceeds 20% slope	Front setback reduced to 10'	Subsection D (Building Placement) of the zone
	ii. Front 25' of the design site exceeds 20% slope	Front setback reduced to 5'	
3. Open Yard			
a. **Width and Depth** Reduce minimum width or depth	i. The required minimum area is provided.	Up to 10% of the standard	Section 30.140.090 (Encroachments into Setbacks and Open Yards).
b. **Location** Allows a portion of a secondary front or interior setback to be used as open yard or for open yard not located behind the main building	i. Open yard does not encroach into primary front setback, and is at least 10' from any front lot line.	Up to 50% of any individual setback depth or the area in front of the main building may be used as open yard (e.g., 3' of a 6' required interior setback)	
	ii. The primary front and secondary front building facades are in compliance with the facade zone requirements of the zone.		

Standards for private frontage apply [See Chapter 5 (Frontages)], and any exception shall not preclude the application of a private frontage type.

Table 25.09.020.B: Exceptions to Standards for Design Sites with Over 10% Slope (Continued)

Administrative Relief Type	Additional Findings/Criteria (All that Apply)	Allowed Administrative Relief	Reference to Standard
4. Parking Standards			
a. **Primary and Secondary Front Setback** Reduce the required parking setback	i. The front 50' of parcel exceeds 20% slope; and	Required parking is allowed to be located between the ROW and the building: 20' parking setback if street facing, 10' parking setback for non-street facing. Max 50% of primary or secondary front lot width Parking in the above areas limited to 1 parking space deep. Up to 50% of the required parking setback	Subsection E (Parking) of the zone
	ii. The driveway is in compliance with the zone standards; and		
	iii. The ground floor space is between the street and the parking, remains occupiable, and is at least 15' deep.		Subsection B (Building Types and Design Site Size) of the zone
b. **Primary Front Vehicle Access** Allow vehicle access from primary front on corner design sites	i. The driveway is in compliance with the zone standards; and	Vehicular access from the primary front	Subsection 25.02.030.I.5
	ii. The ground floor space remains occupiable in compliance with the zone standards, as allowed to be adjusted by this Section; and		
	iii. The existing lot is at least 50' wide; and		
	iv. The existing lot includes a building(s) on the secondary front preventing new vehicular access; and		
	v. The proposed driveway is not aligned with any driveway on the opposite side of the street; and		
	vi. The design site average slope along the secondary front exceeds 15%		

Standards for private frontage apply [See Chapter 5 (Frontages)], and any exception shall not preclude the application of a private frontage type.

Table 25.09.020.B: Exceptions to Standards for Design Sites with Over 10% Slope (Continued)

Administrative Relief Type	Additional Findings/Criteria (All that Apply)	Allowed Administrative Relief	Reference to Standard
5. Site Grading			
a. **Retaining Wall (Height)** Increase in maximum retaining wall height or length	i. Existing slopes average 20% slope. ii. The retaining wall(s) is necessary to accommodate the building(s) and required site access and parking. iii. The retaining wall or series of retaining walls are not visible from the adjacent public sidewalk or abutting lots. iv. Retaining walls not within the building footprint are less than 50' in total length along the interior design site line opposite the primary front or any one design site line. v. The retaining wall(s) are the result of excavation (cut).	Increase in retaining wall height up to 10' along interior design site line(s); Increase in retaining wall height up to 12' within the building footprint if overall building height in compliance with zone standards.	Subsection 25.03.090.F (Grading or Regrading of Design Sites)

Standards for private frontage apply [See Chapter 5 (Frontages)], and any exception shall not preclude the application of a private frontage type.

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Review Note: *Terms under Definitions* Definitions will ultimately be incorporated into Title 30.

Chapter 10: Definitions

Sections:

25.10.010 Purpose

This Chapter provides definitions for specialized terms and phrases used in the Title 25. All other applicable definitions in the Santa Barbara Municipal Code apply.

25.10.020 Definitions

A. Definitions

Abutting. Having a common boundary, except that lots/design sites having no common boundary other than a common corner shall not be considered abutting.

Access or Service Drive. See "Driveway".

Accessory Structure (syn. Accessory Building). A structure physically detached from, secondary and incidental to, and commonly associated with a primary structure or use on the same site. Accessory structures are associated with both residential and nonresidential uses. Types and standards for Accessory Buildings are found in Section 30.140.020 (Accessory Buildings).

1. **Accessory Structure, Major (Major Accessory Structure).** An accessory structure with a footprint greater than 120 square feet.
2. **Accessory Structure, Minor (Minor Accessory Structure).** An accessory structure with a footprint of 120 square feet or less.

Adjacent. See "Abutting".

Advisory Agency. See SBMC 27.02.010 (Advisory Agency).

Affordable to Low-Income or Very-Low-Income Households. Being of a condition in which sales prices or rental rates for a housing development conform to the current affordable sales price and affordable rental rates in the "City of Santa Barbara Affordable Housing Policies and Procedures Manual", established by resolution of the City Council.

Affordable Housing. Rental or ownership housing in which tenants or owners do not pay more than a specified percentage of their gross monthly income on housing costs, as defined in the "City of Santa Barbara Affordable Housing Policies and Procedures Manual". Deed-Restricted Affordable Housing includes a period of affordability which is recorded as a covenant on the property.

Alley. A public or private way that is primarily used for vehicular access to the back or side of properties. Alleys typically do not meet standard requirements for City streets, which include curbs, gutters, sidewalks, or similar improvements. Typically, alleys are separated from adjacent parcels by a lot line. An alley may have an official name and may be shown on the official street map of the City of Santa Barbara.

Allowed Use. Uses that are allowed by right and are not subject to the conditions of approval, mandatory review periods, or expiration periods as required for discretionary land use permits.

Alter (syn. Remodel). An alteration may include both interior and exterior changes and rearrangement of the physical parts of a building, structure or site development that does not result in an increase of floor area. Also called a remodel.

Ancillary Structure (syn. Ancillary Building). See "Accessory Structure."

Apartment, Micro-Unit. A dwelling unit in a multi-unit building, consisting of not more than one habitable room, excluding the kitchen or kitchenette and sanitary facilities, of a total floor area of not more than 400 net square feet.

Applicant. Any person, firm, partnership, association, joint venture, corporation, or any other entity or combination of entities, or state or local government agency applying for a permit.

Arcade. A series of open or closed arches, supported by pilasters and/or columns.

Architectural Feature. Exterior building element intended to provide ornamentation to the building massing including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

Attached Building or Structure. Any building or structure which is structurally a part of or has a common wall and/or continuous roof with a main building or structure, except where such connection is a breezeway or walkway incidental to and not a necessary part of the construction of the main building. See 30.140.030 (Building Attachment).

Average Slope. The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope. See Sections 30.15.030 (Determining Average Slope).

Awning. See Canopy.

B. Definitions

Balcony. A projecting or recessed platform on a building, enclosed with a railing, wall, or balustrade.

Baluster. A small column, shaft, or other vertical member commonly used in a balustrade to support a top rail or coping.

Base Flood Elevation. As designated by Federal Emergency Management Agency (FEMA), the elevation of surface water resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

Base (of Building). The lowest division of a building, adjacent to the ground. A building's base may occupy the lowest floor level or levels, or it may be expressed with a water table. In the former case, the base is typically articulated by a change of material and/or projecting element such as a molding at the upper boundary of the lowest floor or floors. If a water table is used, the lowest portion of the ground-floor wall is finished in a different, more durable material and/or color, usually articulated with a molding at the upper boundary where the material change occurs.

Base Zone. One of several zones mapped on the Title 30 Zone Map. See “Zoning District”.

Basement. Any floor of a building that is partially below and partially above grade. See Subsection 30.15.090.E (Determining the Number of Stories in a Building).

Bathroom. A room that contains all of the following features: a bathtub or shower, a washbowl, and a toilet.

Bay. Any division of a building between vertical lines or planes that run entirely through solid components of the building, including the entire space included between consecutive structural supports.

Bay Window. An architectural projection from the building cantilevered from the facade, consisting of one or more stories in height, containing at least 60 percent glass area.

Block. An area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Block Length. The horizontal distance from the right-of-way on one end of the block to the right-of-way on the other end along the same street.

Block Perimeter. The aggregate of all sides of a block bounded by the abutting rights-of-way.

Block-Scale, Building. A building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous facade as long as most or all of a block.

Bonus. See "Density Bonus."

Bracket. Structural and/or ornamental element designed to strengthen the connection between components of a structure that meet at an angle.

Building. A structure consisting of one or more foundations, floors, walls, and roofs that surround an interior space, and may include exterior appurtenant structures including, but not limited to, porches and decks. A pre-manufactured or constructed shed, storage container, or similar structure is a building.

1. **Building, Existing.** See "Structure, Existing".
2. **Building, Main.** The building that serves as the focal point for all activities related to the principal use of the lot or design site.
3. **Building, Accessory.** See “Structure, Accessory”

Buildable Area. The horizontal area in which a building is allowed to be constructed.

Building Elevation. See “Building Facade”.

Building Entrance. A point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

Building Facade. The general outer surface of the structure or walls of a building.

1. **Building Facade, Primary Front (syn. Front Elevation).** The exterior wall of a building adjacent to a street or community open space.
2. **Building Facade, Secondary Front.** The exterior wall of a building adjacent to a secondary front.
3. **Building Facade, Interior Side.** The exterior wall of a building adjacent to the interior lot line/design site line(s).
4. **Building Facade, Rear.** The exterior wall of a building opposite the front.

Building Form. The overall shape and dimensions of a building.

Building Frontage. The facade(s) along the primary front and secondary front of the lot/design site.

1. **Building Frontage, Principal.** The facade along the primary front of the lot/design site, typically the narrower of sides and identified by an address.

Building, Setback. See "Setback, Building."

Building Type. A structure defined by its combination of configuration, disposition, and function.

Bulkhead. The area of the storefront between the sidewalk and the display window.

By-Right, Approval. Approval by administrative staff of certain uses, improvements, and developments not requiring further review and in compliance with all applicable standards.

C. Definitions

Canopy. A covering that extends from the wall of a building, typically used to shade or cover a window, door, or entry.

Capital. Uppermost segment of a column or pilaster, directly supporting the beam, lintel, or arch above.

Carshare Parking Space. A parking space required to be dedicated for current or future use by a carshare service through a deed restriction, condition of approval, or license agreement. Such deed restriction, condition of approval, or license agreement shall grant priority use to any carshare service that can make use of the space, although such spaces may be occupied by other vehicles so long as no carshare organization can make use of the dedicated carshare space(s).

Ceiling Height, Ground Floor. The height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

Ceiling Height, Upper Floor(s). The height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

Cellar. See "Basement".

Chamfered Corner. An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

Column. A vertical shaft extending from the ground or from one part of the structure to another.

Commercial. Managed on a business basis for profit derived from the promise or delivery of compensation, money, rent, or other bargained-for consideration in exchange for goods; services; rights or interests in property; or any other valuable consideration.

Common Courtyard. An entry court, forecourt, or courtyard shared by multiple residential units or commercial spaces.

Common Open Space. An entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or nonresidential units.

Common Space (syn. Open Yard). A portion of a development held in common and/or single ownership, is not reserved for the exclusive use or benefit of an individual tenant or owner, and is available for use by all persons who reside or work in the building or on the design site.

Community Open Space. An outdoor area dedicated for public gathering and civic activities. See Section 25.08.020 (General Requirements for Community Open Spaces).

Condominium. An estate in real property consisting of an undivided interest in common in a portion of the property together with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, design site map, or condominium plan. The condominium may be commercial, industrial, residential, or any combination. [Civil Code §783, §1351(f)].

Condominium Conversion. The conversion of an existing structure into separately owned commercial, industrial, or mixed-use units. See Chapter 30.155 (Conversion of Residential Units to Condominiums, Hotels, or Similar Uses).

Coping. The horizontal covering of the top of a wall or parapet.

Corbel. A type of bracket, supporting another element from below and used for structural and aesthetic purposes.

Corner Element. A physical distinction in a building at the corner of two streets or a street and public space.

Corner Entry. An entrance located on the corner of a building.

Cornice. A horizontal projection traditionally used to join a roof to the wall below and protect the wall from rainwater. The cornice forms the uppermost part of an entablature and may appear secondarily in locations other than at the building's eave or parapet, such as the upper boundary of a base story.

Cottage Court. See Section 25.04.070 (Cottage Court).

Courtyard (syn. Court). An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or nonresidential units, not including off-street parking.

Courtyard, Medium and Large. See Section 25.04.110 (Medium Courtyard) and Section 25.04.130 (Large Courtyard).

Coverage

1. **Coverage, Accessory Structures.** The sum of the footprint area of all structures on a design site.
2. **Coverage, Building.** The floor area of the largest story of a building divided by the total design site area.
3. **Coverage, Design Site.** The portion of the design site expressed as a percentage that is covered in buildings or other structures.

Co-working Space. A facilitated environment which may contain shared facilities including, but not limited to: conference rooms, reception services, phones, and other business amenities. Work spaces are used by a recognized membership who share the site in order to interact and collaborate with each other as part of a community and to reduce duplicated costs by sharing facilities. The uses shall have externally observable attributes similar to uses allowed in the zone in which that they are located. Equipment is limited to those which do not generate noise or pollutants in excess of what is customary within a typical office environment. Such space located in a research and development building may use equipment consistent with research and development uses. Co-working space may be interchangeably referred to as "incubator space."

Crawl Space. A shallow unfinished unoccupiable space beneath the floor or under the roof of a building, that provides access to utility, structural, and other building components not readily accessible from the occupiable portions of the building.

Crenel. Alternating lowered portions of parapet wall.

Cul-de-sac. A street which connects to another public street only at one end and is not planned for later extension.

Curb Zone. The portion of the sidewalk corridor that physically separates the sidewalk from the roadway.

D. Definitions

Days. Calendar days unless a specific chapter or section specifies otherwise.

Dedication. The transfer by a subdivider to a public entity of title to real property or an interest therein, or of an easement or right in real property, the transfer of facilities, the installation of improvements, or any combination of these. See Chapter 22.44 (Street Dedication and Improvement for Building Permits).

Defensible Space. Refers to an area around the perimeter of structures or developments where the flammable vegetation has been modified to reduce the potential for the structure to ignite in the event of a wildfire. Defensible space requirements are outlined in Chapter 8.04 of the Santa Barbara Municipal Code and the City's "Community Wildfire Protection Plan" as adopted by resolution of the Santa Barbara City Council.

Density Bonus. A density increase over the maximum allowable residential density of the zone. See Chapter 30.145 (Affordable Housing and Density Bonus and Development Incentives) and Government Code §65915 - 65918 for types of bonuses.

Density Bonus Program, City. Allows density bonus options for projects that do not qualify under the State Density Bonus Program. In exchange, some or all of the units on the site are subject to rent restrictions or resale controls.

Density Bonus Program, State. Allows a density bonus for residential development consisting of five or more units, not including any bonus units requested, in which:

1. At least 20 percent of the total units are affordable to low-income households;
2. At least 10 percent of the total units are affordable to very-low-income households; or
3. At least 50 percent of the total units are senior housing (Government Code §65915(b) and Civil Code §51.2 and §51.3).

Depth, Ground-Floor Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

Design Site. A portion of land within a parcel, delineated from other design sites and/or parcels to accommodate no more than one building type. The main purpose of a design site is to allow a parcel large enough to contain more than one building type to contain multiple building types while not requiring the legal subdivision of the parcel into additional parcels. "Design Site" and all related definitions are applicable only to qualifying Objective Housing Development Sites subject to Title 25 of the Municipal Code.

1. **Design Site, Corner.** A design site located at the intersection of two or more streets, where they intersect at an interior angle of not more than 175 degrees. If the intersection angle is more than 175 degrees, the design site is considered an interior design site.
2. **Design Site, Flag.** A design site not meeting minimum design site frontage standards and where access to a public or private street is provided by means of a long, narrow driveway between abutting design sites.
3. **Design Site, Interior.** A design site abutting only one street.
4. **Design Site, Through.** A design site with two or more frontage lines that do not intersect.

Design Site Area. The total square footage or acreage of horizontal area included within the design site lines.

Design Site Coverage. See "Coverage."

Design Site Depth. The horizontal distance between the front design site line and rear design site line of a design site measured perpendicular to the front design site line.

Design Site Line. The perimeter and geometry of a design site demarcating one design site from another.

1. **Design Site Line, Front.** One of the following:
    a. The frontage line in the case of a design site having a single frontage line;
    b. The shortest frontage line in the case of a corner design site with two frontage lines, neither of which are adjacent to a thoroughfare or a design site with independent frontage;
    c. The frontage line generally perceived to be the front design site line in the case of a corner design site with three or more frontage lines, none of which are adjacent to a thoroughfare or a design site with independent frontage;
    d. The frontage line adjacent to a thoroughfare in the case of a corner design site with two or more frontage lines, one of which is adjacent to a thoroughfare;
    e. The frontage line adjacent to a design site with independent frontage in the case of a corner design site with two or more frontage lines, one of which is adjacent to a design site with independent frontage; or
    f. The frontage line adjacent to the front design site line of an adjacent design site in the case of a through design site.
2. **Design Site Line, Rear.** That design site line opposite the front design site line.
3. **Design Site Line, Side.** Design site lines connecting the front and rear design site lines.

Design Site Width. The horizontal distance between the design site lines measured perpendicular to the front design site line.

Detached. Separate or unconnected consistent with Section 30.140.030 (Building Attachment).

Development Site (syn. Building Site, Project Site). Lot(s) or portion(s) thereof on which proposed structures and improvements are to be constructed.

Development Site, Objective Housing. Lot(s) or portion(s) thereof on which qualifying housing projects are proposed to be constructed pursuant to the terms of Title 25 (Objective Design and Development Standards).

Diligently Pursued. Continued with constant or appropriate effort.

Disposition, Formal. Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

Disposition, Informal. Composed in an informal character with a mix of formal and natural characteristics.

Disposition, Natural. A preservation of the existing natural condition or a composition of elements arranged as they would appear in nature, with irregular shapes and asymmetry.

Distance Between Entries. The horizontal distance between entrances to a building or buildings, measured parallel to the facade.

Door. An opening that allows access to a building, room, or other space and can be fully closed to provide a barrier to weather as well as to entry.

1. **Full Glass.** Door glass framed by the outermost rails and stiles of the door.
2. **Half Glass.** Door glass placed within the upper half of a door, framed by upper and middle rails and stiles.
3. **Vision Glass.** Door glass located within the upper portion of a door, occupying no more than one third of the door and designed to provide visibility from the inside to the outside rather than to illuminate the interior.

Downtown Building. See Section 25.04.140 (Downtown Building).

Driveway. An accessway that provides vehicular access between a street or alley and the parking or loading facilities of an adjacent property generally serving no more than two lots.

Driveway, One-way. A vehicular access with one travel lane that accommodates ingress and egress. Serves a parking area that contains less than 25 parking spaces.

Driveway, Two-way. A vehicular access with two travel lanes, one for ingress and one for egress. Serves a parking area containing at least 25 parking spaces.

Duplex Side-by-Side. See Section 25.04.050 (Duplex Side-by-Side).

Duplex Stacked. See Section 25.04.060 (Duplex Stacked).

Dwelling, Group Living (syn. Cohousing). See Chapter 30.295 "Group Residential".

Dwelling, Multiple. See Chapter 30.295 "Multi-Unit Residential"

Dwelling, Second Unit. See Chapter 30.295 "Two-Unit Residential"

Dwelling Unit. See "Residential Unit".

Dwelling Unit, Stacked. A dwelling unit situated immediately above or below another dwelling unit.

E. Definitions

Eave. The junction of the lower edge of a sloped roof and the wall of building, running parallel to grade.

1. **Closed Eave.** Eaves with projecting roof members closed from view by boarding.
2. **Open Eave.** Overhanging eaves where the rafters are exposed at the eaves and visible from below.
3. **Returned Eave.** Eave that extends around corner and terminates into gable end or rake wall.

Elevated Ground Floor. A ground floor situated above the grade plane of the adjacent sidewalk.

Employee Housing. Privately-owned housing that houses five or more employees and meets the definition in Section 17008 of the California Health and Safety Code, as may be periodically amended.

Encroachment. Any architectural feature, structure, or structural element—including, but not limited to, a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace, or deck—that breaks the plane of a vertical or horizontal regulatory limit by extending: into a setback, open yard, beyond the build-to-line into the public improvement, or above a height limit. See 30.140.090 (Encroachments into Setbacks and Open Yards).

Entablature. A superstructure which lies horizontal upon pilasters or columns, and is composed of an architrave, frieze, and cornice.

Entasis. A slight convex curve in the shaft of a column, introduced to correct the visual illusion of concavity created by the vertical load. In columns with entasis, the diameter at the top of the shaft is typically around 5/6 of the diameter at the bottom.

Entry. An opening, including, but not limited to, a door, gateway, or gate, that allows access to a building.

1. **Entry, Primary.** The opening that allows access to a building directly from the sidewalk along the front facade.
2. **Entry, Service.** An entrance located toward or at the rear of the building intended for the delivery of goods and removal of refuse.

Expression Line. A horizontal molding, projection, or other boundary articulating one portion of a facade from the portion above.

Exterior Building Lighting. Wall mounted light fixture.

1. **Body.** The part of the light fixture that holds the shield.
2. **Mount.** The part of the light fixture mounted to the building, sometimes called the backplate or the canopy, including the chain or armature that holds the body.
3. **Shield.** The part of the light that controls direction, strength, and spread. Also known as the shade.

External Employees. An employee who does not reside at his or her place of employment.

F. Definitions

Facade. See "Building Facade."

Facade Zone. The area between the minimum and maximum setback lines along the front of a design site and along the secondary front of a corner design site where the building facade is required to be placed. The zone standards identify the minimum amount of facade to abut and/or be placed in the facade zone. See Section 25.12.030 (Measurement Methods).

Facility. An improvement, structure, or building that is designed and used for a particular purpose.

Farmworker. A person principally employed in agriculture (Section 1140.4(b) of the California Labor Code).

Farmworker Housing. Any attached or detached dwelling unit used to house no more than six individual farm/agricultural workers and their family members, including temporary mobile homes. For the purpose of calculating density, no more than one food preparation area shall be provided for each farmworker housing unit.

Fascia. A horizontal board or moulding appended to the end of joists or rafters, as part of roof rake or eave assembly or as part balcony platform assembly.

Fence. A structure, made of wood, metal, masonry, or other material, typically used to screen, enclose, or divide open space for a setback or along a property line or design site line. May also be referred to as Wall or Screen.

Finish Level, Ground Floor. Height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Flood Hazard. See Section 22.24.040 (Special Flood Hazard Area).

Floor Area. The total horizontal enclosed area of all the floors below the roof and within the exterior walls of a building or enclosed structure. The floor area of an unenclosed building or structure includes all horizontal area below the roof line. See also Section 30.15.070 (Measuring Floor Area).

1. **Floor Area, Gross.** The total floor area inside the building envelope, including the external walls, but not including the roof.
2. **Floor Area, Net.** The sum of the areas of all stories of a building, measured from within the exterior walls. The floor area shall include any building that has a roof and is enclosed so as to provide shelter from the elements on three or more sides.

Floor to Lot Area Ratio. The floor area of the building divided by the lot area or total design site area, as applicable.

Floor Coverage. See “Coverage."

Floorplate. An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

1. **Floorplate, Commercial.** The square footage area measurement of a floorplate dedicated to commercial uses.
2. **Floorplate, Nonresidential.** The square footage area measurement of a floorplate dedicated to nonresidential uses.
3. **Floorplate, Residential.** The square footage area measurement of a floorplate dedicated to residential uses.

Fluting. Shallow grooves running vertically along a column or pilaster surface.

Footprint Area. The total square footage contained within a footprint.

Footprint, Building. The outline of the area of ground covered by the foundations of a building or structure.

Forecourt. See Section 25.05.080 (Forecourt).

Form-Based Zone. One of several zones mapped on the Form-Based Zone Map and applicable only to qualifying development projects using the Objective Design and Development Standards found in Title 25 (Objective Design and Development Standards). See Zone Map.

Freestanding Wall. A wall that is separate from a building and supported by independent means.

Front. See "Design Site Line, Front."

Front Loaded (Front Access). Design sites that provide vehicular access from the front of the design site.

Frontage, Private. The area between the building facade and the back of the sidewalk abutting a street (public or private) or public open space.

Frontage, Public. The area between the on-street parking and the back of the sidewalk.

Frontage Line. The design site line(s) of a design site fronting a street (public or private) or a community open space.

Frontage Type. A physical element configured to connect the building facade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the zone.

Frontage Zone. A linear portion of the sidewalk corridor, adjacent to the edge of the right of way (or property line).

Furnishing Zone. A linear portion of the sidewalk corridor, adjacent to the curb that contains elements such as street trees, signal poles, utility poles, street lights, controller boxes, hydrants, traffic signs, street signs, parking signs, parking meters, driveway aprons, planting strip, or street furniture.

Furniture Area. An area of space that allows for the placement of furniture without restricting the movement of pedestrians.

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Gallery. See Section 25.05.120 (Gallery).

Garage. An enclosed building or portion of a building accessible to vehicles, used as parking or storage of one or more motor vehicles. See also Subsection 30.175.030.N (Covered Parking).

1. **Garage, Private.** A building or portion of a building, in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.
2. **Garage, Public.** A structure or portion thereof, offering parking to the public with or without a fee.

Glazing. Openings in a building in which glass is installed.

Glazing Division. A module of glass, known as a lite, divided by real or simulated muntins.

Grade. The finished ground level at any point along the exterior walls of a structure. Where walls are parallel to and within five feet of a sidewalk, alley or other public way, the level above ground shall be measured at the elevation of the sidewalk, alley or public way. Also see "Grade, Finished."

Grade, Finished (syn. Proposed Grade). The final ground surface elevation after the completion of grading or other site preparation related to a proposed development that conforms to an approved Grading Permit or Building Permit. In cases where substantial fill is proposed, "finished grade" shall be established by the Director consistent with design sites in the immediate vicinity and shall not be, nor have been artificially raised to gain additional building height. Also see "Grade."

Grade, Pre-Development (syn. Existing Grade, Natural Grade). The grade of a site five years prior to the application date for any site improvements related to the proposed development.

Grading. Any excavating or filling or combination thereof.

Green Building Practices. A whole-systems approach to the design, construction, and operation of buildings and structures that helps mitigate the environmental, economic, and social impacts of construction, demolition, and renovation. Green building practices including, but not limited to, those described in the LEED™ rating system recognize the relationship between natural and built environments and seek to minimize the use of energy, water, and other natural resources and provide a healthy, productive environment.

Ground Floor. See "First Floor".

Ground Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms including, but not limited to: bathrooms, closets, utility rooms, and storage spaces.

Gross Parking Area. The total area of parking space and drive included on a design site.

Guestroom. A detached structure accessory to a single dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities. See 30.140.020 Accessory Buildings

H. Definitions

Hardscape. Paving, decks, patios, and other hard, non-porous surfaces.

Height

1. **Height, Above Grade.** The vertical distance from a point on the ground below a structure to a point directly above. See also Section 30.15.090 (Measuring Height).
2. **Height, Highest Eave/parapet.** The vertical distance between adjacent finished grade and the highest eave or parapet of the building.
3. **Height, Number of Stories.** The number of stories in a structure allowed above adjacent finished grade. See "Stories."
4. **Height, Overall.** The vertical distance between adjacent existing or finished grade, whichever is lower and the highest part of the structure directly above.

Home Occupations. Any use conducted entirely within a dwelling and conducted only by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof, and is not evidenced beyond the limits of the property by noise, light, smoke, odor, vibration, electrical interference, storage of material or equipment, abnormal human activity, vehicular traffic, or other exterior evidences. See Section 30.185.200 (Home Occupation).

House-Scale Building. A building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall, including wings.

I. Definitions

Impervious. A hard surface area which either prevents or retards the entry of water into soil, as would occur under natural conditions, or which causes water to run off the surface in greater quantities or at an increased rate of flow than would occur under natural conditions.

Improved. An area which has been paved or planted and is permanently maintained as such.

Improvement. See "Development".

Infill. Refers to building within unused and underutilized lands within existing development patterns, typically but not exclusively in urban areas. Infill development is critical to accommodating growth and redesigning cities to be environmentally- and socially-sustainable.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

Kitchen. A room that is utilized for the preparation of food and contains a kitchen sink, cooking, and refrigeration facilities.

1. **Kitchen, Congregate Dining.** A room or rooms that contain suitable space for group dining to feed all the residents of a facility in one or two sittings, accessible to and for the primary use of the residents of the facility, and provides at least two meals per day seven days per week for the residents.
2. **Kitchen, Efficiency.** A kitchen that includes at a minimum:
    a. Appliances for cooking food and refrigeration, either built-in or countertop.
    b. A sink for food preparation greater than 12 inches by 12 inches, excluding the sink located in the bathroom.
    c. A food preparation counter.

L. Definitions

L-Shaped (syn. Ell). A horizontal form for the main body of a building or a massing composition, also referred to as an "Ell" which is an extension at a right angle to the length of a building.

Landing. An unenclosed, unroofed platform, attached to a building, and serving as a required means of egress from the first floor of a building or a level area at the top or bottom of a staircase or between one flight of stairs and another.

Landscape

1. **Established Landscape.** The point in time at which plants have developed roots into the soil adjacent to the root ball.
2. **Landscaping.** Flowers, shrubs, trees, or other decorative material of natural origin.
3. **Low-Water-Use or Very-Low-Water-Use Plant.** See “Water Wise Plant.”
4. **Water Wise Plant.** Those plants that are evaluated as needing "low" (10-30% ETo) or "very low"((<10% ETo) amounts of irrigation water as defined and listed by Water Use Classifications of Landscape Species (WUCOLS) or other sources of water-wise plant water use classifications as verified by a licensed landscape architect.

Large Multiplex. See Section 25.04.120 (Large Multiplex).

LEED™ Rating System. The most recent version of the Leadership in Energy and Environmental Design (LEED™) Commercial Green Building Rating System, or other related LEED™ rating system, approved by the U.S. Green Building Council.

Lintel. A horizontal member designed to support the wall above it, such as above an opening. When expressed on a facade, a lintel adds aesthetic value by communicating structural stability at a discontinuity in the wall.

Living Area (syn. Livable Floor Area). The interior occupiable area of a dwelling unit, including finished basements and attics, but not including unfinished or unheated areas such as garages or any accessory structure.

Loading Dock. A platform where cargo from vehicles can be loaded or unloaded.

Loading Spaces, Off-street. Permanently improved and maintained areas on the design site dedicated to loading and unloading of materials, equipment, and merchandise.

Lot. A parcel, tract, or area of land whose boundaries have been established by a legal instrument such as a deed or map recorded with the County of Santa Barbara, and that is recognized as a separate legal entity for purposes of transfer of title, except public easements or rights-of-way. Where an Objective Housing Development Site uses a Design Site in lieu of subdividing the lot into additional lots, references to "Lot" may be interpreted to mean "Design Site".

Lot Area. The area of a lot measured horizontally between bounding lot lines.

1. **Lot Area, Gross.** The total area, measured in acres, included within the property lines or design site lines, as applicable, of a development.
2. **Lot Area, Net.** The area of a lot measured horizontally between bounding lot lines, subtracting the existing or proposed horizontal area within public streets and alleys on the lot.

Lot Line Adjustment. A lot line adjustment is the adjustment of the boundary of existing parcels where the number of parcels existing after the adjustment is the same as the number of parcels that existed prior to the adjustment.

M. Definitions

Main Body. The primary massing of a main building.

Main Facade. The front facade of a building.

Major. Having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

Maker Shopfront. See Section 25.05.090 (Maker Shopfront).

Manufacturing. Manufacturing refers to the processing of raw materials or assembly of parts into finished goods through the use of tools, human labor, machinery, or chemical processing. Manufacturing is an industrial use pursuant to Chapter 30.295.050 (Industrial Use Classifications).

Massing. The overall shape or arrangement of the bulk or volume of a building and structures.

Median. A planted or paved area which separates two roadways or divides a portion of a road into two or more lanes.

Medium Multiplex. See Section 25.04.080 (Medium Multiplex).

Minor. Having a lesser size, scope, effect, characteristic, or quality relative to the average size, scope, effect, characteristic, or qualities; or being the lesser of two or more.

Mixed-Use. The combination of residential and nonresidential uses within the same building or the same general area.

1. **Mixed-Use Building.** A single building that contains both nonresidential and residential uses.
2. **Mixed-Use Development.** A development site that contains both nonresidential and residential uses on the same lot/design site, whether or not they are located within the same structure.

Mortise and Tenon. A system in which wood members are joined through the use of intersecting cuts, secured by wooden pegs.

Mullion. Vertical bar providing structural support between windows.

Muntin. Pieces of wood or metal that traditionally secured multiple panes of glass, or lites, within a window. On contemporary windows, muntins are often applied across a single pane of glass. Muntins serve to articulate "Glazing Divisions."

N. Definitions

New Use. Any purpose for which land or premises, or a building or structure thereon, is improved, occupied, utilized, built, or constructed for said purpose, which has not before existed on said land or premises.

Nonconforming. Any lawfully established use, structure, parking, or site development that is in existence on the effective date of this title, or any subsequent amendment, but does not comply with all of the standards and requirements of this title and any additions allowed pursuant to Chapter 30.165 (Nonconforming Structures, Site Development, and Uses).

1. **Nonconforming Density.** A lawfully established development on a lot with more residential units or number of bedrooms than are allowed by the current ordinance in a zone that allows residential uses. Nonconforming density is not considered a nonconforming use
2. **Nonconforming Lot.** A legal parcel of land having less area, frontage, or dimensions than required in the zoning district in which it is located.
3. **Nonconforming Site Improvement.** A site improvement (e.g., fences, landscaping, parking, walls, etc.) that conformed to the standards of the previous zoning that lawfully existed before the effective date of this title and does not conform to the present standards of the zone in which it is located.
4. **Nonconforming Structure or Building.** A structure or building that lawfully existed before the effective date of this title and does not conform to the present standards of the zone in which it is located.
5. **Nonconforming Use.** A use of a building, structure, or site, or portion thereof, or a building, structure or facility itself, which was lawfully established and maintained but, because of the application of this title to it, does not conform to the present standards of the zone in which it is located.

O. Definitions

O-shaped. A horizontal form for the main body of a building or a massing composition which has the shape of the capital letter O except that the form typically includes rectilinear corners.

Occupiable Space. See “Livable Floor Area”.

Off-Street Parking. The area(s) located on a design site available for temporary storage of passenger vehicles, including a public or private parking lot where parking is the principal use of the property.

Open Structure (syn. Trellis). An accessory structure having a roof constructed of lattice or other roof material which allows light and air to pass through a minimum of 50 percent of the roof surface. Additionally, the sides of an open structure consist only of support posts and decorative or functional elements including, but not limited to, braces and railings such that light and air can pass through a minimum of 75 percent of each side. Open structures include but are not limited to trellises, trellis-like patio covers, and other shade structures. Play structures do not qualify as open structures, but are regulated as minor or major accessory structures. An open structure is not an accessory building.

Oriel Window (syn. Upper Story Bay Window). A window that projects from the building facade or elevation, located on upper floors and may extend for multiple stories.

Overhead Doors. Doors constructed in horizontally hinged sections that are equipped with hardware that rolls the sections into an overhead position, clear of the opening.

P. Definitions

Paneling. Solid raised or recessed parts of a column, pilaster, or pedestal, surrounded by stiles and rails.

Panels. Solid raised or recessed parts of a door, surrounded by stiles, rails, and mullions.

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel (syn. Lot). A general term including all plots of land shown with separate identification on the latest equalized county assessment roll. Parcels may or may not be separate lots, depending upon whether or not such parcels are created as required by Title 27, Subdivisions, of the Santa Barbara Municipal Code.

Parcel Map. A map prepared for the purpose of dividing a legal parcel into four or fewer parcels and prepared in compliance with the provisions of Title 27 and the Subdivision Map Act (§66410 et seq.) and in a manner to be recorded in the office of the County Recorder.

Parking

1. **Parking, Covered.** An accessory building, such as a carport or garage, accessible to vehicles that completely covers the parking spaces.
    a. **Carport.** A structure, or portion of a structure, accessible to vehicles, with a solid weatherproof roof that is permanently open on at least two sides, used as parking or storage of one or more motor vehicles.
    b. **Garage.** An enclosed building or portion of a building accessible to vehicles, used as parking or storage of one or more motor vehicles.
    c. **Garage, Private.** A building or portion of a building, in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.
    d. **Garage, Public.** A structure or portion thereof, offering parking to the public with or without a fee.
2. **Parking, Podium.** Parking spaces located in an at-grade garage with shared ingress/egress and maneuvering areas located under the rear or interior side of the building or under all of the building except for the required ground floor occupiable space. The podium parking garage has occupiable space above the garage level.
3. **Parking, Shared Court.** Parking spaces in grouping of up to 12 covered or uncovered spaces or individual garages not in a podium configuration.

4. **Parking, Stacked.** Parking spaces arranged in a system that provides two to three spaces in the horizontal area of one space. This type of system is within a podium and subterranean parking garage.
5. **Parking, Subterranean.** Parking spaces located below the finished grade of the building.
6. **Parking, Tandem.** A parking space deep enough to allow a maximum of two cars to park, one behind the other
7. **Parking, Tuck-Under.** Parking spaces located in an at-grade garage or carport accessed by an open driveway under the rear or interior side of the building or under all of the building except for the required ground floor habitable space Tuck-under parking has occupiable space above the garage level.
8. **Parking, Uncovered.** Parking spaces that are completely or partially open to the sky.

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Parkway. That portion of a public right-of-way, typically landscaped, located between the outermost curb-lane driving lane and the farthest edge of the right-of-way.

Path of Travel. A continuous, unobstructed way of pedestrian passage.

Patio Cover. A one story, roofed structure, used only for recreational and/or outdoor living purposes, that may be attached or detached as an accessory structure to the main building.

Pedestal. A substructure that may be placed under a column or pilaster.

Pedestrian Orientation. A physical structure or place with design qualities and elements that contribute to an active, inviting, and pleasant place for pedestrians that typically includes most of the following elements:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Visibility into buildings at the street level;
3. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
4. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
5. Signs oriented and scaled to the pedestrian rather than the motorist; and/or
6. Pedestrian orientation may also include: design amenities related to the street level including, but not limited to, awnings, Paseos, and arcades; landscaping and street furniture.

Pedestrian-Oriented Businesses. General commercial businesses that allow customers to park once and complete multiple transactions and visits on foot in a context that encourages people to walk instead of drive.

Pedestrian-Oriented Use. A land use that is intended to encourage walk-in customers and that generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to visual interest, high customer turnover, and/or social interaction.

Pediment. A triangular or arched element above the lintel or entablature of a door or window.

Pilaster. A column engaged to and projecting from a wall.

Pitch. The slope of a roof expressed as vertical rise per measure of length.

Plot Plan. See "Site Plan".

Podium. A continuous projecting base or pedestal under a building often occupied by parking.

Podium Top. A flat, elevated and open area above a podium that can be used as common area.

Porch. A covered shelter projecting in front of the entrance of a building.

1. **Porch, Projecting.** See Section 25.05.040 (Porch Projecting).
2. **Porch, Recessed.** See Section 25.05.050 (Porch Recessed).

Private Open Space. The area required for each residential unit in some building types, provided as outdoor yard areas, patios, decks, and balconies.

Public Property. Any property publicly owned outside of the designated public right-of-way.

Public Use. A use undertaken by any division of a state or local government.

Publicly Visible. The condition when a building or feature(s) of a building within the area between the primary front and secondary front lot lines up to 20 feet behind the primary front and secondary front building setbacks is observable by the public along the abutting public sidewalk or along the sidewalk on the other side of the abutting right-of-way.

Q. Definitions

Quasi-Public. See "Semi-Public"

R. Definitions

Rail. Any of the horizontal members of the structure of a door or a window sash.

Rake. The junction of a sloped roof and the wall of a building, following the slope of the roof.

Rear. Opposite of front.

Rear-Loaded (syn. Rear Access). Vehicular access from the rear of the design site.

Recessed Entry. An entrance to a building that is set back from the facade of the building.

Reclassification of Land. An amendment to either Title 25 (Objective Design and Development Standards) or Title 30 (Zoning) or the Zoning Map(s), which changes the classification of any property from one zone to another zone provided for in compliance with the applicable Title. A reclassification of land requires a zoning amendment, see Chapter 30.235 (General Plan and Zoning Amendments).

Relocation. The act or process of moving a structure or object from one property to another property or to a different location on the same property.

Renovation (syn. Alteration, Remodel)

1. A structural change to the foundation, roof, floor, or exterior of load-bearing walls of a facility, or the extension of an existing facility to increase its floor area.
2. Alteration of an existing facility including, but not limited to, significantly changing its function, even if such renovation does not include any structural change to the facility.
3. Remodeling of the building interior or exterior.

Residential. Lands, buildings, or structures or portions thereof used, or designed for use, as a home or residence of one or more individuals .

Residential Development (syn. Residential Property). Any real property, zoned, designed or permitted to be used for any residential purpose, including any buildings or structures located on said improved real property.

Residential Unit (syn. Dwelling Unit). A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis. Section 30.140.150 (Residential Unit).

Review Authority. Body responsible for making decisions on zoning and related permits and approvals, including, but not limited to, the Community Development Director, Public Works Director, design review bodies, Staff Hearing Officer, Planning Commission, and City Council.

Right-of-Way (ROW). A strip of land acquired by reservation, easement, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a street, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

Roof. The top covering of a building, principally responsible for providing protection from the elements.

1. **Gable Roof.** Roof with sloped surfaces that intersect along a ridge at the uppermost edge.
2. **Hip Roof.** Roof with sloped sides rising from multiple intersecting walls. Roof surfaces meet along convex ridges that rise from outside corners, convex valleys that rise from inside corners, and convex ridges at the uppermost edges.
3. **Shed Roof.** Roof with its surface sloping in a single direction.
4. **Flat Roof.** Nearly level roof which relies on subtle variations in its surface for drainage. Typically surrounded by a "Parapet."

S. Definitions

Sash. A panel of a window, framed using rails and stiles.

Semi-Public Use. A facility that is open to the public and has a public purpose but is not owned or operated by a governmental entity.

Setback. The distance by which a structure, parking area, or other development feature is separated from a lot line or design site line. See also Section 30.15.060 (Measuring Distances), and Section 30.15.100 (Measuring Setbacks), and Section 30.140.090 (Encroachments into Setbacks and Open Yards).

1. **Setback, Building.** The mandatory clear distance between a lot line/design site line and a building.
2. **Setback, Front.** An area extending across the full width of the design site, parallel to the front lot line/design site line, extending between the side lot lines/design site lines.
3. **Setback, Interior.** See Setback, Side.
4. **Setback, Parking.** The mandatory clear distance between a lot line/design site line and parking.
5. **Setback, Primary Front.** Setback adjacent to primary front lot line.
6. **Setback, Rear.** An area extending the full width of the lot line/design site between a rear design site line , parallel to the rear lot line/design site line, extending between the side lot lines/design site lines.
7. **Setback, Secondary Front.** Setback adjacent to secondary front lot line.
8. **Setback, Side.** An area between a side lot line/design site line, parallel to the side lot line/design site line, extending between the front and rear lot lines/design site lines.

Shared Parking. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Shopfront. See Section 25.05.100 (Shopfront).

Shopfront Base. (Syn. Bulkhead) A very low wall , that does not include glass, between the display window(s) of a shopfront and the adjacent sidewalk.

Sidelight. A glazed panel at the side of a doorway.

Sidewalk. A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Signage Band. The frieze of the storefront entablature, typically used to support wall-mounted lettering and signage.

Sill. The horizontal bottom member of a window frame.

Single-Loaded, Building. A building containing dwellings and/or commercial units without common hallways for access to the dwellings and/or units.

Site Plan. A base sheet that includes the basic information that will appear on all plans including, but not limited to, lot lines, natural features, roads, buildings, or other structures proposed or existing to remain on-site.

Skylight. Roof-mounted window allowing light and sometimes ventilation into the space below.

Special Architectural Elements. Church spires; belfried cupolas and domes; monuments; corner or entry towers on residential units; and other similar architectural elements.

Special Event. See "Temporary Use".

Specific Plan. See California Government Code §65450-65457 and Chapter 30.265 (Specific Plans).

Stealth Design. The effect of integrating an element including, but not limited to, a cellular antenna into a building that results in the element not being visible from adjacent public sidewalks and open space.

Stepped. Breaking up primary mass into a series of smaller massing that can result in a series of smaller roof forms rather than a big roof form.

Stile. Any of the vertical members of the structure of a leaf of a door or a window sash.

Stoop. See Section 25.05.070 (Stoop).

Storefront. The majority portion of a shopfront frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

Story. That portion of a building included between the surface of any floor and the surface of the floor next above it, except that the topmost story shall be that portion of a building included between the surface of the topmost floor and the surface of the roof above. See also Section 30.15.090.E (Determining the Number of Stories in a Building).

1. **Story, First (syn. First Floor).** The lowest story or the ground story of any building, that is closest to finished grade. The story above is the Second Floor or Second Story.
2. **Story, Half (syn. Attic Story)**. A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (e.g., 2.5). A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.
3. **Story, Mezzanine.** A story which covers one-third or less of the area of the story directly underneath it. A mezzanine story shall be deemed a full story when it covers more than one-third of the area of the story directly underneath said mezzanine story.

Street. A public or private way constructed for the primary purpose of vehicular travel. An alley or a driveway is not a street. The term “street” describes the entire legal right-of-way or easement (public or private), including, but not limited to, the traffic lanes, bike lanes, curbs, gutters, sidewalk whether paved or unpaved, parkways, and any other grounds found within the legal right-of-way. The name given to the right-of-way (avenue, court, road, etc.) is not determinative of whether the right-of-way is a street.

1. **Street, Front (syn. Primary Front).** Street located along the primary front/front design site line.
2. **Street, Private.** Any street not a public street. Private streets do not appear on the official dedicated street map of the City of Santa Barbara. Private streets generally provide access to more than two lots and are usually named, unlike driveways. Private streets may be constructed to public street standards. Private streets are generally differentiated from driveways by larger widths, longer lengths, and may include public or private utilities. A private street may also be referred to as private road, lane, or drive.
3. **Street, Public.** A street for which the right-of-way is owned by or offered for dedication to the public and accepted by the City. A public street will be shown on the official dedicated street map of the City of Santa Barbara.
4. **Street, Side (syn. Secondary Front).** Street located along a lot line/design site line that is not the primary front/ front design site line.

Street Frontage. The lineal length of that portion of a lot line/design site abutting a street.

1. **Street Frontage, Principal.** The length of the property line of any one premise parallel to and along the public right-of-way which it borders and which is identified by an officially assigned street address.

Street Tree (syn. Parkway Tree). A tree planted in public areas, tree wells, parkways, sidewalk areas, street easements, streets, and rights-of-way.

Supportive Housing. See "Transitional Housing."

Swimming Pool, Public or Private. Any pool, pond, lake or open tank located within or outside of a building, and containing or normally capable of containing water to a depth at any point greater than 1.5 feet.

T. Definitions

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Tavern. See "Pub."

Terrace. See Section 25.05.110 (Terrace).

Theater, Cinema or Performing Arts. An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: civic theaters, facilities for live theater and concerts, and movie theaters.

Thoroughfares. A way for use by vehicular, pedestrian, and bicycle traffic that provides access to design sites and open spaces, and that incorporates vehicular lanes and public improvements.

Transitional Housing. Rental housing operated in compliance with program standards that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Includes supportive housing, shelters housing, and single room occupancy hotels and shelter housing. As defined in Section 65582 of the Government Code.

Transit Stop. A location where buses stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

Transom. Glazed lite or window set above a door that is the same width or no wider than the door frame, including sidelights if present.

Trellis. A structure or frame supporting open latticework, at least 50% open to the sky with uniformly distributed openings. A trellis is sometimes referred to as a pergola or arbor. A trellis is not an accessory building.'

Trim. A narrow strip of wood, moulding, or other material as a surface decoration and/or the covering for joints and seams between building structure and window and door openings, or at wall edges.

Through Pedestrian Zone. A linear portion of the sidewalk corridor which contains no obstructions, openings, or other impediments that would prevent or discourage movement by pedestrians.

U. Definitions

U-shaped. A horizontal form for the main body of a building or a massing composition, also referred to as a "C" shape which has the shape of the capital letter U.

Unit. See "Dwelling Unit."

Upper Floor. A floor in a building that is located above the first floor.

Use. The purpose for which land, premises, or structure thereon is designed, arranged, or intended, or for which it is or may be occupied or used. May also be referred to as Land Use.

1. **Use, Accessory.** A subordinate use of a building, structure, or design site that is customarily incidental to a principal use located on the same lot. See also Section 30.185.030.
2. **Use, Principal (syn. Primary Use)**. The main or primary use or uses conducted on a lot/design site or located within a building or within a portion of a building which is separated structurally from other uses within the same building, not to include an accessory use as defined herein or a subordinate department of a main or primary use.
3. **Use, Temporary.** The use of land or premises or a building thereon for a limited period of time which does not change the character of the site, premises, or uses therein. See also Section 30.185.420 (Temporary Uses).

V. Definitions

Valance. The panel of drapery at the front edge of a canopy.

Visitability. A basic level of accessibility that enables persons with disabilities to visit others in their dwellings by providing at least one accessible means of egress/ingress for each residential unit.

W. Definitions

Walkable/Walkability. The condition in which an area is highly interconnected with other areas by more through streets than dead-end streets, providing more options for access to recreational walking or for walking to work, transit, errands, shopping, or restaurants. In walkable areas, bicycling and walking are viable daily options because such destinations are within approximately 0.5 mile walking or 5 mile biking of a variety of housing choices.

Walkway. A paved way located on one or more design sites, used for pedestrian traffic, and used exclusively by the design site owner(s), their guests, and invites.

Wall Plane. A vertical surface defined by the facades of buildings.

Width-to-Height Ratio. The ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building.

Window. An opening in an exterior wall, allowing light into the interior, but not designed as an entry.

1. **Accent Window.** A window typically smaller in its vertical dimension, and occurring less than a typical window.
2. **Awning Window.** A window with one or more sashes hinged horizontally along the top rail.
3. **Casement Window.** A window with at least one sash hinged vertically to swing open.
4. **Dormer Window.** A vertical window opening with surrounding wall and roof construction projecting from a sloping roof.
5. **Double Hung Window.** A window with two sashes arranged one above the other, both of which are moveable in the vertical direction.
6. **Fixed Window.** A window or part of one that cannot be moved or opened.
7. **Ganged Window.** An opening composed of two or three typical windows, of which one typical window may be replaced with a picture window.
8. **Picture Window.** A fixed window designed to take advantage of a view by reducing visual obstruction.
9. **Single Hung Window.** A window with two sashes arranged one above the other, one of which is moveable in the vertical direction.
10. **Typical Window.** A regular recurring window (i.e., size or lite pattern) on a facade.

Wing. A structure of at least five feet in depth physically attached to, and secondary to, the main body of a main building.

X. Definitions

No specialized terms beginning with the letter X are defined at this time.

Y. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Z. Definitions

Zero Design Site Line (syn. Zero Lot Line). A building or structure that is placed on the property line.

Zone. See “Form-Based Zone", “Base Zone” and “Zoning District”.

Zone Map. The zoning map(s) of the City of Santa Barbara, California, together with all amendments. Includes Title 25 Form-Based Zones and the Title 30 Zoning Districts.

Zoning Administrator. The duly designated and appointed zoning administrator of Santa Barbara.

Zoning Code. The Zoning Code of the City of Santa Barbara specified in Title 30 and Title 25.

Zoning District. A specifically delineated area of district in the city within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and structures. See Section 30.05.010 (Zones Established).

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