



DOWNTOWN CODE

CITY OF OXNARD | 16 JULY 2019



Overview of Downtown Code

Article III. Zones, Uses and Requirements

Division 10. Downtown Zones

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Part 1: Zones and Standards

Article III. Zones, Uses and Requirements

Division 10. Downtown Zones

Part 1: Zones and Standards

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Zones and Standards



Downtown Edge



Downtown General



Downtown Core

Preamble

This chapter, also referred to as the "Downtown Code" consists of three parts: 1) Zones and Standards, 2) Architectural Guidelines, and 3) Definitions.

Part 1 defines the following three urban environments and specifies standards to generate and maintain the physical character and uses in each environment.

1. **Downtown Core**
2. **Downtown General**
3. **Downtown Edge**

Part 2 provides architectural guidelines for the design of buildings.

This chapter is guided by the following principles:

- A. Generate appropriately-scaled buildings for the intended physical character.
- B. Protect the character of established neighborhoods.
- C. Provide neighborhood main streets for vibrant social and commercial focal points within walking distance of many homes and transit.
- D. Provide diverse and high quality housing choices.
- E. Provide walkable neighborhood patterns through a network of well-designed streets that are safe for motorists, pedestrians and bicycles.
- F. Provide and manage parking facilities that serve an area rather than lot by lot to create a park-once pedestrian district.

Part 3 provides definitions for terms used in the Downtown Code that are not defined in Section 16-10 of the City Code.

16-145 Purpose and Intent

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16-145.1 Purpose

The Downtown Code implements the development and uses of individual lots and buildings in the Downtown to create main street mixed-use areas serving urban neighborhoods of pedestrian-oriented streets with a variety of housing types.

16-145.2 Intent

A. Applicability. The Downtown Code applies to all parcels identified in *Figure 16-147.A* (Zone District Regulating Plan) and a permit is required as identified in *Table 16-145* (Requirement for Downtown Design Review Permit).

All standards of the Downtown Code apply except when stated otherwise, removing the need to state "...as applicable" throughout the standards.

B. Zoning. The Downtown Code replaces the CBD zoning and other existing zoning with three new zones for all property and uses within the Downtown Code boundaries. In the event of overlapping or conflicting requirements, the Downtown Code requirements prevail.

C. Rules of Construction. The following general rules of construction apply to the text of this code:

Headings. Section and subsection headings shall not be deemed to govern, limit, modify, or in any matter affect the scope, meaning, or intent of any provision.

Illustrations. In case of any difference of meaning or implication between the text of any provision and any illustration or photograph, the text shall control, unless the intent of the code is clearly otherwise.

Terms: Shall, may and should. "Shall" is always, mandatory, and not permissive. "May" is permissive. "Should" is advisory and identifies guidance. The words "includes" and "including" shall mean "including but not limited to..."

Tenses and Numbers. Words used in the present tense include the future, words used in the singular include the plural, and the plural includes the singular, unless the context clearly indicates the contrary.

Conjunctions. Unless the context clearly indicates otherwise, the following conjunctions shall be interpreted as follows:

1. "And" indicates that all connected items or provisions apply.
2. "Or" indicates that the connected items or provisions may apply singly or in any combination.
3. "Either/or" indicates that the connected items or provisions apply singly but not in combination.

D. Standards. The standards consist of the following:

1. Regulating Plans (*Figures 16-147.A-C*);
2. Allowed Uses (*Table 16-148*);
3. Development Standards (*Tables 16-147.3-5*);

E. Existing Requirements. The Downtown Code replaces the CBD Zone (Chapter 16 Article IV, Sections 16-145 through 16-155) and relies on the following existing requirements and procedures of the City Code: Non-Conforming Uses (Chapter 16, Article VI), Airport Hazard Overlay (Chapter 16, Article III, Division 19), Permit Procedures (Article VII). When a term is not defined in Part 3 of the Downtown Code, the definitions in Chapter 16, Article II of the City Code shall be used.

F. Director. Throughout the Downtown Code, "Director" means the Community Development Director or their designee;

- G. Design Guidelines.** Design guidelines are provided to supplement and refine the development standards on aspects that are more appropriately described and addressed through qualitative and advisory information rather than quantitative standards. The guidelines are to help implement the intended form and character by serving as a guide for review of development applications. Each project is to be reviewed for compliance with the required findings in 16-155.1.B.
- H. Downtown Design Review Permit Required.** One of three types of downtown design review permits is required in compliance with the procedures in *16-146.1* and the City's submittal requirements. The permit is required to systematically plan and review each improvement and building so that the ultimate result throughout downtown is a cohesive whole. In order to facilitate implementation of this requirement, the applicant is required to meet with the Community Development Director, or designee, for pre-submittal coordination.
- I. Development Intensity.** Development in Downtown is not limited by density and/or floor area factors applied to individual parcels because the standards of this chapter have been prepared to implement the aggregate amount allowed by the General Plan through the intended physical character described in this code. The maximum amount of new development within downtown is as set forth in the General Plan Environmental Impact Report (GPEIR) and summarized below.
- K. Physical Form and Character.** Downtown's intended physical form and character is based on a variety of characteristics that vary in response to the needs of three unique environments. Each of these environments has been translated into a zoning district (zone). Each zone generates and supports the intended environment, variety of physical characteristics and uses through specific standards and development standards. Key to these characteristics are the topics of walkability, building form and size, and frontage as defined in Chapter 16.10.
- L. Community Benefit Program.** Additional building height may be granted to a project in return for specific community benefits offered by the project proponent, as set forth in Figures 16-147.A, B and C. Such additional height shall be as determined through discussions with the City Director's office, and documented and confirmed through a Development Agreement or Special Use Permit, as identified below, and is subject to review and approval by the Federal Aviation Administration (FAA) per Airport Hazard Overlay (Chapter 16, Article III, Division 19). Any affordable housing proposed as a Community Benefit shall be consistent with the Housing Element of the City's General Plan.
1. Qualifying Community Benefits in the Downtown Core zone (DT-C). Development agreement required.
 - a. Shared parking available to the public (min 50 spaces).
 - b. Public open space at least 25% beyond the requirement in *Table 16-153*, or public facility.
 - c. Affordable housing (min. 10% of the project's units).
 - d. Exceptional architecture, as determined by the City Council.
 - e. Others, as determined by the City Council.

Table 16-145.2.J**Maximum Development Potential**

Residential	2,284 Units
Non-Residential	3,025,370 Gross SF

2. Qualifying Community Benefits in the Downtown General zone (DT-G). Development agreement required.
 - a. Shared parking available to the public (min 30 spaces).
 - b. Public open space at least 25% beyond the requirement in *Table 16-153*, or public facility.
 - c. Affordable housing (min. 10% of the project's units).
 - d. Exceptional architecture, as determined by the City Council.
 - e. Others, as determined by the City Council.
3. Qualifying Community Benefits in the Downtown Edge zone (DT-E) as determined with the City. Special Use Permit required, subject to the following findings.
 - a. Consistent with and complimentary to development in the vicinity;
 - b. Preserves the privacy and integrity of adjacent development.

M. Downtown Design Review Committee

1. The committee shall consist of five members appointed by the city council by majority vote. One such member shall be a licensed architect, and one such member shall own a business or real property within the downtown zones (DT-C, DT-G, DT-E). All members shall serve at the pleasure of the city council.
2. The committee shall adopt by-laws governing its meetings and procedures. The by-laws shall provide that a quorum of the committee is two members.
3. The committee shall consider applications for a downtown design review permit or special use permit that the Director refers to the committee, and shall make a written recommendation thereon to the Director, stating the reasons for the recommendation. If the committee does not make such a recommendation to the Director within 20 days of the date that the Director referred the application to the committee, the committee will be deemed to have waived making a recommendation, and the Director shall determine the application without taking into consideration a recommendation from the committee.

16-146 Review and Processing

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16-146.1 Downtown Design Review Permit

- A. Intent.** This section is intended to serve the unique needs of the downtown and implement the policy direction to delegate most review and approval authority to the administrative level.
- B. Review Authority for Downtown Design Review Permits.** As required in *Table 16-145*, Downtown Design Review Permits shall be processed for review and approval by the identified review authority.
- C. Application Requirements.** Applications for Downtown Design Review Permits shall be made on forms prescribed by the Director. The applicant shall furnish a description of the property for which the downtown design review permit is sought and a map or site plan showing the exterior boundaries of the area and the building or structure subject to the permit. As needed, the Director may require the applicant to provide other supporting data. The Director shall not accept an application unless it is accompanied by the application fee set by resolution of the city council.
- D. Initial Review of Application.** Downtown Design Review Permits shall be reviewed as follows:
 - 1. **Completeness Review.** The Director shall review each application for completeness and accuracy before it is accepted as being complete for processing. In addition to the requirements of the Downtown Code, each application is required to be in compliance with the requirement of the FAA Airport Hazard Overlay (Chapter 16, Article III, Division 19) and the requirements of the Ventura County Cultural Heritage Board.

Requirement for Planning Permits
Table 16-146

Type of Activity	Permit Required	Planning Staff	Director ¹	Planning Commission
Repainting or changing exterior finish	Minor DDR		Decision	
Building improvements (façade, doors, windows, roofing, gutters, screening)	OTC DDR	Decision		
Site improvements (lighting, landscaping, parking areas, trash enclosure, fencing)	Minor DDR		Decision ²	
New sign(s)	OTC DDR	Decision		
Digital Sign	SUP	Decision ²		
Mural	Minor DDR	Recommend	Decision ²	
Change of sign copy	OTC DDR	Decision		
Sidewalk dining and/or parklet	OTC DDR	Decision		
Allowed Variations from Standards	Minor DDR	Recommend	Recommend	Decision ²
Addition to building	Minor DDR	Recommend	Decision ²	
New building	Major DDR	Recommend	Decision ²	
New buildings (two or more)	Major DDR	Recommend	Recommend	Decision ²

Key
 OTC Over-the-counter Downtown Design Review Permit
 Minor DDR Minor Downtown Design Review Permit
 Major DDR Major Downtown Design Review Permit
 SUP Special Use Permit

Notes
¹ The Community Development Director
² Decision is appealable by the next Review Authority

2. **Notification to applicant.** The applicant shall be informed in writing within 30 calendar days of application submittal or as required by the Government Code, that either the application is complete and has been accepted for processing, or that the application is incomplete and that additional information, specified in writing, shall be provided before it can be accepted for processing.
 3. **Environmental information.** Applications that are not consistent with the General Plan and/or this chapter are required to submit additional information for the environmental review of the project as determined by the Director.
 4. **Expiration of application.** If the applicant does not complete their application within 90 days after notification that the application is incomplete, the application shall be deemed *withdrawn*, unless an extension is granted by the Director. A letter from the City shall be sent to the applicant documenting the withdrawal. A new application, including fees, plans, exhibits, and other materials that will be required to commence processing of any development project on the same property.
 5. **Referral of Application.** At the discretion of the Director, or where otherwise required by this section, state or federal law, any application filed in compliance with this Downtown Code may be referred to any City department or public agency that may be affected by or have an interest in the proposed land use activity.
- E. Review and Action.** Upon receiving a complete application according to the submittal requirements, the Director shall review the application for a Downtown Design Review Permit pursuant to the applicable requirement of this chapter.
1. **Recommendation for Approval.** If the application is consistent with all applicable standards of the Downtown Code and the findings below, the Director shall approve the application. In approving the application, the Director may apply interpretations of standards per 16.145.2.L and/or apply revisions recommended by the DDRC and conditions not addressed by the standards.
 - a. The project represents high quality urban infill architecture and pedestrian-oriented design;
 - b. The project will improve the human scale urban character of the surrounding built environment.
 - c. The project appropriately modulates the massing and façades of the building, employing materials and detailing that convey solidarity and permanence.
 - d. The project represents simple, well-proportioned buildings with thoughtful detailing and good quality, durable materials.
 - e. The project generally and/or substantially conforms to the Architectural Design Guidelines of Part 2 of this Code.
 2. **Denial.** If the application is not consistent with all applicable standards and required findings, and after making the applicant aware of this, the applicant does not revise the application, the Director shall deny the application and state the reasons for not the denial.
- F. Notice of Decision.** The Director shall issue a written decision on each application. Not later than ten business days after issuing a decision, the Director shall mail a copy of the decision to the applicant at the address appearing on the application.
1. **Review of Decision.** Within ten business days of the date that the decision is mailed to the applicant, the applicant or any owner of property or a business located within 300 feet of the project site may request that the Director review the decision by filing a written request that specifies the grounds for review and the relief requested. The request must be filed within ten days of the decision and be accompanied by the review fee set by resolution of the City Council.
 2. **Effective Date of Decision.** The Director's decision is effective on issuance; provided, however, that if a request for review is filed as described above, the decision shall be stayed pending the decision.
 3. **Review of Decision.** If the decision is reviewed, after conducting the review, the Director's decision shall be final and may not be appealed.

16-146.2 Director Interpretations

- A. Authority.** The Director has the authority to interpret any provision of the Downtown Code. Whenever the Director determines that the meaning or applicability of any Downtown Code requirement is subject to interpretation, the Director may issue an official interpretation. The Director may also refer any issue of interpretation to the Commission for their determination.
- B. Rules of interpretation.**
- 1. Time limits.** Whenever a number of days is specified in the Downtown Code, or in any permit, condition of approval, or notice provided in compliance with the Downtown Code, the number of days shall be construed as calendar days. A time limit shall extend to 5:00 p.m. on the following working day when the last of the specified number of days falls on a weekend or holiday.
 - 2. State law requirements.** Where the Downtown Code references applicable provisions of State law (for example, the California Government Code, Subdivision Map Act, or Public Resources Code), the reference shall be construed to be the applicable State law provisions as they may be amended from time to time.
 - 3. Corner Lots.** The Director shall have the authority, when reviewing an application concerning a corner lot, to determine the Street Setback and Side Street Setback where the distance differs within a particular zone.
- D. Procedure for interpretations.** Whenever the Director determines that the meaning or applicability of any requirement of the Downtown Code is subject to interpretation generally, or as applied to a specific case, the Director may issue an official interpretation. The Director may also forward any interpretation of the meaning or applicability of any provision of the Downtown Code directly to the Commission for a determination at a public meeting.
- 1. Findings, basis for interpretation.** The issuance of an interpretation shall include findings stating the basis for the interpretation. The basis for an interpretation may include technological changes or new industry standards. The issuance of an interpretation shall also include a finding documenting the consistency of the interpretation with the six principles of the Downtown Code as stated in the preamble, as well as the intent of the standard(s).
 - 2. Record of interpretations.** Official interpretations shall be:
 - a. Written, and shall quote the provisions of the Downtown Code being interpreted, and the applicability in the particular or general circumstances that caused the need for interpretations, and the determination; and
 - b. Distributed to the Council, Commission, Director, City Director, City Attorney, City Clerk, and Department staff. Any provision of the Downtown Code that is determined by the Director to need refinement or revision will be corrected by amending the Downtown Code as soon as is practical. Until an amendment can occur, the Director will maintain a complete record of all official interpretations to the Downtown Code, indexed by the number of the Article or Section that is the subject of the interpretation.
 - 3. Referrals.** The Director may refer the matter to the DDRC or the Planning Commission to review the need for interpretation.
 - 4. Appeals.** Any interpretation of the Downtown Code may be appealed to the Planning Commission in compliance with the applicable requirements.

16-147 Regulating Plans and Zones

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16-147.1 Regulating Plan.

This section identifies the applicable standards for each parcel subject to the Downtown Code. The standards are identified through the Regulating Plan, which maps the Downtown Zones and one Overlay.

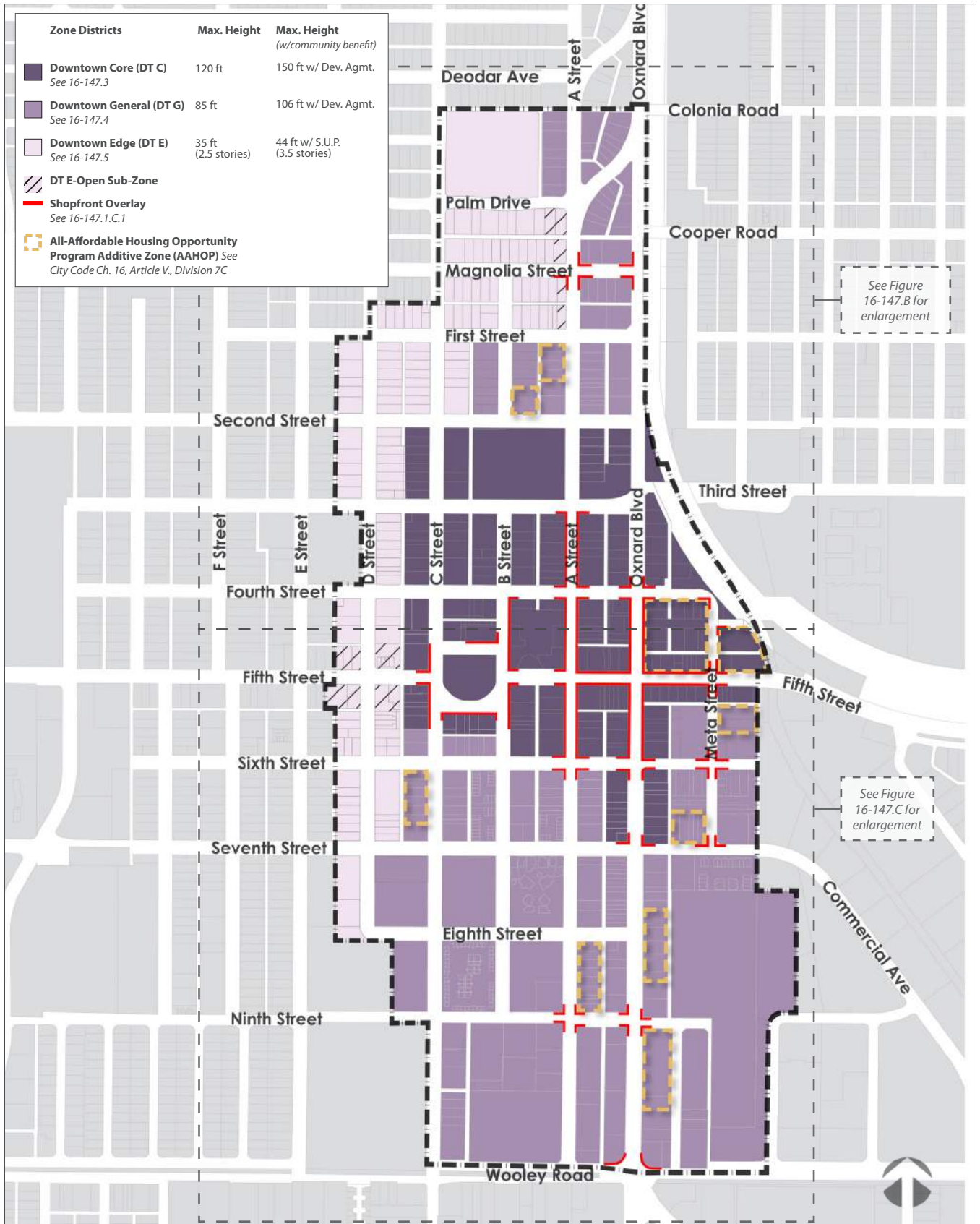
- A. Zoning Districts (Zones).** *Figure 16-147.1.A-C* (Zoning District Regulating Plan) identifies the zoning and standards for development and uses.
- B. Overlay:** In addition to identifying the zoning and building height for each parcel, the regulating plan establishes and locates the following placemaking components to help generate the intended physical form and character.
- 1. Shopfront Overlay.** Where identified on the Zoning District Regulating Plan, shopfront frontage is required along all street-facing façades for façade renovation or new buildings. In these locations, any allowed non-residential use in the zone may occupy the ground floor provided the shopfront frontage is installed.

16-147.2 Establishment of Downtown Zones.

This section establishes the Downtown zones and maps them to the subject parcels through the Zoning District Regulating Plan. The zones range in function and intensity from mostly residential areas of lower intensity; to moderate intensity neighborhoods to higher intensity commercial, retail, civic, and residential areas along corridors and at nodes or 'centers'.

- A. Downtown Edge.** *See 16-147.4*
- B. Downtown General.** *See 16-147.5*
- C. Downtown Core.** *See 16-147.6*
- D. Open Sub-Zone.** A sub-zone is a variation of the base zone, parcel-specific, and mapped on the Regulating Plan. This code includes the open type of sub-zone. This sub-zone allows a broader set of uses than the base zone within the same form and character of the base zone. In addition, uses allowed in the sub-zone have different permit requirements than in the base-zone to: 1) give flexibility to property that is located in areas that function or can function as a neighborhood node of live-work activity and limited retail and service uses, or 2) give flexibility on ground floor uses due to the property's proximity to a current or intended node.

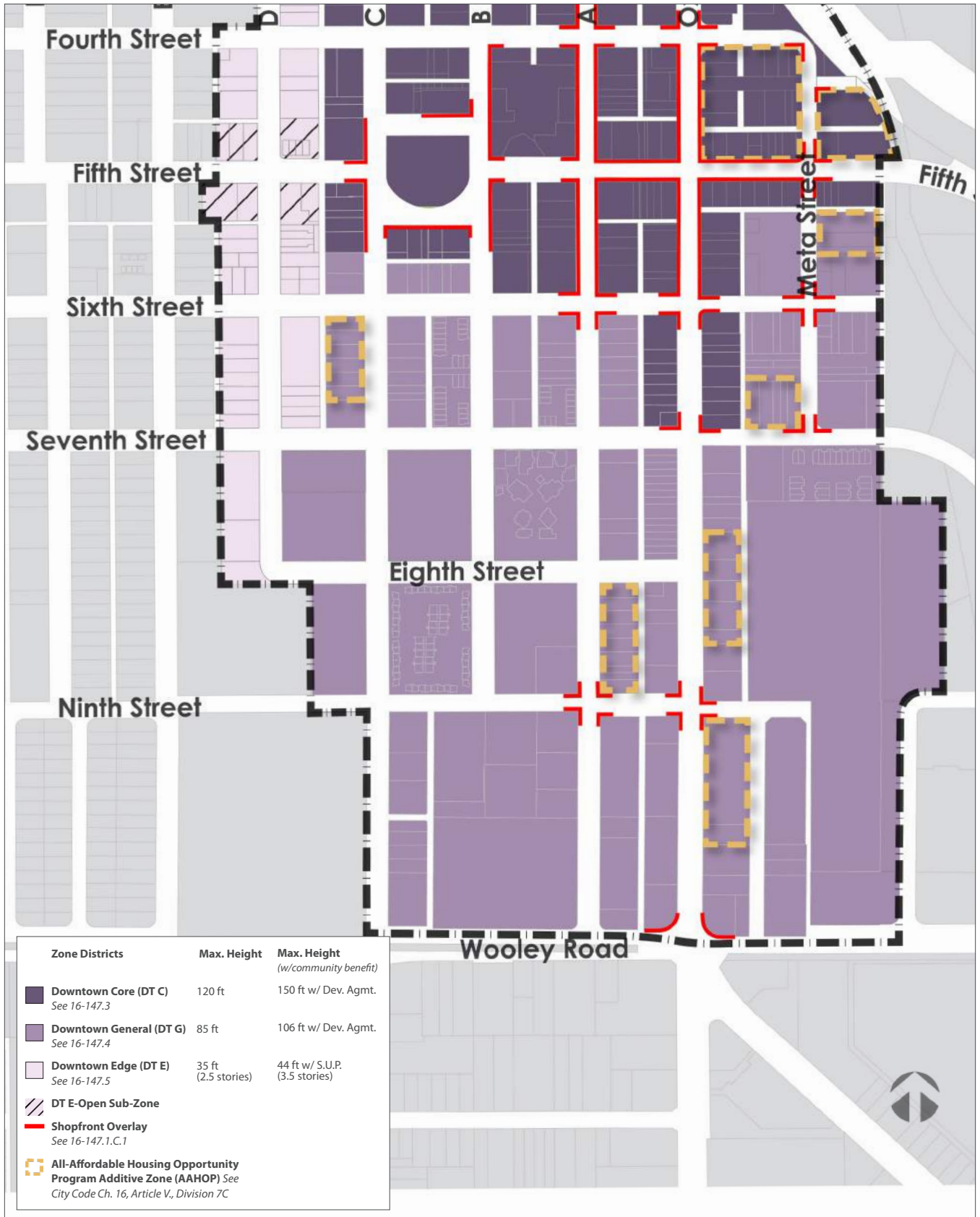
Zoning District Regulating Plan
Fig. 16-147.A



Zoning District Regulating Plan Enlargement: Downtown North
Fig. 16-147.B



Zoning District Regulating Plan Enlargement: Downtown South
Fig. 16-147.C



16-147.3 Downtown Core (DT-C) Zone



The Downtown Core Zone consists of block-form buildings for retail, office, civic and residential uses. Photos are illustrative.

DT-C

A. Intent and Physical Character.

The Downtown Core is characterized by lively, pedestrian-oriented retail, restaurant, service, and art gallery ground-floor uses, with housing and offices on upper floors, behind shopfronts lining the street, or on the ground floor along side streets. On historic "A" Street between 3rd and 6th streets service and office uses are not allowed. Building façades are simple, planar with ground floor shopfronts set on or very near the back of sidewalk, with simple arrangements of recessed window openings stacked above the shopfronts. Building heights are up to 150 feet when community benefits are included.

B. Sub-Zones.

None.

C. Standards.

These standards are required to generate and maintain the DT-C zone's physical character and range of uses.

1. Site Design, Building Size and Massing.

Applicable to a new lot, new building or addition(s).

- a. **Maximum block length:** 400 feet
- b. **New Lot size:** See *Figure 16-147.3.A*.
- c. **Building Setbacks:** See *Figure 16-147.3.B*. Setbacks apply to all stories unless stated otherwise.
- d. **Ground Floor:** At least 16 feet tall in compliance with the private frontage requirements in *Table 16-152*.
- e. **Building Height:** See *Figure 16-147.3.C*.
- f. **Massing Requirements:** See *Figure 16-147.3.D*.
- g. **Architectural Style:** New buildings are required to be designed in one of the styles identified in

Section 16-157; Building Architecture Guidelines. Additions are required to be designed in an allowed style where visible from the adjacent public street or when historic preservation requirements apply.

2. Visitor/Pedestrian Access.

Applicable to new buildings, modification of street-facing façades or new upper floor(s).

- a. **Building access:** Access to each building and ground floor space(s) is required from the sidewalk, passage, forecourt, or courtyard via the allowed frontages in *Table 16-152*. The maximum distance between entries on each building shall not exceed 50 feet.
- b. **Upper floor access:** Access to upper floor dwellings and commercial spaces is required from the street via shared courtyards, paseos, or a lobby.
- c. **Side street façades:** These façades are to be designed to the same level of architectural treatment and materials as the front façade.

3. Private Frontages.

See *Table 16-150*.

Applicable to the modification of or construction of new street-facing façades.

4. Signage.

See *Table 16-154*.

5. Private Open Space.

See *Table 16-152*.

Applicable to new buildings and additions over 35%.

6. Uses.

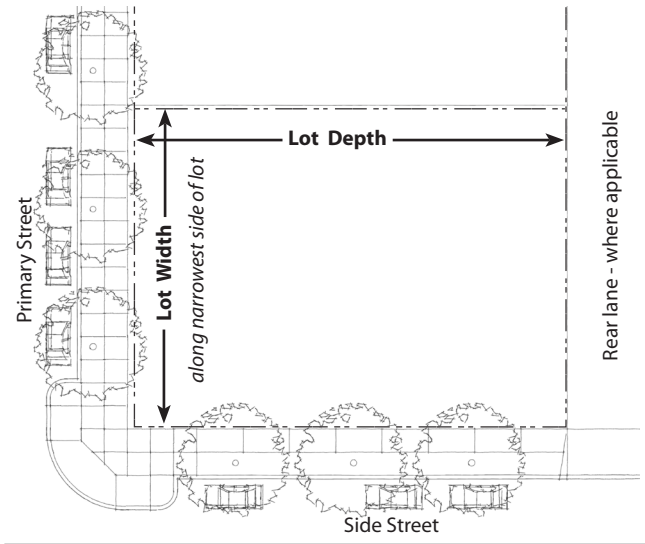
See *Table 16-148*. Applicable to new uses.

7. Vehicular Access and Parking.

See *Figure 16-147.3.E*.

Applicable to modification of or new curb cuts, driveways, and parking areas.

Lot Size in DT-C Zone
Fig. 16-147.3.A

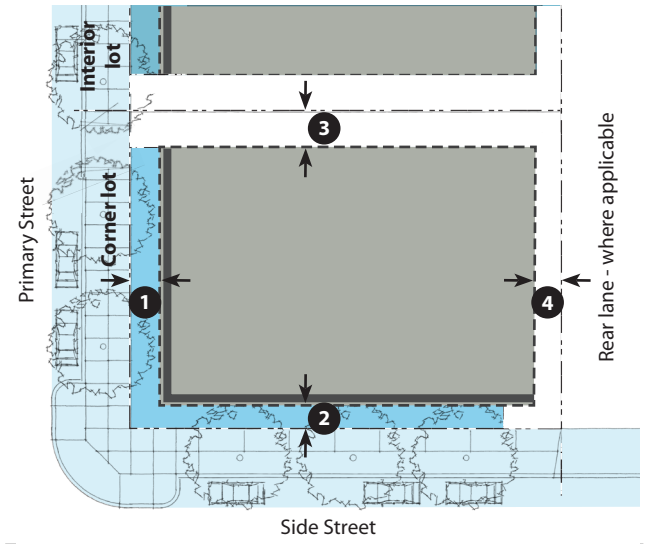


--- Property Line

	Min.	Max.
With Alley Access		
Width (interior lot, other)	50'	300'
Width (corner lot)	add 10% to min	
Width (interior lot, SF attached)	---	---
Width (interior lot, SF detached)	---	---
Depth	100'	140'
Without Alley Access		
Width (interior lot)	50'	100'
Width (corner lot)	80'	
Depth	100'	140'

Key --- not allowed

Building Placement DT-C Zone
Fig. 16-147.3.B



--- Property Line
 --- Setback Line
 — Build-to Line
 ■ Buildable Area
 ■ Private Frontage Required (See 16-150)
 Min frontage build-out along build-to line.
 ■ Public Frontage Guidelines (See 16-151)

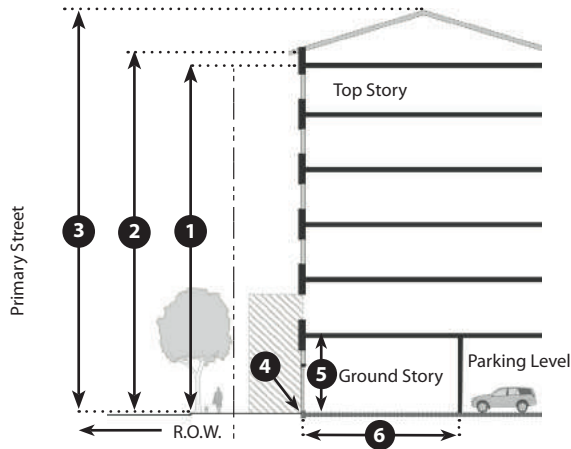
	Ground Floor	
	Non-Residential	Residential
1 Primary Street	0' or 10'	min 5'
2 Side Street	0' or 5'	min 7'
3 Side Yard	0'	7' to 10' ¹
4 Rear with alley access ²	min 5'	min 5'
Rear without alley	min 10'	min 10'
Amount of façade at Build-to line	min 80%	min 80%
Roof deck setback from façades	min 0'	min 0'

Key --- not allowed

Notes

- ¹ Minimum 10 feet for upper stories.
- ² Minimum 25 feet required between facing garages across an alley.

Building Height in DT-C Zone
Fig. 16-147.3.C



-- -- Property Line
 - - - - - Setback Line
 Private Frontage as allowed in Table 16-150

1 To highest top plate	116' max. 146' max. ²
Above the 7th story, the building is required to be designed into tower volumes with a maximum footprint of 80 feet by 80 feet. Within the same building, towers are to be separated by at least 65 feet.	
2 To top of flat roof	120' max. 150' max. ²
3 To top of pitched roof above highest top plate	120' max. 150' max. ²
4 Ground floor above grade at building setback line	0' max. ¹
5 Ground story height floor to floor.	16' min.
6 Ground story depth	30' min.

Building Size and Massing in DT-C Zone
Fig. 16-147.3.D

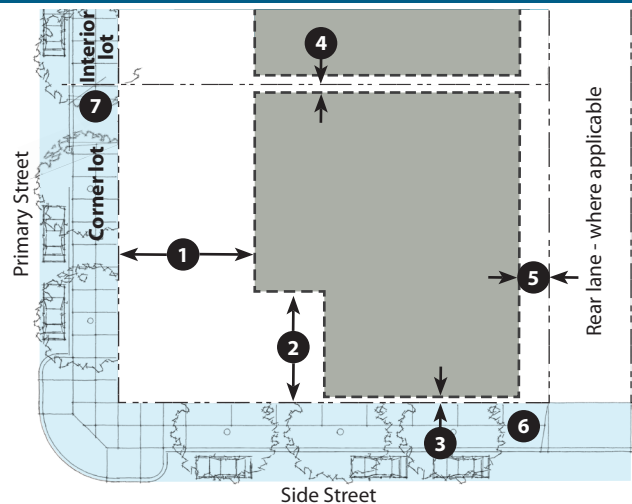


Buildings that exceed 75' in length along a street are required to be organized into multiple town-scale volumes through façade articulation. See 16.156.B.

Notes

- ¹ Where residential frontages allowed in Table 16-150, ground floor is required to be raised per private frontage standards.
- ² Maximum available when one or more of the qualifying community benefits described in 16-145.2.L are included in the project.
- ³ The resulting ground floor along these breaks is required to be designed in compliance with Table 16-150 (Allowed Private Frontages).

Parking and Vehicular Access Standards in DT-C Zone
Fig. 16-147.3.E



--- Property Line Allowed Parking Area
 - - - - - Setback Line

A. Parking Placement
 (Min. setbacks are in feet and are measured from each lot line)

All new parking facilities or modifications to existing parking facilities are required to be in compliance with the following standards and the additional standards in *Section 16-149 (Parking Areas and Facilities)*.

Setbacks¹

1 Primary Street	30'
2 Side Street, within 50' of front PL	30'
3 Side street, 50' back from front PL	5' ²
4 Side Yard	0'
5 Rear (with or without alley)	5'

B. On-Site Vehicular Access **Min-Max.**

Driveway Types and Min. Width²

6 Side Street drive (not within 50 feet of front façade and when alley not present)	Residential: 12'
7 Front drive (only within 25 feet of interior lot line)	Commercial: 18' 1-way 25' 2-way

Alley access (Vehicular access shall be provided via a rear service lane for all lots less than 50 feet wide.)

C. Required Parking (Min)

Commercial (all)	1 space per 1,000 SF.	Min. 50% of the req'd parking to be In-Lieu fee.
Residential (when private garages are provided)	1 space per unit for studios and 1-bedrooms; 2 spaces per unit with 2 or more bedrooms.	
Residential - Multi-Family (shared parking/open structure)	0.5 spaces per unit; 1.65 spaces per unit max.	0.5-0.99 parking spaces per unit pay In-Lieu fee. No In-Lieu fee if 1 parking space per unit is provided.

Loading Space: Required when public alley or a loading space does not exist within 350' of the subject property.

Motorcycle Parking: Motorcycle parking shall be provided as required in 16-638(D).

Notes

- ¹ Fully-subterranean garages may extend to rear and side-yard lot lines. Semi-subterranean garages are subject to building setbacks.
- ² When parking is located within building, the building must respect this setback.
- ³ Only for uses allowed in Table 16-148.

16-147.4 Downtown General (DT-G) Zone



The Downtown General Zone consists of medium to large, attached and detached block-form and house-form buildings. Photos are illustrative.

DT-G

A. Intent and Physical Character.

The Downtown General is characterized by a mix of non-residential ground floors frontages with shop-fronts and residential ground floors set back behind pedestrian-oriented frontages and resident/visitor access via dooryards, stoops, and spacious lobbies. Buildings are up to 106 feet when community benefits are included.

B. Sub-Zones. None.

C. Standards. These standards are required to generate and maintain the DT-G zone's physical character and range of uses.

1. Site Design, Building Size and Massing.

Applicable to a new lot, new building, or addition(s).

- a. **Maximum Block Size:** 400 feet
- b. **New Lot Size:** See *Figure 16-147.4.A*.
- c. **Building Setbacks:** See *Figure 16-147.4.B*. Setbacks apply to all stories unless stated otherwise.
- d. **Ground Floor:** At least twelve feet tall in compliance with the private frontage requirements in *Table 16-152*.
- e. **Building Height:** See *Figure 16-147.4.C*.
- f. **Massing Requirements:** See *Figure 16-147.4.D*.
- g. **Architectural Style:** New buildings are required to be designed in one of the styles identified in *Section 16-157; Building Architecture Guidelines*. Additions are required to be designed in an allowed style where visible from the adjacent

a public street or when historic preservation requirements apply.

2. Visitor/Pedestrian Access.

Applicable to new buildings, modification of street-facing façades or new upper floor(s).

- a. **Building Access:** Access to each building and ground floor space/dwelling is required from the sidewalk via the allowed frontages in *Table 16-152*. The maximum distance between entries on each building shall not exceed 50 feet.
- b. **Upper Floor Access:** Access to upper floor dwellings and commercial spaces is required from the street via shared courtyards, paseos, or a lobby.
- c. **Side Street Façades:** These façades must be designed to the same level of architectural treatment and materials as the front façade.

3. Private Frontages. See *Table 16-150*.

Applicable to modification of or new construction of street-facing façades.

4. Signage. See *Table 16-154*.

5. Private Open Space. See *Table 16-152*.

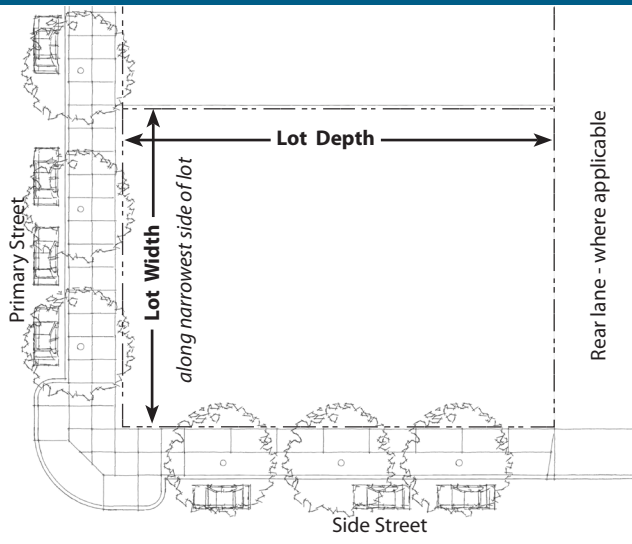
Applicable to new uses.

6. Uses. See *Table 16-148*.

7. Vehicular Access and Parking. See *Table 16-151*.

Applicable to modification of or new curb cuts, driveways, and parking areas.

Lot Size in DT-G Zone
Fig. 16-147.4.A

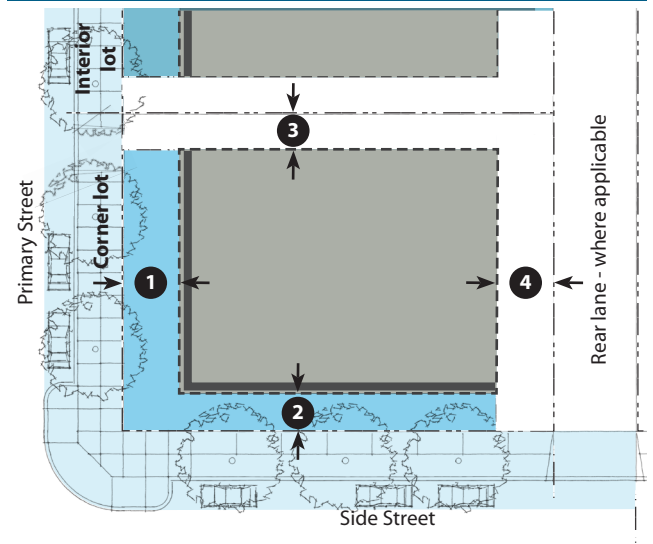


-- -- Property Line

	Min.	Max.
With Alley Access		
Width (interior lot, other)	25'	200'
Width (corner lot)	add 10% to min	
Width (interior lot, SF attached)	75'	160'
Width (interior lot, SF detached)	---	150'
Depth	100'	140'
Without Alley Access		
Width (interior lot)	50'	150'
Width (corner lot)	add 10% to min	
Depth	90'	140'

Key --- not allowed

Building Placement in DT-G Zone
Fig. 16-147.4.B



-- -- Property Line
 - - - - - Setback Line
 ——— Build-to Line
 ■ Buildable Area
 ■ Private Frontage Required (See 16-150)
 Min frontage build-out along build-to line.
 ■ Public Frontage Guidelines (See 16-151)

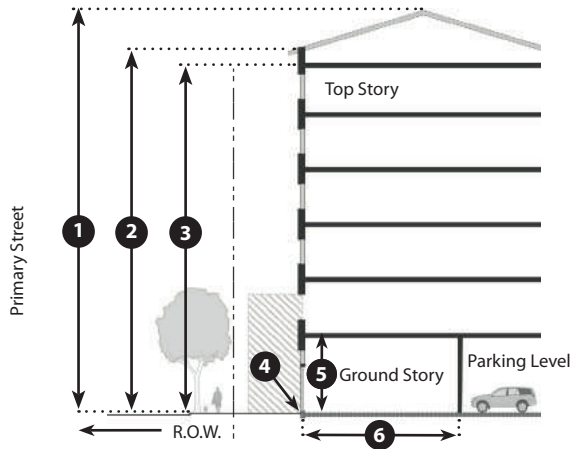
	Ground Floor	
	Non-Residential	Residential
1 Primary Street	0' or 10'	10' to 15'
2 Side Street	0' to 10'	10' to 15'
3 Side Yard	0'	min 7' ¹
4 Rear with alley ²	min 5'	min 5'
Rear without alley	min 15'	min 15'
Amount of façade at build-to line	min 70%	min 70%
Roof deck setback from façades	min 0'	min 0'

Key --- not allowed

Notes

- ¹ Minimum 10 feet for upper stories.
- ² Minimum 25 feet required between facing garages across an alley.

Building Height in DT-G Zone
Fig. 16-147.4.C

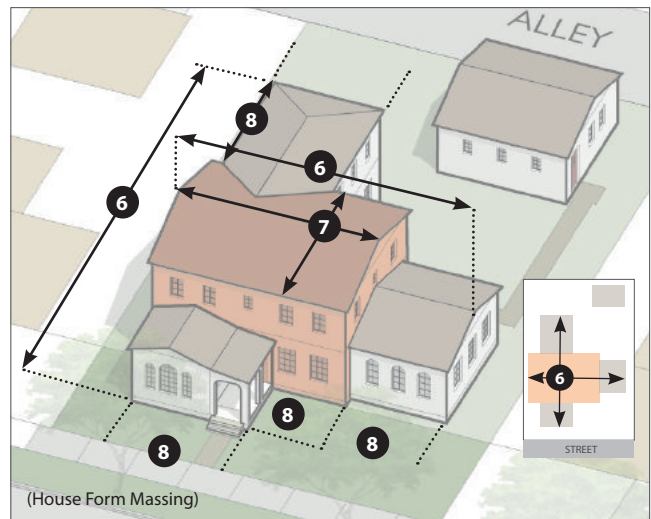


--- Property Line
 - - - - - Setback Line
 Private Frontage as allowed in Table 16-150

1	To highest top plate	81' max.	102' max. ²
2	To top of parapet of flat roof	85' max.	106' max. ²
3	To top of pitched roof above highest top plate	85' max.	106' max. ²
4	Ground floor above grade at building setback line	0' min. (non-residential) 1.5 to 4' max. (residential.)	
5	Ground story height	12' min. ¹	
6	Ground story depth	30' Min.	
6	Overall Building dimension for house-form buildings	100'	
7	Primary Mass width or depth	80' by 80'	
8	Secondary Mass width or depth	20'	

Buildings that exceed 75' in length along a street are required to be organized into multiple town-scale volumes through façade articulation. See 16.156.B.

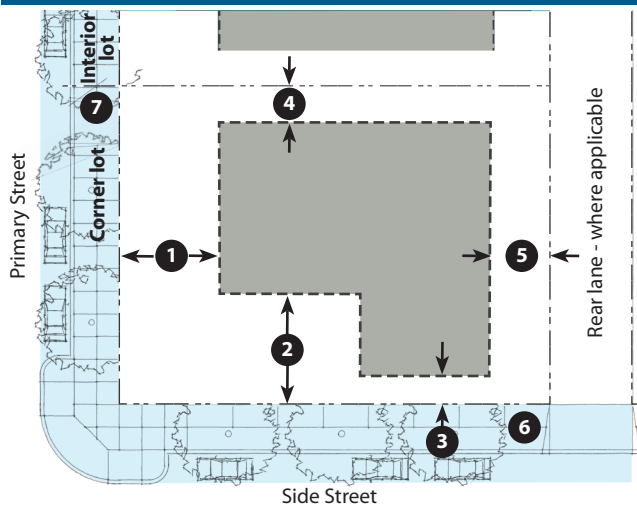
Building Size & Massing Standards in DT-G Zone
Figs. 16-147.4.D



Notes

- ¹ Where residential frontages allowed in Table 16-150, ground floor is required to be raised per private frontage standards.
- ² Maximum available when one or more of the qualifying community benefits described in 16-145.2.L are included in the project.
- ³ The resulting ground floor along these breaks is required to be designed in compliance with Table 16-150 (Allowed Private Frontages).

Parking and Vehicular Access Standards in DT-G Zone
Fig. 16-147.4.E



-- -- Property Line Allowed Parking Area
 - - - - - Setback Line

A. Parking Placement
(Min. setbacks are in feet and are measured from each lot line)

All new parking facilities or modifications to existing parking facilities are required to be in compliance with the following standards and the additional standards in *Section 16-149* (Parking Areas and Facilities).

Setbacks¹

1	Primary Street	30'
2	Side Street, within 75' of front PL	30'
3	Side street, 75' back from front PL	5' ²
4	Side Yard	5'
5	Rear (with or without alley)	5'

B. On-Site Vehicular Access (feet) Min - Max

Driveway Types and Min. Width³

6	Side Street drive (not within 50 feet of front façade and when alley not present)	Residential: 12'
7	Front drive (only within 25 feet of interior lot line)	Commercial: 18' 1-way 25' 2-way

Alley access (Vehicular access shall be provided via a rear service lane for all lots less than 50 feet wide.)

C. Required Parking (Min)

Commercial (all)	1 space per 1,000 SF.	Min. 50% of the req'd parking to be In-Lieu fee.
Residential (when private garages are provided)	1 space per unit for studios and 1-bedrooms; 2 spaces per unit with 2 or more bedrooms.	
Residential - Multi-Family (shared parking/open structure)	0.5 spaces per unit; 1.65 spaces per unit max.	0.5-0.99 parking spaces per unit pay In-Lieu fee. No In-Lieu fee if 1 parking space per unit is provided.

Loading Space: Required when public alley or a loading space does not exist within 350' of the subject property.

Motorcycle Parking: Motorcycle parking shall be provided as required in 16-638(D).

Notes

- ¹ Fully-subterranean garages may extend to rear and side-yard lot lines. Semi-subterranean garages are subject to building setbacks.
- ² When parking is located within building, the building must respect this setback.
- ³ Only for uses allowed in Table 16-148.

16-147.5 Downtown Edge (DT-E) Zone



The Downtown Edge zone consists of narrow to medium, attached and detached house-form buildings. Photos are illustrative.

DT-E

A. Intent and Physical Character

The Downtown Edge is characterized by a mix of housing types with residential ground floors setback behind pedestrian-oriented frontages with resident and visitor access via dooryards, stoops, and porches. Buildings are up to 3.5 stories in height when community benefits are included.

B. Sub-Zones The DT E-Open sub zone allows certain non-residential uses subject to size limitations to remain compatible with the neighborhood environment. See *Table 16-148* for allowed uses.

C. Standards. These standards are required to generate and maintain the DT-E zone's physical character and range of uses.

1. Site Design, Building Size and Massing

Applicable to a new lot, new building, or addition(s).

- a. **Maximum Block Size:** 400 feet
- b. **New Lot Size:** See *Figure 16-147.5.A*.
- c. **Building Setbacks:** See *Figure 16-147.5.B*. Setbacks apply to all stories unless stated otherwise.
- d. **Ground Floor:** At least nine feet tall in compliance with the private frontage requirements in *Table 16-152*.
- e. **Building Height:** See *Figure 16-147.5.C*.
- f. **Massing Requirements:** See *Figure 16-147.5.D*.
- g. **Architectural Style:** New buildings are required to be designed in one of the styles identified in *Section 16-157; Building Architecture Guidelines*. Additions are required to be designed in an

allowed style where visible from the adjacent public street or when historic preservation requirements apply.

2. Visitor/Pedestrian Access

Applicable to new buildings, modification of street-facing façades or new upper floor(s).

- a. **Building Access:** Access to each building and ground floor space/dwelling is required from the sidewalk via the allowed frontages in *Table 16-152*. The maximum distance between entries on each building shall not exceed 30 feet.
- b. **Other Access:** Access to some dwellings may be provided through shared courts, gardens, or through lobbies and interior corridors.
- c. **Side street façades:** These façades shall be designed to the same level of architectural treatment and materials as the front façade.

3. Private Frontages. See *Table 16-150*.

Applicable to modification of or construction of new street-facing façades.

4. Signage. See *Table 16-154*.

5. Private Open Space. See *Table 16-152*.

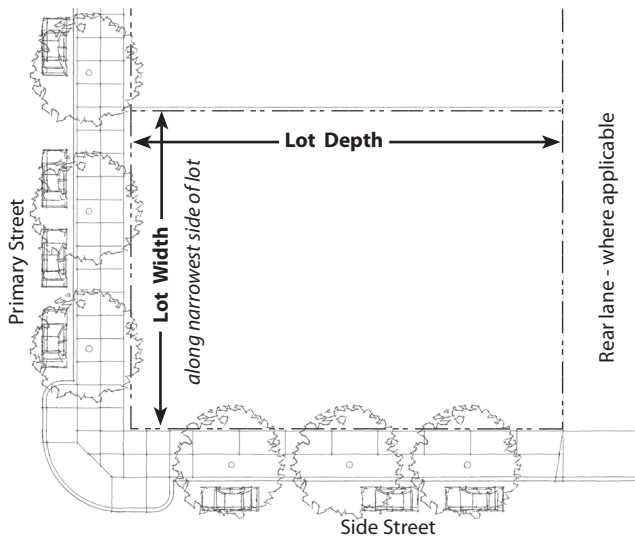
These standards apply to new buildings and additions over 35%.

6. Uses. See *Table 16-148*. Applicable to new uses.

7. Vehicular Access and Parking. See *Table 16-151*.

Applicable to modification of or new curb cuts, driveways, and parking areas.

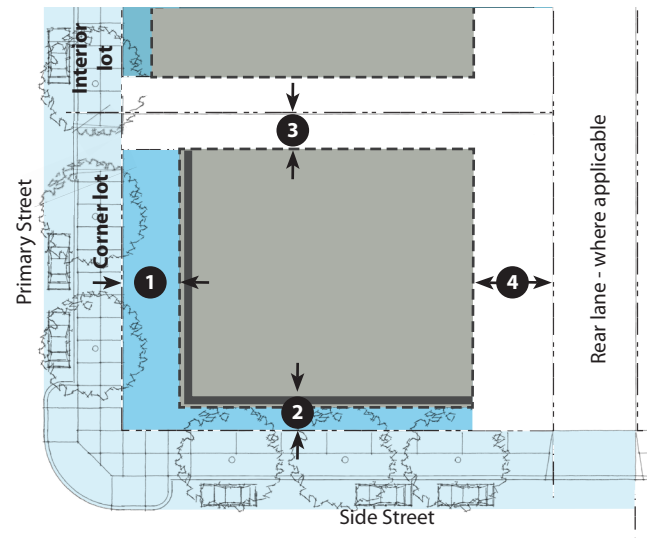
Lot Size in DT-E Zone
Fig. 16-147.5.A



--- Property Line

	Min.	Max.
With Alley Access		
Width (interior lot, other)	25'	150'
Width (corner lot)	add 10% to min	
Width (interior lot, SF attached)	75'	125'
Width (interior lot, SF detached)	55'	50'
Depth	100'	140'
Without Alley Access		
Width (interior lot)	50'	150'
Width (corner lot)	add 10% to min	
Depth	90'	140'

Building Placement in DT-E Zone
Fig. 16-147.5.B



--- Property Line

----- Setback Line

— Build-to Line

■ Buildable Area

Public Frontage Guidelines (See 16-151)

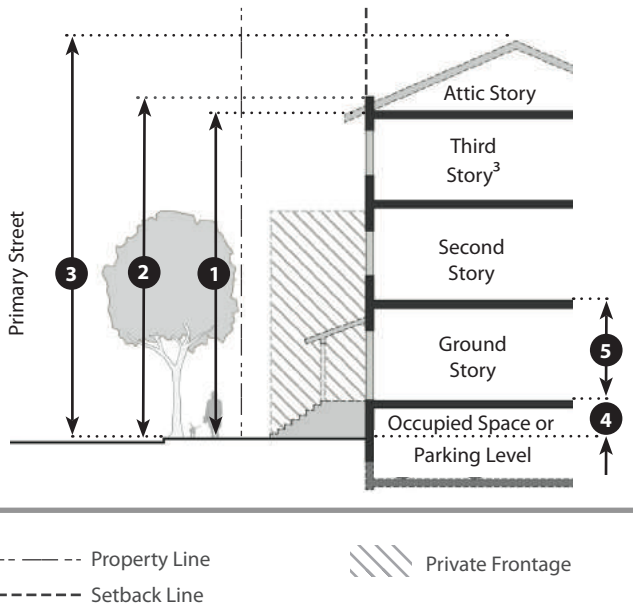
Private Frontage Required (See 16-150)
Min frontage build-out along build-to line.

	Ground Floor	
	Non-Residential	Residential
1 Primary Street	0' or 15'	10' to 15'
2 Side Street	0' or 10'	10' to 15'
3 Side Yard	min 7'	min 10'
4 Rear with alley ¹	10'	15'
Rear without alley	15'	18'
Amount of façade at build-to line	min 60%	min 60%
Roof deck setback from façades	min 0'	min 0'

Notes

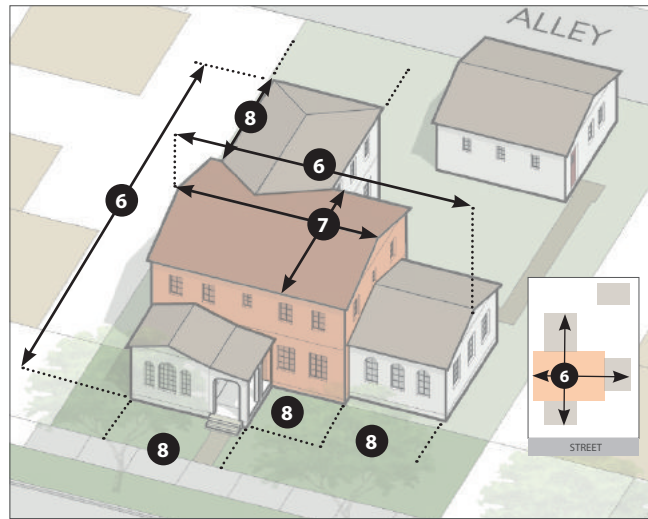
¹ Minimum 25 feet required between facing garages across an alley.

Building Height in DT-E Zone
Fig. 16-147.5.C



1 To highest top plate (max. stories)	2.5	3.5 ³
2 To top of parapet of flat roof (max.)	35'	44' ³
3 To top of pitched roof above highest top plate (max.)	35'	44' ³
4 Ground floor above grade at building setback line (min. to max.)	1 to 4' ¹	
5 Ground story height floor to floor (min. to max.)	9' ²	

Building Size & Massing Standards in DT-E Zone
Fig. 16-147.5.D

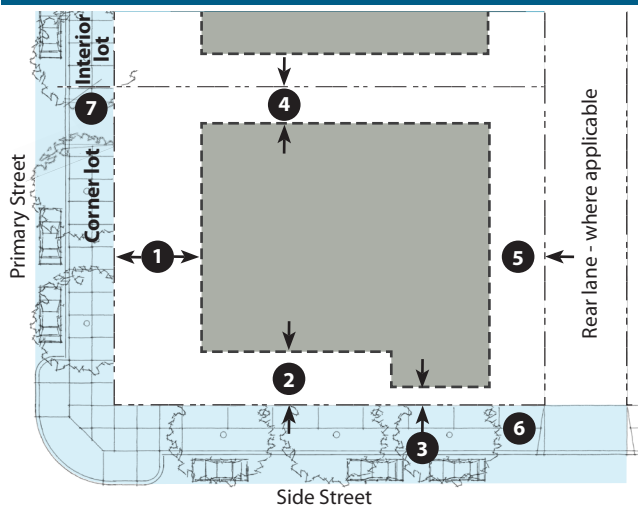


	Max.
6 Overall Building Dimension	100'
7 Primary Mass width or depth	40' by 75'
8 Secondary Mass width or depth	25'

Notes

- ¹ In the Open Sub-Zone and where the shopfront overlay applies, the ground story is allowed to be flush with the adjacent sidewalk.
- ² Minimum 12 feet in shopfront overlay or if shopfront applied in the open sub-zone.
- ³ Maximum available when community benefits are included in the project and the findings in 16-145.2.L are made for the project.

Parking and Vehicular Access Standards DT-E Zone
Fig. 16-147.5.E



-- -- Property Line Allowed Parking Area
 - - - - - Setback Line

A. Parking Placement
(Min. setbacks are in feet and are measured from each lot line)

All new parking facilities or modifications to existing parking facilities are required to be in compliance with the following standards and the additional standards in *Section 16-149* (Parking Areas and Facilities).

Setbacks ¹

1	Primary Street	30'
2	Side Street, within 75' of front PL	30'
3	Side Street, 75' back from front PL	5' ²
4	Side Yard	5'
5	Rear (with or without alley)	5'

B. On-Site Vehicular Access (feet) Min - Max

Driveway Types and Min. Width ³

6	Side Street drive (not within 50 feet of front façade and when alley not present)	Residential: 12' Commercial: 18' 1-way 25' 2-way
7	Front drive (only within 25 feet of interior lot line)	

Alley access (Vehicular access shall be provided via a rear service lane for all lots less than 50 feet wide.)

C. Required Parking (Min)

Commercial (all)	1 space per 1,000 SF.	Min. 50% of the req'd parking to be In-Lieu fee.
Residential (when private garages are provided)	1 space per unit for studios and 1-bedrooms; 2 spaces per unit with 2 or more bedrooms.	
Residential - Multi-Family (shared parking/open structure)	1.65 spaces per unit.	Less than 1.65 pay In-Lieu fee.

Loading Space: Required when public alley or a loading space does not exist within 350' of the subject property.

Motorcycle Parking: Motorcycle parking shall be provided as required in 16-638(D).

Notes

- ¹ Fully-subterranean garages may extend to rear and side-yard lot lines. Semi-subterranean garages are subject to building setbacks.
- ² When parking is located within building, the building must respect this setback.
- ³ Only for uses allowed in Table 16-148.

16-148 Allowed Uses

16-148.1 Applicability.

This section identifies the allowed uses and corresponding permit requirements within each zone, subject to the applicable development standards, development standards, and all other applicable requirements. Definitions of the uses are in Part 3. If a word or phrase used in the Downtown Code is not defined in Part 3, the definition in Section 16-10 of the City Code shall be used. If a word or phrase used in the Downtown Code is not defined in Section 16-10 of the City Code, the Director shall determine the correct definition, giving deference to common usage. Uses that are not listed are not allowed unless the Director makes a similar use determination.

A. Standards.

Allowed Uses Table 16-148				
Uses ¹	Downtown Zones			
	DT E	DT E-O	DT G	DT C
Residential				
Assisted Living, Residential Care Facility	---	C	C	C
Accessory Dwelling Unit (ADU)	P	P	---	---
Dwelling, multifamily	P	P	P ⁷	P ⁷
Dwelling, single-family attached	P	P	---	---
Dwelling, single-family detached	P	P	---	---
Home-based business ⁴	P	P	P	P
Work/live, Live-Work	---	P	P	P ⁷
Agriculture-Related				
Commercial Garden / Greenhouse(s) < 3,000 sq ft	---	P	P	P
Commercial Garden / Greenhouse(s) > 3,000 sq ft	---	P	P	P ³
Farmer's Market	---	---	P	P
Recreation, Resources Preservation, Open Space, and Public Assembly				
Community Assembly < 10,000 sq ft	---	C	C	P
Community Assembly > 10,000 sq ft	---	---	C	C
Day care (family, child, adult) < 15	P	P	P	P ³
Day care (family, child, adult) > 15	---	P	P	P ³
Institution (includes school)	---	C	C	C
Public Open Space	P	P	P	P
Recreation/Commercial	---	---	P	P
Nightclub < 10,000 sq ft	---	---	---	C
Nightclub >10,000 sq ft	---	---	---	C

Key

- P use allowed, subject to identified standards
- C use requires approval of Special Use Permit (SUP)
- use not allowed

Notes

- ¹ In compliance with ground floor frontage requirements in 16-150.
- ² Bar allowed if accessory to a restaurant; requires SUP.
- ³ Not allowed on A Street between 3rd and 6th street.
- ⁴ Pursuant to City Code Ch. 16, Article V., Division 6 (Home occupation permits).
- ⁵ Required stealth design; Pursuant to City Code Ch. 16, Article V., Division 16 (Wireless communication facilities).
- ⁶ Minimum 5ft clear path on sidewalk and subject to issuance of encroachment permit.
- ⁷ Not allowed on ground floor in Shopfront Overlay.

**Allowed Uses
Table 16-148**

Uses ¹	Downtown Zones			
	DT E	DT E-O	DT G	DT C
Retail, Service, and Office				
Alcohol ² , beverage, with food sales (on-site consumption)	---	C	C	C
Artisanal Production	---	P	P	P
Bed and Breakfast Inn < 12 rooms	---	P	P	P
Brew Pub, Winery, Tasting Room	---	---	C	C
Cannabis Retail	---	---	C	C
Drive-through service	---	---	---	---
Grocery Store < 10,000 sq ft	---	P	P	P
Grocery Store > 10,000 sq ft	---	---	---	P
Health and exercise center / spa	---	P	P	P
Homeless shelter and resource center	---	---	C	---
Hotel	---	---	P	P
Mortuary, funeral home	---	---	P	---
Motor Vehicle sales, service	---	---	---	---
Museum, Art Gallery	---	P	P	P
Office: financial, professional, government, administrative	---	P	P	P
Office, medical	---	---	P	P ³
Outdoor Dining / Sidewalk Cafe ⁶ / Parklet ⁶	---	P	P	P
Outdoor Display	---	p ⁶	p ⁶	p ⁶
Multiplex Motion Picture Theater/Live Theater	---	---	---	C
Eating and Drinking Establishment < 5,000 sq ft ²	---	P	P	P
Eating and Drinking Establishment > 5,000 sq ft ²	---	---	---	P
Retail < 5,000 sq ft ³	---	P	P	P
Retail > 5,000 sq ft ³	---	---	---	P
Services, Administrative and Professional, Business Support	---	P	P	P
Services, Personal	---	P	P	P ³
Social Services	---	---	---	---
Studio: art, music, dance	---	P	P	P
Thrift or secondhand store	---	---	---	---
Use involving sale of alcohol for off-site consumption	---	C	C	C
Utility, Transportation, Public Facility, and Communication				
Public parking lot/facility	---	---	P	C
Transit facility	---	---	---	C ³
Wireless communications facility	p ⁵	p ⁵	p ⁵	p ⁵

Key

- P use allowed by right, subject to identified standards
- C use requires approval of Special Use Permit (SUP)
- use not allowed

Notes

- ¹ In compliance with frontage requirements in 16-150.
- ² Bar allowed if accessory to a restaurant; requires SUP
- ³ Not allowed on A Street between 3rd and 6th street
- ⁴ Pursuant to City Code Ch. 16, Article V, Division 6 (Home Occupation Permits)
- ⁵ Required stealth design; Pursuant to City Code Ch. 16, Article V., Division 16 (Wireless communication facilities)
- ⁶ Minimum 5ft clear path on sidewalk, and subject to issuance of an encroachment permit.

16-149 Parking Areas and Facilities

Sections:

16-149.1	Applicability.....	26
	A. Standards.....	26
	<i>Table 16-149.A; Surface Parking Lots</i>	27
	<i>Table 16-149.B; Podium and Subterranean Parking Structures</i>	28
	<i>Figure 16-149.B.1; Podium Parking</i>	28
	<i>Figure 16-149.B.2; Subterranean Parking</i>	28

16-149.1 Applicability

The standards of this section apply to a new building or any expansion greater than 50 percent.

A. Standards

Surface Parking Lots Table 16-149.A

1. Intent

Surface parking lots shall be located and configured to provide adequate parking supply and convenient access to the buildings and visitors they serve. All lots are to provide safe, well-lit, landscaped, shaded and comfortable environments, and be appropriately configured and screened to not intrude into public views, or into required on-site open spaces.

2. Access and Configuration

a. Access

- i. **Vehicular Access.** Vehicular access shall be in compliance with the *Parking and Vehicular Access Standards* in the zone and accessed by a drive (side of lot) or lane (rear of lot). Driveways may be one- or two-way and must provide a dedicated entrance/exit.
- ii. **Pedestrian Access.** All pedestrian access shall be clearly marked, lit and meet all Americans with Disabilities Act and California Building Code accessibility requirements.

b. Configuration

Surface parking shall be located per standards in the *Parking and Vehicular Access Standards* of the zone. Surface parking is not allowed in any building set-back(s).

3. Guidelines and Standards

a. Screening

Surface parking spaces may be open or covered. All surface parking should be screened from street views by buildings, walls (36 to 48 inches tall) or the following screening strategies:

- i. **Landscape Screening.** Trees and shrubs are selected for their ultimate scale to the space.
- ii. **Screening Structures / Façades.** Screening devices may include various elements such as walls, perforated metal panels, wire panels, finished concrete and other high quality materials that maintain architectural sensitivity to the surrounding buildings and character.
- iii. **Public Art / Murals.** In accordance with the City's public art program, surface lots may incorporate public art elements such as sculptures, mural paintings, images and other artistic façade treatments and installations.

b. Shade

Shade should be provided throughout surface lots. In addition to landscape elements, a minimum 10 percent of the parking facility shall be covered by tree canopy through the following strategies and should match the architectural character of the surrounding structures.

- i. **Shade Structures.** Structures may include arbors, trellises, pergolas, mesh and overhead canopies.
- ii. **Solar Shade Structures.** For lots without public frontage and not visible from the sidewalk, standalone solar structures may be used. For lots within public view, individual solar panels may be applied to existing shade structures.

Surface Parking Lots, cont'd.

Table 16-149.A

c. Lighting

- i. Outdoor light fixtures should be limited to 15 feet in height.
- ii. Lighting shall be recessed and shielded so that:
 - The light source (i.e., bulb, etc.) is not visible from the project site; and
 - Glare and reflections is confined within the boundaries of the project site. Each light fixture shall be shielded and directed downward and away from adjoining properties and the public right-of-way.
- iii. Illumination levels should be minimum 1 foot-candle and not more than 7, per on-site lighting standards (*Section 16-320*)

d. Landscape

Water conserving plant materials should be applied in compliance with the following:

- i. **Amount of landscaping.** Landscaping within or around the parking area shall cover a minimum ratio of 10% of the gross area of the parking lot. A minimum of one shade tree shall be provided for every eight parking spaces, or trees shall be provided to achieve 30% canopy coverage of paved area at maturity, whichever is greater.
- ii. **Location.** Landscaping shall be evenly dispersed in a parking area with trees planted around the perimeter. For larger parking areas, orchard-style tree plantings (placed in uniformly-spaced rows) are required.
- iii. **Irrigation.** Appropriate irrigation and drainage shall be provided for all landscaped areas.

e. Paving

Parking areas should be designed to reduce the amount of run-off generating surface area. The following permeable surfaces for parking and maneuvering areas are encouraged subject to fire department approval:

- i. Pervious asphalt and concrete;
- ii. Permeable pavers;
- iii. Reinforced gravel paving;
- iv. Reinforced grass paving;
- v. Other permeable and rated surfaces as approved by the City.

f. Finishes

Parking lot and structure materials, finishes, fixtures and colors should be designed in a manner that is consistent with the architectural character of adjacent buildings.

g. Amenities

The following amenities may be integrated to support alternative modes of transportation and sustainability. These amenities should be located in convenient locations to incentivize their use.

- i. **Bicycle Parking.** Bicycle parking may be located within surface lots.
- ii. **Clean Air/Electric Vehicle Parking and Charging Stations.** Parking facilities may incentivize the use of clean air and electric vehicles.
- iii. **Golf-Cart / Motorcycle / Scooter Parking.** Parking for regulation-size golf-carts, motorcycles and scooters may be provided in compliance with city standards.



A well shaded surface parking lot masked from the street by a beautiful landscape wall with built-in benches.

Podium and Subterranean Parking Structures

Table 16-149.B

1. Intent

Parking in podium or below-grade garages shall be located and designed to provide convenient access to the building(s) and visitors they serve and not detract from the quality of the public realm when visible from a public street.

2. Access and Configuration

a. Access.

- i. **Vehicular Access.** Vehicular access shall be located in the rear or on the side of a lot, and accessed by an alley, lane, or drive.
- ii. **Pedestrian Access.** All pedestrian access points shall be clearly marked, lit and meet all current accessibility requirements per the CBC.
- iii. **Gated/Residential Access.(Secure upper level, pedestrian bridge).** Direct pedestrian access from upper levels of parking structures to residential buildings is allowed except across a private or public street.

b. Configuration.

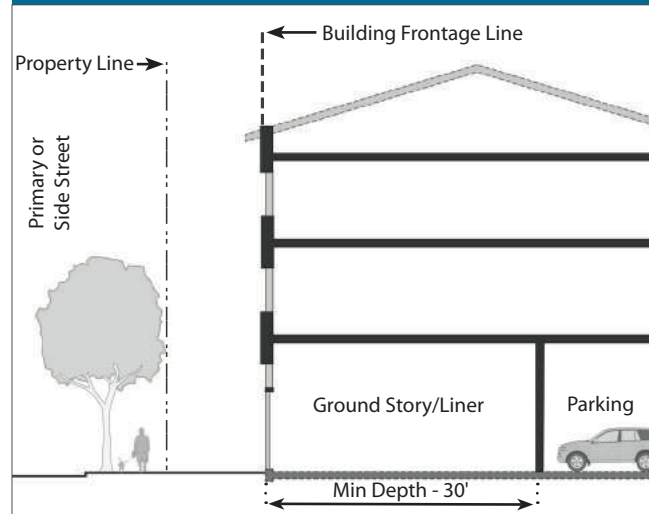
- i. On-grade parking podiums and parking structures shall be located per the Parking Placement Standards of the zone (*Figures 147.3.E, 4.E, 5.E*).
- ii. Non-lined portions of garages allowed per *Figures 147.3.E, 4.E, 5.E* must be set back 5 feet.
- iii. The Primary Street and the Side Street ¹ frontages of on-grade parking podiums and parking structures shall be lined with occupiable, usable space with a minimum depth of 30 feet. The ground level is required to comply with the Frontage Standards in *Table 16-150*.



A multi-story garage lined with a mixed-use liner.

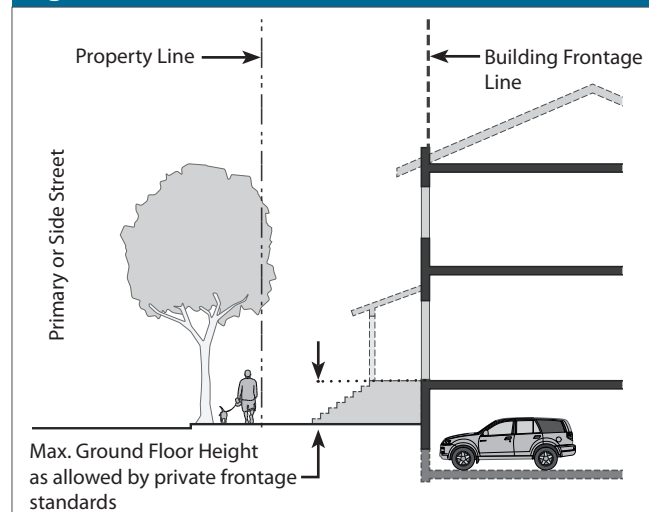
Podium Parking

Fig. 16-149.B.1



Subterranean Parking

Fig. 16-149.B.2



Notes

- iv. Side street frontage must only be lined for length specified in the Parking and Vehicular Access standards of each zone. See *Figures 147.3.E, 4.E, 5.E*.



3. Design

a. Facade

- i. In cases where garages are exposed to the street, the architectural quality should not diminish. Rather, each should be designed as a continuation of the building it serves, with the same level of detail, pattern of openings, and should look as if not a garage.

b. Setback

- i. Non-lined portions of above-grade garages (rear of lots along side streets) must be set back at least five feet. The setback area should contain landscaping of the same quality as elsewhere on the property.



16-150 Private Frontage

Sections:

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16-150.1 Applicability

The standards of this section apply to a new building or façade renovation along a street or public open space. The entire ground floor façade facing a public street or public open space is required to consist of the frontage types allowed in this section.

A. Standards

1. All frontage types are required to include windows in compliance with the applicable architecture guidelines.
2. All street-facing façades are required to provide pedestrian access using only the allowed frontage types. Frontage types may encroach into setbacks or the public right-of-way as identified below, and may be further limited by the California Building Code (CBC).
3. Unless specified otherwise, all new buildings and expansions within 50 feet of a street or public open space are required to be placed at the build-to line in compliance with the zone requirements.
4. Issues may arise in the design process that make it necessary to adjust the details of a private frontage. These standards are intended to be adjusted in response to the physical constraints, operational requirements, or emergency access requirements, as allowed by *Section 16-146.2; (Director Interpretations)* subject to City approval.

Allowed Private Frontages and Encroachment Standards
Table 16-150

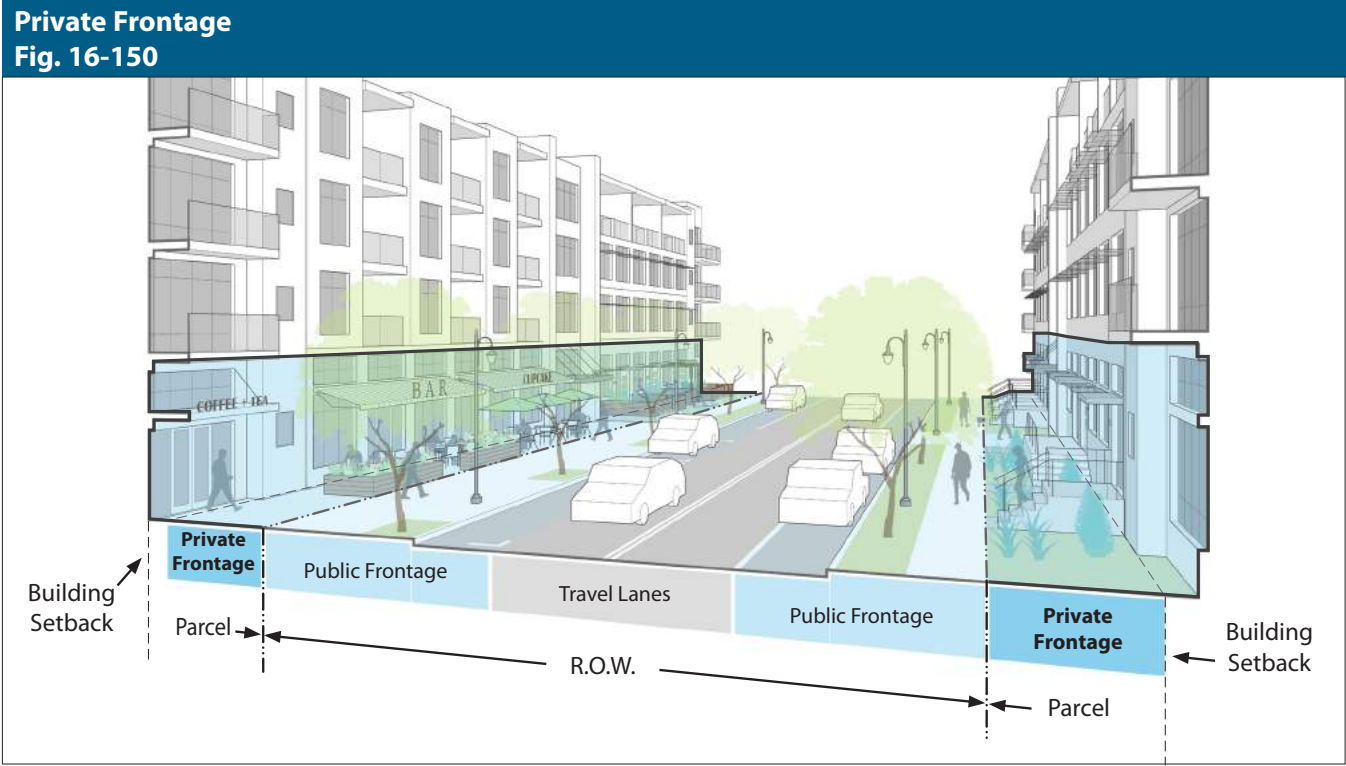
Standard		Downtown Zones				Min ft Between PL and Façade ³	Encroachment into setbacks	See Guidelines
Type	DT E	DT E-O	DT G	DT C				
Residential Ground Floor Commercial Ground Floor	Porch	P	P	P	---	12 to 20	Up to 5' of sidewalk	16-150.C
	Stoop	P	P	P	P ¹	4 to 6	Up to 1' of sidewalk	16-150.D
	Terrace	---	---	P	P	7 to 12	Within 1' of sidewalk	16-150.E
	Dooryard	P	P	P	P ¹	7 to 12	Up to 1' of sidewalk	16-150.F
	Common Entry	---	---	P	P	10 to 15	Not applicable	16-150.G
	Shopfront	---	P	P ²	P	0 or 10	Awning / canopy up to 2' of curb	16-150.H
	Gallery	---	---	P ²	P	0	Up to 3' of curb	16-150.I
	Arcade	---	---	---	P	0	Up to 3' of curb	16-150.J

Notes

- P Allowed in Zone
- Not allowed in zone
- ¹ Not allowed in shopfront overlay.
- ² Only where shopfront overlay applies.
- ³ At a massing break, the edge of the required 15' x 15' area is considered the property line for the purposes of applying frontage type(s) standards.

B. Design

Private frontages - the ground floor face of the building and the space between the building and the sidewalk - define not only the character of each building but collectively define the character of the neighborhood and of the city. Frontages that welcome visitors and other pedestrians are the key single design element of walkable neighborhoods and downtowns, providing the streets and open spaces with a comfortable, pedestrian-scale appearance. On a functional level, the frontage is the transition between the public realm and the private realm, providing a critically important “privacy filter” between the fully public street and the private interior spaces of dwellings: from dooryards, stoops and terraces for a moderate degree of privacy, to shopfronts, galleries and arcades that are designed to bring commercial displays right up to the sidewalk - the opposite of privacy.



Porch
Table 16-150.C

Porch

A roofed, unenclosed room, attached to the exterior of a building in the front and/or side street setback that provides a physical transition between the sidewalk and the building.

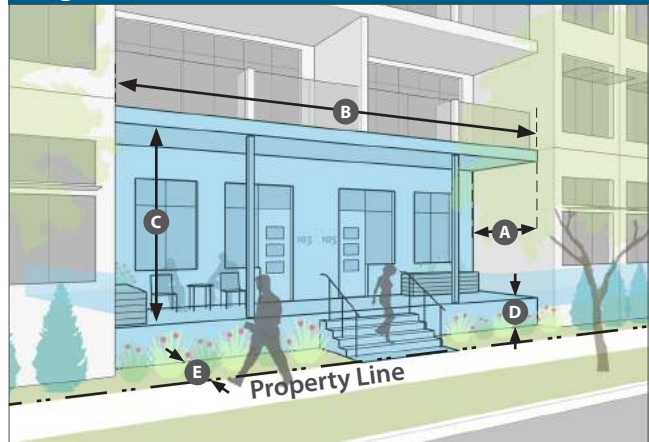


A modern porch simply supported by a few beams.

Development Standards and Guidelines

1. Porches may provide access to multiple ground-floor units.
2. Porch materials and design should be compatible with the design of the building.
3. Porches may encroach into required front and side street setbacks up to the limit allowed by the zone in Table 16-150.
4. Porches may wrap around corner(s) of the building.

Standards
Fig. 16-150.C.2



	FRONTAGE ELEMENT	MIN	MAX
A	Porch depth (between wall and inside column face)	7 ft.	-
B	Porch width (between corner column and building face)	10 ft.	-
C	Porch height (measured from porch surface to top of porch columns)	8 ft.	12 ft.
D	Floor height for residential ground floor (measured from adjacent finished grade)	18 in.	3 ft.
E	Separation between porch and fence or sidewalk	5 ft.	-

Stoop
Table 16-150.D

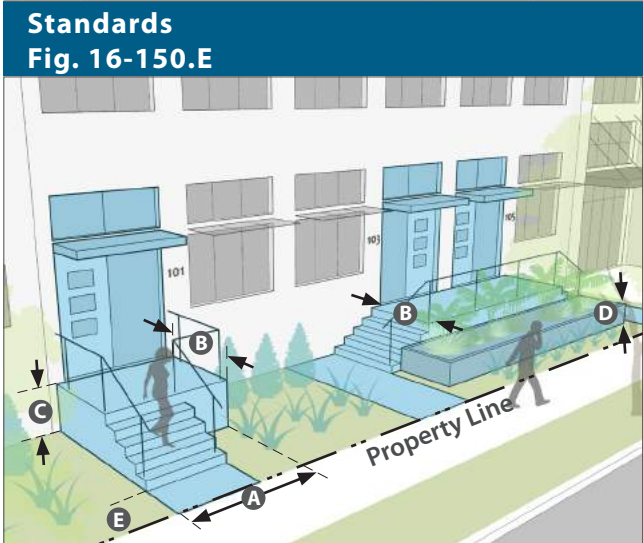
Stoop

A stair and landing leading directly from the sidewalk to an elevated building entrance with the ground floor of the building raised to provide additional privacy to the rooms fronting the public street.



Development Standards and Guidelines

1. Stoops may encroach into required front and side street setbacks up to the limit allowed by *Table 16-150*.
2. Landscaping shall be provided in the remaining private setback area, either at grade or in raised planters, and should be uniform or compatible with the streetscape landscaping.
3. The stair may be perpendicular or parallel to the adjacent sidewalk. When parallel to the sidewalk, a landscape buffer of one to two feet shall be provided between the side of stair/stoop and the sidewalk.
4. Stoop landings may be covered or uncovered.
5. Ramps, if provided, should be parallel to façade or along the side of the building, and a landscape buffer of at least one to two feet shall be provided between the ramp and the sidewalk.
6. Adjoining stoops (servicing multiple units) should be limited to two entries. A stoop may also provide access to a common entry which provides access to a corridor servicing multiple units.
7. Gates are not allowed.



FRONTAGE ELEMENT		MIN	MAX
A	Stoop width	4 ft.	8 ft.
B	Stoop depth (not including stairs)	4 ft.	8 ft.
C	Stoop floor height (measured from adjacent finished grade)	18 in.	3 ft.
D	Planter/fence height	-	5 ft.
E	Setback from back of sidewalk	18 in.	-

Terrace
Table 16-150.E

Terrace

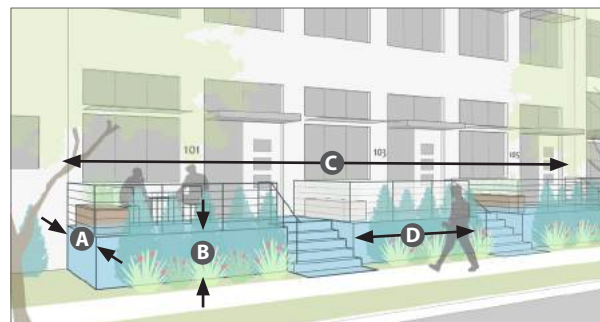
An elevated area between the sidewalk and ground-floor, usually enclosed by a low wall or fence. This type is very naturally applied to adaptive re-use of industrial buildings who's existing loading-docks can easily be converted into terraces. In retail environments, the terrace type is typically used in conjunction with Shopfronts (See 16-150.H) providing elevated spaces for outdoor dining and retail display, and it is also a common frontage type for ground-floor residential units.



Development Standards and Guidelines

8. Landscaping between the terrace and sidewalk is encouraged
9. The average grade of the terrace should not be more than 3 feet higher or 3 feet lower than the adjacent sidewalk or public open space. Walls may extend an additional 2 feet in height and fences or railings to the height required by the California Building Code (CBC).
10. Wall and/or fence design, materials, and finishes should be consistent with the architectural style of the building.
11. Terraces should feature planters or hardscape features that help to provide shade and seating.
12. Terraces may be combined with other Private Frontage Types.

FIG. I.1 Standards



FRONTAGE ELEMENT	MIN	MAX
A Depth, Clear	8' min	
B Finish Level above Sidewalk	- ¹	3 ft.
C Length of Terrace	-	150 ft.
D Distance between Stairs	-	50 ft.

Notes

¹ Minimum 18" for ground-floor residential.

Dooryard
Table 16-150.F

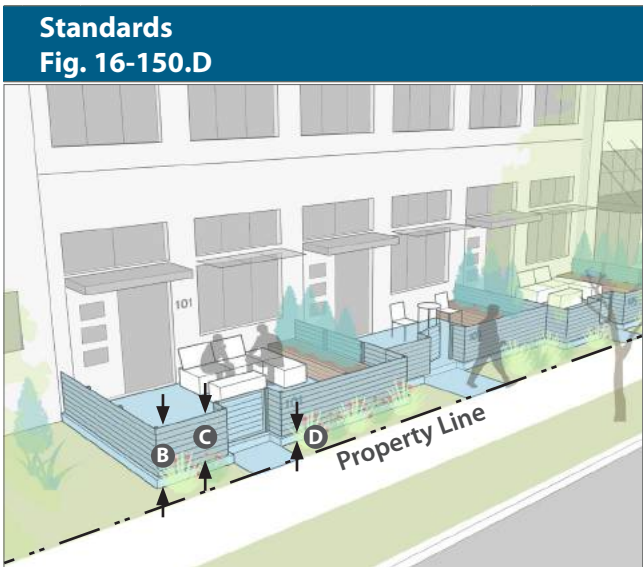
Dooryard

A small, elevated or at-grade garden that is located in the front and/or side street setback and enclosed by a low wall located at or near the property line(s). Dooryards may be used for residential and non-residential ground floor activity. For elevated and recessed Dooryards, access from the sidewalk to the Dooryard is via a stair or ramp.



Development Standards and Guidelines

1. A landscaped strip between the sidewalk and the Dooryard wall is recommended to provide a visual transition/buffer between the sidewalk and dooryard.
2. Walls may extend an additional three feet in height and fences or railings to the height required by the California Building Code (CBC).
3. Wall and/or fence design, materials, and finishes shall be consistent with the architectural style of the building.



FRONTAGE ELEMENT		MIN	MAX
A	Size of dooryard	<i>Per building setback</i>	
B	Wall height above adjacent sidewalk	-	4 ft.
C	Wall height above dooryard floor	-	3 ft.
D	Dooryard floor height above adjacent sidewalk	-	18 in.
E	Dooryard floor height below adjacent sidewalk	-	3 ft.

Common Entry
Table 16-150.G

Common Entry

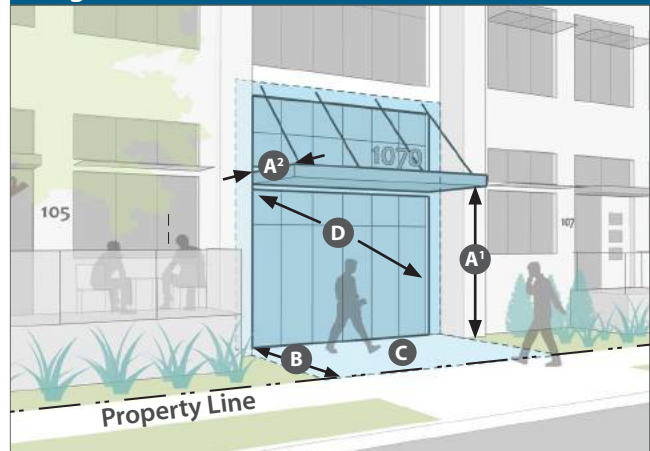
A small public/semi-private space designed to provide access to an entry lobby and/or corridor utilized to provide common access to units on upper floors (with ground floor units typically being accessed directly from the street/sidewalk or common court / yard). This frontage is intended to be applied in addition to (not in lieu of) one or more additional permitted building frontages.



Development Standards and Guidelines

1. Common entries should be clearly visible, and should typically be designed as a focal-point of the ground-floor façade. Designs which engage multiple floors are encouraged.
2. Entry designs which help modulate the façade of the main building are encouraged, (See also "Façade Modulation" in *Section 16-150*).
3. Common entries shall provide a comfortable, attractive outdoor public/semi-private transitional space that allows congregation off of the public sidewalk.
4. Outdoor spaces associated with common entries may be elevated or at sidewalk grade, accessed by stairs, and may additionally be enclosed by a low landscape wall or hedge.
5. Common entries should include awnings/canopies to provide shelter for guests awaiting entry. Entry canopies may encroach into the public right-of-way per the encroachment standards in *Table 16-150* with an encroachment permit.
6. Entry canopies that integrate the building number (street address) into their design are encouraged.

Standards
Fig. 16-150.F



FRONTAGE ELEMENT	MIN	MAX
A¹ Height to bottom of awning / canopy (clear)	10 ft.	25 ft.
A² Awning/Canopy Depth	4 ft.	Within 2 ft of curb
B Entry distance to back of sidewalk	8 ft.	20 ft.
C Area of outdoor space (does not include public R.O.W.)	150 ft ²	-
D Glass area of ground floor lobby wall area	70%	-

Shopfront
Table 16-150.H

Shopfront

A large opening in the façade at or near the sidewalk, enclosed with a door(s) and transparent glass in a shopfront assembly. The primary shop entrance is at the grade of the sidewalk and provides direct access to the commercial/retail restaurant use(s) on the ground floor. The basic required architectural elements comprising the shopfront are large windows, doors with glass, transom windows, and a solid shopfront base. Optional elements include awnings, cantilevered shed roof or canopy, signage, lighting, and cornices.



Development Standards and Guidelines

General Guidelines and Configurations:

1. Shopfront opening(s) along the primary frontage shall comprise at least 70% of the ground floor wall area.
2. Walls shall not exceed ten linear feet without openings along Primary Street frontages and 25 linear feet along Side Street frontages.
3. Corner shopfronts should provide continuous and uniform design on both façades.
4. New or renovated shopfronts within historic buildings should emulate or recreate a previous shopfront (from historic photos or drawings) to harmonize with the overall building architecture. This can be flexibly interpreted, for example, when the general form of a new shopfront is like the original but the materials are contemporary.
5. A cornice or horizontal band shall be provided to differentiate the Shopfront from upper levels of the building. This also allows the shopfront to function as the visual base for the rest of the building. In some instances where shopfronts include entablature trim, the horizontal band may be omitted.
6. Merchandising is not allowed to block views into shopfront windows.

Standards
Fig. 16-150.GH.1

FRONTAGE ELEMENT	MIN	MAX
A¹ Height to (clear)/top of shopfront	12 ft.	18 ft.
A² Height to bottom of awning / canopy (clear)	8 ft.	10 ft.
B Width of shopfront bay(s)	10 ft.	20 ft.
C Height of shopfront base	6 in.	3 ft.
D Glass area of ground floor wall area (each façade)	70%	-
E Width of Shopfront on second frontage (corner building)	20 ft.	-
F Awning Depth	5 ft.	Within 2 ft of curb

Shopfront, Cont'd

Table 16-150.H

Primary Materials:

7. Shopfronts should be of material similar or complementary to the main materials of the building.
 - i. **Traditional shopfront assemblies** shall be constructed from masonry, real stone, stone veneer, wood or stucco;
 - ii. **Modern shopfront assemblies** may be made aluminum, steel, weathering steel or naturally finished wood. Shopfront framing shall be pre-finished.
8. The shopfront may be clad in decorative tiles and similar materials.
9. Pier bases should align with horizontal elements on the shopfront, such as sills.



Shopfronts located at corners should create a similar character on both façades.

Shopfront configurations

Fig. 16-150.H.2



Traditional Shopfront

- 1 Header should be 24 to 36 inches.
- 2 Transoms windows should be equally divided and consistent across the façade.
- 3 Shopfront windows should be equal in size and recessed a minimum of two inches from stucco or masonry piers as adjacent materials.
- 4 Base panels or shopfront base not to exceed 36 inches in height.



Contemporary Shopfront

- Header should either be exposed or a suggested steel beam.
- Transom windows should be equally divided when possible and consistent across the façade.
- Lights should be equal in size when possible, but may be configured in different ways as necessary.
- Base panels may either be glazing or a solid material.
- Main glazing area may either be fixed or an operable door, sectional garage door with glazing or bi-fold door system.

Shopfront, Cont'd
Table 16-150.H

Doors & Windows:

- 10. Doors should match the materials, design, and character of the display window framing.
- 11. Shopfront windows should be consistent in size and recessed a minimum of two inches from bounding piers.
- 12. Shopfront glass should be clear, or very lightly tinted (10% maximum).
- 13. Reflective coating or dark tinting of shopfront windows is not allowed; where additional shading is needed, frontage types such as arcades and galleries and architectural elements such as awnings and canopies should be applied to shade shopfront openings.
- 14. Transom windows (horizontal glass panels immediately above the shopfront) are required, and should be equally divided and consistent across the façade. Glass in clerestory and transom windows should be clear, stained glass, or frosted, not tinted.
- 15. Recessed entries are encouraged as a traditional element of the main street shopfront. Recommended treatments include:
 - I. Enhanced paving materials such as ceramic tile;
 - II. Ornamental ceilings such as coffering;
 - III. Decorative light fixtures.

Awnings:

- 16. Awning widths shall correspond to shopfront openings and not extend across the entire façade.
- 17. Awnings or canopies may encroach into the public right-of-way over the sidewalk, extending to a distance within two feet of the face of curb. Primary Street and Side Street setbacks, if any, should be paved with materials consistent or complimentary to the adjacent sidewalk.
- 18. Canvas awnings may cover shopfronts or balconies, but only in shed configurations.
- 19. Quarter sphere or quarter cylinder configurations are not allowed.

Lighting:

- 20. Lighting shall be mounted on the shopfront wall centered on the piers between windows/ doors or centered above the windows/doors of the shopfront. In instances where projected canopies are used over entries the lighting may be mounted in the underside of the shed element.



A glass awning demarcating a store entrance.



Bi-fold restaurant doors opening onto a patio.

Gallery
Table 16-150.I

Gallery

A ground floor colonnade that supports a shed roof or a deck that covers a sidewalk not in the right-of-way. Galleries provide shade, glare control and weather protection to ground floor shopfronts, making them ideal for retail use.



Design Standards and Guidelines

1. Gallery materials, style and design should be consistent with the building.
2. Where the shopfront overlay applies, galleries are to be combined with the Shopfront type (See "Shopfront" - Table 16-150.G).
3. Column height shall be proportional to the column width.
4. Column spacing and colonnade detailing, including lighting, should be consistent with the style of the building to which it is attached.
5. Openings in the wall are required no further apart than ten linear feet.
6. A railing on top of the gallery is required only if the gallery roof is accessible as a deck.
7. Planter boxes or pots may be placed in between columns to provide enclosure for such uses as cafe seating, provided that adequate throughway access is maintained.

Standards
Fig. 16-150.H



	FRONTAGE ELEMENT	MIN	MAX
A	Height (sidewalk to ceiling)	12 ft.	16 ft.
B	Depth (façade to interior column face)	10 ft.	16 ft.
C	Length along frontage (% of building façade width)	25 ft.	100 ft.
D	Setback from Back of Sidewalk	0 ft.	5 ft.
E	Right-of-way	No Encroachment	

Arcade
Table 16-150.J

Arcade

A ground floor colonnade that supports the upper stories of the building over a sidewalk not in the right of way. Arcades provide shade, glare control and weather protection to ground floor shopfronts, making them ideal for retail use.



Design Standards and Guidelines

1. Arcade materials, style and design should be consistent with the building.
2. Where the shopfront overlay applies, arcades are to be combined with the Shopfront type (See "Shopfront" - Table 16-150.G).
3. Column height shall be proportional to the column width.
4. Column spacing and colonnade detailing, including lighting, should be consistent with the style of the building to which it is attached.
5. Openings in the wall are required no further apart than ten linear feet.
6. A railing on top of the arcade is required only if the roof is accessible as a deck.
7. Planter boxes or pots may be placed in between columns to provide enclosure for such uses as cafe seating, provided that adequate throughway access is maintained.

Standards
Fig. 16-150.I

FRONTAGE ELEMENT	MIN	MAX
A Height (sidewalk to ceiling)	12 ft.	16 ft.
B Depth (façade to interior column face)	10 ft.	16 ft.
C Length along frontage (% of building façade width)	25 ft.	100 ft.
D Setback from back of sidewalk	0 ft.	5 ft.
E Right-of-way	No Encroachment	

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16-151 Public Frontage

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	<i>Table 16-151.C; Commercial Sidewalk Guidelines</i>	44
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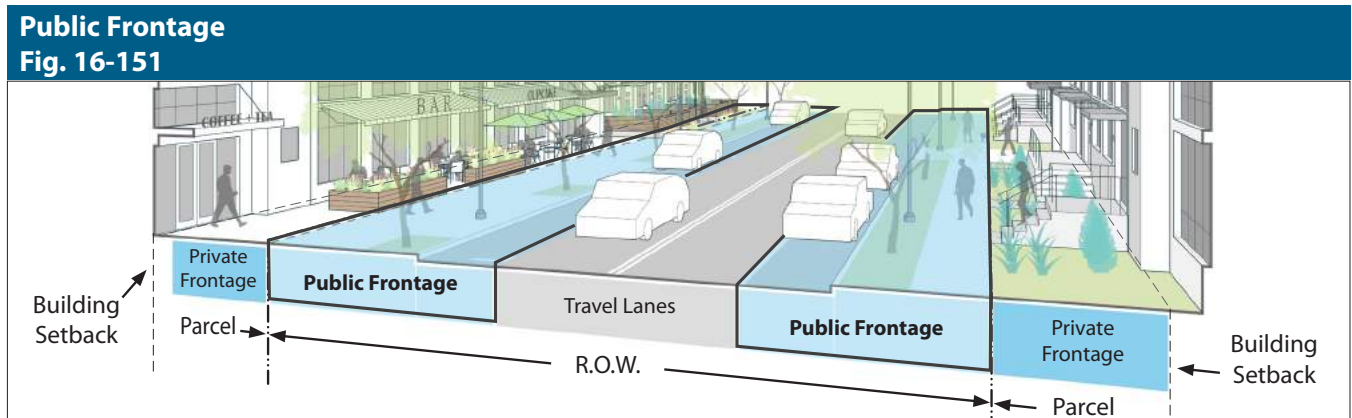
16-151.1 Applicability

The public frontage is the space between any property line adjacent to a street and moving traffic (the first bike-t or car-lane). This section consists of guidelines that apply to all improvements within this space.

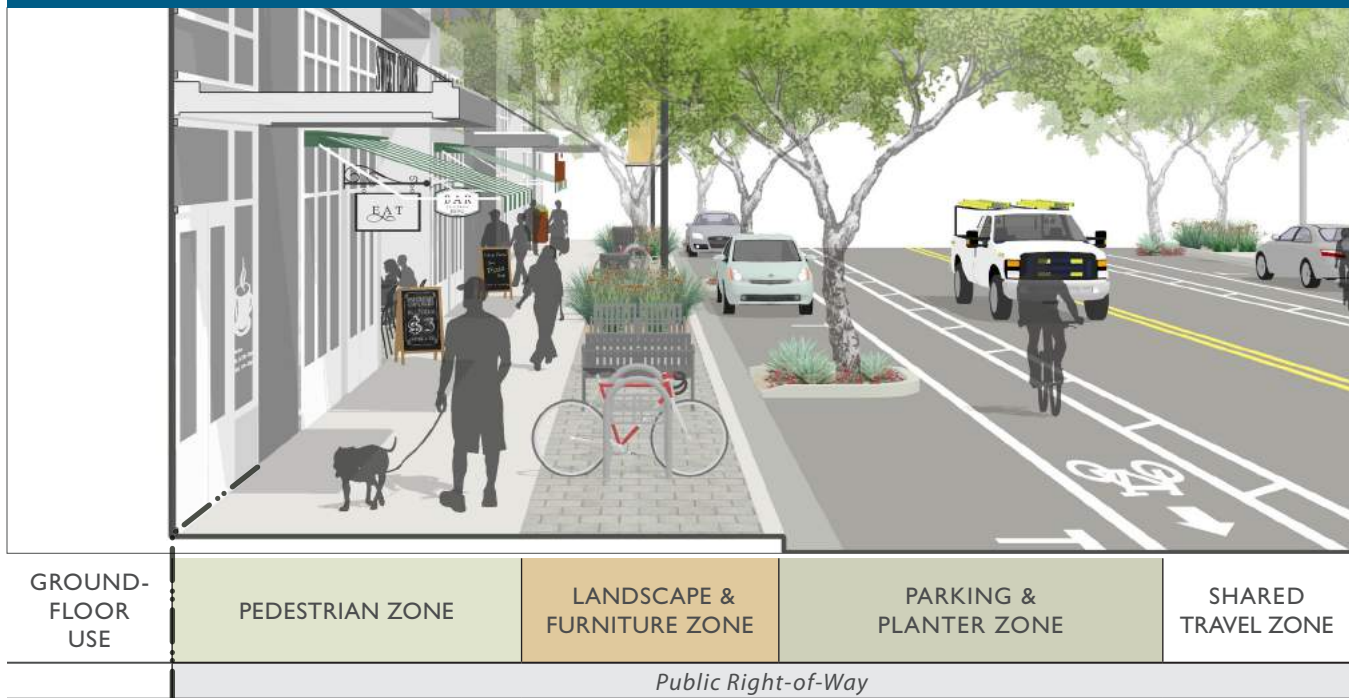
A. Design

The quality of this space greatly affects the character of the neighborhood as a whole. Public frontages that are welcoming to pedestrians are crucial to the success of walkable, mixed-use places. Though conditions vary from street to street, some general principles remain constant.

- 1. Setback / Private Frontage.** Although not technically part of the public frontage, the setback area of buildings play an important role in and are directly related to the public frontage. Where sidewalks are narrow, even a shallow setback can help open an otherwise congested space. Where residential ground floors are present, private frontage elements and landscaping are most appropriate in the setback area. Where commercial ground floors are present, there are many possible utilizations of the setback area (such as outdoor dining) that can not only benefit adjacent businesses, but also help enliven the streetscape.
- 2. Pedestrian Zone.** This is the sidewalk. This space must be five feet clear at an absolute minimum. More active sidewalks should be much wider. In no case should driveway ramps or alleys ever affect their slope.
- 3. Parkway / Landscape & Furniture Zone.** This zone extends from the outer edge of the sidewalk to the curb. It is not present on all streets, but it is ideal on all streets that contain vehicular traffic. With residential ground floors, parkway landscaping is often most appropriate. In such cases, frequent breaks in the landscaping are recommended to allow for pedestrians to come and go at ease. Breaks in the landscaping are especially important when the parkway is adjacent to street parking. Hardscape may be appropriate in areas where the ground floor use *does* transition from residential to commercial. This is the appropriate area for street lighting and tree wells. On commercial streets, this area may also include benches, bicycle racks, outdoor dining, and other amenities.
- 4. Parking & Planter Zone.** This zone extends from the curb to the edge of moving traffic (whether bicycle or auto). It is primarily intended for parking, but may be an ideal space to locate trees on streets that do not have a parkway, or on streets that feel too wide. This visually narrows the street, which can create a more comfortable enclosure and reduce vehicular speeding. Another possible element in this zone is the parklet. Parklets should begin at the sidewalk and extend across the space that is normally intended for street parking, providing an inviting extension of pedestrian space, and enlivening the street.



Commercial Street Frontage
Table 16-151.C



Materials. Pervious paving materials are encouraged in Landscape/Furniture zones, and in parking lanes for additional stormwater infiltration. Where feasible, gutters should be located between parking and travel lanes. Parkway designs that provide stormwater management and infiltration are encouraged. See the National Association of City Transportation Officials' *Urban Street Stormwater Guide* for guidance.

Trees. Trees may be located on private property, the Landscape & Furniture Zone, and/or in the Parking & Planter Zone. They should be strategically used to filter sunlight onto the public realm, and to visually narrow streets that may feel too wide. Parking lane trees, where provided, should be located every 2 to 6 spaces. Continuous parkway landscaping is not appropriate for commercial public frontages.

Parking. Head-in or back-in diagonal parking configurations are recommended on commercial streets in mixed-use districts where additional on-street parking is beneficial.

Parklets. Parklets may be located on the public right-of-way immediately in front of the sponsoring business with an encroachment permit. Parklets should be flush with sidewalk grade, should include comfortable seating, shaded areas, and foliage, and should be constructed of high-quality materials. A 24-inch buffer is recommended between parklet and travel lane; a 36-inch buffer is recommended between adjacent parking spaces. Parklets must be at least 15 feet away from a bus stop or bus shelter.



Example of an urban sidewalk, with landscape, pedestrian, and dining zones clearly delineated.



Example of an elegant dining parklet using a planter as a physical barrier from traffic.

Commercial Street Frontage, Cont'd

Table 16-151.C



A ten-foot setback can effectively widen a narrow sidewalk, and create a space that may be creatively utilized by the ground-floor businesses, and enliven the public realm.

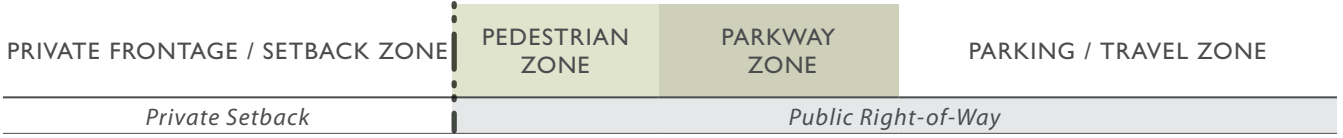


Parklets can extend active, welcoming pedestrian space into the street, and serve a variety of functions.



A large parklet that provides a significant amount of outdoor dining space.

Residential Street Frontages
Table 16-151.D



Materials. Pervious paving materials are encouraged in parking lanes for stormwater infiltration. Where feasible, gutters should be located between parking and travel lanes. Parkway designs that provide stormwater management and infiltration are encouraged. Drought-tolerant plant species and decomposed granite or mulch groundcover are recommended for parkway landscaping, and hardscape "breaks" in the parkway are recommended approximately every 50 feet for pedestrian access. See the National Association of City Transportations Official's *Urban Street Stormwater Guide* for guidance.

Trees. Broad-canopy trees are recommended for residential streets. They may be located on private property, the Parkway zone (where occurs) and/or in the Parking zone. They should be strategically used to filter sunlight onto the public realm, and to visually narrow streets that may feel too wide. Parking lane trees, where provided, should be located every 2 to 4 spaces.



Frequent breaks in the parkway landscaping allow for more convenient pedestrian access to the street.

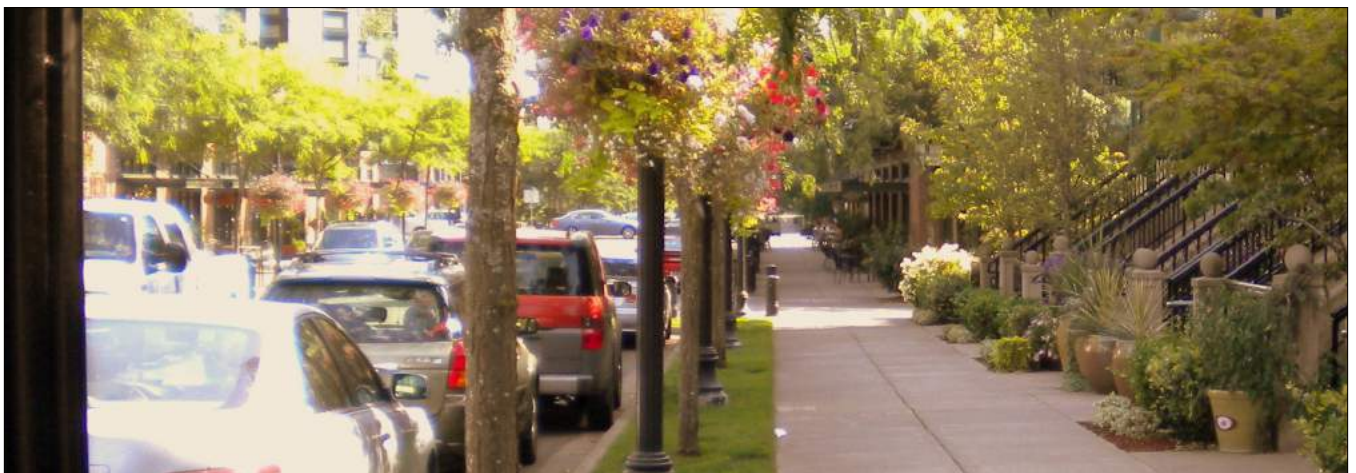
Residential Street Frontages, Cont'd
Table 16-151.D



Where there is no parkway, trees can work well in the parking lane.



To accommodate flexibility in ground-floor use, a residential street may substitute parkway landscaping with hardscape.



A landscaped parkway and sidewalk on a multi-family residential street with stoops leading up to ground-floor units.

16-152 Private Open Space

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16-152.1 Applicability

The standards of this section apply to new buildings and additions.

A. Standards

1. At-grade open space must be directly accessible from the adjacent ground floor.
2. The minimum usable open space area is in addition to the setbacks required by the zone. The minimum required area may be provided by enlarging any or all allowed usable open space(s) beyond the minimum required area or by providing multiple open space(s) with a minimum dimension as identified in *Table 16-152*.
3. The dimensions in *Table 16-152* reflect the required size in order to qualify as usable open space.

Private Open Space Table 16-152

Usable Area Required	5% of total lot area for lots ≤ 8,000 SF; 10% of total lot area for lots > 8,000 SF
Usable Open Space Types	Reference
Rear Yard	16-152.C
Court	16-152.D
Side Yard	16-152.E
Roof Deck	16-152.F
Passage	16-152.G
Balcony	16-152.H

B. Design

On-site open space – the space between buildings – contributes to the physical form and character of an individual building as well as for an entire block and neighborhood. Several types of spaces can be used to provide complete or partial separation between neighboring buildings and on the lot of an individual building. These spaces range from courtyards ('court') to side yards and rear yards to balconies and roof decks. In addition, passages can be used to provide open space that links to sides of a block while creating new building addresses and frontages.

Rear Yard
Table 16-152.C

1. Description

A private, landscaped open space located behind the building.

2. Configuration and Size

- a. **Configuration.** Rear yards, also known as "back yards" are located behind the primary building, generally away from the view of the Primary Street. For buildings with two or more units, rear yards may be divided into separated private yards in compliance with the site requirements below.
- b. **Size.** Minimum dimensions of 15 feet x 15 feet.
- c. **Encroachments.** Dooryards, porches, stoops, and architectural elements may encroach into the Side Yard up to a total of 30-percent of the width and/or length.



A back yard with a large paved area surrounded by border planting.

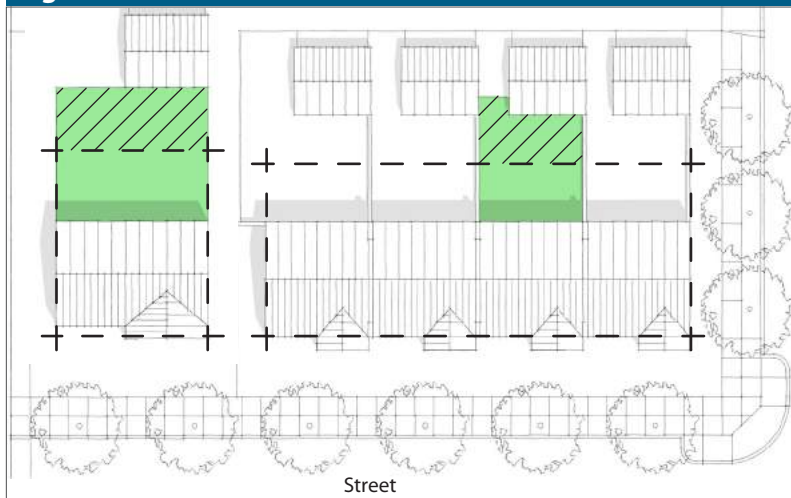




A drought tolerant back yard.



A back yard seating area and outdoor fireplace.

Rear Yard Configurations
Fig. 16-152.C



 Not counted towards required open space
 Required building setback

Court

Table 16-152.D

1. Description

A semi-public, shared open space within a lot. It is a well-defined, coherent area that is an essential component of the project's design, not merely space left over after the building mass is placed. Courts generally provide visitor access from the street to dwellings, retail or office spaces, and/or buildings within the lot that lack direct frontal access from the street. The degree of enclosure or openness may vary per the requirements of each zone and the design intent of the project designer.

2. Configuration and Size

a. **Configuration.** Courts are to be placed in any or all of the following ways:

- i. **Open to Street.** The Court adjoins the minimum Primary Street setback line creating a deep, combined garden/terrace facing the street.
- ii. **Side Court.** The Court is placed along the side yard of the parcel to work together with a court or back yard on an adjacent lot to create the effect of one large open space;

Provide a contiguous space for entrances to a neighboring existing building that face the proposed project and are located close to the property line, to face;

When the adjoining lot contains a single-family house, to create a large open space next to the house.

iii. **Internal Courtyard.** The Court is an internal courtyard, entirely contained within the building.

iv. **Special Circumstances.** When a site contains an exceptional feature, such as a large, healthy tree, the Court is placed to retain and take advantage of that special feature.

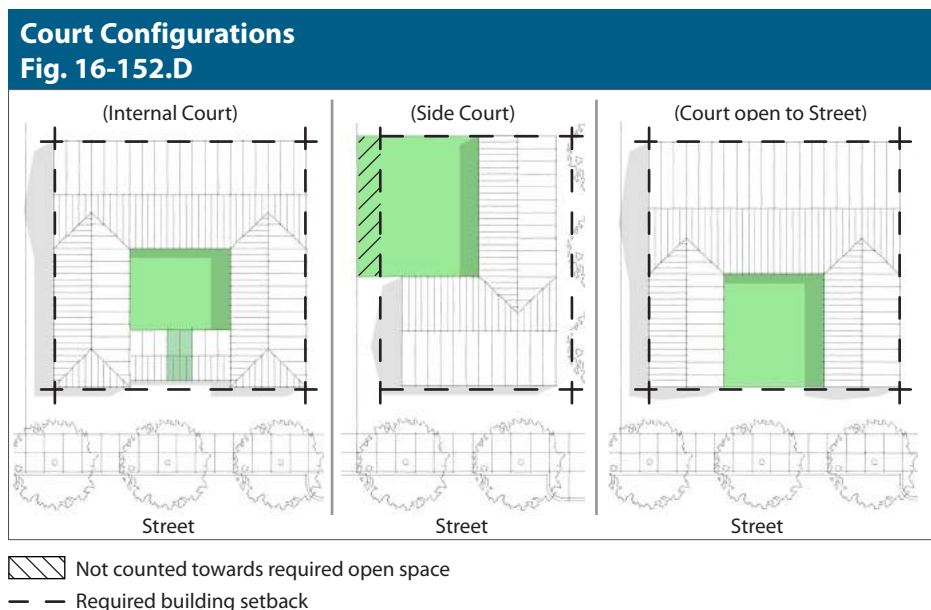
b. **Size.** At least 15 feet by 25 feet.

c. **Enclosure.** A Court's perimeter is defined by walls on at least two sides, and on a third side by walls or architectural or landscape elements such as low walls or trellises, or linear landscape elements such as hedges or rows of trees.

One side of a Court may be defined by a building wall or a linear landscape element on an adjoining property.

Driveways located adjacent to a Court shall be screened by architectural elements such as low walls or trellises, or linear landscape elements such as hedges or rows of trees so as not to appear to be located within the Court.

d. **Encroachments into Courts.** Dooryards, stoops, and architectural elements may encroach into the Court up to a total of 30 percent of the width and/or length.



Court, Cont'd

Table 16-152.D

3. Design

- a. **Common Area.** Courts shall be designed to be gathering places for the occupants and also circulation spaces through which pedestrian access is provided from the street to any buildings (or portions of buildings) that lack direct street frontage. Courts provide a central, flat area that is usable and encourages human activity and interaction. This area contains a combination of paving and landscaping.
- b. **Private Area.** Courts shall be designed to provide for private access to dwellings and businesses that lack direct street frontage. Courts should also provide space for private patios and terraces.
- c. **Amenities.** Courts shall include public amenities such as seating areas, fountains, BBQ islands and/or outdoor fireplaces to encourage their use as common outdoor rooms or gathering places.
- d. **Finishes.** Court materials, finishes, fixtures, and colors shall be designed in a manner that is consistent with the architectural style of the building.
- e. **Landscaping.** Except for paved areas, courts shall be planted with trees, shrubs, decomposed granite or other appropriate ground cover and water conserving plant materials. Arbors, trellis structures and raised planter/seating walls are allowed. Court planting may be in permanent planters or pots/containers.

The top of planter walls shall not be taller than a bench, but some may be up to 36" if so required to support the health of plantings.

Trees are to be selected for their ultimate scale to the space, for shade and to screen views to and from neighboring buildings.



The side courts of these two buildings work together to create a single space.



An internal court with a fountain as its focal point.



A court that provides outdoor dining.

Side Yard
Table 16-152.E

1. Description

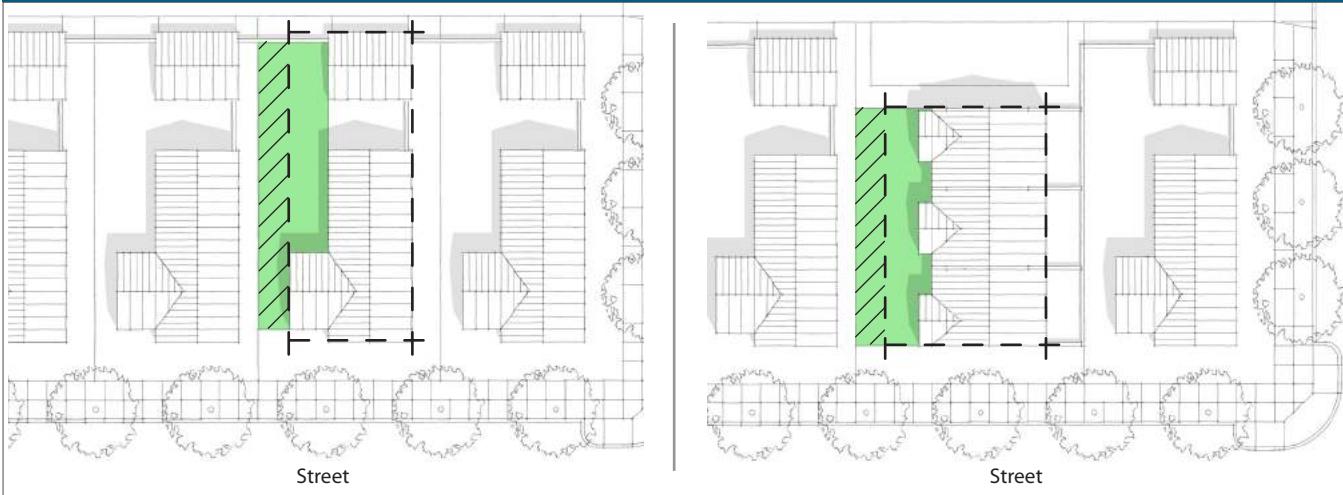
An open space along one side of a lot. Side Yard open space is allowed on both sides of the lot. Side Yards are semi-private spaces through which visitor access is provided to one or more buildings or dwellings, or may be private spaces for the exclusive use of the residents of one or more dwellings.

Side Yards of single-family dwellings are private, primarily landscaped open spaces. For multi-family or non-residential buildings, Side Yards may be designed for the shared use of all tenants, or divided into private areas for the use of a specific dwelling.

Configuration and Size

- a. **Configuration.** Side Yards are located between the building and the side property line. The yard area can provide a contiguous space for entrances to a neighboring existing building that face the proposed project and are located close to the property line.
- b. **Size.** At least 12 feet by 20 feet.
- c. **Encroachments.** Dooryards, porches, stoops, and architectural elements may encroach into the Side Yard up to a total of 30-percent of the width and/or length.

Side Yard Configurations
Fig. 16-152.E



▨ Not counted towards required open space
- - Required building setback

Side Yard, cont'd
Table 16-152.E



A paved side yard provides access to this single family house.



All units face the court with their public rooms.



The side yard of this multi-family building provides access to adjoining units.



The side yard of this multi-family building provides access to adjoining units.

Roof Deck

Table 16-152.F

1. Description.

An open space on the roof of the building. The space(s) that may be assigned to individual units or a shared open space available for use by all residents or tenants.

2. Configuration and Size

- a. **Configuration.** Roof Decks may be located on a portion or all of a building's roof, in compliance with the California Building Code (CBC) access and exiting requirements.
- b. **Size.** Minimum dimensions of 15 feet x 15 feet.
- c. **Amenities.** Roof Decks shall include trellises, landscaping, seating areas, fountains, and/or outdoor fireplaces to encourage their use as outdoor rooms or gathering places.
- d. **Finishes.** Materials, finishes, fixtures, and colors visible from the street shall be designed in a manner that is consistent with the architectural style of the building.



Multiple roof decks on one building.



A roof deck seating area.



A roof deck restaurant.

Passage Table 16-152.G

1. Description

An open space that provides a pedestrian connection between or through buildings from the street to a space or between spaces. Passages may be covered or uncovered.

2. Configuration and Size

- a. **Configuration.** Passages shall have a basic rectangular shape and may be open to the sky or covered by a roof or upper floors. Passages may be gated or completely open to the street, but shall be unobstructed by garden walls or other solid elements that impede views into and out of the space to which they provide access.
- b. **Size.** At least 10 feet wide.
- c. **Encroachments.** Dooryards, porches, stoops, and architectural elements may encroach into the passage up to a total of 4 feet.



Peppertree Lane in Laguna Beach is a great example of a covered passage.



Example of a side yard passage providing access to a Side Court.



Example of an uncovered passage.

Balcony

Table 16-152.H

1. Description.

A small open space for an individual unit or a shared open space available for use by more than one unit.

2. Configuration and Size

- a. **Configuration.** Balconies may project from the façade or be recessed, in compliance with the California Building Code (CBC).
- b. **Size.** Balconies must be a minimum of 6 by 8 feet in order to contribute towards the required amount of private open space. Juliet balconies - very shallow balconies with a safety railing protecting a large openable window on an upper floor - are encouraged when appropriate to the architecture of the building, but do not count contribute towards the required amount of private open space.
- c. **Finishes.** Materials, finishes, fixtures, and colors visible from the street shall be designed in a manner that is consistent with the architectural style of the building (see Figs. 147.3.D and 147.4.D).
- d. **Design.** Balconies must be designed so that they are integral to the overall design of the building and its massing. Balconies should not simply be platforms hanging off the front of the building.



Corner Balconies.



Corner balconies above a cafe.



A shared balcony.

Landscape and Outdoor Lighting

Table 16-152.I

1. Landscape Materials

- a. New or modified landscape and irrigation shall comply with the following:
 - i. Turf is not to exceed 30 percent of the landscape areas in residential developments.
 - ii. Paving materials shall be decorative and complementary to the main building design.
 - iii. Decorative water features shall use re-circulating water and recycled water.

2. Landscape on Private lots

- a. **Green screen.** Landscape should be used to soften walls and fences and provide a green screen, where appropriate, between commercial buildings and adjacent residential properties.
- b. **Stair treads.** Exterior stair risers and treads shall be constructed of durable and permanent materials and in a manner that is consistent with the design of the rest of the building.

3. Irrigation

Permanent and automatic irrigation systems shall be provided for all landscaped areas per the city's design criteria and specifications.



A curbside rain garden collects and filters storm water.

4. Climate mitigation

Trees, shrubs, hedges, and deciduous vines should be used to minimize solar heat gain during the summer and maximize heat gain during the winter.

5. Sustainable Stormwater Management

- a. Stormwater system to comply with city's standards.
- b. Ground water recharging and stormwater runoff limits should be facilitated on all parts of new building sites. Possible strategies include:
 - i. Rain gardens and vegetated bioswales that convey and infiltrate rainwater.
 - ii. Pervious pavement that allows stormwater to infiltrate directly into the ground below. Acceptable permeable surfaces include pervious concrete, pervious pavers, decomposed granite, and gravel.

6. Site Lighting

- a. **Lighting.** Lighting levels shall be no less than 1 footcandle and no more than 7 footcandles, in compliance with 16-320.
- b. **Shielding.** Site lighting should be shielded by permanent attachments to light fixtures so that light sources are not visible from a public way and to prevent off-site glare.
- c. **Extent.** Site lighting includes illumination of parking areas, buildings, pedestrian routes, and public ways.
- d. **Clearance.** The bottom of a lamp along a sidewalk or other path being lighted should not be more than 20 feet above the ground.
- e. Wall-pack types of lighting are not recommended, but if proposed must be provided with full cutoff shields and must contribute to the architecture of the building.

16-153 Public Open Space

Sections:

16-153.1 Applicability.....58
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 Table 16-153; Required Public Space.....58
 Table 16-153.B; Plaza.....59
 Table 16-153.C; Pocket Park.....60
 Table 16-153.D; Paseo.....61
 Table 16-153.E; Woonerf.....62



A public green integrated within a main street environment.

16-153.1 Applicability

This section establishes the standards for the types of public space based on the intended physical character through four types of spaces: 1) Plazas; 2) Pocket Parks; 3) Paseos; and 4) Woonerfs. These types are generally based on their function. Collectively, the civic spaces are designed to function as a comprehensive system of public open space that supports the variety of physical contexts in mixed use places.

The standards of this section apply to a new building(s) on a site of at least 20,000 square feet.

A. Standards

Each development subject to this section is required to provide on-site public space as identified in *Table 16-153*.

Required Public Space Table 16-153

Site Size	Min Public Space to be Provided
20,000 sq ft to 2 acres	min 7%
> 2 acres	min 10%

Plaza

Table 16-153.B

Plaza

A formal publicly accessible space with focused landscaping and hardscape for civic purposes and commercial activities, spatially defined by building frontages, and located at the intersection of important streets or pedestrian paths.

The plaza's principle function is to serve as a flexible gathering space and to support civic and commercial activities such as farmer's markets, music concerts and art fairs. The plaza's design serves all ages and abilities providing convenient pedestrian connections through the space to the surrounding building frontages.



A plaza square with a central fountain and seating areas.



Plazas create essential gathering spaces that support local commercial and retail uses.

Design Standards and Guidelines

4. Landscape

- a. Landscape materials should be a balance of drought-tolerant trees, plants and groundcover that provide significant shade and interconnected spaces for convenient movement through the space.
- b. The ground surface should vary to provide a sense of physical movement across the plaza as well as support water drainage and reclamation patterns.
- c. Furnishings such as benches, chairs, Tables and drinking fountains should be provided.

5. Design Details and Elements

- a. **Size.** Smaller dimension must be at least half of the larger; no dimension may be less than 25'.
- b. **Visibility.** The plaza is visible from adjacent streets. Pedestrians and motorists alike must be able see through the space to the building façades at the back of the plaza.
- c. **Frontages and Adjacencies.** The plaza has street frontage on at least one side.
- d. **Lighting.** Illumination levels should be at least 1 foot-candle and not more than 7, per on-site lighting standards (*Section 16-320*)
- e. **Structures and Improvements.** The space should provide iconic locations for pavilions, kiosks, bandstands, public art, water features and monuments to enhance the space while not obstructing views and pedestrian connections.

Pocket Park

Table 16-153.C

Pocket Park

A small public open space tucked into a block generally for the recreation of children, generally fenced and may include an open shelter. Pocket Parks may be located anywhere within a block but should be strategically placed and sized to contribute to the larger network of open spaces. Pocket parks are often ideal on small neighborhood blocks adjacent to blocks that have larger open spaces.

Pocket parks may serve as gateways or iconic markers for smaller neighborhood sub-areas.



A combination of turf and simple hardscapes.

Design Standards and Guidelines

1. Landscape

- a. The ground surface may be predominately green, hardscape, or a balance of both. Paved paths and hardscape features should be integrated to encourage pedestrian movement through the park.
- b. Unobstructed lawn, planting beds, hardscape, and or drought tolerant landscape are recommended.
- c. Trees should be arranged either naturalistically or formally and shall be of sufficient scale for the context.

2. Design Details and Elements

- d. **Size.** Smaller dimension must be at least half of the larger; no dimension may be less than 25'.
- e. **Visibility.** Visibility across, from one side of the Pocket Park to the other is required. Hedges and walls shall not exceed 36 inches in height.
- f. **Frontages and Adjacencies.** The Pocket Park fronts at least one public street when located mid-block, or two public streets on the corner of a block.
- g. **Shading.** Shade structures are allowed but shall be reviewed for appropriate scale and to not visually dominate the space.
- h. **Lighting.** Illumination levels should be at least 1 foot-candle and not more than 7, per on-site lighting standards (*Section 16-320*)
- i. **Structures and Improvements.** Structures may include by are not limited to pergolas, trellises, small monuments, water features, and pedestrian amenities (benches, Tables, drinking fountains, etc.), bike racks, playground equipment and informal athletic courts that provide a focus to the Pocket Park.



Neighborhood-serving recreation facilities are ideal for Pocket Parks.

Paseo Table 16-153.D

Paseo

A narrow public pedestrian way that provides beautiful mid-block connections. Paseos can accommodate residential, commercial and other non-residential frontages. Paseos present the opportunity to improve pedestrian connectivity and safety while reducing the need for vehicular right-of-ways. Paseos lead or connect to other streets or open spaces.

Paseos can provide additional locations for shop-fronts, patios and outside dining, informal open spaces and mini-plazas between buildings.



A Paseo can create active pedestrian environments with dining areas.

Design Standards and Guidelines

1. Landscape

- a. Trees may be arranged at varying intervals along the side or in the middle of the Paseo to accommodate pedestrian furniture and seating areas. Variability in tree species, size and spacing is allowed.
- b. Landscaping should allow for pedestrians to meander through the Paseo side-to-side, especially in paseos lined with commercial frontages, but a defined route should encourage movement through the space.

2. Design Details and Elements

- a. **Size.** Paseos range in width from 10-25 feet in width and up to the entire depth or length of a block.
- b. **Visibility.** All buildings along paseos have an entrance on the Paseo.
- c. **Frontages and Adjacencies.** Residential and non-residential buildings open directly onto the Paseo with the integration of stoops, patios and similar frontages.
- d. **Lighting.** Illumination levels should be at least 1 foot-candle and not more than 7, per on-site lighting standards (*Section 16-320*).
- e. **Structures and Improvements.** Small side courts, rest areas and pedestrian amenities (benches, picnic Tables, etc.) may be located in the Paseo.



Wide paseos with significant landscaping create a natural and private environment between multi-family buildings.

Woonerf

Table 16-153.E;

Woonerf

A shared linear space intended to transform existing alleyways into a secondary pedestrian and cyclist friendly connected pathway system within Downtown. Woonerfs are designed primarily for pedestrians and cyclists, secondarily to accommodate slow moving and service vehicles, and thirdly can serve as flexible gathering space. The woonerf provides an opportunity to convert utilitarian space into safe public green space within an urban environment. Woonerfs are typically mid-block and run the length of the block. A new woonerf can be introduced if an entire City block is being developed.



Pedestrians, bicycles and vehicles all coexist within the Green Alley/Woonerf.

Design Standards and Guidelines

1. Landscape

- a. Trees can be selectively placed along the woonerf, typically within the setback area on adjacent private property. Tree species must accommodate the needs of Oxnard Fire and Public Works vehicles.
- b. Planting material can occur within pavers, in movable planters on castors in the right-of-way, or within the setback area on adjacent private property to be incorporated into the woonerf.

2. Design Details and Elements

- a. **Size.** City alley rights-of-way vary in size but are generally between 14 to 20 feet in width. At all times, a 20 foot wide driving surface is required for Fire and Public Works vehicles. The remaining space (i.e., any width wider than the required 20 feet) may be used for landscaping and amenities. Building setback areas abutting the alley are to be incorporated with the woonerf's overall design. The building setback area incorporated into the woonerf is to be credited to a development project's minimum square footage requirement per Table 16-153.
- b. **Alley Functionality and Visibility.** Woonerfs are to accommodate the utility, service and ingress / egress functions of an alley, and are to connect to public roads at both ends or a public road on one end and a public amenity on the other end as authorized by the Public Works Director. Woonerfs and their features must accommodate Oxnard Police and Public Works sightline requirements.
- c. **Service Entries and Adjacencies.** Building entrances, driveways, utilities, and service vehicles and emergency vehicles needs shall be accommodated within the improvements.
- d. **Parking.** Although accessible by vehicles, parking is discouraged within the Woonerf. When limited parking is allowed, it shall be for only loading or unloading.
- e. **Lighting.** Illumination levels must be at least 1 foot-candle and not more than 7 foot-candles. Building mounted lighting may spill over into the alley right-of-way. Blank walls may be used for projecting images to encourage social gatherings, and the project image's lighting levels may exceed this foot-candle standard as authorized by the Community Development Director. Light strings or other items crossing the alley shall be allowed only with approval from the Fire Department and Public Works and with a minimum height of 15 feet.
- f. **Structures and Improvements.** Benches, tables, bike racks and/or other pedestrian or cyclist amenities may be located in the woonerf, setback or on adjacent buildings. Fixed amenities and features cannot be located within the right-of-way without Fire and Public Works authorization. Furnishings such as benches and tables are allowed but must be movable from the City right-of-way.
- g. **Movable structures.** Movable structures are to be allowed within the woonerf provided clear paths of travel are maintained. It is the responsibility of the immediately abutting property owners to maintain paths of travel and minimize nuisance conditions associated with movable structures.
- h. **Public Art.** Public art is encouraged to be placed along the woonerf.

16-154 Signage

Sections:

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16-154.1 Applicability

This section establishes the standards for signage on individual buildings and their sites. Each new sign or modification to an existing sign is required to be designed in compliance with the standards and guidelines of this section. Except for temporary signs regulated by *City Code 16-477*, the standards of this section replace all existing sign standards and guidelines for parcels in the Downtown Code Boundaries but use the processing requirements in *Section 16-600 (Sign Permits Required)*. Signage is allowed as identified in *Table 16-154* and in compliance with the allowed use(s) in the zone. One sub-zone is identified in this Table because the allowed uses vary from the base zone and the corresponding signage needs to be regulated.

A. Standards

- Total Signage Amount.** Each building may contain all of the allowed signage types in compliance with the applicable standards and subject to design review and approval by the Review Authority identified in *Table 16.145* and processed per *Section 16-600 (Sign Permits Required)*.
- Combinations.** The types allowed in a zone may be combined unless stated otherwise. Sign types may be combined along each lot frontage to transition physical character. The transitions are subject to City review and approval. Multiple sign types on one building or site are subject to design review by the Director.
- Prohibited Signs.** The following types of signs are not allowed: internally illuminated cabinet signs, permanent banners, pole mounted or lollipop signs, feather flags or inflatables, billboards, signs that produce smoke or sound, signs with animated or moving characters (except digital/electronic signs), changeable copy signs (except for theaters or concert venues).

Allowed Signage Types

Table 16-154

Type	Downtown Zones				See Reference for Standards and Guidelines
	DT E	DT E-O	DT G	DT C	
Façade	P	P	P ¹	P	Table 16-154.C
Window	---	P	P ¹	P	Table 16-154.D
Projecting (Blade)	---	P	P ¹	P	Table 16-154.E
Sidewalk	---	---	P ¹	P	Table 16-154.F
Digital	---	---	SUP ¹	SUP	Table 16-154.G
Directory	P	P	P	P	Table 16-154.H

Key

- P allowed subject to applicable requirements
 --- not allowed in zone

Notes

- ¹ Only where shopfront required or used.

B. Design

The following standards and guidelines shall be used in reviewing the design of individual signs. Substantial conformance with each of the following is required before a sign or building permit can be approved.

1. General

- a. A building is allowed multiple types of signs as allowed by *Table 16-154*.
- b. In order to avoid sign clutter, signage is allowed only on façades that have building entrances.
- c. Signs shall not cover or obscure building entrances, cornices, columns, or other prominent architectural elements or details. Signs on windows, doors, storefronts, are allowed as specified in *Table 16-154*.

2. Color

Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the project site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.

3. Design and Construction

Except for approved temporary banners, flags, and signs, conforming with the requirements of this section, each sign shall be constructed of permanent materials and be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

4. Materials and Structure.

- a. Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the project site where the sign is located.
- b. Signs shall not include reflective material.
- c. Materials for permanent signs should be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
- d. The size of the structural members (e.g. columns, crossbeams, and braces) should be in proportion with the sign panel they are supporting.
- e. The use of individual letters incorporated into the building façade design is recommended, rather than a sign with background and framing other than the structure wall.

5. Sign Copy (Messaging) Guidelines.

The following guidelines for sign copy should be followed to ensure readability and visual strength of signage.

- a. Sign copy shall relate only to the name and/or nature of the business or commercial center.
- b. Permanent signs that advertise continuous sales, special prices, or include phone numbers are only permitted as window signage.
- c. Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.

6. Sign Lighting.

Sign lighting shall be designed to minimize light and glare on surrounding rights-of way and properties.

- a. External light sources shall be directed and shielded so that they do not produce glare off the project site, on any object other than the sign.
- b. Sign lighting shall not blink, flash, flutter, or perceptibly change light intensity, brightness, or color.
- c. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
- d. Direct and reflected light from primary light sources shall not create hazards for pedestrians or operators of motor vehicles.
- e. For energy conservation, light sources should be hard-wired fluorescent or compact fluorescent lamps, LED, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.
- f. Digital and other electronic signs are subject to SUP approval as identified in *Table 16-145*.

7. Sign Maintenance.

Each sign and supporting hardware, including temporary signs and awning signs, should be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination should be repaired in a timely manner.

- a. A repair to a sign should be of materials and design of equal or better quality as the original sign.
- b. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed.

Façade Sign
Table 16-154.C

Façade Sign

A sign painted or reverse channel letters applied directly to the façade, typically above the storefront or more creatively as approved by the City. This type consists of a single externally illuminated panel or individual letters and/or logo. This type of sign is intended for viewing from across the street and along the sidewalk.



Design Standards and Guidelines

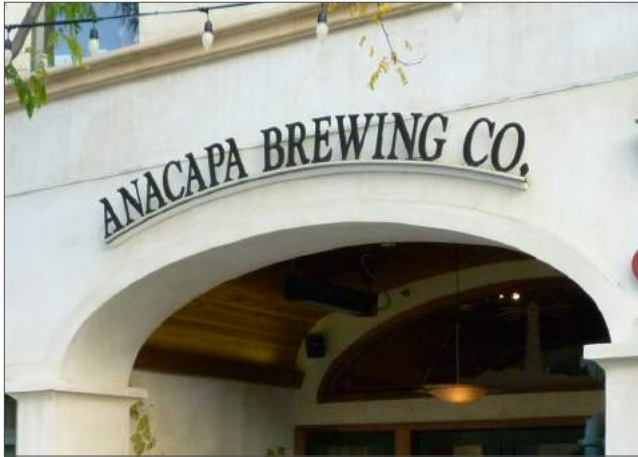
1. Up to one façade sign per business along a building frontage. In multi-tenant buildings, only the businesses with frontage on the sidewalk shall have a façade sign.
2. Façade signs shall be located above the storefront and at least 12 inches from any eave, edge of building or top of parapet. On multi-story buildings, façade signs should be located either above the storefront or above the openings on the uppermost story.
3. Sign thickness (as measured from the façade) shall not exceed four inches.
4. A minimum clearance of 24 inches is required between a sign and any opening.
5. If illuminated, external illumination is required, and should be mounted to maintain visual integrity of the sign.
6. Lettering on background panel may be up to 18 inches tall. If a background panel is not included, letter height may be up to 24 inches tall.

Size & Placement Standards
Fig. 16-154.C



		MIN	MAX
A	Height	10 in.	24 in.
B	Width as % of façade width	none	60%
C	Clearance from openings	24 in.	n/a

Façade Sign Examples



Individual metal letters mounted on a string course.



Wall signs may be located within the transom area of the shopfront.



Using bright colors to provide contrast to adjacent walls.



Script neon and metal letters mounted on reclaimed wood.



Individual, internally illuminated letters mounted directly on wall.



Simple, metal sign with laser-cut letters. Direct sun helps to create a legible contrast against the surface the sign is mounted on.

Window Sign
Table 16-154.D

Window Sign

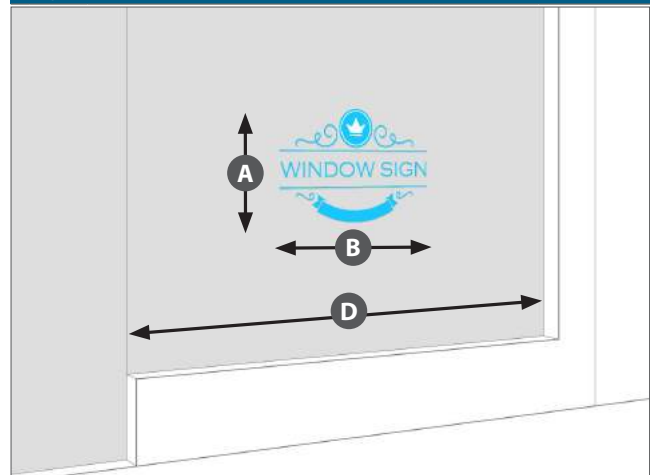
A sign painted or applied directly to the storefront window(s) and/or door(s). This type typically consists of individual letters and a logo with allowances for some contrasting background. Window signs also include posters for advertisements and sales, product merchandise posters, open and closed signs, and painted or etched business names and logos.



Design Standards and Guidelines

1. Up to one window sign per storefront. A storefront is the glass area between the two closest edges defined by wall material at least 9 inches wide.
2. Window signs shall not occupy more than 25% of a window.
3. Permanent window signs shall be individually painted, etched or otherwise applied letters or logo graphics surrounded by clear glass.
4. Exposed neon signs are subject to Director approval.

Size & Placement Standards
Fig. 16-154.D



		MIN	MAX
A	Height as % of window/door height	none	50%
B	Width as % of window/door width	none	50%
C	Area as % of total window/door area	none	25%
D	Storefront defined by approved material at least 9 inches wide	--	---

Window Sign Examples



Depending on font type and letter spacing, window signs can have a wide range of transparency.



A wall sign incorporating neon.



Reflective vinyl can help make a sign more noticeable.



Subtle tones and colors can still create legible contrast.



Individual vinyl letters with feature area at top center and contrasting background along bottom.



Bright colors can help make the window sign be more visible and lively.

Projecting Sign
Table 16-154.E

Projecting (Blade) Sign

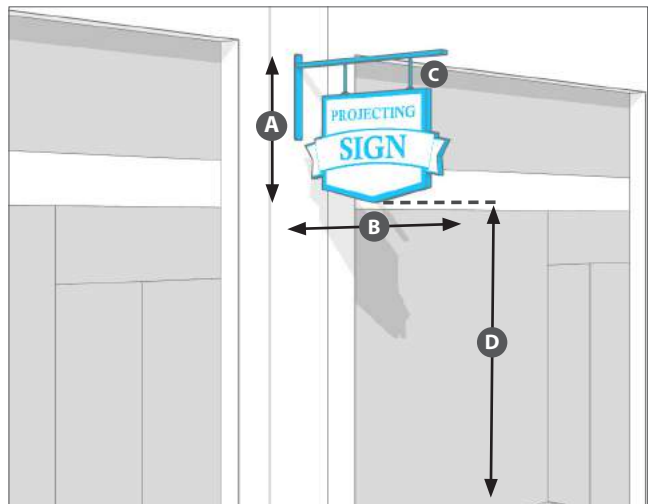
A double-sided sign that projects perpendicular to the building façade from a mounted wall brace or from the ceiling of a balcony or arcade. Projecting signs typically project over a public right-of-way such as a sidewalk or public open space and are intended for viewing by pedestrians approaching the shop.



Design Standards and Guidelines

1. A maximum of one projecting sign is allowed for every storefront entrance on the façade.
2. Projecting signs should be mounted near storefront entrances.
3. The overall area of a projecting sign shall not exceed ten square feet.
4. At least eight feet of vertical clearance shall be provided from the lowest point of the sign and the sidewalk.
5. An encroachment permit is required prior to installation of any sign extending into the public R.O.W.
6. Projecting signs that hang from the ceiling of a balcony or arcade should not exceed a width of four feet and should be centered within the balcony or arcade.
7. The top of a projecting sign shall be located below the windows on the second floor of the building.
8. Projecting signs shall be externally illuminated by a light mounted on the façade or by neon tubing used to illuminate letters, symbols, and accent frames.
9. Decorative and supporting hardware such as brackets should be architecturally compatible with the building façade.
10. Projecting signs should not be placed under an awning or horizontally within five feet of an awning or another projecting sign.

Size & Placement Standards
Fig. 16-154.E



		MIN	MAX
A	Height	none	18 in.
B	Width	none	48 in.
C	Sign Thickness	none	3 in.
D	Vertical Clearance from Sidewalk	8 ft.	12 ft.
E	Horizontal Clearance from Adjacent Curb	24 in.	n/a

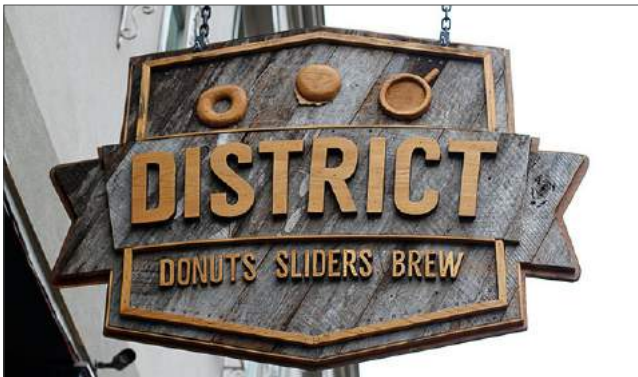
Projecting Sign Examples



Projecting signs are scaled to be legible from the sidewalk, and often use contrast to be read easier from afar.



Projecting signs may be simple and allow other sign elements to provide more information.



Projecting sign with depiction of product sold within the store.



A simple projecting sign with address, name, and type of store.



Projecting signs with depictions of product sold within the store.



Simple round projecting signs.



Sidewalk Sign
Table 16-154.F

Sidewalk Sign

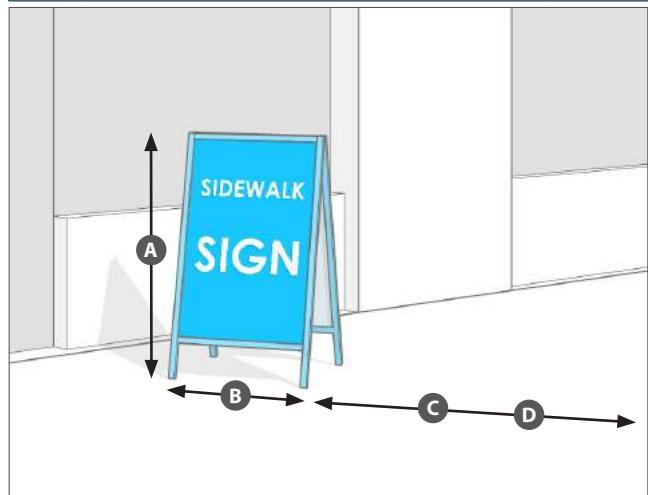
A two-sided, non-illuminated, portable and temporary sign placed outside a storefront on the sidewalk for viewing at close range. The sidewalk sign is intended for use by retailers, office tenants, theaters, restaurants, cafes, and other food-oriented businesses. Sidewalk Signs – known as Sandwich Boards and A-frame Signs – should be unique, and lend interest and liveliness to a streetscape. Signs should effectively communicate the message and attract customers with minimal text and images and by simplicity of design and placement should avoid visual clutter.



Design Standards and Guidelines

1. **Durable Material.** Signs shall be constructed of durable materials, sufficient to withstand inclement weather and color fading due to sunlight. Materials may include wood, wrought iron, fiberglass (not foam board), and metal. Signs shall also be adequately weighted to withstand being overturned by wind or contact. Weights, if required, shall be concealed or incorporated into the design of the sign.
2. **Design.** The design, graphics, colors and materials shall complement the design of the shopfront and business and present a finished appearance. Graphic symbols are recommended, utilizing images that convey the goods or services offered.
3. **Attachments.** Signs shall not contain posters, flyers, balloons, pennants, flags, or other attention getting devices attached to the sign.
4. **Projections.** There should be no projections other than raised carved letters, which should extend no more than 1/2 inch from the sign face.
5. **Edges and Corners.** Signs shall contain no sharp or jagged edges or corners.
6. **Max of one sidewalk sign per business.**
7. **Signs shall only be displayed during hours of operation.**

Size & Placement standards
Fig. 16-154.F



		MIN	MAX
A	Height (Overall)	18 in.	36 in.
B	Width	18 in.	30 in.
C	Horizontal Clearance from Adjacent Curb	18 in.	none
D	Pedestrian Clear Pathway	6 ft.	none

Sidewalk Sign examples

8. Signs should be allowed only where a minimum wide clear path of 6 feet for pedestrians can be maintained.
9. Signs should be located within 6 inches of the storefront it serves.
10. Signs shall not be located within 15 feet of any crosswalk or intersection.
11. Signs shall not obstruct adequate and safe visual clearance for vehicular or pedestrian traffic.
12. Only one sidewalk sign is permitted at each corner of an intersection.
13. Signs shall not be affixed to any wall or mounted on wheels.
14. Signs shall be well-maintained in good structural and aesthetic condition.
15. "Reader board" signs with removable slide-in letters are prohibited.



Made of durable materials and utilize graphic symbols that convey the goods offered in the store.



Foldable, unobtrusive sidewalk signs with concise message



A chalkboard allows easy display of daily specials.

Digital Sign

Table 16-154.G

Digital Sign

A sign face, building face, or any building or structural component that displays still images, scrolling images, or moving images, including video and animation, through the use of grid lights, cathode ray projections, light emitting diode displays, plasma screens, liquid crystal displays, fiber optics, or other electronic media or technology that is either independent of, attached to, integrated into, or projected onto a building or structural component, and that may be changed remotely by electronic means.



Design Standards and Guidelines

1. Digital signs shall be rectangular in shape, the smaller dimension of which shall not exceed 48 inches with a total area not exceeding 20 SF.
2. Digital displays shall be mounted flat on, or integrated into the design of a wall, or freestanding.
3. Digital displays with changing messages shall observe a minimum duration of 8 seconds for each message. The message shall remain static between transitions.
4. Digital displays shall be equipped with a sensor or other device that automatically adjusts the brightness of the display according to changes in ambient lighting to comply with a brightness limitation of 0.3 foot candles above ambient lighting. In addition, the maximum brightness of any digital display shall not exceed 450 candelas per square meter during the nighttime and 7,500 candelas per square meter during the daytime.



Directory Sign Table 16-154.H

Directory Sign

Directory signs are small wall signs located at pedestrian eye level and intended to identify multiple tenants within a building or complex. Such signs are intended to direct pedestrians approaching the building to the tenant they seek, and are not intended to advertise those tenants nor to be visible from passing vehicles.



Design Standards and Guidelines

1. When tenants are accessed via a building lobby or outdoor court, and a directory sign is provided, it should be located within the lobby or court.
2. Directory signs shall be externally illuminated. Internal illumination and neon lighting is not allowed.
3. Directory signs shall be rectangular in shape and vertical in orientation, not more than 36 inches wide and not more than 6 SF.
4. Directory signs may be a single panel or a series of stacked panels of uniform design.
5. Lettering may be painted directly on the panel(s) or may be individually mounted metal letters.
6. Copy per tenant is limited to the name of the business, or principal practitioner, and the suite or floor number.
7. Sign shall be mounted flat on - or integrated into the design of - a wall, with trim compatible with and complimentary to the wall design and building architecture. Sign may be freestanding in the front yard setback on a post. Total Height of post no to exceed 48 inches.
8. Directory signs in the DT-C and DT-G zones may be interactive digital displays subject to the standards of Table 16-154.G and issuance of a Special Use Permit. Digital directory signs are not permitted in the DT-E zone.



Part 2: Architectural Guidelines

Article III. Zones, Uses and Requirements

Division 10. Downtown Code

Part 2: Architectural Guidelines

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16-155 Architectural Guidelines

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16-155.1 Applicability

The guidelines in this section apply to new buildings, façade renovations and site improvements, and are intended to supplement the zoning standards to achieve the community's vision for the Downtown.

These design strategies and techniques enable and require the designer to manipulate the scale and size of buildings. Buildings or building masses that may be larger in total width or height than neighboring buildings - or the intended "neighborhood scale" - should be brought into harmony with their context by reducing the apparent mass and scale of the subject building through design.

A. Introduction

The architecture of Oxnard is eclectic, reflecting a number of periods of growth, several quite distinct development patterns, and a broad range of architectural styles. The Downtown Core is characterized by traditional shopfront retail buildings built from the 1890's onward, and its Downtown neighborhoods by distinguished homes, most built between 1890 and 1930.

Oxnard's notable historic buildings reflect this diversity. They include dozens of distinguished homes along D, E, F and G Streets to the west of Downtown, the iconic neoclassical Carnegie Library (now museum) and Bank of A. Levy building, the distinguished Mediterranean Revival Post Office and adjacent the Art Deco Woolworth building, and eccentric Pagoda in Plaza Park. Recent notable civic buildings include the Public Library on A Street, and the City's administrative office building on C Street. Many of Oxnard's fine historic structures are no longer with us, including the Oxnard Hotel at Fifth and C and the remarkable American Sugar Beet refinery, long since demolished on the east side of Oxnard Boulevard.

The role of future Downtown infill buildings in Oxnard is similar - while great architecture of individual buildings is invited and encouraged - the most important role that new buildings should play in the making of mixed-use places is to define, enhance, and enliven the public realm of that place.



Plaza Park and Centennial Plaza.



Former Carnegie Library (now Museum).

As described previously, the buildings of each part of Downtown must work together with the street and with neighboring buildings to make cohesive, human-scale, pedestrian-oriented environments. Within the Downtown Core and Neighborhood General zones, the buildings collectively form a "streetwall" that defines and contains the space of the street, making a comfortable "in town" environment for living, shopping, working and socializing in the course of daily life, while the Downtown Edge buildings are massed to form a graceful transition to the scale and character of Oxnard's remarkable historic neighborhoods.

Accordingly, these Guidelines are focused on making new buildings that reflect many of the characteristics of building scale while providing opportunities for new designs.

B. Architectural Guidelines

Many of the architectural design priorities recommended for buildings in suburban environments are counter-productive and unhelpful in downtown districts and neighborhoods. These include "breaking up the mass", "four-sided architecture", acrobatic massing and experimentation with materials. Simple "block-form" building massing and strong focus on the street façade design are the prescription for the Downtown Core and Downtown General Zones, while "house-form" massing and a residential scale and character are required in the Downtown Edge zone.

Although the façades of mixed-use "block-form" buildings along a street should emphasize a single plane, articulation of that plane with architectural compositions and fenestration patterns is vitally important to define appropriately scaled and well proportioned buildings and streetwalls. The original lotting pattern of Downtown Oxnard was based on a 25' width increments, so façade compositions related to that module are recommended.

Window openings should emphasize the solidity and depth of the walls they pierce, and projections including ground floor canopies and upper floor balconies or cornice elements can provide additional shade, shadow, depth and rhythm.



Elegantly modulated streetwall within a successful mixed-use place.



Busy architecture that is trying too hard to be interesting.

The architecture of infill buildings within the Downtown Edge zone should reflect the scale and essential architectural character of the adjacent historic neighborhoods more than it should reflect the heritage of the Downtown Core or any Contemporary styles or trends. Buildings here - except those in the Open sub-zone - should be characterized by landscaped front yard, welcoming porches, stoops, dooryards and courtyards, with massing elements reflecting the scale and character of houses.

C. Relationship to Zoning Standards

The Downtown Zoning Standards define the location and massing of buildings and site elements, focusing on the relationship of the building to the project site, the block and the neighborhood. These Architectural Guidelines define the recommended range of design and performance possibilities to achieve cohesion in the physical character and quality of the area.

D. Design Intent

These guidelines identify six Architectural Styles relevant to the heritage and character of Downtown Oxnard and the Ventura County. The Downtown Code requires that one of the six identified styles be used by applying these guidelines to the proposed design.



Properly designed streetwalls combined with street elements such as trees help define public space.



Building design and public space can provide recognizable and vibrant areas for gathering and socializing.

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16-156 Building Architecture and Form

Sections:

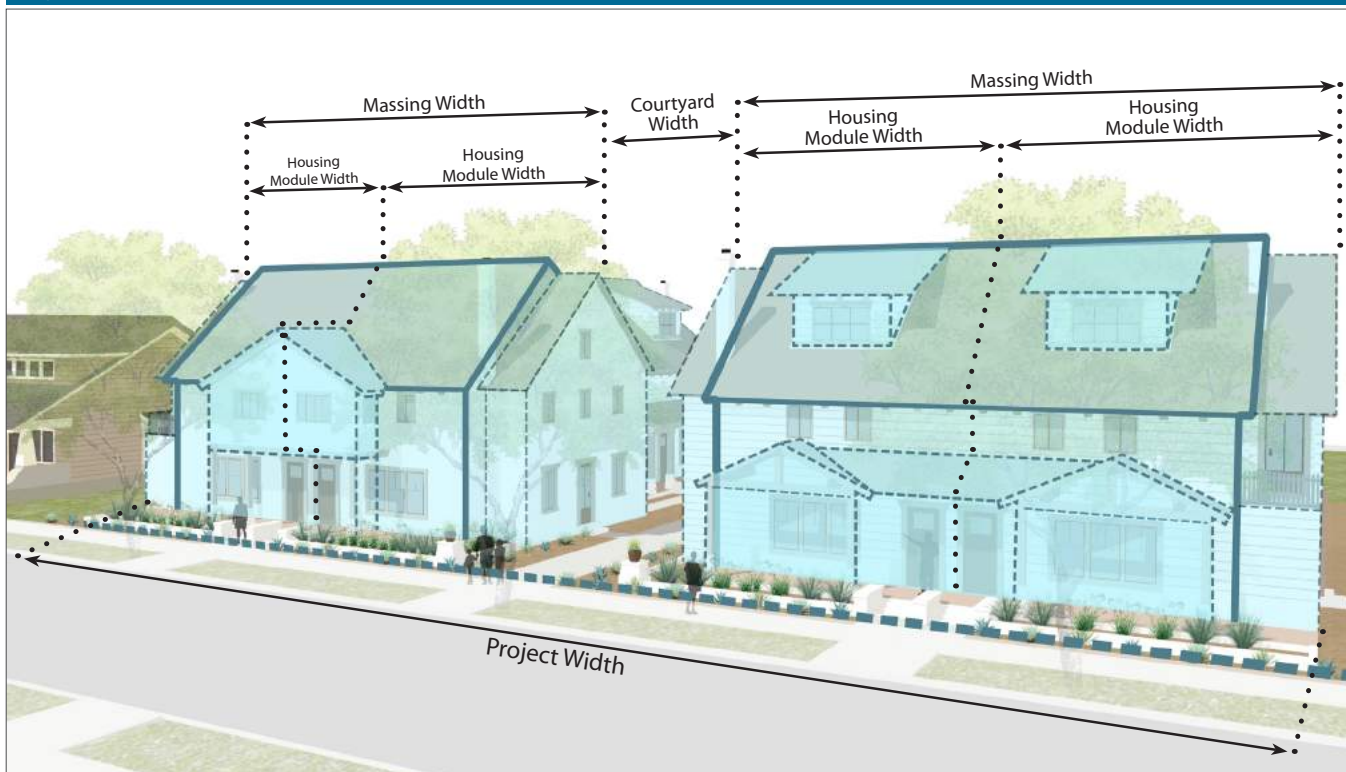
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A. House-Form Massing and Articulation

House-form buildings embody the scale and character of houses. In the context of the neighborhoods in downtown Oxnard, houses are 1-2 stories in height, sometimes with an occupied attic (such buildings are referred to in these guidelines as 2 1/2 stories) and are typically composed of a main (primary) mass of usually 25-35 feet wide, and secondary masses that are smaller in scale and height than the main mass. Building depths typically range between 20 and 40 feet, providing abundant interior daylight and crisp massing.

While house-form buildings are prototypically detached, free-standing structures surrounded by yards, house-form buildings in the Downtown Edge zone may also be attached to or attachable to buildings on neighboring properties with no intervening side yard or setback, provided that they clearly face the street with clear, simple masses that have the scale and character of houses. Such building types include neighborhood rowhouses or courtyard buildings that can support multi-family housing densities in forms that are compatible with neighboring single-family homes and that contribute to the character of Oxnard's (and Ventura County's) finest historic neighborhoods.

House-Form Massing
Fig. 16-156.A



Example of house-form massing.

1. Massing Articulation - Main Mass and Secondary Masses

On larger sites, large house-form buildings can be achieved while maintaining house-form scale by assembling one or more secondary masses - that are smaller in scale and height to the primary mass. This type of building massing is integral to the conception of the building plan and organization, so that masses are clear and simple and purposeful. Such massing cannot be "applied" to the front of a box or simply result from "elevating the plan."



A large Craftsman style home with a projecting wing that modulates the scale of the primary mass.

2. Vertical Organization

House form buildings have a clear, three-part vertical organization. The ground floor is the base, either elevated with porches or stoops, and/or provided with a low wall or fence around the front yard. The top is the roof or roofs, typically eaves parallel to the street, with or without dormers or third floor rooms. The middle is the second floor windows, which are typically stacked above ground floor windows and organized to reinforce the simple main mass and secondary masses.



This large multi-family building applies a number of massing techniques to modulate its large size to a house form and scale.

3. Architectural Projections

Projecting elements such as porches, balconies, and bay windows can also modulate the apparent size and scale of a building, as well as providing habitable spaces the strengthen the sense of connection to the street.

This technique may be applied alone or in conjunction with other recommended articulation techniques, but is not a substitute for house-form massing. Porches, balconies and bays cannot just be applied to a box to achieve the intent of these guidelines.



Projecting balconies on this town-scale mixed-use building modulate its proportions.

4. Architectural Recessions

This technique modulates the apparent size and scale of a building by applying recessed architectural elements or spaces; a recessed porch, covered passage, or recessed balcony is cut into the plane of the façade.

This technique has the potential to strongly define building entries, to provide transitional spaces at those entries, and in some cases to provide a lighter, more open scale and character to building façades. However recessions, like all other elements, must be integral to the overall design, not just "breaking up the mass".



Architectural recessions help modulate the scale (vertical and horizontal) of these attached rowhouses to house-form.

B. Block-Form Massing and Articulation

Building massing and articulation are critically important subjects for a downtown environments in transition, straddling the gap between development standards (zoning) and design guidelines. Massing addresses the size and shape of buildings and their constituent volumes, while façade articulation addresses the architectural composition of the faces (façades) of those volumes. Appropriate design and manipulation of the massing and façade articulation can help adjacent buildings of different heights, widths, vintages, materials, and styles contribute harmoniously to the intended urban environment, while inappropriate massing and façade articulation of a single building can spoil an entire block. Accordingly, every new building is required to address these topics (a standard) but a variety of methods may be employed in achieving the intended result (hence guidelines).

1. Intent. The primary role of buildings in Downtown Oxnard is to define, activate and enliven pedestrian-oriented, human-scale public open spaces in the form of streets, plazas, parks, and paseos. At the ground level this is accomplished through the provision of human-scale, active frontages, as described in 16-150. In the Downtown Core this is reflected in continuous rows of attractive shopfronts, and above the ground floor the public space is defined by the historic façade pattern of 1 to 3-story buildings that are typically 25, 50, 75 and 100 feet wide, per the original 25 foot lotting pattern.

However, when new 4 to 6 story buildings are introduced in the Downtown Core (DT-C) or Downtown Neighborhood General (DT-G) zones, it becomes very important that they be massed in volumes compatible with the historic pattern. This is accomplished by a ground floor/base element similar in height to the historic 1-story buildings, and building volumes and/or patterns of fenestration on upper floors with horizontal bays in multiples or fractions of the original 25/50/75-foot-wide pattern. Bays of approximately 12 or 16 or 18 or 20 or 25 feet achieve this, with upper floor window groupings stacked over ground floor shopfronts or other ground floor fenestration.

For buildings in the 7- to 12-story range, it becomes even more important that the width increments of the upper building masses and the façade organization and articulation reflect increments and patterns similar to the historic fabric of smaller buildings. The plan form of the upper floors must meet the functional imperatives of light, air, and emergency exiting, whether facing the street, the rear of the lot, inward to courts, or outward to side yards. But since buildings of this height will be highly visible, character-defining elements from long distances for a very long time, it is vital that their massing and articulation convey more than simply code compliance. Further, taller buildings require a proportionally-taller base element, either in the form of a taller ground floor, or of a base encompassing the second floor or ground floor mezzanine level.

Note: Façade articulation and building massing are not "style." Legitimate architectural styles do have characteristic massing and articulation patterns, proportions, and scale, however the guidelines here are not style-specific and apply to all block-form buildings regardless of the selected style.

Although Oxnard does not have any good precedents for such buildings, Los Angeles and San Francisco have many. Those are the bases for these guidelines.

2. Guidelines by Height

1-3 Story Buildings

The historic norm in Downtown Oxnard, these simply require attractive frontages, simple façade compositions with bays in the ranges noted above, good materials and thoughtful detailing.



This 3-story building is clearly grouped into 25-foot bays from bottom to top, high-quality shopfronts, and careful attention to detail.

4-6 Story Buildings

This is the predominant scale of infill housing and mixed-use development in the region in the early 21st century. For compatibility with Downtown Oxnard's existing and historic patterns, a strong 1-story base element is required—shopfronts in the Downtown Core – and upper floor organized in bays in the ranges noted above. Façades up to 100 feet wide should be articulated as illustrated 16-147.4.D, and buildings wider than 100 feet should also employ massing breaks above the ground floor.



Though this is one block-form building, the architect has used a variety of techniques to subtly, yet effectively break it into an interesting and tasteful pattern.

7-12 Story Buildings

This is the predominant scale of the best buildings in downtown Los Angeles and San Francisco in the building boom of the 1920s. These buildings almost invariably include a 2-story base element – sometimes 1-story plus mezzanine – with upper floors organized by window groupings stacked on the openings of the base. Wider buildings either employ a 3- or 5-part façade massing scheme with some depth relief or mass upper floors in a C, E or H plan to get light, air, and exiting into residences or lodging premises.



The Millennium Biltmore Hotel in Los Angeles is an E-shaped building that uses Courts above the base to provide light and ventilation to its rooms, as well as effectively break up the massing along the street.

3. Articulation Methods

a. Fenestration Patterns

The façade of a Downtown block-form building in its essential form is a plane, set at the back of sidewalk. As such, the first, most important form of façade articulation is organizing the openings - the ground floor shopfronts, lobbies and other entries, and the windows of upper floors - in patterns that reinforce the essential scale of Downtown Oxnard. Since that scale was generated by the original 25 foot lotting pattern, appropriate bay widths for shopfront widths and the groupings of upper floor windows stacked above them include 25 feet, 16 feet (about 1/3 of 50 feet) or 18 feet (about 1/4 of 75 feet), and 20 feet (1/5 of 100 feet).

For a building that is 25 to 75 feet wide, well composed, proportioned and detailed openings, cut into a wall plane of smooth plaster, brick or fine masonry and provided with high quality windows and sometimes accessories (awnings, balconies, etc.) can often provide plenty of articulation with no need for massing variations or breaks.



The Hotel Healdsburg in Sonoma is broken into 25-foot increments.

b. Horizontal Articulation

This technique steps a portion of the street-facing façade forward or backward from the predominant façade plane of the building. It is generally less effective than stepping the façade up or down. A steady building line at the ground floor is desirable in defining a walkable street.



The mass of this mixed-use building is set back from the rest of the building at multiple points, with further articulation on the upper floors.

c. Vertical Articulation

This technique varies the height of the street-facing façade. It offers the opportunity to organize a long building into multiple apparent buildings to avoid the appearance of a block-long building. This technique is especially useful for stepping down the scale of a new building adjacent to an existing smaller building.



A multi-family building where the massing is vertically broken down into smaller volumes.

d. Architectural Projections

This technique applies projected architectural elements from the plane of the façade. It may be applied alone or in conjunction with other recommended articulation techniques. This technique is best suited to small-scale adjustments of building scale.



A storefront example with a projecting glass canopy.

e. Architectural Recessions

This technique applies recessed architectural elements or spaces: a recessed porch, covered passage, or recessed balcony cut into the plane of the façade. It has the potential to strongly define building entries, to provide transitional spaces at those entries, and in some cases to provide a lighter more open scale and character to building façades.



A recessed storefront accommodates a shaded, outdoor space that is integrated into street life.

Design Guidelines for all buildings**Table 16-156.A**

The following design guidelines apply to all building façades and architectural elements.

- a. Architectural elements of each building - as well as its walls, roofs, windows, doors and other elements - should be consistent in design character, palette of materials, approach to detailing, and style.
- b. Simple, natural building materials that age well over time are recommended. Examples include smooth plaster, fine concrete block, stone, brick, tile, wood, terra cotta tiles and glass.
- c. Materials, finishes and configurations should be consistent with the architectural style of a given building and neighborhood character.
- d. When synthetic building materials are used, they should simulate the natural material they are replacing, and possess superior weathering and aging characteristics.
- e. Attached and projecting architectural elements and details that provide buildings with a pedestrian scale and orientation – including lighting fixtures, custom signage, awnings, handrails, balconies, and trellises – should be designed to be consistent and compatible throughout the building.
- f. Entry coverings may include canvas awnings, or projected metal canopies. Awnings should be of a simple shed form, made of natural canvas or materials of similar appearance. Contemporary buildings may have metal or glass awnings supported by tension rods
- g. Balconies, bay windows and projected rooms of traditionally styled buildings should have visible supports in the form of projecting beams or braces. Balconies on contemporary styled buildings may simply project.
- h. On traditional buildings, porch, balcony and other railings should be made of wood, wrought iron, steel bar or tube simulating true wrought iron. Contemporary buildings may use galvanized or painted steel, aluminum, and cable railing components. Vinyl substitutes should be avoided.
- i. Bay windows should be a maximum of 8 feet in width and should have a height that is equal to or greater than their width. Bays should be placed a minimum of 3 feet from any building corner or other bay. A bay's street facing façade should consist of at least 50% transparent fenestration.
- j. Glazing on doors should be clear glass with at least 90 percent visible light transmission. Glazing shall not be reflective (mirrored).



A mixed-use building with second-floor bay windows.



A multi-family building with two-story bay windows. The roof of the bay window is a balcony for the third floor space.

Streetwall Guidelines

Table 16-156.B

1. **Intent.** In the Downtown Core Zone, it is intended that building façades be aligned and continuous along block faces to define a strong "streetwall" that clearly defines and contributes to an attractive and active pedestrian environment. This pattern provides a strong sense of enclosure and consistently presents ground floor businesses and other activity to pedestrians. Allowances are provided for some variation through public and private frontage type guidelines that may generate recesses, encroachments, outside dining areas, plazas, pocket parks and special building entry features.
 - a. Primary façades and main entries of all buildings should face public open spaces such as streets, parks or plazas. Backing buildings onto trails, parks, or other public spaces is not to be allowed. An exception to this may be granted for outdoor activity areas - such as side or rear dining patios - which must be secondary and in addition to the primary entry and façade.
 - b. Along public streets and open spaces, gaps in the streetwall should take the form of attractive and useful open spaces. Examples include public plazas, pocket parks, paseos, forecourts, patios, recessed building entries and alleys.
 - c. Façades should generally be built parallel to the street frontage, except at street intersections, where a façade containing a building entrance may be curved or angled toward an intersection with adequate public right-of-way clearance. Buildings will generally maintain a façade rhythm per the selected style. This rhythm may be expressed by a change in building plane, stepping portions of façades in and out, utilizing balconies, columns or pilasters that are distinctly set out from the façade or changing types or colors of materials in combination with other techniques. All buildings should be designed and constructed with tri-partite architecture, with a distinct base, middle and top. An expression line, setback or other architectural element should delineate the base and top. In buildings which have more than one material, the "heavier" material should go below the "lighter" material.
 - d. Entries. All residential units within 5 feet of grade will include a primary front door entrance into the unit and frontage that is accessed by the public sidewalk. Lobbies to upper stories will have an entry from the public sidewalk. Façades along public streets will have entries accessible from the public sidewalk as required by the zone.



Infill buildings in this illustrative rendering of Oxnard Boulevard create a well-defined street wall.

Building Wall Guidelines
Table 16-156.C

1. Materials.

- a. **Allowed Primary Materials.** Building walls should be clad with stone, brick, finished concrete block, poured in place or pre-cast concrete, smooth plaster or stucco, and wood. Additionally, synthetic materials - such as fiber cement panels simulating wood or high quality cast stone detailed to appear as natural stone - may be approved through design review provided that they faithfully simulate the natural material and have equal or better weathering properties.
- b. **Wall Materials Not Recommended.** Materials not recommended on the main building walls include synthetic finishes such as artificial stone veneer, plywood siding, low-quality vinyl siding, EIFS (Exterior Insulation & Finish System) split face block, and reflective materials, such as shiny metal, and chrome.



Smooth plaster walls help keep adjacent spaces cool yet bright.



Concrete and masonry building with simple openings and industrial metal awnings, canopies and balconies give this building an attractive, elegant character.



Contemporary designs often utilize pre-cast concrete and incorporate metal and glass elements.

Building Wall Guidelines, Cont'd

Table 16-156.C

2. Compositions.

- a. **General.** As required by the Code, walls may either be designed as traditional façades of one major simple material with punched window openings or as modern/contemporary exposed structure with panelized windows.
- b. **Multiple Materials.** On traditional buildings, multiple wall materials combined on a single façade should be stacked, with lighter materials above those that are more substantial (e.g. wood above stucco or masonry, or stucco above masonry). On contemporary buildings, materials should be mixed in a manner suitable for the architectural character of the building. Materials and colors arranged in abstract patterns that do not related to or reinforce the building organization and massing are discouraged.
- c. **Cantilevers.** Cantilevers should be visually supported by visible wood brackets or beams on traditionally styled buildings. Most contemporary buildings use visible wood or steel beams to visually support cantilevers.

3. Methods.

- a. **Brick and Cut Stone Patterns.** Brick, concrete block, and cut stone should be laid in true bonding pattern for traditional styles, and may be laid in stack bond for contemporary styles.
- b. **Mortar Joints.** Brick, concrete block, and cut stone mortar joints should be struck.
- c. **Rubble Stone.** Rubble stone should be laid in a natural, horizontal direction in horizontal courses with smooth or beaded mortar joints
- d. **Wood Siding.** Walls clad in wood or cement fiber board siding should be stained or painted with colors approved through the review process.
- e. **Green Walls.** Green wall installations are encouraged on secondary façades, especially those with little or no fenestration.



Material and color changes reinforce building massing and organization.



Ground floor of concrete and glass provides a strong open base.

Door Guidelines

Table 16-156.D

1. Materials.

- a. **Allowed Primary Materials.** Doors should be made of wood, vinyl clad wood, fiberglass-clad wood, aluminum-clad wood, fiberglass, metal, or glass.
- b. **Shopfronts.** Commercial shopfronts must be made of clear glass in light frames or without frames (mullionless). Framing should be made of metal or wood, with natural finishes recommended rather than paint. See *Table 16-150.G*.

2. Compositions.

- a. **Building Entrances.** Public and visitor building entrances to upper floors should be directly visible from the street and should be easily identifiable and distinguishable from first floor storefronts by locating the entrance in the center of the façade, as part of a symmetrical overall composition; or accentuating the entrance with architectural elements, such as columns, overhanging roofs, awnings, or ornamental light fixtures.

- b. **Accessories.** Doors may be flanked with sidelights and transoms that are compatible in character to the door itself. Doors may be paired with balconies on upper floors, either a full balcony or a "juliet" balcony that protects and operable door.
- c. **Recesses.** Doors should be recessed no less than 2 inches from the building façade.
- d. **Upward Acting Doors.** Accordion or upward acting doors should have a maximum width of 16 feet and maximum height of 10 feet. When grouped, these doors should be separated by a minimum width of 2 feet of wall material, column, or combination thereof and should be of clear, see-through glazing.

3. Methods.

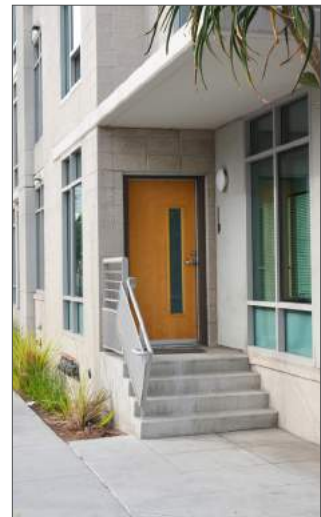
- a. **Door Types.** Doors adjacent to public streets and open space should be side hinged only, except shopfront doors which may also use bi-fold systems and, on contemporary buildings, aluminum and glass upward acting or accordion doors (bifold or sectional). Sliding glass doors should not be visible from public streets and open spaces.



Although too small for furniture, juliet balconies with operable doors can serve as ledges for potted plants.



Many residential buildings signify access doors through distinct architectural design, material use and color.



Window Guidelines

Table 16-156.E

1. Materials.

- a. **Allowed Primary Materials.** Windows should be made of wood, vinyl-clad wood, aluminum-clad wood or metal. Windows made of solid PVC and other vinyl alternatives require design review approval. Allowed PVC and vinyl windows should be available in a range of colors appropriate for the applicable architectural styles and should resemble wood windows in detailing and profile thickness so as to make them indistinguishable when seen from public streets, sidewalks and open spaces.
- b. **Traditional Accessories.** Windows on traditionally styled buildings may have the following accessories: shutters of a similar high-quality material as their adjoining windows, sized to match their openings (sized and detailed as if they would cover the window when closed), and opaque canvas awnings (except quarter sphere and quarter cylinder configuration).
- c. **Contemporary Accessories.** Windows on contemporary buildings may have metal sunshades, metal or glass awnings.
- d. **Security Devices.** Security grills and bars on the exterior façades of buildings should be minimized, especially on façades visible from public streets and sidewalks.



Vertically proportioned shopfronts and second story windows provide a human scale.



Contemporary window detailing within a simple, classic façade composition.

Window Guidelines, Cont'd

Table 16-156.E

2. Compositions.

- a. **Ground Floor Windows.** Ground floors shall have active uses fronting to the street, either commercial premises or common rooms of residential buildings or dwellings. Such spaces shall be provided with windows overlooking the street.
- b. **Ground Floor Windows Except For Shopfront.** Ground floor window sills should be 4-8 feet from public sidewalks and open spaces.
- c. **Proportion.** Window openings should be vertical or square in proportion, in compliance with the selected architectural style.
- d. **Shape.** Accent windows may additionally be circular, elliptical, octagonal or hexagonal – up to two per façade are recommended. Contemporary buildings may employ trapezoidal or circular accent windows where appropriate.
- e. **Fenestration.** On traditional façades, fenestrations are approximately around 1/3 of the façade area. Exceptions include shopfronts, architecturally shaded curtain walls, sliding or folding glass walls and doors, and other special types that may be desirable in creating indoor/outdoor spaces.
- f. **Shading Devices.** Shading devices include horizontal metal awnings, aluminum sun shades, vertical metal fins or grilles, and decorative metal grillwork panels.
- g. **Recesses.** Windows should be recessed no less than 2 inches from the building façade.



A mixed use Italianate building with proportional and well-spaced windows, reinterpreted as a contemporary building.



Horizontal window proportions can help support the character of contemporary buildings.



Doors and windows with deep recesses to provide shading.

3. Methods.

- a. **Window Types.** Windows are generally double hung, single hung, hinged casement, or awning. On side or rear elevations not facing a public right-of-way, windows may be horizontal sliders. Horizontal sliders are not recommended on the side street façades of traditional corner buildings.
- b. **Clerestory Windows.** Clerestory windows may be fixed or operable.
- c. **Storefront Windows.** Windows within storefronts should be fixed or operable.
- d. **Muntins and Mullions.** Muntins and mullions should be compatible with the architectural style of the building. On traditional buildings, windows with muntins and mullions should be true divided-light.
- e. **Traditional Buildings.** All upper story windows should be of a consistent proportion, and generally stacked vertically and with head aligned horizontally. Exceptions to this will be made for the Spanish Revival style.
- f. **Curtain Walls.** Curtain walls should not be used unless recessed or paired with appropriate shade devices. Curtain wall systems must have a consistent grid with consistent panel proportions across bays. Frameless glass walls are allowed, particularly within shopfronts.



Clerestory windows on a storefront.



Large areas of glazing should be recessed and shaded as opposed to tinted.



A curtain wall system paired with both vertical and horizontal shading elements.

Building Element Guidelines

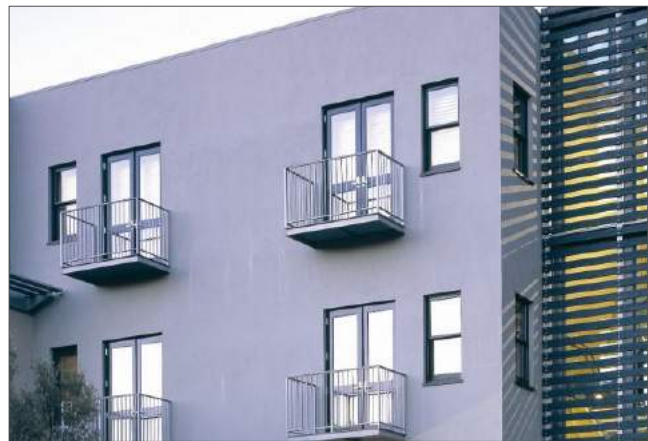
Table 16-156.F

1. Materials.

- a. **Columns, Piers, and Arches.** Columns, piers, and arches should be made of or clad in smooth plaster, stone, cast stone, or brick.
- b. **Porches and Porticos.** Porches and porticos should be made of either wood or steel.
- c. **Porte-Cocheres.** Porte-cocheres should match and be consistent with the building's overall palette of materials, forming a small, covered forecourt adjacent to the public street.
- d. **Stoops.** Stoops should be made of brick, stone, concrete, or wood.
- e. **Balconies.** Balconies should be a minimum of 5 feet in depth and made of wood, wrought iron, or metal and may be open or covered.
- f. **Railings.** On traditional buildings, porch, balcony and other railings should be made of wood, wrought iron, steel bar or tube simulating true wrought iron. Contemporary buildings may use galvanized or painted steel, aluminum, and cable railing components. Vinyl substitutes are not allowed.
- g. **Planter Boxes.** Permanently attached planter boxes, if provided, should be made of materials compatible with the rest of the building. On traditionally styled buildings, planter boxes should be clad in smooth plaster, decorative tile, stone, or cast stone. On contemporary buildings, planter boxes may also be clad in metal (steel, weathering steel) and honed concrete block.
- h. **Plant Hangers.** Plant hangers, hooks, and brackets may be made of wrought iron or metal simulating wrought iron on traditional buildings. Contemporary buildings may employ other metals suitable to the building's character.
- i. **Awnings and Canopies.** Entry coverings may include canvas awnings, or projected shed or gabled roofs supported by brackets made of wood, wrought iron or metal. Contemporary buildings may have metal or glass awnings or canopies supported by tension rods.
- j. **Bay Windows.** Bay windows should be made of or clad in materials identical to or compatible with the building's wall finish and windows.



A wood balcony supported by extended beams.



A contemporary building with balconies that are not visibly supported.

Building Element Guidelines, Cont'd
Table 16-156.F



A wrought iron balcony with an integrated plant holder.



Awning integrated with shopfront below and signage above.



A contemporary mixed-use building with upper floor balconies and railings that shade windows and add depth.



Contemporary bay windows that provide a building with unique residential-scale character and more natural light.



Metal awning and balconies with support poles that extend all the way down to the ground floor forming a multi-story porch.



A brick building with an articulated parapet and wrought-iron balconies.

Building Element Guidelines, Cont'd

Table 16-156.F

2. Compositions.

- a. **Spindles and Balusters.** Spindles and balusters on balconies, porches, and decks should not exceed a spacing of 6 inches on center, or as required by the building code, whichever is less. Standard pipe rails, horizontal and vertical, are not recommended except when located out of public view in rear yard areas or when detailed as an integral element of a contemporary building design.
- b. **Bay Windows.** Bay windows should be a maximum of 8 feet in width and should have a height that is equal to or greater than their width. Bays should be placed a minimum of 3 feet from any building corner or other bay. A bay's street facing façade should consist of at least 50% transparent fenestration.
- c. **Parapet Walls.** Parapet walls on traditionally styled buildings, along any street frontage, should be articulated with corbelled patterned brick, projected cornices, or projected roofs.

- d. **Decks and Porches.** The undercroft of decks and porches should be enclosed with lattice, vertical pickets, or metal grilles, except in the case of galleries or arcades. The soffits of arcades and galleries should be finished in a manner consistent with the architectural styles, such as, but not limited to stained bead board, stucco, or panelled. Drop-in acoustical tile systems are not allowed.
- e. **Planter Boxes.** Permanently attached planter boxes, if provided, should be between 18 to 42 inches tall and not obscure a window opening.
- f. **Porte-Cocheres.** A port-cochere should be designed as an integral wing or element of the building it serves. The detailing and architectural style of porte-cocheres should be consistent with the rest of the building.

3. Methods.

- a. **Arches.** Masonry and stucco arches (square or round) should be no less than 12 inches in depth and piers or columns should be no less than 12-by-12 inches.
- b. **Posts.** Wood posts should have a minimum nominal dimension of 6-by-6 inches and should be articulated.



This traditionally styled parapet wall helps identify the main entry into the building.



A car entry into a parking court can be subtly integrated with existing residential elements such as balconies.

Color Guidelines

Table 16-156.G

1. Coordinated and subdued colors typical of natural building materials, such as earth tone colors are recommended. Extremely bright colors are only recommended on doors, window trim, or other building components that represent a small portion of the overall building façade.
2. White and lighter earth tone colors are encouraged as ways of reducing heat gain on buildings.
3. The number of exterior façade colors should be limited to two or three. A base color and a coordinating secondary color for trims and accents. Additional complementary colors should be used sparingly and to accent particularly beautiful building elements.
4. Allowing the natural color of materials such as stone or brick to dominate the majority of façade surface as its base color is recommended. Exceptions can be made for contemporary buildings.
5. Trim and accent secondary colors for elements such pilasters, horizontal bands, cornices and window frames should complement the shade of the base color.



Use of multiple appropriate colors can help bring identity and character to a streetwall and individual buildings.



Contemporary / contemporary designs can authentically reflect the materials used without use of additional color.

Roof Guidelines

Table 16-156.H

1. Materials.

- a. **Traditional Buildings.** Visible roofs of traditionally styled buildings primarily clad in stucco should be finished with clay tile, concrete tile simulating clay tile, slate, or dimensional composite shingles simulating slate roofing. The material should be compatible with the character or selected style of the building.
- b. **Contemporary Buildings.** Visible roofs of contemporary buildings should be finished with narrow standing seam metal, membrane roof with natural rock ballast as needed, or dimensional composition shingles. The material chosen should be compatible with the character of the building.
- c. **Organic Materials.** Green roofs may be implemented on a wide range of building styles and uses.
- d. **Gutters and Downspouts.** Gutters and downspouts should be made of galvanized steel, copper, or pre-finished aluminum.
- e. **Flashing.** Sheet metal parapet and cornice cap flashings should be integral to the overall wall design and painted to match wall or trim color.



A simple articulated parapet screening a flat roof.



Example of a contemporary flat roof with terrace.



Terra cotta roofs emphasize varied massing of this entry and building.



Varying roof heights and projecting and recessed massing elements help modulate the scale of this courtyard building.

Roof Guidelines, Cont'd

Table 16-156.H

2. Compositions.

- a. **Traditional Buildings.** Building roofs should be gabled or hipped with eaves parallel to the frontage. Flat roofs should be screened from the street by parapet walls. Parapets may be faced with a pitched roof. Shed roofs should be limited to minor building volumes and projecting elements, and should have a minimum slope of two in twelve (2:12).
- b. **Contemporary Buildings.** Parapet, gabled, hipped, shed, butterfly roofs or parapets may serve as the primary roof form.
- c. **Porte-Cocheres and Carports.** Porte-cochere and carport roof forms should complement the building's architectural style. Porte-cochere and carport roofs may be extensions of the porch roof or the building's main roof, or may be independent roofs attached to the building's side wall.
- d. **Green Roofs.** Green roofs should be located on flat roofed portions of traditionally styled buildings, but may be planted on shed (mono-pitch) and butterfly roofs of contemporary buildings subject to design review.
- e. **Service Equipment.** Service equipment and storage areas on roofs should be screened from public streets and open space.

- f. **Skylights.** Skylights should be flat (non-bubble) and are strongly discouraged from being located in roofs visible from public streets and open space except when they are an integral architectural element of contemporary buildings.
- g. **Gutters.** Gutters should be half-round or ogee. Gutters on contemporary buildings may be rectangular.

3. Methods.

- a. **Overhanging Eaves.** Overhanging eaves should have exposed rafter tails at the tip, or should be finished with a profiled cornice or gutter. On traditional buildings, flat stuccoed soffits are highly discouraged.
- b. **Rafters.** Exposed rafter tails should have a minimum nominal dimension of 3 inches by 4 inches.
- c. **Brackets.** Supporting brackets, when provided at eaves, should have a minimum dimension of 5 inches.



A contemporary building with flat roof with a generous overhang.



Flat and monopitch roofs can bring out key massing, lighting and shadow elements of a building's design.

Vents, Equipment and Utility Guidelines

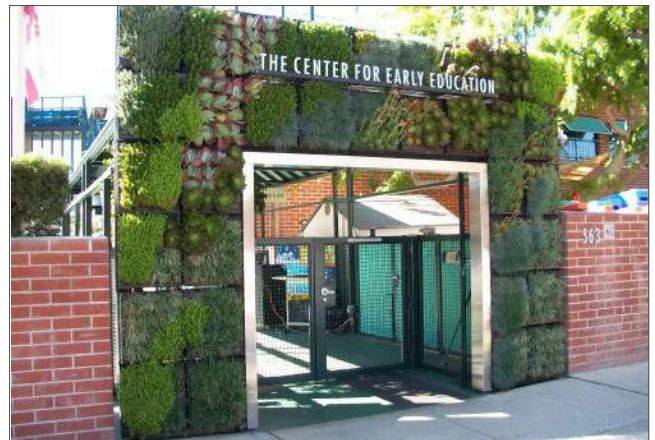
Table 16-156.I

1. Vents should not be visible from the public streets and open spaces as well as semi-public open spaces such as courtyards or forecourts.
2. Materials of vent grilles or caps should be consistent with the overall style and character of the building and should be coordinated with the building's finishes and architectural details.
3. For lots with alley access, service entrances, waste disposal areas, and other similar service areas should be located adjacent to the alley and take their access from it.
4. When an alley is not present, service entrances, waste disposal areas, and other similar service areas should be located as far away from – and screened from views from public streets and open spaces.
5. Fire sprinkler connections for fire department use should be mounted in the building wall rather than freestanding within the frontage or sidewalk area.

Site Wall Guidelines
Table 16-156.J

1. Materials.

- a. **General.** All site walls should use materials that complement the architectural character of the adjacent building.
- b. **Allowed Primary Materials.** Garden walls and retaining walls exposed to public view, should be made of or clad in smooth plaster (with or without decorative tile or terra cotta elements), finished concrete block, stone (which may be mounted in gabions), or weathering steel compatible with the design of the principal building. Fences and trellises should be made of finished wood, steel, or wrought iron. Split face block may be used on trash enclosures.
- c. **Wall Materials Not Allowed.** Materials not allowed include simulated finishes such as plywood siding, EIFS (Exterior Insulation & Finish System).
- d. **Reflective Materials.** Reflective materials, such as mirrored glass, shiny metal, and chrome are not allowed.
- e. **Organic Materials.** Green walls planted with sedums may be used where appropriate.



Green walls planted with drought tolerant succulents can help cool sidewalk areas.



Smooth plaster walls may incorporate decorative tile or terra cotta accents. These walls also have an appropriate cap.



From left to right. A contemporary wooden fence; Gabion wall with weathering steel fence; Plaster front yard wall with brick cap; brick front yard wall with pre-cast concrete caps.

Site Wall Guidelines, Cont'd

Table 16-156.J

2. Compositions.

- a. **Garden Walls.** Garden walls should be no less than 6 inches wide and capped by a top. The cap on walls related to traditional building styles should overlap the wall below – caps for contemporary buildings need not. Caps can be the same width as the wall when they are the same material as the supporting wall.
- b. **Fences.** Wood fences and gates on frontages should be made of vertical pickets or lattice with no more than 3-inch gaps in between. Wrought iron fences and gates for traditional styles should be made of true wrought iron, steel bar or tube faithfully simulating true wrought iron, with bars with no less than a 4-inch space between.
- c. **Front Yard Wall Height.** Fences and garden walls within front or side street setback areas should be between 30 inches and 42 inches in height.
- d. **Side Yard Wall Height.** Fences and garden walls enclosing interior side yards may be up to 8 feet in height when built at or behind the building façade.
- e. **Wall Setbacks.** Fences built parallel to the frontage between houses or other structures should be set back an additional 2 to 5 feet behind the façade line of the house, except walls that are an integral part of the architecture of the house. In such case the wall may be flush with the façade, or set back any dimension from it as deemed appropriate.
- f. **Retaining Walls.** Retaining walls at frontages, when present, may be up to 5 feet in height. Retaining walls within front or side street setback areas – and to the line of the side yard enclosing fence or wall – should be made of or clad in materials as specified in these Architectural Guidelines. (Regardless of the height of any frontage retaining wall, a front walk and stairs should extend directly from the front door to the public street or open space.)
- g. **Service Screen Walls.** Trash receptacles should be screened from public view by opaque walls or fences.



Stucco walls with pre-cast concrete caps should reflect the building's character.



Weathering steel retaining wall at a suitable height.



An appropriately scaled front yard garden wall.

Site Wall Guidelines, Cont'd

Table 16-156.J

- h. Parking Walls.** Parking areas visible from public streets and open spaces should be screened with garden walls between 36 and 48 inches in height.

3. Methods.

- a. Brick and Cut Stone Patterns.** Brick, concrete block, and cut stone should be laid in true bonding pattern for traditional styles, and may be laid in stack bond for contemporary styles.
- b. Mortar Joints.** Brick, concrete block, and cut stone mortar joints should be struck.
- c. Rubble Stone.** Rubble stone should be laid in a natural, horizontal direction in horizontal courses with smooth or beaded mortar joints.
- d. Wood Siding.** Walls clad in wood or cement fiber board siding should be stained or painted with colors approved through the review process.
- e. Wood Siding Patterns.** Clapboard should not exceed 6 inches to the weather. Shingles should not exceed 8 inches to the weather. Dropsiding should not exceed 12 inches and 4 inches, alternately.



Plaster walls with pre-cast concrete caps.



Site walls can often be integrated into the building's frontage, allowing for additional privacy, yet remain inviting.



A stack bond concrete wall is applicable to contemporary style buildings.

16-157 Building Architecture

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A. Architectural Styles of Oxnard

1. Definition of Style

Within these Architectural Guidelines, the word "style" is used to denote a combination of massing, ornament, and materials that provides the building with a historically or regionally recognizable architectural character. A truly authentic building within a style is one that uses all of these elements appropriately in conjunction with one another.

The architecture of Oxnard's commercial, mixed-use and multi-family buildings is eclectic. There are several styles that are well represented in Oxnard, and characteristic of its existing mixed-use places. The style chosen for a new building provides guidelines and recommendations to guide the design.

Further, to generalize these guidelines so as not to focus too closely on specific historic styles, recommendations are included for "Traditional" buildings and for "Contemporary" buildings.

Specific Traditional styles identified are "New Traditional" and "Mediterranean Revival", and "Traditional" buildings as referred to herein are those that embody similar design vocabularies including heavy masonry walls, simple punched openings in vertically proportioned and stacked configurations, with doors and windows made of, or simulating wood.

Specific Contemporary styles identified are "Contemporary" (a.k.a. "International") and "Art Deco". "Contemporary" buildings are those that incorporate either contemporary details, contemporary massing, including simpler, smoother surfaces, more horizontally organized massing and openings, and windows and doors typically framed in metal.

Combining and reinterpreting styles is not discouraged, it simply requires more attention and design review. Buildings with traditional window sizes and spacing can still be considered contemporary if the windows are articulated with contemporary materials such as steel, or built into walls made of contemporary materials.

To design within a style is not to directly mimic a previous building or group of buildings brick by brick, but rather to build on proportions and details attributed to a style. Styles themselves are living traditions with great flexibility, and sometimes are not precisely delineated in the built environment.

2. Local Building Tradition

The following pages illustrate design characteristics of variations of six architectural styles within downtown Oxnard. These illustrations convey the level of detail that is to be provided in the building architecture, but do not include all possible variations.

B. Architectural Styles by Zone

The Downtown Code requires that each new building or façade renovation be designed in one of the allowed styles. The content of these Guidelines is advisory not regulatory.

Architectural Styles and Guidelines						
Downtown Zones	New Traditional	Spanish Revival	Victorian	Craftsman	Contemporary / Modern	Art Deco
	Table 16-145.5.030A	Table 16-145.5.030B	Table 16-145.5.030C	Table 16-145.5.030D	Table 16-145.5.030E	Table 16-145.5.030F
DT E/ DT E-O	○	●	●	●	○	--
DT G	●	●	●	●	●	●
DT C	●	●	○	--	●	●

● Common ○ Less Common -- Not Recommended



New Traditional



Spanish Revival



Craftsman (Oxnard, CA)



Victorian (Oxnard, CA)



Contemporary



Art Deco (Oxnard, CA)

New Traditional Style

Table 16-157.A



Description

This style is characterized by simple 1- to 6-story buildings, with shopfronts at the ground floor and upper floor windows of offices or apartments stacked above them. Common from the 18th century to mid-20th century, this simple style - often rendered in brick, but also in stucco, stone, and occasionally wood - lines the original main commercial street of virtually every American town.



A low, wide main entry recessed under the main roof form of the house.

New Traditional Style, Cont'd
Table 16-157.A



Defining Characteristics

- A** Ground floor shopfronts with and without awnings and bulkheads, with a sign band above
- B** A horizontal entablature at the second floor line to maintain the organizational integrity of the façade as the shopfronts below are remodeled for new tenants over time
- C** Corner shopfronts often chamfer the corner and/or are set behind a corner column
- D** Upper floor windows are stacked above the shopfronts, commonly two per shopfront opening
- E** While traditional New Traditional shopfronts are designed with wood or cast iron framing, updated shopfronts of stainless steel, chromed steel or mullionless glass may be inserted per the preferences of new tenants

Spanish Revival Style

Table 16-157.B



Description

Spanish Revival is a hallmark California architectural language with many different variations and configurations. The early Spanish missions established throughout the state helped to inspire the first wave of residential and commercial structures in the style.

The style is particularly well suited to dry climates due to the heavy use of white plaster walls that help reduce heat gain, along with covered porches and balconies to provide shaded outdoor spaces.



Spanish Revival buildings with multiple units usually contain intimate shaded courts such as these.

Spanish Revival Style, Cont'd
Table 16-157.B



Defining Characteristics

- A** Low-pitched terra cotta, hip or gable roof with eaves facing the street
- B** Low overhang eaves with exposed rafter tails
- C** Wall surface that extends into gable without break
- D** Smooth plaster stucco
- E** Wood or metal balconies that are either roofed or open
- F** Short square, round, or polygonal towers
- G** Decorative chimney tops, especially using terra cotta tiles
- H** Along retail building frontages, simple arcades and galleries are often present

Craftsman Style

Table 16-157.C



Description

The Craftsman Style represented an independent western movement in American architecture. The style was adapted for countless small houses and bungalows from the 1900s to the 1940s with some of the best examples of this style built in Oxnard. Since that time, the Craftsman Style has evolved to include various interpretations adapting it to multifamily and mixed-use prototypes.

Typically, Craftsman forms are one-and-a-half, and up to two-and a half-story homes, with detailed eaves and a wide overhanging roof, surrounded by deep porches, and simple interior with built-in cupboards and cozy inle-nooks.



A contemporary example of a Craftsman style entry porch with masonry and heavy-timber construction, and welcoming lighting.

Craftsman Style, Cont'd
Table 16-157.C



Defining Characteristics

- A** Low, horizontal proportions, characterized by low-pitched gable roofs, horizontal materials

- B** Deep, broad porches that are integral to the overall building form

- C** Wide, projecting eaves with exposed rafter tails, supporting beams or braces, and timber-frame decoration in gable ends

- D** Ganged windows and doors, vertical in proportion and trimmed with wood

- E** An emphasis on natural materials, particularly wood, brick and stucco, often with natural stone foundations and piers

- F** Broad windows and doors

- G** Porches with distinctive pier columns combinations



Victorian Style
Table 16-157.D

Description

The Victorian style draws from Carpenter Gothic and Queen Anne traditions as seen throughout California, from the 1830s to the turn of the century. In the Carpenter Gothic, cross gables with steeply pitched decorated gables are common. In the Queen Anne, bays and turrets are common with surface shingle patterns gaining importance. In both variants, the porches receive the most details.

Victorian buildings are typically characterized by picturesque massing and tall proportions, simple forms with elaborate detail, steeply pitched decorated gables, detailed porches, and bays and turrets with surface shingle patterns gaining importance. The basic volume massing tends to be square or rectangular with a gabled or hipped roof.



Victorian Style, Cont'd
Table 16-157.D



Defining Characteristics

- A** Tall vertical proportions for windows and doors

- B** House masses are usually divided into three or five equal bays with the windows, doors, and accents elements centered in these divisions

- C** Roofs are typically steeply pitched gable forms, with highly detailed eaves or flat with a parapet

- D** Highly detailed window and door head trim

- E** Walls of brick, clapboard, board and batten, shingle, or stone

- F** Patterned shingle accents

- G** Highly detailed wooden porches, shopfronts, galleries, arcades and balconies

- H** Primary siding colors tend to be white, off-white, cream, gray green, gray blue, or brown



Contemporary/Modern Style

Table 16-157.E



Description

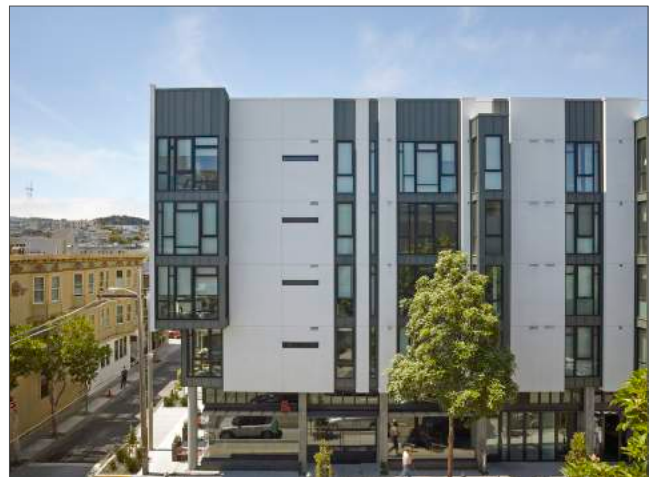
Contemporary architecture emphasizes simple mass and form over the application of ornament and details. A descendant of the Bauhaus movement and the International (Contemporary) style, the Contemporary style now includes many variations of building designs that all share the same general principles. Whereas the Contemporary style consciously emphasized the horizontal, many contemporary buildings emphasize the vertical or weave the two into balanced compositions.

Contemporary buildings employ large amounts of glazing and hard, smooth wall materials. In some cases hard materials and contemporary detailing (omitting applied trim as shown here) are applied to simple masses, with traditional façade composition patterns. The best contemporary architecture for urban infill buildings composes strong "streetwalls" rather than indulging in acrobatic massing or pattern-making.



Example of contemporary detailing without applied trim.

Contemporary/Modern style, Cont'd
Table 16-157.E



Defining Characteristics

- A** Little to no decorative detailing at doors and windows

- B** Smooth, unornamented wall surface, often incorporating concrete and metal

- C** Asymmetrical façade, with window patterns that may not be consistent across floors

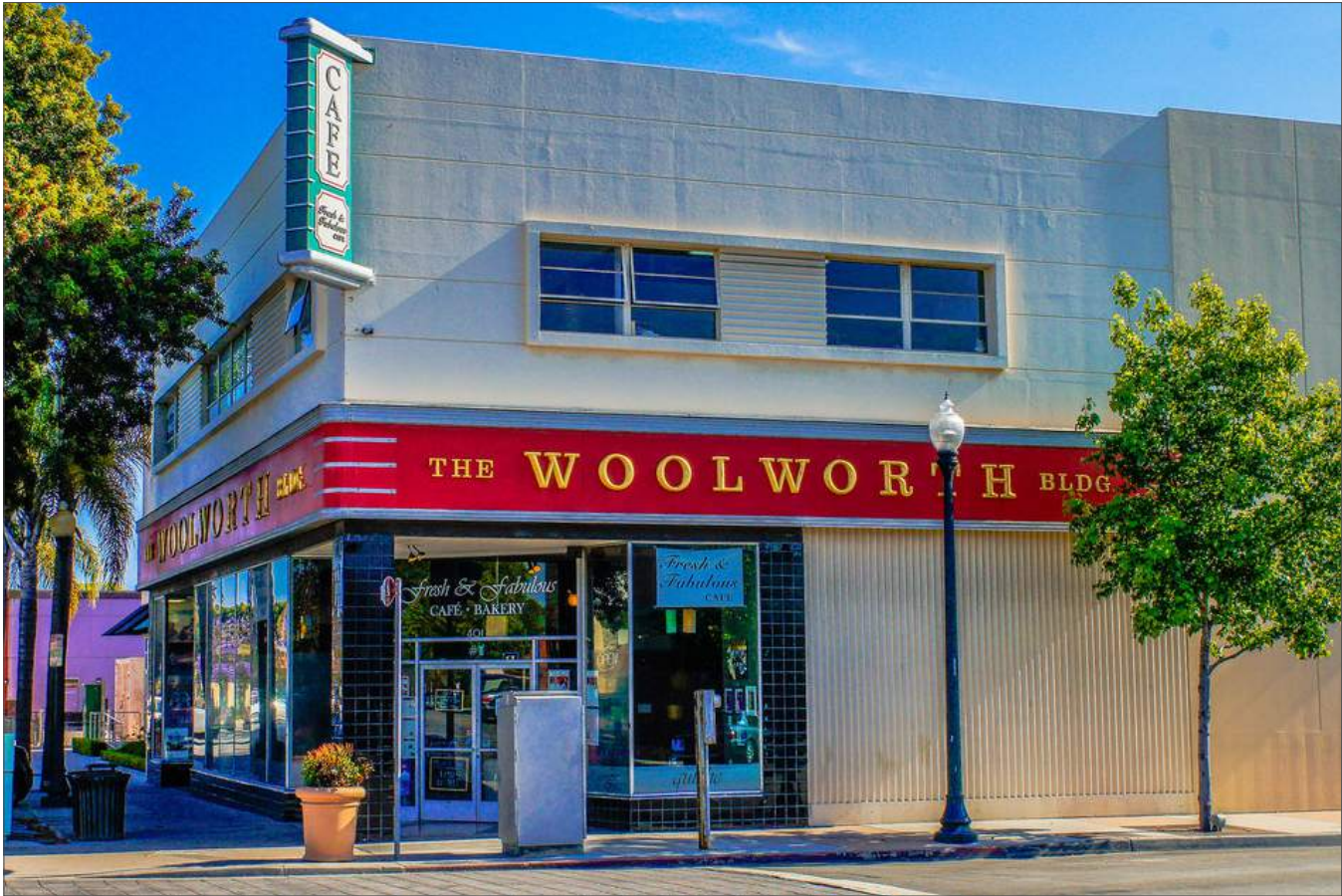
- D** Flat roofs without ornamental parapets or coping at the roof line

- E** Heavy use of glass along façades, often in the form of floor-to-ceiling windows or ribbon windows

- F** Front door usually unadorned, and often obscured or recessed

- G** Prominent cantilevered sections of building, roof and/or balcony without visible support from main body of the building



Art Deco Style
Table 16-157.F


The historic Woolworth Building downtown Oxnard is a fine example of the Art Deco style.

Description

Art Deco started to appear in Europe in the 1910s and was a curious blend of Contemporaryism, history, and fantasy; influenced by the speed-infused aesthetic of the Italian Futurists and the mystical images of Mayan, Assyrian, and Moorish cultures. Adopted in America primarily in the 1930s, the Art Deco style was seldom used for single-family houses. It reached its apogee in New York, Los Angeles and Miami, primarily in apartment buildings and city skyscrapers, which seemed best suited to this style of applied, concentrated decoration. It was also common in civic (schools, theaters, city halls, etc.) and commercial (department stores, office buildings, etc.) buildings. Doorways, in particular, showed off the stylized forms of tropical and exotic motifs.



Art Deco Style, Cont'd
Table 16-157.F



Defining Characteristics

- A** Smooth wall surface, typically of stucco utilizing a three-step process
- B** Zigzags, chevrons, and other stylized and geometric motifs occur as decorative elements of the façade
- C** Simple, horizontal massing with flat roofs and accented by strong, vertical massing elements such as towers and finials, often defining a strong central axis
- D** Horizontally-proportioned windows and doors, often set in horizontal bands.
- E** Towers and other vertical projections above the roof line give a vertical emphasis
- F** Use of stylized and geometric motifs in decorative façade elements
- G** Pastel, muted color palettes



Non-Recommended Design Elements: Contemporary Style-Related Table 16-157.G

a. **Mismatched Ground and Upper Floors.** As multi-family housing developers move into the mixed-use development business, all too often very ordinary apartment building designs get new ground floors, with unfortunate results. Oxnard's new generation of downtown buildings should project the image of a new building in a growing city, and unified façade designs that unapologetically define beautiful urban spaces are the goal. The "softer" apartment project aesthetic has its place, but it is not in Oxnard's evolving downtown.



An abundance of ornament and applications of the same material in different circumstances cause visual confusion.

b. **Overly Acrobatic Massing.** Oxnard's downtown buildings should define the public realm with façades that are "articulated planes" rather than massive objects in and of themselves. In many ways it is the job of the mixed-use building to "blend in" with its neighbors, working together to form the public spaces that are "your town". Designs that try to hard to be noticed, or to "break up the mass" are discouraged.



Example of innovative massing that would not contribute optimally to defining public space in Oxnard's downtown.

Non-Recommended Design Elements: Contemporary Style-Related Table 16-157.G

- c. **Façade Frames.** Another way in which mixed-use buildings often try to hard to stand out is with over-scaled "frames" applied to portions of the façade relieve its "flatness". A calmer, more timeless approach that would better connect Oxnard's past to its future while alleviating the flatness is by recessing the windows into the façade, providing with a greater sense of solidity and depth.



Example of façades articulated through the use of applied frames, currently in fashion but likely to look dated before long.

- d. **Dead Ground Floors.** Oxnard's current and future downtown buildings require active ground floor frontages for safety and comfort. Architecturally attractive but uninhabited and inactive frontages are not allowed.



A blank ground floor frontage.

Non-Recommended Elements: Contemporary Massing-Related Table 16-157.H

a. **Absence of Primary Mass.** The first common aberration is the absence of a clear primary mass, which makes up the main body of a house. This body should be dominant and legible, and is defined by a basic rectangular shape which is articulated by an associated singular roof form of concomitant simplicity. In the aberrational examples, this main body is not legible; either because the projecting elements dominate the massing or because the applied roof forms obscure and confuse the main building.



AVOID. This complex arrangement of projections leave the building with no discernible primary massing.

b. **Applied Massing:** A second common aberration, is known as "applied massing." Large buildings - particularly in a "small-town" city like Oxnard should be articulated so that they do not present the appearance of a hulking mass. Balconies and bay windows are valuable tools in achieving this, along with purposeful fenestration patterns and breaks in the primary building mass. Applying balconies and projected masses in arbitrary patterns does not achieve the desired effect, and are destructive of the "streetwall" that the building should help to create for the neighborhood.



AVOID. Too many elements, too many materials, too varied in expression.

c. **Complex Massing.** The third increasingly common aberration is complex massing, in which individual room volumes within a building are expressed in plan, massing, and roof form, undisciplined by the rigor of the recommended primary mass and wing organization. The end result of such complicated massing is not a cohesive elegant design, but rather an apparent collection of disparate parts. Like the other aberrations, this technique is used frequently in an attempt to disguise a building mass that is too large for its lot or its neighborhood. The phrase "breaking up the mass" frequently accompanies this technique, which is not appropriate to Oxnard. Massing in Oxnard is intentional, not mitigation of bad decisions made in plan.



AVOID. Arbitrary massing can result in awkward, disjointed roof forms.

Part 3: Definitions

16-158 Definitions

Sections:

16-158.A	General Definitions.....	123
16-158.B	Use Definitions.....	125

The following definitions apply to the Downtown Code. The existing definitions in Section *16-10* of the City Code apply to items not separately defined in the Downtown Code.

A. General Definitions

Alcohol, Beverage with food sales (on-site consumption). Any establishment wherein alcoholic beverages are sold, served, or given away for consumption on the premises.

Architectural Features. Exterior building elements intended to provide ornamentation to the building massing, including, but not limited to: eaves, cornices, bay windows, oriels, window and door surrounds, light fixtures, canopies, and balconies.

Bar. An establishment that sells beer, wine, and/or distilled spirits in accordance with applicable California Department of Alcoholic Beverage Control regulations, where food service is incidental and subordinate to the sale of alcohol (e.g., nightclub, lounge, tavern, taproom, etc.).

Bay, Bay Window. A window that projects from the building façade or elevation that begins on the ground floor and can extend to upper floors.

Block. An area of land separated from other areas by adjacent streets, railroads, rights of-way, or public areas.

Block Face. The aggregate of all the Building Façades on one side of a block. The Block Face provides the context for establishing architectural harmony.

Block Length. The horizontal distance measured from one end of the block to the other end along the same right-of-way.

Block Perimeter. The aggregate of all sides of a block measured along the adjacent right-of-way.

Block-Scale, Building. A building that is individually as large as a block or multiple buildings collectively arranged along a street to form a continuous façade as long as most or all of a block.

Building Elevation. The exterior wall of a building not adjacent to a public right-of-way, the front or side along a private street, or civic space.

Building Façade. The exterior wall of a building adjacent to a public right-of-way, the front or side along a private street, or civic space.

Building Height (In Downtown Zones only). The building's vertical extent measured in feet at the front exterior finished grade to the highest top plate.

Building Form and Size (In Downtown Zones only). There are two general categories of building form: Block-form and House Form.

- **Block-form:** Attached or detached buildings that are the size of most or all of a block. These buildings range in overall length from 50 to 400 feet.
- **House-form:** Detached buildings that are the size of houses, small to large, and range in overall length from 25 to 100 feet.

Build-to Line (BTL) (In Downtown Zones only). A line parallel to a lot line or right-of-way where it is required for a building façade to be placed.

Ceiling Height, Ground Floor. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Commercial Garden. An establishment that produces vegetables, herbs, and fruit for restaurants and other food establishments.

Depth, Ground-Floor Space. The distance from the interior of the street-facing façade to the rear interior wall of the ground-floor space available to an allowed use.

Eating and Drinking Establishment. Any establishment where food and/or alcoholic beverages are served. Includes restaurants, brew pubs, micro-breweries and micro-distilleries, on-sale liquor establishments, and bars.

Elevated Ground Floor. A ground floor situated above the grade plane of the adjacent sidewalk.

Farmers Market. A temporary food market at which local farmers sell fruit and vegetables and often meat, cheese, and bakery products directly to consumers.

Footprint, Building. The outline of the area of ground covered by the foundations of a building or structure.

Frontage, Private. The area between the building façade and the shared site line between the public right-of-way and the site.

Frontage, Public. The area between the curb of the vehicular lanes and the edge of the right-of-way.

Glazing. Openings in a building in which glass is installed.

Grocery Store. A retail shop that primarily sells food.

Ground Floor. The floor of a building located nearest to the level of the existing grade around the building.

Health and Exercise Center/Spa. A private club with exercise facilities, also offering health and beauty treatments.

Highest Top Plate. The vertical distance between grade and the highest top plate of the building.

House Scale Building. A building that is within the range of size of a small to large house and set apart from other buildings with setbacks.

Main Body. The primary massing of a building.

Main Façade. The front façade of a Main Building.

Massing. The overall shape or arrangement of the bulk or volume of a building.

Mortuary, Funeral Home. Establishments primarily engaged in the provision of services involving the care, preparation, purification by fire, or disposition of the human deceased other than in cemeteries.

Motor Vehicle Sales, Service. A retail or wholesale establishment selling and/or renting automobiles, trucks and vans, trailers, motorcycles, and scooters with internal combustion engines (bicycle sales are included in "Retail"). May also include repair shops and the sales of parts and accessories incidental to vehicle dealerships.

Museum, Art Gallery. An establishment where objects of historical, scientific, artistic, or cultural interest are stored and exhibited.

Nightclub. Any establishment that provides for alcohol service and that includes dancing open to the public for which a fee or cover charge may or may not be imposed, live musical performances for which a fee or cover charge may or may not be imposed, a disc jockey, karaoke, or comedy or theatrical performances; and where fixed seating or chairs are not provided for each patron or customer in attendance. A public dance shall not include dancing at a facility where the rental of such facility is for a private function and not open to the general public.

Oriel, Oriel Window. A window that projects from the building façade, located on upper floors and may extend for multiple stories.

Outdoor Display. The placement of goods or merchandise outdoors that are representative of the kinds of goods or merchandise which a retail business offers for sale to the public.

Run. The length of a façade between required façade breaks, or from one end of the building to a required façade break, or from one end of the building to the other end where no façade break exists.

Secondary Wing. A structure physically attached to, and secondary and incidental to, the Main Body.

Setback, Parking. The mandatory clear distance between a property line and parking.

Social Services. Government services provided for the benefit of the community, such as education, medical care, and housing.

Story (In Downtown Zones only). That portion of a building between the bottom surface of a floor and the upper surface of the floor next above. If the finished floor level directly above a basement or cellar is more than three feet above natural grade, such basement or cellar shall be considered a story.

Story, Half (In Downtown Zones only). A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. A half-story shall be 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.

Street, Front. Street located along the front lot line of a parcel.

Street Frontage, Principal. The length of the property line of any design site parallel to and along the public right-of-way which it borders and which is identified by an officially assigned street address.

Street, Side. Street located along a design lot of a parcel that is not along the front site line.

Transit Facility. An establishment that provides for transit for the general public by train, bus, taxi.

Wall Plane. A vertical surface defined by the façades of buildings.

B. Use-Definitions

Artisanal Production (Custom Manufacturing). Establishments primarily engaged in on-site production of goods by hand manufacturing which involves only the use of hand tools or domestic mechanical equipment not exceeding two horsepower or a single kiln not exceeding eight kilowatts and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle-making shops or custom jewelry manufacturers.

Brewpub. A small-scale beer manufacturer or microbrewery that produces and sells beer on the premises and may serve food for on-site consumption. A brewpub is considered an on-sale liquor establishment that may include off-site sales as an accessory activity.

Community Assembly (Religious Assembly). A facility available for public assembly, such as a conference hall, club hall, lodge, performing arts center, amphitheater, or event facility, or for religious worship, such as a church, temple or mosque.

Financial, Insurance and Real Estate Services. Establishments primarily engaged in the provision of financial, insurance, real estate or securities brokerage services. Typical uses include banks, insurance agencies, or real estate firms. Financial services also include check cashing services, pay day lenders (also known as deferred deposit originators), pawnbrokers, cash for gold dealers, and similar activities.

Home Office. A limited area of a dwelling used for the transaction of business or the supply of professional services which employ up to three external employees. Home office may include the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the Director.

Homeless Shelter and Resource Center. Temporary residence for homeless individuals and their families, operating from an established business plan that includes a range of supportive services, such as drug and mental health counseling, transportation services, daytime programmed activities, access counseling for social services, a commercial kitchen space, 24-hour security, storage space for personal belongings, and other amenities.

Office – Medical. Examining, consulting with and treating patients with medical, dental, or optical purposes on an out-patient basis.

Office – Public or Private (Administrative Services; Administrative and Professional Services; Business Support Services). Business and professional services. Examples of these uses include accounting services, insurance agent offices, real estate offices, travel agencies, counseling services, news services, telemarketing, utility company offices, elected official satellite offices, etc.

Outdoor Dining. Restaurant activity that occurs outside of the building and may be located within the public right-of-way on the sidewalk.

Outdoor Display. The placement of goods or merchandise outdoors that are representative of the kinds of goods or merchandise which a retail business offers for sale to the public.

Public Open Space. A park, plaza, pocket park or other open space that is for public use.

Personal Services. Establishments providing non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops; garment pressing, repair and alteration; laundering, dry cleaning, laundromats; cleaning pickup stations; shoe repair shops; printing, limited to letterpress and duplication machines; therapeutic massage; vending machines. These uses may also include accessory retail sales of products related to the services provided.

Public Safety Facilities (Ambulance Services). Facilities serving the transportation of ill or injured persons to and from treatment facilities together with incidental storage and maintenance of necessary vehicles.

Public Service Facilities. Includes, but is not limited to, water, sewer, gas, cable television, communications and electric power distribution lines.

Repair service - equipment, appliances, etc. Miscellaneous repair services including only:

1. Business equipment and furnishings repair and service;
2. Household yard equipment and appliance repair and service; and
3. Audio, video and computer repair and service.

Residential. Residential occupancy of a dwelling unit

Retail Uses. Premises available for the sale of merchandise and food service .

Schools – Public or Private. Educational services provided by: public, private, and parochial day care centers for more than twelve children; public, private and parochial elementary, junior high, and senior high schools; and junior colleges.

Tasting Room. A facility licensed by the California Department of Alcohol Beverage Control to allow customers to taste or sample wine, beer, or other alcoholic beverages on the premises as provided by a beer manufacturer or wine grower. A tasting room may hold beer- or wine-related educational, sales or marketing events. Food sales are allowed. A tasting room is considered an on-sale liquor establishment that includes sales of alcohol for off-site consumption as an accessory activity.

Walkability. The condition when an area is highly interconnected to other areas, is pedestrian oriented, where bicycling and walking are appealing and viable daily options because services, transit, shopping, and restaurants are within walking distance of most residences in an approximate 1/2-mile diameter area.

Work/Live, Live-Work (In Downtown Zones only). An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multifamily, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and where the residential use is secondary and accessory to the primary use as a place of work.

Amendments

Recent Amendments:

Public Open Space Woonerf 07.14.20

Micro-Retail 07.14.20

Parking Placement 07.14.20

Shopfront and Gallery Private Frontages (DT-G) 11.30.20

Jeffrey Lambert
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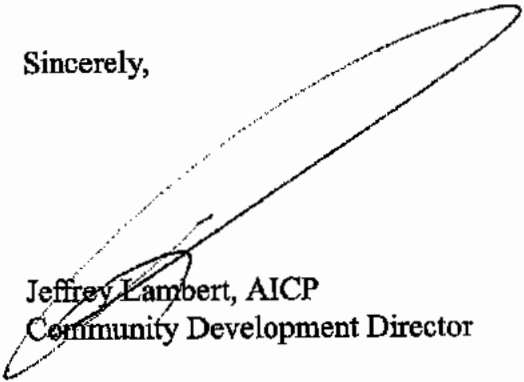
October 29, 2019

Lisa Shields
Radius Commercial Real Estate & Investments
Hagelis Retail Advisors
4227 E. Main St., Suite 220
Ventura, CA 93003

Subject: Downtown Code Allowable Uses for 152 W. 5th Street

Please consider this letter to be evidence of my Director's interpretation of the Downtown Code as it relates to allowable uses on 5th Street, between A Street and Oxnard Boulevard; specifically at 152 W. 5th Street. Given that the property and specific building suite in question accesses from 5th Street and does not front on to A Street, I authorize the tenancy of this space for a dentist office. The Downtown Code's intent clearly is to limit non-pedestrian oriented uses from fronting on A Street; however, this limitation does not apply to your block of 5th Street given the buildings frontage on 5th and balance of other non-retail uses already included.

Sincerely,



Jeffrey Lambert, AICP
Community Development Director

cc: Planning File

MEMO



DATE: July 14, 2020
TO: Community Development Staff
FROM: Jeffrey Lambert, Community Development Director
SUBJECT: Official Interpretation of the Downtown Code - Public Open Space Woonerf

Issue:

The issue is that the Downtown Code requires all new buildings on a site of at least 20,000 square feet to provide on-site public open space within all three Downtown zones [Downtown Core (DT-C), Downtown General (DT-G), and Downtown Edge (DT-E)], but only provides three options while missing an opportunity to enhance public spaces along alleyways. This results in a continuation of the underutilization of alleyways throughout Downtown.

Director's Code Interpretation:

When a new building is developed on a site of at least 20,000 square feet, the public open space requirement shall be interpreted to also allow an additional type of open space known as a "Woonerf," which is to be developed to certain standards. Per the Discussion included within this document, this Interpretation is consistent with the six principles of the Downtown Code as stated in the Preamble. Specifically, this Interpretation guides building design to: provide neighborhood main streets for vibrant social and commercial focal points within walking distance of many homes and transit, and provide walkable neighborhood patterns through a network of well-designed streets that are safe for motorists, pedestrians, and bicycles (Preamble, Principles C and E).

Discussion:

The Downtown Code requires that all new buildings on a site of at least 20,000 square feet provide on-site public space as follows (Table 16-153):

Site Size	Public Space to be Provided
20,000 sq.ft. to 2 acres	7% minimum
> 2acres	10% minimum

The Downtown Code allows three types of public spaces: 1) Plazas, 2) Pocket Parks, and 3) Paeseos. These types of spaces are designed to function as a comprehensive system of public open space.

Most lots in the Downtown area are located adjacent to an alleyway (Exhibit A). The existing alleyways within Downtown are used mainly for vehicular access, and are not well maintained or inviting. This results in greater pedestrian traffic, and consequently greater potential for pedestrian and vehicle conflict, on the main streets. The alleys are generally perceived as unsafe and are underutilized.

By creating a fourth type of public space in the Downtown area known as a “woonerf,” the underutilized alleyways can receive investment and be activated into a vibrant social space to improve pedestrian connectivity and safety by providing more “eyes on the street.”

A “woonerf” is a space that integrates vehicle traffic, pedestrians, cyclists, and children at play. Essentially, it is an alleyway where pedestrians have priority over vehicles, but both pedestrians and slow moving vehicles are allowed. Since there is no division between pedestrian and vehicular traffic (i.e. no curbs and sidewalks), motorists are forced to slow down to travel with caution. By slowing vehicle traffic, residents have a greater sense of safety. Subsequently, the increased number of people in the woonerf results in more “eyes on the street” to provide a greater sense of security. Room within the alleyway and the required building setbacks can be combined to create a larger space for social interaction and street features (i.e. planters, benches, etcetera) (Exhibit B). Integrating the required building setback areas into a woonerf provides greater width for alleyways that may be substandard in width. Wider alleyways increase public safety by providing access for emergency vehicles. Future development may propose their own unique design elements for the alleyway adjacent to their development sites, while providing a continuous connection to other streets or open spaces. The proposed design standards and guidelines are shown in Exhibit C.

The additional type of public open space in the Downtown Code allows development to provide off-site (adjacent) public space and utilize the entire area of each small Downtown lot (Exhibit D). The generally small lot sizes in Downtown can restrict development that proposes lined occupiable space on the ground floor, vehicle parking, and on-site public space. By allowing off-site public space in the Downtown Code, development can provide neighborhood shared spaces for vibrant social and commercial focal points within walking distance of many homes, businesses and transit. Giving priority to pedestrians by activating the underutilized alleyways provides walkable patterns through a network of well-designed streets that are safe for pedestrians, bicyclists, and motorists.

Director’s Authority:

Pursuant to the Downtown Code (Section 16-146.2), the Director has the authority to issue an official Interpretation by making a finding for the basis of Interpretation and documenting the

consistency of the Interpretation with the intent of the standard and the six principles of the Downtown Code as stated in the preamble.

This Interpretation may be appealed to the Planning Commission in compliance with the applicable requirements (16-525.B).

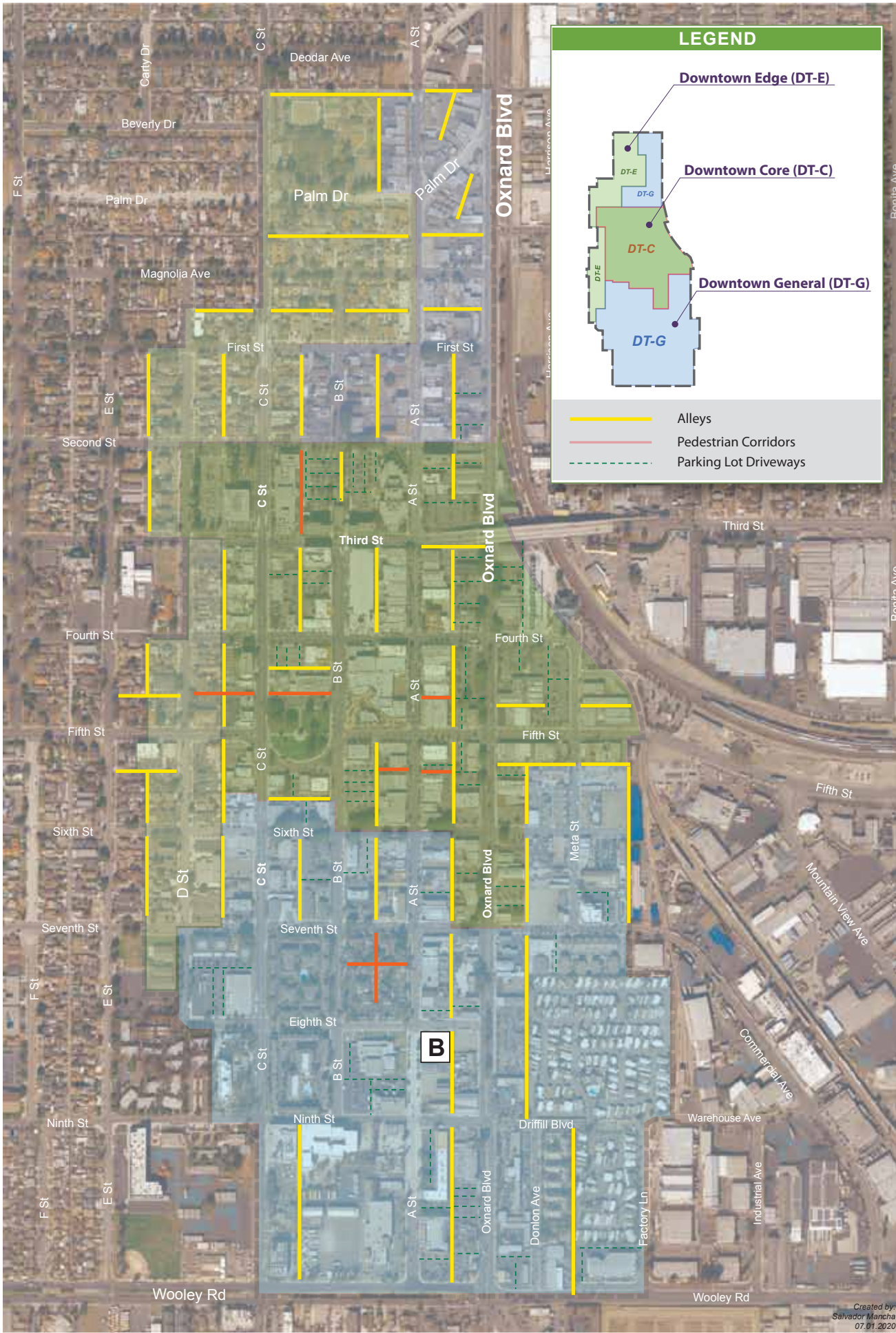
Recordation and Distribution Procedure:

This Interpretation is distributed to the City Council, Planning Commission, Community Development Director, City Manager, City Attorney, City Clerk, and Planning staff.

This Interpretation will be codified during the next available Downtown Code amendment process.

Attachments:

- A. Downtown Pedestrian Corridors and Alleys
- B. Typical Woonerfs
- C. Proposed Woonerf Design Standards and Guidelines
- D. Proposed Woonerf Site Plan



DOWNTOWN PEDESTRIAN CORRIDORS AND ALLEYS

Created by:
Salvador Mancha
07.01.2020

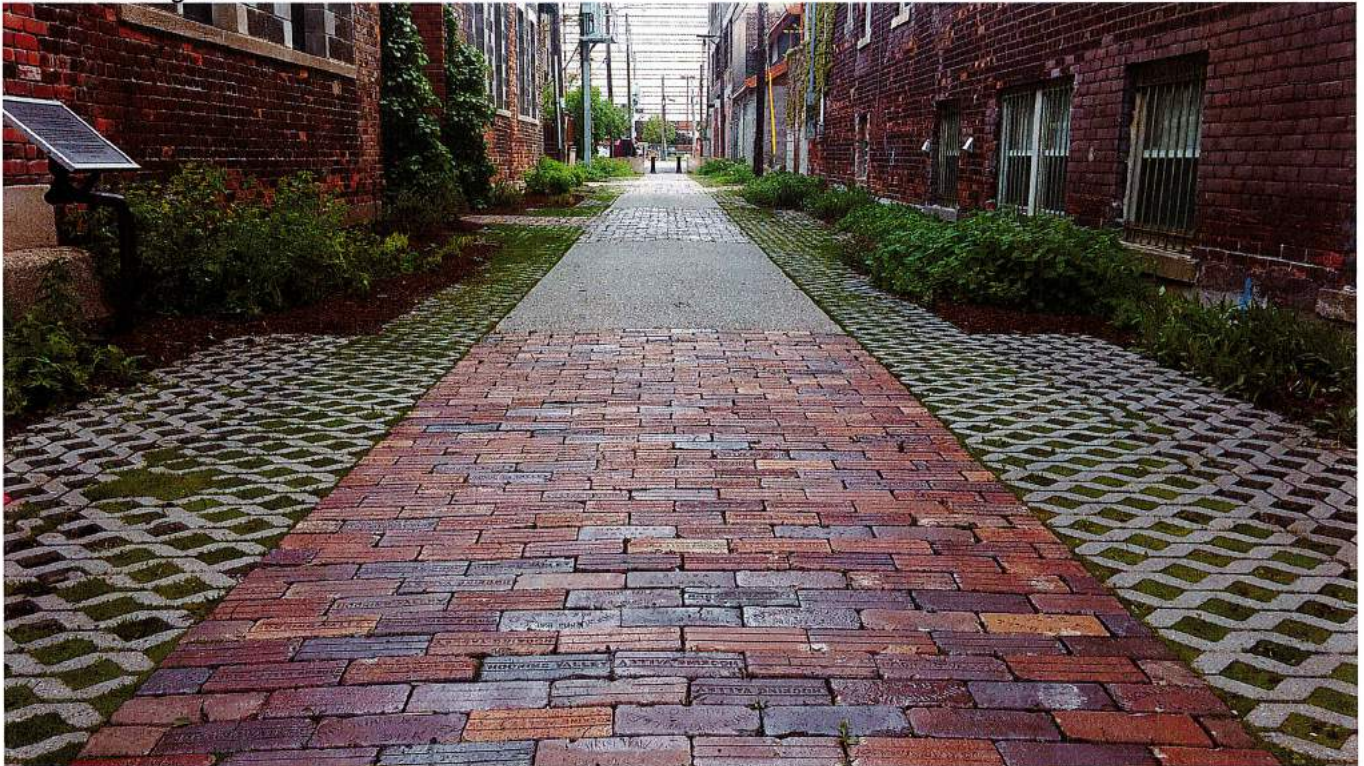


a variety of paving patterns, textures and plant materials transform this space into a pleasant place to be.



pedestrians, bicycles and vehicles all coexist within the Green Alley/Woonerf.

alternate images:



16-153 Public Open Space

Sections:

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A public green integrated within a main street environment.

16-153.1 Applicability

This section establishes the standards for the types of public space based on the intended physical character through **three four** types of spaces: 1) Plazas; 2) Pocket Parks; **and** 3) Paseos; **and** 4) **Woonerfs**. These types are generally based on their function. Collectively, the civic spaces are designed to function as a comprehensive system of public open space that supports the variety of physical contexts in mixed use places.

The standards of this section apply to a new building(s) on a site of at least 20,000 square feet.

A. Standards

Each development subject to this section is required to provide on-site public space as identified in *Table 16-153*.

Required Public Space
Table 16-153

Site Size	Min Public Space to be Provided
20,000 sq ft to 2 acres	min 7%
> 2 acres	min 10%

Woonerf

Table 16-153.E;

Woonerf

A shared linear space intended to transform existing alleyways into a secondary pedestrian and cyclist friendly connected pathway system within Downtown. Woonerfs are designed primarily for pedestrians and cyclists, secondarily to accommodate slow moving and service vehicles, and thirdly can serve as flexible gathering space. The woonerf provides an opportunity to convert utilitarian space into safe public green space within an urban environment. Woonerfs are typically mid-block and run the length of the block. A new woonerf can be introduced if an entire City block is being developed.



Pedestrians, bicycles and vehicles all coexist within the Green Alley/Woonerf.

Design Standards and Guidelines

1. Landscape

- a. Trees can be selectively placed along the woonerf, typically within the setback area on adjacent private property. Tree species must accommodate the needs of Oxnard Fire and Public Works vehicles.
- b. Planting material can occur within pavers, in movable planters on castors in the right-of-way, or within the setback area on adjacent private property to be incorporated into the woonerf.

2. Design Details and Elements

- a. **Size.** City alley rights-of-way vary in size but are generally between 14 to 20 feet in width. At all times, a 20 foot wide driving surface is required for Fire and Public Works vehicles. The remaining space (i.e., any width wider than the required 20 feet) may be used for landscaping and amenities. Building setback areas abutting the alley are to be incorporated with the woonerf's overall design. The building setback area incorporated into the woonerf is to be credited to a development project's minimum square footage requirement per Table 16-153.
- b. **Alley Functionality and Visibility.** Woonerfs are to accommodate the utility, service and ingress / egress functions of an alley, and are to connect to public roads at both ends or a public road on one end and a public amenity on the other end as authorized by the Public Works Director. Woonerfs and their features must accommodate Oxnard Police and Public Works sightline requirements.
- c. **Service Entries and Adjacencies.** Building entrances, driveways, utilities, and service vehicles and emergency vehicles needs shall be accommodated within the improvements.
- d. **Parking.** Although accessible by vehicles, parking is discouraged within the Woonerf. When limited parking is allowed, it shall be for only loading or unloading.
- e. **Lighting.** Illumination levels must be at least 1 foot-candle and not more than 7 foot-candles. Building mounted lighting may spill over into the alley right-of-way. Blank walls may be used for projecting images to encourage social gatherings, and the project image's lighting levels may exceed this foot-candle standard as authorized by the Community Development Director. Light strings or other items crossing the alley shall be allowed only with approval from the Fire Department and Public Works and with a minimum height of 15 feet.
- f. **Structures and Improvements.** Benches, tables, bike racks and/or other pedestrian or cyclist amenities may be located in the woonerf, setback or on adjacent buildings. Fixed amenities and features cannot be located within the right-of-way without Fire and Public Works authorization. Furnishings such as benches and tables are allowed but must be movable from the City right-of-way.
- g. **Movable structures.** Movable structures are to be allowed within the woonerf provided clear paths of travel are maintained. It is the responsibility of the immediately abutting property owners to maintain paths of travel and minimize nuisance conditions associated with movable structures.
- h. **Public Art.** Public art is encouraged to be placed along the woonerf.

Eighth Street

A Street

BILLBOARD
LOFTS

B

Alley

Oxnard BLVD

Ninth Street

GREEN ALLEY IMAGERY



GREEN ALLEY CONCEPT



PLANTABLE PAVER EDGING



STREET CHALK ART




INTERLOCKING PAVERS

MEMO



DATE: July 14, 2020

TO: Community Development Staff

FROM: Jeffrey Lambert, Community Development Director 

SUBJECT: Official Interpretation of the Downtown Code - Usable Ground Story Depth for Micro-retailing in Buildings within Podium and Parking Structures

Issue:

The issue is that the Downtown Code requires the primary street and side street frontages of on-grade parking podiums and parking structures to be lined with occupiable, usable ground story space with a minimum depth of 30 feet within all three Downtown zones [Downtown Core (DT-C), Downtown General (DT-G), and Downtown Edge (DT-E)]. This results in larger occupiable space than may be necessary for operating successful businesses.

Director's Code Interpretation:

Within on-grade podiums and parking structures, the usable ground story depth configuration shall be interpreted to require the primary street and side street frontages to be lined with occupiable, usable space with a minimum depth of 18 feet instead of 30 feet (Exhibit A). This Interpretation is consistent with the Parking Areas and Facilities Section (Section 16-149), and the six principles of the Downtown Code as stated in the Preamble. Specifically, this Interpretation guides building design to: provide neighborhood main streets for vibrant social and commercial focal points within walking distance of many homes and transit, and provide walkable neighborhood patterns through a network of well-designed streets that are safe for motorists, pedestrians and bicycles (Preamble, Principles C and E).

Discussion:

The Downtown Code was written with an intent to provide a usable ground level depth to allow for the operation of successful businesses. Proposed development within the Downtown area will consist of, almost exclusively, infill development.

Within all of the Downtown Zone Districts (Downtown Core, Downtown General, and Downtown Edge), parking placement is required to be located a minimum of 30 feet from both the primary street and the side street, for a portion of the side street (see Figures 16-147.3.E, 16-147.4.E, and 16-147.5.E). The Downtown Code requires that this 30 feet shall be lined with occupiable, usable space with a minimum depth of 30 feet (16-149.B.2.b.iii).

Downtown Code Interpretation - Usable Ground Story Depth for Micro-retailing in Buildings within Podium and Parking Structures Configuration

Page 2 of 3

Development located on Downtown lots is typically constrained by small lot sizes, thus requiring podium construction. Many lots within the Downtown area are approximately 50 feet wide by 140 feet deep. The Downtown Code requirement to provide both 30-foot occupiable depth (which includes commercial space) and on-site parking limits the potential for development.

The required minimum 30 foot depth of occupiable space provides options to create narrow deep spaces and wide and deep spaces which can be desirable for some tenants. Commercial spaces with greater frontages are desirable to businesses, especially new businesses that are seeking a brick and mortar location with high visibility from the street, more natural light into the space, greater display area for merchandise, and more flexible interior space to configure a floor plan.

Since the adoption of the Downtown Code, evidence has been provided to the City of Oxnard which shows successful businesses can operate with dimensions as little as 18 feet. Commercial space that is less than 30 feet in depth is a viable size for various activities such as: office space (including shared office space), craft making (including jewelry, art, artisanal foods), restaurants (including delivery or take out), and retail (including online only outlets that do not require showrooms). Specific examples of smaller commercial spaces include Moment in downtown San Jose and Starbucks in downtown Ventura.

- To create Moment, 12 parking spaces on the ground level of a parking structure were converted into four micro-retail spaces located adjacent to a sidewalk patio. The shops currently support businesses such as a floral shop, artisanal soap, and a calligraphy business (Exhibit B).
- To create Starbucks, four parking spaces were converted into commercial space to provide a workroom, ADA-compliant restroom, and sales and dining area (Exhibit C).

Thus, commercial space of less than 30 feet in depth is another method to attract vibrant social and commercial focal points within the Downtown area, and it offers an opportunity to allow new start up businesses to take root and grow. Conversely, adhering to the required 30-foot depth could result in tenant spaces which are too expensive for some new businesses.

Reducing the minimum usable ground story depth would allow other uses, such as parking, to utilize the “found” 12-foot space. The minimum required depth of 18 feet is consistent with the parking requirements of the Zoning Code (16-638.A).

Director’s Authority:

Pursuant to the Downtown Code (Section 16-146.2), the Director has the authority to issue an official Interpretation by making a finding for the basis of Interpretation and documenting the consistency of the Interpretation with the intent of the standard and the six principles of the Downtown Code as stated in the preamble.

This Interpretation may be appealed to the Planning Commission in compliance with the applicable requirements (16-525.B).

Downtown Code Interpretation - Usable Ground Story Depth for Micro-retailing in Buildings within Podium and Parking Structures Configuration

Page 3 of 3

Recordation and Distribution Procedure:

This Interpretation is distributed to the City Council, Planning Commission, Community Development Director, City Manager, City Attorney, City Clerk, and Planning staff.

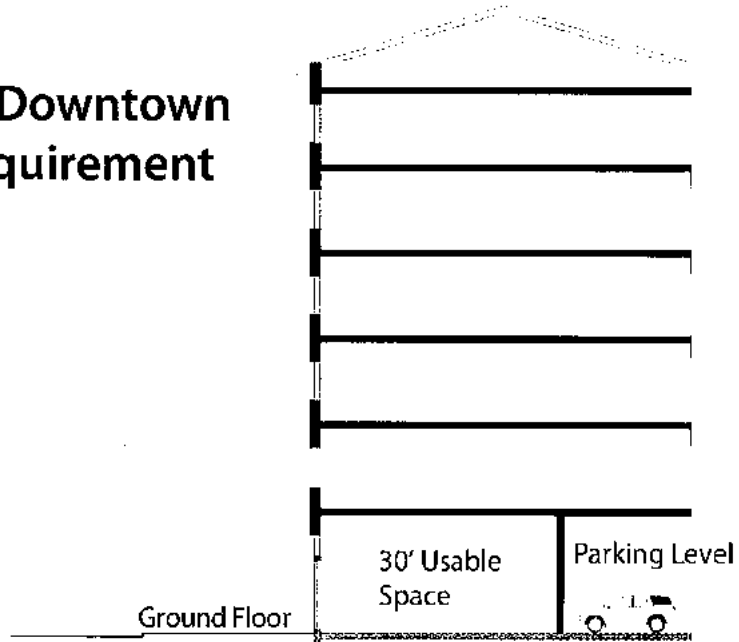
This Interpretation will be codified during the next available Downtown Code amendment process.

Attachments:

- A. Proposed Parking Configuration
- B. Example Site Plan
- C. Photographs of Usable Podium Spaces
- D. Proposed Development

Exhibit A
Proposed Parking Configuration

**Existing Downtown
Code Requirement**



**Proposed Downtown
Code Requirement**

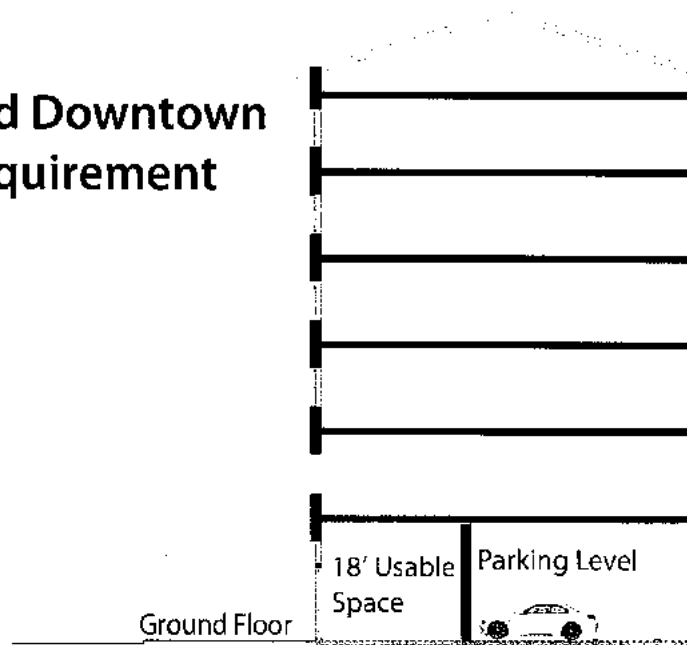
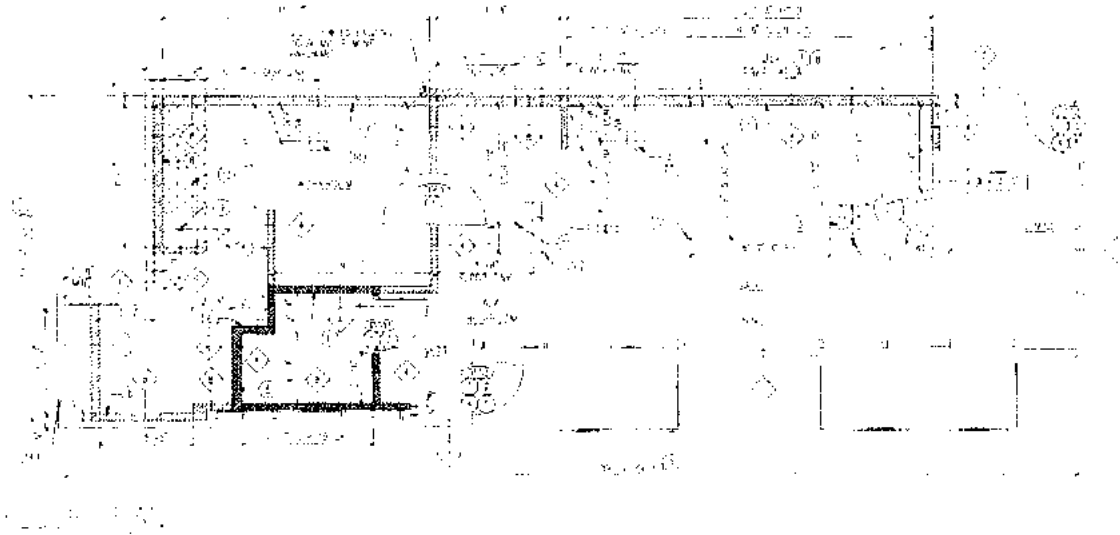


Exhibit B
Example Site Plan

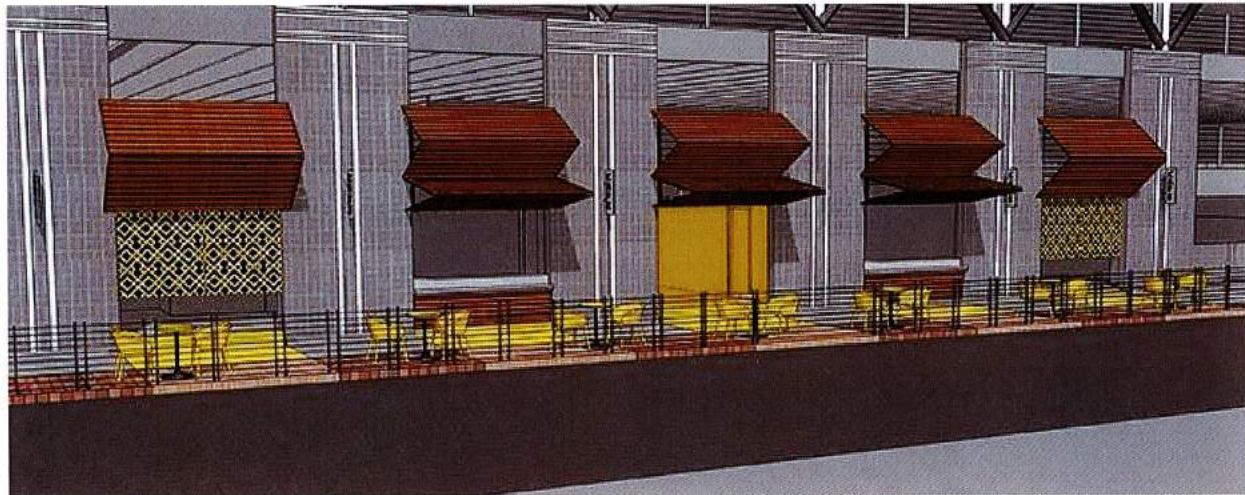


(Note 19 foot depth of commercial space used as coffee shop)

Exhibit C
Photographs of Usable Space



(Ground floor of parking structure used to create commercial space)

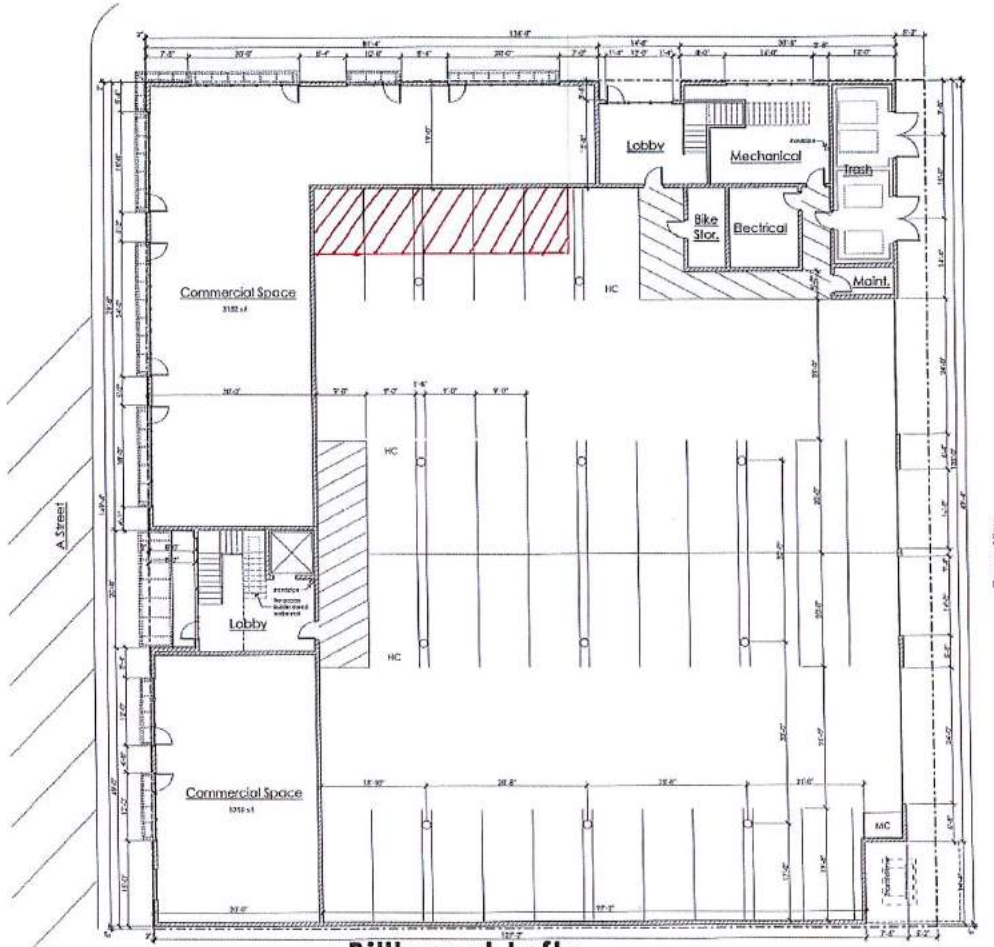


(Doors used to create awnings)



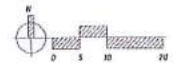
(Commercial space used to activate right-of-way)

Exhibit D
Proposed Development



Billboard Lofts

JBGR Investments LLC
800, 812 & 844 A Street, Oxnard, CA



EA.4
First Floor Plan
6/11/20


Proposed Development
(Red cross-hatched area represents required usable space)

MEMO



DATE: July 14, 2020

TO: Community Development Staff

FROM: Jeffrey Lambert, Community Development Director 

SUBJECT: Official Interpretation of the Downtown Code Parking Placement within Podium or Subterranean Parking Structures

Issue:

The issue is that the Downtown Code does not apply a side yard or side street setback for parking placement that aligns with the building setbacks within all three Downtown zones [Downtown Core (DT-C), Downtown General (DT-G), and Downtown Edge (DT-E)]. This results in five feet of unusable space within podium and subterranean parking structures rather than maximizing the area available to parking spaces.

Director's Code Interpretation:

When parking is located within podium or subterranean parking structures within any Downtown Zone, the parking placement shall be interpreted to allow the parking area within zero feet of the side lot line (i.e., no minimum setback is required along the side property line) of the podium or subterranean parking structures, and no landscaping is required to be placed within the podium or parking structure (Exhibit A). Per the Discussion included within this document, this Interpretation is consistent with the Parking Areas and Facilities Section (Section 16-149), and the six principles of the Downtown Code as stated in the Preamble. Specifically, this Interpretation guides building design to: generate appropriately-scaled buildings for the intended physical character, and provide walkable neighborhood patterns through a network of well-designed streets that are safe for motorists, pedestrians, and bicycles (Preamble, Principles A and E).

Discussion:

The Downtown Code requires that the first floor of buildings and on-site parking be located within certain boundaries on the subject lot. As seen in the following chart and the representational images, the location of the buildings and parking placement areas do not always align:

	Building Setbacks for Ground Floor				Parking Placement			Non-lined Garage
	Non-Residential		Residential		Side Setback	Side Street within 50 or 75 feet of Property Line	Side Street 50 or 75 feet back from Property Line	
	Side Setback	Side Street Setback	Side Setback	Side Street Setback				
DT-C	0'	0' or 5'	7'-10'	7'	0'	30' (w/in 50')	5'	5'+
DT-G	0'	0'-10'	7'	10'-15'	5'	30' (w/in 75')	5'	5'+
DT-E	7'	0' or 10'	10'	10'-15'	5'	30'	5'	5'+

(see Figures 16-147.3.B / 16-147.3.E; 16-147.4.B / 16-147.4.E; and 16-147-.5.B / 16-147.5.E)

Note the “Side Setback” columns in the aforementioned table. In the DT-G zone, the building may be located closer to the property line than the parking, resulting in 5 feet of empty space between the building and the parking area.

The Downtown Code requires that surface parking be screened from street views by buildings, walls, landscape screening, screening structures/facades, or public art/murals (Section 16-149.1.A.3.a). Additionally, within podium and subterranean parking structures, non-lined portions of above-grade garages must be set back five feet (Sections 16-149.B.2.b.ii and 16-149.B.3.b.i). When parking is located within a building, the building must meet the required parking setback, such that the building must be setback at least five feet from the street side within all three Downtown zones (Footnote 2 in Figures 16-147.3.E, 16-147.4.E, and 16-147.5.E). Parking in podium and subterranean parking structures is required to be set back at least five feet, and the setback area should contain landscaping.

Adhering to the required setback of five feet from the wall of a parking structure to the property line would result in unusable space if the building is built with a wall that has a zero-foot setback. Additionally, parking areas within structures are usually located behind a facade that blocks sunlight for landscaping to be a viable screening option. The Code allows fully subterranean garages to extend to the rear and side-yard lot lines (Footnote 1 in Figures 16-147.3.E, 16-147.4.E, and 16-147.5.E). Landscape screening within a subterranean parking structure is not practical and would serve no purpose as subterranean parking is not visible from the street. Furthermore, per the Downtown Code, parking areas located within parking structures are required to be screened by the facade of the structure itself (Section 16-149.B.3.a).

The additional five feet of usable space on both the street side and side yard allows projects to utilize the entire area of each small downtown lot. By using the maximum space available, development can be more compact and more appropriately-scaled for the intended walkable

character of the downtown area. Small scaled development provides more walkable neighborhoods that are safe for motorists, pedestrians and bicycles.

Director's Authority:

Pursuant to the Downtown Code (Section 16-146.2), the Director has the authority to issue an official Interpretation by making a finding for the basis of Interpretation and documenting the consistency of the Interpretation with the intent of the standard and the six principles of the Downtown Code as stated in the preamble.

This Interpretation may be appealed to the Planning Commission in compliance with the applicable requirements (16-525.B).

Recordation and Distribution Procedure:

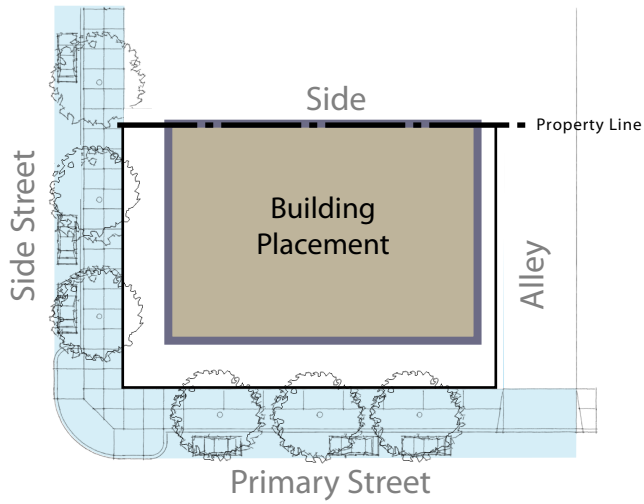
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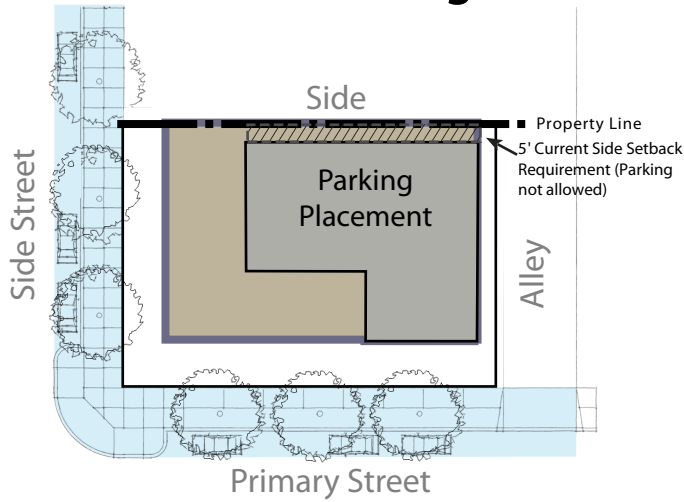
Attachments:

- A. Example Site Plan

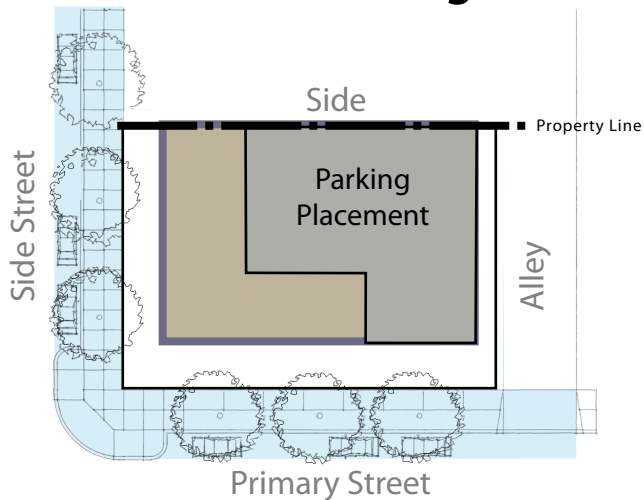
Building Placement



Current Parking Placement Within Podium or Subterranean Parking Structures



Proposed Parking Placement Within Podium or Subterranean Parking Structures



MEMO



DATE: November 30, 2020

TO: Community Development Staff

FROM: Jeff Pengilly, Interim Community Development Director

SUBJECT: Official Interpretation of the Downtown Code Allowance for Shopfront and Gallery Private Frontages in the Downtown General (DT-G) Zone

Issue:

The issue is that the Downtown Code restricts the usage of the Shopfront and Gallery Private Frontages within the Downtown General (DT-G) zone to only areas where the Shopfront Overlay applies, while allowing it throughout the Downtown Core (DT-C). This restriction limits the flexibility of design and the organic development of the streetscape and may result in an inefficient use of space on site.

Director's Code Interpretation:

Within the DT-G zone, the Shopfront and Gallery Private Frontages, as identified in Tables 16-150, 16-150.H and 16-150.I, shall be required where the Shopfront Overlay applies and may be allowed as a Private Frontage outside of the Shopfront Overlay for ground floor commercial space. Specifically, footnote 2 in Table 16-150 shall be understood to state "Required where Shopfront Overlay applies, optional elsewhere." Per the Discussion included within this document, this Interpretation is consistent with the six principles of the Downtown Code as stated in the Preamble. Specifically, this Interpretation guides building design to: generate appropriately-scaled buildings for the intended physical character, protect the character of established neighborhoods, and provide neighborhood main streets for vibrant social and commercial focal points within walking distance of many homes and transit (Preamble, Principles A, B, and C).

Discussion:

The Oxnard Downtown Code (Section 16-147.4.A - Intent and Physical Character) states that the "Downtown General is characterized by a mix of non-residential ground floors frontages with shopfronts and residential ground floors set back behind pedestrian-oriented frontages..." As a result, the DT-G zone currently only allows for private frontages that are setback from the property line, even when ground floor commercial development is provided. In accordance with Table 16-150, only the Terrace, Dooryard, and Common Entry commercial Private Frontages are allowed throughout the DT-G zone. Pursuant to footnote 2 of Table 16-150, the Shopfront and Gallery Private Frontages are allowed "Only where shopfront overlay applies." The Shopfront

Overlay, as defined in Section 16-147.1.B.1 and shown in Figure 16-147.A, 16-147.B, and 16-147.C, requires that a Shopfront Private Frontage be used wherever the Shopfront Overlay is applied. The Private Frontages allowed with a Commercial Ground Floor are limited to the Terrace, Dooryard, Common Entry, Shopfront, Gallery, and Arcade frontage types. Within the Shopfront Overlay, the Terrace (16-150.E), Common Entry (16-150.G), Gallery (16-150.I.2), and Arcade (16-150.J.2) Private Frontages are allowed and are required to be used in combination with the Shopfront Private Frontage.

As shown in Figure 16-147.A, 16-147.B, and 16-147.C, the Shopfront Overlay is disconnected and inconsistent throughout the Downtown area, in some cases appearing only on one side of a block or only on street corners. As a result of this and transitions between zones, there are many locations throughout Downtown where strict adherence to the restrictions of the DT-G zone and requirements of the Shopfront Overlay, would result in a forced abrupt change to the streetscape. This would include locations where the current dominant streetscape is inconsistent with the allowed Private Frontages of the DT-G zone. In these locations buildings are located at the property line, so a Shopfront Private Frontage would be more inline with the established neighborhood character, as required in the guiding principles. Overall, this would allow for a more natural development of the streetscape, that can evolve with the neighborhood.

Additionally, the added flexibility will allow for the most efficient use of space in the Downtown area. With many of the lots downtown being relatively small lots, it is essential that space on the lots be used in the most efficient manner. Currently, the allowable Private Frontages in the DT-G zone requires a significant setback from the property line (Minimum setback of 7-10 feet). While having a space for pedestrian interaction for some retail establishments, particularly restaurant or food services locations, may be appropriate, in other locations it may result in unused space. This importance of allowing for a flexibility of frontage types is captured in the Private Frontage Design intent statement in 16-150.1.B:

“Private frontages - the ground floor face of the building and the space between the building and the sidewalk - define not only the character of each building but collectively define the character of the neighborhood and of the city. Frontages that welcome visitors and other pedestrians are the key single design element of walkable neighborhoods and downtowns, providing the streets and open spaces with a comfortable, pedestrian-scale appearance. On a functional level, the frontage is the transition between the public realm and the private realm, providing a critically important “privacy filter” between the fully public street and the private interior spaces of dwellings: from dooryards, stoops and terraces for a moderate degree of privacy, to shopfronts, galleries and arcades that are designed to bring commercial displays right up to the sidewalk - the opposite of privacy.”

The Interpretation will not mandate the usage of the newly allowed Shopfront and Gallery Private Frontages, but the Interpretation will allow for the flexibility for individual developers and businesses to design the building that works best for an individual project site and the

neighborhood. As the Downtown continues to develop, this will allow for the development of spaces that work for a variety of business types within neighborhoods. This will create more vibrant social and commercial opportunities within close proximity to residential communities and transportation and promote the long-term vitality of Downtown.

Director's Authority:

Pursuant to the Downtown Code (Section 16-146.2), the Director has the authority to issue an official Interpretation by making a finding for the basis of Interpretation and documenting the consistency of the Interpretation with the intent of the standard and the six principles of the Downtown Code as stated in the preamble.

This interpretation may be appealed to the Planning Commission in compliance with the applicable requirements (16-525.B).

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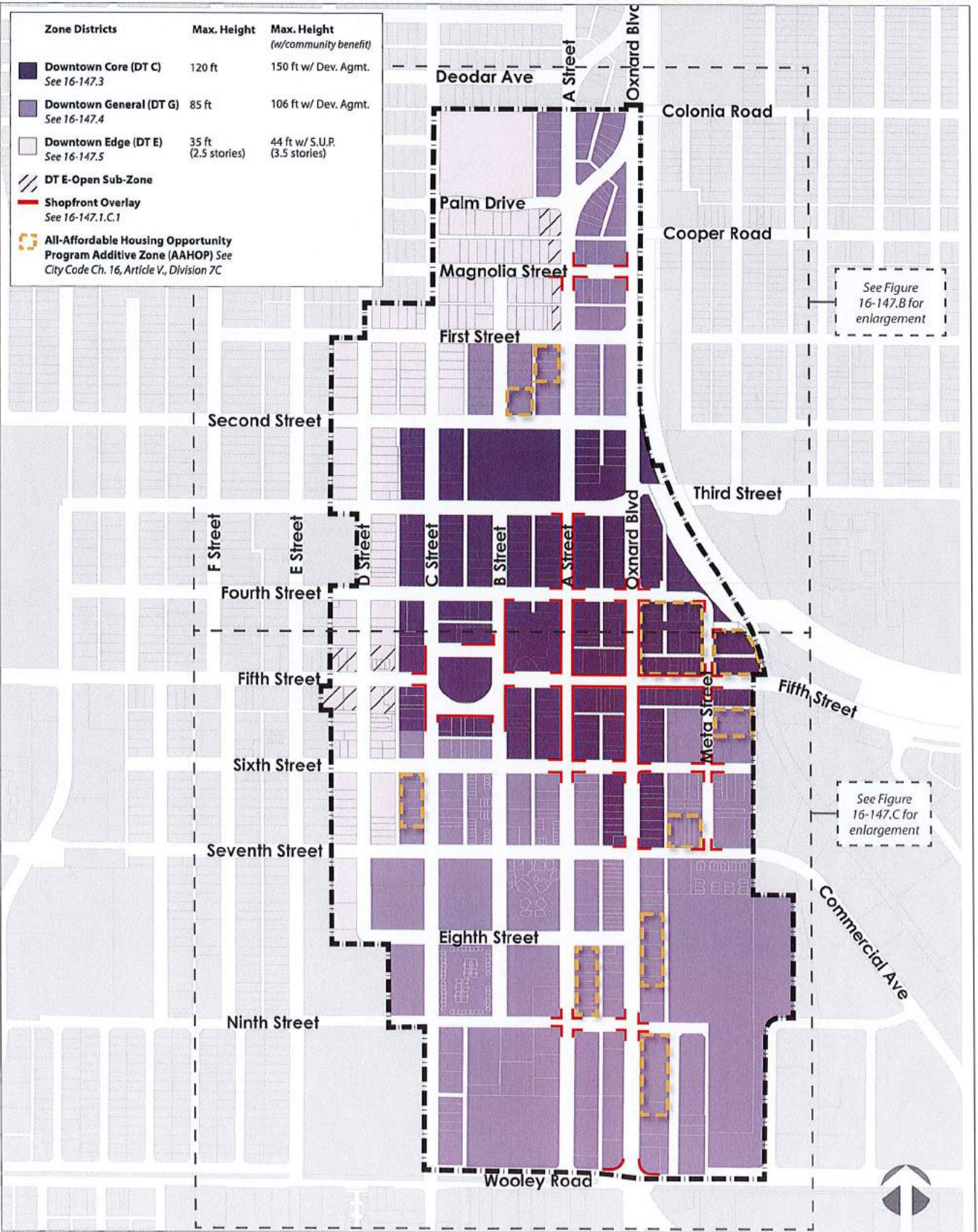
 11.30.20

Jeff Pengilley
Interim Community Development Director

Attachments:

1. Shopfront Overlay Locations

Zoning District Regulating Plan
Fig. 16-147.A



DOWNTOWN CODE

CITY OF OXNARD | 16 JULY 2019