



# City of Santa Barbara

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## Note to Reviewers of the Draft Objective Design and Development Standards

The **Draft Objective Design and Development Standards** prepared by Opticos Design, Inc. is an initial draft and has not yet been edited by City staff. This initial draft is provided for public review to ensure ample opportunity for the public, decision-makers, and staff to read, understand, comment, and ask questions. As such, we acknowledge that there are grammatical and other errors that will be addressed in a revised version. In addition, staff will confirm that the initial draft complies with the City's charter requirements. The draft includes "Review Notes" to identify topics or sections that will require discussion with decision makers for direction.

Chapter 9: *Specific to Signage Types* was also provided but will be reviewed separately in conjunction with focused code amendments to the City's Sign Regulations in SBMC Chapter 22.70.

Public input on this draft will be accepted until **December 16, 2022**. During the public review period, this draft will be discussed by the City's Work Group for this project comprised of Planning Commission, Historic Landmarks Commission (HLC), Architectural Board of Review (ABR), and American Institute of Architect members.

Please email your comments to: [SBDS@SantaBarbaraCA.gov](mailto:SBDS@SantaBarbaraCA.gov)

Opportunity for comment will also be provided at public hearings on the draft before the HLC and ABR.

Sign up to receive project meetings and hearing notifications at:

<https://santabarbaraca.gov/government/priorities-policies/housing-initiatives/design-standards>

The draft will be revised based on comments from the review period prior to public hearings before Planning Commission and City Council.



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## Quick Code Guide

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

### 1

#### Determine your Maximum Zoning Envelope<sup>1</sup>

**Identify your zone**, see Chapter 3 (Zones)

a. Apply building placement standards	Subsection 3 of the zone
b. Apply building form and height standards	Subsection 5 of the zone
c. Select your building type(s)	Subsection 4 of the zone
d. Select from allowed uses	Refer to the underlying zone for the allowed uses and standards.
e. Apply parking standards	Subsection 7 of the zone
f. Select your private frontage type	Subsection 8 of the zone

**Design your building**, see Chapter 6 (Specific to Building Types)

a. Select your building type	Subsections 3 of the zone
b. Select your detailed massing type	Subsections 3 and 7 of the building type
c. Apply the standards	Subsections 1, 2, 4-7 of the building type

<sup>1</sup> Developments that propose multiple design sites shall apply this process for each design site.

### 2

#### Connect Ground Floor to Adjacent Streetscape

Subsections 1-4 of the private frontage type

**Design your private frontage(s)**, see Chapter 7 (Specific to Private Frontage Types)

a. Select your private frontage type(s)	Subsection 8 of the zone
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b. Apply the standards	Subsections 1-4 of the private frontage type
------------------------	--

### 3

#### Design your Building

**Select your architectural style**, see Chapter 8 (Specific to Architectural Design)

Based on your selected detailed massing type, select your architectural style and apply the standards

Subsections 1-16 of the architectural style

## Quick Code Guide (Continued)

### 4

#### Apply Signage (If Allowed)

**Design your signage type(s)**, see Chapter 22.28 (Signs)

a. Select your signage type

Chapter 22.28

b. Apply the standards

Subsections 1-4 of the signage type

### 5

#### Proceed to Approval Process

**If relief from the standards is requested**, see Section 25.11.030 (Exceptions to Standards)

Identify the scenario(s) that apply to your project to be eligible for the exceptions to the standard(s)

Section 25.11.030 (Exceptions to Standards)

**Identify your approval procedure**, see Chapter 11 (Exceptions)

Comply with the procedure standards

Section 25.11.020 (Exceptions to Standards)

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# Chapter 1: Introduction

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**Sections:**

25.01.010	Purpose
25.01.020	Guiding Principles
25.01.030	Relationship to the Santa Barbara General Plan
25.01.040	Relationship to Santa Barbara Code
25.01.050	Applicability

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**25.01.010 Purpose**

This Title, also referred to as the Form-Based Code ("FBC") sets forth the standards for neighborhood design, building form, and uses within the zones established in Chapter 2 (Establishment of Zones). These standards implement the community's vision as identified in the Santa Barbara General Plan to facilitate housing production through development that reinforces the highly valued character and scale of Santa Barbara's walkable centers, neighborhoods, and corridors. Additionally, this FBC provides objective design standards for projects which apply under the Housing Accountability Act (HAA).

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**25.01.020 Guiding Principles**

This FBC is guided by the following principles in implementing the Santa Barbara General Plan:

- A. Across Santa Barbara, the FBC:
  - 1. Provides clear and objective development standards that allow for streamlined review processes and the predictable production of housing;
  - 2. Supports a diversity of housing choices appropriate to their location;
  - 3. Ensures appropriately-scaled infill development;
  - 4. Reinforces and enhances community design and character through standards for: a downtown, a variety of neighborhoods, neighborhood main street areas, and corridors that interconnect Santa Barbara;
  - 5. Ensures that each building plays a role in creating a better whole, not just a good building; and
  - 6. Promotes development patterns that support safe, effective, and multi-modal transportation options for all users and help reduce greenhouse gas emissions.



- B. Within centers, the FBC:
  - 1. Reinforces the downtown and neighborhood main streets as cultural and commercial destinations accommodating appropriately-scaled infill housing, mixed-use, and cultural development compatible with existing historic buildings; and
  - 2. Facilitates transitions from single-use areas to mixed-use employment centers that are compatible with adjacent residential neighborhoods and public access.
- C. Along corridors, the FBC:
  - 1. Promotes a variety of housing choices;
  - 2. Promotes small local businesses as an important part of Santa Barbara's economy;
  - 3. Promotes incremental infill and revitalization;
  - 4. Reinforces neighborhood main streets as centers to continue as vibrant social and commercial focal points, with services and amenities for the surrounding neighborhoods located within a safe, comfortable walking distance of homes;
  - 5. Balances pedestrian comfort and place-making with traffic efficiency; and
  - 6. Promotes and accommodates high-quality community design.
- D. Within residential neighborhoods, the FBC:
  - 1. Protects the character of established neighborhoods and builds upon and reinforces the unique physical characteristics of Santa Barbara's walkable neighborhoods;
  - 2. Supports walkable neighborhood patterns multi-modal streets that are safe for pedestrians and cyclists; and
  - 3. Promotes neighborhoods with quality housing and diverse, context-sensitive housing choices.

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## 25.01.030 Relationship to the Santa Barbara General Plan

This FBC implements the Santa Barbara General Plan vision through a palette of form-based zones described in Chapter 2 (Establishment of Zones). This FBC is applied to walkable environments, existing or new. Walkable is described as an environment that is pedestrian-oriented in nature, with a variety of housing choices, where bicycling and walking are viable daily options because services, retail, or restaurants are within 2,000 linear feet of housing.

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## 25.01.040 Relationship to City of Santa Barbara Municipal Code

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

**Table 25.01.040.A: Relationship to City of Santa Barbara Municipal Code**

<b>Title 30 (Zoning Ordinance)</b>		<b>Title 25 (Objective Design Standards)</b>
<b>Division</b>	<b>Description</b>	<b>Status</b>
<b>I</b>	<b>Introductory Provisions</b>	
	Chapter 30.01 Introductory Provisions	Does Not Apply
	Chapter 30.05 Zones, Zoning Map, And Boundaries	Does Not Apply
	Chapter 30.10 Rules For Construction Of Language And Interpretation	Replaced by Chapter 1 (Introduction)
	Chapter 30.15 Rules Of Measurement	Replaced by Chapter 12 (Definitions) and Section 25.12.030 (Measurement Methods)
<b>II</b>	<b>Zone Regulations Part 1: Base Zones</b>	
	Chapter 30.20 Residential Zones	
	30.20.010 Purpose	Does Not Apply
	30.20.020 Land Use Regulations	Applies
	30.20.030 Development Standards	Replaced by Subsections 3, 4, and 5 of the zone, except the minimum lot size and street frontage for newly created lots applies to all subdivisions
	Chapter 30.25 Commercial And Office Zones	
	30.25.010 Purpose	Does Not Apply
	30.25.020 Land Use Regulations	Applies
	30.25.030 Development Standards	Replaced by Subsections 3, 4, and 5 of the zone, except the minimum lot size and street frontage for newly created lots applies to all subdivisions
	Chapter 30.30 Manufacturing Zones	
	30.30.010 Purpose	Does Not Apply
	30.30.020 Land Use Regulations	Applies
	30.30.030 Development Standards	Replaced by Subsections 3, 4, and 5 of the zone, except the minimum lot size and street frontage for newly created lots applies to all subdivisions
	Chapter 30.35 Coastal-Oriented Zones	
	30.35.010 Purpose	Does Not Apply
	30.35.020 Land Use Regulations	Applies
	30.35.030 Development Standards	Replaced by Subsections 3, 4, and 5 of the zone, except the minimum lot size and street frontage for newly created lots applies to all subdivisions
	Chapter 30.40 Park And Recreation (P-R) Zone	Does Not Apply
<b>II</b>	<b>Zone Regulations Part 2: Overlay Zones</b>	Applies
<b>II</b>	<b>Zone Regulations Part 3: Specific Plan Zones</b>	Applies

**Table 25.01.040.A: Relationship to City of Santa Barbara Municipal Code (Continued)**

Title 30 (Zoning Ordinance)		Title 25 (Objective Design Standards)
Division	Description	Status
III	<b>Citywide Regulations</b>	
	Chapter 30.140 General Site Regulations	Applies, except as noted below:
	30.140.020 Accessory Buildings	Shall comply with Subsection 4 (Building Form) of the zone and Section 30.140.020 (Accessory Buildings)
	30.140.090 Encroachments into Setbacks and Open Yards	Replaced by Subsection 6 (Encroachments) of the zone and Chapter 7 (Specific to Private Frontage Types)
	30.140.100 Exceptions to Height Limitations	Applies
	30.140.110 Fences and Hedges	Replaced by Section 25.05.020 (Screening)
	30.140.130 Mechanical and Other Equipment	Replaced by Section 25.05.020 (Screening)
	30.140.140 Open Yards	Replaced by Subsection 6 (Open Yard) of the building type
	30.140.210 Swimming Pools, Spas, and Similar Uses.	Applies
	30.140.220 Variable Density in Certain Zones	Replaced by Subsection 3 (Building Types and Design Site Size) of the zone
	30.140.240 Waste, Recycling, and Outdoor Storage	Replaced by Section 25.05.020 (Screening)
	Chapter 30.145 Affordable Housing And Density Bonus And Development Incentives	Applies
	Chapter 30.150 Average Unit-Size Density Incentive Program	Replaced by Subsections 3, 4, 5, and 7 of the zone and Subsection 6 of the building type
	Chapter 30.155 Conversion Of Residential Units To Condominiums, Hotels, Or Similar Uses	Applies
	Chapter 30.157 Historic Resources	Applies
	Chapter 30.160 Inclusionary Housing	Applies
	Chapter 30.165 Nonconforming Structures, Site Development, And Uses	Applies; All development must conform to the standards of the FBC to be approved under Title 25.
	Chapter 30.170 Nonresidential Growth Management Program	Applies
	Chapter 30.175 Parking Regulations	Shall comply with Subsection 7 (Parking) of the zone for number of residential parking spaces and location of parking; all other parking standards rely on this Chapter
	Chapter 30.180 Performance Standards	Applies
	Chapter 30.185 Standards For Specific Uses And Activities	Applies
	Chapter 30.190 Tenant Displacement Assistance	Applies
	Chapter 30.195 Transfer Of Existing Development Rights	Applies

**Table 25.01.040.A: Relationship to City of Santa Barbara Municipal Code (Continued)**

<b>Title 30 (Zoning Ordinance)</b>		<b>Title 25 (Objective Design Standards)</b>
<b>Division</b>	<b>Description</b>	<b>Status</b>
<b>IV</b>	<b>Administration and Permits</b>	Applies, except as noted below
	Chapter 30.205 Common Procedures	Applies for processing applications, except requests for administrative relief are to be processed in compliance with the procedures in Section 25.11.020 (Exceptions to Standards)
<b>V</b>	<b>General Terms</b>	
	Chapter 30.295 Use Classifications	Applies
	Chapter 30.300 Definitions	Applies; Definitions specific to Title 25 have been incorporated into this Chapter
<b>Title 15 (Recreation, Beaches, and Parks)</b>		<b>Title 25 (Objective Design Standards)</b>
<b>Chapter</b>	<b>Description</b>	<b>Status</b>
15.20	Tree Planting And Maintenance	New street trees are required per Section 25.05.060 (Public Frontage Standards); all other tree standards rely on this Chapter
15.24	Preservation of Trees	Applies
<b>Title 22 (Environmental Policy and Construction)</b>		<b>Title 25 (Objective Design Standards)</b>
<b>Chapter</b>	<b>Description</b>	<b>Status</b>
22.11	Maintenance of Approved Landscape Plans	Applies
22.44	Floodplain Management	Applies
22.38	Undergrounding of Utilities	Applies
22.44	Street Dedication and Improvement for Building Permits	Shall comply with this Chapter and Section 25.05.060 (Public Frontage Standards)
22.60	Streets and Sidewalks	Shall comply with this Chapter and Section 25.05.060 (Public Frontage Standards)
22.65	Design Standards For Development Near Highway 101	Applies
22.68	Architectural Board of Review	Applies
22.70	Sign Regulations	Replaced by Subsection 9 (Signage) of the zone and Chapter 9 (Specific to Signage Types)
22.75	Outdoor Lighting	Applies
22.80	Water Conservation Standards	Applies
22.87	Storm Water Management	Applies
22.100	Environmental Review	Applies
<b>Title 27 (Subdivisions)</b>		<b>Title 25 (Objective Design Standards)</b>
<b>Title</b>	<b>Description</b>	<b>Status</b>
27	Subdivisions	Applies, except where development standards in Section 27.13.060 (Physical Standards for Condominiums) conflict with this FBC, the FBC shall prevail



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## 25.01.050 Applicability

- A. **Rules for Construction of Language.** The following general rules for construction of language apply to the text of this FBC:
1. **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.
- B. **Applicable.** The applicable standards of this FBC apply so as to not require stating the phrase "and all applicable standards" throughout this FBC.
- C. **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 that the connected words or provisions may apply singly or in any combination;
  3. "And/or" indicates that the connected words or provisions may apply singly or in any combination.
  4. "Either...or" indicates that the connected items or provisions apply singly but not in combination.
  5. Diagrams and Graphics. In case of conflict between the text and a diagram or graphic, the text controls.
- D. **Abbreviations.** The following terms are abbreviated:
1. Property Line (PL) and Development Line (Dev't);
  2. Maximum (Max.) and Minimum (Min.); and
  3. Right-of-Way (ROW)
- E. **Measurement Methods.** Certain terms used in this Title are further explained as to their measurement method (e.g., Building Height) in Section 25.12.050 (Measurement and Methods).
- F. **Applicability.** Title 25 (Objective Design and Development Standards) applies to development types identified in Table A (Applicability).
1. All housing projects with two or more units, and mixed-use projects (at least two-thirds residential), that comply with applicable objective General Plan, zoning, and subdivision standards and criteria, including objective design review standards contained in this FBC; and
  2. Any qualifying project requesting approval pursuant to any provision of state law that references objective design standards (including, but not limited to, Senate Bill 35, or other provisions of Planning and Zoning Law), shall comply with the objective design review standards contained in this FBC. Projects that differ from these objective standards, beyond the minor deviations allowed in Section 25.11.020, shall be processed through the City's procedures for reviewing discretionary applications in Chapter 30.205, Common Procedures.

**Table 25.01.050.A: Applicability**

Development Type	FBC Applies
<b>Objective Residential Development <sup>1</sup></b>	
Single-Unit Residential	No
Two-Unit Residential	Yes
Multi-Unit Residential	Yes
Affordable Housing <sup>2</sup>	Yes
<b>Objective Mixed-Use Development <sup>1</sup></b>	
At least 2/3 of square footage designated for residential units	Yes
At least 2/3 of square footage designated for Affordable Housing <sup>2</sup>	Yes
Less than 2/3 of square footage designated for residential units	No
<b>Other Development</b>	
Non-Residential	No
Non-Objective Residential Development <sup>3</sup>	No
Non-Objective Mixed-Use Development <sup>3</sup>	No

<sup>1</sup> Includes Transitional and Supportive Housing, Emergency Shelters, and Farmworker Housing meeting all eligibility criteria and specific protections by development type per the Government Code.

<sup>2</sup> "Affordable Housing" refers to projects that contain the minimum percentage of affordable housing units to be eligible for Senate Bill 35 streamlining. See Government Code §65913.4(a)

<sup>3</sup> Development that does not comply with objective General Plan, zoning, and subdivision standards of the City of Santa Barbara

- G. **Relation to Other Regulations.** In areas subject to this FBC, the standards in this FBC prevail unless stated otherwise.
- H. **Qualifying Projects.** This FBC applies to proposed development as identified in Table A (Applicability) and:
1. Projects must comply with applicable objective General Plan, zoning, and subdivision standards of the City of Santa Barbara, and meet all eligibility criteria and specific protections by development type per the Government Code.
  2. A project that includes a request for an exception to objective zoning standards (variance, modification, exception, waiver, or similar requests), other than modifications granted as part of a density bonus concession or incentive pursuant to state density bonus law, does not comply with objective zoning standards and may not use this FBC.
  3. Projects that differ from these objective standards, beyond the exceptions allowed in Section 25.11.020, may not be approved under this Title.

- I. **Procedures.** Applications for development are to be processed in compliance with the City's common procedures for reviewing all applications and processing permits and approvals identified in Chapter 30.205 (Common Procedures), consistent with State law, and the following:
  1. Requests for administrative relief are to be processed in compliance with the procedures in Section 25.11.020 (Exceptions to Standards) and the required findings in Section 25.11.020 (Exceptions to Standards).
  2. Qualifying streamlined affordable housing projects as defined in Government Code Section 65913.4 are subject to the standards and review process outlined in Section 30.145.035 (Affordable Housing Streamlined Approval) as well as the objective standards contained in this FBC, as applicable.
- J. **Applicable Standards.** As required by Table A (Applicability), the standards in this FBC apply to all proposed development and improvements within form-based zones ("zones") as identified below.
  1. **General**
    - (a) From the allowed types in the zone, and in compliance with the listed standards, the following shall be selected for each design site:
      - (1) One building type per design site per Subsection 3 of the zone. A carriage house may be included within a design site in addition to the main building type. Parcels with enough land area to meet the zone standards for minimum design site width and depth may have multiple building types; and
      - (2) At least one private frontage type
    - (b) Building types and private frontage types not listed in the zone's standards are not allowed in that zone.
    - (c) Land Uses
      - (1) Comply with land use regulations of the zoning district in Title 30 Division II: Zone Regulations; and
      - (2) Use types not listed in Title 30: Division II are not allowed in that zone.
    - (d) New buildings and their improvements are subject to the City of Santa Barbara's local standards for Fire Safety and Building Safety.
    - (e) The City of Santa Barbara standards in Section 30.185.040 for Accessory Dwelling Units ("ADU") and Junior Accessory Dwelling Units ("JADU") apply.
  2. **Site Standards.** [Chapter 5 (General Design Site Standards)].
    - (a) **Screening.** The standards of Section 25.05.020 (Screening) apply to the following:
      - (1) All new development; and
      - (2) Improvements to existing development when areas to be screened are part of the project.
    - (b) **Landscaping and Tree Standards.** The standards of Section 25.05.030 (Landscaping and Lighting) apply to the following:
      - (1) All new development; or when existing development is demolished and substantially redeveloped, as defined in Section 30.140.200 (Substantial Redevelopment);
      - (2) An expansion to an existing building over 50 percent of existing net floor area, or 1,000 square feet, whichever is less;

- (3) If existing landscaped areas are proposed for removal or alteration, or new landscaping is proposed as part of the project;
- (4) Site improvements to existing development; and
- (5) Landscaping or grading within sensitive areas, including:
  - i. 50 feet from the top of a coastal bluff;
  - ii. 25 feet from the top of a creek bank; and
  - iii. Slopes of 30% or greater.
- (c) **Open Yard.** New buildings, conversions, and additions are required to be designed in compliance with the open yard standards Subsection 6 of the building type.
- (d) **Parking and Loading.** The standards of Chapter 30.175 (Parking Regulations) apply to all development as provided for in that Chapter.
- (e) **Sloped Parcel Standards.** The standards of Section 25.05.050 (Sloped Parcels) apply to the portions of design sites with grades of ten percent or more.
- (f) **Public Frontage Standards.** The standards of Section 25.05.060 (Public Frontages) apply to existing and proposed streets, in any of the following situations:
  - (1) New main building(s), except for a new Single-Unit or Two-Unit Residential development on a vacant lot;
  - (2) When existing development is demolished and substantially redeveloped, as defined in Section 30.140.200 (Substantial Redevelopment);
  - (3) Addition(s) over 25 percent of the existing floor area of main building (cumulative as of effective date of FBC);
  - (4) Structural alterations to main buildings;
  - (5) Facade renovation(s) to main building along primary front and/or secondary front street; and/or
  - (6) New block(s).
- (g) **Privacy Standards.** The standards of Section 25.05.070 (Privacy) apply to the following:
  - (1) New main building(s);
  - (2) Addition(s) over 50 percent of the existing floor area of main building; and/or
  - (3) Facade renovation to main building along interior side design site line.
- 3. **Building Type Standards.** The standards of Chapter 6 (Specific to Building Types) apply to the following:
  - (a) New buildings (except civic and public safety buildings in operation); and
  - (b) Additions (except civic and public safety buildings in operation). The standards only apply to the facade(s) involved in the addition.
- 4. **Private Frontage Type Standards.** The standards of Chapter 7 (Specific to Private Frontage Types) apply to the following:
  - (a) New building(s);
  - (b) Building facade renovation facing a street or civic space (except public safety buildings in operation);



- (c) Private property improvement along primary front and/or secondary front street; and
  - (d) Modification of pedestrian entrance(s) along primary front and/or secondary front street.
5. **Sign Type Standards.** The standards of Chapter 9 (Specific to Signage Types) apply to the following:
    - (a) All signs regardless of their nature or location and unless specifically exempted, which are exposed to view from a street, right-of-way, public place, or other property (including interior signs placed within 10 feet of a window, door, or other opening in the façade of the building); and
    - (b) Where a conflict exists between Chapter 9 (Specific to Signage Types) and the sign standards established in Chapter 22.70 (Sign Regulations), Chapter 9 (Specific to Signage Types) applies.
  6. **Architectural Design Standards.** The standards of Chapter 8 (Specific to Architectural Design) apply to the following:
    - (a) New building(s); and
    - (b) Building facade renovations that propose a change to any of the following: wall finishes, window trim finishes, roof materials, size of opening(s), architectural detail(s). The standards of Chapter 8 (Specific to Architectural Design) only apply to those elements being changed (except public safety buildings in operation).
  7. **Design Sites**
    - (a) New buildings, conversions, and additions are required to be designed in compliance with the design site width and depth standards of the zone.
    - (b) This FBC does not require the recordation of design site lines. The design site width and depth standards are for the purpose of consistently achieving pedestrian-oriented and scaled buildings.
  8. **Civic Space Type Standards.** Development sites at least 150 feet wide and 100 feet deep are required to create new civic space(s) in compliance with the standards of Chapter 10 (Specific to Civic Spaces).
  9. **Street Standards.** The standards of Chapter 22.60 (Streets and Sidewalks) apply to the following:
    - (a) The construction of a new street or sidewalk; and/or
    - (b) Existing street(s):
      - (1) Improvement or modification to curb return, pedestrian crossing, landscaping, or sidewalk;
      - (2) Improvement or modification to on-street parking, or lane striping; and/or
      - (3) Improvement or modification to right-of-way.
  10. **Nonconforming Situations.** The standards of Chapter 30.165 (Nonconforming Structures, Site Development, and Uses) apply to all nonconforming situations. Development on nonconforming parcels or expansion/modification of nonconforming buildings is required to be in compliance with this Title and all other applicable standards of Santa Barbara Municipal Code when a qualifying development project is proposed in compliance with the zone's requirements for design site width/depth, parking, open space, etc. in this Title.

# Chapter 2: Establishment of Zones

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**Sections:**

25.02.010	Purpose
25.02.020	Zones Established
25.02.030	Zone Map

---

**25.02.010 Purpose**

This Chapter establishes the palette of form-based zones ("zones") to implement the Santa Barbara General Plan. The zones are for the purpose of generating and supporting the variety and physical character of existing and new walkable environments.

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**25.02.020 Zones Established**

This Section identifies the zones, based on the intended physical form and character of the environments described in this FBC. These zones focus on mixed-use, walkable environments and range in function and intensity from primarily residential areas (Neighborhood.Small) to moderate-intensity centers (Main Street.Medium), to higher intensity neighborhoods (Neighborhood.Large) and the highest intensity center (Main Street.Large).

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**25.02.030 Zone Map**

The zones established in this Section are mapped on [Figure x.xx.xxx.x \(Zone Map\)](#). When any of these zones are applied, the [Zone Map](#) shall be updated to reflect such changes. Any amendments to the [Zone Map](#) must be made pursuant to a [Zone Map Amendment](#).

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# Chapter 3: Zones

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## Sections:

25.03.010	Purpose
25.03.020	Neighborhood.Small (N.S)
25.03.030	Neighborhood.Medium (N.M)
25.03.040	Main Street.Medium (MS.M)
25.03.050	Neighborhood.Large (N.L)
25.03.060	Main Street.Large (MS.L)
25.03.070	Additional Height and Massing Requirements
25.03.080	Solar Access Height Limitations

---

## 25.03.010 Purpose

This Chapter provides zones and standards to implement the Santa Barbara General Plan to generate and support the intended physical character and uses.

- A. The design site size standards for each building type are set in each zone to generate pedestrian-oriented buildings within the overall intended physical character of each zone. The design site size standard identifies the range of design site sizes on which the given building type is allowed to be built.
- B. Where subterranean parking is provided, the minimum design site depth is allowed to be reduced to only the amount needed for the required rear building setback.
- C. Certain building types have additional standards beyond the zone standards to further calibrate the type for its context.

Table 25.03.010.A: Zones Overview

## Less Urban

### Neighborhood.Small 25.03.020



#### Zone Abbreviation

N.S

#### Sub-Zone(s)

N.S-Open (N.S-O). The open sub-zone allows additional uses within the same form and character of the base zone.

#### Intent

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

#### Desired Form

House-Scale Buildings: Carriage House, Duplex Side-by-Side, Duplex Stacked, Cottage Court, Fourplex, and Pocket Neighborhood

Primarily Detached Buildings

Small-to-Medium Main Building Footprint

Small-to-Medium Front Setbacks

Small-to-Medium Interior Side Setbacks

Up to 2.5 Stories

Frontage Types: Porch Projecting, Porch Engaged, Dooryard, and Stoop; Shopfront and Terrace in Open Sub-Zone

### Neighborhood.Medium 25.03.030



#### Zone Abbreviation

N.M

#### Sub-Zone(s)

N.M-Open (N.M-O). The open sub-zone allows additional uses within the same form and character of the base zone.

#### Intent

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

#### Desired Form

House-Scale Buildings: Carriage House, Duplex Side-by-Side, Duplex Stacked, Cottage Court, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, and Multiplex

Primarily Detached Buildings

Small-to-Medium Main Building Footprint


Small Front Setbacks

Small Interior Side Setbacks

Up to 4 Stories

Frontage Types: Porch Projecting, Porch Engaged, Dooryard, and Stoop; Shopfront and Terrace in Open Sub-Zone

Table 25.03.010.A: Zones Overview (Continued)

<b>Main Street.Medium 25.03.040</b>

<b>Zone Abbreviation</b>
MS.M
<b>Sub-Zone(s)</b>
MS.M-Open (MS.M-O). The open sub-zone allows additional uses within the same form and character of the base zone.
<b>Intent</b>
A walkable, vibrant district of medium-to-large footprint, moderate intensity, mixed-use buildings and housing choices, with neighborhood-serving retail, food, and services.
<b>Desired Form</b>
Block-Scale Buildings: Multiplex, Core Townhouse, Core Courtyard, and Main Street Building
Primarily Attached Buildings
Medium-to-Large Main Building Footprint
None-to-Small Front Setbacks
None-to-Small Interior Side Setbacks
Up to 4 Stories
Frontage Types: Forecourt, Shopfront, Terrace, and Gallery; Dooryard, Stoop, and Maker Shopfront on Secondary Front or Open Sub-Zone


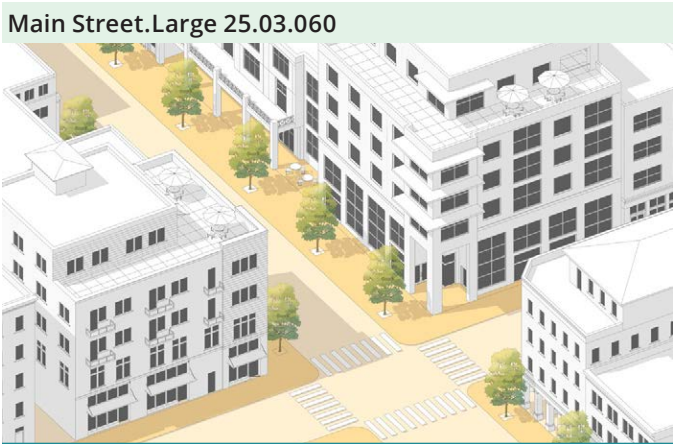
<b>Neighborhood.Large 25.03.050</b>

<b>Zone Abbreviation</b>
N.L
<b>Sub-Zone(s)</b>
N.L-Open (N.L-O). The open sub-zone allows additional uses within the same form and character of the base zone.
<b>Intent</b>
A walkable neighborhood environment of large footprint, high-intensity housing choices supporting and within short walking distance of neighborhood-serving retail, food, and services.
<b>Desired Form</b>
Block-Scale Buildings: Multiplex, Core Townhouse, and Core Courtyard
Primarily Detached Buildings
Large Main Building Footprint
Small-to-Medium Front Setbacks
Small Interior Side Setbacks
Up to 4 Stories without Community Benefit Project; up to 6 Stories with Community Benefit Project
Frontage Types: Porch Projecting, Porch Engaged, Stoop, Forecourt, and Terrace; Shopfront in Open Sub-Zone

Table 25.03.010.A: Zones Overview (Continued)



<b>Zone Abbreviation</b>
MS.L
<b>Sub-Zone(s)</b>
MS.L-Open (MS.L-O). The open sub-zone allows additional uses within the same form and character of the base zone.
<b>Intent</b>
A walkable, vibrant district of large footprint, high-intensity mixed-use buildings with housing choices supporting retail, food, and services.
<b>Desired Form</b>
Block-Scale Buildings: Core Courtyard and Main Street Building
Attached Buildings
Large Main Building Footprint
No Front Setbacks
No Interior Side Setbacks
Up to 4 Stories without Community Benefit Project; up to 6 Stories withCommunity Benefit Project
Frontage Types: Shopfront, Terrace, and Gallery; Stoop and Maker Shopfront on Secondary Front or Open Sub-Zone

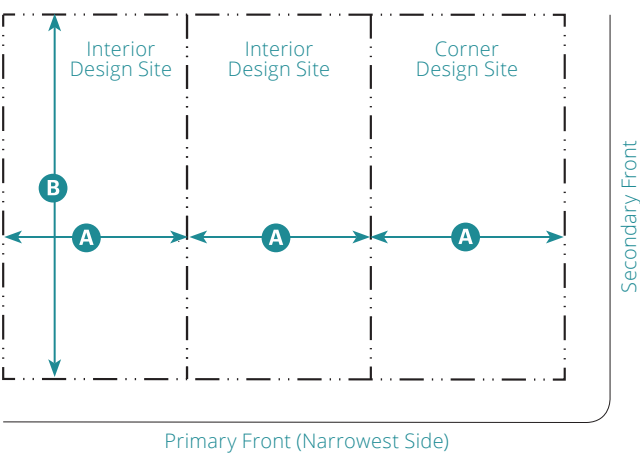




General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

A. Intent		B. Sub-Zone(s)
A walkable neighborhood environment of small-to-medium footprint, low-to-moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.		N.S-Open (N.S-O). The open sub-zone allows additional uses within the same form and character of the base zone.
The following are generally appropriate form elements in the zone.		
House-Scale Buildings: Carriage	Small-to-Medium Front Setbacks	
House, Duplex Side-by-Side, Duplex Stacked, Cottage Court, Fourplex, and	Small-to-Medium Interior Side Setbacks	
Pocket Neighborhood	Up to 2.5 Stories	
Primarily Detached Buildings	Frontage Types: Porch Projecting, Porch Engaged, Dooryard, and Stoop. Shopfront and Terrace in Open Sub-Zone	





Key

--- ROW/ Design Site Line

C. Building Types and Design Site Size

Allowed Building Types	Design Site <sup>1</sup>		Standards
	Width <b>A</b>	Depth <b>B</b>	
House-Scale			
Carriage House <sup>2</sup>	N/A	N/A	25.06.040
Duplex Side-by-Side	50' min.	110' min.	25.06.050
Duplex Stacked	50' min.	100' min.	25.06.060
Cottage Court	90' min.	120' min.	25.06.070
Fourplex	50' min.	110' min.	25.06.080
Pocket	150' min.;	250' min.;	25.06.110
Neighborhood	300' max.	500' max.	

**Block-Scale**

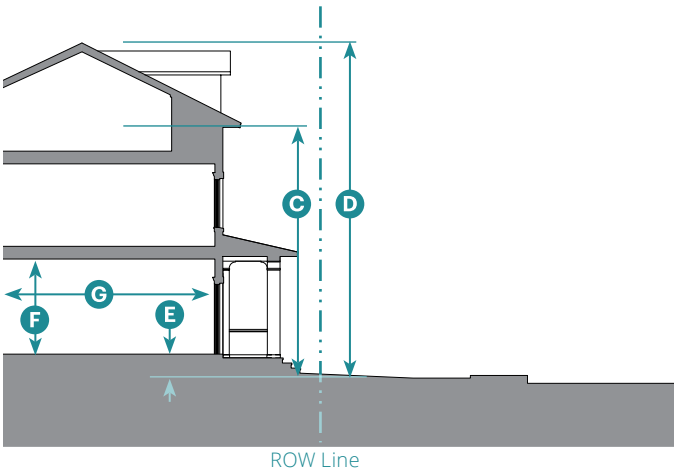
None

Each design site shall have only one main building type.

Each Design Site is limited in the total square feet of non-residential uses in the N.S-O Sub-Zone. See [x.xx \(Zone Map\)](#) for locations.

<sup>1</sup> Design sites at least 150' wide and 100' deep are required to include civic space per Chapter 10 (Specific to Civic Spaces).

<sup>2</sup> The Carriage House is not a main building type.



Key

--- ROW Line

D. Building Form

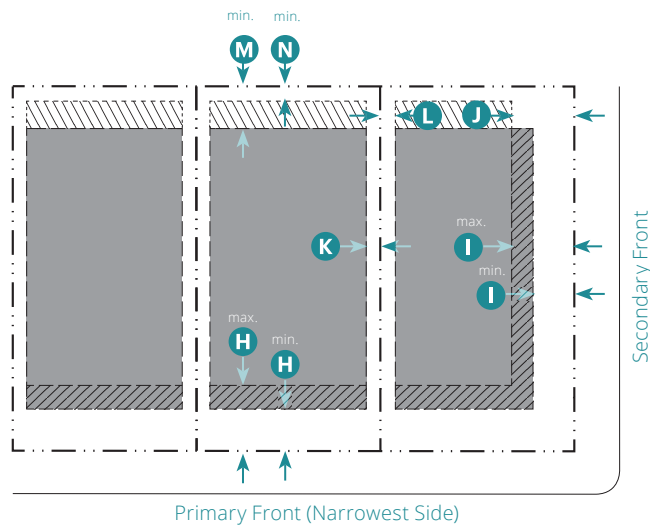
Height	
<b>Main Building<sup>3</sup></b>	
Stories	2.5 max.
To Highest Eave/Parapet	25' max. C
Overall	30' max. D
Ground Floor Finish Level	E
Residential	6" min. <sup>4</sup>
Non-Residential	6" max.
Ground Floor Ceiling	F
Residential	9' min.
Non-Residential	12' min.
<b>Accessory Structure(s)<sup>5</sup></b>	1 max.
<b>Footprint</b>	
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)
Depth, Ground-Floor Space	G
Cottage Court	12' min. <sup>6</sup>
All Building Types	25' min. <sup>6</sup>

<sup>3</sup> See Section 25.03.070 (Additional Height and Massing Requirements) and 25.03.080 (Solar Access Height Limitations).

<sup>4</sup> Common entries may be set at grade in compliance with local and federal accessibility standards.

<sup>5</sup> In compliance with Section 30.140.020 (Accessory Buildings)

<sup>6</sup> For habitable/occupiable space only



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

### E. Building Placement

#### Setback (Distance from ROW/ Design Site Line)

Primary Front (Facade Zone) <sup>7</sup>	15' min.; 20' max.	<b>H</b>
Secondary Front (Facade Zone)		
Main Building <sup>7</sup>	15' min.; 20' max.	<b>I</b>
Accessory Structure(s)	15' min.	<b>J</b>
Interior Side		
Main Building	6' min.	<b>K</b>
Accessory Structure(s)	6' min.	<b>L</b>
Rear		
Main Building	10' min.	<b>M</b>
Accessory Structure(s)	5' min.	<b>N</b>

An additional 10' building setback is required when adjacent to a commercial or manufacturing zone.

See 25.03.070 (Additional Height and Massing Requirements) when adjacent to R-M, R-MH, or N.M Zones.

Design sites with slopes  $\geq 10\%$  shall comply with Section 25.05.050 (Sloped Parcels).

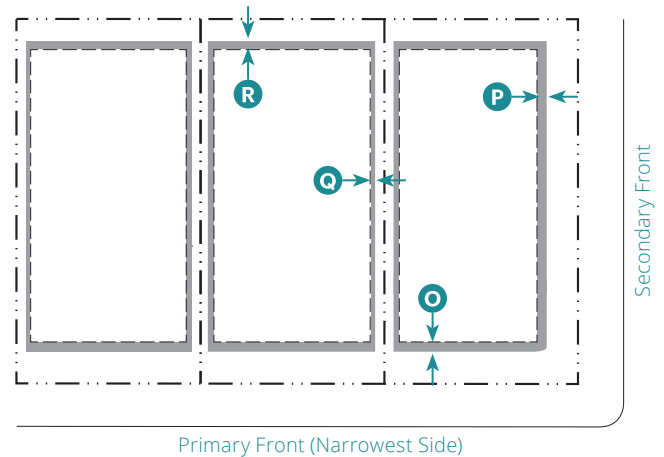
<sup>7</sup>In Open Sub-zone, 10' min.

#### Building Facade

Facade Zone Defined By Main Building/Frontage Type	P.F.	S.F.
Total length of facade required within or abutting facade zone	55% min.	45% min.

#### Facade Design

All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).



<b>Key</b>	
--- ROW/ Design Site Line	Encroachment Area
--- Setback Line	

### F. Encroachments

#### Encroachments into Minimum Setbacks

Encroachment Type	P.F. <b>O</b>	S.F. <b>P</b>	Int. Side <b>Q</b>	Rear <b>R</b>
Architectural Features	3' max.	3' max.	3' max.	3' max.
Private Frontages	10' max.	10' max.	N/A	N/A
Patio Covers	X	X	1' max.	5' max.
Stairs/Ramps <sup>8</sup>	2' max.	2' max.	1' max.	5' max.

Uncovered ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

No encroachments allowed for Accessory Structures.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 25.05.020 (Screening).

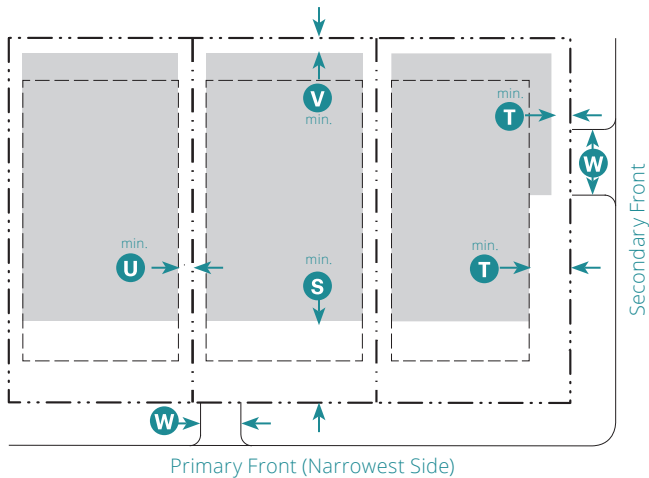
<sup>8</sup>Stairs that are part of a private frontage may encroach into the setback an additional 3' beyond the allowed encroachment of the private frontage but not into the public ROW.

#### Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on primary and secondary front require 8' min. of vertical clearance.

<b>Key</b>	P.F. = Primary Front	S.F. = Secondary Front
	Int. Side = Interior Side	
	X = Not Allowed	N/A = Not Applicable



### Key

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

### G. Parking

Use Type	Vehicular Spaces <sup>9</sup>	Bicycle Spaces <sup>10</sup>
<b>Residential Uses</b>		
Studio or 1 Bedroom	1 min. per unit	1 min. per unit
3 or More Bedrooms	2 min. per unit	1 min. per unit
<b>Non-Residential Uses per Building<sup>11</sup></b>		
See Chapter 30.175 (Parking Regulations)		
<b>Setback (Distance from ROW/ Design Site Line)</b>		
Primary Front	45' min.	<b>S</b>
Secondary Front	15' min. ≤ 75' from Primary Front 10' min. > 75' from Primary Front	<b>T</b>
Interior Side	5' min.	<b>U</b>
Rear	5' min.	<b>V</b>
<b>Driveway<sup>12</sup></b>		
	<b>One-Way</b>	<b>Two-Way</b>
Curb Cut/Width	8' max.	12' max; Allowed on design sites > 100' wide

Curb cut width along alley may exceed 12'.

Parking spaces may be grouped with those on adjacent design sites and may be detached from design sites within the same block, in compliance with parking setbacks and access standards.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

### G. Parking (Continued)

<sup>9</sup>See Subsection 25.05.040.E for additional standards.

<sup>10</sup>Spaces must be long-term per Section 30.175.070 (Bicycle Parking).

<sup>11</sup>See Title 30 Division II (Zone Regulations) for the underlying zone's allowed uses and permit requirements.

<sup>12</sup>See Subsection 25.04.040.H.2 (Landscaping) for additional standards.

### H. Frontages

Allowed Private Frontage Types	Standards
Porch Projecting	25.07.040
Porch Engaged	25.07.050
Dooryard	25.07.060
Stoop	25.07.070
Shopfront <sup>13</sup>	25.07.100
Terrace <sup>13</sup>	25.07.110

<sup>13</sup>Open sub-zone only

Allowed Public Frontage Types	Standards
Street	25.05.060.C.1

### I. Signage

#### Allowed Sign Types

See Chapter 22.28 (Signs) for allowed signs and standards.

25.03.030 Neighborhood.Medium (N.M)



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

A. Intent

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

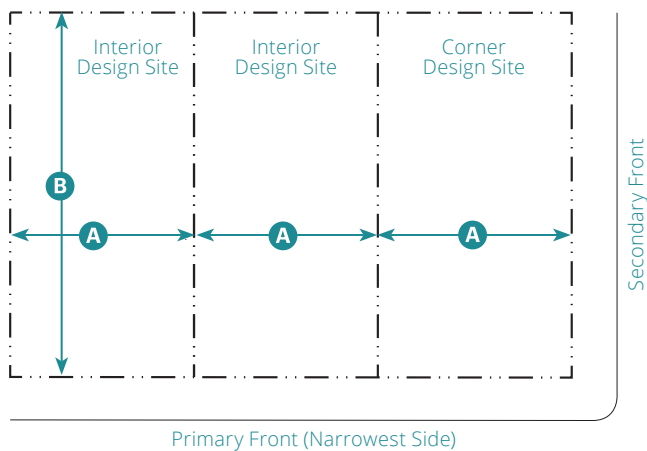
The following are generally appropriate form elements in the zone.

- House-Scale Buildings: Carriage House, Duplex Side-by-Side, Duplex Stacked, Cottage Court, Fourplex, Neighborhood Townhouse, Neighborhood Courtyard, Pocket Neighborhood, and Multiplex
- Primarily Detached Buildings
- Small-to-Medium Main Building Footprint

- Small Front Setbacks
- Small Interior Side Setbacks
- Up to 4 Stories
- Frontage Types: Porch Projecting, Porch Engaged, Dooryard, and Stoop.
- Shopfront and Terrace in Open Sub-Zone

B. Sub-Zone(s)

N.M-Open (N.M-O). The open sub-zone allows additional uses within the same form and character of the base zone.

**Key**

--- ROW/ Design Site Line

**C. Building Types and Design Site Size**

Allowed Building Types	Design Site <sup>1</sup>		Standards
	Width <b>A</b>	Depth <b>B</b>	
<b>House-Scale</b>			
Carriage House <sup>2</sup>	N/A	N/A	25.06.040
Duplex Side-by-Side	50' min.	110' min.	25.06.050
Duplex Stacked	50' min.	100' min.	25.06.060
Cottage Court	90' min.	120' min.	25.06.070
Fourplex	50' min.	110' min.	25.06.080
Neighborhood Townhouse	18' min. <sup>3</sup>	100' min.	25.06.090
Neighborhood Courtyard	70' min.	150' min.	25.06.100
Pocket Neighborhood	150' min.; 300' max.	250' min.; 500' max.	25.06.110
Multiplex	75' min.	110' min.	25.06.120

**Block-Scale**

None

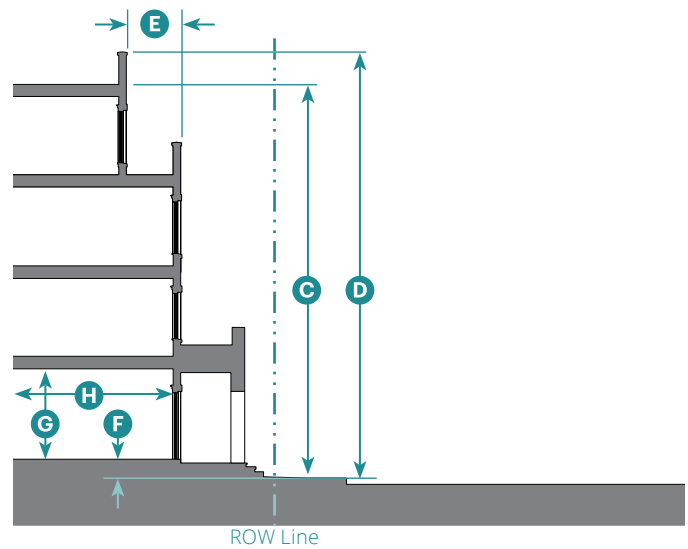
Each design site shall have only one main building type.

Each Design Site is limited in the total square feet of non-residential uses in the N.M-O Sub-Zone. See [x.xx \(Zone Map\)](#) for locations.

<sup>1</sup> Design sites at least 150' wide and 100' deep are required to include civic space per Chapter 10 (Specific to Civic Spaces).

<sup>2</sup> The Carriage House is not a main building type.

<sup>3</sup> Represents one townhouse

**Key**

--- ROW Line

**D. Building Form**

Height	
<b>Main Building<sup>4</sup></b>	
Stories	4 max.
To Highest Eave/Parapet	42' max. <b>C</b>
Overall	45' max. <b>D</b>
10' min. stepback for 4th story, or for new building adjacent to historic building	<b>E</b>
Ground Floor Finish Level	<b>F</b>
Residential	6" min. <sup>5</sup>
Non-Residential	6" max.
Ground Floor Ceiling	<b>G</b>
Residential	9' min.
Non-Residential	12' min.

**Accessory Structure(s)<sup>6</sup>** 1 max.

Footprint	
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)

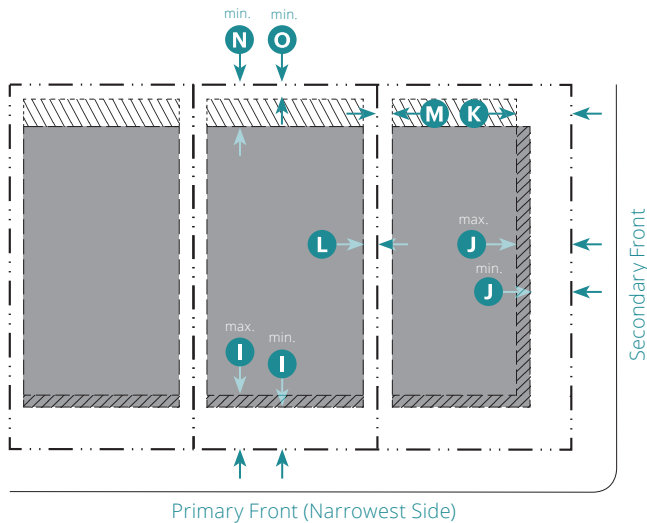
<b>Depth, Ground-Floor Space</b>		<b>G</b>
Cottage Court	12' min. <sup>6</sup>	
All Building Types	25' min. <sup>6</sup>	

<sup>4</sup> See Sections 25.03.070 (Additional Height and Massing Requirements) and 25.03.080 (Solar Access Height Limitations).

<sup>5</sup> Common entries may be set at grade in compliance with local and federal accessibility standards.

<sup>6</sup> In compliance with Section 30.140.020 (Accessory Buildings)

<sup>7</sup> For habitable/occupiable space only



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

### E. Building Placement

#### Setback (Distance from ROW/ Design Site Line)

Primary Front (Facade Zone) <sup>8</sup>	10' min.; 15' max.	<b>I</b>
Secondary Front (Facade Zone)		
Main Building <sup>8</sup>	10' min.; 15' max.	<b>J</b>
Accessory Structure(s)	15' min.	<b>K</b>
Interior Side		
Main Building	6' min.	<b>L</b>
Accessory Structure(s)	5' min.	<b>M</b>
Rear		
Main Building	10' min.	<b>N</b>
Accessory Structure(s)	5' min.	<b>O</b>

An additional 10' building setback is required where adjacent to a commercial or manufacturing zone.

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

Design sites with slopes  $\geq 10\%$  shall comply with Section 25.05.050 (Sloped Parcels).

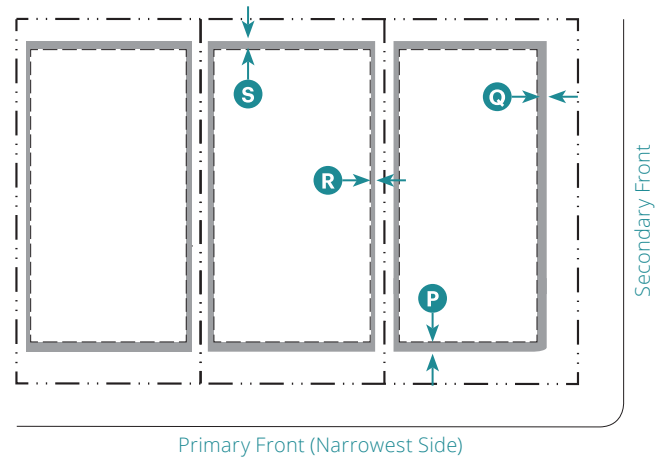
<sup>8</sup> In Open Sub-zone, 0' or 10' min.

### Building Facade

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

### Facade Design

All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).



<b>Key</b>	
--- ROW/ Design Site Line	Encroachment Area
--- Setback Line	

### F. Encroachments

#### Encroachments into Minimum Setbacks

Encroachment Type	P.F. <b>P</b>	S.F. <b>Q</b>	Int. Side <b>R</b>	Rear <b>S</b>
Architectural Features	3' max.	3' max.	3' max.	3' max.
Private Frontages	10' max.	10' max.	N/A	N/A
Patio Covers	X	X	1' max.	5' max.
Stairs/Ramps	2' max.	2' max.	1' max.	5' max.

Uncovered ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

No encroachments allowed for Accessory Structures.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 25.05.020 (Screening).

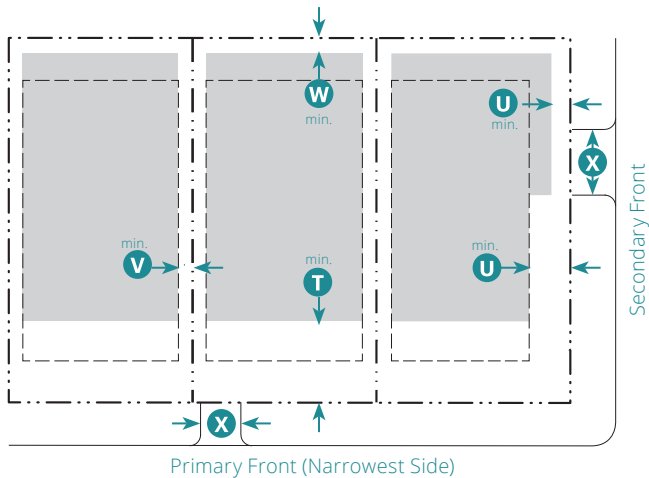
#### Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on primary and secondary front require 8' min. of vertical clearance.

<b>Key</b>	P.F. = Primary Front	S.F. = Secondary Front
	Int. Side = Interior Side	
	X = Not Allowed	N/A = Not Applicable





### Key

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

### G. Parking

Use Type	Vehicular Spaces <sup>9</sup>	Bicycle Spaces <sup>10</sup>
<b>Residential Uses</b>		
Studio or 1 Bedroom	1 min. per unit <sup>11</sup>	1 min. per unit
3 or More Bedrooms	2 min. per unit <sup>11</sup>	1 min. per unit
<b>Non-Residential Uses per Building<sup>12</sup></b>		
See Chapter 30.175 (Parking Regulations)		
<b>Setback (Distance from ROW/ Design Site Line)</b>		
Primary Front	35' min.	T
Secondary Front	25' min. ≤ 75' from Primary Front 10' min. > 75' from Primary Front	U
Interior Side	5' min.	V
Rear	5' min.	W
<b>Driveway<sup>13</sup></b>		
	<b>One-Way</b>	<b>Two-Way</b>
Curb Cut/Width	8' max.	12' max; on design sites > 100' wide

Curb cut width along alley may exceed 12'.

Parking spaces may be grouped with those on adjacent design sites and may be detached from design sites within the same block, in compliance with parking setbacks and access standards.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

### G. Parking (Continued)

<sup>9</sup>See Subsection 25.05.040.E for additional standards.

<sup>10</sup>Spaces must be long-term per Section 30.175.070 (Bicycle Parking).

<sup>11</sup>If within Central Business District, 0 min. per unit and 1 max. per unit. See Figure 30.175.050.B.

<sup>12</sup>See Title 30 Division II (Zone Regulations) for the underlying zone's allowed uses and permit requirements.

<sup>13</sup>See Subsection 25.04.040.H.2 (Landscaping) for additional standards.

### H. Frontages

Allowed Private Frontage Types	Standards
Porch Projecting	25.07.040
Porch Engaged	25.07.050
Dooryard	25.07.060
Stoop	25.07.070
Shopfront <sup>14</sup>	25.07.100
Terrace <sup>14</sup>	25.07.110

<sup>14</sup>Open sub-zone only

Allowed Public Frontage Types	Standards
Street	25.05.060.C.1

### I. Signage

#### Allowed Sign Types

See Chapter 22.28 (Signs) for allowed signs and standards.

25.03.040 Main Street.Medium (MS.M)

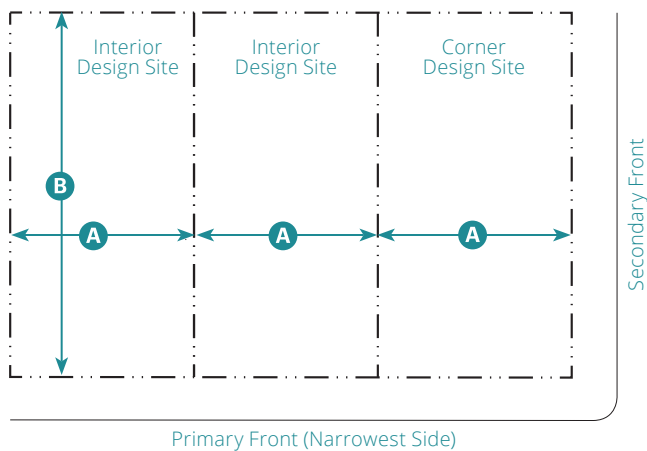


General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

A. Intent	
A walkable, vibrant district of medium-to-large footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving retail, food, and services.	
The following are generally appropriate form elements in the zone.	
Block-Scale Buildings: Multiplex, Core Townhouse, Core Courtyard, and Main Street Building	None-to-Small Front Setbacks
Primarily Attached Buildings	None-to-Small Interior Side Setbacks
Medium-to-Large Main Building Footprint	Up to 4 Stories
	Frontage Types: Forecourt, Shopfront, Terrace, and Gallery. Dooryard, Stoop, and Maker Shopfront on Secondary Front or Open Sub-Zone

B. Sub-Zone(s)
MS.M-Open (MS.M-O). The open sub-zone allows additional uses within the same form and character of the base zone.



**Key**

--- ROW/ Design Site Line

**C. Building Types and Design Site Size**

Allowed Building Types	Design Site <sup>1</sup>		Standards
	Width <b>A</b>	Depth <b>B</b>	
Block-Scale			
Multiplex	75' min.	110' min.	25.06.120
Core Townhouse	18' min. <sup>2</sup>	100' min.	25.06.130
Core Courtyard	75' min.	120' min.	25.06.140
Main Street Building	25' min.	100' min.	25.06.150

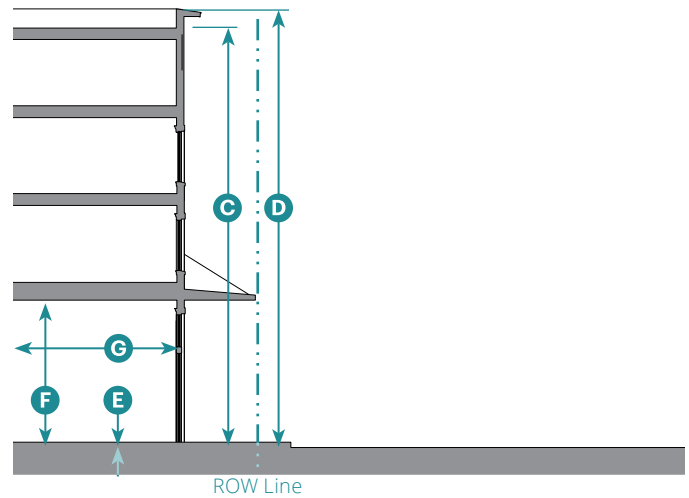
Parcels at least 200' wide or deep that abut the R-7.5, RS-1A, RS-6, or R-2 zones are required to include at least one House-Scale building type. See Section 25.03.060.A (Additional Height and Massing Requirements).

Each design site shall have only one main building type.

Each Design Site is limited in the total square feet of non-residential uses. See [x.xx \(Zone Map\)](#) for locations.

<sup>1</sup> Design sites at least 150' wide and 100' deep are required to include civic space per Chapter 10 (Specific to Civic Spaces).

<sup>2</sup> Represents up to 2 stacked units.

**Key**

--- ROW Line

**D. Building Form**

Height	
<b>Main Building<sup>3</sup></b>	
Stories	4 max.
To Highest Eave/Parapet	45' max. <b>C</b>
Overall	48' max. <b>D</b>
Ground Floor Finish Level	<b>E</b>
Residential	6" min. <sup>4, 5</sup>
Non-Residential	6" max.
Ground Floor Ceiling	14' min. <b>F</b>
<b>Accessory Structure(s)<sup>6</sup></b>	1 max.
<b>Footprint</b>	
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)
Depth, Ground-Floor Space	30' min. <sup>7</sup> <b>G</b>

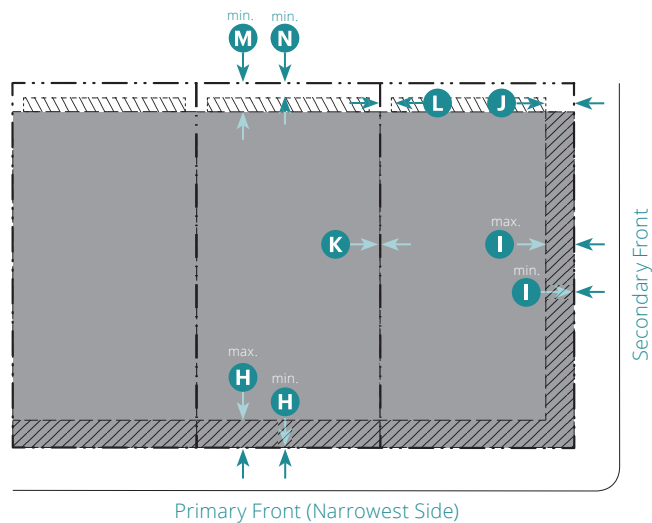
<sup>3</sup> See Section 25.03.070 (Additional Height and Massing Requirements) and 25.03.080 (Solar Access Height Limitations).

<sup>4</sup> Common entries may be set at grade in compliance with local and federal accessibility standards.

<sup>5</sup> Only on secondary front and at least 60' from primary front of design site

<sup>6</sup> In compliance with Section 30.140.020 (Accessory Buildings)

<sup>7</sup> For habitable/occupiable space only



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

### E. Building Placement

#### Setback (Distance from ROW/ Design Site Line)

Primary Front (Facade Zone)	0' min.; 10' max.	<b>H</b>
Secondary Front (Facade Zone)		
Main Building	0' min.; 10' max.	<b>I</b>
Accessory Structure(s)	10' min.	<b>J</b>
Interior Side		
Main Building	0' min.	<b>K</b>
Adjacent to Residential Zones <sup>8</sup>	10' min.	
Accessory Structure(s)	3' min.	<b>L</b>
Rear		
Main Building	10' min.	<b>M</b>
Adjacent to Residential Zones <sup>9</sup>	0' min.	
Accessory Structure(s)	5' min.	<b>N</b>

An additional 10' building setback is required when adjacent to a commercial or manufacturing zone.

Design sites with slopes  $\geq 10\%$  shall comply with Section 25.05.050 (Sloped Parcels)

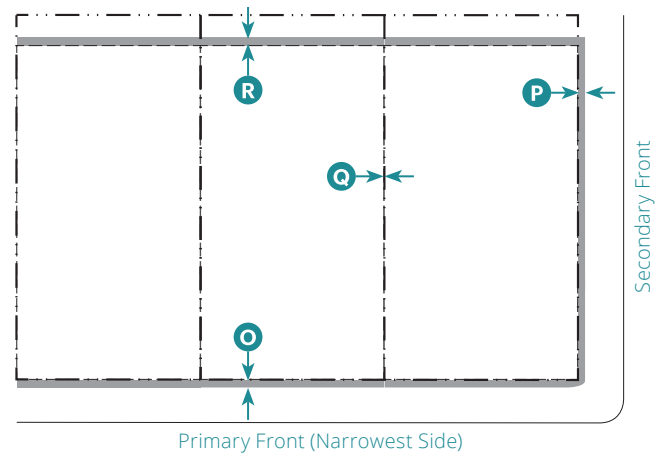
<sup>8</sup> R-2, R-M, R-MH, or N.M Zones

#### Building Facade

Facade Zone Defined By Main Building/Frontage Type	P.F.	S.F.
Total length of facade required within or abutting facade zone	75% min.	70% min.

#### Facade Design

All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).



<b>Key</b>	
--- ROW/ Design Site Line	Encroachment Area
--- Setback Line	

### F. Encroachments

#### Encroachments into Minimum Setbacks

Encroachment Type	P.F. <b>O</b>	S.F. <b>P</b>	Int. Side <b>Q</b>	Rear <b>R</b>
Architectural Features	3' max.	3' max.	3' max.	3' max.
Private Frontages <sup>9</sup>	X	X	N/A	N/A
Patio Covers	X	X	X	2' max.
Stairs/Ramps	3' max.	3' max.	X	2' max.

Uncovered ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

No encroachments allowed for Accessory Structures.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 25.05.020 (Screening).

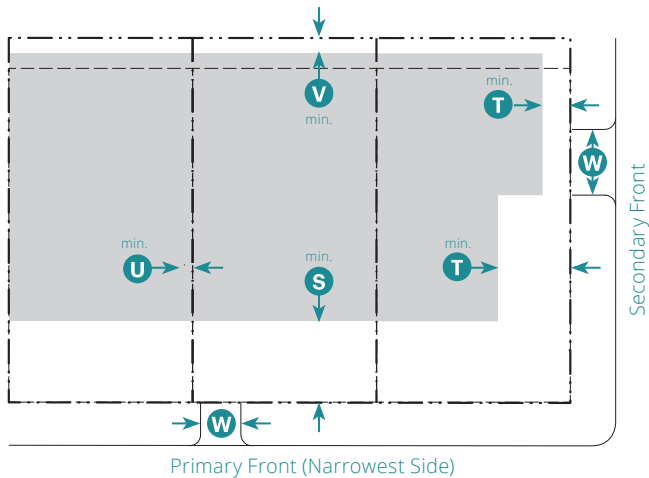
<sup>9</sup>The Gallery Frontage Type (Section 25.07.120) may encroach over the sidewalk to within 18" of the curb face.

#### Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments, including Gallery Frontage Type, on primary and secondary front require 8' min. of vertical clearance.

<b>Key</b>	P.F. = Primary Front	S.F. = Secondary Front
	Int. Side = Interior Side	
	X = Not Allowed	N/A = Not Applicable



### Key

- ROW/ Design Site Line      ■ Parking Area  
 --- Building Setback Line

### G. Parking

Use Type	Vehicular Spaces <sup>10</sup>	Bicycle Spaces <sup>11</sup>
<b>Residential Uses</b>		
Studio or 1 Bedroom	1 min. per unit <sup>12</sup>	1 min. per unit
3 or More Bedrooms	2 min. per unit <sup>12</sup>	1 min. per unit
<b>Non-Residential Uses per Building<sup>13</sup></b>		
See Chapter 30.175 (Parking Regulations)		
<b>Setback (Distance from ROW/ Design Site Line)</b>		
Primary Front	35' min.	Ⓢ
Secondary Front	35' min. ≤ 75' from Primary Front 5' min. > 75' from Primary Front	Ⓣ
Interior Side	0' min.	Ⓤ
Rear	5' min.	Ⓥ
<b>Driveway<sup>14</sup></b>		
	<b>One-Way</b>	<b>Two-Way</b>
Curb Cut/Width	8' max.	12' max. if ≤150' wide design site 16' max. if >150' wide design site
Curb cut width along alley may exceed 16'.		
Parking spaces may be grouped with those on adjacent design sites and may be detached from design sites within the same block, in compliance with parking setbacks and access standards.		
Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.		
Front access not allowed on corner design sites.		

### G. Parking (Continued)

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

<sup>10</sup> See Subsection 25.05.040.E for additional standards.

<sup>11</sup> Spaces must be long-term per Section 30.175.070 (Bicycle Parking).

<sup>12</sup> If within Central Business District, 0 min. per unit and 1 max. per unit. See Figure 30.175.050.B.

<sup>13</sup> See Title 22, Article II (Zoning Districts and Allowable Uses) for the underlying zone's allowed uses and permit requirements.

<sup>14</sup> See Subsection 25.04.040.H.2 (Landscaping) for additional standards.

### H. Frontages

Allowed Private Frontage Types	Standards
Dooryard <sup>15</sup>	25.07.060
Stoop <sup>15</sup>	25.07.070
Forecourt	25.07.080
Maker Shopfront <sup>16</sup>	25.07.090
Shopfront	25.07.100
Terrace	25.07.110
Gallery	25.07.120

<sup>15</sup> Only on Secondary Front

<sup>16</sup> Open sub-zone only

Allowed Public Frontage Types	Standards
Main Street	25.05.060.C.2

### I. Signage

#### Allowed Sign Types

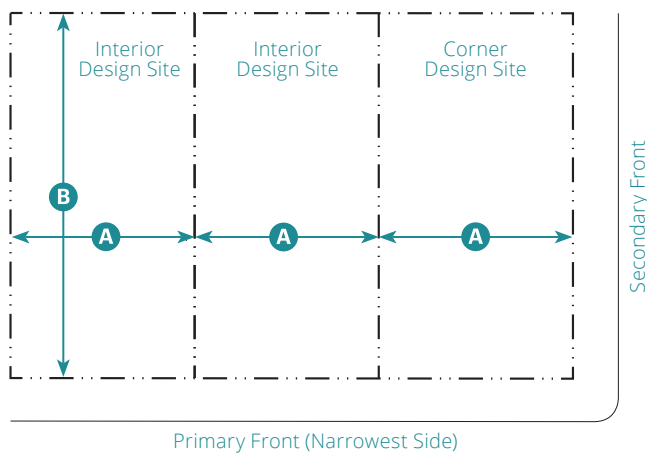
See Chapter 22.28 (Signs) for allowed signs and standards.  
 August 2022



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

A. Intent	
A walkable neighborhood environment of large footprint, high-intensity housing choices supporting and within short walking distance of neighborhood-serving retail, food, and services.	
The following are generally appropriate form elements in the zone.	
Block-Scale Buildings: Multiplex, Core Townhouse, and Core Courtyard	Small Front Setbacks
Primarily Detached Buildings	Small Interior Side Setbacks
Large Main Building Footprint	Up to 4 Stories without Community Benefit Project; up to 6 Stories with Community Benefit.
	Frontage Types: Porch Projecting, Porch Engaged, Stoop, Forecourt, and Terrace. Shopfront in Open Sub-Zone

B. Sub-Zone(s)
N.L-Open (N.L-O). The open sub-zone allows additional uses within the same form and character of the base zone.

**Key**

--- ROW/Design Site Line

**C. Building Types and Design Site Size**

Allowed Building Types	Design Site <sup>1</sup> Width <b>A</b>	Design Site <sup>1</sup> Depth <b>B</b>	Standards
<b>Block-Scale</b>			
Multiplex	75' min.	110' min.	25.06.120
Core Townhouse	18' min. <sup>2</sup>	100' min.	25.06.130
Core Courtyard	75' min.	110' min.	25.06.140
	150' max.	200' max.	

Parcels at least 200' wide or deep that abut the R-7.5, RS-1A, RS-6, or R-2 zones are required to include at least one House-Scale building type. See Section 25.03.060.A (Additional Height and Massing Requirements).

Each design site shall have only one main building type.

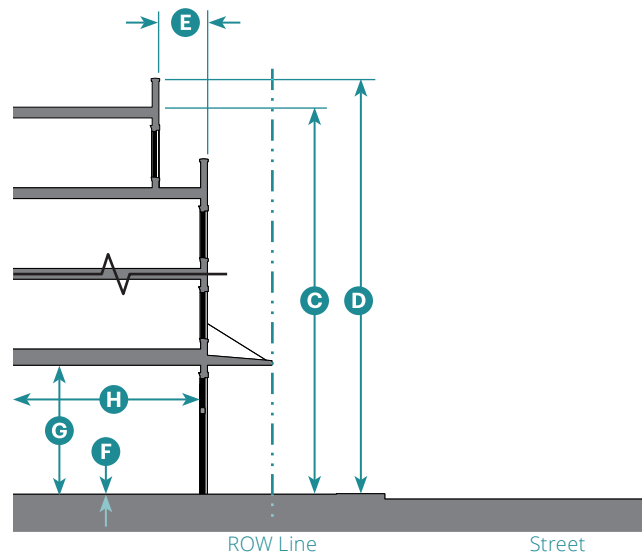
Each Design Site is limited in the total square feet of non-residential uses in the N.L-O Sub-Zone. See [x.xx \(Zone Map\)](#) for locations.

<sup>1</sup> Design sites at least 150' wide and 100' deep are required to include civic space per Chapter 10 (Specific to Civic Spaces).

<sup>2</sup> Represents up to 2 stacked units

**4. Building Form**

Height	Community Benefit Project <sup>3</sup>	
	Without	With
<b>Main Building<sup>4</sup></b>		
Stories	4 max.	6 max.
To Highest Eave/Parapet	45' max.	65' max. <b>C</b>
Overall	48' max.	68' max. <b>D</b>

**Key**

--- ROW Line

**D. Building Form (Continued)**

Height	Community Benefit Project <sup>3</sup>	
	Without	With
10' min. setback above 4th story; corner element exempt <b>E</b>		
Ground Floor Finish Level <b>F</b>		
Residential	6" min. <sup>5</sup>	
Non-Residential	6" max.	
Ground Floor Ceiling <b>G</b>		
Residential	9' min.	
Non-Residential	12' min.	
Accessory Structure(s) <sup>6</sup>	1 max.	
<b>Footprint</b>		
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)	
Depth, Ground-Floor Space <b>H</b>	25' min. <sup>7</sup>	

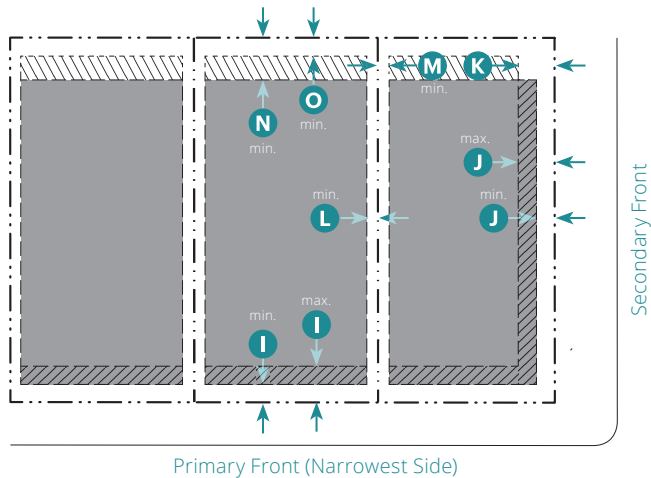
<sup>3</sup> Community Benefit Project defined in Section 30.170.020 (Definitions).

<sup>4</sup> See Section 25.03.070 (Additional Height and Massing Requirements) and 25.03.080 (Solar Access Height Limitations).

<sup>5</sup> Common entries may be set at grade in compliance with local and federal accessibility standards.

<sup>6</sup> Shall be in compliance with Section 30.140.020 (Accessory Buildings)

<sup>7</sup> For habitable/occupiable space only



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

### E. Building Placement

#### Setback (Distance from ROW/ Design Site Line)

Primary Front (Facade Zone)	10' min.; 12' max.	<b>I</b>
Secondary Front (Facade Zone)		
Main Building	10' min.; 12' max.	<b>J</b>
Accessory Structure(s)	12' min.	<b>K</b>
Interior Side		
Main Building	6' min.	<b>L</b>
Accessory Structure(s)	5' min.	<b>M</b>
Rear		
Main Building	10' min.	<b>N</b>
Accessory Structure(s)	5' min.	<b>O</b>

An additional 10' building setback is required when adjacent to a commercial or manufacturing zone.

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

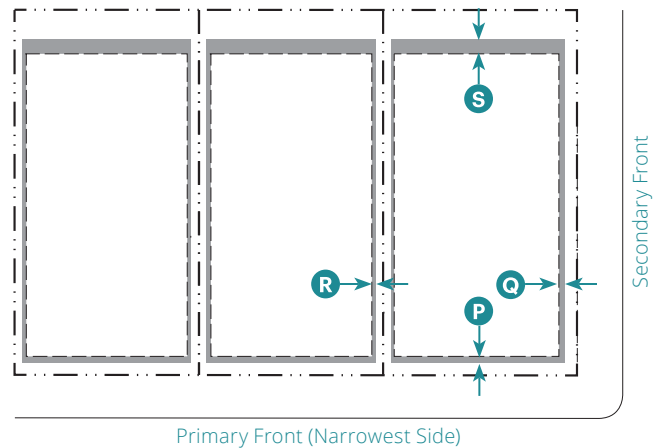
Design sites with slopes  $\geq 10\%$  shall comply with Section 25.05.050 (Sloped Parcels).

### Building Facade

Facade Zone Defined By Main Building/Frontage Type	P.F.	S.F.
Total length of facade required within or abutting facade zone	70% min.; 90% max.	70% min.

### Facade Design

All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).



<b>Key</b>	
--- ROW/ Design Site Line	Encroachment Area
--- Setback Line	

### F. Encroachments

#### Encroachments into Minimum Setbacks

Encroachment Type	P.F. <b>P</b>	S.F. <b>Q</b>	Int. Side <b>R</b>	Rear <b>S</b>
Architectural Features	3' max.	3' max.	3' max.	3' max.
Private Frontages	10' max.	10' max.	N/A	N/A
Patio Covers	X	X	1' max.	5' max.
Stairs/Ramps	2' max.	2' max.	1' max.	5' max.

Uncovered ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

No encroachments allowed for Accessory Structures.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 25.05.020 (Screening).

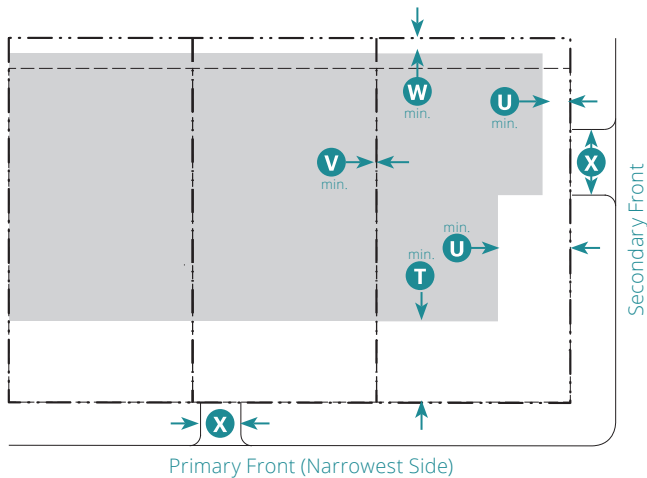
#### Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments on primary and secondary front require 8' min. of vertical clearance.

<b>Key</b>	P.F. = Primary Front	S.F. = Secondary Front
	Int. Side = Interior Side	
	X = Not Allowed	N/A = Not Applicable



**Key**

--- ROW/Design Site Line      ■ Parking Area

--- Building Setback Line

**G. Parking**

Use Type	Vehicular Spaces <sup>8</sup>	Bicycle Spaces <sup>9</sup>
----------	-------------------------------	-----------------------------

**Residential Uses**

Studio or 1 Bedroom	1 min. per unit <sup>10</sup>	1 min. per unit <sup>10</sup>
3 or More Bedrooms	2 min. per unit <sup>10</sup>	1 min. per unit

**Non-Residential Uses per Building<sup>11</sup>**

See Chapter 30.175 (Parking Regulations)

**Setback (Distance from ROW/ Design Site Line)**

Primary Front	35' min.	<b>T</b>
Secondary Front	35' min. ≤ 75' from Primary Front 5' min. > 75' from Primary Front	<b>U</b>
Interior Side	5' min.	<b>V</b>
Rear	5' min.	<b>W</b>

**Driveway<sup>12</sup>**

	One-Way	Two-Way	
Curb Cut/Width	8' max.	12' max. if ≤150' wide design site 16' max. if >150' wide design site	<b>W</b>

Driveway width along alley may exceed 16'.

Parking spaces may be grouped with those on adjacent design sites and may be detached from design sites within the same block, in compliance with parking setbacks and access standards.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Front access not allowed on corner design sites.

**G. Parking (Continued)**

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

<sup>8</sup> See Subsection 25.05.040.E for additional standards.

<sup>9</sup> Spaces must be long-term per Section 30.175.070 (Bicycle Parking).

<sup>10</sup> If within Central Business District, 0 min. per unit and 1 max. per unit. See Figure 30.175.050.B.

<sup>11</sup> See Title 22, Article II (Zoning Districts and Allowable Uses) for the underlying zone's allowed uses and permit requirements.

<sup>12</sup> See Subsection 25.04.040.H.2 (Landscaping) for additional standards.

**H. Frontages**

Allowed Private Frontage Types	Standards
Porch Projecting	25.07.040
Porch Engaged	25.07.050
Dooryard	25.07.060
Stoop	25.07.070
Forecourt	25.07.080
Shopfront <sup>13</sup>	25.07.100
Terrace	25.07.110

<sup>13</sup> Open sub-zone only

Allowed Public Frontage Types	Standards
Street	25.05.060.C.1

**I. Signage****Allowed Sign Types**

See Chapter 22.28 (Signs) for allowed signs and standards.

August 2022

25.03.060 Main Street.Large (MS.L)



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

A. Intent

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

The following are generally appropriate form elements in the zone.

Block-Scale Buildings: Core Courtyard  
and Main Street Building  
Attached Buildings

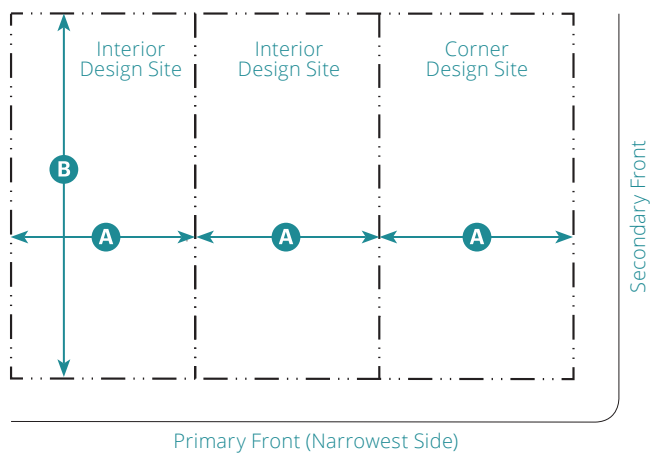
Large Main Building Footprint

No Front Setbacks  
No Interior Side Setbacks  
Up to 4 Stories without Community  
Benefit Project; up to 6 Stories with  
Community Benefit Project  
Frontage Types: Shopfront, Terrace,  
and Gallery. Stoop and Maker  
Shopfront on Secondary Front or  
Open Sub-Zone

B. Sub-Zone(s)

MS.L-Open (MS.L-O). The open sub-zone allows additional uses within the same form and character of the base zone.



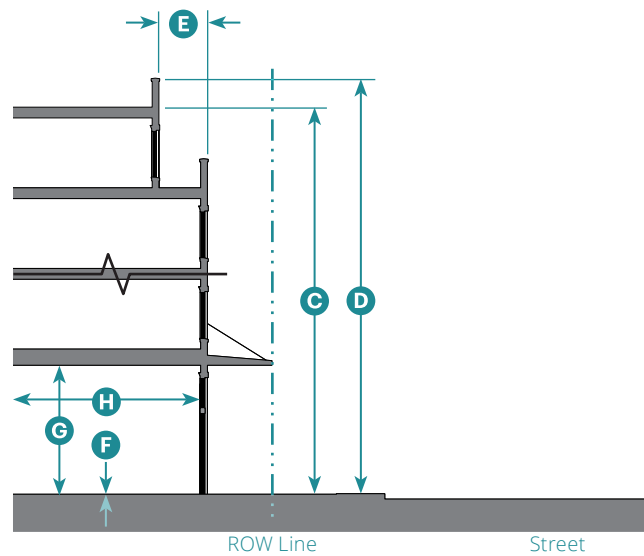
**Key**

--- ROW/ Design Site Line

**C. Building Types and Design Site Size**

Allowed Building Types	Design Site <sup>1</sup>		Standards
	Width <b>A</b>	Depth <b>B</b>	
Block-Scale			
Core Courtyard	75' min. 200' max.	110' min.	25.06.140
Main Street Building	25' min.	100' min.	25.06.150
Parcels at least 200' wide or deep that abut the R-7.5, RS-1A, RS-6, or R-2 zones are required to include at least one House-Scale building type. See Section 25.03.060.A (Additional Height and Massing Requirements).			
Each design site shall have only one main building type.			
Each Design Site is limited in the total square feet of non-residential uses. See <a href="#">x.xx (Zone Map)</a> for locations.			

<sup>1</sup> Design sites at least 150' wide and 100' deep are required to include civic space per Chapter 10 (Specific to Civic Spaces).

**Key**

--- ROW Line

**D. Building Form**

Height	Community Benefit Project <sup>2</sup>	
	Without	With
Main Building <sup>3</sup>		
Stories	4 max.	6 max.
To Highest Eave/Parapet	45' max.	65' max. <span>C</span>
Overall	48' max.	68' max. <span>D</span>
10' min. stepback above 5th story; corner elements exempt		<span>E</span>
Ground Floor Finish Level		<span>F</span>
Residential	_____ 6" min. <sup>4</sup> _____	
Non-Residential	_____ 6" max. _____	
Ground Floor Ceiling	_____ 14' min. _____ <span>G</span>	
Accessory Structure(s) <sup>5</sup>	_____ 1 max. _____	
Footprint		
Max. Design Site Coverage	See standards in Chapter 6 (Specific to Building Types)	
Depth, Ground-Floor Space	_____ 30' min. <sup>6</sup> _____ <span>H</span>	

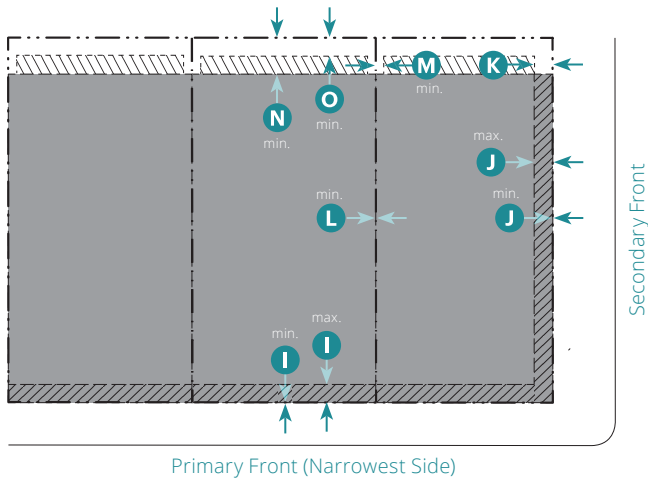
<sup>2</sup> Community Benefit Project defined in Section 30.170.020 (Definitions).

<sup>3</sup> See Section 25.03.070 (Additional Height and Massing Requirements) and 25.03.080 (Solar Access Height Limitations).

<sup>4</sup> Common entries may be set at grade in compliance with local and federal accessibility standards.

<sup>5</sup> Shall be in compliance with Section 30.140.020 (Accessory Buildings)

<sup>6</sup> For habitable/occupiable space only



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

### E. Building Placement

#### Setback (Distance from ROW/ Design Site Line)

Primary Front (Facade Zone)	0' min.; 10' max.	<b>I</b>
Secondary Front (Facade Zone)		
Main Building	0' min.; 10' max.	<b>J</b>
Accessory Structure(s)	5' min.	<b>K</b>
Interior Side		
Main Building	0' min.	<b>L</b>
Adjacent to Residential Zone <sup>7</sup>	10' min.	
Accessory Structure(s)	3' min.	<b>M</b>
Rear		
Main Building	10' min.	<b>N</b>
Adjacent to Residential Zone <sup>7</sup>	0' min.	
Accessory Structure(s)	5' min.	<b>O</b>

Design sites with slopes  $\geq 10\%$  shall comply with Section 25.05.050 (Sloped Parcels).

An additional 10' building setback is required when adjacent to a commercial or manufacturing zone.

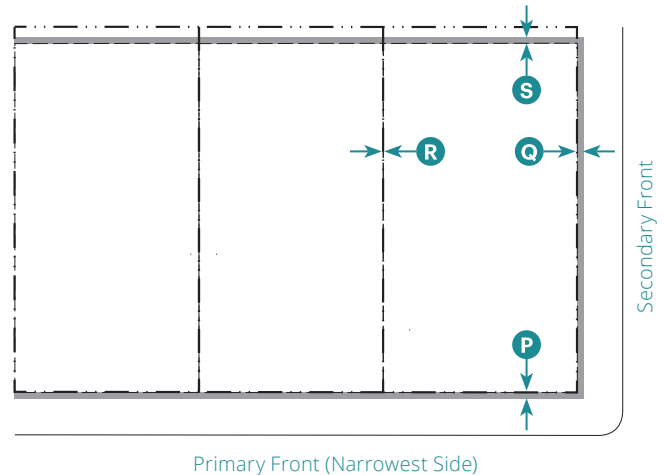
<sup>7</sup>R-2, R-M, R-MH, or N.M Zones

#### Building Facade

Facade Zone Defined By Main Building/Frontage Type	P.F.	S.F.
Total length of facade required	80% min.;	80% min.
within or abutting facade zone	90% max.	

#### Facade Design

All building facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).



<b>Key</b>	
--- ROW/Design Site Line	Encroachment Area
--- Setback Line	

### F. Encroachments

#### Encroachments into Minimum Setbacks

Encroachment Type	P.F. <b>P</b>	S.F. <b>Q</b>	Int. Side <b>R</b>	Rear <b>S</b>
Architectural Features	3' max.	3' max.	3' max.	3' max.
Private Frontages <sup>8</sup>	X	X	N/A	N/A
Patio Covers	X	X	X	2' max.
Stairs/Ramps	2' max.	2' max.	X	2' max.

Uncovered ramps providing ADA or FHA visitability are allowed within setbacks but shall not encroach within public ROWs.

No encroachments allowed for Accessory Structures.

Fences, hedges, and other screen devices are allowed within setbacks as identified in Section 25.05.020 (Screening).

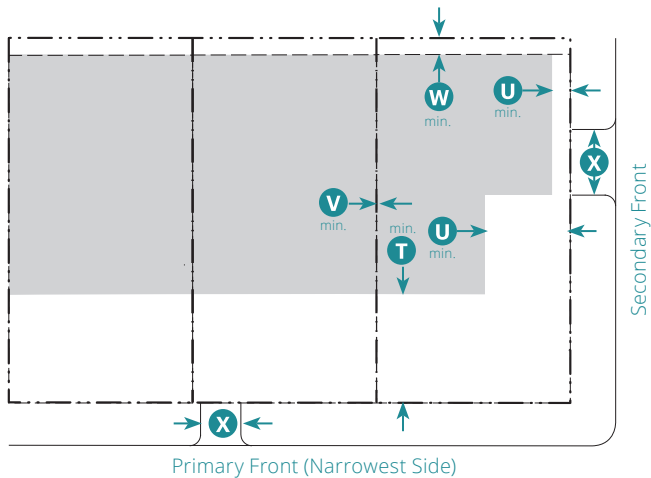
<sup>8</sup>The Gallery Frontage Type (Section 25.07.120) may encroach over the sidewalk to within 18" of the curb face.

#### Encroachments into Public Right of Ways (ROW)

Encroachments at grade not allowed within a street ROW, alley ROW, or across a design site line.

Upper story encroachments, including Gallery Frontage Type, on primary and secondary front require 8' min. of vertical clearance.

<b>Key</b>	P.F. = Primary Front	S.F. = Secondary Front
	Int. Side = Interior Side	
	X = Not Allowed	N/A = Not Applicable



### Key

- ROW/Design Site Line      ■ Parking Area  
 --- Building Setback Line

### G. Parking

Use Type	Vehicular Spaces <sup>9</sup>	Bicycle Spaces <sup>10</sup>
<b>Residential Uses</b>		
Studio or 1 Bedroom	1 min. per unit <sup>11</sup>	1 min. per unit
3 or More Bedrooms	2 min. per unit <sup>11</sup>	1 min. per unit
<b>Non-Residential Uses per Building<sup>12</sup></b>		
See Chapter 30.175 (Parking Regulations)		
<b>Setback (Distance from ROW/ Design Site Line)</b>		
Primary Front	40' min.	T
Secondary Front	35' min. ≤ 75' from Primary Front 5' min. > 75' from Primary Front	U
Interior Side	0' min.	V
Rear	5' min.	W
<b>Driveway<sup>13</sup></b>		
	<b>One-Way</b>	<b>Two-Way</b>
Curb Cut/Width	8' max.	12' max.
Driveway width along alley may exceed 12'.		
Parking spaces may be grouped with those on adjacent design sites and may be detached from design sites within the same block, in compliance with parking setbacks and access standards.		
Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.		
Front access not allowed on corner design sites.		
Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.		

### G. Parking (Continued)

<sup>9</sup>See Subsection 25.05.040.E for additional standards.

<sup>10</sup>Spaces must be long-term per Section 30.175.070 (Bicycle Parking).

<sup>11</sup>If within Central Business District, 0 min. per unit and 1 max. per unit. See Figure 30.175.050.B.

<sup>12</sup>See Title 22, Article II (Zoning Districts and Allowable Uses) for the underlying zone's allowed uses and permit requirements.

<sup>13</sup>See Subsection 25.04.040.H.2 (Landscaping) for additional standards.

### H. Frontages

Allowed Private Frontage Types	Standards
Stoop <sup>14</sup>	25.07.070
Maker Shopfront <sup>15</sup>	25.07.090
Shopfront	25.07.100
Terrace	25.07.110
Gallery	25.07.120

<sup>14</sup>Only on Secondary Front

<sup>15</sup>Open sub-zone only

Allowed Public Frontage Types	Standards
Main Street	25.05.060.C.2

### I. Signage

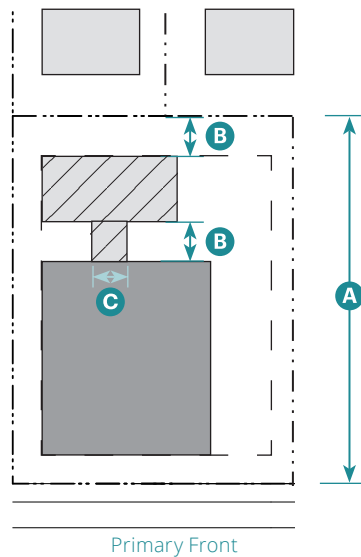
#### Allowed Sign Types

See Chapter 22.28 (Signs) for allowed signs and standards.







## 25.03.070 Additional Height and Massing Requirements

### A. Specific to Parcels at Least 200 feet Deep or Wide: Transition to House-Scale Building Size.

1. Within 50 feet of where the parcel abuts the R-7.5, RS-1A, RS-6, RS-15, R-2, N.S, or N.M zone, the following is required:
  - (a) Incorporate one of the following house-scale building types on the parcel with or without design site line. See Figure 1 (Transition to House-Scale Building Size):
    - (1) Duplex Side-by-Side (25.06.050);
    - (2) Duplex Stacked (25.06.060); or
    - (3) Fourplex (25.06.080).
  - (b) The House-Scale building is allowed to be attached to or detached from the proposed Block-Scale building. If attached, the attachment is not to exceed a breezeway or conditional space up to 12 feet wide.
  - (c) Pedestrian and vehicle access and parking shall be provided to the additional building(s). The access is allowed to be incorporated with the access and parking for the building on the front portion of the parcel.
  - (d) A private frontage type shall be incorporated into the design of the house-scale building using the frontage types allowed in the N.S or N.M zone.

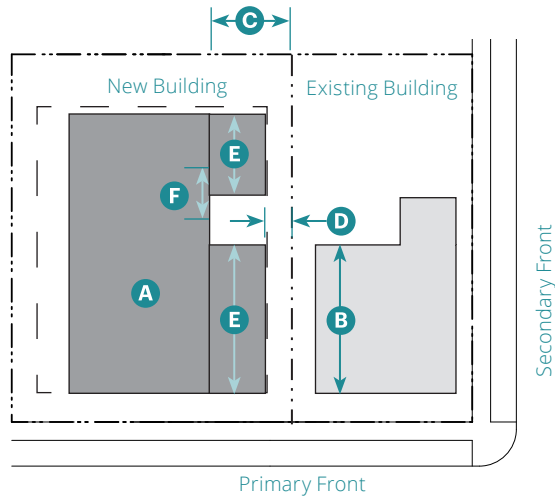


**Figure 25.03.070.1:**  
**Transition to House-Scale Building Size**

	Existing Adjacent Building(s) in R-2, R-M, R-MH, N.S, or N.M Zones
	New House-Scale Transition Building
	New or Modified Block-Scale Building
	Required Parcel Depth: 200' min.
	Required Min. Setback of the Zone
	12' max. Width

**B. Specific to Parcels Less than 200 feet Deep or Wide: Transition to Adjacent Building Size.**

1. Within 30 feet of the side or rear property line, the new building massing shall not exceed 30 feet in height and a maximum footprint length of the largest adjacent building. This massing allows for multiple volumes of this or smaller size. Behind the 30 foot height/massing, the building is allowed up to the maximum height allowed (45 feet). See Figure 2 (Transition to Adjacent Building Size).

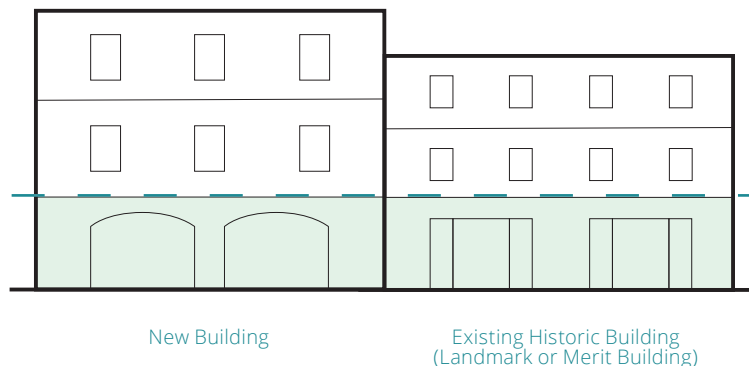


**Figure 25.03.070.2:  
Transition to Adjacent Building Size**

- |          |  |
|----------|--|
| <b>A</b> | New Building (Max. Height Allowed by Zone) (e.g., 4 stories)                       |
| <b>B</b> | Longest Dimension along Adjacent Side or Rear Property Line                        |
| <b>C</b> | Required Transition Area: 30' min.   |
| <b>D</b> | Required Min. Setback  |
| <b>E</b> | New Building Transition to Existing Building's Height and Length (e.g., 2 stories) |
| <b>F</b> | 15' min. Separation  |

**C. Specific to Parcels on Same Side of Block as Designated City Landmark or City Structure of Merit.**

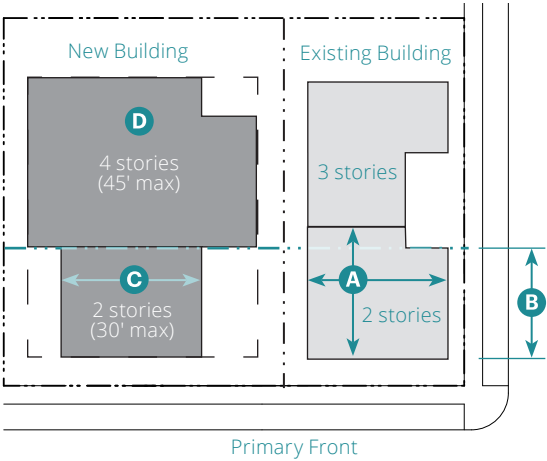
1. When at least one listed Landmark building or Structure of Merit ("Landmark or Merit Building") is on the same block as the new building, the front setback is required to be within five feet of the smallest front setback for a Landmark or Merit Building.
2. Main building entries are required to face the street and be combined with an allowed frontage type in the zone. See Chapter 7 (Specific to Private Frontage Types).
3. Building facades must include the minimum number of openings required by Chapter 8 (Specific to Architectural Design) for the selected architectural style.
4. Upper story stepback of 10 feet required on new building where adjacent to Landmark or Merit Building.
5. New building required to match height of ground floor expression line or entablature on adjacent designated Landmark or Merit Building. See Figure 3 (Required Ground Floor Height Alignment).



**Figure 25.03.070.3:  
Required Ground Floor  
Height Alignment**

- |  |                              |
|--|------------------------------|
|  | Ground Floor Expression Line |
|  | Ground Floor                 |

6. New building to match horizontal length of massing, height, and number of stories of adjacent designated Landmark or Merit Building within 30 feet measured from the front of the building. See Figure 4 (Historic Scale Component).

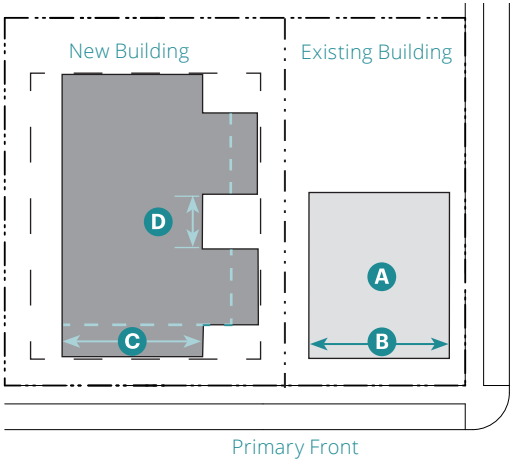


**Figure 25.03.070.4:**  
**Historic Scale Component**


- A** Existing 2-story Building Footprint
- B** Historic Scale Component Area  
New Building not Allowed to Exceed
- C** Existing 2-story Building Footprint within Historic Scale Component Area
- D** New Building Allowed to Max. Zone Height and Min. Setbacks

**D. Specific to Parcels Adjacent to Existing Building not Built to Maximum Allowed Height.**

- Upper story stepback of 10 feet required on new building above top story of adjacent building. Where the adjacent building is single-story, the stepback is required on the 3rd story.
- New building to match horizontal length of massing of adjacent building within 10 percent measured along front of the building. See Figure 4 (Adjacent to Building Not Built to Maximum Allowed Height).



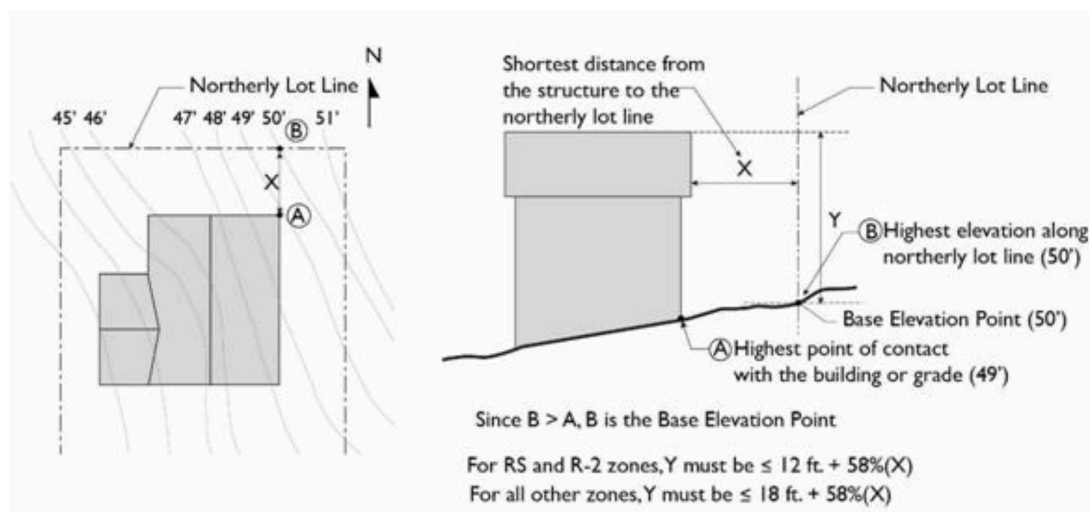
**Figure 25.03.070.5:**  
**Adjacent to Building Not Built to Maximum Allowed Height**

- A** Existing Building
-  Upper Story Stepback: 10' Min.
- B** Existing Massing Length Measured along Adjacent Street
- C** New Facade(s) Allowed up to within 10% of Adjacent Facade
- D** 15' min. separation

## 25.03.080 Solar Access Height Limitations

- A. **Intent.** The requirements of Chapter 30.140.170 (Solar Access Height Limitations) are to be applied to the maximum zoning envelope resulting from applying the zone standards to identify the adjusted maximum zoning envelope.
1. **Measurement Methodology.** The maximum height of each point on a structure, measured from the Base Elevation Point, shall not exceed the sum of 18 feet and 58% of the shortest distance from the structure to the nearest northerly lot line as measured horizontally on the plan view of the structure.
    - (a) The adjusted maximum zoning envelope is subject to the other standards of Section 25.03.060 (Additional Height and Massing Requirements).
  2. **Exceptions.** The maximum height limits of this section do not apply to the following:
    - (a) Lots with a north property line abutting a street, alley, or a non-residentially zoned lot;
    - (b) Any flagpole, antenna, ornamental spire, chimney, or other structure or building element which is less than four feet along each horizontal dimension;
    - (c) A utility pole and line; and/or
    - (d) Any portion of a structure for which a shadow plan is prepared and submitted by the applicant demonstrating that shadows cast by that portion of the structure at 9:00 a.m., noon, and 3:00 p.m., Pacific Standard Time on December 21 will:
      - (1) Not exceed the boundaries of a simultaneous shadow cast by a legally existing structure, or by a hill or other topographical feature other than trees or other vegetation;
      - (2) Not shade that portion of any adjacent residentially-zoned lot which is occupied by a residential unit or which could legally and without modification of required setbacks be occupied in the future by a residential unit; or
      - (3) Fall entirely within the boundaries of an existing covered or uncovered paved off street parking area, or paved driveway leading thereto.

Figure 25.03.080.1: Solar Access Height Limitations



# Chapter 4: Specific to Uses

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**Sections:**

- 25.04.010 Purpose
- 25.04.020 Use Standards

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**25.04.010 Purpose**

This Chapter provides the standards for uses in each zone to implement the intent described in Chapter 3 (Zones).

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**25.04.020 Use Standards**

Refer to the underlying zone for the allowed uses and standards in Title 30 (Santa Barbara Zoning Code) .



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# Chapter 5: General Design Site Standards

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**Sections:**

25.05.010	Purpose
25.05.020	Screening
25.05.030	Landscaping and Lighting
25.05.040	Parking and Loading
25.05.050	Sloped Parcels
25.05.060	Public Frontages
25.05.070	Privacy
25.05.080	Rooftop Decks

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**25.05.010 Purpose**

This Chapter provides standards to ensure that new development accomplishes the following:

- A. Makes a positive contribution to the development pattern of the area;
- B. New or altered structures are compatible with the design and use of existing structures on neighboring properties;
- C. Respects the existing conditions of neighboring properties; and
- D. Does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the habitability of these properties.

## 25.05.020 Screening

- A. **Intent.** This Section provides standards for screening, fences, and walls for the protection of property, the enhancement of privacy, the attenuation of noise, and the improvement of the visual environment.
- B. **Design Standards for Screening.** Except for wall- and ground-mounted equipment that is not visible from the public right-of-way or abutting design sites, all equipment shall comply with the following:
1. **Screening Height Maximums.** Screening shall not exceed the maximums identified in Table A (Maximum Screening Height).
  2. **Screening Height Measurement.** Screening height shall be measured as the vertical distance between the finished grade at the base of the screen and the top edge of the screen material.

**Table 25.05.020.A: Maximum Screening Height**

Zone	Item	Maximum Height Allowed			
		P.F.	S.F.	Int. Side <sup>2</sup>	Rear
N.M	Landscaping <sup>1</sup>	3.5' max.	3.5' max.	No max.	No max.
	Fences/Hedges/Free	3.5' max.	3.5' max.	8' max.	8' max.
	Standing Walls				
MS.M	Landscaping <sup>1</sup>	3.5' max.	3.5' max.	No max.	No max.
	Fences/Hedges/Free	X	X	8' max.	10' max.
	Standing Walls				
N.L, MS.L	Landscaping <sup>1</sup>	3.5' max.	3.5' max.	No max.	No max.
	Fences/Hedges/ Free	X	X	8' max.	10' max.
	Standing Walls				

<sup>1</sup>Excludes trees

<sup>2</sup>Within front setback, maximum height of 3'

<b>Key</b>	<b>P.F.</b> = Primary Front	<b>S.F.</b> = Secondary Front
	X = Not Allowed	<b>Int. Side</b> = Interior Side

- C. **Courtyard Screening**
1. Fences, walls and other screening installed to create a courtyard without a roof shall not exceed five feet in height and shall be set back a minimum of 10 feet from the front property line or back of sidewalk, whichever is the least.
  2. Landscaping installed in compliance with Section 25.05.030 (Landscaping and Lighting).
- D. **Screening on Retaining Walls.** The total height of screens and the retaining walls they are mounted on or attached to shall not exceed six feet.
- E. **Mechanical Equipment Screening**
1. The following mechanical equipment is exempt from screening:
    - (a) Free-standing or roof-mounted solar equipment;
    - (b) Vents less than two feet in height; and
    - (c) Terracotta roof vents.

2. For new installation or relocation of existing mechanical equipment, the equipment shall be screened.
  - (a) **Roof-Mounted Equipment.** Building parapets or other architectural elements in the building's architectural style shall screen roof-mounted equipment.
    - (1) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new roof-mounted equipment to be located on the roof of the building; or
    - (2) For existing buildings with no parapet, or a parapet that is less than two feet in height, rooftop-mounted equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.
    - (3) Skylights should be flat glass, not plastic or domed, and not visible from the front of the building and street, or screened by the building form, landscaping, or parapet.
  - (b) **Wall- and Ground-Mounted Equipment**
    - (1) All equipment must be screened or painted to match the building.
    - (2) Equipment and screening shall be in compliance with the setbacks of the zone.
    - (3) All screen devices shall be as high as the highest point of the equipment being screened.
    - (4) Screening shall be architecturally compatible and include matching paint, finish, and trim cap of the building.
    - (5) Chain-link and vinyl fencing, as well as concrete block walls, may not be installed in locations visible from a public right-of-way
    - (6) **Wall-Mounted Equipment.** Is allowed to encroach in setbacks 18 inches.
    - (7) **Ground-Mounted Equipment.** Is allowed up to 10 feet to any primary or secondary front lot line and no closer than 5 feet to interior lot line and 50 square feet maximum of equipment may be in front yard.

F. **Trash Enclosures.**

1. Walls shall be at least seven feet tall for dumpsters, and at least five feet tall for carts.
2. Walls must be plastered masonry or wood, with finishes and colors that match site fencing or the main building materials and colors.
3. Chain link fencing is allowed if screened with vines and not located between the building and the street. If adjacent to residential use, fencing must be at least five feet minimum from interior lot lines.
4. Trash enclosures shall not be located in any of the following:
  - (a) Required setback;
  - (b) Between the building and the street;
  - (c) In any open yard;
  - (d) Within any frontage type; or
  - (e) In any parking space.

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

- G. **Temporary Fencing.** Temporary fencing may be used to provide security for approved special events, construction sites, or vacant structures and land, which cannot otherwise be secured. All temporary fencing shall be in compliance with Section 30.140.110 (Fences and Hedges) and the following standards:
1. Must be green mesh, wood, or chain link with vine planting;
  2. Must not exceed 6 feet tall;
  3. Must not include temporary signage or banners, or graffiti; and/or
  4. Must be removed within one month after the construction work is completed.
- H. **Barbed Wire and Razor Wire.** Barbed wire and razor wire screening are not allowed.
- I. **Safety.** Fences, walls, and other screening and landscaping, whether provided in compliance with the provisions of this Subsection or provided in addition to those provisions, are subject to review by the Traffic Engineer pursuant to Section 30.140.230 (Visibility at Driveways and Intersections).

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## 25.05.030 Landscaping and Lighting

- A. **Intent.** This Section prescribes landscaping and lighting standards for protection and enhancement of the environmental and visual quality of the community, enhancement of privacy, and the control of dust.
- B. **Required Landscaping.** The landscaping required by this Section shall be installed as part of the development or improvement(s) requiring the landscaping. Standards for landscaping in parking areas shall be in combination with Section 25.05.040 (Parking and Loading).
1. Landscaping materials shall be integrated into the required setbacks and open yards, stream and wetland buffers, and design of the selected private frontage type(s).
  2. Landscape materials shall be applied to the planting areas identified for public frontage type(s).
- C. **Required Lighting**
1. Site improvements, including lighting, shall be consistent with the selected Architectural Style for the main building.
  2. Lighting shall be provided in compliance with the following:
    - (a) All exterior lighting shall be designed, located, and lamped in order to prevent over lighting and light trespass.
    - (b) Uplighting of the building facade, internally illuminated fascia, wall, roof, awning or other building parts are prohibited.
    - (c) Exterior building light fixtures for decorative and local lighting shall be lantern-type wrought iron.
    - (d) Exterior building light fixtures for private patios, porches, entrances, and other similar private spaces shall be either fully wrought iron, black, or bronze metal fixtures or recessed soffit light fixtures.
    - (e) Exterior building light fixtures shall use refractors, louvers, patterned, or translucent glass to obscure view of the lamp. Lamps that are not fully shielded shall not exceed 1200 lumens.
    - (f) All exterior lighting shall use lower color temperature light sources of no more than 3000 Kelvin to minimize blue light emissions.

- (g) All parking lot lights shall be full cutoff luminaires, as certified by the manufacturer, with the light source directed downward and away from adjacent residences.
- (h) Bollard lighting is allowed to light walkways and other landscape features, if the light is cast downward.
- (i) Bollard and other path light fixtures shall be black, bronze, or Malaga green (i.e., RAL 6012, also known as black green) in color.
- (j) All nonessential exterior lighting associated with non-residential uses shall be turned off within ½ hour after the close of business or when the non-residential use is not in use.

#### **D. Design Standards**

##### **1. Allowed Landscaping Materials**

- (a) Landscaping materials shall be in compliance with the following:
  - (1) Shrubs, one-gallon size minimum;
  - (2) Landscaping and ground cover consisting of live plant material shall not be comprised of artificial plastic plants, synthetic turf; and/or
  - (3) Decorative nonliving landscaping materials including, but not limited to, sand, stone, gravel, wood or water may be used to satisfy up to 25 percent of the required landscaping area.
- (b) Street trees, of at least 15-gallon size, double-staked, planted between the curb and the back of the sidewalk.

##### **2. Species Selection**

- (a) Native and drought tolerant species are required to meet the minimum standards, in conformance with the City's Landscape Design Standards for Water Conservation, as adopted by resolution of the City Council.
- (b) Landscape selection shall include native vegetation, applicable to Santa Barbara, in compliance with Water Use Classification of Landscape Species (WUCOL IV).
- (c) All landscape plans in the High Fire Hazard Area shall be in compliance with the defensible space requirements pursuant to Chapter 8.04.020 Section 4907 (Defensible Space).

##### **3. Existing Vegetation.**

- (a) Any tree protected by Chapter 15.24 (Preservation of Trees) shall not be removed or adversely affected without a permit.
- (b) Any tree or existing vegetation shown on an approved landscape plan shall be maintained in accordance with the provisions of Chapter 22.11 (Maintenance of Approved Landscape Plans).



#### 4. Retaining Walls

- (a) Retaining walls within the primary front and/or secondary front façade zone(s) or visible from the public sidewalk adjoining the design site shall:
  - (1) Not exceed four feet in height as measured to the adjacent finished grade or sidewalk whichever is nearest;
  - (2) Include a landscape planter in front of the wall. The planter shall be at least 18 inches deep measured perpendicular to the wall; and/or
  - (3) Be finished with allowable wall material(s) of the selected architectural style for the main building, or natural cut sandstone with matching mortar.
- (b) Retaining walls along the interior design site line that are beyond the primary front and/or secondary front street façade zone(s) shall:
  - (1) Not exceed three feet as measured to the adjacent finished grade;
  - (2) Include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall; and/or
  - (3) Be finished with allowable wall material(s) of the selected architectural style for the main building, or natural cut sandstone with matching mortar.
- (c) Retaining walls along the rear design site line that are beyond the primary front and/or secondary front street façade zone(s) shall:
  - (1) Not exceed eight feet as measured to the adjacent finished grade;
  - (2) If exposed, include a landscape planter in front of the wall. The planter shall be at least three feet deep measured perpendicular to the wall;
  - (3) Be finished with allowable wall material(s) of the selected architectural style for the main building, or natural cut sandstone with matching mortar; and/or
  - (4) Not require landscaping or wall material finish(es) if within the building and not exposed.

#### 5. Fencing

- (a) Existing sandstone walls and curbs shall not be painted.
- (b) Fences and walls are allowed to be wrought iron or stained wood fence.
- (c) Fences and walls must be hollow tubular steel, metal, chain link, faux materials, concrete block, or railroad ties.

6. **Maintenance.** Required landscaping shall be maintained in a clean and healthy condition. This includes pruning, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the appropriate watering of all landscaping.
7. **Recycling/Refuse Enclosures.**
  - (a) Enclosures shall not be located within the required front setback.
  - (b) See Section 25.05.020.F (Trash Enclosures) for standards.

## 25.05.040 Parking and Loading

### A. Parking Spaces, Design and Layout

1. The standards identified in Section 30.175.090 (Parking Area Design and Development Standards) shall be applied.
2. **Landscaping.** The landscaping standards identified in Section 30.175.080 (Parking Area Landscape and Fence Standards) shall be applied with the standards of Subsection 25.05.020 (Screening) and Subsection 25.05.030 (Landscaping and Lighting).

## 25.05.050 Sloped Parcels

- A. **Intent.** This Section provides the standards for development in all zones on design sites with sloped topography. For the purposes of this Section, sloped topography is any slope of ten percent or more.
1. Table A (Amount of Sloped Areas Allowed to be Developed) identifies the amount of developable area for sloped portions of design sites. This, in combination with the standards in this Section and the maximum allowed building footprint shall be applied to the design of the sloped portions of design sites. Refer to Subsection 25.10.030.A for instructions on determining the sloped portion(s) of a site.

**Table 25.05.050.A: Amount of Sloped Areas Allowed to be Developed**

Portions of Design Site with Existing Slope	Development Site <sup>1,2</sup>
	Up to 1 acre
0–9.99%	100% max.
10–14.99%	80% max.
15–19.99%	75% max.
20–29.99%	25% max.
> 30%	0% max.

**Key** % = Maximum Amount of Sloped Area(s) Available for Development

<sup>1</sup> In compliance with the setbacks of the zone, required on-site open yard, this Section, and the maximum building footprint standards in Chapter 6 (Specific to Building Types).

<sup>2</sup> In compliance with required amount of civic space identified in Subsection 25.10.020.E (Mechanical Equipment Screening).

**B. Building Height**

1. **Maximum Building Height.** Building height is regulated by Subsection D of the zone. The maximum allowed height of a building shall follow the existing topography of the design site to ensure that each building is in compliance with the allowed building height.
  - (a) Figure 1 (Site Grading for Small-to-Medium Detached and Attached Building Forms) and Figure 2 (Site Grading for Large or Attached Building Forms) in this Section illustrate allowed and non-allowed site grading methods.
2. **Exposed Basements.** Basements do not count toward the maximum stories allowed in the zone if less than half of the basement's story height is below the average adjacent finished grade.

**C. Topography and Required Location of Main Building.** Sloped topography can present issues with locating the main building on a design site in compliance with Subsection E of the zone. Table 11.020.B (Exceptions to Standards for Design Sites Less Than 10% Slopes) and Table 11.020.C (Exceptions to Standards for Design Sites Over 10% Slopes) identify allowed administrative variations for issues arising from sloped topography, subject to the required findings in these Tables.

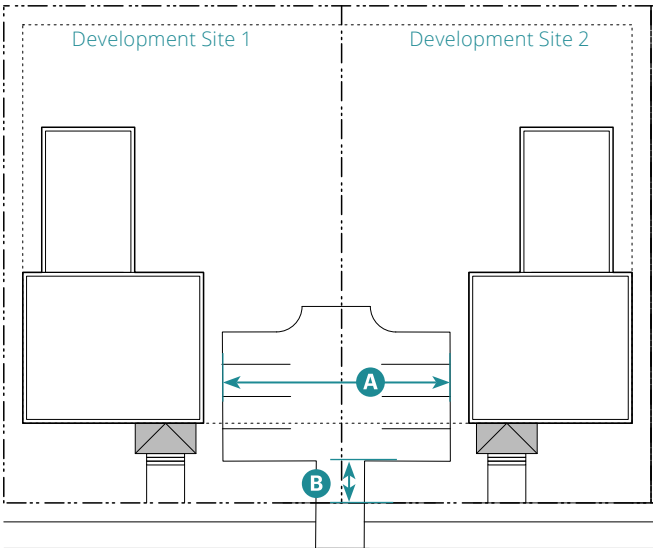
1. Design sites shall not be permitted in locations with identified seismic or geologic hazards such as on slides, slumps, natural springs, or identified fault zones.
2. Design sites shall not be within 50 feet of the high-water centerline of perennial creeks and intermittent creeks with defined channels.

**D. Parking**

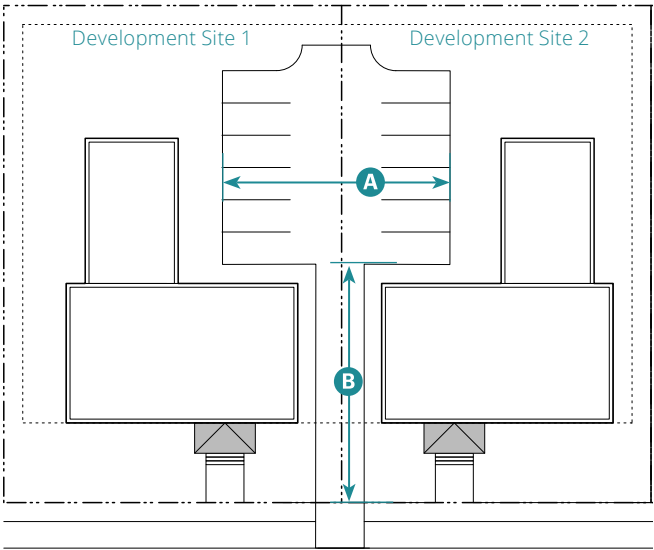
1. **Parking Techniques.** The following techniques may be applied individually or in combination in compliance with Subsection G of the zone:
  - (a) **Tandem Parking.** Parking spaces are arranged in a series of up to 5.
  - (b) **Podium Parking.** Parking spaces are located in an at-grade garage under the rear and/or interior side of the building or under all of the building except for the required ground floor habitable space. The garage has occupiable space above the garage level. The podium is not visible or exposed along the primary front and/or secondary front street building facades.
  - (c) **Subterranean Parking.** Parking spaces are located below the adjacent finished grade of the building.
  - (d) **Stacked Parking System.** Parking spaces are arranged in a system that provides two to three spaces in the horizontal area of one space. This type of system is within a podium parking garage. **Parking Court.** Parking spaces in groupings of up to 12 covered or uncovered spaces or individual garages not in a podium configuration. The minimum width of the parking court is 60 feet measured parallel to the adjacent street/right-of-way. The parking court is accessed from the adjacent street/right-of-way and the maximum width of the entrance to the parking court is nine feet measured along the adjacent street/right-of-way. Small parking courts (4 or fewer spaces) are allowed within 10-feet of the front development site line if arranged perpendicular to the street and single-loaded. Large parking courts (5 or more spaces) must be at least 10-feet minimum behind the building nearest the front of the development site.

Figure 25.05.050.1: Parking Court(s)

Small Parking Court (4 or fewer spaces)



Large Parking Court (5 or more spaces)



- - -	Development Site Line		
----	Sideyard Building Setback Line		
A	Minimum Width of the Parking Court, measured parallel to the adjacent street/right-of-way		
B	Minimum Parking Court Setback:	Small Parking Court (4 or fewer spaces)	10' min.
		Large Parking Court (5 or more spaces)	Behind required ground floor habitable space required in Subsection D of the zone

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

- (a) Parking lot slopes shall not exceed 5% (after grading), and shall not be located in areas with identified seismic or geologic hazards, or within 50 feet of creek centerline, and may be subject to additional limits per Americans with Disabilities Act (ADA).
- (b) Sloped topography can present issues with locating parking on a design site in compliance with Subsection G of the zone. Table 11.020.B (Exceptions to Standards for Design Sites Less Than 10% Slopes) and Table 11.020.C (Exceptions to Standards for Design Sites Over 10% Slopes) identify allowed administrative variations for issues arising from sloped topography, subject to required findings.

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

- 1. Creation of retaining walls or blank walls taller than four feet within required primary front and/or secondary front street facade zones;
- 2. Retaining walls on interior side design site lines taller than four feet as measured from lowest finished grade to top of wall;
- 3. Retaining walls in residential zones taller than 8 feet outside of the building footprint along rear design site line or interior side design site line within the rear setback;
- 4. Building(s) that do not reflect the existing topography of the design site;
- 5. Terraced design sites that result in a vertical difference of more than four feet between the adjacent right-of-way and the finished grade of the design site;
- 6. Grading beyond the building pad(s) and the required access drive(s);
- 7. Cut exceeding 16 feet in height from top to toe;
- 8. Cut slope exceeding two horizontal to one vertical;
- 9. Graded slopes exceeding 30%;
- 10. Graded slopes not contoured to blend with existing terrain, such that proposed cuts and fills exceed one foot of added/subtracted rise for each one and one-half feet of run;
- 11. Graded slopes not screened from view under or behind buildings with landscaping or natural topographic features; or
- 12. Graded slopes not revegetated with a mixture of grass seed or shrubs as identified by the USDA Soil Conservation Service or by Chapter 22.10 (Vegetation Removal) and Chapter 22.85 (Erosion and Sedimentation Control Standards for Construction).

**F. Streets.**

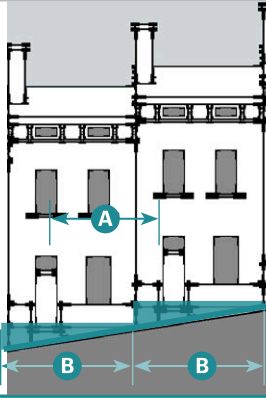
- 1. New roads, including parking access and drive aisles, shall not intrude into locations where slopes exceed 15%, or with identified seismic or geologic hazards, or within 50 feet of creek centerline, except where necessary to access a one-acre or larger developable area that would be otherwise inaccessible.

- G. **Drainage Facilities.** All proposed drainage facilities shall preserve major drainage channels in their natural state and be designed in such a manner as to minimize soil erosion and to otherwise preserve the public health, safety, and welfare.
- H. **Massing.** Buildings on sloped design sites shall reflect the existing topography of the design site.
  - 1. Buildings with footprints 36 feet wide or less shall have a simple water table element or change in material between the basement and the ground floor.
  - 2. Buildings with footprints wider than 36 feet and 2.5 stories or taller shall have a minimum of one story tall defined base. The base shall be defined through the use one of the following methods:
    - (a) Change in material;
    - (b) A continuous horizontal band between the base and upper floors; and/or.
    - (c) Use of a continuous shopfront frontage.
  - 3. All design shall be in compliance with the selected style for the building(s) in Chapter 8 (Specific to Architectural Design).
- I. **Frontage.** Along primary front and/or secondary front street facades, the main building on each design site shall be designed in compliance with the standards for ground floor private frontage as required by Subsection 8 of the zone.
- J. **Administrative Relief.** Section 11.030 (Exceptions to Standards) provides for administrative variations from the standards in this Section due to topographic constraints.

**Figure 25.05.050.1: Site Grading for Small-to-Medium Detached and Attached Building Forms**

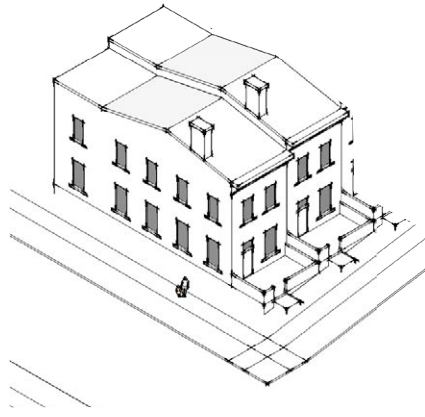
**Allowed Site Grading.** The following examples apply to the following building types: House, Duplex, Cottage Court, Fourplex, Neighborhood Townhouse, Multiplex, Pocket Neighborhood, and Neighborhood Courtyard.

**Allowed.** Grading that results in each new or modified building stepping and reflecting the topography of the parcel or design site(s), connecting each building with the adjacent street and public realm.

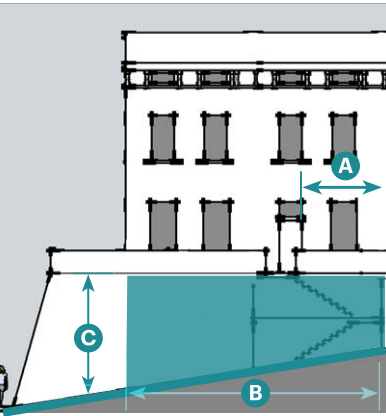


Distance between building entries on slopes up to 10% shall not exceed 50'. **A**

Building footprint width is required to step with the slope. **B**



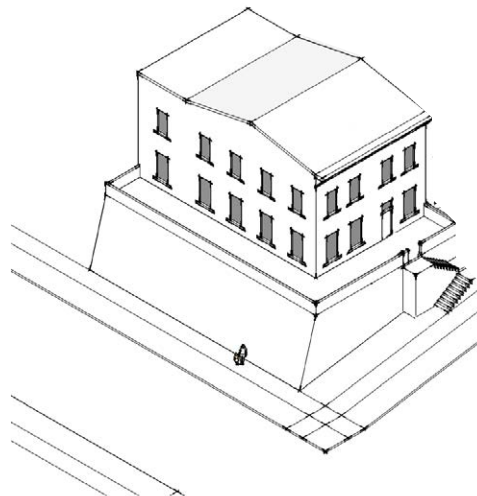
**Not Allowed.** Grading that results in each new or modified building not stopping and reflecting the topography of the parcel or design site(s), disconnecting each building from the adjacent street and public realm.



Distance between building entries on slopes up to 10% exceeds 50'. **A**

Building footprint width does not step with slope. **B**

Finished grade of terraced design site(s) is more than 4 feet from the adjacent street/right-of-way. **C**

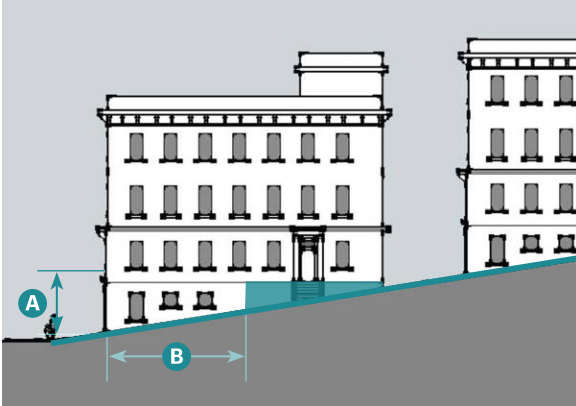




**Figure 25.05.050.2: Site Grading for Large or Attached Building Forms**

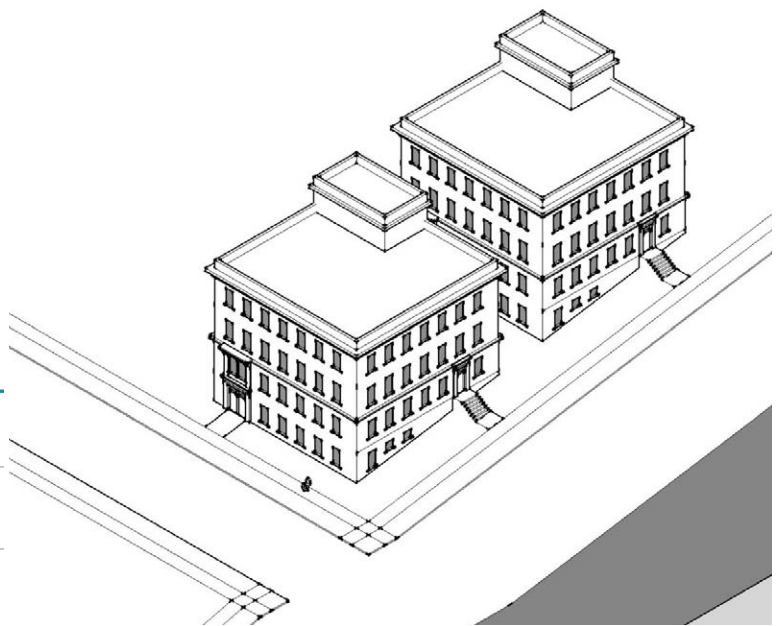
**Allowed Site Grading.** The following examples apply to the following building types: Multiplex and Main Street Building.

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

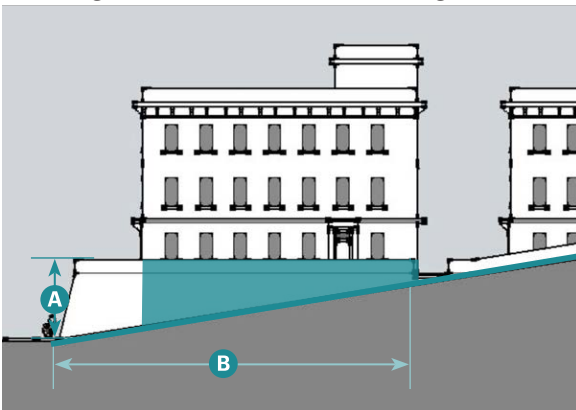


Slope is used to express a partial ground story with frontage and entries along adjacent street(s).

Building footprint steps with slope through a partial ground story.

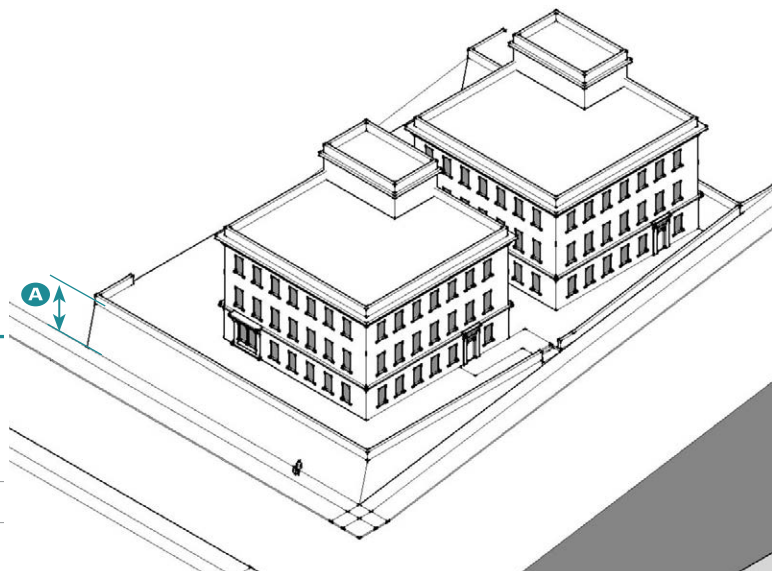


**Not Allowed.** Grading that disconnects new and modified building facades from the adjacent public realm, resulting in retaining walls taller than four feet along a street or civic space.



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

Building footprint does not step with slope.



## 25.05.060 Public Frontages

- A. **Intent.** Public frontage types provide a coordinated approach to design standards for the area between each design site's private frontage(s) and the adjoining right-of-way or private driveway easement. Public frontage consists of planters, walkways, curbs, planters, and planting, as illustrated in Table C (Public Frontage Assemblies).
- B. **Required Improvements.** The public frontage along the design site(s) shall be improved per Table A (Required Improvements) and Chapter 22.60, Streets and Sidewalks) and the development scenario that applies to the project. Street and sidewalk improvements are required for all new development except a House or Duplex on a vacant lot; or additions less than 25% of the existing floor area.
- C. **Design Standards for Public Frontages.** Public frontages shall be designed and maintained in compliance with the following standards:

**Table 25.05.060.A: Required Improvements**

Required Improvements	Infill Design Site on Existing Block
	Development consists of one design site.
a. <b>Sidewalk Installation.</b> Add missing segment(s) along abutting primary front and/or secondary front street."	R
b. <b>Sidewalk Repair.</b> Repair uneven segments along abutting primary front and/or secondary front street.	R
c. <b>Street trees.</b> Add street trees along abutting primary front and/or secondary front street in compliance with city standards for traffic lanes, pedestrian sidewalks, and bicycle facilities.	R
d. <b>Crosswalk improvements.</b> Add crosswalk.	X
e. <b>Bicycle facilities.</b> Add bicycle facilities required in Bicycle and Pedestrian Master Plan.	X

### Key

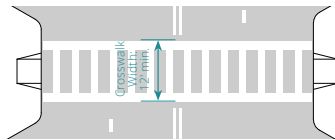
R = Required

X = Not Required

1. The requirements are coordinated with the public frontage type and each zone in Table B (Public Frontage Types Overview) and in compliance with Chapter 22.60 (Streets and Sidewalks and the City's Pedestrian Master Plan).
2. The required elements are identified in and shall be configured according to Table C (Public Frontage Assemblies).
3. Planting and landscape selection shall consist of water wise plants in compliance with the City's Landscape Design Standards for Water Conservation.

#### D. Pedestrian Crossings

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



#### E. Allowed Public Frontage Types

1. **Street.** The Street Frontage includes raised curbs drained by inlets with sidewalks separated from vehicular lanes by individual or continuous planters. Landscaping consists of street trees of a single or alternating species aligned and spaced at 35' intervals on average.
2. **Main Street.** The Main Street Frontage includes raised curbs drained by inlets with very wide sidewalks along both sides separated from the vehicular lanes by individual tree wells with grates. Landscaping consists of a single tree species aligned and spaced at 35' intervals on average.

**Table 25.05.060.B: Public Frontage Types Overview**



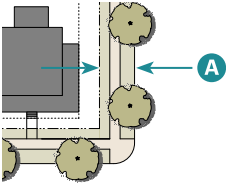
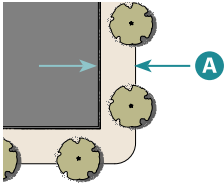

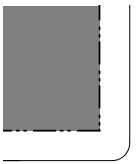
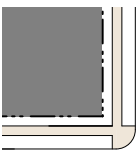
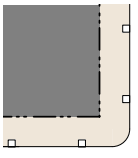
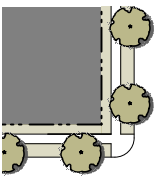
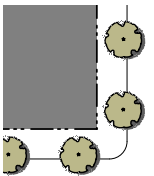
Table B (Public Frontage Types Overview) provides an overview of the allowed public frontage types in or abutting each zone.

Public Frontage Types	Specific Standards	Zones			
		N.M	MS.M	N.L	MS.L
Street	25.05.060.C.1	P	X	P	X
Main Street	25.05.060.C.2	X	P	X	P

**Key** P = Allowed X = Not Allowed

**Table 25.05.060.C: Public Frontage Assemblies**

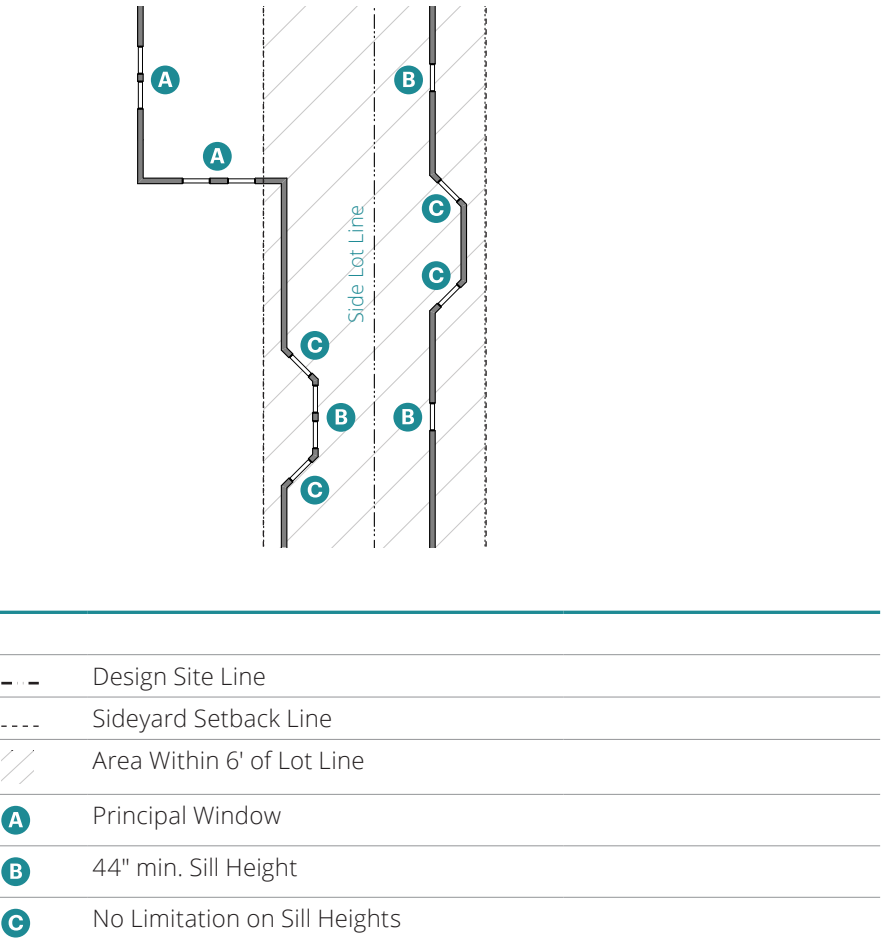
Table C (Public Frontage Assemblies) identifies the required elements and dimensions of each public frontage type.

	Street 25.05.060.C.1	Main Street 25.05.060.C.2
		
<b>Assembly.</b> The type and dimension of curbs, walkways, and planters.		
Total Width	<b>A</b> 10' min.	<b>A</b> 15' min.
Note: See below for required elements of each assembly		
a. <b>Curb.</b> The detailing of the edge of the vehicular pavement, incorporating drainage.		
i. Type	6" min. Raised Curb	Raised Curb
ii. Width	6" min.	6" min.
iii. Height of 6" min. for N.M, N.L and 7" min. for MS.M, MS.L		
b. <b>Pedestrian Access.</b> The area intended for pedestrian travel, free of permanent and temporary objects.		
i. Type	Walkway	Walkway
ii. Width	5' min.	8' min.
Note: Placement of curb ramps shall match the desired path of pedestrian travel. See Santa Barbara Standard Plans for curb ramp design.		
c. <b>Furnishings Zone.</b> Buffers pedestrians from the adjacent roadway, and is also the area that accommodates street trees and other landscaping; as well as signal poles, utility poles, street lights, controller boxes, hydrants, signs, parking meters, driveway aprons, grates, hatch covers, and street furniture.		
Arrangement	Regular	Regular
Types	Planting Strips along curb edge and R.O.W. edge	Tree Wells (required between walkway and curb)
Width	4' min.	2.5' min.

25.05.070 Privacy

- A. **Intent.** These standards are designed to provide privacy between primary living spaces of buildings on each interior side of a design site line in neighborhood zones (N.M and N.L). Windows and balconies along the interior side of a building within 10 feet of an interior side design site line in N.M and N.L zones are subject to these standards.
- B. **Standards**
- 1. Primary living spaces adjoining a interior side setback shall orient principal/main windows/glazed openings toward the front and rear of the building.
  - 2. Windows and balconies within 10 feet of and oriented to an interior design site setback:
    - (a) Shall have a minimum sill height of five feet unless the window is placed at an angle of at least 30 degrees, measured perpendicular to the adjacent interior side design site line.

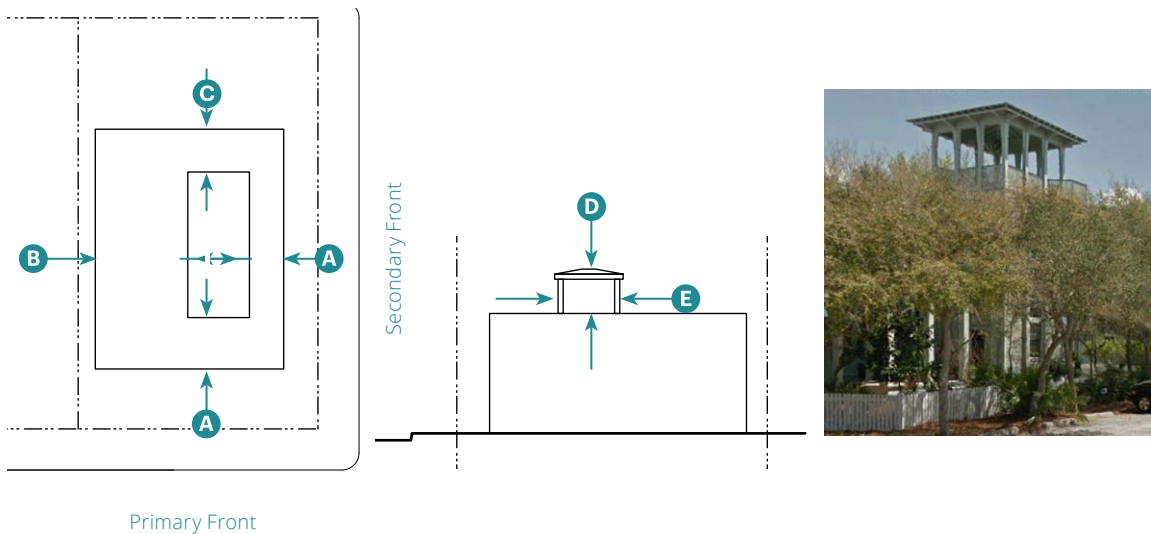
Figure 25.05.070.1: Sill Height Standards along Interior Design Site Line



25.05.080 Rooftop Decks

- A. **Intent.** These standards are designed to provide outdoor space on top of a building in all zones of this Title. The standards are coordinated with the different sizes and heights of buildings allowed in each zone as well as the adjacent zones.
- B. **Standards**
- 1. **General**
    - (a) Only one Rooftop Deck on each building is allowed to be enclosed.
    - (b) Materials shall be consistent with the main building.
    - (c) Exterior access is allowed in compliance with UBC and UFC standards.
  - 2. **Deck Placement**
    - (a) Rooftop Deck(s) shall be located on uppermost story of main building, not including cupolas or towers.
    - (b) If across the street from R-1 and R-2 zones, Figure 1 (Rooftop Deck Placement and Elements).

Figure 25.05.080.1: Rooftop Deck Placement and Elements



Deck Placement and size: If across the street from R-1 and R-2 zones

- A** 15' min. primary front setback
- B** 10' min. Interior side or secondary front setback
- C** 10' min. rear setback
- D** 10 feet tall maximum, measured from floor-to-ceiling
- E** Interior space size: N.S, N.M Zones = 15'x20' max.; MS.M, N.L, MS.L Zones = 30'x50' max.

Elements

- Pergola, trellis, permanent shade devices
- Fabric awnings and shade devices are not allowed.

3. **Enclosed Portion of Rooftop Deck**

- (a) Opening(s) or glazing(s) shall be a minimum of 75% of each side of the Rooftop Deck.
- (b) Openings shall be vertically proportioned, not square or horizontal.
- (c) Openings may be glazed. If glazed, glazing to match main building.
- (d) Shutters, when present, shall be of sufficient width to cover the adjacent opening.
- (e) If roof is present, roof shall be consistent with the roof style of the main building.

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

- (a) Slope the roof of the penthouse structure to follow the slope of the interior stairway.
- (b) In zones where the minimum interior side setback is zero, locate the penthouse along the interior side setback. The penthouse must be attached to the maximum allowed area for the rooftop deck.
- (c) In zones where the minimum interior side setback is more than zero, Otherwise, locate the penthouse where it is attached to the maximum allowed area for the rooftop deck.
- (d) The penthouse(s) shall be designed in the same style, materials, and finishes as the main building.

5. **Windscreen(s).**

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

6. **Multiple Levels.**

- (a) If the lot is adjacent to the R1 or R2 zone, rooftop decks shall not include multiple finished floor levels.
- (b) If the lot is adjacent to CG or CN zones, rooftop decks are allowed to include multiple finished floor levels.

7. **Furniture and Equipment.**

- (a) Furnishings (e.g., chairs, tables) and equipment (e.g., stove, barbecue, swimming pool, hot tub) are allowed only within the maximum allowed area for the rooftop deck.

8. **Compliance with Building and Fire Codes.** All rooftop decks are required to be designed in compliance with building and fire safety requirements.



# Chapter 6: Specific to Building Types

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## Sections:

25.06.010	Purpose
25.06.020	Building Types
25.06.030	Overview of Building Types
25.06.040	Carriage House
25.06.050	Duplex Side-by-Side
25.06.060	Duplex Stacked
25.06.070	Cottage Court
25.06.080	Fourplex
25.06.090	Neighborhood Townhouse
25.06.100	Neighborhood Courtyard
25.06.110	Pocket Neighborhood
25.06.120	Multiplex
25.06.130	Core Townhouse
25.06.140	Core Courtyard
25.06.150	Main Street Building

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### 25.06.010 Purpose

This Chapter provides the standards for development of individual building types to achieve the intended physical character of each zone, offer housing choices and affordable housing opportunities, and incubate small businesses as amenities within identified areas of walkable neighborhoods.

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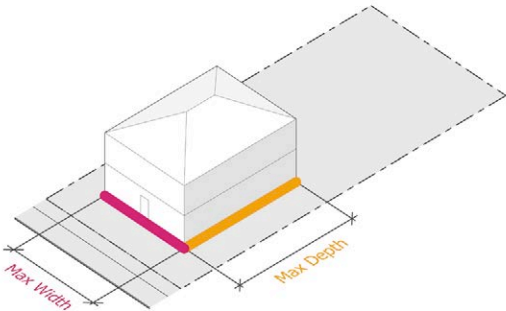
### 25.06.020 Building Types

- A. Building types are used to articulate size, scale, and intensity according to the intent of each zone.
- B. Building types are categorized into two groups: House-Scale Buildings and Block-Scale Buildings. See Figure 1 (Example of House-Scale and Block-Scale Buildings) for examples.
  - 1. **House-Scale Buildings.** Buildings that are the size of a house, typically ranging in footprint from as small as 25 feet up to 70 feet overall; and
  - 2. **Block-Scale Buildings.** Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.

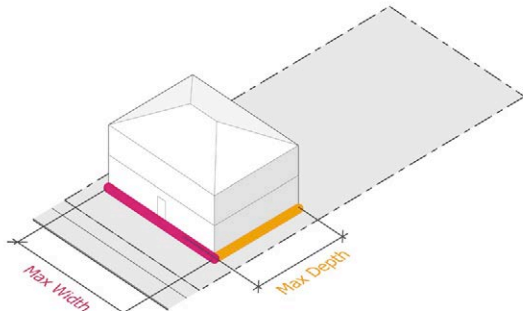
Figure 25.06.020.1 Example of House-Scale and Block-Scale Buildings

House-Scale Buildings

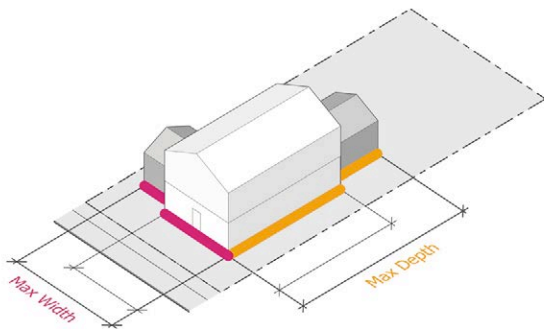
Main body only



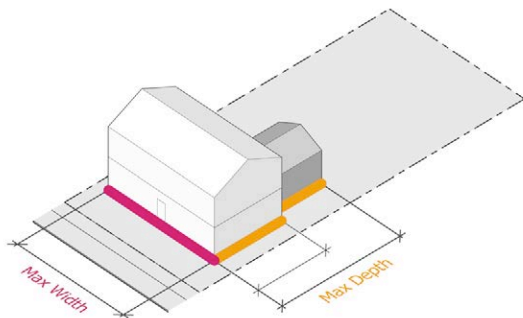
Main body only



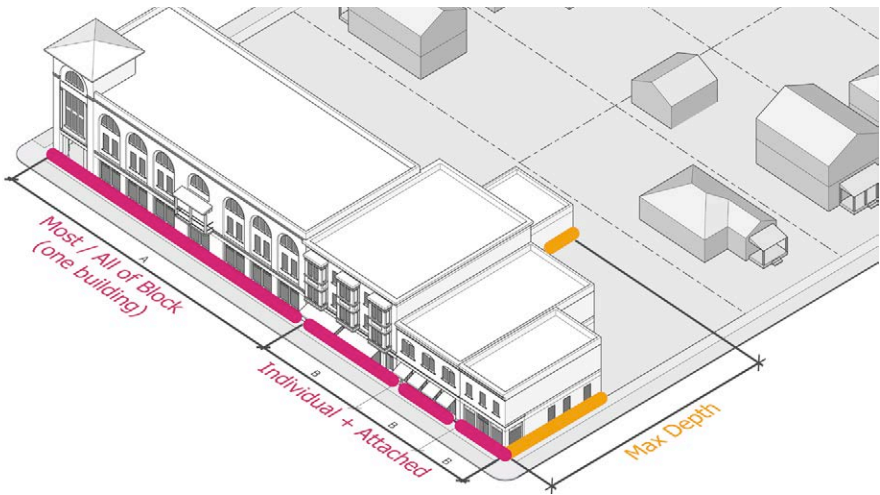
Main body with side and rear wings



Main body with rear wing



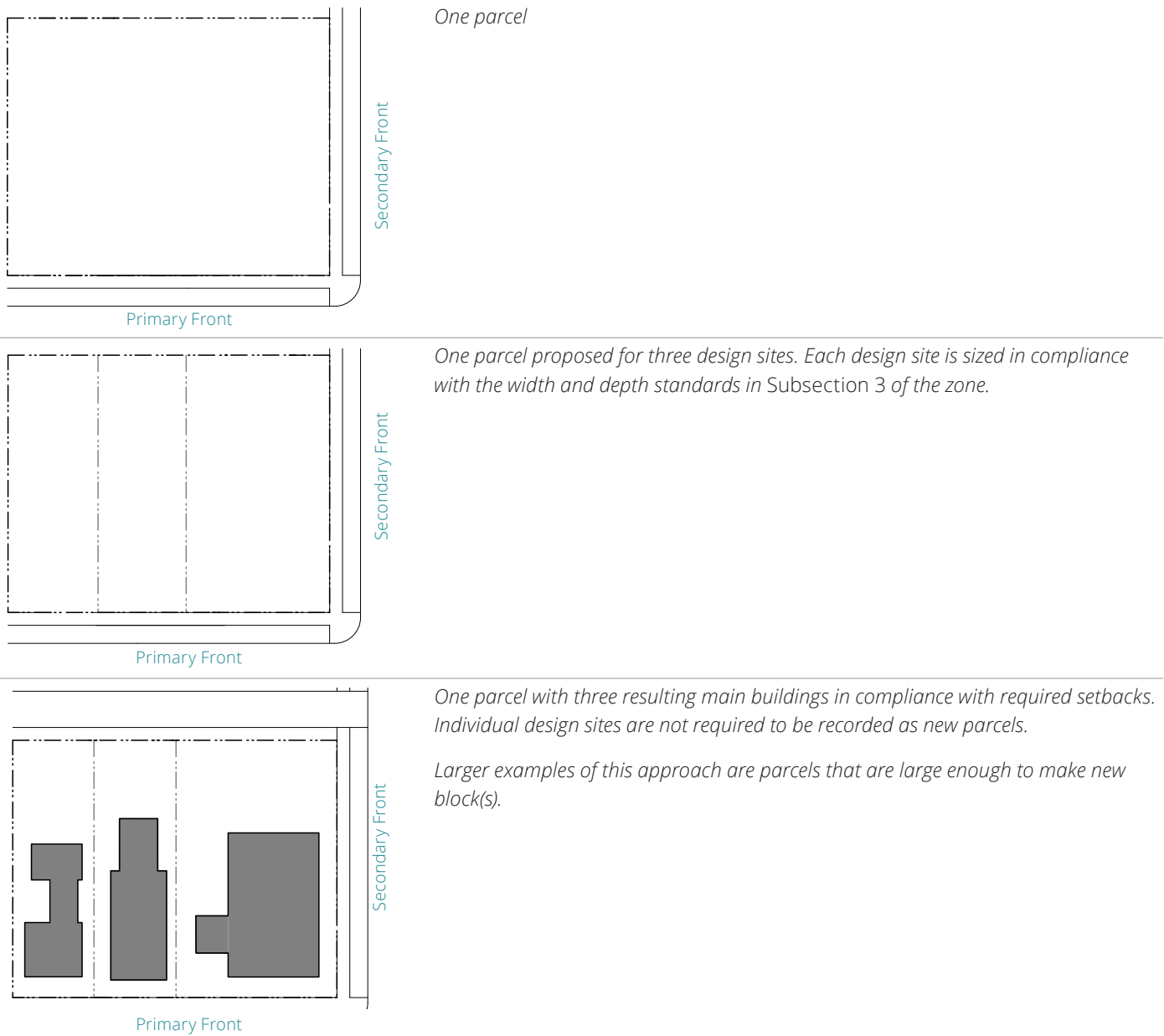
Block-Scale Buildings



- C. Each design site shall have only one main building type, except as follows, in compliance with the standards:
1. The Cottage Court (Section 25.06.070) may consist of up to nine individual buildings;
  2. The Pocket Neighborhood (Section 25.06.110) may consist of up to 10 individual buildings.
  3. The Core Courtyard (Section 25.06.140) may consist of up to two buildings; and
  4. More than one building type is allowed on a parcel that identifies proposed multiple design site lines that meet the standards of this Section. See Figure 2 (Example of Multiple Design Sites on One Parcel).
- (a) Examples
- (1) A parcel large enough to accommodate multiple design sites but smaller than the size of a block; or
  - (2) A parcel large enough to create one or more new blocks.
- D. On-site open yard standards identify only the amount and whether it is private or common. For example, if the building type only has standards for private open yard, common open yard is not required for that building type. The identified amount is for the entire building unless specified otherwise.
1. House-scale buildings. Required open yard to be located on grade, elevated from grade allowed by the Zone, or at the roof as allowed in Section 25.05.080 (Rooftop Deck Standards).
  2. Block-scale buildings. Required open yard allowed on grade, elevated from grade as allowed by the Zone, at podium level, or on the roof as allowed in Section 25.05.080 (Rooftop Deck Standards).
  3. Location of open yard. The following locations are not allowed for placement of open yard:
    - (a) Vehicle areas designated for use by motor vehicles such as driveways, turnarounds, or parking areas; as well as required parking lot landscaping and screening pursuant to Section 30.175.090, Parking Area Design and Development Standards;
    - (b) Required setbacks;
    - (c) Open yard area at grade less than 10 feet in its minimum dimension;
    - (d) Patios, balconies, or decks less than five feet in their minimum dimension
    - (e) Access and egress areas which are designed to provide access/egress and remain open and passable such as front porches, landings, stairs, and ramps, or required access/egress paths on a multi-unit or mixed-use development; or
    - (f) Non-residential areas which are used or designed for any nonresidential purpose or use.

- E. Parking may be designed as tuck-under, detached garage(s), podium or subterranean, in compliance with Subsection G of the zone, (Parking).
- F. Wings are a secondary component of building form that allow the overall building footprint to increase beyond the maximum size of the main body. To further this objective, the standards identify specific requirements for wings:
  - 1. Wings must be less in length than the main body;
  - 2. Wings that are aligned with the façade of the main body must be 1-story less in height than the main body;
  - 3. Wings that are offset from the façade of the main body by at least five feet are allowed at the same height as the main body.
- G. The maximum number of units identified for each building type is dependent on the design site being large enough to accommodate the zone's standards (e.g., parking).
- H. Individual designs may vary from the diagrams for each building type in compliance with the standards of this Chapter and Chapter 8 (Specific to Architectural Design).
- I. House-Scale buildings are limited to one architectural style per building. Block-Scale buildings longer or wider than 75 feet are allowed multiple architectural styles. All architectural design is required to meet the standards of Chapter 8 (Specific to Architectural Design).
- J. New buildings and their improvements are subject to Santa Barbara's local standards for Fire Safety and Building Safety.

Figure 25.06.020.2 Example of Multiple Design Sites on One Parcel



Key

- - - Parcel Line
- - - Design Site Line
- Main Building Type

## 25.06.030 Overview of Building Types

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

**Table 25.06.030.A: Building Types Overview**

	Specific Standards	Zones			
		N.M	MS.M	N.L	MS.L
House Scale					
Carriage House	25.06.040	P	P	X	X
Duplex Side-by-Side	25.06.050	P	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Duplex Stacked	25.06.060	P	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Cottage Court	25.06.070	P	X	X	X
Fourplex	25.06.080	P	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Neighborhood Townhouse	25.06.090	P	X	X	X
Neighborhood Courtyard	25.06.100	P	X	X	X
Pocket Neighborhood	25.06.110	X	X	X	X
Multiplex	25.06.120	P	P <sup>2</sup>	P	X
Block Scale					
Core Townhouse	25.06.130	X	P <sup>2</sup>	P	X
Core Courtyard	25.06.140	X	X	P	P
Main Street Building	25.06.150	X	P	X	P
<sup>1</sup> Required in the rear 50 feet of parcels at least 200 feet deep that abut the RS-7.5, RS-1A, RS-6, RS-15, or R2 Zone.					
<sup>2</sup> Only on Secondary Fronts					
Key	P = Allowed		X = Not Allowed		

## 25.06.040 Carriage House



Example of Carriage House



Example of Carriage House



Example of Carriage House

### A. Description

An accessory structure located at the rear of a design site, above and/or abutting a detached garage that provides a small residential unit (accessory apartment), home office space, or other small commercial or service use, as allowed by the zone. When used for residential purposes, this housing type is one form of an Accessory Dwelling Unit (ADU).

Synonym: Granny Flat

### B. Number of Units

Units per Building 1 max.

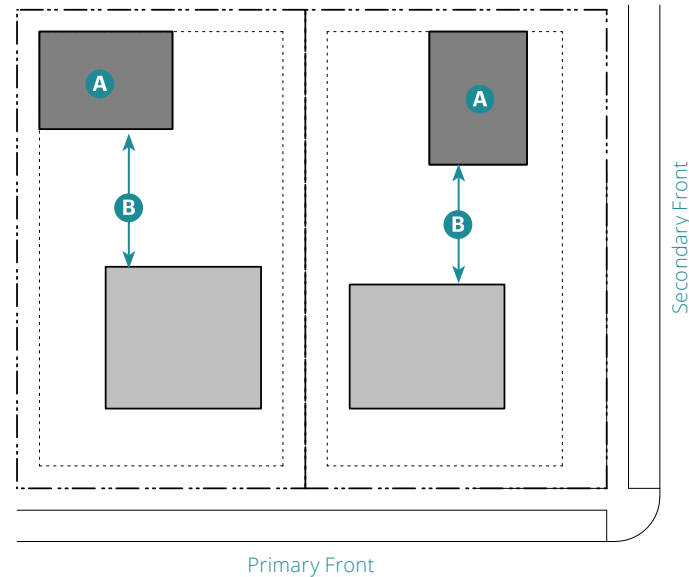
Carriage Houses per Design Site 1 max.

Not allowed on the design site of a Cottage Court

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



Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building Setback Line
- Carriage House
- Main Building Type

C. Building Size and Massing

Height

Stories 2.5 max.<sup>1</sup>

Main Body<sup>2</sup>

Area 1,000 sf max. (A)

Size 34' max.

Separation from Main Building<sup>3</sup> 10' min. (B)

Wing(s)

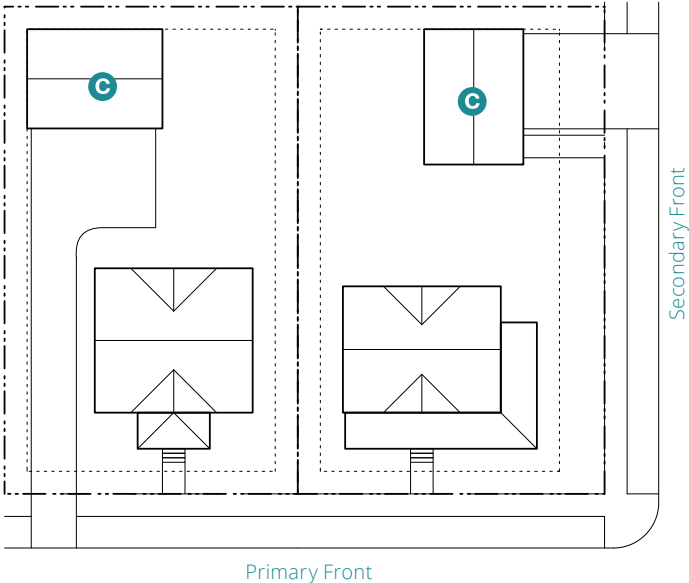
Not Allowed

<sup>1</sup> Includes garage story

<sup>2</sup> In compliance with the setbacks of the zone

<sup>3</sup> A Carriage House may be connected to the main building by an uninhabitable space including, but not limited to, a breezeway.

Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building Setback Line
- Frontage

D. Pedestrian Access

The main entrance shall not be through a garage.

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection G of the zone. (C)

Parking may be covered, uncovered, or in a garage.

F. Open Yard

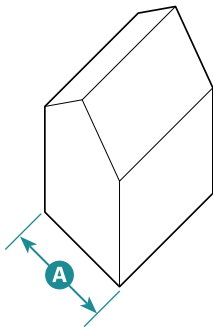
Private Open Yard

Not required

G. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

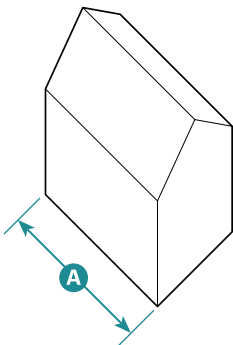
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

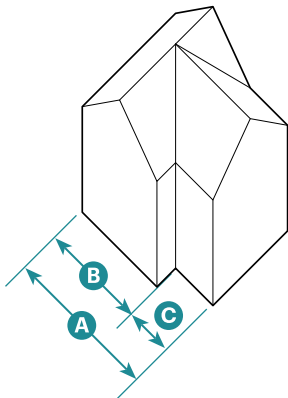
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-5 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	3 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

## 25.06.050 Duplex Side-by-Side



*Example of Duplex Side-by-Side*



*Example of Duplex Side-by-Side*



*Example of Duplex Side-by-Side*

### A. Description

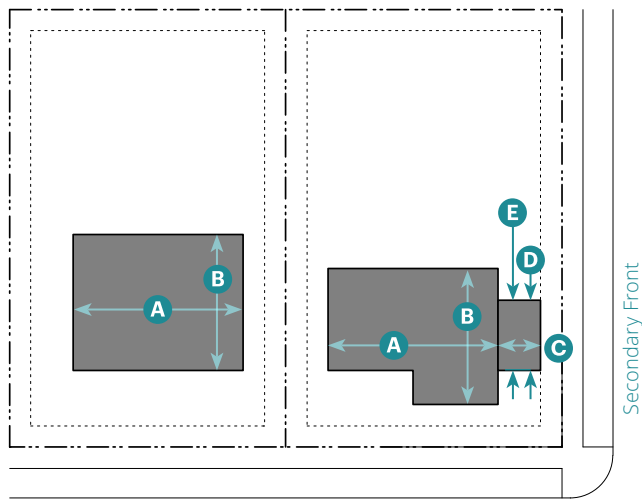
A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two side-by-side units, both facing the street and within a single building massing. The type has the appearance of a single-unit house and is scaled to fit within lower-intensity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

### B. Number of Units

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

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

Alley access required if alley exists



Primary Front

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

**C. Building Size and Massing**

**Height**

Stories 2.5 max.

**Main Body<sup>1</sup>**

Width 48' max. **A**

Depth 36' max. **B**

**Wing(s)<sup>1</sup>**

Width 15' max. **C**

Depth 24' max. **D**

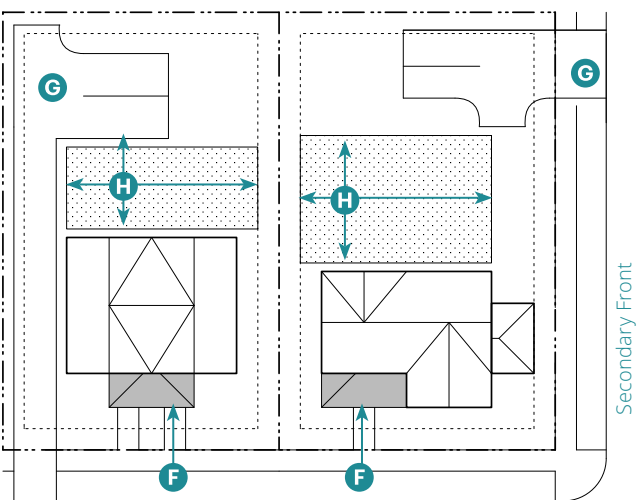
Separation between Wings 10' min. **E**

Offset from Main Body facade along 5' min. if 2 stories;  
Primary Front, Secondary Front, or 0' min. if 1 story  
Civic Space

Facades shall be designed in compliance with Chapter 8  
(Specific to Architectural Design).

<sup>1</sup> In compliance with Subsection E of the zone

Alley access required if alley exists



Primary Front

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Yard

**D. Pedestrian Access**

Main Entrance Location Primary Front<sup>2</sup> **F**

Each unit shall have an entry facing the street on or within 15' of the front facade.

<sup>2</sup> On corner design sites, each unit shall front a different street.

**E. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection G of the zone. **G**

Parking may be covered, uncovered, or in a garage.

**F. Open Yard**

**Common Open Yard**

Width 15' min. **H**

Depth 15' min. **H**

Required setbacks and driveways do not count toward open yard.

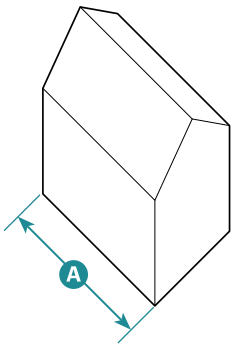
Required private open yard shall be located behind the main body of the building.

Open yard not required for Design Sites less than 90 feet deep.

G. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

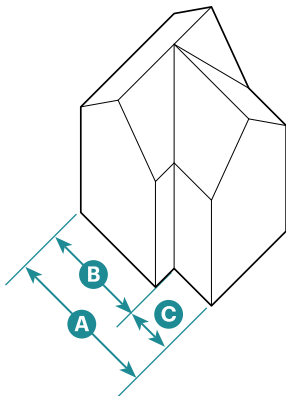
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

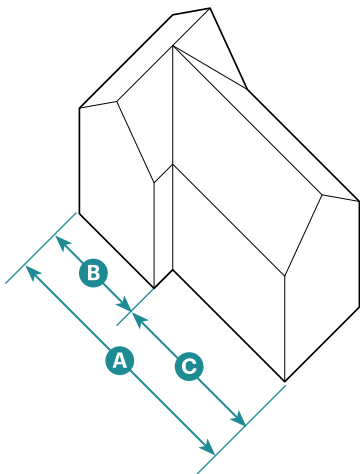
Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

Gable L (2/5 + 3/5)

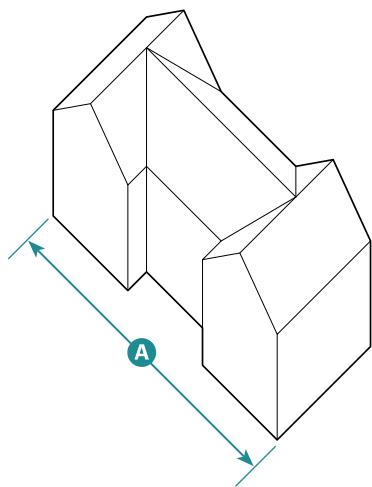


This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C

G. Main Body Massing Composition (Continued)

Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open yard. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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25.06.060 Duplex Stacked



Example of Duplex Stacked



Example of Duplex Stacked



Example of Duplex Stacked

A. Description

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

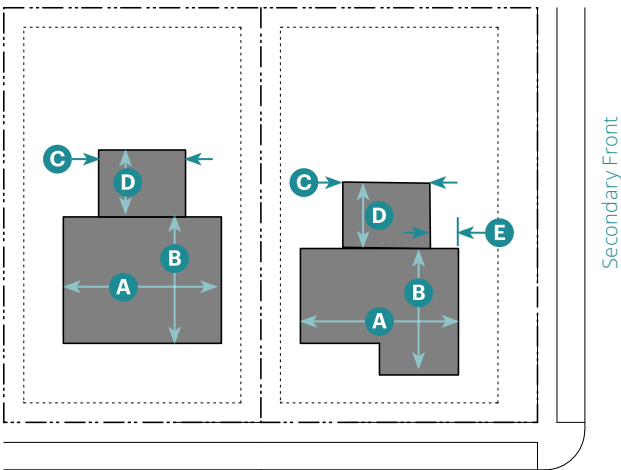
B. Number of Units

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

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



Alley access required if alley exists



Primary Front

**Key**

- ROW/ Design Site Line
- ..... Building Setback Line
- Building

**C. Building Size and Massing**

**Height**

Stories 2.5 max.

**Main Body<sup>1</sup>**

Width 36' max. **(A)**

Depth 48' max. **(B)**

**Wing(s)<sup>1</sup>**

Width 15' max. **(C)**

Depth 24' max. **(D)**

Separation between Wings 10' min.

Offset from Main Body facade along 5' min. if 2 stories; **(E)**

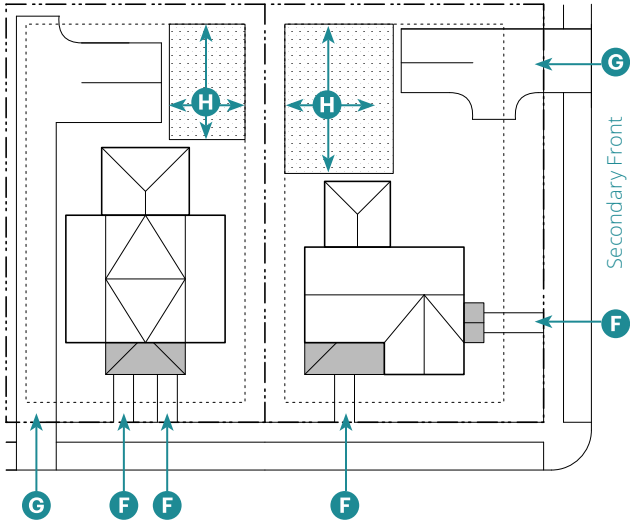
Primary Front, Secondary Front, or 0' min. if 1 story

Civic Space

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

<sup>1</sup> In compliance with Subsection E of the zone

Alley access required if alley exists



Primary Front

**Key**

- ROW/ Design Site Line
- ..... Building Setback Line
- Frontage
- Private Open Yard

**D. Pedestrian Access**

Main Entrance Location Primary Front<sup>2</sup> **(F)**

Each unit shall have an entry facing the street on or within 15' of the front facade.

<sup>2</sup> On corner design sites, each unit shall front a different street.

**E. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection G of the zone. **(G)**

Parking may be covered, uncovered, or in a garage.

**F. Open Yard**

**Common Open Yard**

Width 15' min. **(H)**

Depth 15' min. **(H)**

Required setbacks and driveways do not count toward open yard.

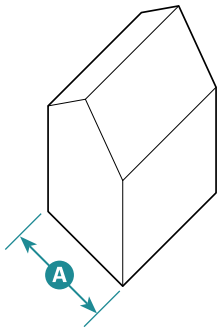
Required open yard shall be located behind the main body of the building.

Open yard not required for Design Sites less than 90 feet deep.

G. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

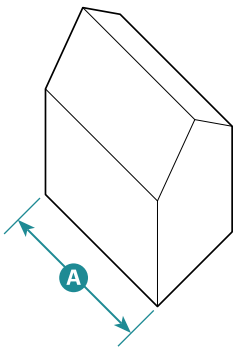
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Number of Bays	2-3 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

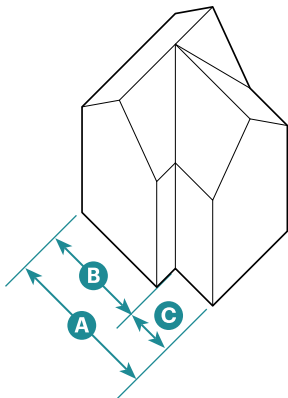
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-5 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	2-3 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

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25.06.070 Cottage Court



Example of Cottage Court



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



Example of Cottage Court

A. Description

A group of up to nine small, detached, House-Scale Buildings arranged to define a shared court open to and visible from the street. The shared court is common open yard and takes the place of a private rear setback, thus becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

Synonym: Bungalow Court

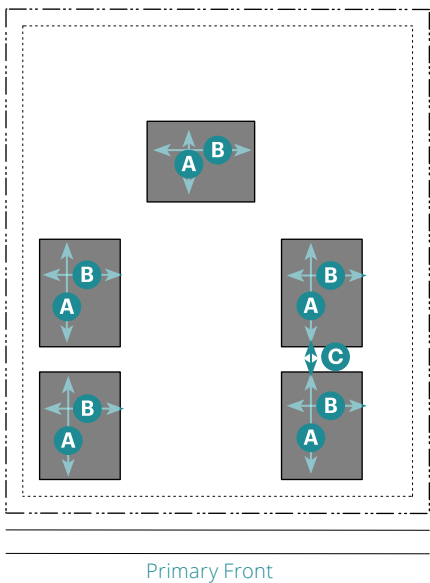
B. Number of Units

Units per Building	1 max.
Main Buildings per Design Site	3 min.; 9 max. <sup>1</sup>

<sup>1</sup> The rearmost Cottage may contain up to 2 units, for a total of 10 units.

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

Alley access required if alley exists



**Key**

- ROW/ Design Site Line
- Building
- ..... Building Setback Line

**C. Building Size and Massing**

**Height**

Stories	1.5 max.
To Highest Eave/parapet	18' max.

**Main Body<sup>2</sup>**

Width	32' max.	<b>A</b>
Depth	32' max.	<b>B</b>
Separation between Cottages	7' min.	<b>C</b>

**Wing(s)**

Not Allowed

<sup>2</sup> In compliance with Subsection E of the zone

**D. Pedestrian Access**

Shared court must be accessible from Primary Front. **D**

Pedestrian Path Setback

From Building Entrance 6' min. **E**

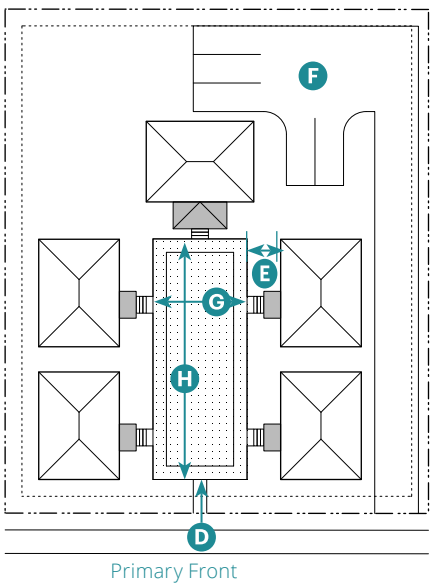
Main entrance to units required from shared court.

Units on a corner may enter from the Secondary Front.

Pedestrian connections must connect all buildings to the public ROW, shared court, and parking areas.

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

Alley access required if alley exists



**Key**

- ROW/ Design Site Line
- Frontage
- ..... Building Setback Line
- Common Open Yard

**E. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection G of the zone. **F**

Parking may be covered, uncovered, or in a garage.

Spaces may be individually accessible by the units and/or common parking area(s) at rear or side of design site.

**F. Open Yard**

**Common Open Yard**

Width, Clear	20' min.	<b>G</b>
Depth, Clear	75' min. (3-4 units)	<b>H</b>
	90' min. (5-10 units)	

Required setbacks and driveways do not count as open yard.

**G. Miscellaneous**

**Fencing**

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

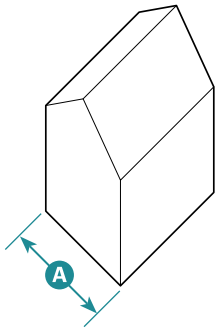
Visibility shall be maintained through the fencing.



H. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width for each building in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

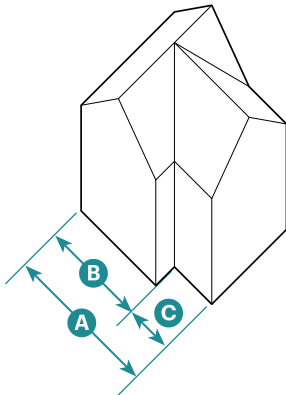
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Number of Bays	2-3 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	2-3 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

## 25.06.080 Fourplex



*Example of Fourplex*



*Example of Fourplex*



*Example of Fourplex*

### A. Description

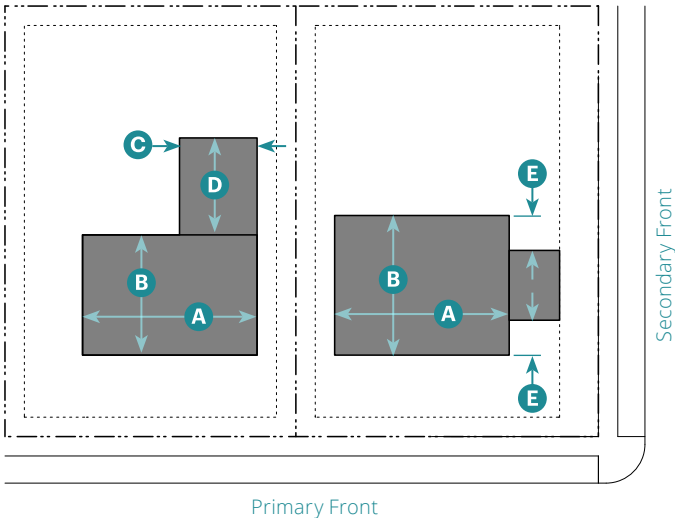
A small-to-medium-sized, detached, House-Scale Building that consists of three to four stacked units, typically with one shared entry or individual entries along the front. The type has the appearance of a single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

### B. Number of Units

Units per Building	3 min.; 4 max.
Main Buildings per Design Site	1 max.

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

Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building Setback Line
- Building

C. Building Size and Massing

Height

Stories 2.5 max.

Main Body<sup>1</sup>

Width 48' max. **A**

Depth 48' max. **B**

Wing(s)<sup>1</sup>

Width 15' max. **C**

Depth 20' max. **D**

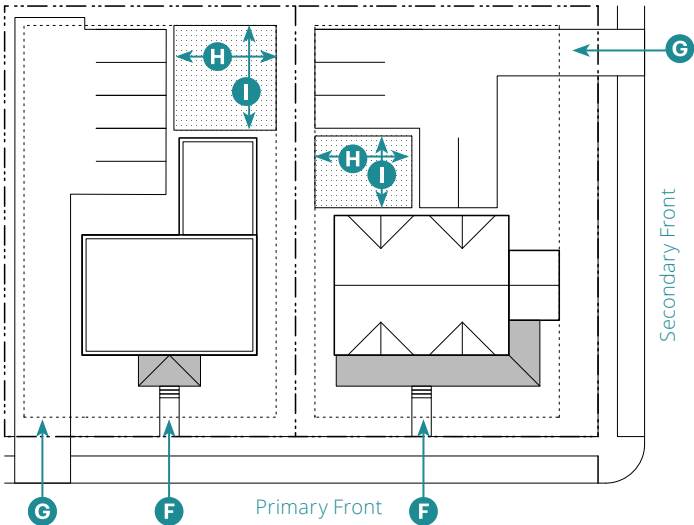
Separation between Wings 10' min.

Offset from Main Body Facade 5' min. if 2 stories; 0' min. if 1 story  
along Primary Front, Secondary Front, or Civic Space **E**

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

<sup>1</sup> In compliance with Subsection E of the zone

Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Common Open Yard

D. Pedestrian Access

Main Entrance Location Primary Front **F**

Each unit may have an individual entry.

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection G of the zone. **G**

Parking may be covered, uncovered, or in a garage.

F. Open Yard

Common Open Yard

Width 15' min. **H**

Depth 15' min. **I**

Required setbacks and driveways do not count toward open yard.

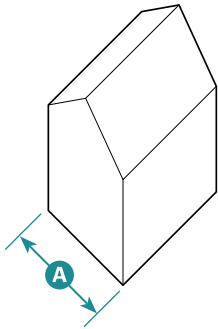
Required common open yard shall be located behind the main body of the building.



G. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

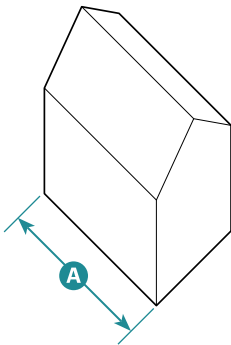
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

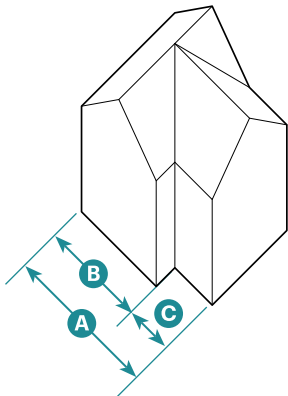
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gable L (2/3 + 1/3)

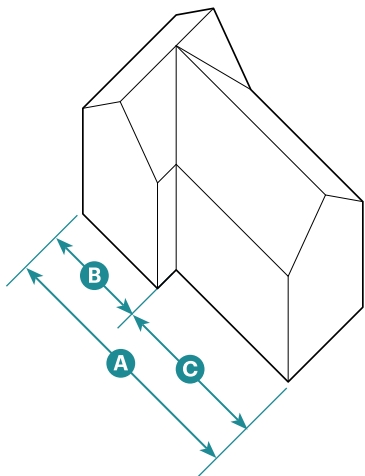


This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	3 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

G. Main Body Massing Composition (Continued)

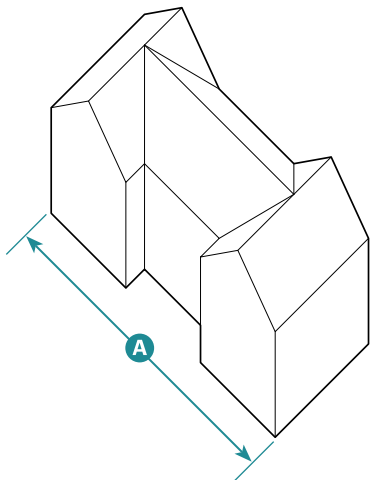
Gable L (2/5 + 3/5)



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C

Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open yard. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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25.06.090 Neighborhood Townhouse



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse

A. Description

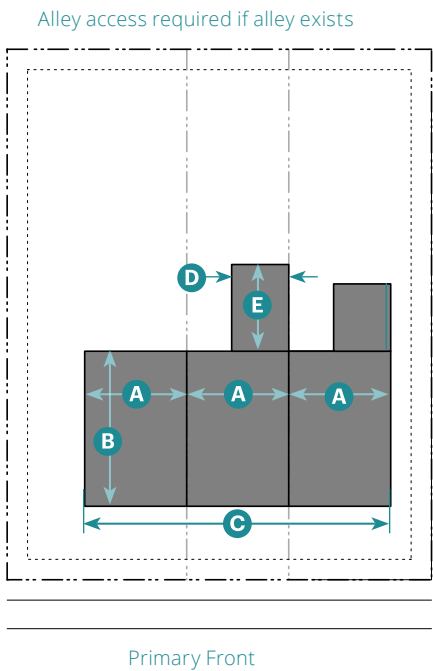
A small-sized, typically attached, House-Scale Building (up to four units side-by-side) with a rear setback. Each Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity neighborhoods.

Synonym: Rowhouse

B. Number of Units

Units per Building	1 max. (up to 4 side-by-side)
Main Buildings per Design Site	1 max.

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



**Key**

- ROW/ Design Site Line
- ..... Building Setback Line
- Building

**C. Building Size and Massing**

**Height**

Stories 2.5 max.

**Main Body<sup>1</sup>**

Width per Unit 18' min. **A**

Depth per Unit 40' max. **B**

Building Size 120' max. **C**

**Wing(s)<sup>1</sup>**

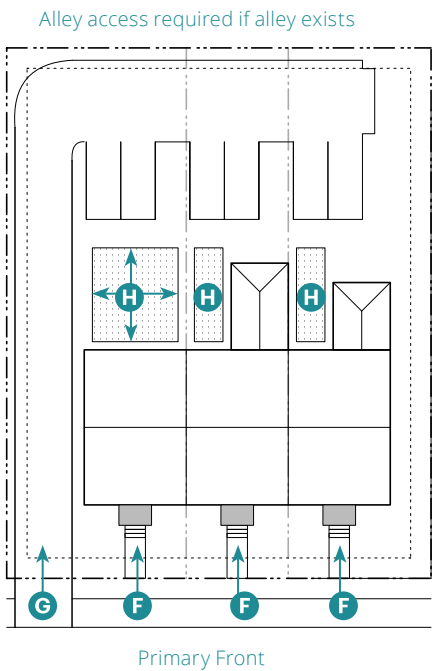
Width 14' max. **D**

Depth 25' max. **E**

Separation between Wings 10' min.

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

<sup>1</sup> In compliance with Subsection E of the zone



**Key**

- ROW/ Design Site Line
- ..... Building Setback Line
- Frontage
- Private Open Yard

**D. Pedestrian Access**

Main Entrance Location Primary Front **F**

Each unit shall have an individual entry facing a street.

**E. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection G of the zone. **G**

Parking may be covered, uncovered, or in a garage.

**F. Open Yard**

**Private Open Yard**

Width 8' min. **H**

Depth 8' min. **H**

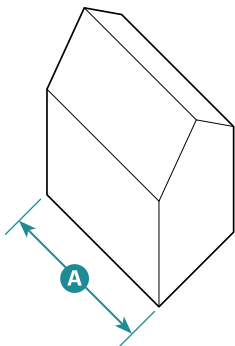
Required setbacks and driveways do not count toward open yard.

Required private open yard shall be located behind the main body of the building.

G. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

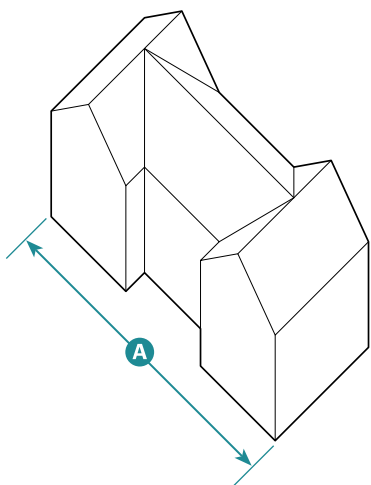
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

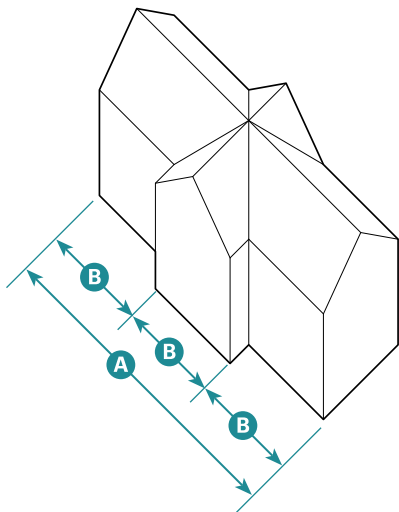
Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open yard. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-4 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Center Gable (1/3 + 1/3 + 1/3)



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	B

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25.06.100 Neighborhood Courtyard



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard

A. Description

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

Synonym: Courtyard Apartment

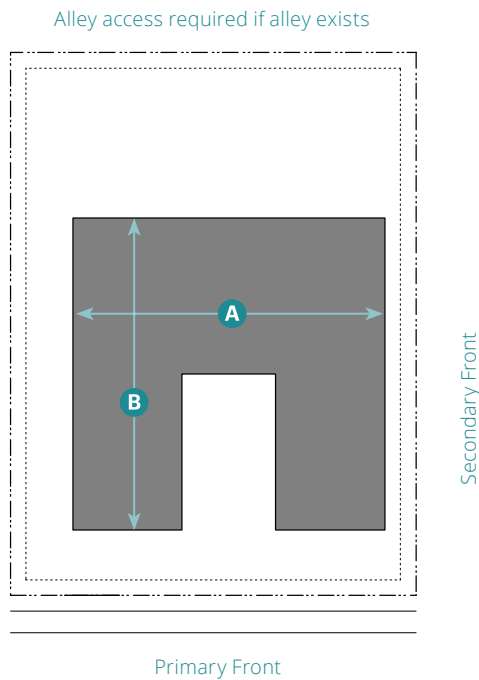
B. Number of Units

Units per Building 16 max.

Main Buildings per Design Site 1 max.

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





**Key**

- ROW/ Design Site Line
- Building
- ..... Building Setback Line

**C. Building Size and Massing**

**Height**

Stories 2.5 max.

Up to 1/3 of the building footprint is allowed up to 3 stories, if located at least 40 feet behind the front facade.

**Main Body<sup>1</sup>**

Width 100' max. **A**

Depth 100' max. **B**

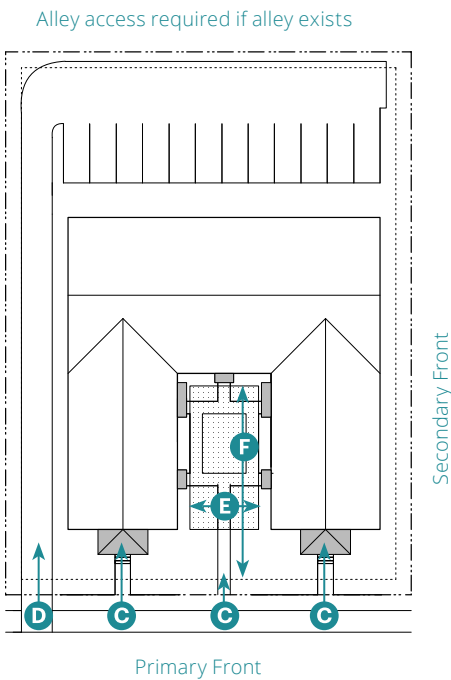
**Wing(s)**

Not Allowed

Building must be designed in an L-shape or U-shape.

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

<sup>1</sup> In compliance with Subsection E of the zone



**Key**

- ROW/ Design Site Line
- Frontage
- ..... Building Setback Line
- Common Open Yard

**D. Pedestrian Access**

Main Entrance Location<sup>2</sup> Courtyard or Street **C**

<sup>2</sup>The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.

**E. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection G of the zone. **D**

Parking may be covered, tuck-under, uncovered, or in a garage.

**F. Open Yard**

Common Open Yard	L-shaped	U-shaped	
Width, Clear	15' min.	25' min.	<b>E</b>
Depth, Clear	30' min.	50' min.	<b>F</b>

Courtyard(s) shall be accessible from the Primary Front.

Multiple courtyards must be connected via a passageway through or between buildings.

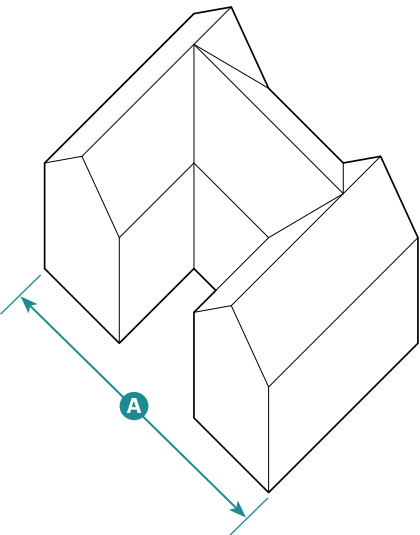
Up to 1/3 of the courtyard may be used for stormwater management if designed as a rain garden or bioswale.

Front of courtyard not defined by building shall be defined by 2'-6" to 5' tall wall with entry gate/door.

G. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

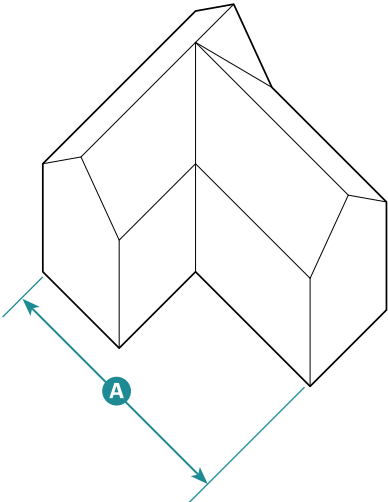
Gabled Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open yard. The roof is sloped and may be either hipped or gabled.

Number of Bays	6-9 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gabled L Courtyard



This massing type divides the facade into two parts, with one part set back substantially to create a deep open yard. The roof is sloped and may be either hipped or gabled.

Number of Bays	4-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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25.06.110      Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood



Example of Pocket Neighborhood

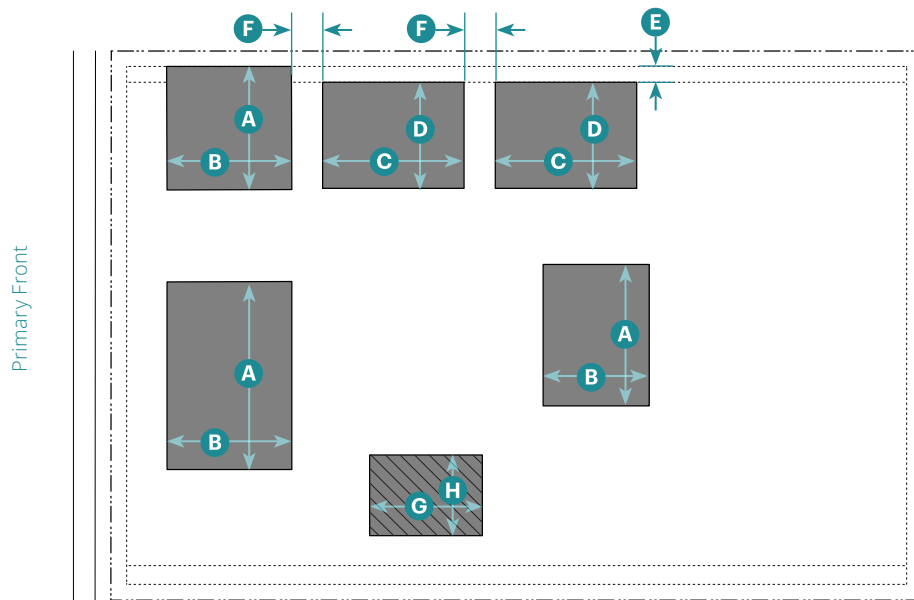
A. Description

A group of 5 to 10 detached, House-Scale Buildings each containing one to three units, arranged to define a shared open yard. The shared open yard is common open yard and takes the place of a private rear setback, trees become an important community-enhancing element. The type is scaled to fit within low-to-moderate intensity neighborhoods.

B. Number of Units

Units per Building	3 max.
Main Buildings per Design Site	5 min; 6 max

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



### Key

--- ROW/ Design Site Line	■ Building
..... Building Setback Line	▨ Community Building

### C. Building Size and Massing

#### Main Body<sup>1</sup>

Stories	2.5 max.	
Buildings along Primary or Secondary Front Street		
Width	50' max.	<b>A</b>
Depth	40' max.	<b>B</b>
Buildings along Side and Rear		
Width	40' max.	<b>C</b>
Depth	35' max.	<b>D</b>
Interior Side Setback in Addition to Zone Setback	5' min.	<b>E</b>
Building Separation <sup>2</sup>		<b>F</b>
Between 1-story Buildings	10' min.	
Between Buildings > 1-story	15' min.	

### C. Building Size and Massing (Continued)

#### Community Building<sup>1,3</sup>

Stories	2.5 max.	
Width	40' max.	<b>G</b>
Depth	30' max.	<b>H</b>

#### Wing(s)

Not Allowed

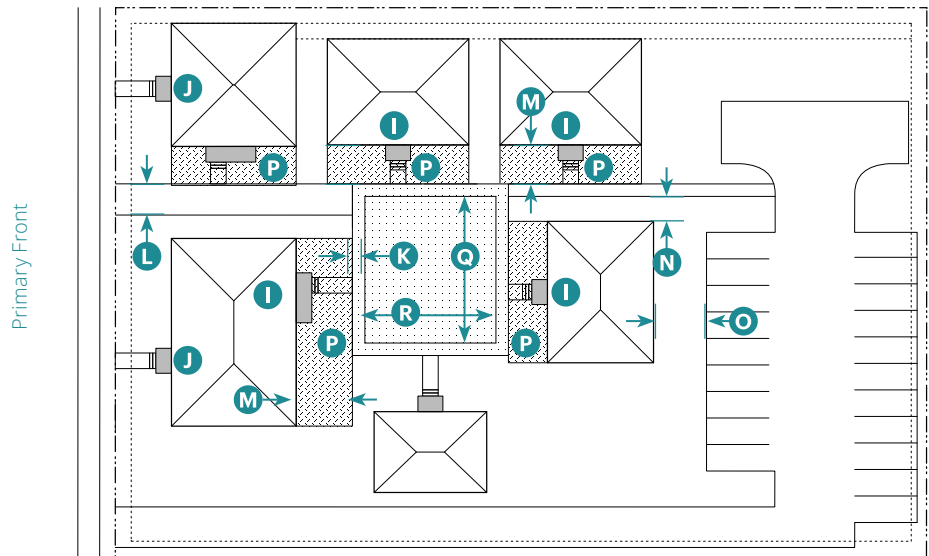
Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

No single-unit buildings allowed along the Primary or Secondary Front Street

<sup>1</sup> In compliance with Subsection E of the zone

<sup>2</sup> Including community building

<sup>3</sup> Shall front on common open yard and is not allowed along Primary or Secondary Front Street



**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage

**D. Pedestrian Access**

Main Entrance Location

- At Common Open Yard **I**
- At Primary or Secondary Front Street **J**

Pedestrian Path Width

- Along Buildings and Open Yard 5' min. **K**
- At Primary or Secondary Front
- Street Connection 10' min. **L**

Pedestrian Path Setbacks

- From Building Entrance 12' min. **M**
- From Side of Building 8' min. **N**

**E. Vehicle Access and Parking**

- Offset from Buildings 5' min. **O**

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

Parking not allowed along or in private or common open yard.

Parking may be covered, uncovered, or in a garage.

Parking areas are allowed to be distributed.

Turnaround access required in compliance with Fire Department standards.

**Key**

- Private Open Yard
- ▨ Common Open Yard

**F. Open Yard**

**Private Open Yard per Building**

Required for full length of building at all facades adjacent or abutting a pedestrian path or common open yard **P**

Common Open Yard <sup>4</sup>	5 Bldgs. <sup>5</sup>	6-10 Bldgs. <sup>5</sup>
Width, Clear	30' min.	50' min. <b>Q</b>
Depth, Clear	40' min.	100' min. <b>R</b>

<sup>4</sup> Access required from Primary or Secondary Front Street

<sup>5</sup> Not including community building

**G. Miscellaneous**

**Fencing**

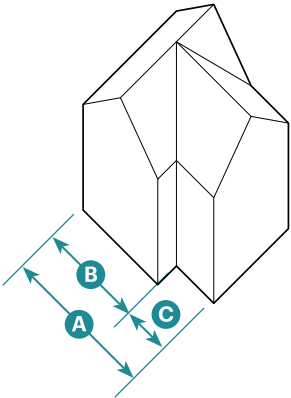
Fencing only allowed around or between individual buildings and shall not exceed 42" in height.

Visibility shall be maintained through the fencing.

H. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width for each building in compliance with Chapter 8 (Specific to Architectural Design).

1-2 Units per Building

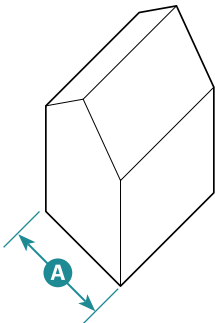


Gable L (2/3 + 1/3)

This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	3 bays	
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	<b>B</b>
	1/3	<b>C</b>

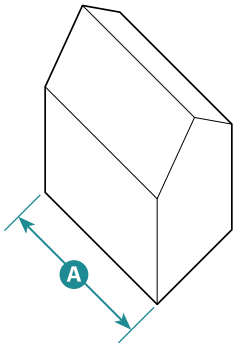
1-4 Units per Building



Front Gable

This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	2-3 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	



Side Gable

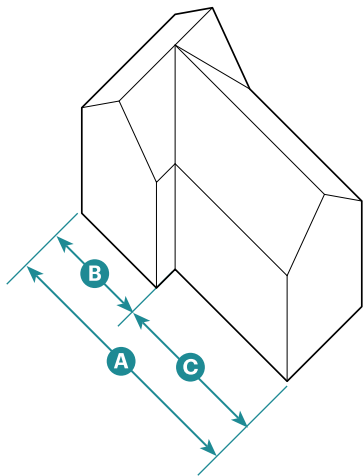
This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-5 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	



H. Main Body Massing Composition (Continued)

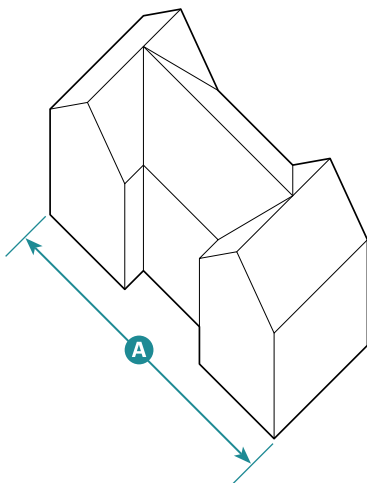
2-4 Units per Building



**Gable L (2/5 + 3/5)**

This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Number of Bays	3-6 bays	<b>A</b>
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	<b>B</b>
	3/5	<b>C</b>



**Twin Gable**

This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open yard. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	<b>A</b>
Main Body Width	Max. allowed by Subsection 3 of this building type	



25.06.120      Multiplex



Example of Multiplex



Example of Multiplex



Example of Multiplex

A. Description

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

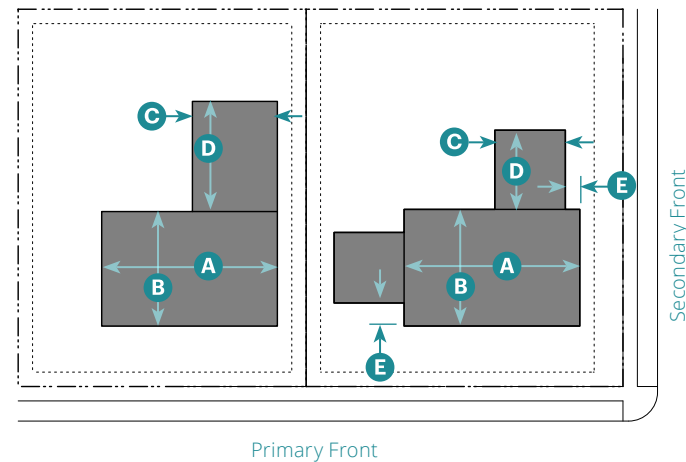
Synonym: Mansion Apartment

B. Number of Units

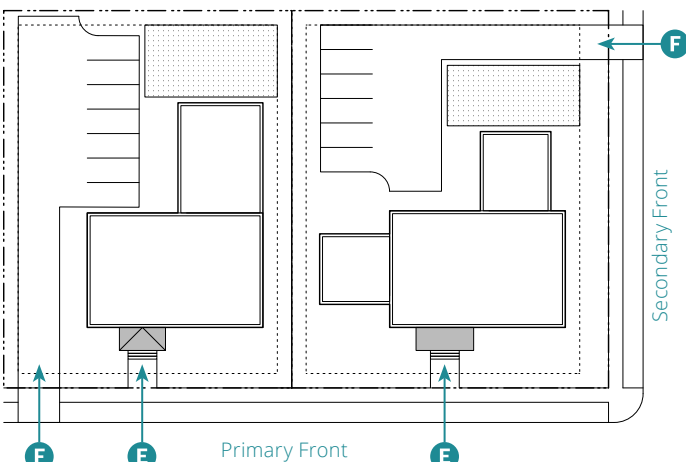
	N.M	MS.S	N.L
Units per Building	12 max.	12 max.	18 max.
Main Buildings per Design Site	1 max.		

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

Alley access required if alley exists



Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building
- ..... Building Setback Line

C. Building Size and Massing

Height	N.M; MS.M	N.L	
Stories	3.5 max.	4.5 max.	
<b>Main Body<sup>1</sup></b>			
Width	60' max.	80' max.	A
Depth	60' max.	100' max.	B
<b>Wing(s)<sup>1</sup></b>			
Width	24' max.		C
Depth	40' max.		D
Separation between Wings	10' min. up to 2 stories 15' min. for 3rd/4th stories		
Offset from Main Body	5' min. if 2 or more stories;		E
Facade along Primary Front, Secondary Front, or Civic Space	0' min. if 1 story		

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

<sup>1</sup> In compliance with Subsection E of the zone

Key

- ROW/ Design Site Line
- Frontage
- ..... Building Setback Line

D. Pedestrian Access

Main Entrance Location Primary Front E

Units located in the main body shall be accessed by a common entry along the Primary Front.

On corner design sites, units in a wing may enter from the Secondary Front.

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection G of the zone. F

Parking may be covered, uncovered, or in a garage.

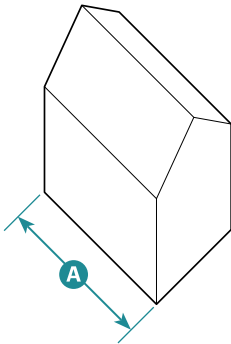
F. Open Yard

Common or private open yard is not required.

G. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

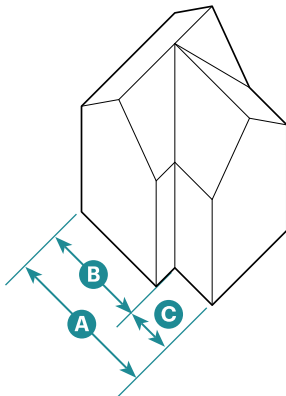
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

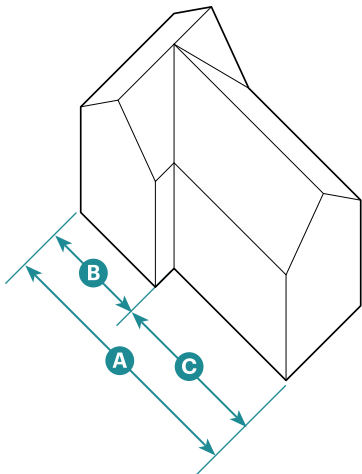
Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	B
	1/3	C

Gable L (2/5 + 3/5)

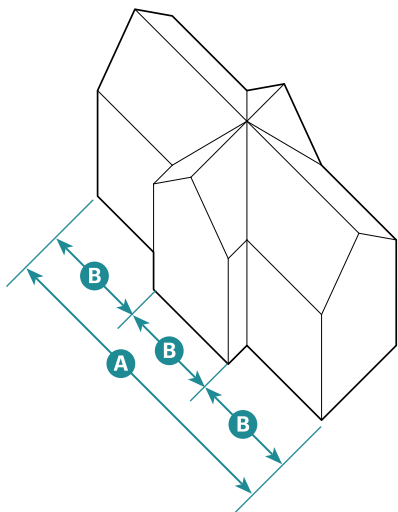


This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Number of Bays	5 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C

G. Main Body Massing Composition (Continued)

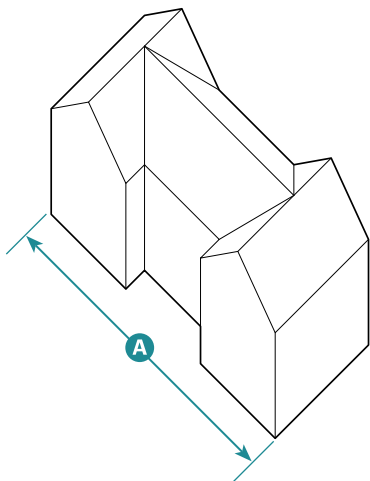
Center Gable (1/3 + 1/3 + 1/3)



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	B

Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open yard. The roof is sloped and may be either hipped or gabled.

Number of Bays	3-6 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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25.06.130 Core Townhouse



Example of Core Townhouse



Example of Core Townhouse



Example of Core Townhouse

A. Description

A large-sized, typically attached, Block-Scale Building (up to 8 units side-by-side) with a rear setback. Each Core Townhouse consists of up to three stacked units. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within high-intensity neighborhoods or on, or near, a neighborhood main street.

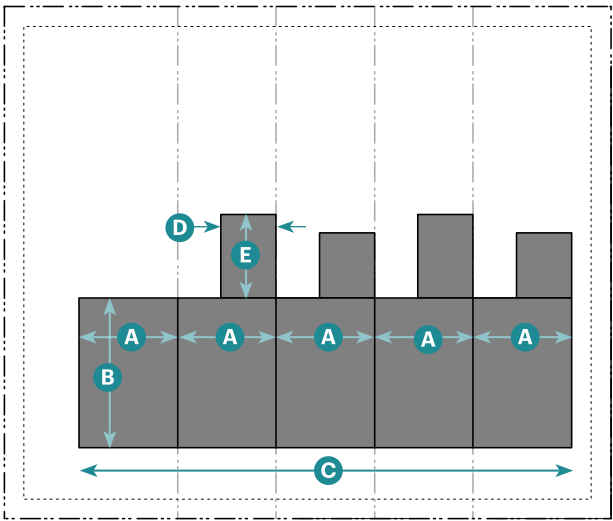
Synonym: Rowhouse

B. Number of Units

Units per Building	2 min.; 3 max. (up to 8 side-by-side)
Main Buildings per Design Site	1 max.
Block-Scale Building	10-24 units max. per building

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

Alley access required if alley exists



Primary Front

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

**C. Building Size and Massing**

**Height**

Stories 3.5 max.

**Main Body**

Width per Unit<sup>1</sup> 18' min. **A**

Depth per Unit<sup>1</sup> 48' max. **B**

Width per Building 200' max.<sup>2</sup> **C**

**Wing(s)<sup>3</sup>**

Width 14' max. **D**

Depth 25' max. **E**

Separation between Wings 10' min.

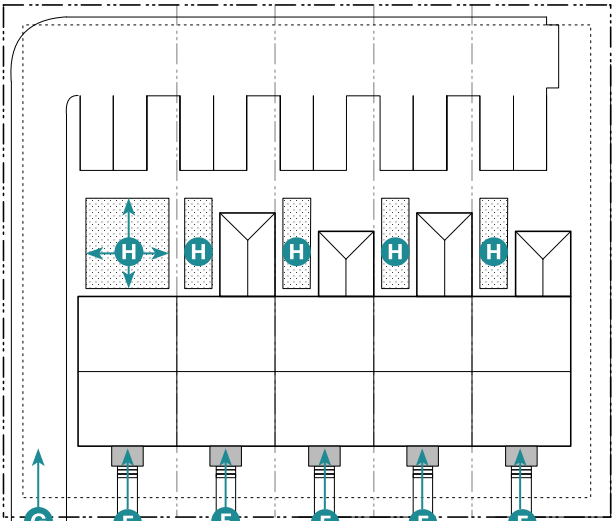
Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

<sup>1</sup> Includes stacked units.

<sup>2</sup> Facades along a primary or secondary front street or along a civic space shall be designed as multiple facades not exceeding 75 feet.

<sup>3</sup> In compliance with Subsection E of the zone

Alley access required if alley exists



Primary Front

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Yard

**D. Pedestrian Access**

Main Entrance Location Primary Front **F**

Each unit shall have an individual entry facing a street or be perpendicular to a street within an alcove facing a street.

**E. Vehicle Access and Parking**

Driveway and parking location shall comply with standards in Subsection G of the zone. **G**

Parking may be covered, uncovered, or in a garage.

**F. Open Yard**

**Private Open Yard**

Width 8' min. **H**

Depth 8' min. **H**

Required setbacks and driveways do not count toward open yard.

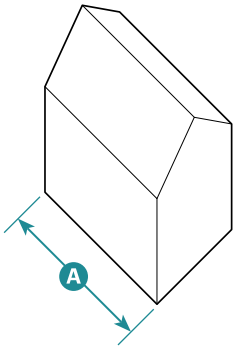
Required private open yard shall be located behind the main body of the building.



G. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

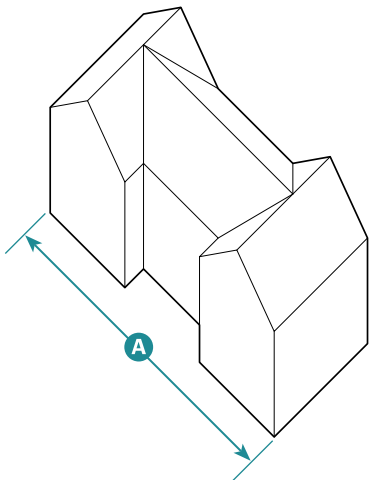
Side Gable



This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open yard. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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25.06.140 Core Courtyard



Example of Core Courtyard



Example of Core Courtyard



Example of Core Courtyard

A. Description

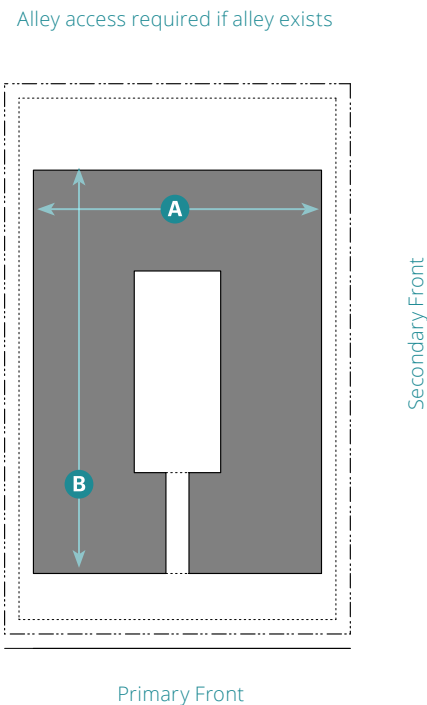
A detached or attached, Block-Scale Building that consists of up to 50 stacked units, accessed from one or more shared courtyards. The shared court is common open yard. The type is typically integrated into moderate-to-high-intensity neighborhoods and on main streets with a non-residential ground floor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

Synonym: Courtyard Apartment

B. Number of Units

	MS.M	N.L	MS.L
Units per Design Site	24 max.	50 max.	50 max.
Main Buildings per Design Site	2 max.		

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



Key

- ROW/ Design Site Line
- Building
- ..... Building Setback Line

C. Building Size and Massing

Height

Stories 4 max.

Main Body<sup>1, 2</sup>

Width 200' max.<sup>3</sup> **A**

Depth 200' max.<sup>3</sup> **B**

Wing(s)

Not Allowed

Building may be designed in an L-, U-, or O-shape.

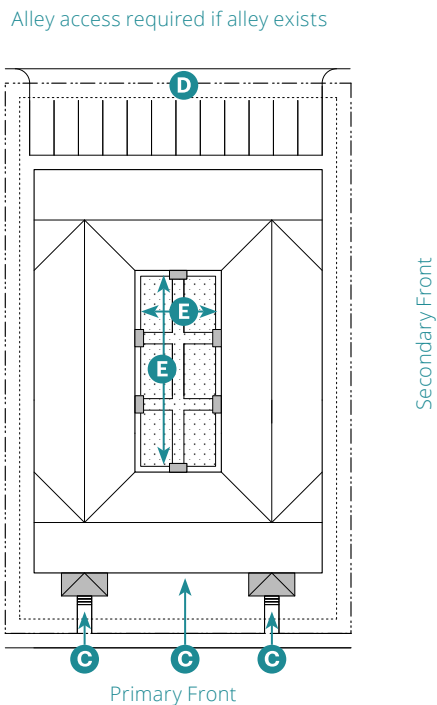
Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

If designed as two separate buildings, the separation area(s) shall be designed as common patio space.

<sup>1</sup> This type may be designed as two adjacent buildings, not more than 30' apart, in compliance with the standards of this Subsection.

<sup>2</sup> In compliance with Subsection E of the zone.

<sup>3</sup> Facades along a primary or secondary front street or along a civic space shall be designed as multiple facades not exceeding 75 feet.



Key

- ROW/ Design Site Line
- Frontage
- ..... Building Setback Line
- Common Open Yard

D. Pedestrian Access

Main Entrance Location<sup>4</sup> Courtyard or Street **C**

The Courtyard must be accessible and visible from the Primary Front Street via the Gateway/Zaguan (25.07.130).

Distance between Unit Entries 30' max.

<sup>4</sup> The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection G of the zone. **D**

Parking may be covered, tuck-under, uncovered, or in a garage within a podium.

F. Open Yard

Common Open Yard

Main Body Height<sup>5</sup> 40' min. x 65' min. **E**

Courtyards shall be accessible from the Primary Front.

Multiple courtyards must be connected via a passageway through or between buildings.

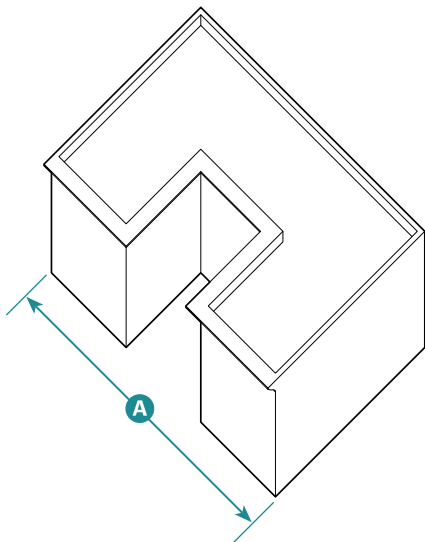
Up to 1/3 of the shared court(s) may be used for stormwater management if designed as a rain garden or bioswale.

<sup>5</sup> Height is measured at the highest story along courtyard.

G. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width for each building in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

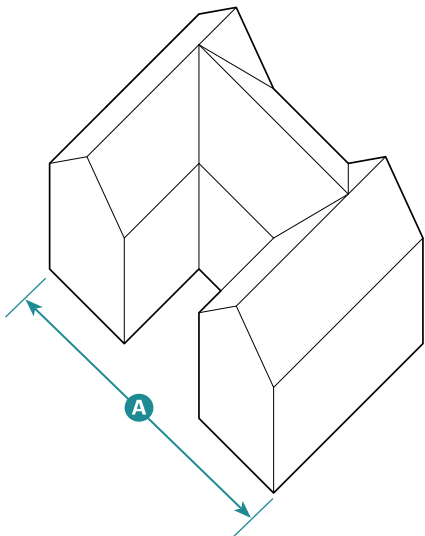
Flat Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open yard. The roof is flat.

Number of Bays	6-9 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gabled Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open yard. The roof is sloped and may be either hipped or gabled.

Number of Bays	6-9 bays	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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25.06.150 Main Street Building



Example of Main Street Building



Example of Main Street Building



Example of Main Street Building

A. Description

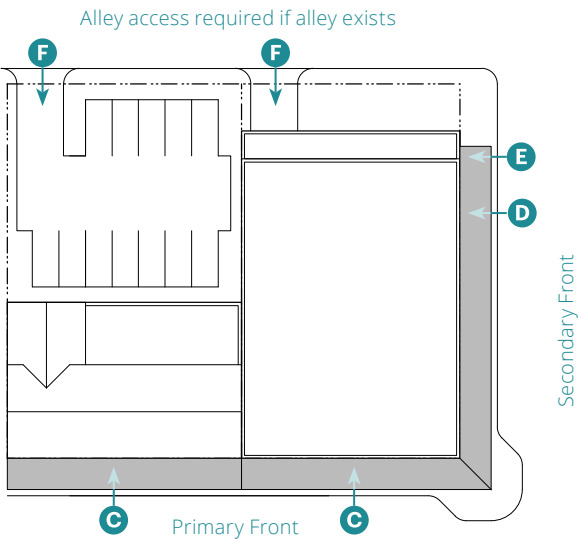
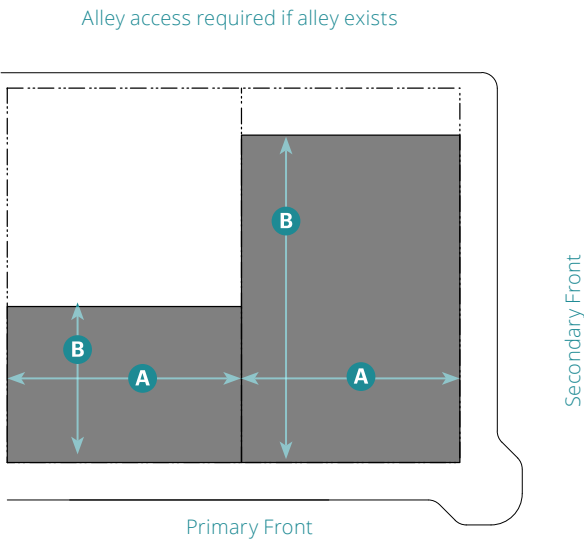
A small-to-large-sized, Block-Scale Building, typically attached, but sometimes detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. The type makes up the primary component of neighborhood and downtown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

B. Number of Units

Units per Building	Unrestricted <sup>1</sup>
Main Buildings per Design Site	1 max.

<sup>1</sup> Number of units restricted by International Building Code (IBC) and Uniform Fire Code (UFC) standards.

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



Key

- ROW/ Design Site Line
- Building Setback Line
- Building

C. Building Size and Massing

Height	MS.S	MS.L
Stories	3.5 max.	5 max.
<b>Main Body<sup>2</sup></b>		
Width	150 max. <sup>3</sup>	200 max. <sup>3</sup>
Depth	120 max.	200 max.
<b>Wing(s)</b>		
Not Allowed		

Facades shall be designed in compliance with Chapter 8 (Specific to Architectural Design).

<sup>2</sup>In compliance with Subsection E of the zone

<sup>3</sup>Facades along a primary or secondary front street or along a civic space shall be designed as multiple facades not exceeding 75 feet.

Key

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Outline of Building above

D. Pedestrian Access

Distance between Entries to Ground Floor Shops 50' max.

Upper floor units shall be accessed by a common entry along the Primary Front. **C**

Ground floor shops must have individual entries along the adjacent street. **D**

Ground floor housing allowed along Secondary Front at least 60' from front of design site.

On corner design sites, units may enter from the Secondary Front. **E**

E. Vehicle Access and Parking

Driveway and parking location shall comply with standards in Subsection G of the zone. **F**

Parking may be covered, tuck-under, uncovered, or in a podium or subterranean garage.

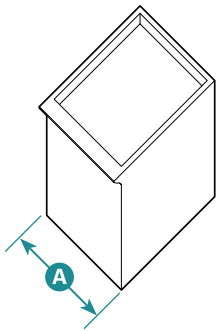
F. Open Yard

Common or private open yard is not required.

G. Main Body Massing Composition

Select from the allowed massing proportions and apply the standards to the main body width in compliance with Chapter 8 (Specific to Architectural Design) and the following standards.

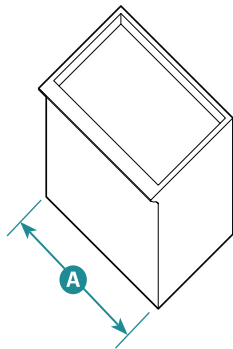
Flat Box



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

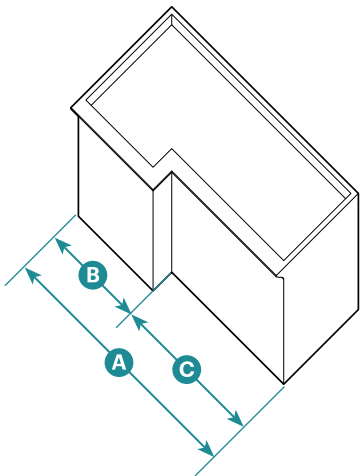
Flat Bar



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

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Flat L (2/5 + 3/5)

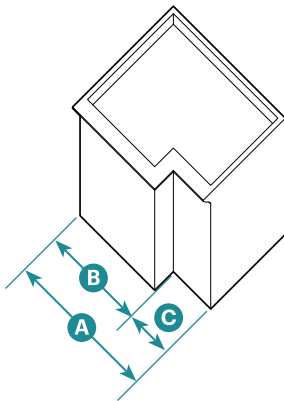


This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is flat.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	B
	3/5	C

G. Main Body Massing Composition (Continued)

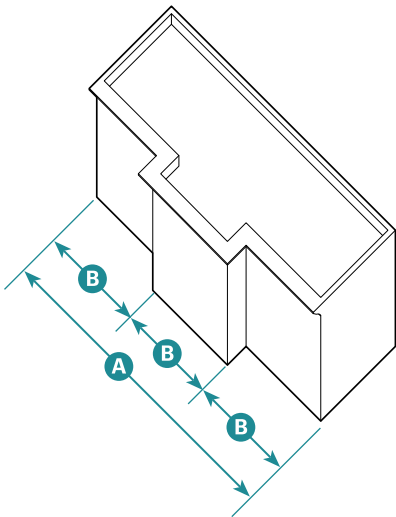
Flat L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting with a gable roof and 2/3 as a wing. The roof is flat.

Number of Bays	Flexible	<b>A</b>
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	<b>B</b>
	1/3	<b>C</b>

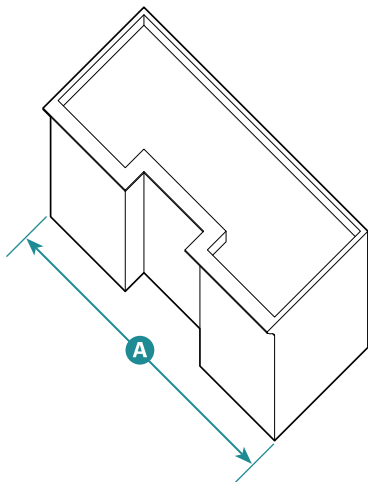
Flat T (1/3 + 1/3 + 1/3)



This massing type divides the facade into three equal parts, with the middle third projecting. The roof is flat.

Number of Bays	Flexible	<b>A</b>
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	<b>B</b>

Flat Forecourt

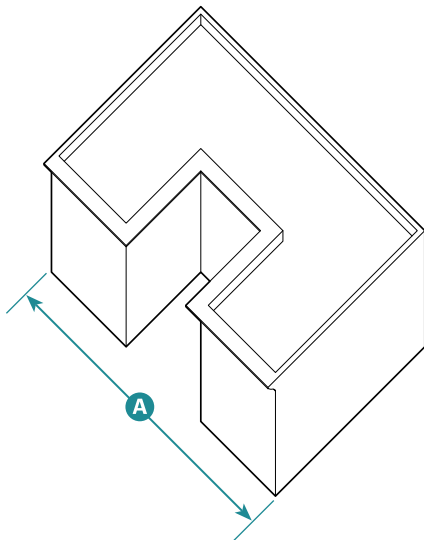


This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open yard. The roof is flat.

Number of Bays	Flexible	<b>A</b>
Main Body Width	Max. allowed by Subsection 3 of this building type	

G. Main Body Massing Composition (Continued)

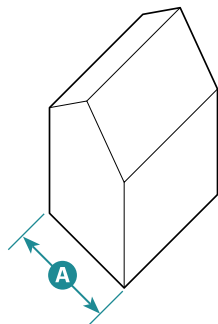
Flat Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open yard. The roof is flat.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

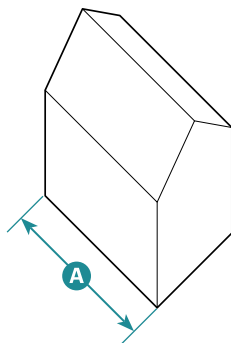
Front Gable



This massing type is a simple rectilinear form that is deeper than it is long. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Side Gable

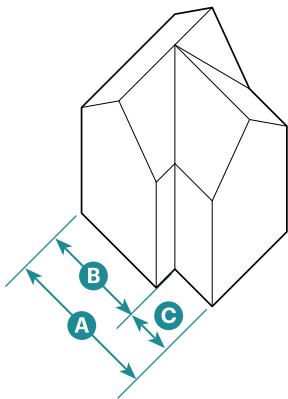


This massing type is a simple rectilinear form that is longer than it is deep. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

G. Main Body Massing Composition (Continued)

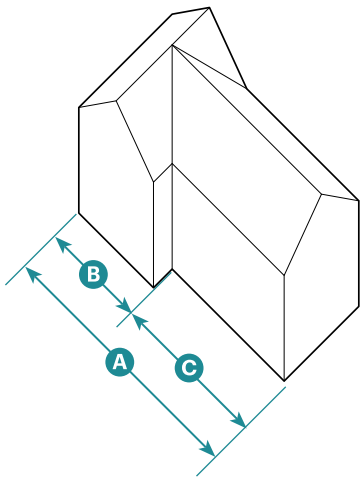
Gable L (2/3 + 1/3)



This massing type divides the facade into three equal parts, 1 part projecting and 2/3 projecting towards front property line. The roof is sloped with a gable at the projecting 1/3.

Number of Bays	Flexible	<b>A</b>
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/3	<b>B</b>
	1/3	<b>C</b>

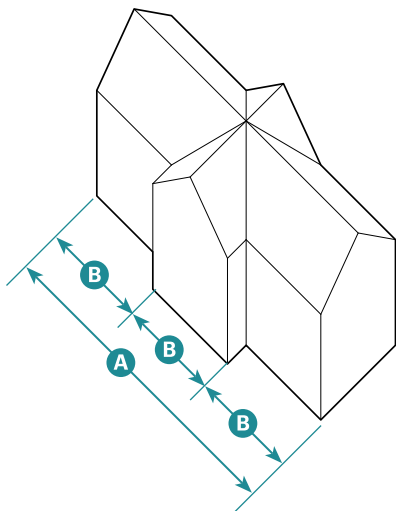
Gable L (2/5 + 3/5)



This massing type divides the facade into five equal parts, with two parts projecting and three parts set back to create a shallow forecourt. The roof is sloped with gables at the projecting two parts.

Number of Bays	Flexible	<b>A</b>
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	2/5	<b>B</b>
	3/5	<b>C</b>

Center Gable (1/3 + 1/3 + 1/3)



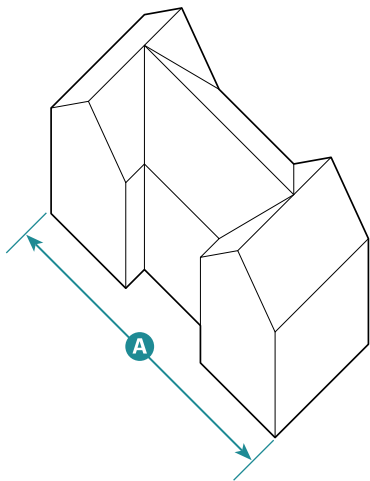
This massing type divides the facade into three equal parts, with the middle third projecting. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	<b>A</b>
Main Body Width	Max. allowed by Subsection 3 of this building type	
Massing Proportions	1/3 each	<b>B</b>



G. Main Body Massing Composition (Continued)

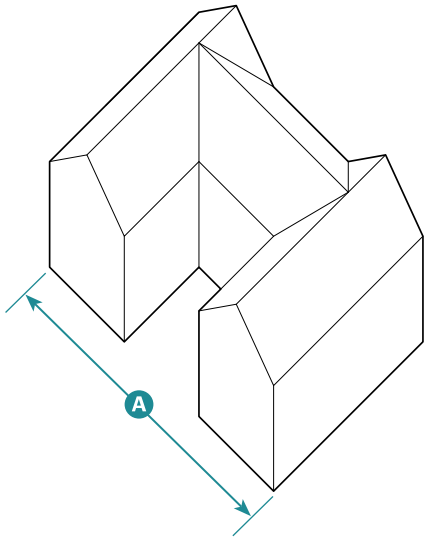
Twin Gable



This massing type divides the facade into three parts, with the middle part set back slightly to create a shallow open yard. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

Gabled Courtyard



This massing type divides the facade into three parts, with the middle part set back substantially to create a deep open yard. The roof is sloped and may be either hipped or gabled.

Number of Bays	Flexible	A
Main Body Width	Max. allowed by Subsection 3 of this building type	

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# Chapter 7: Specific to Private Frontage Types

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## Sections:

25.07.010	Purpose
25.07.020	Private Frontage Types
25.07.030	Overview of Private Frontage Types
25.07.040	Porch Projecting
25.07.050	Porch Engaged
25.07.060	Dooryard
25.07.070	Stoop
25.07.080	Forecourt
25.07.090	Maker Shopfront
25.07.100	Shopfront
25.07.110	Terrace
25.07.120	Gallery
25.07.130	Gateway / Zaguan
25.07.140	Arcade
25.07.150	Specific to Handrails

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## 25.07.010 Purpose

This Chapter provides the standards for private frontages ("frontages"). Private frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (setback or building at/near the sidewalk).

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## 25.07.020 Private Frontage Types

- A. The names of the private frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch may be used by non-residential uses including, but not limited to, a restaurant or office, as allowed by the zone.
- B. Each building is required to include at least one private frontage type along the primary front street or adjacent civic space. Buildings with entries along a secondary front street are required to include at least one private frontage type on those facades.
- C. The ground floor, for the minimum depth identified in Subsection D of the zone, is required to be habitable/occupiable space in compliance with this Chapter. Accessibility is provided through the allowed private frontage types for each zone.
- D. Private frontage types not listed in Subsection H of the zone are not allowed in that zone.
- E. Each building may have multiple private frontage types in compliance with the allowed types in Subsection H of the zone.
- F. Each private frontage type shall be located in compliance with the facade zone per Subsection E of the zone.
- G. Standards are stated for the primary front and secondary front street facades of a design site.

- H. In addition to the zone's standards, each private frontage type is further refined through these standards to its context.
- I. Certain types are only allowed in the open sub-zone (e.g., N.M-O) or on a secondary front street in the base zone (e.g., MS.S) to be consistent with the intended physical character of the zone.

## 25.07.030 Overview of Private Frontage Types

Table A (Private Frontage Types Overview) provides a summary of the allowed private frontage types in each zone. See referenced Section(s) for standards.

Table 25.07.030.A: Private Frontage Types Overview					
Private Frontage Type	Specific Standards	Zones			
		N.M	MS.M	N.L	MS.L
Porch Projecting	25.07.040	P	P <sup>1</sup>	P	X
Porch Engaged	25.07.050	P	P <sup>1</sup>	P	X
Dooryard	25.07.060	P	P <sup>1</sup>	P	X
Stoop	25.07.070	P	P <sup>1</sup>	P	P <sup>1</sup>
Forecourt	25.07.080	X	P	P	P
Maker Shopfront	25.07.090	X	O	X	O
Shopfront	25.07.100	O	P	O	P
Terrace	25.07.110	O	P	P	P
Gallery	25.07.120	X	P	X	P
Gateway/Zaguan	25.07.130	X	P	X	P
Arcade	25.07.140	X	P	X	P

<sup>1</sup> Only on secondary front street and at least 60 feet from the primary front design site lines.

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## 25.07.040 Porch Projecting



*Example of a Projecting Porch*



*Example of a Projecting Porch*



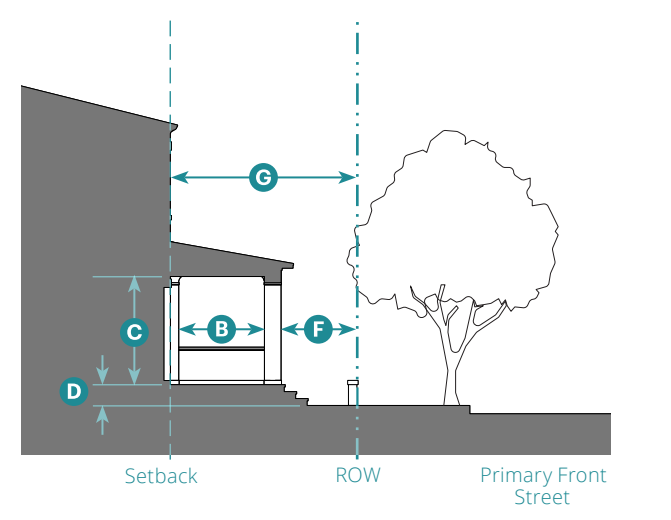
*Example of a Projecting Porch*

### A. Description

The main facade of the building is set back from the front design site line with a covered structure encroaching into the front setback. The resulting setback area is defined by a fence or hedge to spatially maintain the edge of the street. The Porch is one or two stories, open on three sides, with all habitable space located behind the building setback line.

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





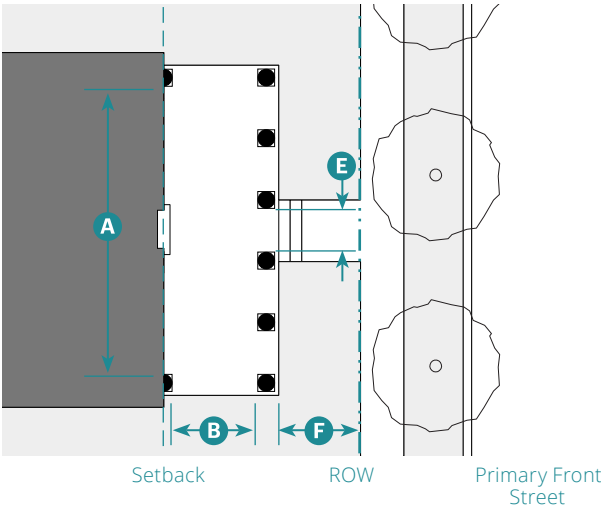
Key

--- ROW/ Design Site Line      - - - - - Setback Line

B. Size		
Width, Clear	15' min. <sup>1</sup>	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min. <sup>2</sup>	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	6' min.	F
Depth	15' min.	G

<sup>1</sup> Reduce to 8' min. and maximum 1 story when applied to Cottage Court Building Type

<sup>2</sup> Common entries may be set at grade per local and federal accessibility standards.



C. Miscellaneous

The Porch is allowed to encroach into the primary front and secondary front street setbacks in compliance with Subsection F of the zone.

Porch shall be open on three sides and have a roof. Clear glass is allowed between porch columns if the minimum size of individual panes is in compliance with the standards in Chapter 8 (Specific to Architectural Design).

Ramps are required to be integrated along the side of the building to connect with the Projecting Porch.

The Porch shall be designed in compliance with the standards in Chapter 8 (Specific to Architectural Design) for the selected architectural style.

Pedestrian access allowed at the end side of Porch

## 25.07.050 Porch Engaged



*Example of an Engaged Porch (Courtesy of Google Maps)*



*Example of an Engaged Porch*

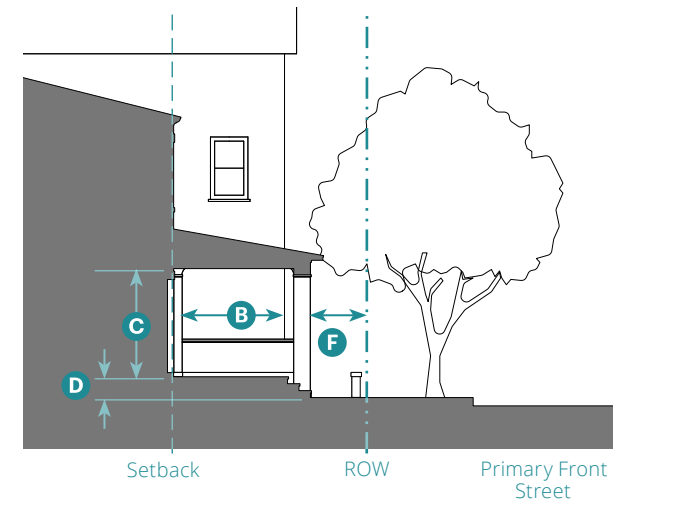


*Example of an Engaged Porch*

### A. Description

A portion of the main facade of the building is set back from the front design site line to create an area for a covered structure that projects from the facade that is set back. The Porch and a portion of the facade project into the front setback. The resulting setback is defined by a fence or hedge to spatially maintain the edge of the street. The Porch is one or two stories and has two adjacent sides that are engaged to the building, while the other two sides are open.

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

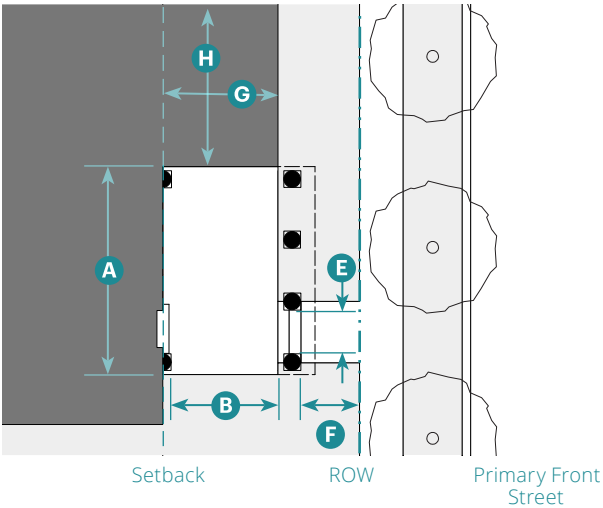


Key

--- ROW/ Design Site Line      - - - - - Setback Line

B. Size		
Width, Clear	8' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min. <sup>1</sup>	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	6' min.	F
Encroachment area of Building Facade		
Depth	6' max.	G
Width	1/3 min. of overall building facade	H

<sup>1</sup> Common entries may be set at grade per local and federal accessibility standards.



C. Miscellaneous

Up to 20% of the building facade and porch(es) are allowed to project into the front setback line for the zone.

Porch shall be open on two sides and have a roof. Clear glass is allowed between the porch columns if the minimum size of individual panes is in compliance with the standards in Chapter 8 (Specific to Architectural Design).

The Porch is allowed to encroach into the primary front and secondary front street setbacks in compliance with Subsection F of the zone.

Ramps are required to be integrated along the side of the building to connect with the Engaged Porch.

The Porch shall be designed in compliance with the standards in Chapter 8 (Specific to Architectural Design) for the selected Architectural Style.

Pedestrian access allowed at the end side of Porch



## 25.07.060 Dooryard



*Example of a Dooryard*



*Example of a Dooryard*

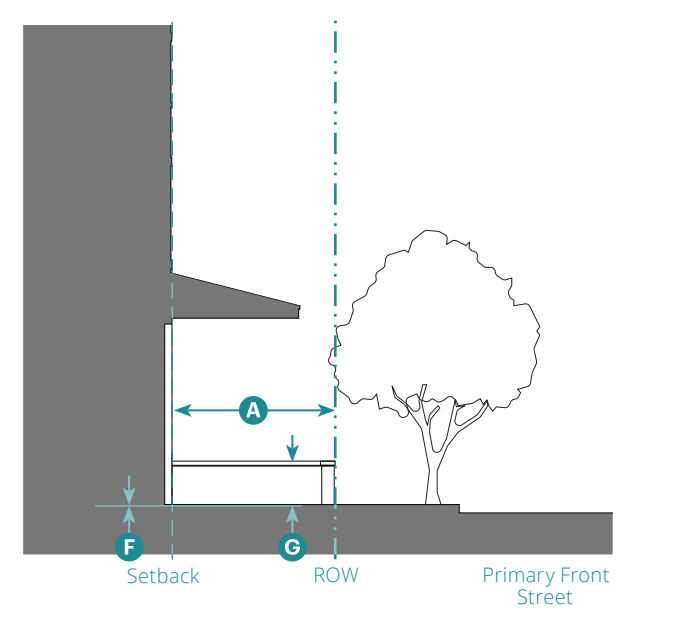


*Example of a Dooryard*

### A. Description

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

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

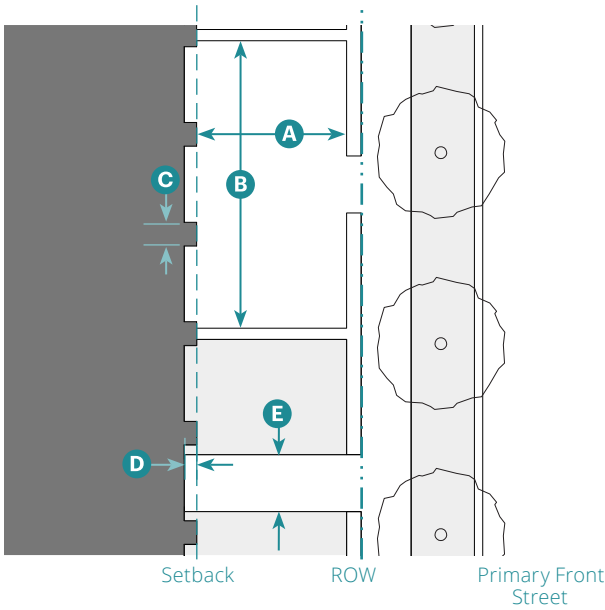


Key

--- ROW/ Design Site Line      - - - - - Setback Line

B. Size		
Depth, Clear	6' min.	A
Length	15' min.	B
Distance between Glazing	4' max.	C
Depth of Recessed Entries	3' max.	D
Pedestrian Access	3' wide min.	E
Finish Level above Sidewalk	12" max. <sup>1</sup>	F
Height of Dooryard Fence/Wall above Finish Level	36" max.	G

<sup>1</sup>Common entries may be set at grade per local and federal accessibility standards.



C. Miscellaneous

As allowed by the zone, for live/work, retail, service, and restaurant uses, the Shopfront Frontage Type (25.07.100) may be applied.

Each Dooryard shall provide access to only one ground floor entry.

The Dooryard is allowed to encroach into the primary front and secondary front setbacks in compliance with Subsection F of the zone.

Ramps are required to be integrated along the side of the building to connect with the Dooryard.

The Dooryard shall be designed in compliance with the standards in Chapter 8 (Specific to Architectural Design) for the selected architectural style.



## 25.07.070 Stoop



*Example of a Stoop (Courtesy of Google Maps)*



*Example of a Stoop*



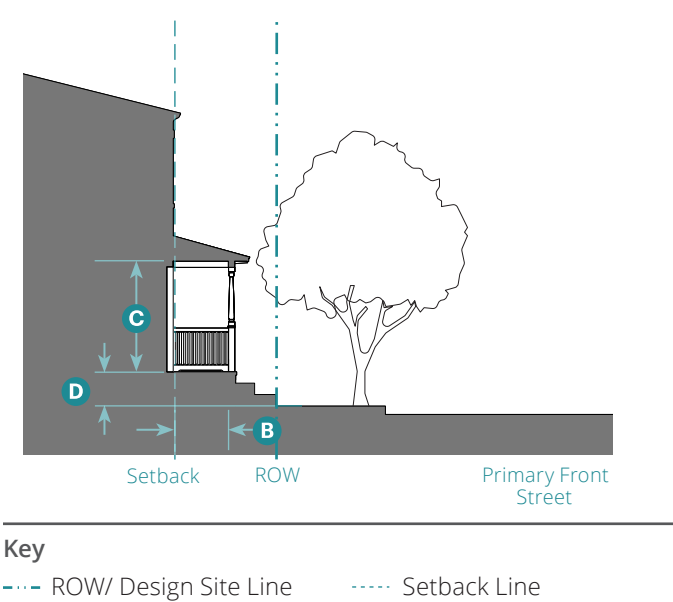
*Example of a Stoop*

### A. Description

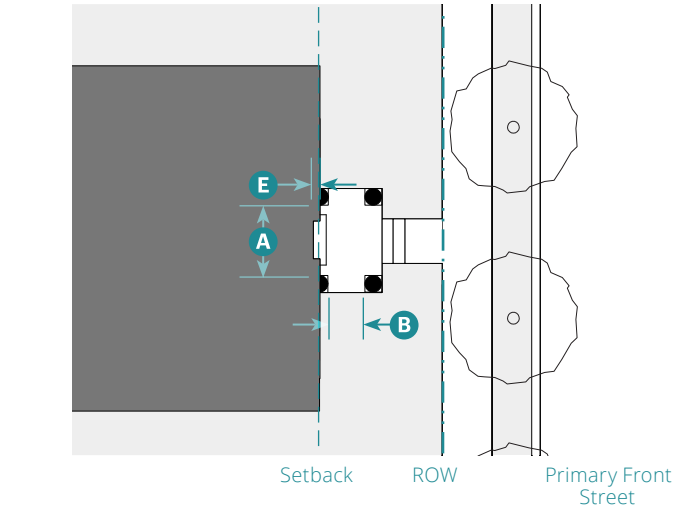
The main facade of the building is near the front design site line with steps to an elevated entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop lead directly to the sidewalk or are parallel to the sidewalk.

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





B. Size		
Width, Clear	4' min.	A
Depth, Clear	3' min.	B
Height, Clear	8' min.	C
Finish Level above Sidewalk	12" min.	D
Depth of Recessed Entries	8' max.	E



- C. Miscellaneous**
- Stairs are perpendicular or parallel to the building facade.
  - Entry doors shall be covered or recessed to provide shelter from the elements.
  - Gates are not allowed.
  - All doors shall face the street.
  - The Stoop is allowed to encroach into the primary front and secondary front street setbacks in compliance with Subsection F of the zone.
  - Ramps are required to be integrated along the side of the building to connect with the Stoop.
  - The Stoop shall be designed in compliance with the standards in Chapter 8 (Specific to Architectural Design) for the selected architectural style.

## 25.07.080 Forecourt



Example of a Forecourt (Courtesy of Google Maps)



Example of a Forecourt.

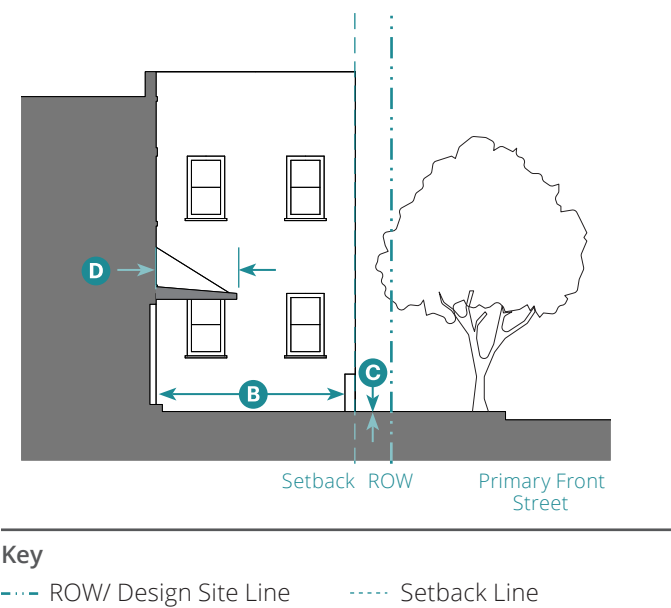


Example of a Forecourt

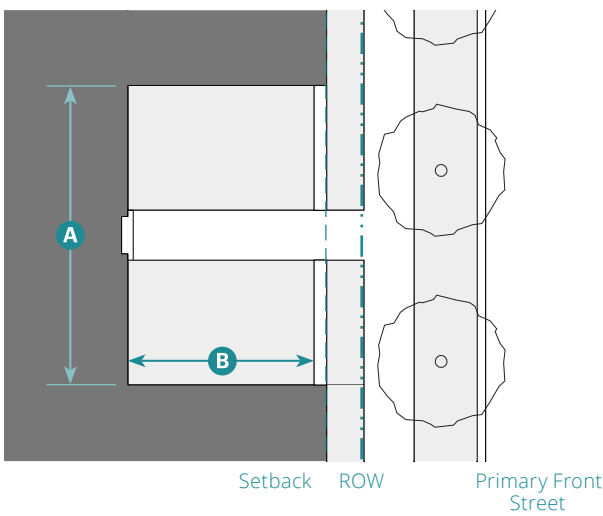
### A. Description

The main facade of the building is at or near the front design site line and a portion is set back, extending the public realm into the design site to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas.

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



B. Size		
Width, Clear	25' min. if 3 stories; 35' min. if 4 stories	<b>A</b>
Depth, Clear	15' min.	<b>B</b>
Finish Level above Sidewalk	12" max.	<b>C</b>
Along the ground floor of the Forecourt, the following are allowed to encroach a total of 1/3 of the Forecourt's width: Gallery Frontage, awnings, balconies, and porches		<b>D</b>



**C. Miscellaneous**

Forecourts may be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.

Ramps are required to be integrated along the side of the building to connect with the Forecourt.

The Forecourt shall be designed in compliance with the standards in Chapter 8 (Specific to Architectural Design) for the selected architectural style.

See 25.09.130 (Additional Requirements) for prohibited materials and Awning design requirements.



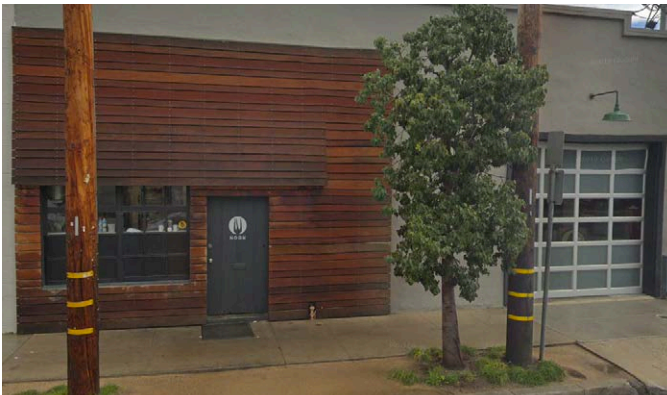
## 25.07.090 Maker Shopfront



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



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

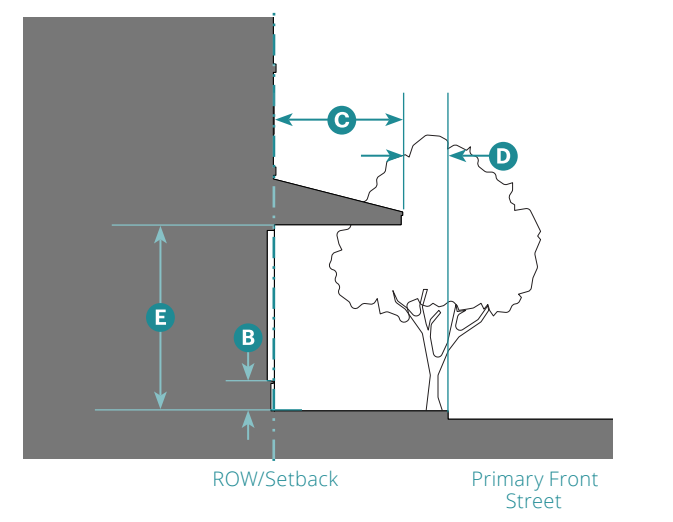


Example of a Maker Shopfront

### A. Description

The main facade of the building is at or near the front design site line with an at-grade or elevated entrance from the sidewalk. The type is only allowed on secondary front streets from the adjacent main street and is intended for industrial artisan businesses to show their activity to pedestrians, as well as for retail sales of products made on-site. The Maker Shopfront is allowed to include a decorative roll-down or sliding door, including glazing and an awning that overlaps the sidewalk.

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



**Key**

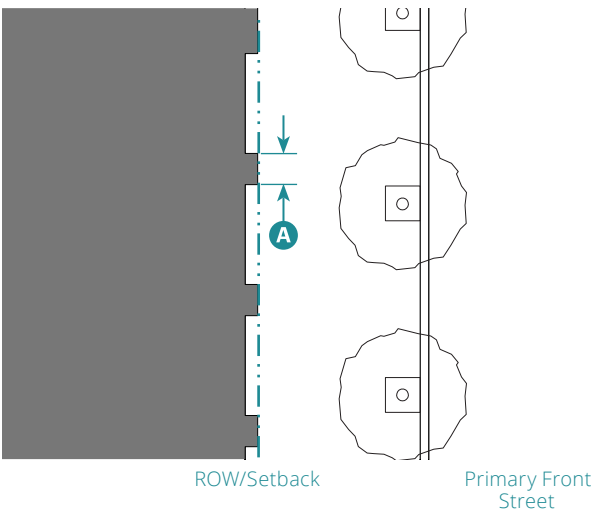
--- ROW/ Design Site Line      ..... Setback Line

**B. Size**

Distance between Glazing	20' max.	<b>A</b>
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	30% min.	
Depth of Recessed Entries	No max.	
Shopfront Base (if used)	48" max.	<b>B</b>

**C. Awning (Allowed/Not Required)**

Depth	5' min.	<b>C</b>
Setback from Curb	2' min.	<b>D</b>
Height, Clear	8' min.	<b>E</b>



**D. Miscellaneous**

Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with Chapter 8 (Specific to Architectural Design).

The Maker Shopfront shall be designed in compliance with the standards in Chapter 8 (Specific to Architectural Design) for the selected architectural style.

See 25.09.130 (Additional Requirements) for prohibited materials and Awning design requirements.



## 25.07.100 Shopfront



*Example of a Shopfront*



*Example of a Shopfront*



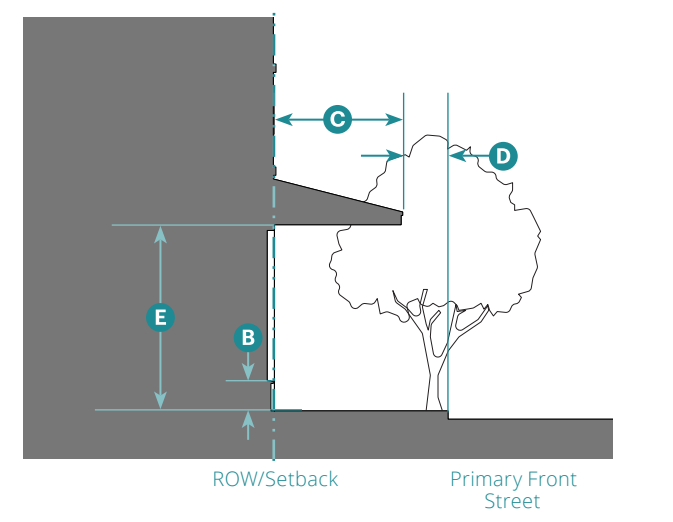
*Example of a Shopfront*

### A. Description

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

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





Key

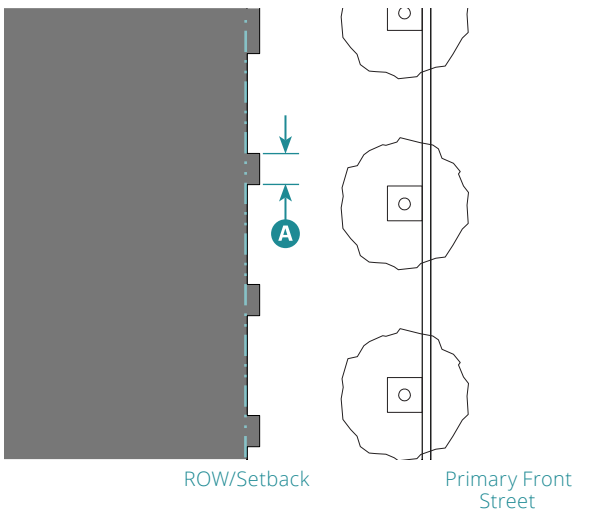
— ROW/ Design Site Line      - - - - - Setback Line

B. Size

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

C. Awning (Allowed/Not Required)

Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E



D. Miscellaneous

Decorative accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed in compliance with Chapter 8 (Specific to Architectural Design).

Ramps are required to be integrated along the side of the building to connect with the Shopfront.

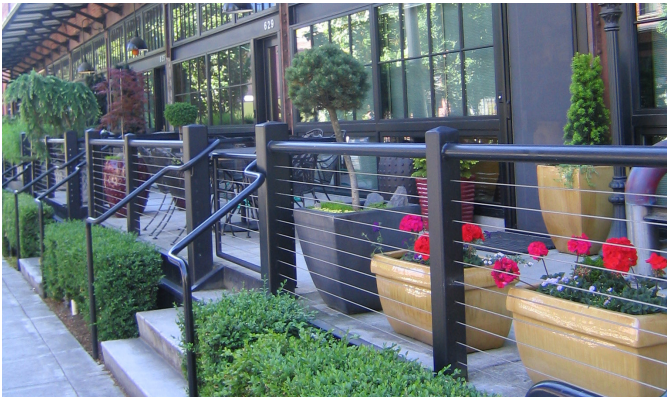
The Shopfront shall be designed in compliance with the standards in Chapter 8 (Specific to Architectural Design) for the selected architectural style.

See 25.09.130 (Additional Requirements) for prohibited materials and Awning design requirements.

## 25.07.110 Terrace



*Example of a Terrace*



*Example of a Terrace*

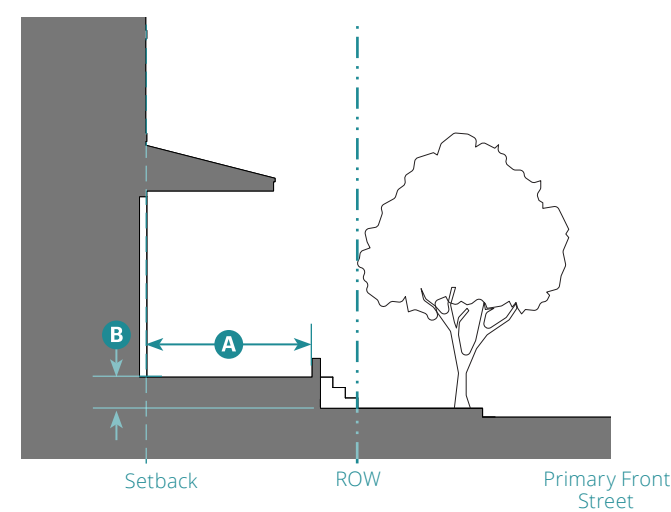


*Example of a Terrace*

### A. Description

The main facade is at or near the front design site line with steps leading to an elevated area providing pedestrian circulation along the facade. The type is used for retail, service, office uses, or housing to provide outdoor areas along the sidewalk and/or to accommodate an existing or intended grade change.

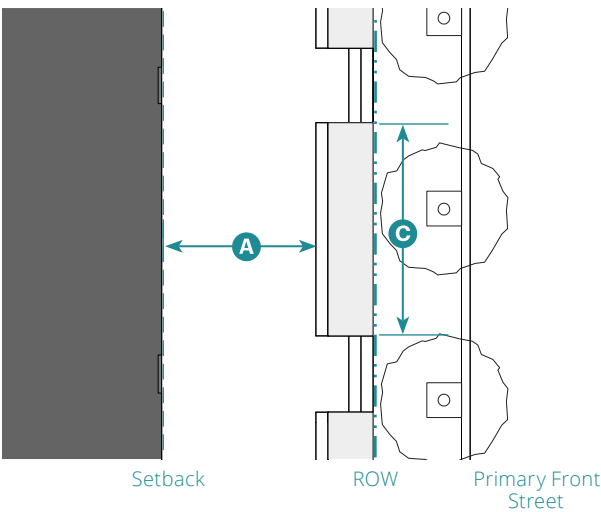
*General Note: Photos on this page are illustrative, not regulatory.*



Key

--- ROW/ Design Site Line      - - - - - Setback Line

B. Size		
Depth of Terrace	8' min. residential; 10' min. non-residential	A
Finish Level above Sidewalk	36" max.	B
Distance between Stairs	25' max.	C



**C. Miscellaneous**

These standards are to be used with those for the Shopfront Frontage Type where the zone requires the Shopfront Frontage Type (25.07.100).

Where the zone requires the Shopfront Frontage Type (25.07.100) and the ground floor is flush with the sidewalk, the Terrace shall be considered to be the sidewalk.

Several entries are allowed to be grouped at a common elevation in compliance with the zones' ground floor finish level standards.

The Terrace is allowed to encroach into the primary front and secondary front setbacks in compliance with Subsection F of the zone.

Ramps are required to be integrated along the side of the building to connect with the Terrace.

The Terrace shall be designed in compliance with the standards in Chapter 8 (Specific to Architectural Design) for the selected architectural style.

See 25.09.130 (Additional Requirements) for prohibited materials and Awning design requirements.



## 25.07.120 Gallery



*Example of a Gallery*



*Example of a Gallery*

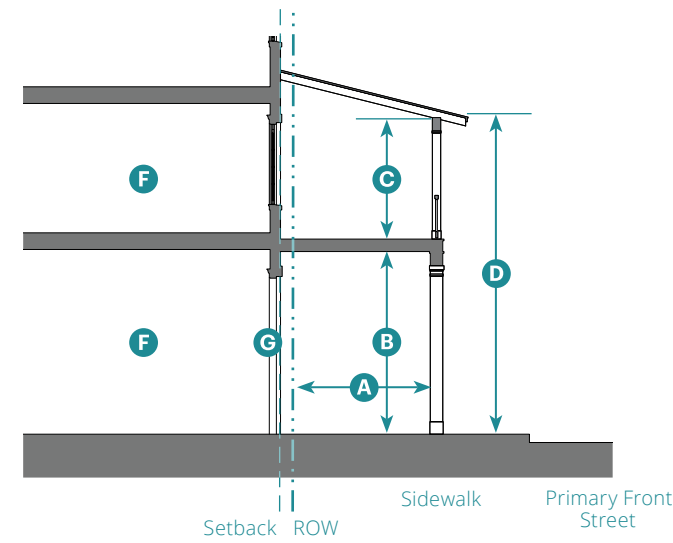


*Example of a Gallery*

### A. Description

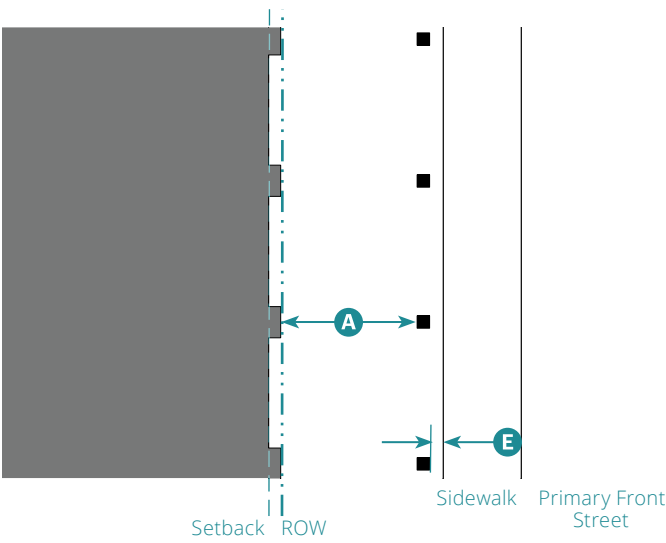
The main facade of the building is set back from the front design site line and an at-grade covered structure, articulated with colonnade or arches, overlaps the sidewalk. The Gallery is allowed to be one or two stories. When used in nonresidential settings, the Shopfront Type is included; when used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

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



Key

--- ROW/ Design Site Line      - - - - - Setback Line



B. Size		
Depth, Clear	8' min.	A
Ground Floor Height, Clear	12' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Gallery Setback from Sidewalk	18" min. (clear)	E

C. Miscellaneous	
Habitable space	F
Galleries shall also be in compliance with the standards for the Shopfront Frontage Type (25.07.100).	G
Galleries shall have a consistent depth across the entire primary front and/or secondary front facade.	
Galleries are allowed to project over the sidewalk in the public ROW with Public Works approval.	
The second story of the Gallery is allowed to be covered.	
Lighting is required within the gallery in compliance with Chapter 22.75 (Outdoor Lighting).	
Planting is not required.	
Ramps are required to be integrated along the side of the building to connect with the Gallery, where applicable.	
The Gallery shall be designed in compliance with the standards in Chapter 8 (Specific to Architectural Design) for the selected architectural style.	

## 25.07.130 Gateway / Zaguan



*Example of a Gateway/Zaguan*



*Example of a Gateway/Zaguan*

### A. Description

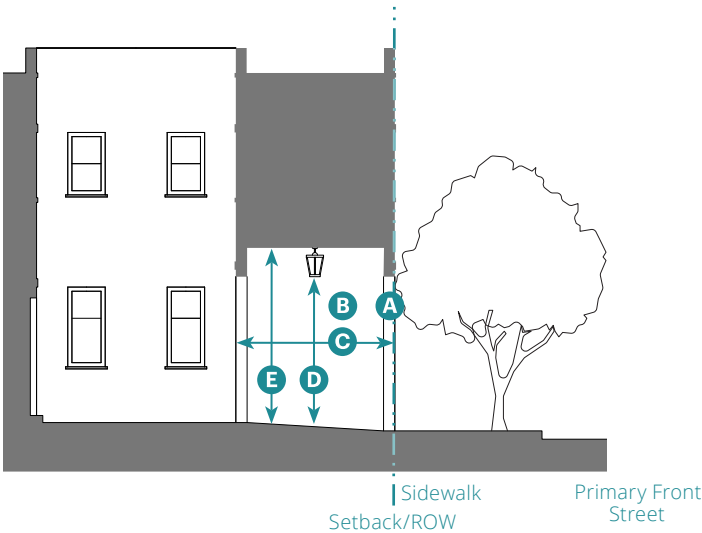
The main facade of the building is at or near the frontage line, with a prominent Gateway linking the sidewalk to an interior courtyard by way of a covered, open-air passage or Gateway/Zaguan. This type often accommodates a vertical change in grade from the sidewalk to the courtyard.



*Example of a Gateway/Zaguan*

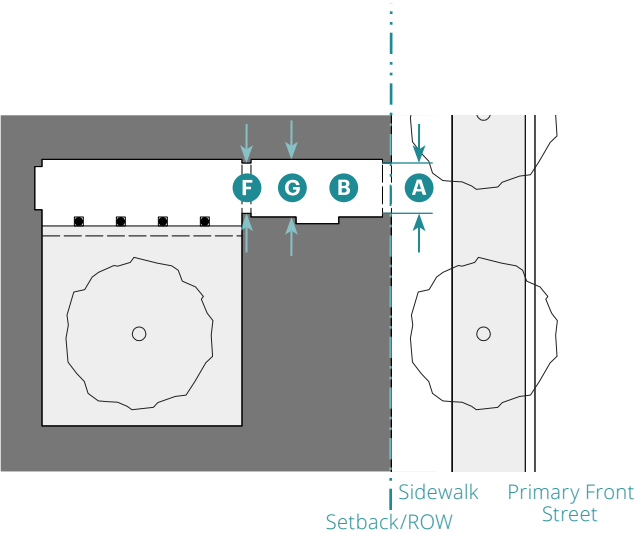
*General Note: Photos on this page are illustrative, not regulatory.*





Key

--- ROW/ Design Site Line      ..... Setback Line



B. Size

Gateway into Zaguan or Courtyard		A
Width, Clear	6' max.	
Finish Level above Sidewalk	24" max.	
Zaguan into Courtyard		B
Depth, Clear	10' min.; 40' max.	C
Height, Clear	8' min.	D
Height, To Ceiling	10' min.	E
Width, Clear	44" min.	F
Width, Wall-to-Wall	6' min.	G

C. Miscellaneous

Habitable space

Galleries shall have a consistent depth across the entire primary front and/or secondary front facade.

Lighting is required within the gallery in compliance with Chapter 22.75 (Outdoor Lighting).

Planting is not required.

Ramps are required to be integrated along the side of the building to connect with the Gallery, where applicable.

The Zaguan shall be designed in compliance with the standards in Chapter 8 (Specific to Architectural Design) for the selected architectural style.

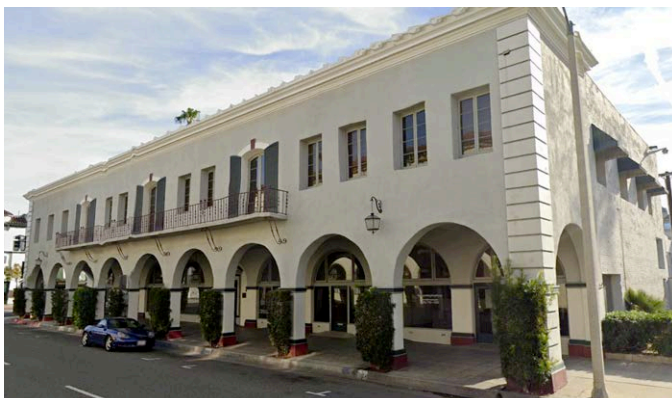
## 25.07.140 Arcade



Example of an Arcade (Courtesy of Google Maps)



Example of an Arcade

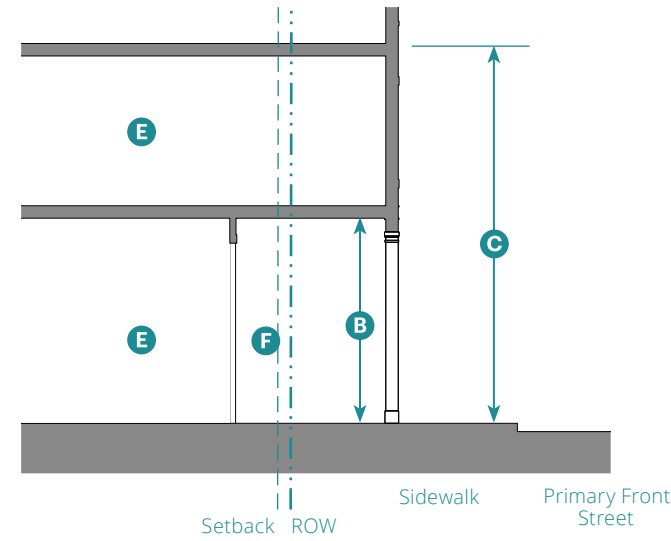


Example of an Arcade

### A. Description

The main facade of the building is at or near the front design site line and the upper floor(s) contain habitable space overlapping the sidewalk. When used in nonresidential settings, the Shopfront Type is included; when used in residential settings, Stoops, Dooryards, and Forecourts are included.

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



Key

--- ROW/ Design Site Line      - - - - - Setback Line

B. Size		
Depth, Clear	10' min.	A
Ground Floor Height, Clear	12' min.	B
Height	3 stories max.	
Arcade Setback from Curb	18" min. (clear)	D

C. Miscellaneous	
Habitable space	E
Arcades shall also follow the standards for the Shopfront Frontage Type (25.07.100).	
Arcades shall have a consistent depth across the entire front and/or secondary front facade.	
Arcades are allowed to project over the sidewalk in the public ROW.	
Sliding doors are not allowed as the entry door(s).	
Ramps are required to be integrated along the side of the building to connect with the Arcade, where applicable.	
The Arcade shall be designed in compliance with the standards in Chapter 8 (Specific to Architectural Design) for the selected architectural style.	
See 25.09.130 (Additional Requirements) for prohibited materials and Awning design requirements.	

## 25.07.150 Specific to Handrails

- All handrails shall be designed per the specifications below. Applicant must apply all specifications of chosen design.
- Construct handrails and balustrades with wrought iron, stone, stucco, wood, or metal with a black or bronze finish.
- All handrails shall be painted dark green or soft black.

Figure 25.07.150.1: Handrails A

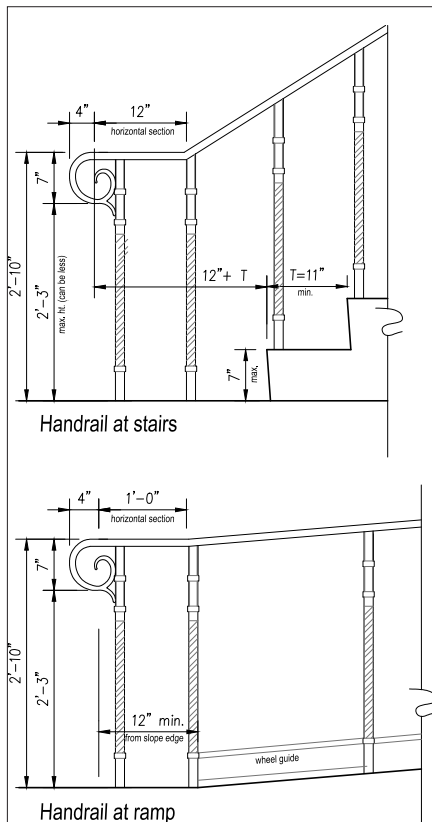


Figure 25.07.150.2: Handrails B

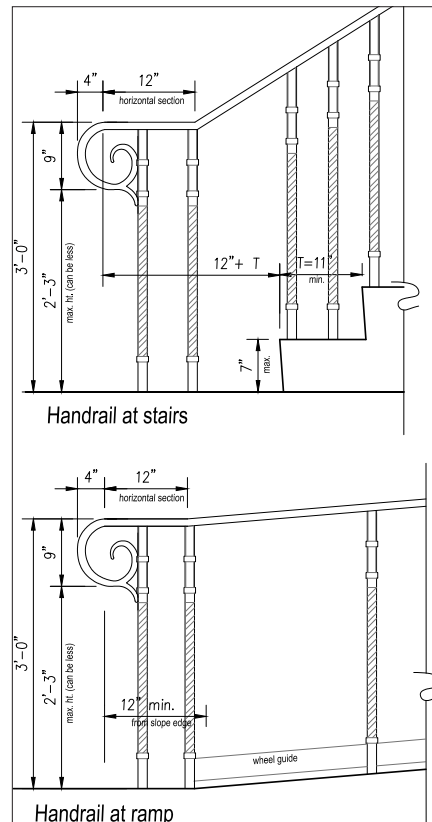
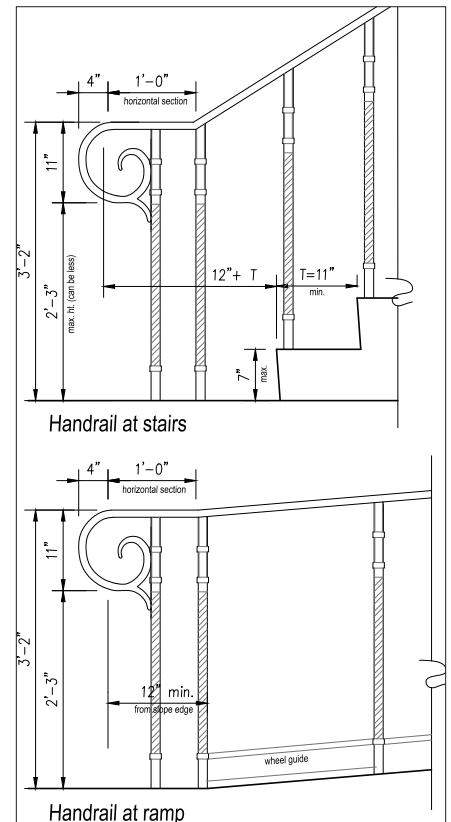


Figure 25.07.150.3: Handrails C



# Chapter 8: Specific to Architectural Design

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**Sections:**

25.08.010	Purpose
25.08.020	Applicability
25.08.030	Massing and Facade Articulation, and Architectural Design Standards
25.08.040	Overview of Massing and Facade Articulation
25.08.050	Overview of Architectural Design Standards
25.08.050	Craftsman Style Group
25.08.060	Mediterranean Style Group
25.08.070	Contemporary Style Group

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**25.08.010 Purpose**

This Chapter sets forth standards to further refine intended building form and physical character. These standards supplement the standards in Chapter 3 (Zones).

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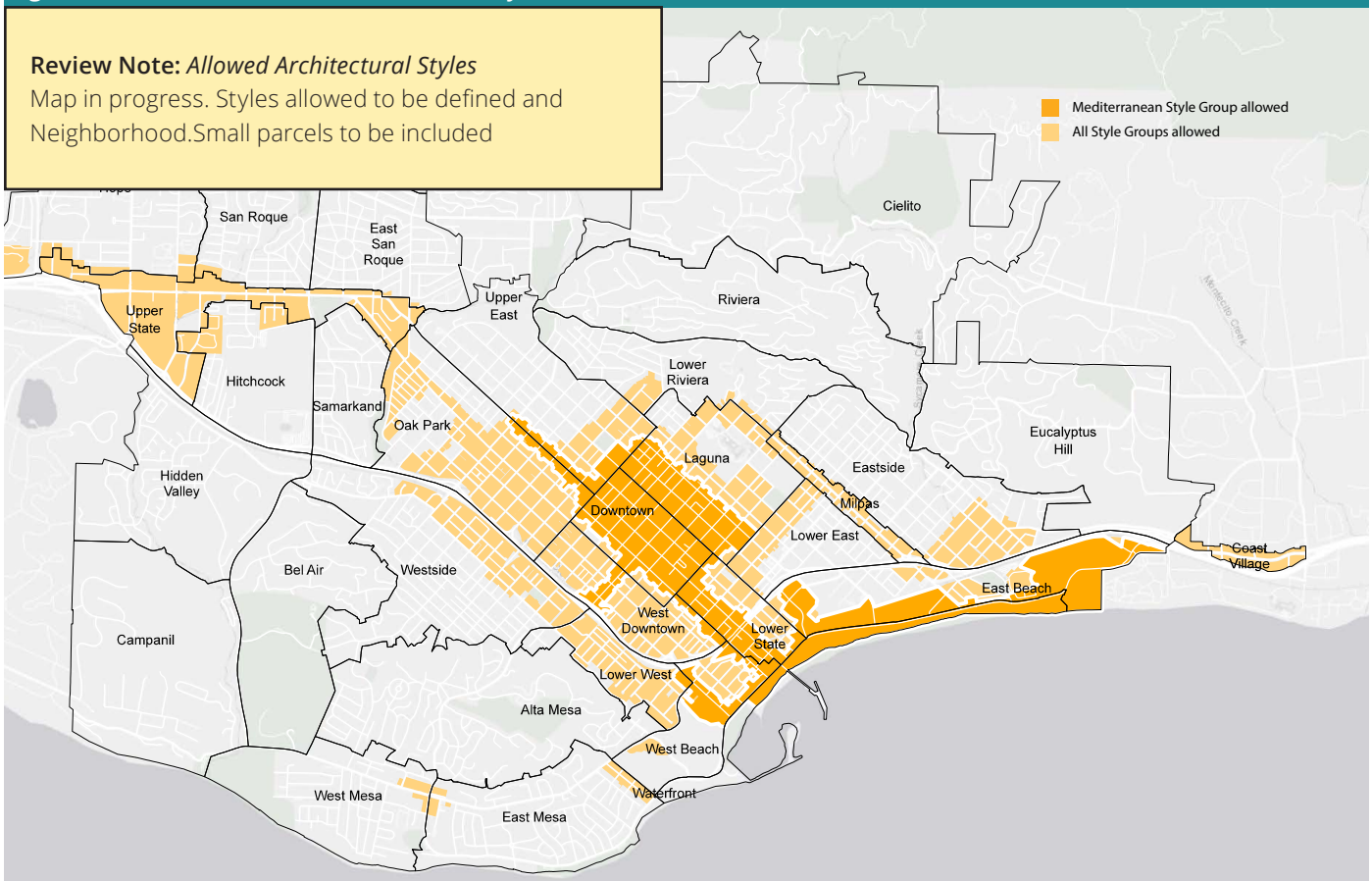
**25.08.020 Applicability**

As required by Table A (Massing and Facade Articulation Overview), facades on a street or civic space shall be designed in compliance with the standards of this Chapter.

- A. Unless stated otherwise, all subsections within each architectural style group ('style') identified in this Chapter apply to all facades of a building, including front facades, side street facades, side interior facades, and rear facades. Architectural styles allowed per Figure A (Allowed Architectural Styles). Resulting main buildings on individual design sites are not required to use the same style.
- B. Development projects located in Historic Districts, Landmarks Districts, or Potential Historic Districts are limited to the architectural styles required for that district, as described in either Chapter 30.57 (Landmark District and Historic District Overlay Zone), or the City's Historic Resource Guidelines, as applicable. If an architectural style is required in a Historic District, Landmarks District, or Potential Historic District, but is not available in this Chapter, it is not allowed to be approved under this Title.



Figure 25.08.020.A Allowed Architectural Styles



### 25.08.030 Massing and Facade Articulation, and Architectural Design Standards

This Chapter contains architectural design standards for the three allowed style groups, and standards to address massing and facade articulation. The standards for each style address a range of topics based on local architectural examples. At a minimum, the standards address the following aspects of individual building design: Roofs and roof pitch, eaves, cornices, walls, base of walls, bay windows, dormers, openings and doors, storefronts, porches, and balconies.

- Each building is required to be designed in compliance with one of the allowed architectural style groups.
- The architectural style standards are coordinated with the building types allowed by this FBC and the intended physical character of each zone.
- Designs must comply with the nominal dimensional standards provided.



25.08.040 Overview of Massing and Facade Articulation

Table A (Massing and Facade Articulation Overview) provides an overview of the massing and facade articulation standards.

Table 25.08.040.A: Massing and Facade Articulation	
Massing, Facade Articulation & Architectural Elements Standards	
Standard	Applicable Buildings
25.08.040.1 (Tripartite Facade Articulation)	Buildings of at least 2 stories.
25.08.040.2 (Massing and Composition)	Buildings of at least 2 stories and over 75' long. <sup>1</sup>
25.08.040.3 (Corner Elements)	Buildings of at least 2 stories and over 75' long, <sup>1</sup> on sites that abut 2 streets or a street and a civic space.

<sup>1</sup> Include main body and wings, as measured along street or civic space.

25.08.040.1 Tripartite Facade Articulation

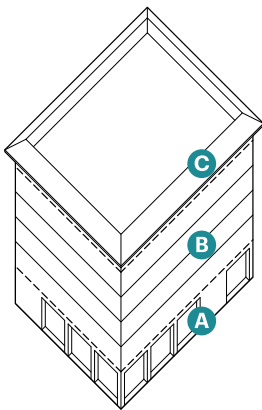


Diagram of Tripartite Facade Articulation

A. Description

New facades and renovations along a street or civic space shall be designed with tripartite architecture. An expression line, step-back or other architectural element shall be used to delineate the base and top.

B. Standards / General Character

Base, See Subsection 3 (Wall) for base standards.	A
Middle	B
Top, See Subsection 4 (Roof) for roof standards.	C

25.08.040.2 Massing and Composition

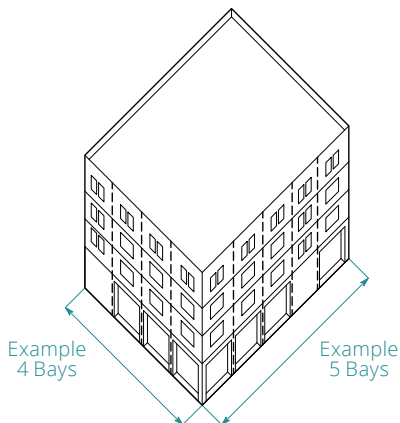


Diagram of Massing and Composition

A. Description

New facades and renovations along a street or civic space shall be arranged in a composition of window bays/ openings based on prevalent patterns of 3 to 9 bays.

B. Standards / General Character

The pattern shall be visually expressed through the spacing of openings, physical recesses, projections or other techniques.

The pattern may include the ground floor and its mezzanine. Blank walls shall not exceed 8 feet in length.

Note: The images are illustrative, not regulatory.

25.08.040.3 Corner Element

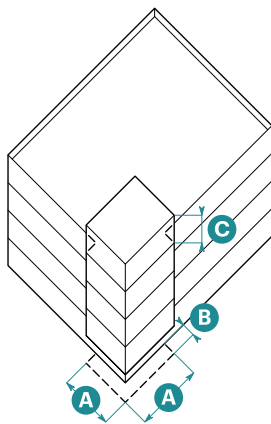


Diagram of Corner Element

A. Description

New facades and renovations may include a corner element to give visual importance to the corner and further shape the public realm.

B. Standards / General Character

Dimensions	10' x 10' min.	A
------------	----------------	---

Projection from facade	3' min.	B
------------------------	---------	---

Corner element may exceed maximum height allowed by the zone by up to 10' when the highest story on the building is at the maximum height allowed by the zone.	C
--	---

25.08.050 Overview of Architectural Design Standards


Table A (Architectural Styles Overview) provides an overview of the allowed architectural styles.

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Table 25.08.050.A: Architectural Styles Overview

Craftsman Style Group

Craftsman Sub-Style



Typical Characteristics

Low-pitched roofs with deep eaves and exposed rafter tails

Horizontally proportioned openings made from ganged vertical windows

Emphasis on natural materials, including wood shingles

Asymmetrical composition with wall plane broken by projecting gable ends

Wall plane broken by projecting and/or recessed elements

Applicable Standards
Wall
Building Roof
Rake
Eave
Parapet
Windows
Bay Windows
Dormers
Entry Doors
Porches/Columns/Pilasters
Balconies
Storefronts
Materials

Cottage Sub-Style



Typical Characteristics

Asymmetrical massing with front-facing gables

Steeply-pitched shingle roof with low eaves; minimal projection at eave and rake

Windows with evenly-spaced divided lites

Stucco walls with or without half-timbering

Mix of arched and square openings

Applicable Standards
Wall
Building Roof
Rake
Eave
Parapet
Windows
Bay Windows
Dormers
Entry Doors
Porches/Columns/Pilasters
Balconies
Storefronts
Materials

Table 25.08.050.A: Architectural Styles Overview (Continued)

Mediterranean Style Group

Spanish Revival Sub-Style



- Typical Characteristics**
- Low-pitched gabled or hipped roofs, often stepped and with open eaves
  - Red cap-and-pan, terracotta clay roof tile installed with a scattered field pattern, random mortar lifts, and selectively placed booster tile
  - Flat, rectilinear wall plane with vertically proportioned punched openings without trim
  - Stucco as primary facade material with stucco or wood attached elements, and decorative tile at surrounds/stairs
  - Details display influence of Spanish and Moorish architecture
  - Simple eave and cornice details
  - Ornamental elements, such as chimneys, vents, and gutters

Applicable Standards
Wall
Building Roof
Rake
Eave
Parapet
Windows
Bay Windows
Dormers
Entry Doors
Porches/Columns/Pilasters
Balconies
Storefronts
Arcades
Trellises
Materials and Colors

Italian Mediterranean Sub-Style



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

Applicable Standards
Wall
Building Roof
Rake
Eave
Parapet
Windows
Bay Windows
Dormers
Entry Doors
Porches/Columns/Pilasters
Balconies
Storefronts
Arcades
Trellises
Materials and Colors

Table 25.08.050.A: Architectural Styles Overview (Continued)

Contemporary Style Group

Contemporary Sub-Style



Typical Characteristics

Long, low-sloped roof forms with simple eaves with deep overhangs

Asymmetrical facade compositions with square and horizontal openings often made from ganged vertical windows

Mix of exterior materials to differentiate massing forms, with prevalent natural materials including wood siding

Horizontally proportioned balconies and terraces with minimalist vertical supports

Applicable Standards
Wall
Building Roof
Rake
Eave
Parapet
Windows
Bay Windows
Dormers
Entry Doors
Porches/Columns/Pilasters
Balconies
Storefronts
Materials

Industrial Sub-Style



Typical Characteristics

Low- and medium-pitched roofs with shallow eaves

Simple gable roof forms

Horizontally proportioned opening made from ganged vertical windows

Simple and regular rhythm of openings

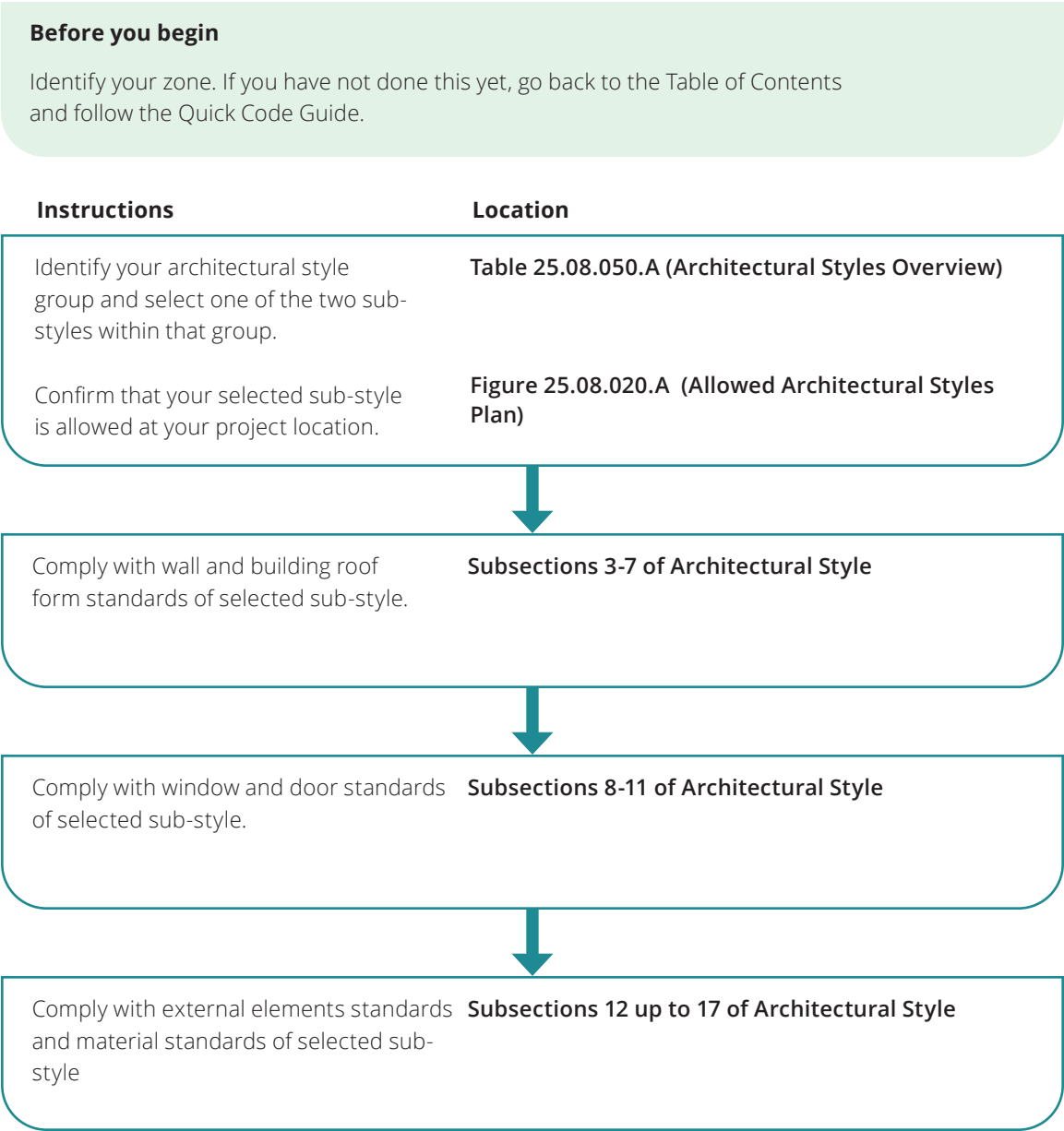
Metal roofing and cladding

Applicable Standards
Wall
Building Roof
Rake
Eave
Parapet
Windows
Bay Windows
Dormers
Entry Doors
Porches/Columns/Pilasters
Balconies
Storefronts
Materials



# Quick Code Guide: Specific to Architectural Design

The following graphic is intended as a summary guide. Please refer to the [Santa Barbara's](#) permit procedures and application standards ([Section x.xx.xxx](#)) for all necessary information.



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## 25.08.060 Craftsman Style Group



### A. Description of Style Group

#### Craftsman Sub-Style

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

#### Cottage Sub-Style

While stucco is the primary cladding for the Cottage style, it shares many similarities with Craftsman, including roof forms, windows, bay windows, balconies, porches, and materials.

---

Buildings in this style group may not be expressed as block scale.





### B. Typical Characteristics: Craftsman

Low-pitched roofs with deep eaves and exposed rafter tails

Horizontally proportioned openings made from ganged vertical windows

Emphasis on natural-appearing materials, including wood shingles

Asymmetrical composition with wall plane broken by projecting gable ends

Wall plane broken by projecting and/or recessed elements

### B. Typical Characteristics: Cottage

Asymmetrical massing with front-facing gables

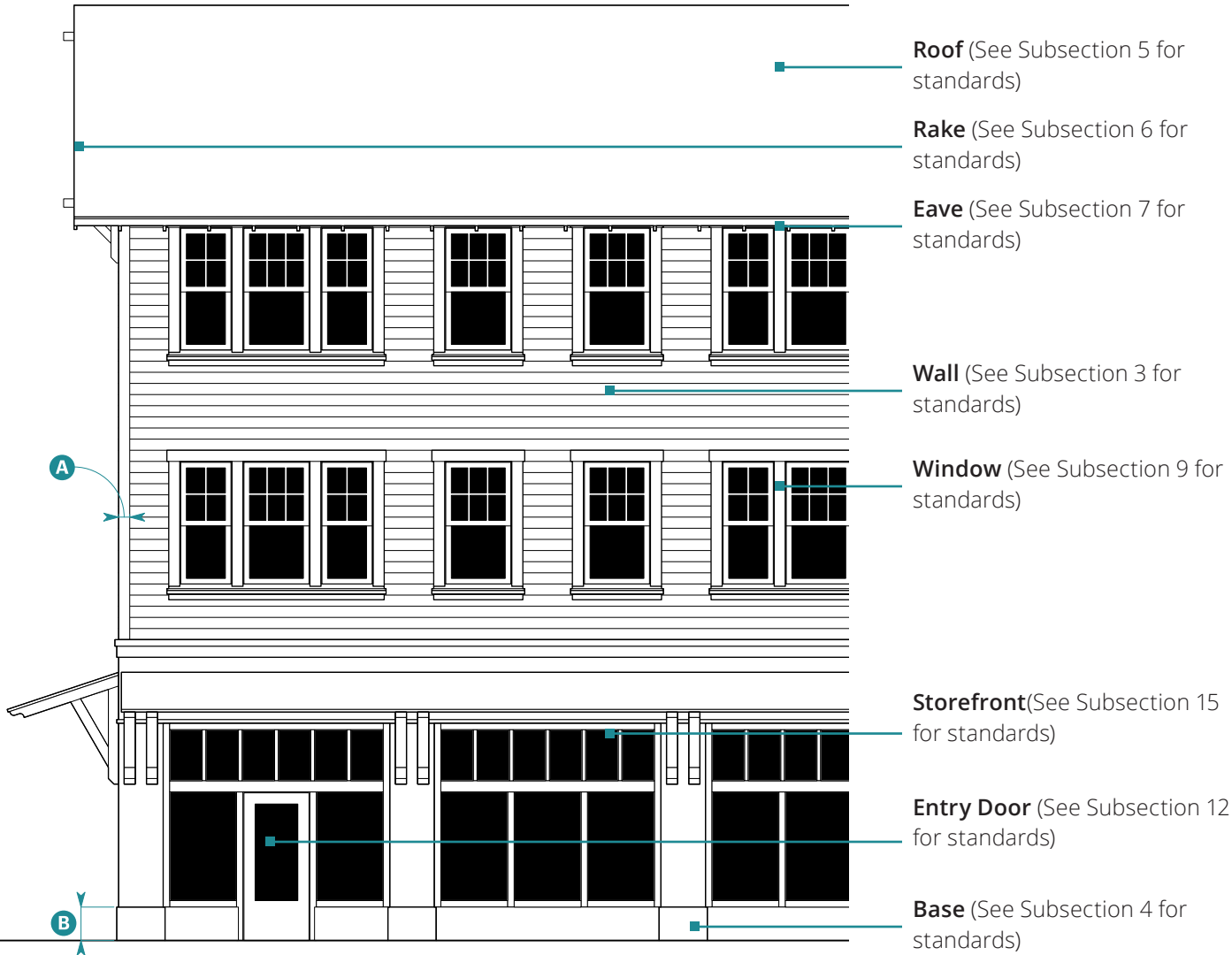
Steeply-pitched shingle roof with low eaves; minimal projection at eave and rake

Windows with evenly-spaced divided lites

Stucco walls with or without half-timbering

Mix of arched doors and square, though occasionally segmented arched, windows

# Elements of Craftsman Style



Example Building Elevation: Craftsman

## C.1. Wall: Craftsman

### Trim <sup>1</sup>

Width 6" min. **A**

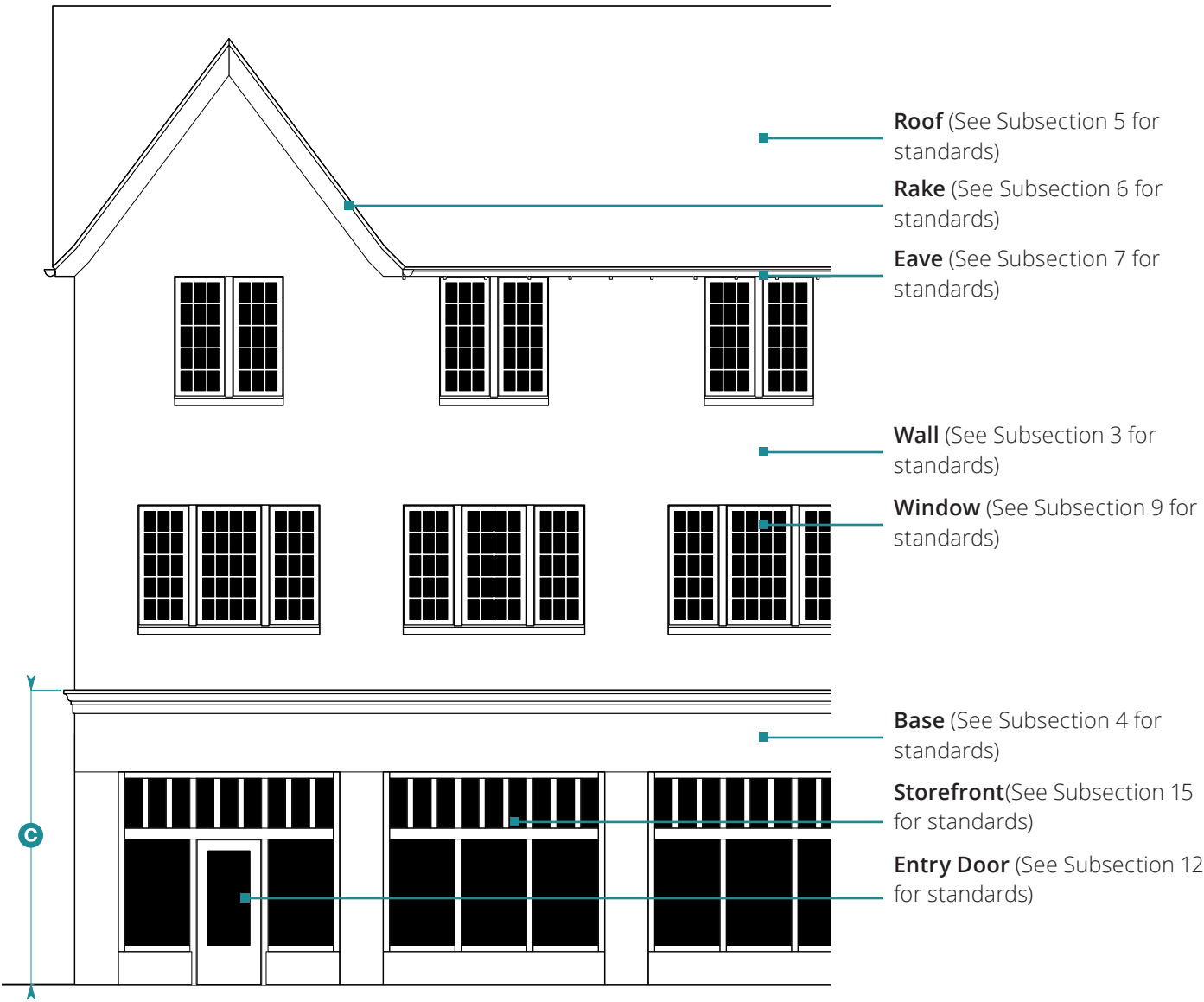
<sup>1</sup> Trim not required on buildings or portions of buildings where stucco, masonry, or stone is the primary wall material.

### Base

Height 1'0" min.; 1 story max. **B**

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

# Elements of Cottage Style



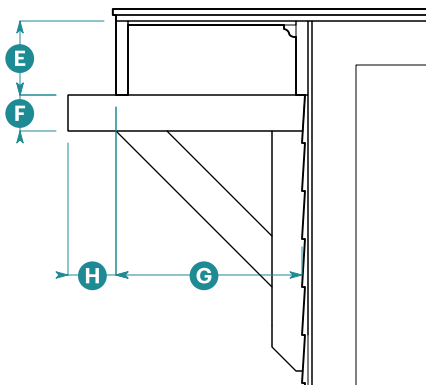
Example Building Elevation: Cottage

C.2. Wall: Cottage	
Trim <sup>2</sup>	
Width	4" min.
<sup>2</sup> Trim not required on buildings or portions of buildings where stucco, masonry, or stone is the primary wall material.	
Base	
Height	1 story max.

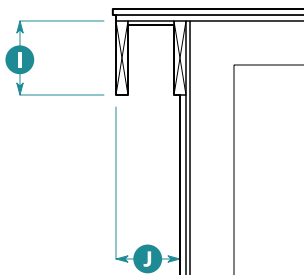
*Note: The image above is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.*



Gable End Elevation



Rake Section: Craftsman



Rake Section: Cottage

D. Building Roof: All			
Building Roof	Sloped Roof	Flat Roof	
Standards			
Roof Form			
Type	Gable, Hip, Shed <sup>3</sup>	Flat	
Pitch	4:12 min.; 10:12 max.	N/A	D
Applicable Subsections			
5. Rake	A	N/A	
6. Eave	A	N/A	
7. Parapet	N/A	A	

<sup>3</sup> High side of shed roof must terminate into wall.

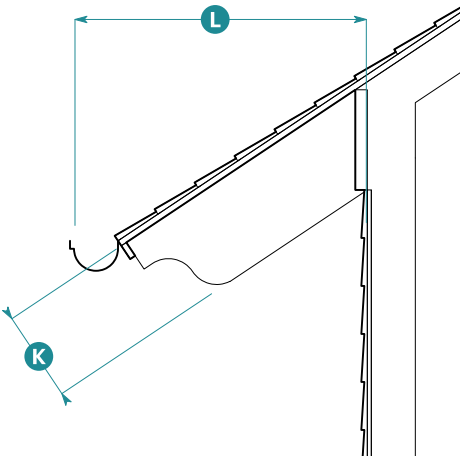
E.1. Rake: Craftsman			
Height			
Fascia	10" min.		E
Bracket Bracing Member	4" min.		F
Horizontal Projection			
Projection to Fascia	1'8" min. 3'0" max;		G
Bracket Projection Beyond Fascia	No min.; 1'0" max.		H

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

Key

A = Applicable    N/A = Not Applicable

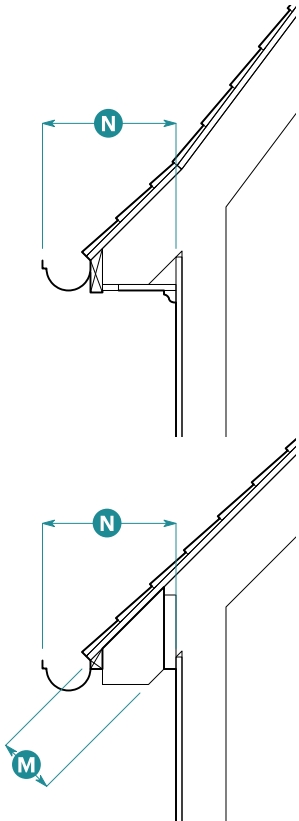




Open Eave Elevation: Craftsman

F.1. Eave: Craftsman			
Standards	Open Eave	Closed Eave	
Height			
Rafter	8" min.	N/A	K
Horizontal Projection <sup>4</sup>			
Overall	2'6" min.	N/A	L

<sup>4</sup>Horizontal projection includes gutter, where occurs.



Closed Eave Elevation: Cottage

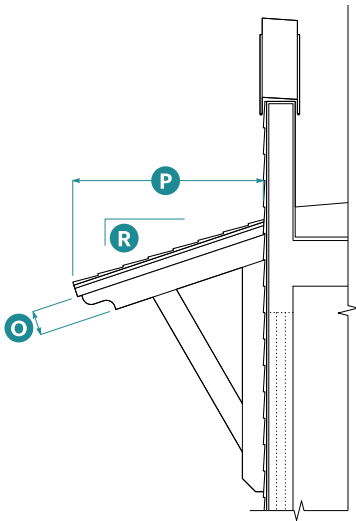
Open Eave Elevation: Cottage

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

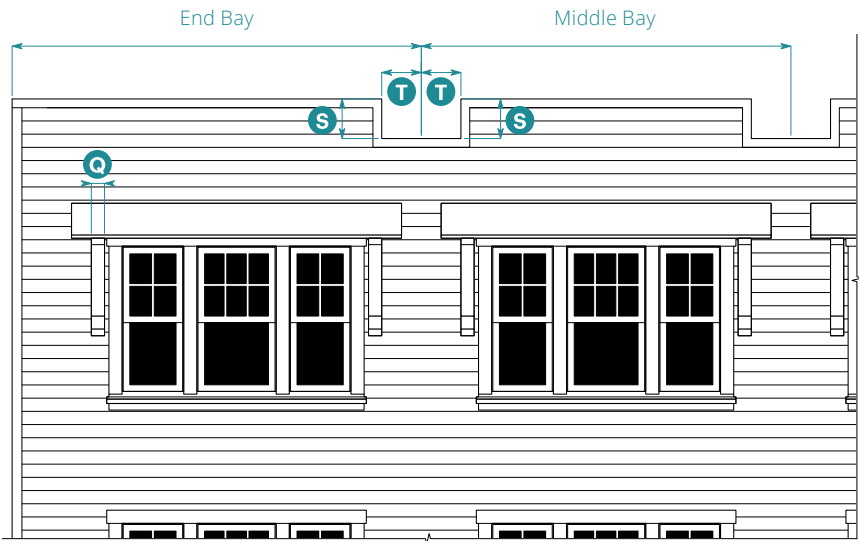
<sup>5</sup>Horizontal projection includes gutter, where occurs.

Key

A = Applicable    N/A = Not Applicable

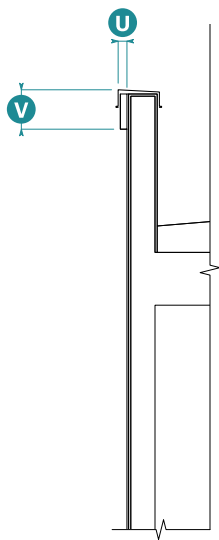


Parapet Section: Craftsman

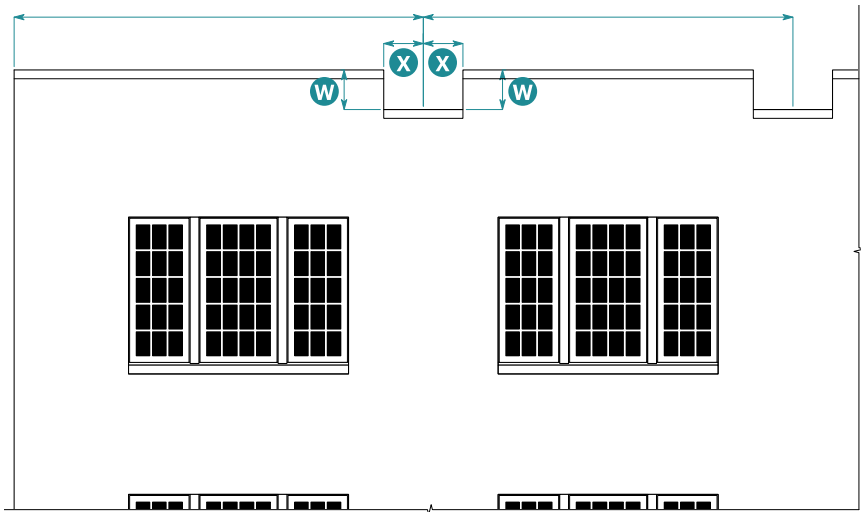


Parapet Section: Craftsman

G.1. Parapet: Craftsman		
Canopy		
Parapet may include canopy.		
Eave Height	6" min.	O
Horizontal Projection <sup>6</sup>	3'0" min.	P
Required Support Elements	Brackets	
Bracket Width	4" min.	Q
Roof Pitch	3:12 min.	R
Crenellation		
Parapet shall be crenellated.		
Crenel Height	1'0" min.	S
Width, from Center Line	1'0" min.	T
Crenel may not occur at building corner or end bays.		
<sup>6</sup> Horizontal projection includes gutter, where occurs.		

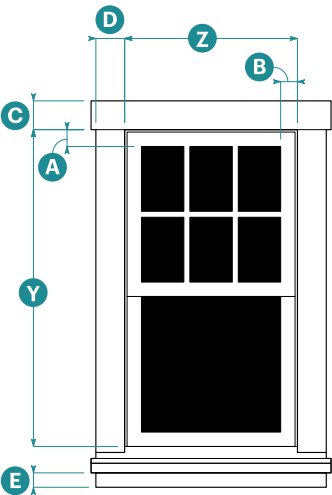


Parapet Section: Cottage

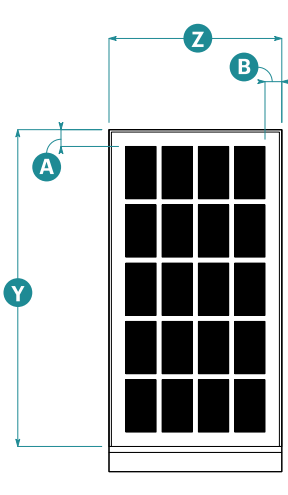


Parapet Section: Cottage

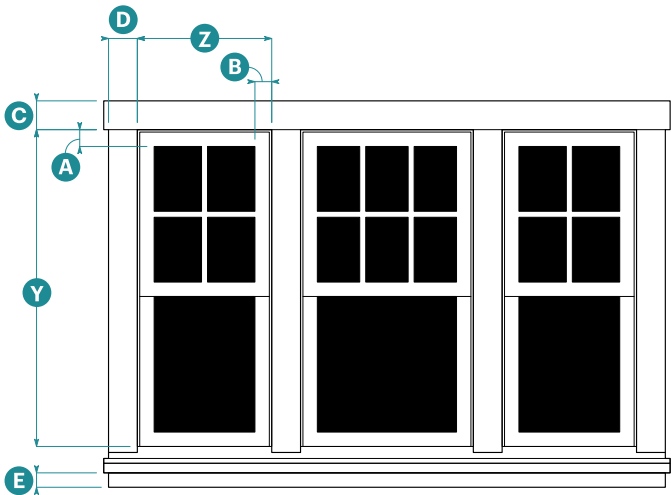
G.2. Parapet: Cottage		
Height		
Projection	0" min.; 6" max.	U
Horizontal Projection		
Overall	0" min.; 3" max.	V
Crenellation		
Parapet shall be crenellated.		
Crenel Height	1'0" min.	W
Width, from Center	1'0" min.	X
Line		
Crenel may not occur at building corner or end bays.		



Typical Window Elevation:  
Craftsman



Typical Window Elevation:  
Cottage



Ganged Window Elevation: Craftsman

**H. Windows: All**

**Opening Proportion, Height **Y** to Width **Z****

Typical Window <sup>7</sup>	
Ground Floor	2.0 min.
Typical Upper Floor	1.75 min.
Accent Window	
Rectangle	1.5 min. (2'6" max. width)
Square	1.0 min. (3'0" max. width)
Ganged Window <sup>8</sup>	0.6 min.
Picture Window <sup>9</sup>	1.2 min.
Dormer Window	1.75 min.

**Window**

Sash Widths		
Rail	2" min.	<b>A</b>
Stile	2" min.	<b>B</b>
Trim Widths <sup>10</sup>		
Head	6" min.	<b>C</b>
Jamb	6" min.	<b>D</b>
Apron	3" min.	<b>E</b>

**Window Frame Recess**

Depth	2" min. from face of surround to face of sash
-------	---

**Sill Projection**

Depth	2" min. from face of surround
-------	-------------------------------

**Pediment**

Allowed	No
---------	----

**H. Windows: All (Continued)**

**Mullions**

Mullions required between ganged windows.

<sup>7</sup>"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade.

<sup>8</sup>Ganged windows may be composed of two or three typical windows, of which one typical window may be replaced with a picture window.

<sup>9</sup>Glazing divisions for picture windows may be one part.

<sup>10</sup>Trim required for windows only on buildings or parts of buildings with lap siding.

**H.1. Windows: Craftsman**

**Opening**

Shape	Square
Operation	Double-Hung, Single-Hung, Awning, Casement, Fixed

**Window**

Glazing Divisions	4 over 1, 6 over 1, or 10 over 1
Width of lites shall be no greater than their height.	
Glazing divisions shall be positioned exterior to glass panes.	

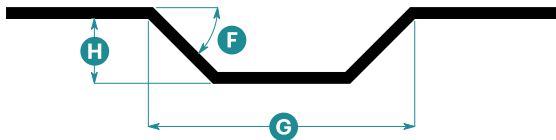
**H.2. Windows: Cottage**

**Opening**

Shape	Square, Arched
Operation	Double-Hung, Single-Hung, Awning, Casement, Fixed

**Window**

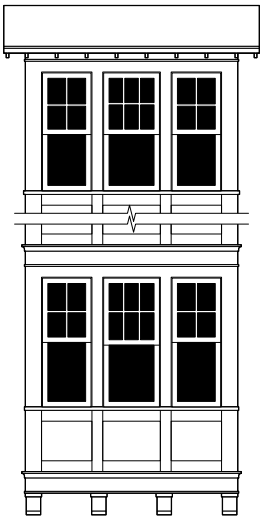
Glazing Divisions	6 parts min.; 24 parts max.
Width of lites shall be no greater than their height.	
Glazing divisions shall be positioned exterior to glass panes.	



Bay Window Plan: Chamfered



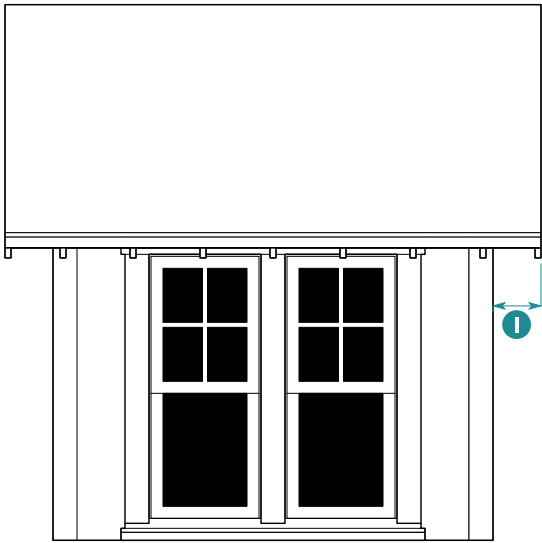
Bay Window Plan: Square



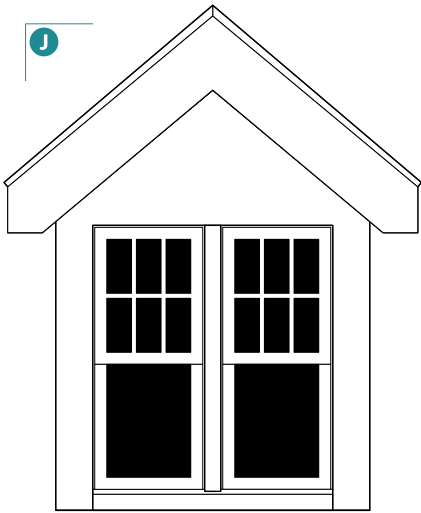
Bay Window Elevation

I. Bay Windows: All		
Form		
Type	Square, Chamfered	
Interior Angle for Chamfered Form	30 degrees min.; 55 degrees max.	F
Continuous horizontal articulation on building shall wrap bay window form.		
Dimensions		
Width	6'0" min.; 12'0" max.	G
Depth	1'0" min.; 4'0" max.	H
Bay window may extend from second story to top story.		
Bay window may occupy first story on buildings less than 3 stories tall.		
Bay window that does not occupy first story shall be supported on brackets.		
Multi-story bay window form shall be continuous.		
Allowed Cornice Treatments		
Bay window stops below building eave (provide roof or cornice for bay window).		

I. Bay Windows: All (Continued)	
Corner Placement	
At building corner, square bay window may be rotated 45 degrees.	
When wrapping a corner, chamfered bay window may incorporate five faces instead of the typical three.	



Dormer Elevation: Craftsman

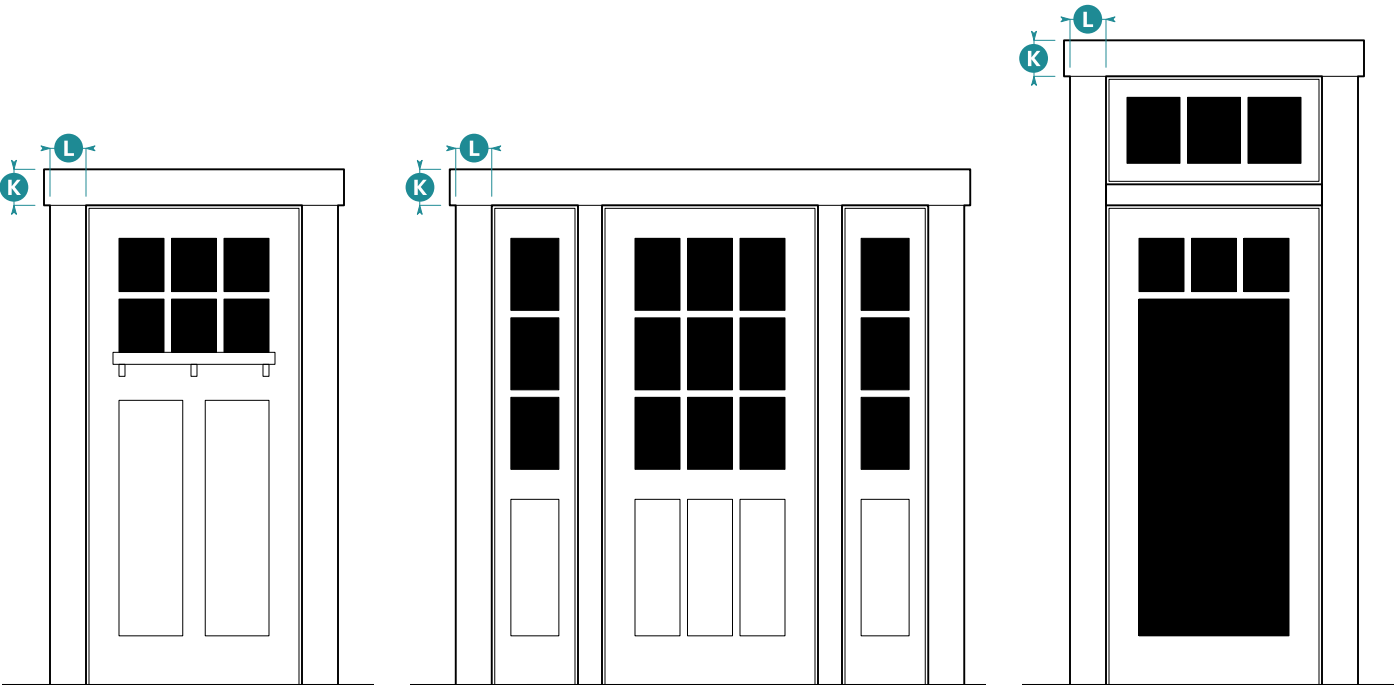


Dormer Elevation: Cottage

J.1. Dormers: Craftsman	
Roof Form	
Type	Shed
Pitch	3:12 min.; 7:12 max.
Horizontal Projection	
Rake	8" min. <span>I</span>
Eave	8" min.
Placement	
Dormers shall not interrupt continuity of main building roof eave.	
Window	
See Subsection 9 (Windows) for window standards.	

J.2. Dormers: Cottage	
Roof Form	
Type	Gable, Hip
Pitch	6:12 min.; 10:12 max. <span>J</span>
Horizontal Projection	
Rake	See Subsection 5 (Rake) for rake standards.
Eave	See Subsection 6 (Eave) for eave standards.
Placement	
Dormers shall not interrupt continuity of main building roof eave.	
Window	
See Subsection 9 (Windows) for window standards.	





Vision Glass Door Elevation  
with Square Span

Half Glass Door Elevation  
with Sidelights

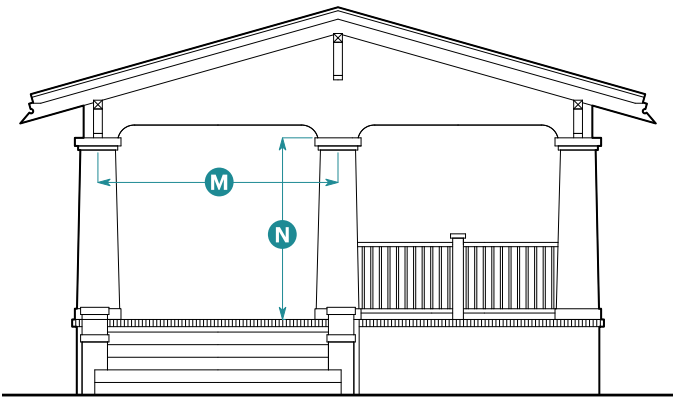
Full Glass Door Elevation  
with Transom

K.1. Entry Doors: Craftsman	
Door	
Number of Panels	2 min. <sup>11</sup>
Lite Types	
Vision Glass	3 parts min.
Half Glass	6 parts min.
Full Glass	3 parts min. over 1
Surround	
Span Type(s)	Lintel
Head Width	6" min. <span>K</span>
Jamb Width	4" min. <span>L</span>
Glazed Openings	
Transom	Allowed
Sidelights	Allowed

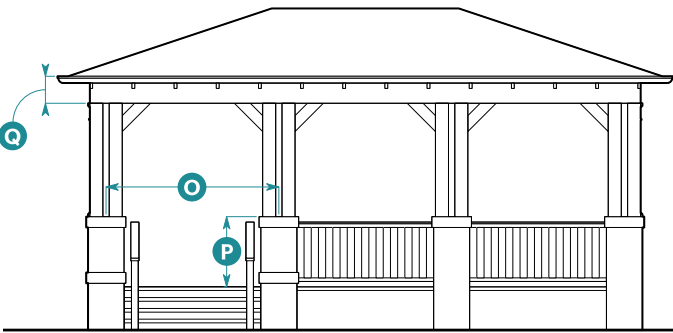
<sup>11</sup> Panels not required for full glass lite type.

K.2. Entry Doors: Cottage	
Door	
Number of Panels	2 min. <sup>12</sup>
Lite Types	
Vision Glass	4 parts min.
Half Glass	8 parts min.
Full Glass	16 parts min.
Surround	
Span Type(s)	Lintel, Arch
Head Width	6" min. <span>K</span>
Jamb Width	4" min. <span>L</span>
Glazed Openings	
Transom	Allowed
Sidelights	Allowed

<sup>12</sup> Panels not required for full glass lite type.



One-Story Porch: Craftsman



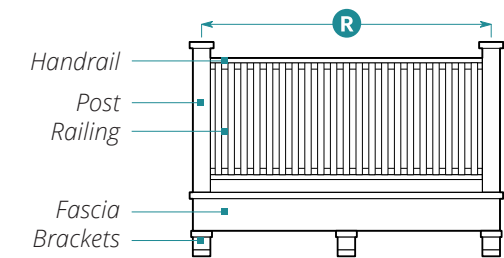
One-Story Porch: Cottage

L.1. Porches/Columns/Pilasters: Craftsman		
Columns + Pilasters		
Shape	Square, Square Tapered	
Width/Diameter	9" min. each	
Spacing	9'6" min., 12' max. on center	M
Pedestal Height <sup>13</sup>	3'0" min.	N
Entablature/Beam Connection	Capital, Mortise + Tenon	
Columns may be paired.		
Additional Features		
Paneling	Allowed	
Fluting	Not Allowed	
Entablature Height		
Topmost Floor	1'6" min.	
Intermediate Floor	10" min.	

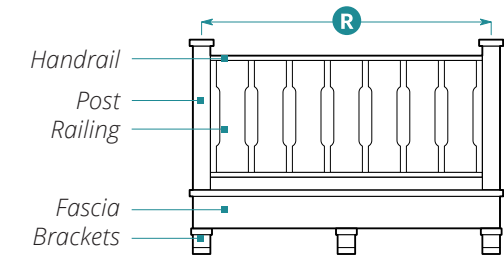
<sup>13</sup> Pedestal may be omitted.

L.2. Porches/Columns/Pilasters: Cottage		
Columns + Pilasters		
Shape	Square	
Width/Diameter	6" min. each	
Spacing	8' max. on center	O
Pedestal Height <sup>14</sup>	3'0" min.	P
Entablature/Beam Connection	Capital, Mortise + Tenon	
Columns may be paired.		
Additional Features		
Paneling	Allowed	
Fluting	Not Allowed	
Entablature		
Topmost Floor	1'6" min.	Q
Intermediate Floor	10" min.	

<sup>14</sup> Pedestal may be omitted.



Balcony Elevation with Square Railing



Balcony Elevation with Flat Sawn Railing

M. Balconies: All		
Dimensions <sup>15</sup>		
Clear Width	8' min.	10' max.
Clear Depth	6' min.	
Floor Area	48 sq ft min.	
Railing Standards		
Width Between Posts	3'0" min.	R
Railing Type	Square, Flat Sawn	
Required Supports		
Support Type	Brackets, Cantilevered Beams	
Support Member Height	6" min.	

<sup>15</sup> Minimum dimensions shall not apply if at least 80% of wall length behind balcony is occupied by doorway(s).



Storefront Section

Storefront Elevation

14. Storefronts		
Width		
Storefront Module	10'0" min.; 15'0" max.	S
Display Window	3'0" min.; 6'0" max.	T
Distance Between	1'0" min.; 2'0" max.	U
Storefront Modules <sup>16</sup>		
Height		
Overall	13'0" min.	V
Head Height	10'0" min.	W
Cornice	10" min.	X
Signage Band	1'6" min.	Y
Bulkhead	1'0" min.; 2'0" max.	Z
Horizontal Recess		
Depth	6" min.; 1'0" max. <sup>17</sup>	A
Bulkhead shall be continuous, unless divided by pilaster, and align with base height of building (if any).		
Cornice shall be continuous.		
<sup>16</sup> May be expressed as a pilaster. See Subsection 12 (Porches/Columns/Pilasters)		
<sup>17</sup> No max. depth for residential entries.		

**O.1. Materials: Craftsman**

Element	Allowed Materials
<b>Wall</b>	
Wall Cladding	Shingle or lap siding: composite wood, wood, fiber cement, or stucco
Base or Foundation	Stone, cast stone, painted concrete
<b>Roof and Roof Elements</b>	
Roofing	Shingles (wood, asphalt), standing seam metal
Rake and Eave	Composite wood, wood
Cornice	Composite wood, wood
Brackets	Composite wood, wood, fiberglass
Gutter	Metal half-round
<b>Windows, Bay Windows, and Entry Doors</b>	
Trim or Surround	Composite wood, wood, fiber cement
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
<b>Balconies</b>	
Post,, Handrail, Fascia, and Support Members	Composite wood, wood, metal
Railing	Composite wood, wood, metal
<b>Porches</b>	
Columns	Composite wood, wood, metal, sandstone
Railing	Composite wood, wood, metal
<b>Storefronts</b>	
Columns	Composite wood, wood, fiberglass, metal
Storefront Base	Wood panels, brick, stone tile, fiber cement
<b>Chimneys</b>	
Cap	Copper, steel
Body	Brick, Stone

**O.2. Materials: Cottage**

Element	Allowed Materials
<b>Wall</b>	
Wall Cladding	Stucco, stone, brick, composite wood, wood, fiber cement
Base or Foundation	Brick, stone, cast stone, painted concrete, stucco
<b>Roof and Roof Elements</b>	
Roofing	Shingles (wood, asphalt, slate)
Rake and Eave	Composite wood, wood
Cornice	Composite wood, wood
Brackets	Composite wood, wood, fiberglass
Gutter	Metal half-round
<b>Windows, Bay Windows, and Entry Doors</b>	
Trim or Surround	Composite wood, wood, fiber cement
Entry Door	Wood, aluminum, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
<b>Balconies</b>	
Post,, Handrail, Fascia, and Support Members	Composite wood, wood, metal
Railing	Composite wood, wood, metal
<b>Porches</b>	
Columns	Composite wood, wood, fiberglass, metal
Railing	Composite wood, wood, wrought iron
<b>Storefronts</b>	
Storefront	Composite wood, wood, metal
Storefront Base	Wood panels, brick, fiber cement
<b>Chimneys</b>	
Cap	Copper, steel
Body	Brick, Stone

## 25.08.060 Mediterranean Style Group



### A. Description of Style Group

#### Spanish Revival Sub-Style

The Spanish Revival style is a reflection of Santa Barbara's Hispanic architectural tradition, as well its stewardship and advocacy for the continued expression of the style. The style adheres to simple building massings, the expression of traditional masonry construction, prominence of clay tile roof forms, and craftsmanship with an emphasis for raw materials.

#### Italian Mediterranean Sub-Style

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

Buildings in this style group may be expressed from house scale to block scale.





### B.1. Typical Characteristics: Spanish Revival

Low-pitched gabled or hipped roofs, often stepped and with open eaves

Red cap-and-pan, terracotta clay roof tile installed with a scattered field pattern, random mortar lifts, and selectively placed booster tile.

Flat, rectilinear wall plane with vertically proportioned punched openings without trim

Stucco as primary facade material with stucco or wood attached elements, and decorative tile at surrounds/stairs

Details display influence of Spanish and Moorish architecture.

Simple eave and cornice details

Ornamental elements, such as chimneys, vents, and gutters

### B.2. Typical Characteristics: Italian Mediterranean

Low-pitched hipped roofs clad in red tile with boxed eaves, often bracketed

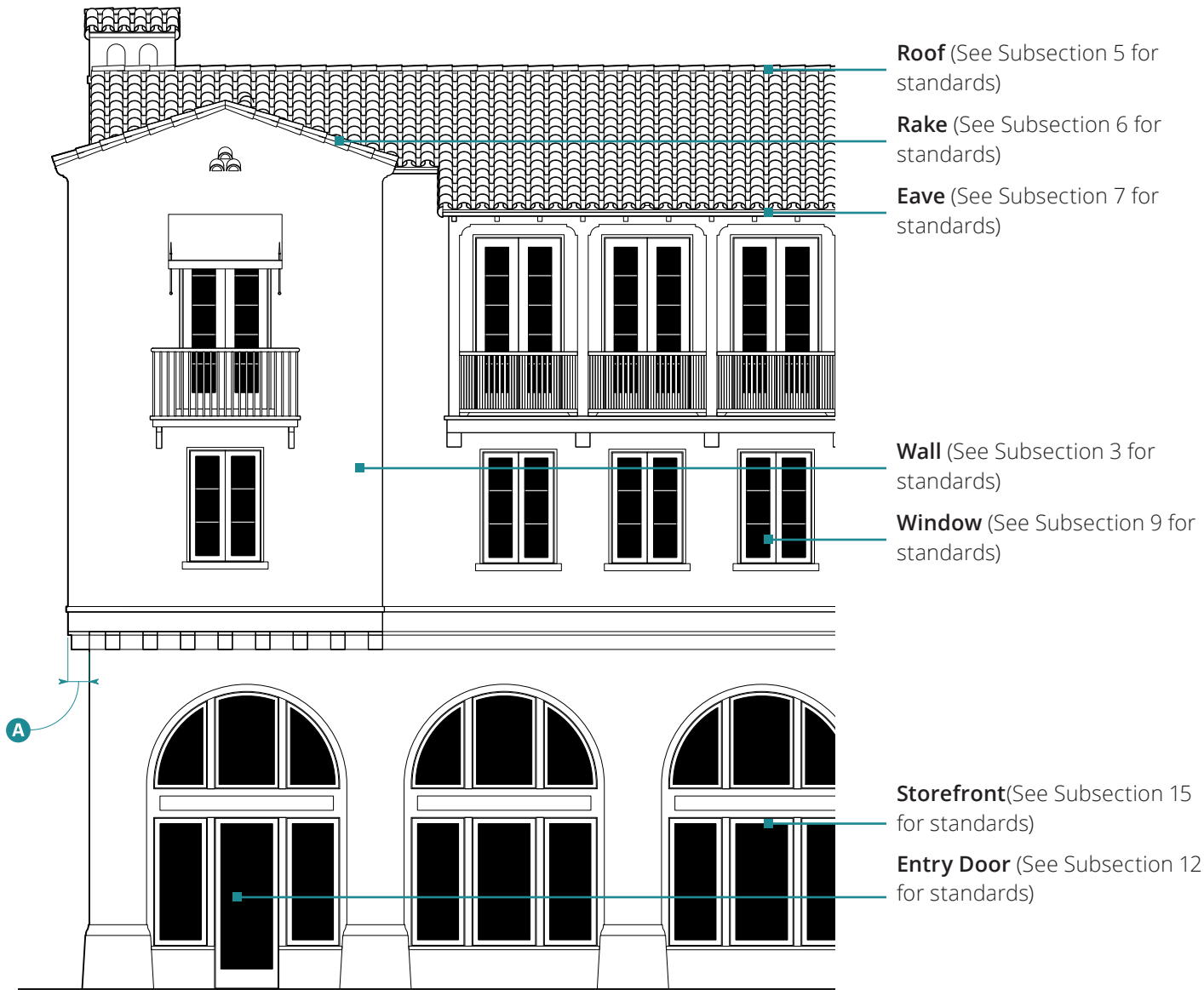
Flat, rectilinear wall plane with vertically proportioned punched openings without trim

Stucco as primary facade material with stucco, wood, or metal attached elements

Formal and/or symmetrical composition of doors and windows

Use of classical orders, including columns and pilasters, to accentuate entrances and openings

# Elements of Spanish Revival Style



Example Building Elevation: Spanish Revival

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

C.1. Wall: Spanish Revival
<b>Base</b>
No base is required for this style.
Where no base is provided, stucco wall finish shall extend below the weep screed, flush with the wall surface above, and continue for a minimum of 2" below finish grade.
<b>Expansion Joints</b>
Structural expansion joints shall be concealed by placement, color selection, or use of facade plane change.

C.1. Wall: Spanish Revival (Continued)		
Wall Projections		
Depth	1'0" min.;	<b>A</b>
Lintel Type	Wood lintel with brackets or corbels, Cast-stone lintel	
Provide lintel for full width of projection.		

# Elements of Italian Mediterranean Style

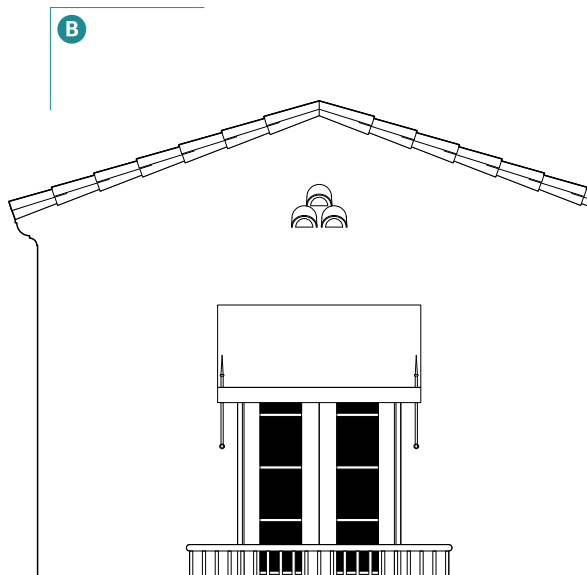


Example Building Elevation: Italian Mediterranean

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

C.2. Wall: Italian Mediterranean
<b>Base</b>
No base is required for this style.
Where no base is provided, stucco wall finish shall extend below the weep screed, flush with the wall surface above, and continue for a minimum of 2" below finish grade.
<b>Expansion Joints</b>
Structural expansion joints shall be concealed by placement, color selection, or use of facade plane change.

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



Gable End Elevation

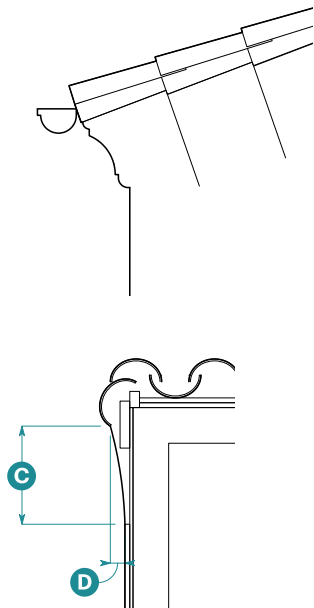
D. Building Roof: All		
Standards	Sloped Roof	Flat Roof
<b>Roof Form</b>		
Type	Gable, Hip, Shed <sup>1</sup>	Flat
Pitch	3:12 min.; 6:12 max.	N/A
<b>Applicable Subsections</b>		
5. Rake	A	N/A
6. Eave	A	N/A
7. Parapet	N/A	A
<b>Roof Tile Installation Standards</b>		
Starter course shall be double tiled, min.		
Unpigmented mortar required at birdstops, hips, and ridges.		
<b>Skylight Installation Standards</b>		
Skylights shall be curb mounted in line with the roof pitch.		
Domed skylights are not allowed.		

<sup>1</sup> High side of shed roof must terminate into wall.

Key

A = Applicable    N/A = Not Applicable

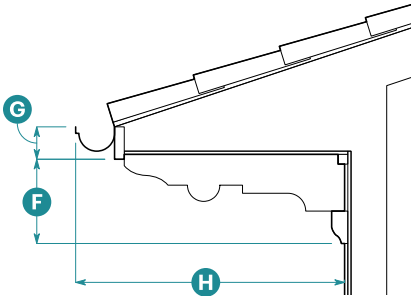
Rake Elevation



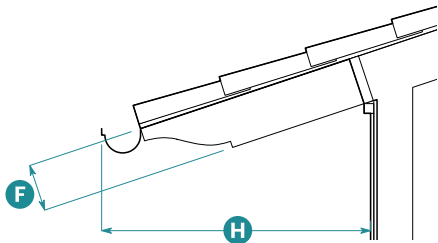
Rake Section

E. Rake: All		
Allowed Ornament <sup>2</sup>		
Height	1'0" min.	C
Projection to Rake Tile	3" min.	D

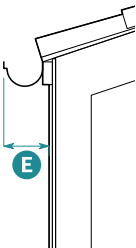
<sup>2</sup> Scored scallop pattern shall align with tile breaks, where occurs.



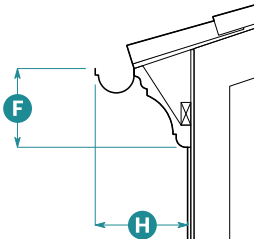
Returned Eave Section: Italian Mediterranean



Open Eave Section: Italian Mediterranean



Closed Eave Section: Spanish Revival



Closed Eave Section: Italian Mediterranean

F.1. Eave: Spanish Revival				
Standards	Closed	Open	Returned	
Horizontal Projection <sup>3</sup>				
Overall	3" min.	N/A	N/A	E

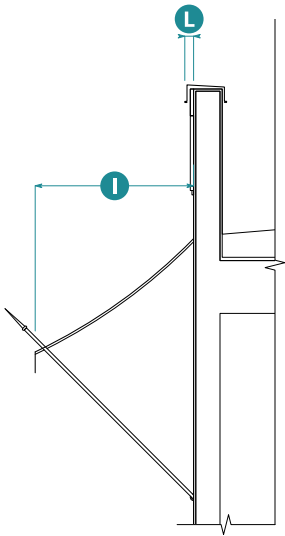
<sup>3</sup> Horizontal projection includes gutter.

F.2. Eave: Italian Mediterranean				
Standards	Closed	Open	Returned	
Height				
Supporting Element	1'0" min.	8" min.	1'0" min.	F
Fascia	N/A	N/A	6" min.	G
Horizontal Projection <sup>4</sup>				
Overall	1'0" min.	3'0" min.	2'6" min.	H
Allowed Rafter Tails and Supports				
	N/A	Shaped, Plum Cut	Shaped	

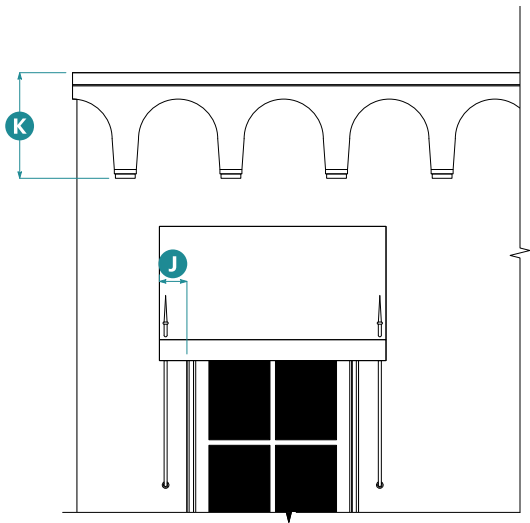
<sup>4</sup> Horizontal projection includes gutter.

Key

A = Applicable    N/A = Not Applicable



Parapet Section: Spanish Revival



Parapet Section: Spanish Revival

**Review Note: Parapet Roofs**

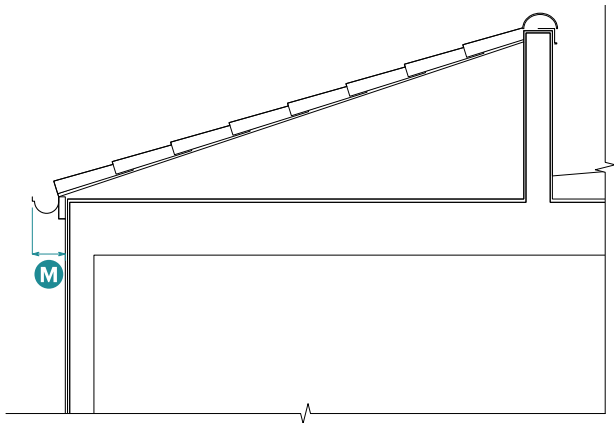
Staff to discuss with decision makers for direction

EPV Guideline: "Parapet roofs shall not be publicly visible from the front elevation. Parapet roof style shall be limited to a maximum of 75% of the overall roof design."

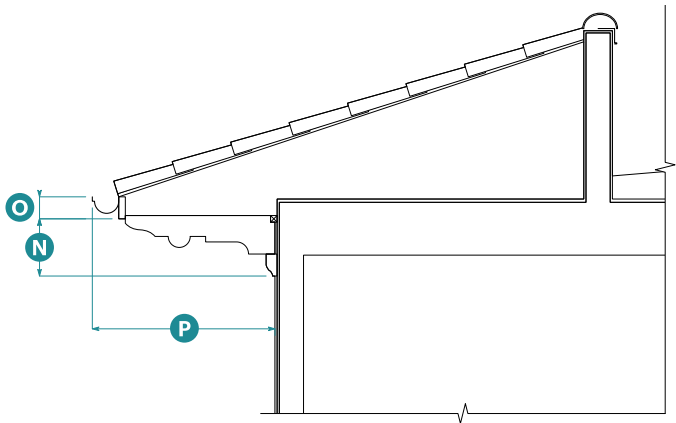
G. Parapet: All		
Valance		
Parapet may include valance.		
Horizontal Projection	3'0" min.	I
Width Offset	6" max.	J
Face Shape <sup>5</sup>	Straight	
Required Support	Metal with spear points	
Elements		
Allowed Ornament		
Type	Wall Moulding	
Height	2'0" max.	K
Projection	1'0" max.	L
Placement	Below parapet cap flashing	

<sup>5</sup>Sides shall be open.

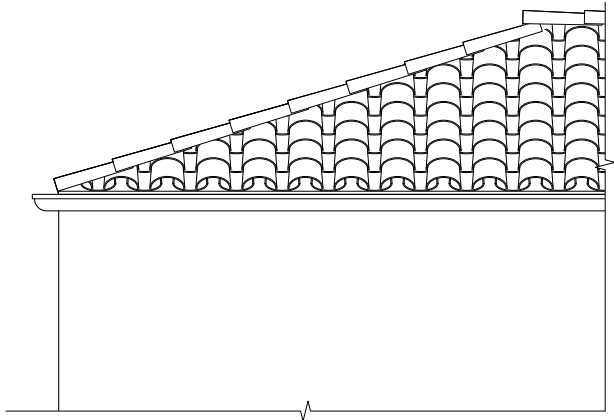




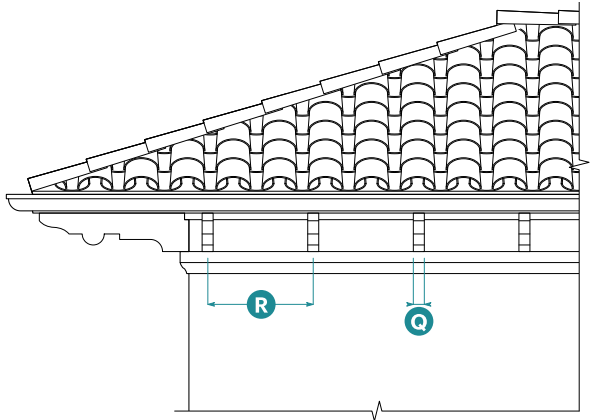
Parapet Section: Spanish Revival



Parapet Section: Italian Mediterranean



Parapet Elevation: Spanish Revival



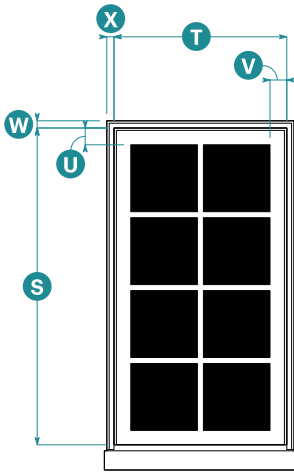
Parapet Elevation: Italian Mediterranean

G.1. Parapet: Spanish Revival		
Horizontal Projection <sup>6</sup>		
Overall	3" min.	M

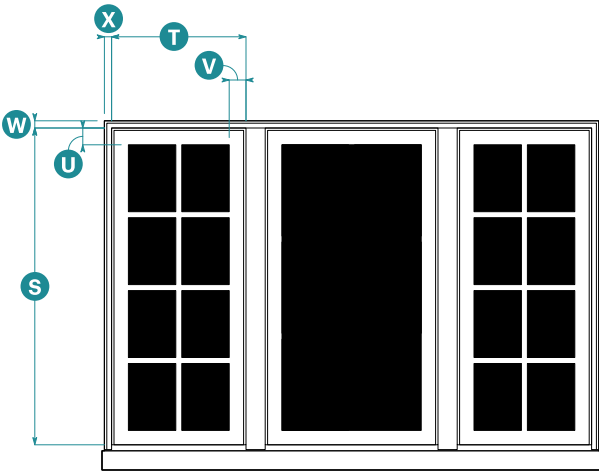
<sup>6</sup>Horizontal projection includes gutter.

G.2. Parapet: Italian Mediterranean		
Height		
Supporting Element	1'8" min.	N
Fascia	6" min.	O
Horizontal Projection <sup>7</sup>		
Overall	2'0" min.	P
Continuous cornice required on all street facing facades.		
Required Ornament		
Type	Brackets	
Width	3" min.	Q
Spacing	24" max. on center	R
Placement	Below fascia	

<sup>7</sup>Horizontal projection includes gutter.



Typical Window Elevation: Spanish Revival



Ganged Window Elevation: Spanish Revival

### H.1. Windows: Spanish Revival

#### Opening Proportion, Height **S** to Width **T**

Typical Window <sup>8</sup>

Ground Floor	2.0 min.
Typical Upper Floor	1.75 min.

Accent Window

Rectangle	1.5 min. (2'6" max. width)
Square	1.0 min. (3'0" max. width)

Ganged Window <sup>9</sup>

0.6 min.

Picture Window <sup>10</sup>

1.2 min.

Dormer Window

1.75 min.

#### Opening

Shape	Square, Arched
Operation	Casement, Fixed

#### Window

Glazing Divisions

6 or 8 parts

Width of lites shall be no greater than their height.

Glazing divisions shall be positioned exterior to glass panes.

Sash Widths

Rail	2" min.	<b>U</b>
Stile	2" min.	<b>V</b>

Moulding Widths

Head	2" min.	<b>W</b>
Jamb	2" min.	<b>X</b>
Apron	None	

#### Window Frame Recess

Depth

2" min. from face of surround to face of sash.

### H.1. Windows: Spanish Revival (Continued)

#### Sill Projection

Depth

2" min. from face of surround.

#### Pediment

Allowed

No

#### Mullions

Mullions required between ganged windows.

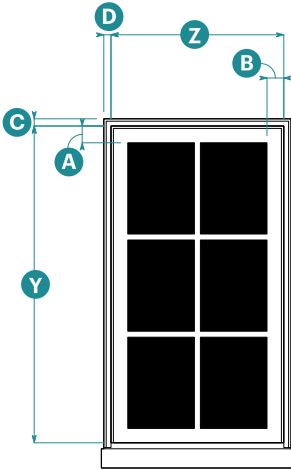
#### Placement

No portion of window shall be allowed within 1'6" of outside corners of building.

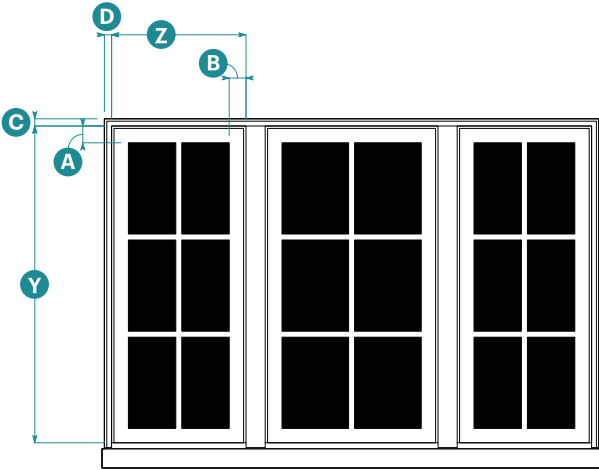
<sup>8</sup>"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade

<sup>9</sup>Ganged windows may be composed of two or three typical windows, of which one typical window may be replaced with a picture window.

<sup>10</sup>Glazing divisions for picture windows may be one part.



Typical Window Elevation: Italian Mediterranean



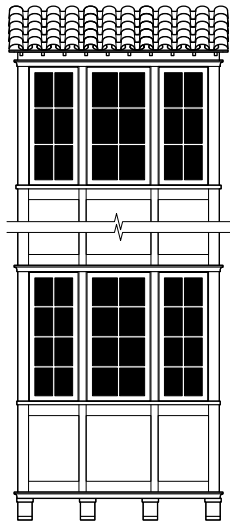
Ganged Window Elevation: Italian Mediterranean

H.2. Windows: Italian Mediterranean		
Opening Proportion, Height <b>Y</b> to Width <b>Z</b>		
Typical Window <sup>11</sup>		
Ground Floor	2.0 min.	
Typical Upper Floor	1.75 min.	
Accent Window		
Rectangle	1.5 min. (2'6" max. width)	
Square	1.0 min. (3'0" max. width)	
Ganged Window <sup>12</sup>	0.6 min.	
Picture Window <sup>13</sup>	1.2 min.	
Dormer Window	1.75 min.	
Opening		
Shape	Square, Arched	
Operation	Casement, Fixed	
Window		
Glazing Divisions	6, 8, 10, 12, or 15 equal parts	
Width of lites shall be no greater than their height.		
Glazing divisions shall be positioned exterior to glass panes.		
Sash Widths		
Rail	2" min.	<b>A</b>
Stile	2" min.	<b>B</b>
Moulding Widths		
Head	2" min.	<b>C</b>
Jamb	2" min.	<b>D</b>
Apron	None	
Window Frame Recess		
Depth	2" min. from face of surround to face of sash.	

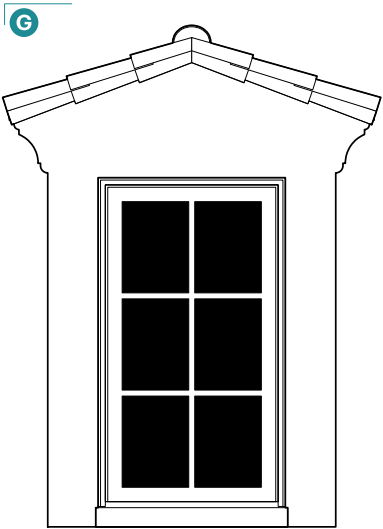
H.2. Windows: Italian Mediterranean (Continued)	
Sill Projection	
Depth	2" min. from face of surround.
Pediment	
Allowed	Yes
Mullions	
Mullions required between ganged windows.	
Placement	
No portion of window shall be allowed within 1'6" of outside corners of building.	
<sup>11</sup> "Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade	
<sup>12</sup> Ganged windows may be composed of two or three typical windows, of which one typical window may be replaced with a picture window.	
<sup>13</sup> Glazing divisions for picture windows may be one part.	



Bay Window Plan




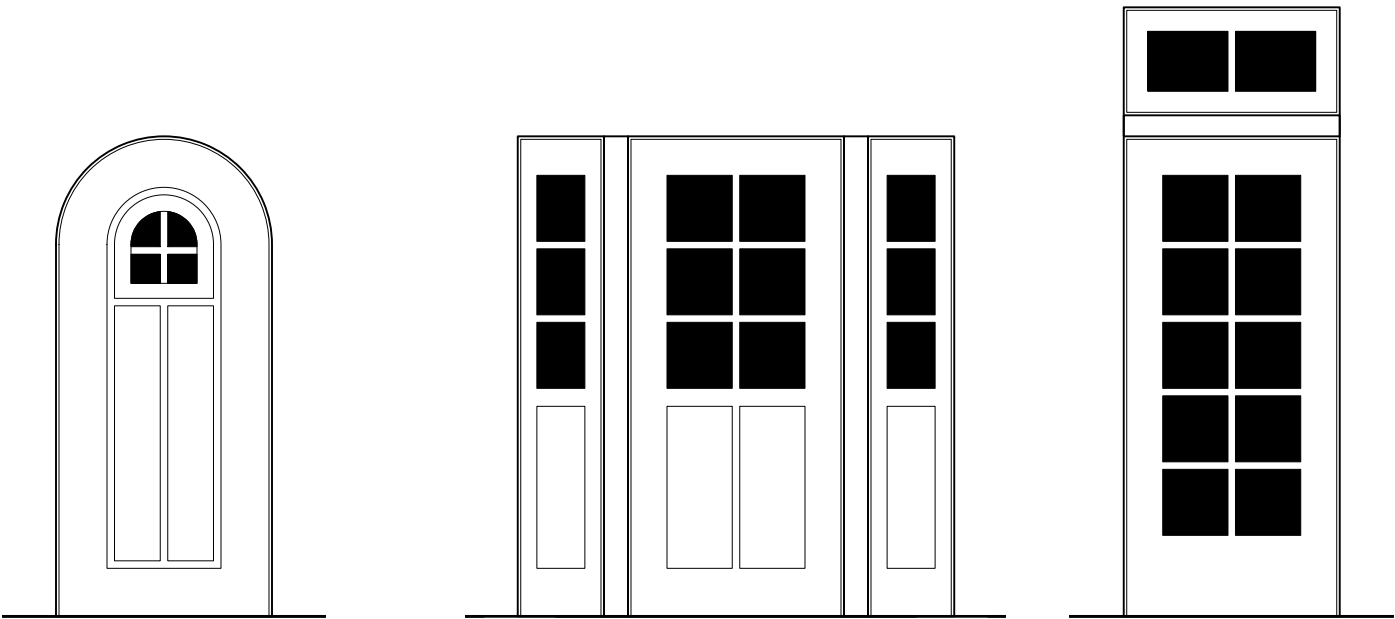
Bay Window Elevation



Dormer Elevation

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

J. Dormers: All		
Roof Form		
Type	Gable	
Pitch	3:12 min.; 6:12 max.	
Horizontal Projection		
Rake	See Subsection 5 (Rake) for rake standards.	
Eave	See Subsection 6 (Eave) for eave standards.	
Placement		
Dormers shall not interrupt continuity of main building roof eave.		
Window		
See Subsection 9 (Windows) for window standards.		



Vision Glass Door Elevation  
with Arched Span

Half Glass Door Elevation  
with Sidelights

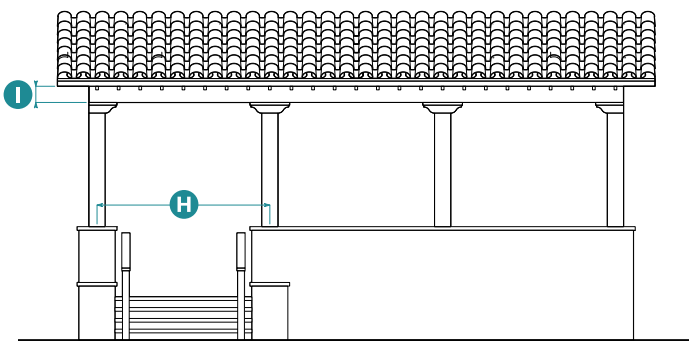
Full Glass Door Elevation  
with Transom

K.1. Entry Doors: Spanish Revival	
Door	
Number of Panels	2 min. <sup>14</sup>
Frame Recess	4" min. from face of door to face of surround.
Lite Types	
Vision Glass	0 parts min.; 4 parts max.
Half Glass	6 parts
Full Glass	8 parts min.; 15 parts max.
Glazing divisions shall be positioned exterior to glass panes.	
Shape	
Span Type	Square, Arch
Additional Elements	
Transom	Allowed
Sidelights	Allowed
Entablature	Not allowed
Pediment	Not allowed
Placement	
No portion of door shall be allowed within 1'6" of outside corners of building.	
Doors shall be centered along width of balconies and arches, where occurs.	

<sup>14</sup> Panels not required for full glass lite type.

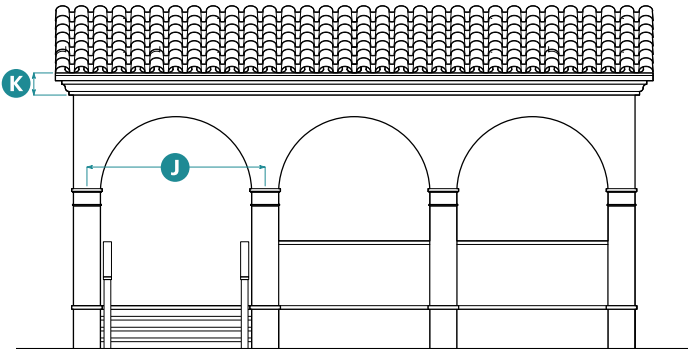
K.2. Entry Doors: Italian Mediterranean	
Door	
Number of Panels	2 min. <sup>15</sup>
Frame Recess	4" min. from face of door to face of surround.
Lite Types	
Vision Glass	0 lites min.; 4 lites max.
Half Glass	6 lites
Full Glass	8 lites min.; 15 lites max.
Glazing divisions shall be positioned exterior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

<sup>15</sup> Panels not required for full glass lite type.



One-Story Porch: Spanish Revival

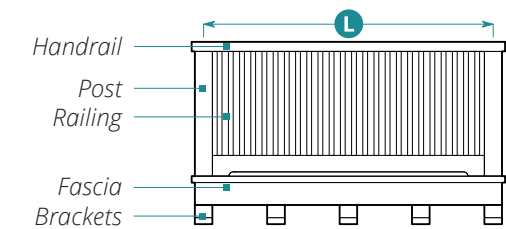
L.1. Porches/Columns/Pilasters: Spanish Revival	
Columns + Pilasters	
Shape	Square, Round
Width/Diameter	8" min. each
Spacing	9' max. on center <span>H</span>
Entablature/Beam Connection	Capital, Bracket, Corbel
Additional Features	
Paneling	Allowed
Fluting	Not Allowed
Entablature Height	
Topmost Floor	1'6" min. <span>I</span>
Intermediate Floor	10" min.



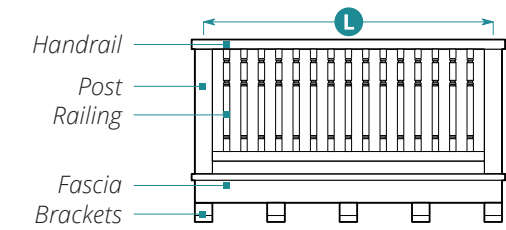
One-Story Porch: Italian Mediterranean

L.2. Porches/Columns/Pilasters: Italian Mediterranean	
Columns + Pilasters	
Shape	Square, Round, Tuscan (Tapered)
Width/Diameter	8" min. each
Spacing	9' max. on center <span>J</span>
Entablature/Beam Connection	Capital
Additional Features	
Paneling	Allowed
Fluting	Not Allowed
Entablature Height	
Topmost Floor	1'6" min. <span>K</span>
Intermediate Floor	10" min.

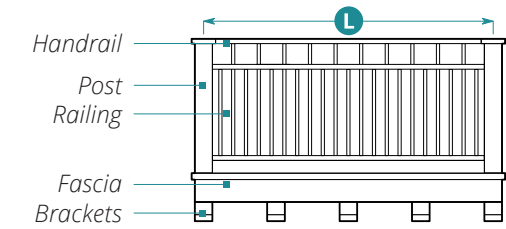




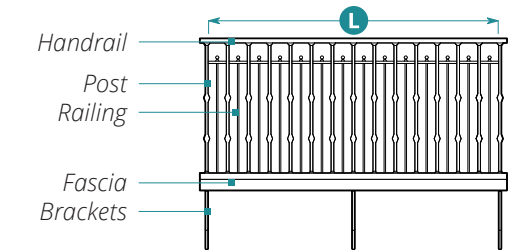
Balcony Elevation with Square Railing



Balcony Elevation with Turned Railing



Balcony Elevation with Decorative Metal Railing

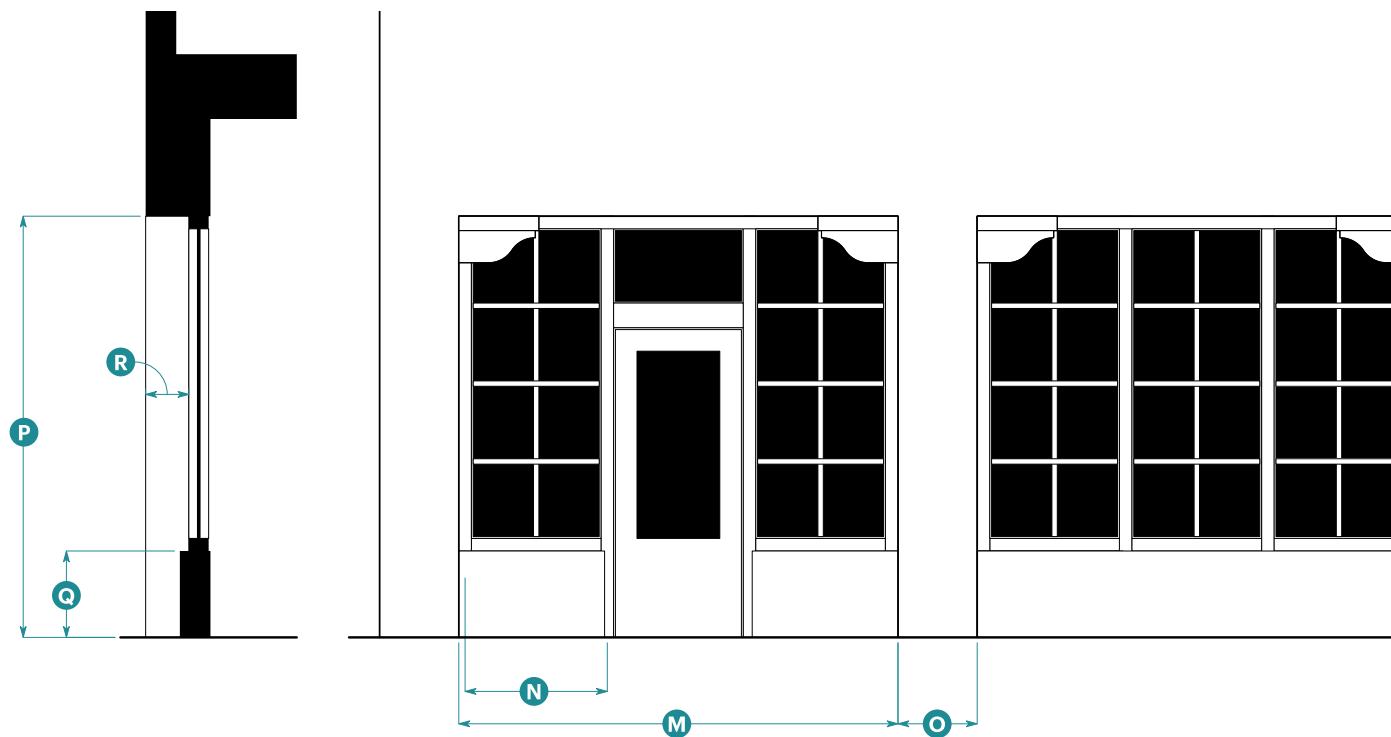


Balcony Elevation with Wrought Iron Railing

M. Balconies: All		
Dimensions <sup>16</sup>		
Clear Width	8' min.	10' max.
Clear Depth	6' min.	
Floor Area	48 sq ft min.	
Railing Standards		
Width Between Posts	3'0" min.	L
Railing Type	Square, Turned, Decorative Metal, Wrought Iron	
Required Deck Supports		
Support Type	Brackets, Cantilevered Beams	
Support Member Height	6" min.	

<sup>16</sup> Minimum dimensions shall not apply if at least 80% of wall length behind balcony is occupied by doorway(s).

**Review Note: Materials in Balconies**  
Staff to discuss with decision makers for direction  
" Allow for stucco balustrade, and don't allow for stucco wall."

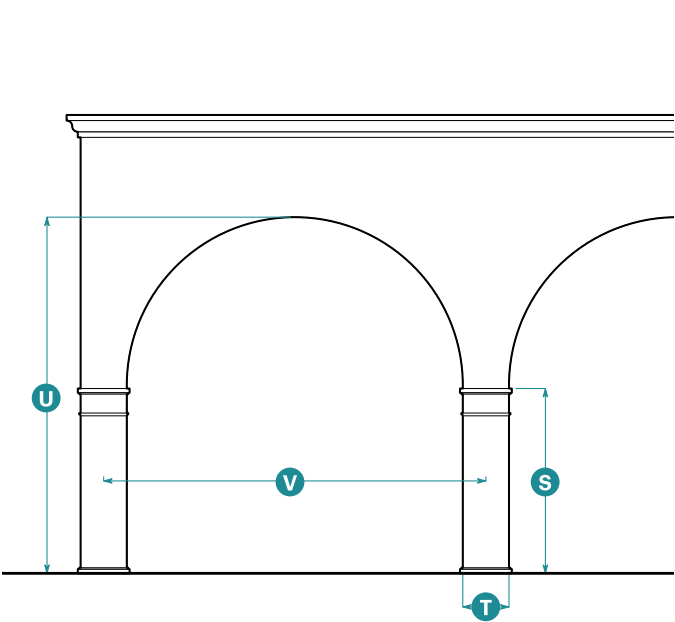


Storefront Section

Storefront Elevation

N. Storefronts: All		
Width		
Storefront Module	10'0" min.; 15'0" max.	M
Display Window	3'0" min.; 6'0" max.	N
Distance Between Storefront Modules <sup>17</sup>	1'6" min.; 2'6" max.	O
Height		
Overall	None	
Head Height	10'0" min.	P
Cornice	None	
Signage Band	None	
Bulkhead	1'0" min.; 2'0" max.	Q
Horizontal Recess		
Depth	1'0" min.; 2'0" max. <sup>18</sup>	R
Bulkhead shall be continuous, unless divided by pilaster, and align with base height of building (if any).		
<sup>17</sup> May be expressed with pilasters. See Subsection 12 (Porches/Columns/Pilasters)		
<sup>18</sup> No max. depth for residential entries.		

For arched storefronts, see Subsection 15 (Arcades) for opening dimensions.

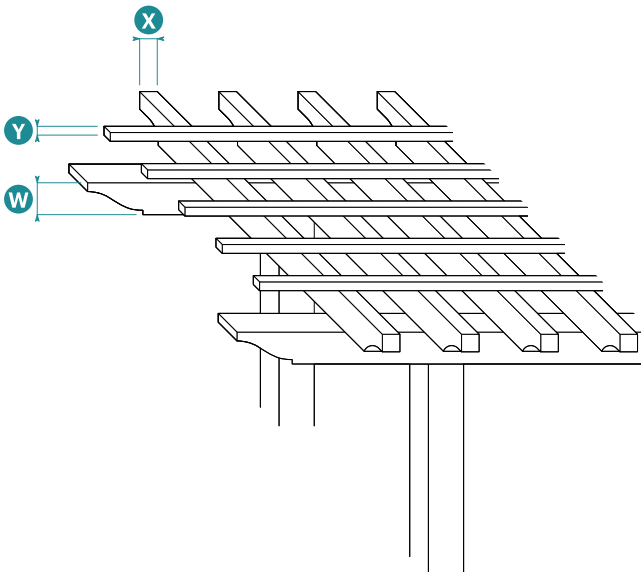


Arcade Elevation

O. Arcades: All		
Column Dimensions		
Proportion, Height <b>S</b> to Width <b>T</b>	1:4 min. <sup>19</sup> ; 1:8 max.	
Width/Diameter	1'0" min.; 2'6" max.	<b>T</b>
Opening Dimensions		
Proportion, Height <b>U</b> to Width <b>V</b>	1:1.6 min.; 1:2 max.	
Spacing Between Columns	10'0" min.; 15'0" max.	<b>V</b>
	on center	

The distance from the top of the arch to bottom of the next structural floor plate above shall be greater than the width of any supporting column and less than the radius of any arch.

<sup>19</sup> 1.5 min. for columns expressed with an entasis.



Trellis Diagram

P. Trellises: All		
Trellis Dimensions		
Main and Cross Beam	6" x 6" min.	<b>W</b>
Purlin	4" x 4" min.	<b>X</b>
Joist or Lattice	3" x 3" min.	<b>Y</b>

**Q.1. Materials and Colors: Spanish Revival**

Element	Allowed Materials
<b>Wall</b>	
Wall Cladding	Stucco
Accent Materials	Tile, stone
<b>Roof and Roof Elements</b>	
Roofing <sup>20</sup>	Two-piece (cap-and-pan) terracotta clay barrel tiles
Rake and Eave	Wood, composite wood, stucco
Cornice	Wood, composite wood, stucco
Brackets and Corbels	Composite wood, wood, stucco, fiberglass
Parapet Cap	Stucco, two-piece (cap-and-pan) terracotta clay barrel tiles
Finials	Copper, brass, wrought iron, steel
<b>Attic and Mechanical Vents</b>	
Vent	Masonry, terracotta clay barrel tiles, wood louvers, wrought iron grill
<b>Exposed Gutters, Downspouts, and Leaderheads</b>	
Gutter Profile	Half-round
Downspout Profile	Round
Materials	Copper <sup>21</sup> , painted aluminum, galvanized metal
Brackets	Cast bronze, copper, painted aluminum, galvanized metal
<b>Windows, Bay Windows, and Entry Doors</b>	
Entry Door	Wood, aluminum, steel, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, steel, fiberglass
Door/Window Surrounds	Stucco, tile
Sill	Stucco, cast stone
Glazing	Clear glass; shall not be tinted, mirrored, or colored

**Q.1. Materials and Colors: Spanish Revival (Continued)**

Element	Allowed Materials
<b>Balconies</b>	
Post, Handrail, Fascia, and Brackets	Wrought Iron, metal, composite wood, wood
Railing	Wrought iron, metal, composite wood, wood
Deck Soffit	Wrought iron, metal, composite wood, wood, stucco, glazed tile, terracotta tile
<b>Porches</b>	
Columns	Stucco, composite wood, wood, fiberglass, metal
Railing	Wood, wrought iron
<b>Storefronts</b>	
Storefront	Composite wood, wood, metal
Storefront Base	Stucco, tile
<b>Chimneys</b>	
Cap	Terracotta clay barrel tiles, stucco copper, steel
Body	Stucco, masonry, stone
<b>Sconce Lighting</b>	
Body	Wrought Iron, metal
Shield	Clear, translucent, punched, louvers
Mount	Wrought Iron, metal
<b>Signage</b>	
Body	Wall or glass surface, wood, ceramic or stone tile, metal
Lettering	Carved or painted wood, cut- or cast-metal, paint
Mount	Wrought Iron, wood, metal
<b>Stairs</b>	
Treads and Risers	Stone, stucco, brick, tile, concrete <sup>22</sup>

Q.1. Materials and Colors: Spanish Revival (Continued)

Element	Allowed Materials
<b>Trellises</b>	
Trellis Members	Wood
Connections	Painted decorative steel or iron

**Colors**  
See Santa Barbara Colors: A Guide to Painting Buildings for more information.

**Footnotes**

<sup>20</sup> Visible birdstops not allowed.

<sup>21</sup> Required on facades facing streets and civic spaces.

<sup>22</sup> Allowed on facades not facing streets and civic spaces.

Stucco wall finish shall be smooth trowel or light sand, with 1/2" to 3/4" bull-nosed corners.

Accent tile shall be 6" x 6" minimum.

Wood and composite wood shall be stained or painted.

Wrought-iron shall have a minimum 1/2" cross-section, shall appear hand-wrought, and shall be treated in one of three techniques: hot wax technique, linseed oil technique, or painted a traditional black-green color.

**Q.2. Materials and Colors: Italian Mediterranean**

Element	Allowed Materials
<b>Wall</b>	
Wall Cladding	Stucco
Accent Materials	Tile, stone
<b>Roof and Roof Elements</b>	
Roofing <sup>23</sup>	Two-piece (cap-and-pan) terracotta clay barrel tiles
Rake and Eave	Wood, composite wood, stucco
Cornice	Wood, composite wood, stucco, fiberglass, cast stone
Brackets and Corbels	Composite wood, wood, stucco, fiberglass
Parapet Cap	Stucco, two-piece (cap-and-pan) terracotta clay barrel tiles
Finials	Copper, brass, wrought iron, steel
<b>Attic and Mechanical Vents</b>	
Vent	Masonry, terracotta clay barrel tiles, wood louvers, wrought iron grill
<b>Exposed Gutters, Downspouts, and Leaderheads</b>	
Gutter Profile	Half-round
Downspout Profile	Round
Materials	Copper <sup>24</sup> , painted aluminum, galvanized metal
Brackets	Cast bronze, copper, painted aluminum, galvanized metal
<b>Windows, Bay Windows, and Entry Doors</b>	
Entry Door	Wood, aluminum, steel, fiberglass, composite
Window Frames	Wood, aluminum-clad wood, aluminum, steel, fiberglass
Door/Window Surrounds	Stucco, cast stone, tile
Sill	Stucco, cast stone
Glazing	Clear glass; shall not be tinted, mirrored, or colored

**Q.2. Materials and Colors: Italian Mediterranean (Continued)**

Element	Allowed Materials
<b>Balconies</b>	
Post, Handrail, Fascia, and Brackets	Wrought Iron, metal, composite wood, wood, fiberglass, cast stone
Railing	Wrought iron, metal, composite wood, wood, fiberglass, cast stone
Deck Soffit	Wrought iron, metal, composite wood, wood, stucco, glazed tile, terracotta tile
<b>Porches</b>	
Columns	Stucco, composite wood, wood, fiberglass, cast stone, metal
Railing	Wood, composite wood, wrought iron, fiberglass, cast stone
<b>Storefronts</b>	
Storefront	Composite wood, wood, metal
Storefront Base	Stucco, tile
<b>Chimneys</b>	
Cap	Terracotta clay barrel tiles, stucco copper, steel
Body	Stucco, masonry, stone
<b>Sconce Lighting</b>	
Body	Wrought Iron, metal
Shield	Clear, translucent, punched, louvers
Mount	Wrought Iron, metal
<b>Signage</b>	
Body	Wall or glass surface, wood, ceramic or stone tile, metal
Lettering	Carved or painted wood, cut- or cast-metal, paint
Mount	Wrought Iron, wood, metal
<b>Stairs</b>	
Treads and Risers	Stone, stucco, brick, tile, concrete <sup>25</sup>



Q.2.Materials and Colors: Italian Mediterranean (Continued)	
Element	Allowed Materials
<b>Trellises</b>	
Trellis Members	Wood
Connections	Connections
<b>Colors</b>	
See Santa Barbara Colors: A Guide to Painting Buildings for more information.	
<b>Footnotes</b>	
<sup>23</sup> Visible birdstops not allowed.	
<sup>24</sup> Required on facades facing streets and civic spaces.	
<sup>25</sup> Allowed on facades not facing streets and civic spaces.	
Stucco wall finish shall be smooth trowel or light sand, with 1/2" to 3/4" bull-nosed corners.	
Accent tile shall be 6" x 6" minimum.	
Wood and composite wood shall be stained or painted.	
Wrought-iron shall have a minimum 1/2" cross-section, shall appear hand-wrought, and shall be treated in one of three techniques: hot wax technique, linseed oil technique, or painted a traditional black-green color.	

## 25.08.050 Contemporary Style Group



### A. Description of Style Group

#### Contemporary Sub-Style

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

#### Industrial Sub-Style

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

Buildings in this style group may be expressed from house scale to block scale.



### B.1. Typical Characteristics: Contemporary

Long, low-sloped roof forms with simple eaves with deep overhangs

Asymmetrical facade compositions with square and horizontal openings often made from ganged vertical windows

Mix of exterior materials to differentiate massing forms, with prevalent natural materials including wood siding

Horizontally proportioned balconies and terraces with minimalist vertical supports

### B.2. Typical Characteristics: Industrial

Low- and medium-pitched roofs with shallow eaves

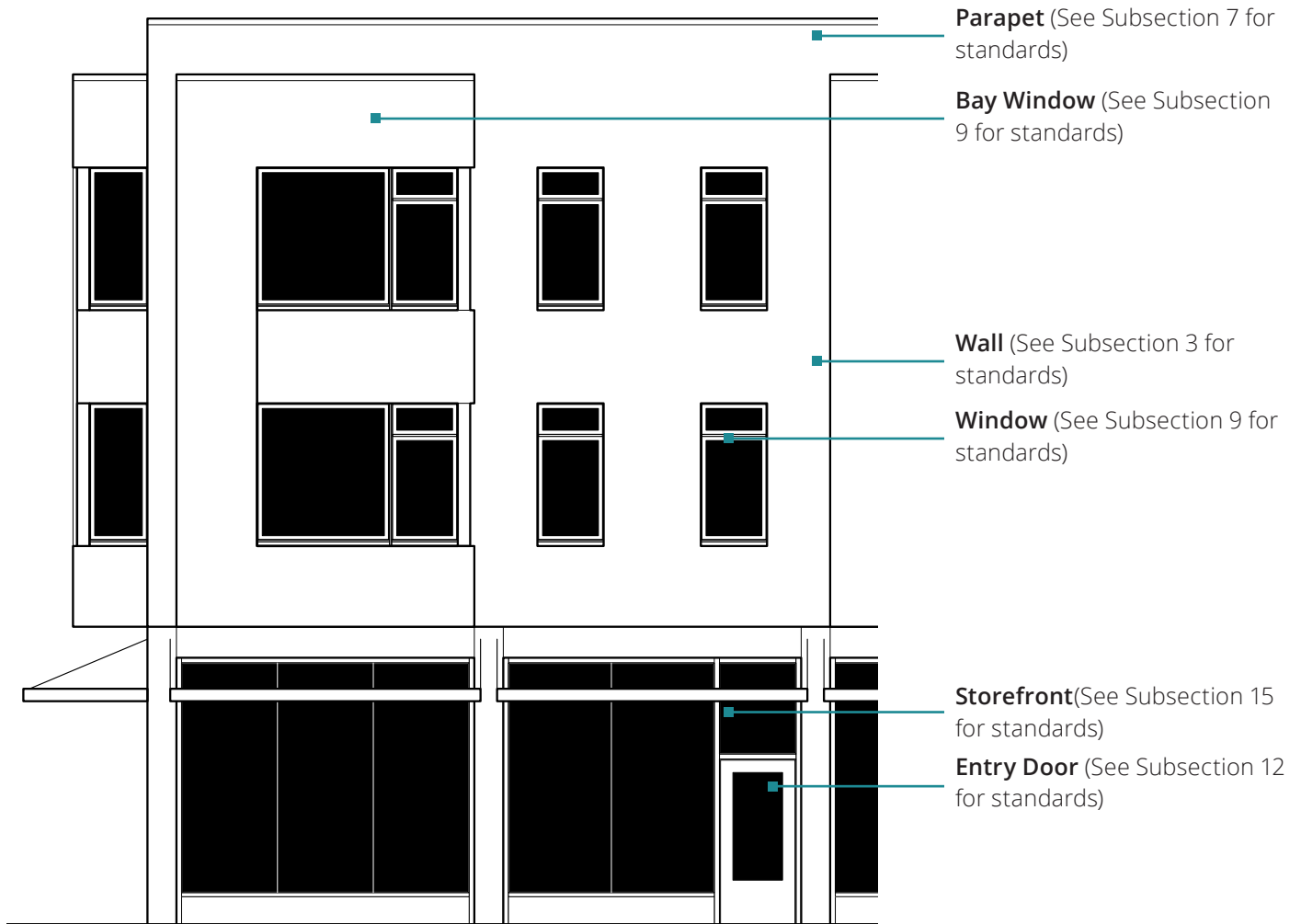
Simple gable roof forms

Horizontally proportioned opening made from ganged vertical windows

Simple and regular rhythm of openings

Metal roofing and cladding

## Elements of Contemporary Style



Example Building Elevation: Contemporary

### C.1. Wall: Contemporary

#### Base

No base is required for this style.

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

# Elements of Industrial Style



Example Building Elevation: Industrial

## C.2. Wall: Industrial

### Trim <sup>1</sup>

Width 3" min.

**A**

<sup>1</sup> Trim not required on buildings or portions of buildings where stucco, masonry, or stone is the primary wall material.

### Base

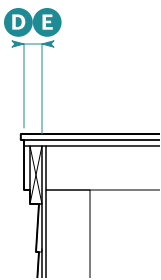
Height 1'0" min.; 1/2 story max.

**B**

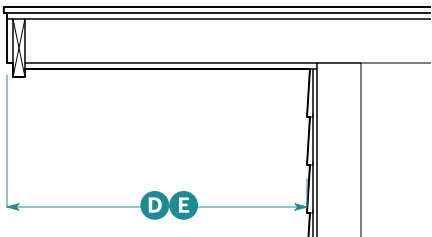
*Note: The image above is intended to provide a reference for architectural elements and is illustrative, not regulatory. It is not an exhaustive list of applicable standards.*



Shed Roof Elevation



Flush Rake Section

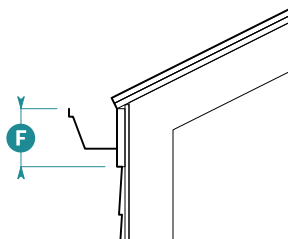


Projecting Rake Section

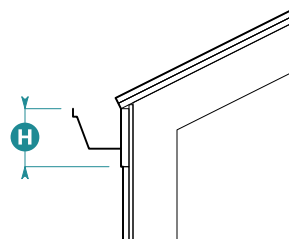
D. Building Roof: All		
Building Roof	Sloped Roof	Flat Roof
Standards		
Roof Form		
Type	Shed, Gable	Flat
Pitch	2:12 min.; 8:12 max.	N/A
Applicable Subsections		
6. Rake	A	N/A
7. Eave	A	N/A
8. Parapet	N/A	A

E.1. Rake: Contemporary		
Standards	Flush Profile	Projecting Profile
Horizontal Projection	No min.; 2" max.	2'6" min.; No max.
See Subsection 7 (Eave) for height standards.		
5.B. Rake: Industrial		
Standards	Flush Profile	Projecting Profile
Horizontal Projection	No min.; 2" max.	6" min.; 1'6" max.
See Subsection 7 (Eave) for height standards.		

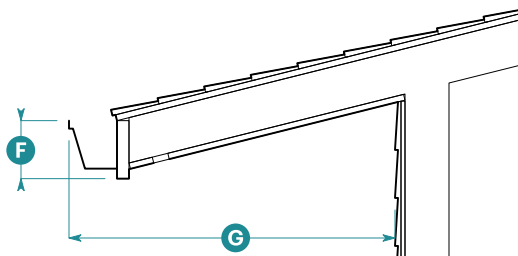




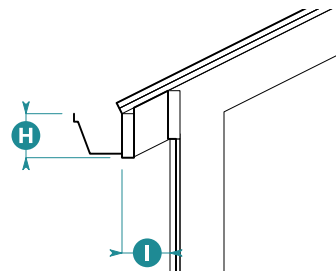
Flush Eave Section:  
Contemporary



Flush Eave Section:  
Industrial



Projecting Eave Section:  
Contemporary



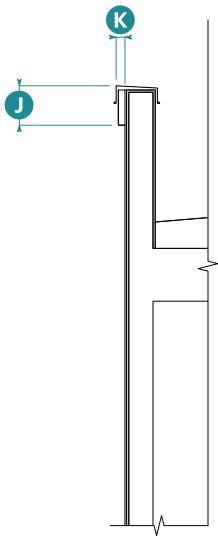
Projecting Eave Section:  
Industrial

F.1. Eave: Contemporary			
Standards	Open	Closed	
Height			
Fascia	6" min.	6" min.	F
Horizontal Projection <sup>2</sup>			
Overall	36" min.; No max.	N/A	G

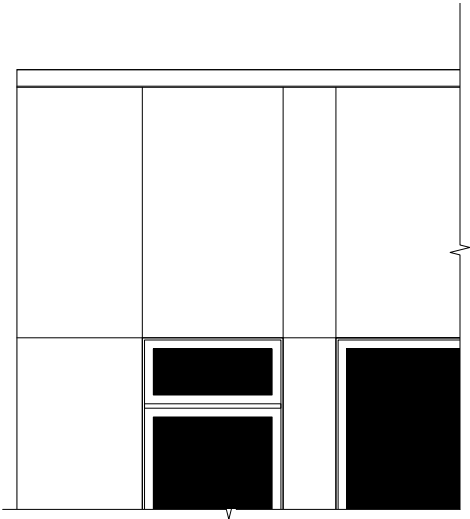
<sup>2</sup> Horizontal projection includes gutter.

F.2. Eave: Industrial			
Standards	Open	Closed	
Height			
Fascia	6" min.	6" min.	H
Horizontal Projection <sup>3</sup>			
Overall	1'6" min.; No max.	N/A	I

<sup>3</sup> Horizontal projection includes gutter.

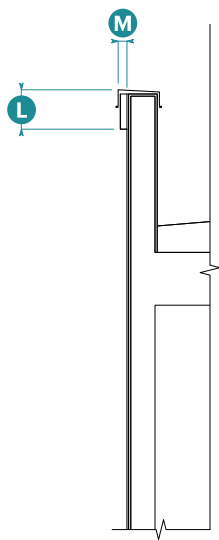


Parapet Section: Contemporary

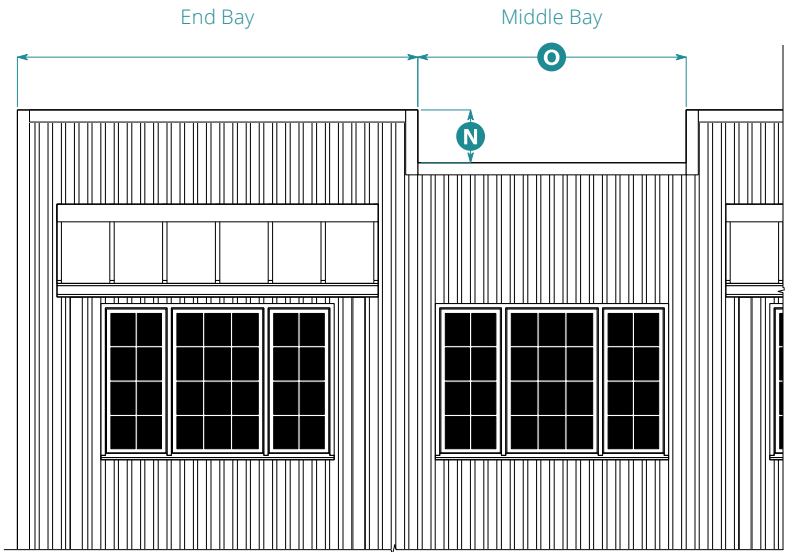


Parapet Section: Contemporary

G.1. Parapet: Contemporary		
Height		
Projection	0" min.; 6" max.	J
Horizontal Projection		
Overall	0" min.; 3" max.	K

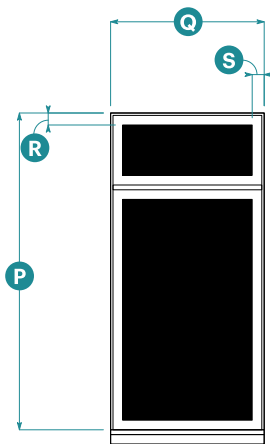


Parapet Section: Industrial

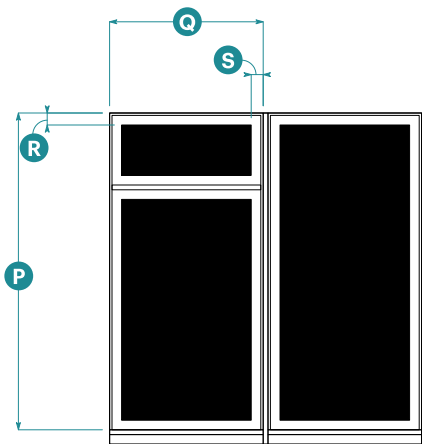


Parapet Section: Industrial

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



Typical Window Elevation: Contemporary



Ganged Window Elevation: Contemporary

**H.1. Windows: Contemporary**

**Opening Proportion, Height P to Width Q**

Typical Window <sup>4</sup>

Ground Floor	2.2 min.
Typical Upper Floor	2.0 min.

Accent Window

Rectangle	1.5 min. (2'6" max. width)
Square	1.0 min. (3'0" max. width)

Ganged Window <sup>5</sup>

Picture Window <sup>6</sup>

Dormer Window

**Opening**

Shape	Square
Operation	Double-Hung, Single-Hung, Awning, Casement, Fixed

**Window**

Glazing Divisions	None
Glazing divisions shall be positioned exterior to glass panes.	

Sash Widths

Rail	2" min.	<span>R</span>
Stile	2" min.	<span>S</span>

Trim Widths <sup>7</sup>

Head	3" min.
Jamb	3" min.
Apron	3" min.

**Window Frame Recess**

Depth	2" min. from face of sash
-------	---------------------------

**Sill Projection**

**H.1. Windows: Contemporary (Continued)**

Depth	2" min. from face of trim or surround.
-------	--

**Pediment**

Allowed	No
---------	----

**Mullions**

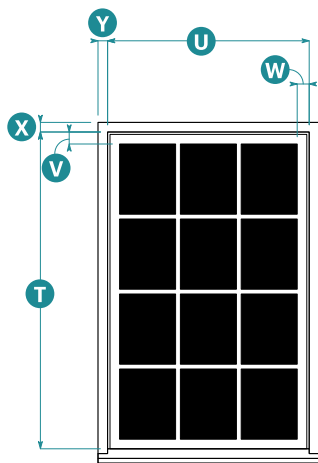
Mullions required between ganged windows.

<sup>4</sup>"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade

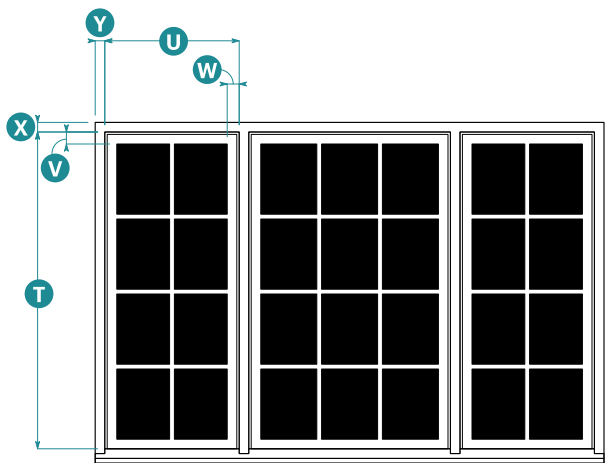
<sup>5</sup>Ganged windows may be composed of two or three typical windows, of which one typical window may be replaced with a picture window.

<sup>6</sup>Glazing divisions for picture windows may be one part.

<sup>7</sup>Trim required for windows only on buildings or parts of buildings with lap siding.



Typical Window Elevation: Industrial



Ganged Window Elevation: Industrial

## H.2. Windows: Industrial

### Opening Proportion, Height **T** to Width **U**

Typical Window <sup>8</sup>

Ground Floor	2.2 min.
Typical Upper Floor	2.0 min.

Accent Window

Rectangle	1.5 min. (2'6" max. width)
Square	1.0 min. (3'0" max. width)

Ganged Window <sup>9</sup>

0.6 min.

Picture Window <sup>10</sup>

1.1 min.

Dormer Window

2.0 min.

### Opening

Shape	Square
Operation	Double-Hung, Single-Hung, Awning, Casement, Fixed

### Window

Glazing Divisions	6 equal parts min.; 12 equal parts max.
-------------------	--

Glazing divisions shall be positioned exterior to glass panes.

Sash Widths

Rail	2" min.	<b>V</b>
Stile	2" min.	<b>W</b>

Trim Widths <sup>11</sup>

Head	2" min.	<b>X</b>
Jamb	2" min.	<b>Y</b>
Apron	None	

### Window Frame Recess

Depth	2" min. from face of sash
-------	---------------------------

## H.2. Windows: Industrial (Continued)

### Sill Projection

Depth	2" min. from face of trim or surround.
-------	---

### Pediment

Allowed	No
---------	----

### Mullions

Mullions required between ganged windows.

<sup>8</sup>"Typical" refers to a regular recurring window (i.e., size or lite pattern) on a facade

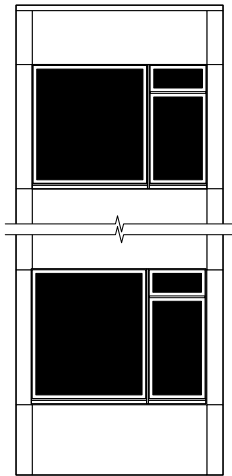
<sup>9</sup>Ganged windows may be composed of two or three typical windows, of which one typical window may be replaced with a picture window.

<sup>10</sup>Glazing divisions for picture windows may be one part.

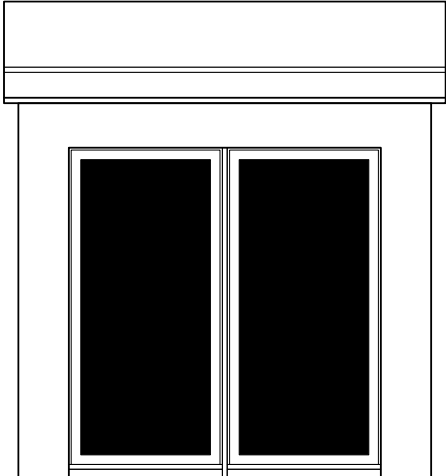
<sup>11</sup>Trim required for windows only on buildings or parts of buildings with lap siding.



Bay Window Plan



Bay Window Elevation

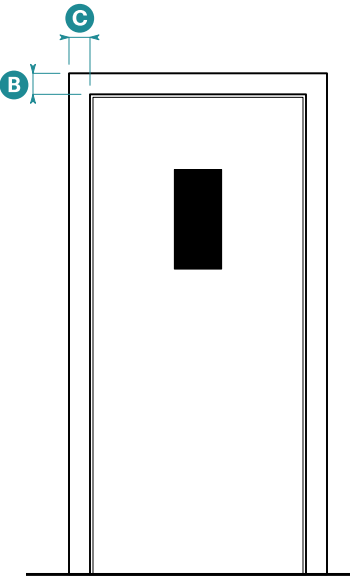


Dormer Elevation

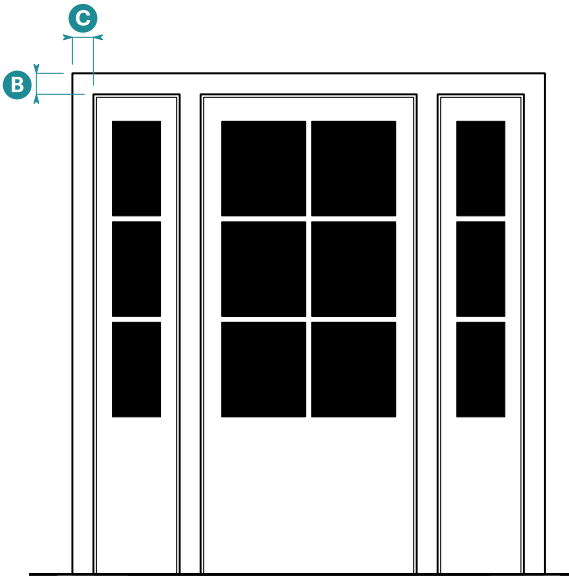
I. Bay Windows: All		
Form		
Type	Square	
Dimensions		
Width	6'0" min.; 12'0" max.	Z
Depth	1'0" min.; 4'0" max.	A
Height Standards		
Bay window may extend from second story to top story.		
Bay window may occupy first story on buildings less than 3 stories tall.		
Bay window that does not occupy first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

J. Dormers: All		
Roof Form		
Type	Shed	
Pitch	2:12 min.; 6:12 max.	
Horizontal Projection		
Rake	See Subsection 5 (Rake) for rake standards.	
Eave	See Subsection 6 (Eave) for eave standards.	
Window		
See Subsection 9 (Windows) for window standards.		

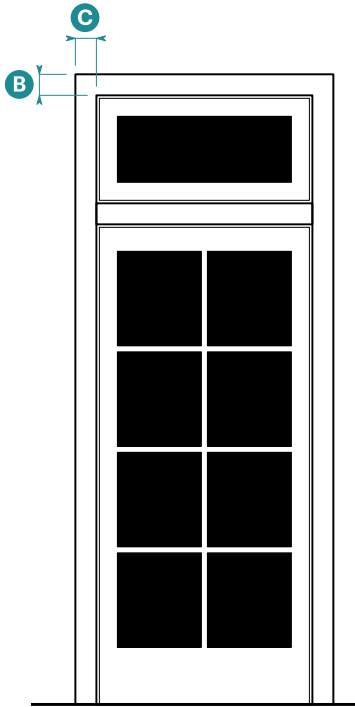




Vision Glass Door Elevation  
with Square Span



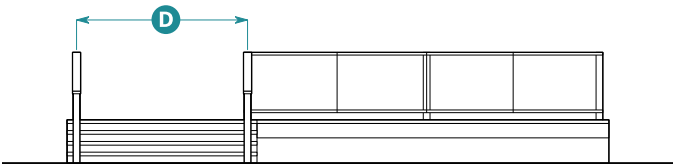
Half Glass Door Elevation  
with Sidelights



Full Glass Door Elevation  
with Transom

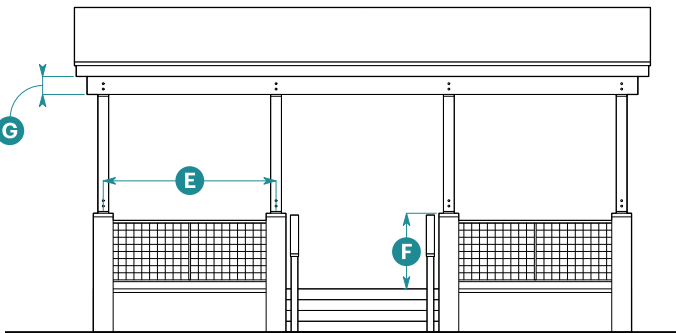
K.1. Entry Doors: Contemporary		
Door		
Number of Panels	0 min.	
Glazing Divisions		
Vision Glass	0 min.	
Half Glass	0 min.	
Full Glass	0 min.	
Surround		
Span Type	Square	
Head Width	4" min.	B
Jamb Width	4" min.	C
Glazed Openings		
Transom	Allowed	
Sidelights	Allowed	

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



One-Story Porch: Contemporary

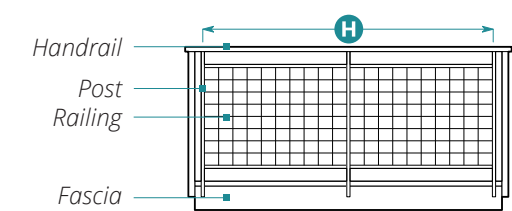
L.1. Porches/Columns/Pilasters: Contemporary	
Columns + Pilasters	
Shape	Square, Steel Section
Width/Diameter	6" min.; 4" min. for steel section
Spacing	8' max. on center <b>D</b>
Additional Features	
Paneling	Not Allowed
Fluting	Not Allowed



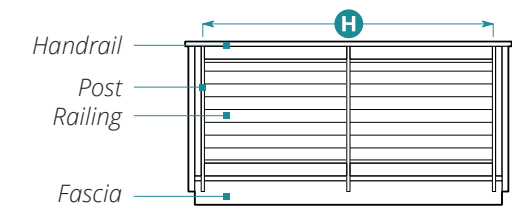
One-Story Porch: Industrial

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

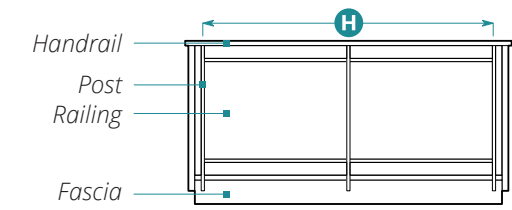
<sup>12</sup> Pedestal may be omitted.



Balcony Elevation with Horizontal Railing



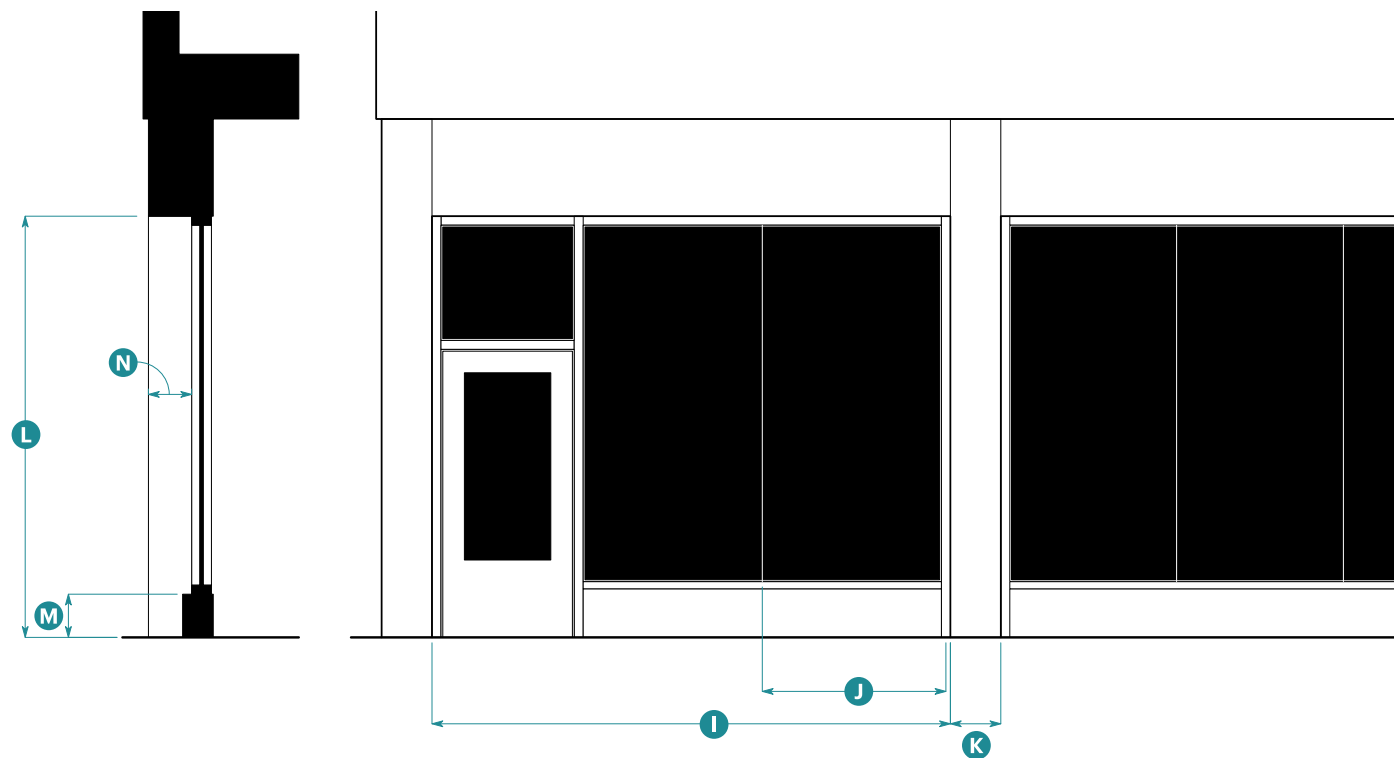
Balcony Elevation with Mesh Railing



Balcony Elevation with Panel Railing

M. Balconies: All <sup>13</sup>		
Dimensions		
Clear Width	8' min.	10' max.
Clear Depth	6' min.	
Floor Area	48 sq ft min.	
Railing Standards		
Width Between Posts	3'0" min.	<b>H</b>
Railing Type	Panel, Mesh, Horizontal	

<sup>13</sup> Minimum dimensions shall not apply if at least 80% of wall length behind balcony is occupied by doorway(s).



N. Storefronts: All		
Width		
Storefront Module	10'0" min.; 15'0" max.	I
Display Window	3'0" min.; 6'0" max.	J
Distance Between Storefront Modules <sup>14</sup>	1'0" min.; 4'0" max.	K
Height		
Overall	None	
Head Height	10'0" min.	L
Cornice	None	
Signage Band	None	
Bulkhead	0" min.; 2'0" max.	M
Horizontal Recess		
Depth	6" min.; 9" max. <sup>15</sup>	N
Bulkhead shall be continuous, unless divided by pilaster.		

<sup>14</sup> May be expressed with pilasters. See Subsection 12 (Porches/Columns/Pilasters)

<sup>15</sup> No max. depth for residential entries.

**O.1. Materials: Contemporary**

Element	Allowed Materials
<b>Wall</b>	
Wall Cladding	Lap siding, composite wood, wood, fiber cement, stucco, and metal panel
<b>Base or Foundation</b>	
Base or Foundation	Brick, concrete, stone, stucco, composite wood, wood, fiber cement
<b>Roof and Roof Elements</b>	
Roofing	Asphalt shingles, wood shingles, standing seam metal
Rake and Eave	Composite wood, wood, steel
Gutter	Metal box
<b>Windows, Bay Windows, and Entry Doors</b>	
Entry Door	Wood, aluminum, fiberglass, composite wood
Window Frames	Wood, aluminum clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
<b>Balconies</b>	
Posts	Metal
Railing	Metal panel, metal mesh, steel section, steel cable
Handrail	Metal
Fascia	Metal, composite wood, wood
<b>Porches</b>	
Columns	Metal, composite wood, wood, fiberglass
Railing	Metal panel, metal mesh, steel section, steel cable, composite wood, wood
<b>Storefronts</b>	
Storefront Base	Sheet metal, composite wood, wood, fiberglass, metal, concrete

**O.2. Materials: Industrial**

Element	Allowed Materials
<b>Wall</b>	
Wall Cladding	Sheet metal, lap siding, composite wood, wood, fiber cement, and stucco
<b>Base or Foundation</b>	
Base or Foundation	Brick, concrete
<b>Roof and Roof Elements</b>	
Roofing	Asphalt shingles, standing seam metal
Rake and Eave	Composite wood, wood, steel
Gutter	Metal half-round, metal box
<b>Windows, Bay Windows, and Entry Doors</b>	
Entry Door	Metal, wood, aluminum, fiberglass, composite wood
Window Frames	Wood, aluminum clad wood, aluminum, fiberglass
Glazing	Clear glass; shall not be tinted, mirrored, or colored
<b>Balconies</b>	
Posts	Metal
Railing	Metal panel, metal mesh, steel section, steel cable
Handrail	Metal, composite wood, wood
Fascia	Metal, composite wood, wood
<b>Porches</b>	
Columns	Metal, composite wood, wood, fiberglass
Pedestal	Concrete, metal, composite wood, wood, fiberglass
Railing	Metal panel, metal mesh, steel section, steel cable, composite wood, wood
<b>Storefronts</b>	
Storefront Base	Sheet metal, composite wood, wood, fiberglass, metal, concrete

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## Chapter 9: Specific to Signage Types

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### Sections:

25.09.010	Purpose
25.09.020	Sign Types
25.09.030	Overview of Sign Types
25.09.040	Yard/Porch Sign
25.09.050	Projecting Sign
25.09.060	Awning Sign
25.09.070	Wall Sign
25.09.080	Painted Wall Sign
25.09.090	Window Sign
25.09.100	Sidewalk Sign
25.09.110	Directory Sign
25.09.120	Changeable Copy Sign
25.09.130	Additional Requirements

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### 25.09.010 Purpose

- A. This Chapter provides standards to ensure that all signs are compatible with the intended physical character.
- B. The purpose of this Chapter is to promote public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards to:
  - 1. Balance public and private objectives by allowing adequate opportunities for effective messaging;
  - 2. Protect property values and improve the local economy and quality of life by preserving and enhancing the appearance of the streetscape; and
  - 3. Provide clear and unambiguous sign standards that generate signage that is consistent with the intended physical character of each zone.

## 25.09.020 Sign Types

- A. The allowed sign types are listed in Table 25.09.030.A (Sign Types Overview), together with the permit required for each sign type in each zone, including references to the applicable standards for each sign type.
- B. Any sign type allowed in Table 25.09.030.A (Sign Types Overview) is allowed on any design site within the zone.
- C. A sign type that is not listed in Table 25.09.030.A (Sign Types Overview) is not allowed.
- D. Each sign type is coordinated with the allowed private frontage types in each zone.

## 25.09.030 Overview of Sign Types

- A. Table A (Sign Types Overview) provides an overview of the allowed sign types in each zone.

Table 25.09.030.A: Sign Types Overview					
Sign Type	Specific Standards	Zones			
		N.M	MS.M	N.L	MS.L
Yard/Porch Sign	25.09.040	P	X	X	X
Projecting Sign	25.09.050	O	P	X	P
Awning Sign	25.09.060	O	P	X	P
Wall Sign	25.09.070	O	P	O	P
Painted Wall Sign	25.09.080	O	P	O	X
Window Sign	25.09.090	O	P	O	P
Sidewalk Sign	25.09.100	O	P	O	P
Directory Sign	25.09.110	P	P	P	P
Changeable Copy Sign	25.09.120	X	P	X	P

### Key

P = Allowed

O = Allowed Only in Open Sub-Zone

X = Not Allowed

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## 25.09.040 Yard/Porch Sign



Example of a Yard Sign



Example of Porch Sign



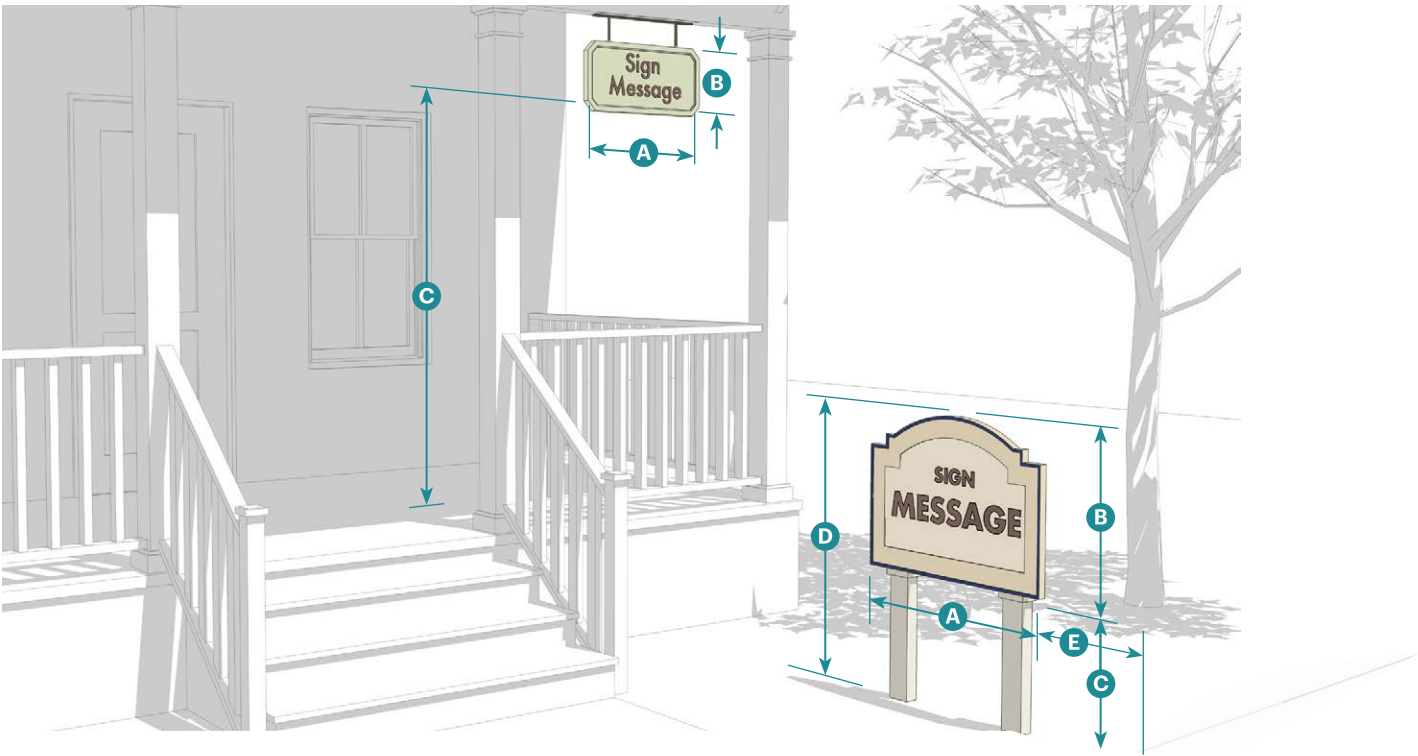
Example of a Yard Sign

### A. Description

This sign is mounted on a porch or in a setback between the public ROW and the building facade. This type is pedestrian scaled and intended to be read from the sidewalk.

Signs per Main Building(s) 1 max.

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



B. Sign Size		
Signable Area	6 sf max.	
Width	36" max.	A
Height	36" max.	B

C. Location		
Clear Height		C
Mounted on Porch	6'8" min.	
Mounted in Yard	12" min.	
Overall Height		D
Mounted in Yard	6' max	
Distance from Sidewalk	24" min.	E

Yard/Porch Signs are not allowed within the public ROW.

Yard-mounted signs shall be parallel or perpendicular to the ROW.

See 25.09.130 (Additional Requirements) for prohibited materials and Awning design requirements.



## 25.09.050 Projecting Sign



*Example of a Projecting Sign*



*Example of a Projecting Sign*



*Examples of a Projecting Sign*

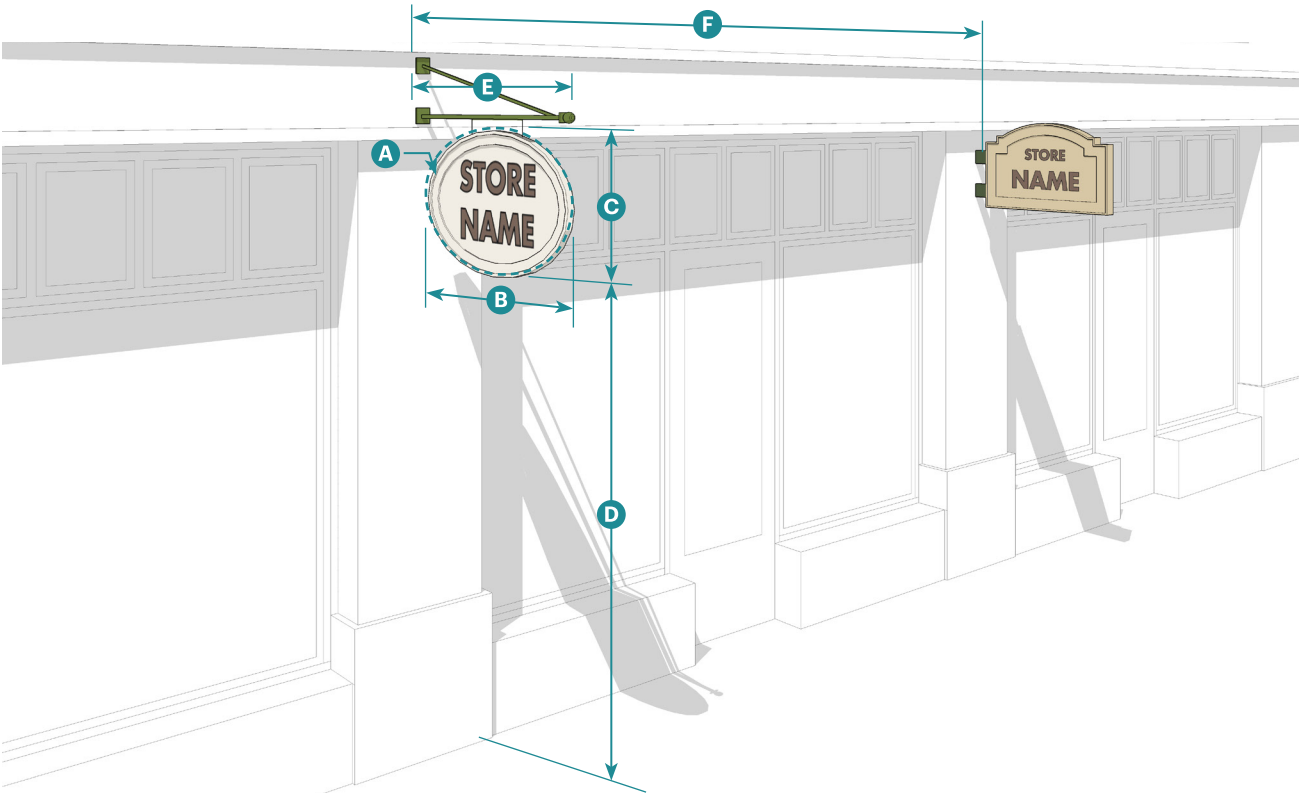
### A. Description

This sign is mounted perpendicular to a building's facade, by decorative brackets that may allow the sign to swing. This type is pedestrian scaled and intended to be read along the sidewalk.

Synonyms: Blade Sign, Bracket Sign

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





B. Sign Size		
Signable Area	6 sf per side, max.; 12 sf total, max.	A
Width	36" max.	B
Height	36" max.	C
Thickness	4" max.	
Lettering Height	12" max.; 10" max. in EPV	

C. Location		
Clear Height	8' min.	D
Projection	4' max.	E
Distance between Signs	10' min.	F
D Miscellaneous		
See 25.09.130 (Additional Requirements) for prohibited materials and Awning design requirements.		

## 25.09.060 Awning Sign



Example of Awning Sign



Example of Awning Sign (Courtesy of City of Santa Barbara)

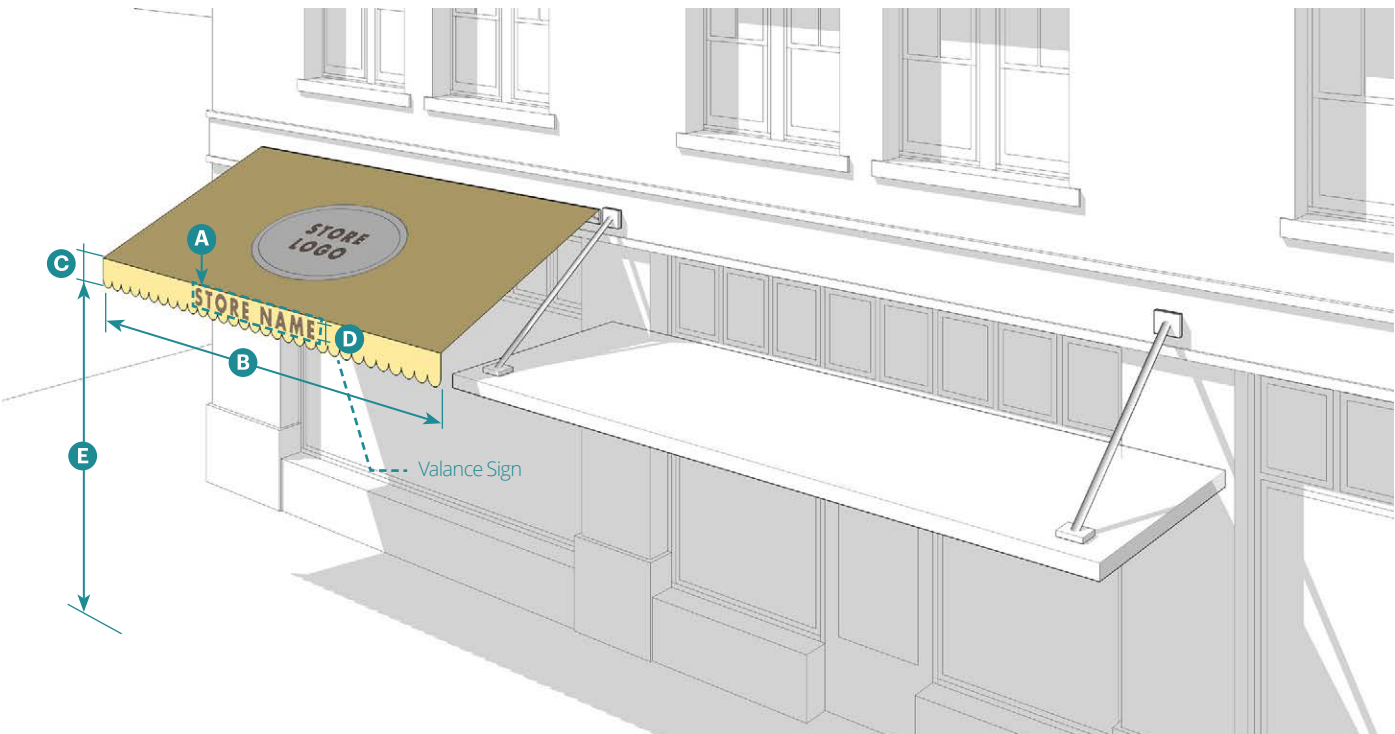


Examples of Awning Sign

### A. Description

This sign is on the awning of a shopfront. This type is pedestrian scaled and intended to be read along the sidewalk or from the other side of the street.

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



B. Sign Size		
Valance Sign		
Signable Area	75% coverage max. of width <b>B</b> and height <b>C</b>	<b>A</b>
Width	Shopfront width, max.	<b>B</b>
Height	8" min.; 12" max.	<b>C</b>
Lettering Height	8" max.	<b>D</b>

C. Location		
Clear Height	8' min.	<b>E</b>
Signs per Building	1 of each, max.	
D. Miscellaneous		
Vinyl or plastic, and closed-ended awnings are not allowed.		
See 25.09.130 (Additional Requirements) for prohibited materials and Awning design requirements.		



## 25.09.070 Wall Sign



Example of a Wall Sign



Example of Wall Sign



Example of Wall Sign

### A. Description

This sign is flat against the facade, consisting of individual cut letters applied to a panel mounted directly to the building or painted directly on the wall surface. This type is placed above the shopfront and runs horizontally along the 'expression line', entablature of traditional buildings, decorative cornice, or sign band at the top of the building.

This type is pedestrian scaled and intended to be read along the sidewalk or from the other side of the street.

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



B. Sign Size		
Signable Area	1 sf per linear foot of shopfront; up to 50 sf max.	A
Signable Width	Shopfront width, max.	B
Signable Height	12" min.; 3' max.	C
Lettering/Image Width	75% of signable width, max.	D
Lettering/Image Height	75% of signable height or 12" max.; 10" max. in EPV (whichever is less)	E

C. Location	
Projection Above or Below Signable Area	8" max.; up to 25% of signable area
Sign on uppermost story shall not project beyond the cornice, roof, roof eave, building parapet, or pergola.	
D. Miscellaneous	
Back-lit sign is allowed.	
See 25.09.130 (Additional Requirements) for prohibited materials and Awning design requirements.	

## 25.09.080 Painted Wall Sign



Example of a Painted Wall Sign



Example of Painted Wall Sign



Example of Painted Wall Sign

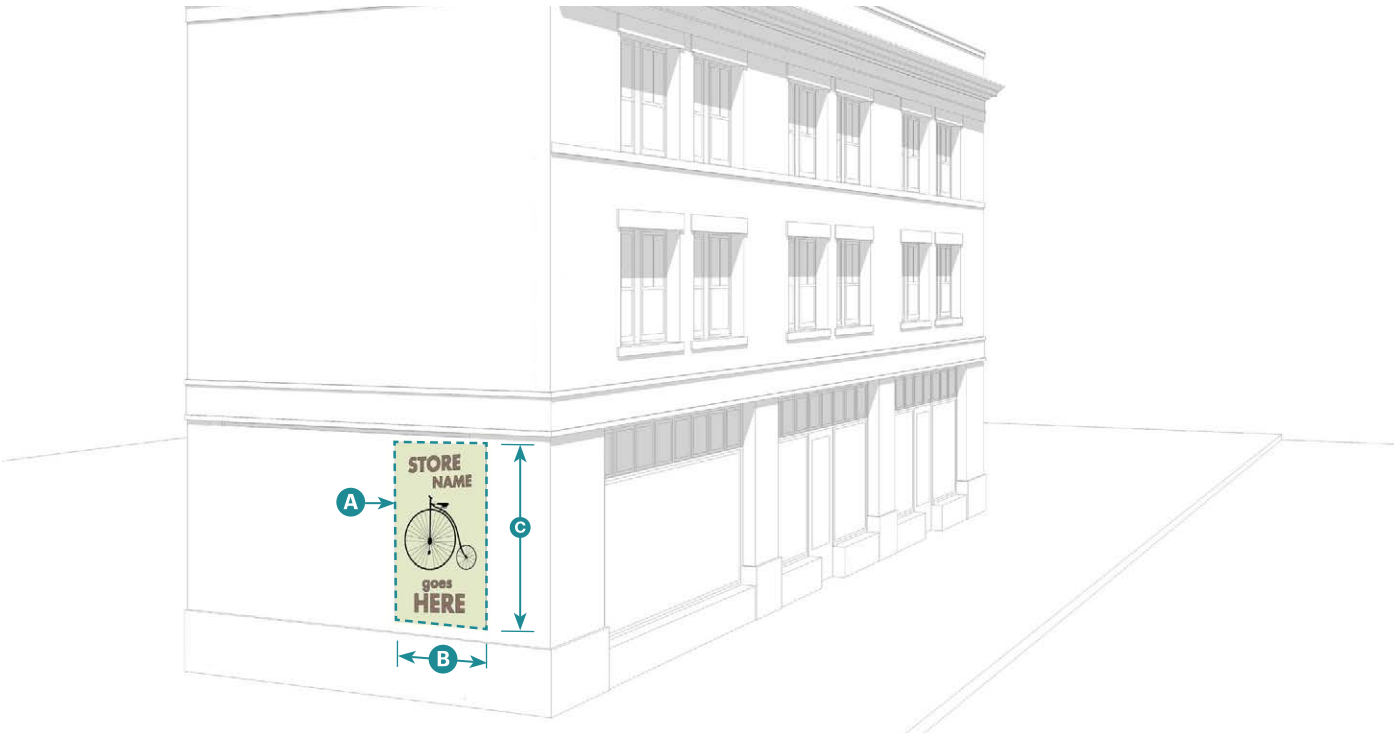
### A. Description

This sign is painted on against a facade along a secondary front or an alley, or along the facade abutting a vacant design site. These signs are pedestrian-scaled if on the ground floor and larger if on upper stories.

Signs per Main Building(s) 1 max.

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





B. Sign Size		
Signable Area		A
1st story	1,000 sf max.	
2nd story	2,000 sf max.	
3rd or 4th-story	3,000 sf max.	
Width	Length of facade	B
Height		C
1st story	15' max.	
2nd story	25' max.	
3rd or 4th-story	30' max.	

C. Location	
Projection	None
Painted Wall Signs are to be located on secondary facades. Where the Maker Shopfront (25.07.090) is allowed, the painted wall sign is allowed on the main facade.	
See 25.09.130 (Additional Requirements) for prohibited materials and Awning design requirements.	

## 25.09.090 Window Sign



Example of a Window Sign



Example of a Window Sign

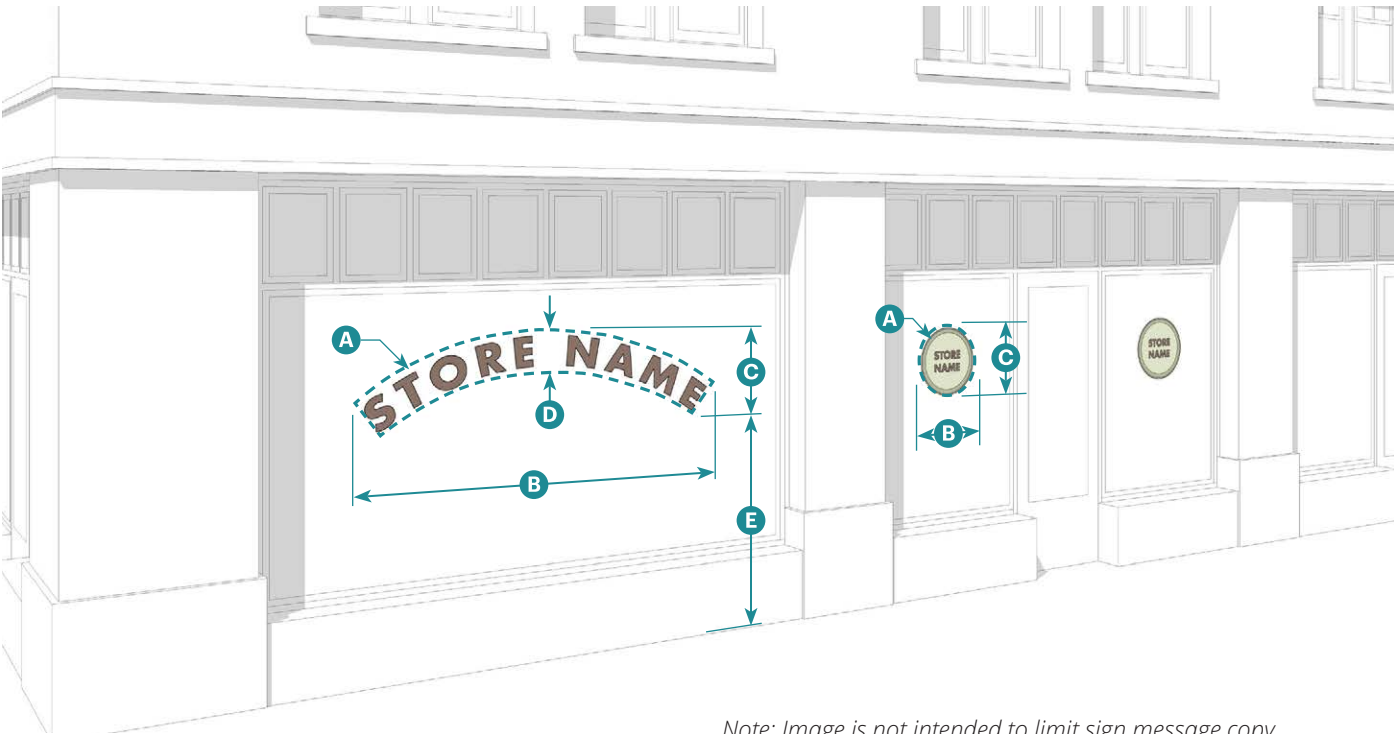


Example of a Window Sign (Courtesy of City of Santa Barbara)

### A. Description

This sign consists of individual letters and designs applied directly on the inside of a window. This type is pedestrian scaled and intended to be read from the sidewalk.

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



Note: Image is not intended to limit sign message copy.

B. Sign Size		
Signable Area per Shopfront Window	25% max.	A
Signable Width	75% max. of width of uninterrupted Shopfront glazing	B
Signable Height	24" max.	C
Lettering/Image Height	12" max.; 10" max. in EPV	D

C. Location		
Height Above Sidewalk	3' min.	E
Window Signs shall be applied directly to the inside of the glass and be accessible for maintenance.		
See 25.09.130 (Additional Requirements) for prohibited materials and Awning design requirements.		



## 25.09.100 Sidewalk Sign



Example of a Sidewalk Sign



Example of a Sidewalk Sign

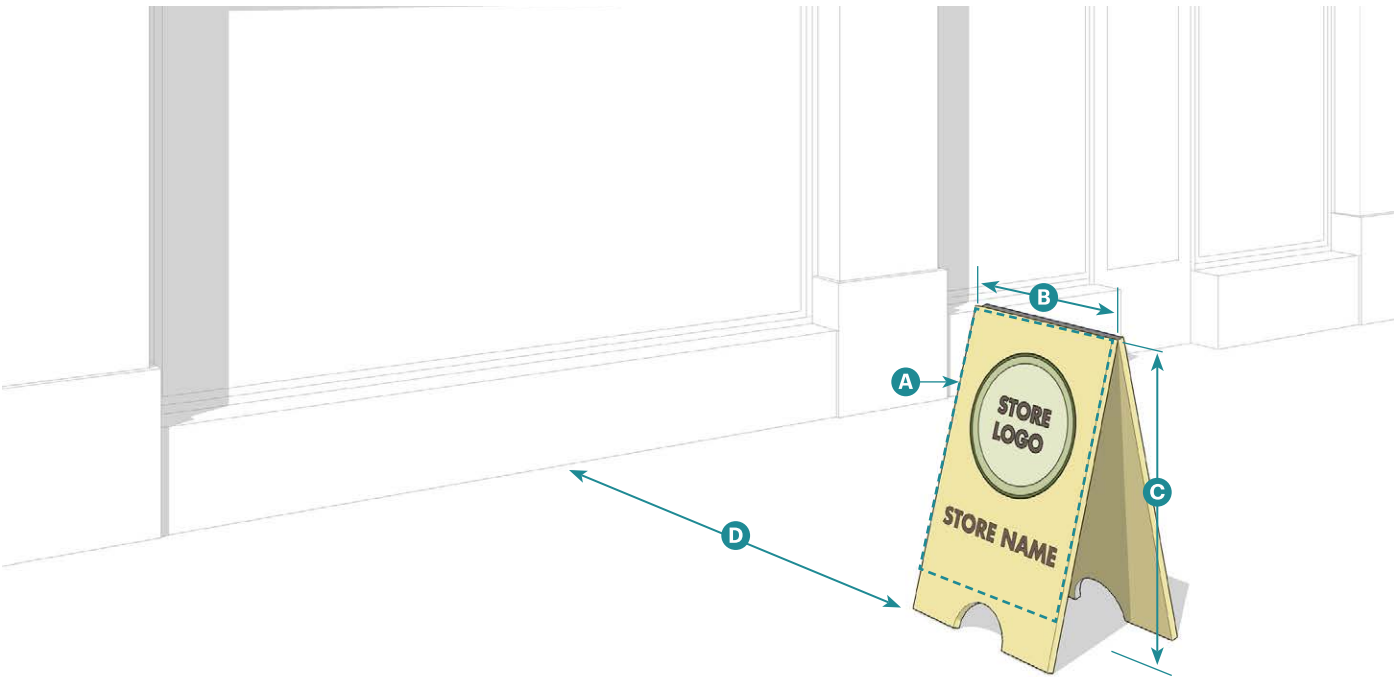


Example of a Sidewalk Sign

### A. Description

This sign provides secondary signage to announce daily specials, sales, or point to shops off the sidewalk.

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



*Note: Image is not intended to limit sign message copy.*

B. Sign Size		
Signable Area	6 sf per side, max.	A
Width	24" max.	B
Height	36" max.	C
Signs per Shopfront	1 max.	

C. Location	
Sidewalk Signs shall not interfere with pedestrian travel or encroach upon the required accessible path.	D
Sidewalk Signs shall only be displayed during business hours and removed when the business is closed.	

D. Miscellaneous	
Illuminated signs are not allowed.	
Attachments (i.e., balloons, streamers, etc.) are not allowed to be attached to a sidewalk sign.	
See 25.09.130 (Additional Requirements) for prohibited materials and Awning design requirements.	



## 25.09.110 Directory Sign



Example of a Directory Sign



Example of a Directory Sign



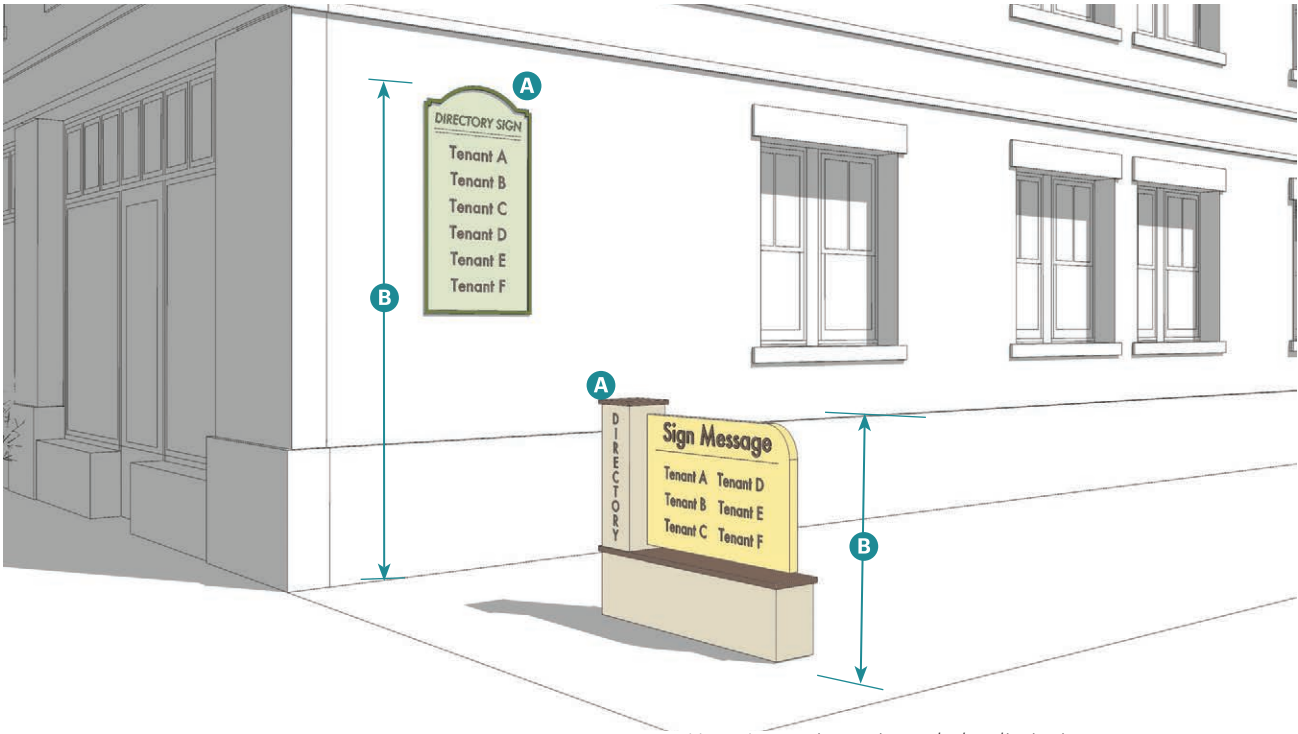
Example of a Directory Sign

### A. Description

This sign provides a listing of establishments within a building or series of buildings. This type is pedestrian scaled and intended to be read from the sidewalk.

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





Note: Image is not intended to limit sign message copy.

**B. Sign Size**

Signable Area <sup>1</sup>	10 sf max. per public entrance	<b>A</b>
Height		<b>B</b>
Wall Mounted	8' max.	
Freestanding	3' min.; 8' max.	

Both the Wall Mounted and the Freestanding Signs are allowed on the same design site if separated by at least 35 feet.

<sup>1</sup> Does not apply to signs required by law

**C. Location**

Wall Mounted	Ground Floor Only
Freestanding	24" min. from ROW

**D. Miscellaneous**

Clear Height	8' min.	<b>B</b>
Wall Mounted	6'8" min.	
Freestanding	3' min.; 6' max.	

Directory Sign allowed to include the names of the businesses and business address but shall not include any other words.

See 25.09.130 (Additional Requirements) for prohibited materials and Awning design requirements.

## 25.09.120 Changeable Copy Sign



Example of a Changeable Copy Sign (Courtesy of City of Santa Barbara)



Example of a Changeable Copy Sign



Example of a Changeable Copy Sign

### A. Description

This sign is designed so that characters, letters, numbers, or illustrations can be manually changed or rearranged without altering the face or surface of the sign. This type is pedestrian scaled and intended to be read from the sidewalk or across the street.

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



*Note: Image is not intended to limit sign message copy.*

B. Sign Size	
Signable Area <sup>1</sup>	Total of 2 square feet per linear foot of overall facade
Height	8' max. <span>A</span>

<sup>1</sup> Does not apply to signs required by law

C. Location	
Clear Height	8' min. <span>B</span>
Signs per Building	1 max.
Sign allowed to include up to 3 sides when mounted to project from the building. <span>C</span>	

D. Miscellaneous	
Internal illumination allowed only as an integral part of a building-mounted sign.	
See 25.09.130 (Additional Requirements) for prohibited materials and Awning design requirements.	

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**25.09.130 Additional Requirements****A. Prohibited Materials**

1. Plastics, aluminum, and stainless steel are not allowed.
2. Imitation wood or imitation marble are not allowed.
3. Fluorescent paint is not allowed.
4. Spot lights, neon tubing, and exposed electrical conduits on the exterior of any building or structure are not allowed.
5. Neon tubing, light rope, or similar illuminated displays located within 10 feet of any window are not allowed.
6. Internally illuminated signs, except back-lit signs, are not allowed.

**B. Awning Design**

1. Design canvas awnings with a simple angled surface, open on the sides, with a straight valance. Horizontally segmented, curved awnings, and domed awnings are prohibited. (Exception: Curved awnings are allowed for an arched opening if the awning is placed within the arch such that the form and depth of the arch is still visually apparent.)
2. The bottom edge of the valance shall fall below the window or door head height, unless this conflicts with Public Works height standards for public sidewalks.
3. Choose awning fabric and metal support colors from Santa Barbara Colors: A Guide to Painting Buildings.
4. Use wrought iron supports with ornamental finials (e.g., spear points). Supports shall not be installed horizontally, and shall angle up from the point of wall attachment at an angle equal to the slope of the awning surface

# Chapter 10: Specific to Civic Spaces

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**Sections:**

25.10.010	Purpose
25.10.020	General to Civic Spaces
25.10.030	Overview of Civic Space Types
25.10.040	Plaza
25.10.050	Pocket Park
25.10.060	Paseo
25.10.070	Community Garden
25.10.080	Playground

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**25.10.010      Purpose**

- This Chapter establishes standards to create civic space in support of walkable centers and neighborhoods. The purpose of this Chapter is to:
- A. Provide pedestrian-oriented civic space in connection with Santa Barbara's established public realm;
  - B. Support centers and their variety of housing types;
  - C. Promote the health benefits of walkable environments; and
  - D. Reinforce the unique identity of Santa Barbara and build upon the local context, climate, and history.

## 25.10.020 General to Civic Spaces

- A. Santa Barbara's civic spaces are intended as a continuous network of pedestrian facilities through the city grid.
- B. Public access and visibility are required along civic spaces, and civic uses, including creeks and drainages and stormwater management areas, and shall be fronted by:
  - 1. Single-loaded frontage streets (those with development on one side and open space on the other);
  - 2. Bike and pedestrian paths; or
  - 3. Other methods of frontage that provide similar access and visibility to the open space allowed in the zone. Such access may be provided through public easements or other similar methods.
- C. Design of pedestrian amenities and paving materials shall be in compliance with the allowed materials of the main building as identified in Chapter 8 (Specific to Architectural Design).
- D. **Amount of Civic Space Required.**
  - 1. Development sites greater than 150' in width and 100' in depth are required to set aside at least 10 percent of the design site as civic space. One or more civic spaces may be used to meet the required area.
  - 2. Required civic and open space identified on the Circulation Element and City's Pedestrian Master Plan may be adjusted from its identified location by up to 100 feet in any direction. Civic space and open space (required by Building Type) may be combined.
- E. **Paseo Required.** On development sites that span from one primary street to another primary street and at least 200 feet wide along one of the primary streets, a Paseo is required to connect the two primary streets. The location of the Paseo is required before identifying the locations of buildings in order to provide a continuous pedestrian connection.
- F. **Building Frontage Along or Adjacent to a Civic Space.** The facades on design sites attached to or across a street from a civic space shall be designed as a "front" on to the civic space, in compliance with Subsection 5 and Subsection 8 of the zone.

## 25.10.030 Overview of Civic Space Types

- A. This Subsection identifies the allowed civic space types and standards for each type. For each civic space type, Subsection 1 and Subsection 3 are regulatory, and Subsection 2 and Subsection 4 are non-regulatory. Allowed civic space types are identified in Table A (Civic Space Types Overview).

**Table 25.10.030.A: Civic Space Types Overview**

	Specific Standards	Zone			
		N.M	MS.M	N.L	MS.L
Plaza	25.10.040	X	P	X	P
Pocket Park	25.10.050	P	X	P	X
Paseo	25.10.060	P	P	P	P
Community Garden	25.10.070	P	X	P	X
Playground	25.10.080	P	P	P	P

Key

P = Allowed

X = Not Allowed



## 25.10.040 Plaza



### A. Description

A community-wide focal point primarily for civic purposes and commercial activities.

### B. General Character

Formal, urban

Hardscaped and planted areas in formal patterns

Spatially defined by buildings and tree-lined streets

### C. Size and Location

Size: 50' x 50' min.

Street required on one of the Plaza's sides.

Facades on design sites attached to or across a street shall "front" on to the Plaza

10% min. landscaping in the ground or as potted plants

Colors, materials of outdoor furniture, and barriers shall be in conformity with the City's Standard Street Right-of-Way and Sidewalk Outdoor Dining Regulations.

### D. Uses

Uses as allowed by the Zone

25.10.050    Pocket Park



**A. Description**

A small-scale space, serving the immediate neighborhood, available for informal activities and civic purposes.

**B. General Character**

Spatially defined by tree-lined streets and adjacent buildings  
25% min. landscaping in the ground or as potted plants

**C. Size and Location**

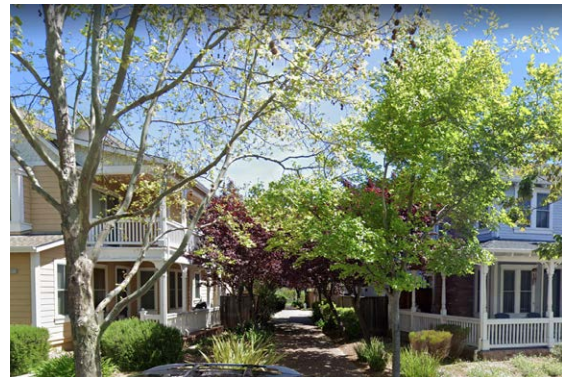
Size: 25' min. in any direction  
Street required on one side of the Pocket Park.  
Facades on design sites attached to or across a street shall "front" on to the Pocket Park

**D. Uses**

Uses as allowed by the Zone



## 25.10.060 Paseo



### A. Description

A pedestrian pathway that extends from the public sidewalk into a civic space and/or across the block to another public sidewalk. The pathway is lined by non-residential shopfronts and/or residential ground floors and pedestrian entries as required by the zone.

### B. General Character

Formal, urban

10% minimum landscape in the ground or as potted plants

Spatially defined by building frontages

Required entrance transition, through an entry arch, accent paving, or signage

### C. Size and Location

Size: 20' overall; 12' clear min.

Ground floor facades shall be in compliance with facade zone in Subsection 5 and frontages allowed in Subsection 8 of the zone.

Pedestrians shall be separated from adjacent vehicular activity by any combination of at least two of the following: walls up to 30 inches tall, landscaping, street furniture, curbside parking.

All improvements accessible to the public are required to be in compliance with Section 22.44.080 (Improvement Standards).

Areas within the public Right-of-Way proposed for outdoor dining are required to be in compliance with Chapter 9.95 (Use of City Sidewalks and Rights-of-Way for Dining Purposes).

### D. Uses

Uses as allowed by the Zone

25.10.070 Community Garden



A. Description

A small-scale space designed as a grouping of garden plots available for small-scale cultivation.

B. General Character

Informal or formal, urban

Combination of planted areas and hardscape

Spatially defined by building frontages and adjacent street trees

Fencing is allowed in compliance with 30.185.130 (Community and Market Gardens).

An Accessory Structure is allowed in compliance with 30.185.030 (Accessory Uses).

C. Size and Location

Size: See 30.185.130 (Community and Market Gardens).

D. Uses

Uses as allowed by the Zone



## 25.10.080 Playground



### A. Description

A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, places protected from the street and in locations where children do not have to cross any major streets. Playgrounds can be included within all other civic space types except Community Garden.

### B. General Character

Seating provided

Spatially defined by trees

An open shelter, play structure(s), or interactive art and fountain(s) are allowed.

Fencing allowed in compliance with 30.140.110 (Fences and Hedges).

### C. Size and Location

Size: 40' x 80' min.

### D. Uses

Uses as allowed by the Zone

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# Chapter 11: Exceptions

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## Sections:

25.11.010	Purpose
25.11.020	Exceptions to Standards

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### 25.11.010 Purpose

This Chapter is intended to establish procedures for applications eligible for reviewing applications under this Title.

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### 25.11.020 Exceptions to Standards

- A. **Purpose.** This Section is intended to allow for minor deviations from certain standards in this FBC for specific situations because of the prescriptive nature of the standards.
- B. **Applicability.** This Section applies to developments subject to this Subsection 3 (Procedures). The Review Authority may grant an Exception for only the standards identified as follows:
  - 1. Design sites less than 10% slope. See Table B (Exceptions to Standards for Design Sites Less Than 10% Slopes).
  - 2. Design sites over 10% slope. See Table C (Exceptions to Standards for Design Sites Over 10% Slopes).
- C. **Application Requirements.** Exception requests shall be reviewed and processed as follows:
  - 1. If the development for which an Exception is requested is being processed consistent with this Section, the review procedure shall be the same as for the main project application; or
  - 2. If the development for which an Exception is requested is not being processed consistent with this Section, the procedures in Chapter 30.245 (Minor Zoning Exceptions) shall apply to the Exception request.
  - 3. Exception requests shall be accompanied by a written request by the applicant explaining the need for the exception and identifying all existing site conditions or features that prevent compliance with the standard.
  - 4. If the Exception request is for a reduction in the required number of parking spaces, the applicant shall submit a parking demand analysis prepared by a qualified professional.
  - 5. Depending on the unique characteristics and dimensions on an individual parcel, it is possible that the full development potential of the zone may not be achievable even after applying the allowed Exceptions in this Section.

**D. Adjacent Property Owner Notification.**

1. The Review Authority shall not issue a decision on an Exception request until at least 10 calendar days after a public notice has been provided to adjacent property owners consistent with 30.205.070 (Public Notice).
2. The Review Authority may receive written comments regarding the application and consider such written comments during the review of the application.
3. If opposition is received, action on an Exception request may be appealed following the appeals procedure in Subsection 30.205.150 (Appeals).
4. In order to expedite the process, in lieu of a public notice, the applicant may receive sign-off approval from abutting property owners and provide the signatures on a form provided by the City. This provision is only available on requests for relief of a standard not visible from a street or right-of-way, and when the potential to adversely affect neighboring properties is limited to abutting properties only.

**E. General Findings.** For the Review Authority to grant an exception, both the following findings are required in addition to those applicable in Table B (Exceptions to Standards for Design Sites Less Than 10% Slopes) and Table C (Exceptions to Standards for Design Sites Over 10% Slopes).

1. Site conditions prevent compliance with the standard, including the configuration of the lot, topography, existing natural features, existing buildings/structures, or utility infrastructure; and
2. A design site can be developed consistent with the purpose and intent of the design site standards, as described in Chapter 5 (General to Design Sites), and the specific intent of the zone, as described in Subsection 1 (Intent) of the zone.

**F. Review Authority.**

1. The Review Authority shall be the same as for the main project application, except for Sign Exception requests which shall be acted upon by the Review Authority designated to review signs.
2. Exceptions to parking standards, standards which affect visibility at driveways and intersections, or standards in the public right-of-way must be made in consultation with the Public Works Director.
3. If an application requires one or more discretionary approvals, an Exception related to the project shall be submitted, reviewed, heard, and acted upon concurrently by the highest applicable Review Authority.

**Table 25.11.020.B: Exceptions to Standards for Design Sites Less Than 10% Slopes**

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
1. Design Site Dimensions			
a. <b>Depth or Width</b> Decrease in the minimum required or maximum allowed	<div><div>i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard; or</div><div>ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 (Intent) of the zone.</div></div>	Up to 10% of the standard	Subsection C (Building Types and Design Site Size) of the zone
2. Building Setbacks			
a. <b>Primary and Secondary Front Streets, Interior Side, or Rear</b> Increase or decrease in the minimum to maximum required setback for a main building and/or wing(s)	<div><div>i. Rear Setback: The existing lot is 80' or less in depth, preventing compliance with the rear setback standard; or</div><div>ii. The Exception allows an addition to a nonconforming building to continue the plane of the existing exterior building wall; or</div><div>iii. Other circumstances consistent with general findings.</div></div>	Up to 25% of the standard	Subsection E (Building Placement) of the zone
b. <b>Primary and Secondary Front Streets, Interior Side, or Rear</b> Increase in height or volume to existing nonconforming building in the setbacks	<div><div>i. Alterations do not result in an overall roof pitch greater than a four-inch rise over 12-inch run.</div></div>	Up to 42 inches in height in the setback	30.165.040 (Alterations to Nonconforming Development) Nonconforming Development)
c. <b>Facade within Facade Zone</b> Reduction of the minimum amount of facade required within or abutting the facade zone	<div><div>i. The horizontal unbuilt area resulting from this exception is landscaped per the standards in Section 25.05.030 (Landscaping and Lighting).</div></div>	Up to 25% of the standard	Subsection E (Building Placement) of the zone

Standards for private frontage apply [See Chapter 7 (Specific to Private Frontage Types)], and any exception shall not preclude the application of a private frontage type.

**Table 25.11.020.B: Exceptions to Standards for Design Sites Less Than 10% Slopes (Continued)****3. Open Space**

a. <b>Width and Depth</b> Reduce minimum width or depth	i. N/A	Up to 10% of the standard	Subsection F (Encroachments) of the zone
b. <b>Location</b> Allows a portion of a setback to be used as open space	i. If open space is in a front yard, it is set back a minimum of 10 feet from a front lot line and complies with Courtyard Screening requirements in Subsection 25.05.020.C (Courtyard Screening).	Up to 50% of any individual setback area may be used as open space	Subsection F (Encroachments) of the zone

**4. Landscaping**

a. <b>Public Frontage Standards</b> Removal of street tree requirement	i. A new street tree is not feasible due to growing conditions of the site such as slope or space limitations	Exception allowed	Section 25.050.030 (Landscaping and Lighting) and 25.05.060 (Public Frontages)
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**5. Building Footprint**

a. <b>Size of Main Body or Wing(s)</b> Increase in the allowed width or length	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard; and ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 (Intent) of the zone; and iii. The wing(s) is one-story less in height than the main body; and iv. The building complies with the setbacks of the zone or as allowed to be adjusted by this Section.	Up to 10% of the standard	Subsection C of the building type
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Standards for private frontage apply [See Chapter 7 (Specific to Private Frontage Types)], and any exception shall not preclude the application of a private frontage type.

Table 25.11.020.B: Exceptions to Standards for Design Sites Less Than 10% Slopes (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
<b>6. Parking Standards</b>			
a. <b>Primary and Secondary Front Street Setback</b> Reduction in the required parking setback	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard; and	Up to 10% of the standard when the required setback is 15' or more.	Subsection G (Parking) of the zone
	ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 (Intent) of the zone; and	Up to 20% of the standard when the required setback is less than 15'.	
	iii. The driveway is in compliance with the zone standards; and		
	iv. The ground floor space remains habitable in compliance with the zone standards, as allowed to be adjusted by this Section.		Subsection C (Building Types and Design Site Size) of the zone
b. <b>Parking Lot Landscaping</b> Removal, relocation, or reduction of requirement	One or more of the following conditions applies:	Up to 40% of the standard; or	Section 30.175.080 (Parking Area Landscape and Fence Standards)
	i. Conforming landscaping would result in a reduction of automobile parking spaces; or		
	ii. Conforming landscaping would interfere with the site circulation, safety, or other required parking lot design and development standards; or		
	iii. A landscaped area equal to the required planter area will be relocated to another place on the design site; and	Up to 100% removal and relocation of any required planter	
	iv. A barrier consistent with Section 30.175.080 to prevent vehicles from extending over sidewalks, open space, and abutting lots is provided.		
c. <b>Parking Spaces</b> Approve a parking standard that is different than the standard under Chapter 30.175	i. Parking on site is anticipated to meet demand equivalent to the average peak parking occupancy rate for the most comparable use in the Institute of Transportation Engineers (ITE) Parking Generation Manual.	Exception allowed	Chapter 30.175 (Parking Regulations)

Standards for private frontage apply [See Chapter 7 (Specific to Private Frontage Types)], and any exception shall not preclude the application of a private frontage type.

Table 25.11.020.B: Exceptions to Standards for Design Sites Less Than 10% Slopes (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
7. Screening			
a. <b>Fences, Free-Standing Walls, and Landscaping</b> Increase in the Allowed Height	One or more of the following conditions applies: <div><div>i. The topography or a difference in grade between abutting sites warrants an increase in height to maintain a level of privacy; or</div><div>ii. Added height is necessary to maintain effectiveness of screening; or</div><div>iii. Added height will provide additional privacy or security, when warranted; and</div><div>iv. The fence, wall, or landscaping will not create or exacerbate an obstruction of the necessary sightlines for safe operation of motor vehicles; and</div><div>v. The fence, wall, or landscaping will comply with the height limitation applicable to structures for the protection of solar access as specified in Section 30.140.170 (Solar Access Height Limitations)</div></div>	Increase up to 4 feet over the standard for Fences, Free-Standing Walls, or Landscaping in any setback; or  Increase up to 6 feet for Landscaping in the Side and Rear setbacks	Subsections 2, 3, and 4 in Section 25.05.020 (Screening)
b. <b>Wall- and Ground-Mounted Mechanical Equipment</b> May encroach into setbacks or street facades or may remove or reduce screening requirements	One or more of the following conditions applies: <div><div>i. The location is deemed necessary or desirable by a public utility; or</div><div>ii. Other circumstances consistent with general findings; and</div><div>iii. The equipment is either screened per Subsection 25.05.020.E (Mechanical Equipment Screening), or alternative methods are used to blend it into the surrounding environment, such as painted to match the existing structure/site, or integrated into architectural elements; and</div><div>iv. Mechanical equipment that generates noise (such as air conditioning equipment) is acoustically shielded to comply with Santa Barbara Municipal Code, Title 9</div></div>	Exception Allowed	Subsection E (Building Placement) of the zone and Subsection 25.05.020.E (Mechanical Equipment Screening)

Standards for private frontage apply [See Chapter 7 (Specific to Private Frontage Types)], and any exception shall not preclude the application of a private frontage type.



**Table 25.11.020.B: Exceptions to Standards for Design Sites Less Than 10% Slopes (Continued)**

<b>Administrative Relief Type</b>	<b>Required Findings</b>	<b>Allowed Administrative Relief</b>	<b>Reference to Standard</b>
c. <b>Trash and Recycling Enclosure</b> May encroach into setbacks or street facades	i. Trash and recycling containers are screened in an enclosure per Subsection 25.05.020.5; and ii. The location is not anticipated to create a nuisance, hazard, or other objectionable condition, pursuant to Chapter 30.180, (Performance Standards); and iii. The enclosure shall not exceed the height or size required to store the receptacles, as determined by the City's Environmental Services Division	Exception Allowed	30.140.240 (Waste, Recycling, and Outdoor Storage)
<b>8. Privacy Standards</b>			
a. <b>Sill Height Standards</b> Removal of requirement	One or more of the following conditions applies: i. The window or balcony does not face or overlook a habitable building or open space area; or ii. The distance between buildings is 20 feet or more; or iii. Alternative methods that meet the intent of the Privacy Standards are used, such as a screening element over 5' in height facing neighbor's interior or rear yards, are incorporated into decks and balconies	Exception Allowed	Title 25 Chapter 9
<b>9. Signage</b>			
a. <b>Sign Types</b> Exceptions to Sign Size and Location	i. The proposed sign is consistent with the purpose of Chapter 9	Exception Allowed	Title 25 Chapter 9

Standards for private frontage apply [See Chapter 7 (Specific to Private Frontage Types)], and any exception shall not preclude the application of a private frontage type.

**Table 25.11.020.C: Exceptions to Standards for Design Sites Over 10% Slopes**

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
1. Design Site Dimensions			
a. Depth Increase or decrease in minimum to maximum design site depth	i. Existing slope exceeds 15% grade for at least 50% of design site depth.	Up to 25% of the standard	Subsection C (Building Types and Design Site Size) of the zone
	ii. If an exception is granted for an increase in the Main Body and Rear wing resulting in the need to change the development site depth, the development site depth may increase as allowed in this Section.		
	iii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 of zone.		
b. Width Increase or decrease in minimum to maximum design site width	i. Existing slope exceeds 15% grade for at least 25% of design site width.	Up to 20% of the standard	Subsection C (Building Types and Design Site Size) of the zone
	ii. An exception granted for an increase in the main body and rear wing results in needing to change the development site depth by up to 25%.		
	iii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 (Intent) of the zone.		
2. Building Setbacks			

Standards for private frontage apply [See Chapter 7 (Specific to Private Frontage Types)], and any exception shall not preclude the application of a private frontage type.

Table 25.11.020.C: Exceptions to Standards for Design Sites Over 10% Slopes (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
a. <b>Primary and Secondary Front Streets, Interior Side, or Rear</b> Increase or decrease in minimum to maximum required setback areas for main building and/or wing(s)	i. The existing lot depth is less than 80'. ii. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard. iii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 (Intent) of the zone. iv. Existing lot depth is less than 80'.	Reduction in the minimum setback to within 5' of the design site line. Where secondary front street setback is 5' minimum, reduction in the minimum setback to within 3' of the design site line.  Increase in the maximum front setback up to 30' from the front development site line.	Subsection E (Building Placement) of the zone
<b>3. Open Space</b>			
a. <b>Width and Depth</b> Reduce minimum width or depth	i. N/A	Up to 10% of the standard	Subsection F (Encroachments) of the zone
b. <b>Location</b> Allows a portion of a setback to be used as open space	i. If open space is in a front yard, it is set back a minimum of 10 feet from a front lot line and complies with Courtyard Screening requirements in Subsection 25.05.020.C (Courtyard Screening).	Up to 50% of any individual setback area may be used as open space	Subsection F (Encroachments) of the zone
<b>4. Landscaping</b>			
a. <b>Public Frontage Standards</b> Removal of street tree requirement	i. A new street tree is not feasible due to growing conditions of the site such as slope or space limitations	Exception allowed	Section 25.050.030 (Landscaping and Lighting) and 25.05.060 (Public Frontages)
<b>5. Building Footprint</b>			
a. <b>Size of Main Body or Wing(s)</b> Increase in the allowed width or length	i. Existing slope exceeds 20% grade for at least 50% of the design site width or depth. ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 (Intent) of the zone. iii. The building is in compliance with the setbacks of the zone or as allowed to be adjusted by this Section.	Up to 25% of the standard	Subsection C of the building type

Standards for private frontage apply [See Chapter 7 (Specific to Private Frontage Types)], and any exception shall not preclude the application of a private frontage type.

Table 25.11.020.C: Exceptions to Standards for Design Sites Over 10% Slopes (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
<b>6. Parking Standards</b>			
a. <b>Primary and Secondary Front Street Setback</b> Reduction in the required parking setback	i. An existing historic building/feature, tree, rock outcrop, and/or utility infrastructure prevents compliance with the standard; and	Up to 10% of the standard when the required setback is 15' or more.	Subsection G (Parking) of the zone
	ii. An existing or new design site can be developed consistent with the intent of the zone as described in Subsection 1 (Intent) of the zone; and	Up to 20% of the standard when the required setback is less than 15'.	
	iii. The driveway is in compliance with the zone standards; and		
	iv. The ground floor space remains habitable in compliance with the zone standards, as allowed to be adjusted by this Section.		Subsection C (Building Types and Design Site Size) of the zone
b. <b>Parking Lot Landscaping</b> Removal, relocation, or reduction of requirement	One or more of the following conditions applies:	Up to 40% of the standard; or	Section 30.175.080 (Parking Area Landscape and Fence Standards)
	i. Conforming landscaping would result in a reduction of automobile parking spaces; or		
	ii. Conforming landscaping would interfere with the site circulation, safety, or other required parking lot design and development standards; or		
	iii. A landscaped area equal to the required planter area will be relocated to another place on the design site; and	Up to 100% removal and relocation of any required planter	
	iv. A barrier consistent with Section 30.175.080 to prevent vehicles from extending over sidewalks, open space, and abutting lots is provided.		
c. <b>Parking Spaces</b> Approve a parking standard that is different than the standard under Chapter 30.175	i. Parking on site is anticipated to meet demand equivalent to the average peak parking occupancy rate for the most comparable use in the Institute of Transportation Engineers (ITE) Parking Generation Manual.	Exception allowed	Chapter 30.175 (Parking Regulations)

Standards for private frontage apply [See Chapter 7 (Specific to Private Frontage Types)], and any exception shall not preclude the application of a private frontage type.

Table 25.11.020.C: Exceptions to Standards for Design Sites Over 10% Slopes (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
<b>7. Screening</b>			
a. <b>Fences, Free-Standing Walls, and Landscaping</b> Increase in the Allowed Height	<p>One or more of the following conditions applies:</p> <ul style="list-style-type: none"> <li>i. The topography or a difference in grade between abutting sites warrants an increase in height to maintain a level of privacy; or</li> <li>ii. Added height is necessary to maintain effectiveness of screening; or</li> <li>iii. Added height will provide additional privacy or security, when warranted; and</li> <li>iv. The fence, wall, or landscaping will not create or exacerbate an obstruction of the necessary sightlines for safe operation of motor vehicles; and</li> <li>v. The fence, wall, or landscaping will comply with the height limitation applicable to structures for the protection of solar access as specified in Section 30.140.170 (Solar Access Height Limitations)</li> </ul>	<p>Increase up to 4 feet over the standard for Fences, Free-Standing Walls, or Landscaping in any setback; or</p> <p>Increase up to 6 feet for Landscaping in the Side and Rear setbacks</p>	Subsections 2, 3, and 4 in Section 25.05.020 (Screening)
b. <b>Wall- and Ground-Mounted Mechanical Equipment</b> May encroach into setbacks or street facades or may remove or reduce screening requirements	<p>One or more of the following conditions applies:</p> <ul style="list-style-type: none"> <li>i. The location is deemed necessary or desirable by a public utility; or</li> <li>ii. Other circumstances consistent with general findings; and</li> <li>iii. The equipment is either screened per Subsection 25.05.020.E (Mechanical Equipment Screening), or alternative methods are used to blend it into the surrounding environment, such as painted to match the existing structure/site, or integrated into architectural elements; and</li> <li>iv. Mechanical equipment that generates noise (such as air conditioning equipment) is acoustically shielded to comply with Santa Barbara Municipal Code, Title 9</li> </ul>	Exception Allowed	Subsection E (Building Placement) of the zone and Subsection 25.05.020.E (Mechanical Equipment Screening)

Table 25.11.020.C: Exceptions to Standards for Design Sites Over 10% Slopes (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
c. <b>Trash and Recycling Enclosure</b> May encroach into setbacks or street facades	i. Trash and recycling containers are screened in an enclosure per Subsection 25.05.020.5; and ii. The location is not anticipated to create a nuisance, hazard, or other objectionable condition, pursuant to Chapter 30.180, (Performance Standards); and iii. The enclosure shall not exceed the height or size required to store the receptacles, as determined by the City's Environmental Services Division	Exception Allowed	30.140.240 (Waste, Recycling, and Outdoor Storage)
<b>8. Privacy Standards</b>			
a. <b>Sill Height Standards</b> Removal of requirement	One or more of the following conditions applies: i. The window or balcony does not face or overlook a habitable building or open space area; or ii. The distance between buildings is 20 feet or more; or iii. Alternative methods that meet the intent of the Privacy Standards are used, such as a screening element over 5' in height facing neighbor's interior or rear yards, are incorporated into decks and balconies	Exception Allowed	Title 25 Chapter 9
<b>9. Signage</b>			
a. <b>Sign Types</b> Exceptions to Sign Size and Location	i. The proposed sign is consistent with the purpose of Chapter 9	Exception Allowed	Title 25 Chapter 9



Table 25.11.020.C: Exceptions to Standards for Design Sites Over 10% Slopes (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
<b>10. Site Grading</b>			
a. <b>Retaining Wall (Height)</b> Increase in maximum retaining wall height or length	i. Existing slopes exceed 20% grade for at least 50% of design site width or depth.	Increase in retaining wall height up to 15' along rear and/or side design site line(s); Increase in retaining wall height up to 12' within the building footprint	Subsection 25.05.050.E (Grading or Regrading of Design Sites)
	ii. The retaining wall or series of retaining walls cannot be seen from the adjacent public sidewalk or adjacent property.		
	iii. Retaining walls not within the building footprint are less than 50' in total length along the rear design site line or any one design site line.		
	iv. Parking Court(s): For parking areas with up to 12 spaces, a parking court may be located within and behind 10' of the adjacent main building facade. The parking court is in compliance with Subsection 25.05.050.D.1.(b).	Primary Front Setback: Reduction to 10'  Secondary Front Street Setback: Reduction to 3'. Reduction(s) not to exceed 65' along either the primary front or secondary front street facade of the main building, including width of access driveway. The habitable space standard does not apply to the portion of the main building facade accommodating a parking court.	Subsection G (Parking) of the zone; Subsection 4 (Building Form) of the zone

Table 25.11.020.C: Exceptions to Standards for Design Sites Over 10% Slopes (Continued)

Administrative Relief Type	Required Findings	Allowed Administrative Relief	Reference to Standard
a. <b>Primary and Secondary Front Streets Setbacks (Continued)</b> Reduction in a required parking setback.	One or more of the following techniques are applied, as allowed by this Section:		
	i. Subterranean Parking: Parking spaces are located below the adjacent finished grade of the building to the zone setbacks.	All Setbacks: Reduced to match the building setbacks of the zone.	SubSection G of the zone; SubSection D of the zone
	ii. Surface: Parking is uncovered and located between the building and the street due to existing lot depth that is less than 80' preventing compliance with the parking setbacks location.	Front Setback: The parking location setbacks standards do not apply. Only one parking space allowed in the front setback along either side of the design site, for up to 6 parking spaces. Other parking spaces must be tandem.	
	iii. Podium: Parking under main building is enclosed and access is only from one side of the design site for design sites 150' or less in width. Habitable space, in compliance with SubSection D of the zone as allowed to be reduced by this Section, is between the front of the building and the parking spaces. The parking garage access is not greater than 10' in width.	Front Setback: Reduction to 18' behind the Main Building facade.  Side Street Setback: Reduction to 5' behind the Main Building facade.	
	iv. Tandem Parking: Tandem parking spaces may be arranged in a series of up to 6 total parking spaces, but only up to 3 side-by-side, from the front development site line.	Habitable Space: Reduction in the minimum depth to 15'.	
	v. Stacked Parking System: Parking spaces are arranged in a system that provides up to 3 spaces in the horizontal area of one space. The garage access is not greater than 10' in width.	Primary Front and/or Secondary Front Street Setback: Reduced to be the same as the main building setback. Reduction in the minimum habitable space depth to 25'.	
b. <b>Parking Lot Landscaping</b> Removal of requirement.	i. Conforming landscaping would result in a reduction of automobile parking spaces.	Exception allowed.	Section 30.175.080

# Chapter 12: Definitions

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## Sections:

25.12.010	Purpose
25.12.020	Definitions
25.12.030	Sign Definitions
25.12.040	Landscaping Definitions
25.12.050	Measurement Methods

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### 25.12.010 Purpose

This Chapter provides definitions for specialized terms and phrases used in this FBC. All other applicable definitions in Chapter 30.300 (Definitions) of Title 30 (Santa Barbara Zoning Code) apply.

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### 25.12.020 Definitions

#### A. Definitions

**Abutting.** Having a common boundary, except that lots/design sites having no common boundary other than a common corner shall not be considered abutting.

**Access or Service Drive.** See "Driveway".

**Accessory Structure (syn. Accessory Building).** A structure physically detached from, secondary and incidental to, and commonly associated with a primary structure or use on the same site. Accessory structures are associated with both residential and nonresidential uses. Types and standards for Accessory Buildings are found in Section 30.140.020 (Accessory Buildings)

1. **Accessory Structure, Major (Major Accessory Structure).** An accessory structure with a footprint greater than 120 square feet.
2. **Accessory Structure, Minor (Minor Accessory Structure).** An accessory structure with a footprint of 120 square feet or less.

**Addition.** New construction that increases the net floor area of a structure.

**Adjacent.** See "Abutting".

**Advisory Agency.** See SBMC 27.02.010 (Advisory Agency).

**Affordable to Low-Income or Very-Low-Income Households.** Being of a condition in which sales prices or rental rates for a housing development conform to the current affordable sales price and affordable rental rates in the "City of Santa Barbara Affordable Housing Policies and Procedures Manual", established by resolution of the City Council.

**Affordable Housing.** Rental or ownership housing in which tenants or owners do not pay more than a specified percentage of their gross monthly income on housing costs, as defined in the "City of Santa Barbara Affordable Housing Policies and Procedures Manual". Deed-Restricted Affordable Housing includes a period of affordability which is recorded as a covenant on the property.

**Alley.** A public or private way that is primarily used for vehicular access to the back or side of properties. Alleys typically do not meet standard requirements for City streets, which include curbs, gutters, sidewalks, or similar improvements. Typically, alleys are separated from adjacent parcels by a lot line. An alley may have an official name and may be shown on the official street map of the City of Santa Barbara.

**Allowed Use.** Uses that are allowed by right and are not subject to the conditions of approval, mandatory review periods, or expiration periods as required for discretionary land use permits.

**Alter (syn. Remodel).** An alteration may include both interior and exterior changes and rearrangement of the physical parts of a building, structure or site development that does not result in an increase of floor area. Also called a remodel.

**Ancillary Structure (syn. Ancillary Building).** See "Accessory Structure."

**Apartment, Micro-Unit.** A dwelling unit in a multi-unit building, consisting of not more than one habitable room, excluding the kitchen or kitchenette and sanitary facilities, of a total floor area of not more than 400 net square feet.

**Applicant.** Any person, firm, partnership, association, joint venture, corporation, or any other entity or combination of entities, or state or local government agency applying for a permit.

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

**Attached Building or Structure.** Any building or structure which is structurally a part of or has a common wall and/or continuous roof with a main building or structure, except where such connection is a breezeway or walkway incidental to and not a necessary part of the construction of the main building. See 30.140.030 (Building Attachment).

**Average Slope.** The result of dividing the length of a slope by the difference in elevation at the top and bottom of the slope. See Sections 30.15.030 (Determining Average Slope).

**Awning.** An architectural projection that provides weather protection, identity, or decoration. An awning is typically constructed of canvas metal, wood, or roofing materials on a supporting framework that projects from and is wholly supported by the exterior wall of the structure to which it is attached.

## B. Definitions

**Base Flood Elevation.** As designated by Federal Emergency Management Agency (FEMA), the elevation of surface water resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

**Base Zone.** One of several zones mapped on the Title 30 Zone Map. See “Zoning District”.

**Basement.** Any floor of a building that is partially below and partially above grade. See Subsection 30.15.090.E (Determining the Number of Stories in a Building).

**Bathroom.** A room that contains all of the following features: a bathtub or shower, a washbowl, and a toilet.

**Bay.** Any division of a building between vertical lines or planes, especially the entire space included between two adjacent supports.

**Bay Window.** An architectural projection from the building cantilevered from the facade, consisting of one or more stories in height, containing at least 60 percent glass area.

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

**Block Face.** The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

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

**Block Perimeter.** The aggregate of all sides of a block bounded by the abutting rights-of-way.

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

**Bonus.** See “Density Bonus.”

**Building.** A structure consisting of one or more foundations, floors, walls, and roofs that surround an interior space, and may include exterior appurtenant structures including, but not limited to, porches and decks. A pre-manufactured or constructed shed, storage container, or similar structure is a building.

1. **Building, Existing.** See “Structure, Existing”.
2. **Building, Main.** The building that serves as the focal point for all activities related to the principal use of the lot or design site.
3. **Building, Accessory.** See “Structure, Accessory”

**Buildable Area.** The horizontal area in which a building is allowed to be constructed.

**Building Elevation.** See “Building Façade”.

**Building Entrance.** A point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

**Building Facade.** The general outer surface of the structure or walls of a building.

1. **Building Facade, Primary Front (syn. Front Elevation).** The exterior wall of a building adjacent to a street or civic space.
2. **Building Facade, Secondary Front.** The exterior wall of a building adjacent to a secondary front street.
3. **Building Facade, Interior Side.** The exterior wall of a building adjacent to the interior lot line/design site line(s).
4. **Building Facade, Rear.** The exterior wall of a building opposite the front.

**Building Form.** The overall shape and dimensions of a building.

**Building Frontage.** The facade(s) along the front and side street of the lot/design site.

1. **Building Frontage, Principal.** The facade along the front of the lot/design site, typically the narrower of sides and identified by an address.

**Building, Setback.** See "Setback, Building."

**Building Type.** A structure defined by its combination of configuration, disposition, and function.

**By-Right, Approval.** Approval by administrative staff of certain uses, improvements, and developments not requiring further review and in compliance with all applicable standards.

## C. Definitions

**Carriage House.** See Section 25.06.040 (Carriage House).

**Carshare Parking Space.** A parking space required to be dedicated for current or future use by a carshare service through a deed restriction, condition of approval, or license agreement. Such deed restriction, condition of approval, or license agreement shall grant priority use to any carshare service that can make use of the space, although such spaces may be occupied by other vehicles so long as no carshare organization can make use of the dedicated carshare space(s).

**Ceiling Height, Ground Floor.** The height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

**Ceiling Height, Upper Floor(s).** The height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

**Cellar.** See "Basement".

**Chamfered Corner.** An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

**Civic Space.** An outdoor area dedicated for public gathering and civic activities. See Section 25.10.020 (General to Civic Space).

**Commercial.** Managed on a business basis for profit derived from the promise or delivery of compensation, money, rent, or other bargained-for consideration in exchange for goods; services; rights or interests in property; or any other valuable consideration.

**Common Courtyard.** An entry court, forecourt, or courtyard shared by multiple residential units or commercial spaces.



**Common Open Space.** An entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or non-residential units.

**Common Space (syn. Common Area).** A portion of a development held in common and/or single ownership, is not reserved for the exclusive use or benefit of an individual tenant or owner, and is available for use by all persons who reside or work in the building or on the design site.

**Condominium.** An estate in real property consisting of an undivided interest in common in a portion of the property together with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, design site map, or condominium plan. The condominium may be commercial, industrial, residential, or any combination. [Civil Code §783, §1351(f)].

**Condominium Conversion.** The conversion of an existing structure into separately owned commercial, industrial, or mixed-use units. See Chapter 30.155 (Conversion of Residential Units to Condominiums, Hotels, or Similar Uses).

**Corner Element.** A physical distinction in a building at the corner of two streets or a street and public space.

**Corner Entry.** An entrance located on the corner of a building.

**Cottage Court.** See Section 25.06.070 (Cottage Court).

**Courtyard (syn. Court).** An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or non-residential units, not including off-street parking.

**Courtyard Building, Neighborhood and Core.** See Section 25.06.100 (Neighborhood Courtyard) and Section 25.06.140 (Core Courtyard).

### Coverage

1. **Coverage, Accessory Structures.** The sum of the footprint area of all structures on a design site.
2. **Coverage, Building.** The floor area of the largest story of a building divided by the total design site area.
3. **Coverage, Design Site.** The portion of the design site expressed as a percentage that is covered in buildings or other structures.

**Co-working Space.** A facilitated environment which may contain shared facilities including, but not limited to: conference rooms, reception services, phones, and other business amenities. Work spaces are used by a recognized membership who share the site in order to interact and collaborate with each other as part of a community and to reduce duplicated costs by sharing facilities. The uses shall have externally observable attributes similar to uses allowed in the zone in which that they are located. Equipment is limited to those which do not generate noise or pollutants in excess of what is customary within a typical office environment. Such space located in a research & development building may use equipment consistent with research & development uses. Co-working space may be interchangeably referred to as "incubator space."

**Cul-de-sac.** A street which connects to another public street only at one end and is not planned for later extension.

**Crawl Space.** A shallow unfinished uninhabitable space beneath the floor or under the roof of a building, that provides access to utility, structural, and other building components not readily accessible from the habitable portions of the building.

## D. Definitions

**Dangerous or Objectionable Elements.** Any land or building structure used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, electrical, or other disturbance; glare; liquid or solid refuse or wastes; or other substance, condition or elements in such manner or in such amount as to adversely affect the surrounding area or adjoining premises.

**Days.** Calendar days unless a specific chapter or section specifies otherwise.

**Dedication.** The transfer by a subdivider to a public entity of title to real property or an interest therein, or of an easement or right in real property, the transfer of facilities, the installation of improvements, or any combination of these. See Chapter 22.44 (Street Dedication and Improvement for Building Permits).

**Defensible Space.** Refers to an area around the perimeter of structures or developments where the flammable vegetation has been modified to reduce the potential for the structure to ignite in the event of a wildfire. Defensible space requirements are outlined in Chapter 8.04 of the Santa Barbara Municipal Code and the City's "Community Wildfire Protection Plan" as adopted by resolution of the Santa Barbara City Council.

**Density Bonus.** A density increase over the maximum allowable residential density of the zone. See Chapter 30.145 (Affordable Housing and Density Bonus and Development Incentives) and Government Code §x.xx.xxx for types of bonuses.

**Density Bonus Program, City.** Allows density bonus options for projects that do not qualify under the State Density Bonus Program. In exchange, some or all of the units on the site are subject to rent restrictions or resale controls.

**Density Bonus Program, State.** Allows a density bonus for residential development consisting of five or more units, not including any bonus units requested, in which:

1. At least 20 percent of the total units are affordable to low-income households;
2. At least 10 percent of the total units are affordable to very-low-income households; or
3. At least 50 percent of the total units are senior housing (Government Code §65915(b) and Civil Code §51.2 and §51.3).

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

**Depth-to-Height Ratio.** The relationship of the depth of a space measured perpendicular to a building divided by the average height of the buildings adjacent to the space.

**Design Site.** A portion of land within a parcel, delineated from other design sites and/or parcels to accommodate no more than one building type. The main purpose of a design site is to allow a parcel large enough to contain more than one building type to contain multiple building types while not requiring the legal subdivision of the parcel into additional parcels. "Design Site" and all related definitions are applicable only to qualifying Objective Housing Development Sites subject to Title 25 of the Municipal Code.

1. **Design Site, Corner.** A design site located at the intersection of two or more streets, where they intersect at an interior angle of not more than 175 degrees. If the intersection angle is more than 175 degrees, the design site is considered an interior design site.
2. **Design Site, Flag.** A design site not meeting minimum design site frontage standards and where access to a public or private street is provided by means of a long, narrow driveway between abutting design sites.
3. **Design Site, Interior.** A design site abutting only one street.
4. **Design Site, Through.** A design site with two or more frontage lines that do not intersect.

**Design Site Area.** The total square footage or acreage of horizontal area included within the design site lines.

**Design Site Coverage.** See "Coverage."

**Design Site Depth.** The horizontal distance between the front design site line and rear design site line of a design site measured perpendicular to the front design site line.

**Design Site Line.** The perimeter and geometry of a design site demarcating one design site from another.

1. **Design Site Line, Front.** One of the following:
  - a. The frontage line in the case of a design site having a single frontage line;
  - b. The shortest frontage line in the case of a corner design site with two frontage lines, neither of which are adjacent to a thoroughfare or a design site with independent frontage;
  - c. The frontage line generally perceived to be the front design site line in the case of a corner design site with three or more frontage lines, none of which are adjacent to a thoroughfare or a design site with independent frontage;
  - d. The frontage line adjacent to a thoroughfare in the case of a corner design site with two or more frontage lines, one of which is adjacent to a thoroughfare;
  - e. The frontage line adjacent to a design site with independent frontage in the case of a corner design site with two or more frontage lines, one of which is adjacent to a design site with independent frontage; or
  - f. The frontage line adjacent to the front design site line of an adjacent design site in the case of a through design site.
2. **Design Site Line, Rear.** That design site line opposite the front design site line.
3. **Design Site Line, Side.** Design site lines connecting the front and rear design site lines.

**Design Site Width.** The horizontal distance between the design site lines measured perpendicular to the front design site line.

**Detached.** Separate or unconnected consistent with Section 30.140.030 (Building Attachment).

**Development Site (syn. Building Site, Project Site).** Lot(s) or portion(s) thereof on which proposed structures and improvements are to be constructed.

**Development Site, Objective Housing.** Lot(s) or portion(s) thereof on which qualifying housing projects are proposed to be constructed pursuant to the terms of Title 25 (Objective Design and Development Standards).

**Diligently Pursued.** Continued with constant or appropriate effort.

**Disposition, Formal.** Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

**Disposition, Informal.** Composed in an informal character with a mix of formal and natural characteristics.

**Disposition, Natural.** A preservation of the existing natural condition or a composition of elements arranged as they would appear in nature, with irregular shapes and asymmetry.

**Distance Between Entries.** The horizontal distance between entrances to a building or buildings, measured parallel to the facade.

**Driveway.** An accessway that provides vehicular access between a street or alley and the parking or loading facilities of an adjacent property generally serving no more than two lots.

**Duplex Side-by-Side.** See Section 25.06.050 (Duplex Side-by-Side).

**Duplex Stacked.** See Section 25.06.060 (Duplex Stacked).

**Dwelling, Group Living (syn. Cohousing).** See Chapter 30.295 "Group Residential".

**Dwelling, Multiple.** See Chapter 30.295 "Multi-Unit Residential"

**Dwelling, Second Unit.** See Chapter 30.295 "Two-Unit Residential"

**Dwelling Unit.** See "Residential Unit".

**Dwelling Unit, Stacked.** A dwelling unit situated immediately above or below another dwelling unit.

## E. Definitions

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

**Employee Housing.** Privately-owned housing that houses five or more employees and meets the definition in Section 17008 of the California Health and Safety Code, as may be periodically amended.

**Encroachment.** Any architectural feature, structure, or structural element—including, but not limited to, a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace, or deck—that breaks the plane of a vertical or horizontal regulatory limit by extending: into a setback, open yard, beyond the build-to-line into the public frontage, or above a height limit. See 30.140.090 (Encroachments into Setbacks and Open Yards).

**Entry.** An opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

1. **Entry, Primary.** The opening that allows access to a building directly from the sidewalk along the front facade.
2. **Entry, Service.** An entrance located toward or at the rear of the building intended for the delivery of goods and removal of refuse.

**External Employees.** An employee who does not reside at his or her place of employment.

## F. Definitions

**Facade.** See "Building Facade."

**Facade Zone.** The area between the minimum and maximum setback lines along the front of a design site and along the Secondary Front Street of a corner design site where the building facade is required to be placed. The zone standards identify the minimum amount of facade to be placed in the facade zone. See Section 25.12.030 (Measurement Methods).

**Facility.** An improvement, structure, or building that is designed and used for a particular purpose.

**Farmworker.** A person principally employed in agriculture (Section 1140.4(b) of the California Labor Code).

**Farmworker Housing.** Any attached or detached dwelling unit used to house no more than six individual farm/agricultural workers and their family members, including temporary mobile homes. For the purpose of calculating density, no more than one food preparation area shall be provided for each farmworker housing unit.

**Fence.** A structure, made of wood, metal, masonry, or other material, typically used to screen, enclose, or divide open space for a setback or along a property line or design site line. May also be referred to as Wall or Screen.

**Finish Level, Ground Floor.** Height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

**Flood Hazard.** See Section 22.24.040 "Special Flood Hazard Area".

**Floor Area.** The total horizontal enclosed area of all the floors below the roof and within the exterior walls of a building or enclosed structure. The floor area of an unenclosed building or structure includes all horizontal area below the roof line. See also Section 30.15.070, Measuring Floor Area.

1. **Floor Area, Gross.** The total floor area inside the building envelope, including the external walls, but not including the roof.
2. **Floor Area, Net.** The sum of the areas of all stories of a building, measured from within the exterior walls. The floor area shall include any building that has a roof and is enclosed so as to provide shelter from the elements on three or more sides.

**Floor to Lot Area Ratio.** The floor area of the building divided by the lot area or total design site area, as applicable.

**Floor Coverage.** See "Coverage."

**Floorplate.** An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

1. **Floorplate, Commercial.** The square footage area measurement of a floorplate dedicated to commercial uses.
2. **Floorplate, Non-residential.** The square footage area measurement of a floorplate dedicated to non-residential uses.
3. **Floorplate, Residential.** The square footage area measurement of a floorplate dedicated to residential uses.

**Footprint Area.** The total square footage contained within a footprint.

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

**Forecourt.** See Section 25.07.080 (Forecourt).

**Form-Based Zone.** One of several zones mapped on the Form-Based Zone Map and applicable only to qualifying development projects using the Objective Design and Development Standards found in Title 25 (Objective Design and Development Standards). See [Figure x.xx.xxx \(Zone Map\)](#).

**Fourplex.** See Section 25.06.080 (Fourplex).

**Freestanding Wall.** A wall that is separate from a building and supported by independent means.

**Front.** See "Design Site Line, Front."

**Front Loaded (Front Access).** Design sites that provide vehicular access from the front of the design site.

**Frontage, Private.** The area between the building facade and the back of the sidewalk abutting a street (public or private) or public open space.

**Frontage, Public.** The area between the on-street parking and the back of the sidewalk.

**Frontage Line.** The design site line(s) of a design site fronting a street (public or private) or a civic space.

**Frontage Type.** A physical element configured to connect the building facade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the zone.

**Furniture Area.** An area of space that allows for the placement of furniture without restricting the movement of pedestrians.



## G. Definitions

**Gable.** A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

**Gallery.** See Section 25.07.120 (Gallery).

**Garage.** An enclosed building or portion of a building accessible to vehicles, used as parking or storage of one or more motor vehicles. See also Subsection 30.175.030.N (Covered Parking).

1. **Garage, Private.** A building or portion of a building, in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.
2. **Garage, Public.** A structure or portion thereof, offering parking to the public with or without a fee.

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

**Grade.** The finished ground level at any point along the exterior walls of a structure. Where walls are parallel to and within five feet of a sidewalk, alley or other public way, the level above ground shall be measured at the elevation of the sidewalk, alley or public way. Also see "Grade, Finished."

**Grade, Finished (syn. Proposed Grade).** The final ground surface elevation after the completion of grading or other site preparation related to a proposed development that conforms to an approved Grading Permit or Building Permit. In cases where substantial fill is proposed, "finished grade" shall be established by the Director consistent with design sites in the immediate vicinity and shall not be, nor have been artificially raised to gain additional building height. Also see "Grade."

**Grade, Pre-Development (syn. Existing Grade, Natural Grade).** The grade of a site five years prior to the application date for any site improvements related to the proposed development.

**Grading.** Any excavating or filling or combination thereof.

**Green Building Practices.** A whole-systems approach to the design, construction, and operation of buildings and structures that helps mitigate the environmental, economic, and social impacts of construction, demolition, and renovation. Green building practices including, but not limited to, those described in the LEED™ rating system recognize the relationship between natural and built environments and seek to minimize the use of energy, water, and other natural resources and provide a healthy, productive environment.

**Ground Floor.** See "First Floor".

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

**Gross Parking Area.** The total area of parking space and drive included on a design site.

**Guestroom.** A detached structure accessory to a single dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities. See 30.140.020 Accessory Buildings

## H. Definitions

**Habitable Space.** See "Livable Floor Area".

**Hardscape.** Paving, decks, patios, and other hard, non-porous surfaces.

### Height

1. **Height, Number of Stories.** The number of stories in a structure allowed above adjacent finished grade. See "Stories."
2. **Height, Overall.** The vertical distance between adjacent existing or finished grade, whichever is lower and the highest part of the structure directly above.
3. **Height, Highest Eave/parapet.** The vertical distance between adjacent finished grade and the highest eave or parapet of the building.
4. **Height, Above Grade.** The vertical distance from a point on the ground below a structure to a point directly above. See also Section 30.15.090 (Measuring Height).

**Home Occupations.** Any use conducted entirely within a dwelling and conducted only by the inhabitants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof, and is not evidenced beyond the limits of the property by noise, light, smoke, odor, vibration, electrical interference, storage of material or equipment, abnormal human activity, vehicular traffic, or other exterior evidences. See Section 30.185.200 (Home Occupation).

**House-Scale Building.** A building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall, including wings.

## I. Definitions

**Impervious.** A hard surface area which either prevents or retards the entry of water into soil, as would occur under natural conditions, or which causes water to run off the surface in greater quantities or at an increased rate of flow than would occur under natural conditions.

**Improved.** An area which has been paved or planted and is permanently maintained as such.

**Improvement.** See "Development".

**Infill.** Refers to building within unused and underutilized lands within existing development patterns, typically but not exclusively in urban areas. Infill development is critical to accommodating growth and redesigning cities to be environmentally- and socially-sustainable.

## J. Definitions

*No specialized terms beginning with the letter J are defined at this time.*

## K. Definitions

**Kitchen.** A room that is utilized for the preparation of food and contains a kitchen sink, cooking, and refrigeration facilities.

1. **Kitchen, Congregate Dining.** A room or rooms that contain suitable space for group dining to feed all the residents of a facility in one or two sittings, accessible to and for the primary use of the residents of the facility, and provides at least two meals per day seven days per week for the residents.
2. **Kitchen, Efficiency.** A kitchen that includes at a minimum:
  - a. Appliances for cooking food and refrigeration, either built-in or countertop.
  - b. A sink for food preparation greater than 12 inches by 12 inches, excluding the sink located in the bathroom.
  - c. A food preparation counter.

## L. Definitions

**L-Shaped (syn. Ell).** A horizontal form for the main body of a building or a massing composition, also referred to as an "Ell" which is an extension at a right angle to the length of a building.

**Landing.** An unenclosed, unroofed platform, attached to a building, and serving as a required means of egress from the first floor of a building or a level area at the top or bottom of a staircase or between one flight of stairs and another.

**LEED™ Rating System.** The most recent version of the Leadership in Energy and Environmental Design (LEED™) Commercial Green Building Rating System, or other related LEED™ rating system, approved by the U.S. Green Building Council.

**Living Area (syn. Livable Floor Area).** The interior habitable area of a dwelling unit, including finished basements and attics, but not including unfinished or unheated areas such as garages or any accessory structure.

**Loading Dock.** A platform where cargo from vehicles can be loaded or unloaded.

**Loading Spaces, Off-street.** Permanently improved and maintained areas on the design site dedicated to loading and unloading of materials, equipment, and merchandise.

**Lot.** A parcel, tract, or area of land whose boundaries have been established by a legal instrument such as a deed or map recorded with the County of Santa Barbara, and that is recognized as a separate legal entity for purposes of transfer of title, except public easements or rights-of-way. Where an Objective Housing Development Site uses a Design Site in lieu of subdividing the lot into additional lots, references to "Lot" may be interpreted to mean "Design Site".

**Lot Area.** The area of a lot measured horizontally between bounding lot lines.

1. **Lot Area, Gross.** The total area, measured in acres, included within the property lines or design site lines, as applicable, of a development.
2. **Lot Area, Net.** The area of a lot measured horizontally between bounding lot lines, subtracting the existing or proposed horizontal area within public streets and alleys on the lot.

**Lot Line Adjustment.** A lot line adjustment is the adjustment of the boundary of existing parcels where the number of parcels existing after the adjustment is the same as the number of parcels that existed prior to the adjustment.

#### **M. Definitions**

**Main Body.** The primary massing of a main building.

**Main Facade.** The front facade of a building.

**Main Street Building.** See Section 25.06.150 (Main Street Building).

**Major.** Having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

**Maker Shopfront.** See Section 25.07.090 (Maker Shopfront).

**Manufacturing.** Manufacturing refers to the processing of raw materials or assembly of parts into finished goods through the use of tools, human labor, machinery, or chemical processing. Manufacturing is an industrial use pursuant to Chapter 30.295.050, Industrial Use Classifications.

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

**Median.** A planted or paved area which separates two roadways or divides a portion of a road into two or more lanes.

**Minor.** Having a lesser size, scope, effect, characteristic, or quality relative to the average size, scope, effect, characteristic, or qualities; or being the lesser of two or more.

**Mixed-Use.** The combination of residential and nonresidential uses within the same building or the same general area.

1. **Mixed-Use Development.** A development site that contains both nonresidential and residential uses on the same lot/design site, whether or not they are located within the same structure.
2. **Mixed-Use Building.** A single building that contains both nonresidential and residential uses.

**Multiplex.** See Section 25.06.120 (Multiplex).

## N. Definitions

**New Use.** Any purpose for which land or premises, or a building or structure thereon, is improved, occupied, utilized, built, or constructed for said purpose, which has not before existed on said land or premises.

**Nonconforming .** Any lawfully established use, structure, parking, or site development that is in existence on the effective date of this title, or any subsequent amendment, but does not comply with all of the standards and requirements of this title and any additions allowed pursuant to Chapter 30.165, Nonconforming Structures, Site Development, and Uses.

1. **Nonconforming Density.** A lawfully established development on a lot with more residential units or number of bedrooms than are allowed by the current ordinance in a zone that allows residential uses. Nonconforming density is not considered a nonconforming use
2. **Nonconforming Parcels .** A design site that was legally created before the effective date of Title 25 (Objective Design and Development Standards) and does not comply with the minimum area, depth, width, or other applicable standards of the zone it is located.
3. **Nonconforming Lot.** A legal parcel of land having less area, frontage, or dimensions than required in the zoning district in which it is located.
4. **Nonconforming Site Improvement.** A site improvement (e.g., fences, landscaping, parking, walls, etc.) that conformed to the standards of the previous zoning that lawfully existed before the effective date of this title and does not conform to the present standards of the zone in which it is located.
5. **Nonconforming Structure or Building.** A structure or building that lawfully existed before the effective date of this title and does not conform to the present standards of the zone in which it is located.
6. **Nonconforming Use.** A use of a building, structure, or site, or portion thereof, or a building, structure or facility itself, which was lawfully established and maintained but, because of the application of this title to it, does not conform to the present standards of the zone in which it is located.

## O. Definitions

**Off-Street Parking.** The area(s) located on a design site available for temporary storage of passenger vehicles, including a public or private parking lot where parking is the principal use of the property.

**Open Structure (syn. Trellis).** An accessory structure having a roof constructed of lattice or other roof material which allows light and air to pass through a minimum of 50 percent of the roof surface. Additionally, the sides of an open structure consist only of support posts and decorative or functional elements including, but not limited to, braces and railings such that light and air can pass through a minimum of 75 percent of each side. Open structures include but are not limited to trellises, trellis-like patio covers, and other shade structures. Play structures do not qualify as open structures, but are regulated as minor or major accessory structures. An open structure is not an accessory building.

**Oriel Window (syn. Upper Story Bay Window).** A window that projects from the building facade or elevation, located on upper floors and may extend for multiple stories.

**Overhead Doors.** Doors constructed in horizontally hinged sections that are equipped with hardware that rolls the sections into an overhead position, clear of the opening.

## P. Definitions

**Parapet.** A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

**Parcel (syn. Lot).** A general term including all plots of land shown with separate identification on the latest equalized county assessment roll. Parcels may or may not be separate lots, depending upon whether or not such parcels are created as required by Title 27, Subdivisions, of the Santa Barbara Municipal Code.

**Parcel Map.** A map prepared for the purpose of dividing a legal parcel into four or fewer parcels and prepared in compliance with the provisions of Title 27 and the Subdivision Map Act (§66410 et seq.) and in a manner to be recorded in the office of the County Recorder.

**Parking Driveway Width.** The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

**Parkway.** That portion of a public right-of-way, typically landscaped, located between the outermost curb-lane driving lane and the farthest edge of the right-of-way.

**Path of Travel.** A continuous, unobstructed way of pedestrian passage.

**Patio Cover.** A one story, roofed structure, used only for recreational and/or outdoor living purposes, that may be attached or detached as an accessory structure to the main building.



**Pedestrian Orientation.** A physical structure or place with design qualities and elements that contribute to an active, inviting, and pleasant place for pedestrians that typically includes most of the following elements:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Visibility into buildings at the street level;
3. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
4. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
5. Signs oriented and scaled to the pedestrian rather than the motorist; and/or
6. Pedestrian orientation may also include: design amenities related to the street level including, but not limited to, awnings, Paseos, and arcades; landscaping and street furniture.

**Pedestrian-Oriented Businesses.** General commercial businesses that allow customers to park once and complete multiple transactions and visits on foot in a context that encourages people to walk instead of drive.

**Pedestrian-Oriented Use.** A land use that is intended to encourage walk-in customers and that generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to visual interest, high customer turnover, and/or social interaction.

**Plot Plan.** See "Site Plan".

**Podium.** A continuous projecting base or pedestal under a building often occupied by parking.

**Podium Top.** A flat, elevated and open area above a podium that can be used as common area.

**Porch.** A covered shelter projecting in front of the entrance of a building.

1. **Porch, Engaged.** See Section 25.07.050 (Porch Engaged).
2. **Porch, Projecting.** See Section 25.07.040 (Porch Projecting).

**Private Open Space.** The area required for each residential unit in some building types, provided as outdoor yard areas, patios, decks, and balconies.

**Public Property.** Any property publicly owned outside of the designated public right-of-way.

**Public Use.** A use undertaken by any division of a state or local government.

## Q. Definitions

**Quasi-Public.** See "Semi-Public"

## R. Definitions

**Rear.** Opposite of front.

**Rear-Loaded (syn. Rear Access).** Vehicular access from the rear of the design site.

**Recessed Entry.** An entrance to a building that is set back from the facade of the building.

**Reclassification of Land.** An amendment to either Title 25 (Objective Design and Development Standards) or Title 30 (Zoning) or the Zoning Map(s), which changes the classification of any property from one zone to another zone provided for in compliance with the applicable Title. A reclassification of land requires a zoning amendment, see Chapter 30.235 (General Plan and Zoning Amendments).

**Relocation.** The act or process of moving a structure or object from one property to another property or to a different location on the same property.

### **Renovation (syn. Alteration, Remodel, Addition)**

1. A structural change to the foundation, roof, floor, or exterior of load-bearing walls of a facility, or the extension of an existing facility to increase its floor area.
2. Alteration of an existing facility including, but not limited to, significantly changing its function, even if such renovation does not include any structural change to the facility.
3. Remodeling of the building interior or exterior.

**Residential.** Lands, buildings, or structures or portions thereof used, or designed for use, as a home or residence of one or more individuals .

**Residential Development (syn. Residential Property).** Any real property, zoned, designed or permitted to be used for any residential purpose, including any buildings or structures located on said improved real property.

**Residential Unit (syn. Dwelling Unit).** A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis. Section 30.140.150 (Residential Unit).

**Review Authority.** Body responsible for making decisions on zoning and related permits and approvals, including, but not limited to, the Community Development Director, Public Works Director, design review bodies, Staff Hearing Officer, Planning Commission, and City Council.

**Right-of-Way (ROW).** A strip of land acquired by reservation, easement, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a street, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

**Rowhouse.** See Section 25.06.090 (Neighborhood Townhouse) and Section 25.06.130 (Core Townhouse).

## S. Definitions

**Semi-Public Use.** A facility that is open to the public and has a public purpose but is not owned or operated by a governmental entity.

**Setback.** The distance by which a structure, parking area, or other development feature is separated from a lot line or design site line. See also Section 30.15.060, Measuring Distances, and Section 30.15.100, Measuring Setbacks, and Section 30.140.090, Encroachments into Setbacks and Open Yards.

1. **Setback, Front.** An area extending across the full width of the design site, parallel to the front lot line/design site line, extending between the side lot lines/design site lines..
2. **Setback, Rear.** An area extending the full width of the lot line/design site between a rear design site line , parallel to the rear lot line/design site line, extending between the side lot lines/design site lines.
3. **Setback, Side.** An area between a side lot line/design site line, parallel to the side lot line/design site line, extending between the front and rear lot lines/design site lines.
4. **Setback, Interior.** See Setback, Side.
5. **Setback, Primary Front.** Setback adjacent to primary front lot line.
6. **Setback, Secondary Front.** Setback adjacent to secondary front lot line.
7. **Setback, Building.** The mandatory clear distance between a lot line/design site line and a building.
8. **Setback, Parking.** The mandatory clear distance between a lot line/design site line and parking.

**Shared Parking.** Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

**Shopfront.** See Section 25.07.100 (Shopfront).

**Shopfront Base.** A very low wall , that does not include glass, between the display window(s) of a shopfront and the adjacent sidewalk.

**Sidewalk.** A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

**Single-Loaded, Building.** A building containing dwellings and/or commercial units without common hallways for access to the dwellings and/or units.

**Site Plan.** A base sheet that includes the basic information that will appear on all plans including, but not limited to, lot lines, natural features, roads, buildings, or other structures proposed or existing to remain on-site.

**Special Event.** See "Temporary Use".

**Special Architectural Elements.** Church spires; belfried cupolas and domes; monuments; corner or entry towers on residential units; and other similar architectural elements.

**Specific Plan.** See California Government Code §65450-65457and Chapter 30.265 (Specific Plans)

**Stealth Design.** The effect of integrating an element including, but not limited to, a cellular antenna into a building that results in the element not being visible from adjacent public sidewalks and open space.

**Stepped.** Breaking up primary mass into a series of smaller massing that can result in a series of smaller roof forms rather than a big roof form.

**Stoop.** See Section 25.07.070 (Stoop).

1. **Contractor Storage Yard.** Outdoor storage facilities operated by or on behalf of a contractor licensed by the State of California for storage of large equipment, vehicles, and/or other materials commonly used in the individual contractor's type of business. May also include truck terminals and buildings or structures for uses including, but not limited to, repair facilities. Does not include vehicle dismantling yards, scrap, and waste yards. May include an accessory office. A contractor's office located away from a storage facility is included in compliance with the definition of "Office - Business, Service."

**Storefront.** The majority portion of a shopfront frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

**Story .** That portion of a building included between the surface of any floor and the surface of the floor next above it, except that the topmost story shall be that portion of a building included between the surface of the topmost floor and the surface of the roof above. See also Section 30.15.090.E, Determining the Number of Stories in a Building.

1. **Story, First (syn. First Floor).** The lowest story or the ground story of any building, that is closest to finished grade. The story above is the Second Floor or Second Story.
2. **Story, Half (syn. Attic Story).** A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (e.g., 2.5). A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.
3. **Story, Mezzanine.** A story which covers one-third or less of the area of the story directly underneath it. A mezzanine story shall be deemed a full story when it covers more than one-third of the area of the story directly underneath said mezzanine story.

**Street.** A public or private way constructed for the primary purpose of vehicular travel. An alley or a driveway is not a street. The term "street" describes the entire legal right-of-way or easement (public or private), including, but not limited to, the traffic lanes, bike lanes, curbs, gutters, sidewalk whether paved or unpaved, parkways, and any other grounds found within the legal right-of-way. The name given to the right-of-way (avenue, court, road, etc.) is not determinative of whether the right-of-way is a street.

1. **Street, Front (syn. Primary Front Street).** Street located along the primary front lot line/front design site line.
2. **Street, Side (syn. Secondary Front Street).** Street located along a lot line/design site line that is not the primary front lot line/ front design site line
3. **Street, Public.** A street for which the right-of-way is owned by or offered for dedication to the public and accepted by the City. A public street will be shown on the official dedicated street map of the City of Santa Barbara.
4. **Street, Private.** Any street not a public street. Private streets do not appear on the official dedicated street map of the City of Santa Barbara. Private streets generally provide access to more than two lots and are usually named, unlike driveways. Private streets may be constructed to public street standards. Private streets are generally differentiated from driveways by larger widths, longer lengths, and may include public or private utilities. A private street may also be referred to as private road, lane, or drive.

**Street Frontage.** The lineal length of that portion of a lot line/design site abutting a street.

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

**Street Tree (syn. Parkway Tree).** A tree planted in public areas, tree wells, parkways, sidewalk areas, street easements, streets, and rights-of-way.

**Supportive Housing.** See “Transitional Housing.”

**Swimming Pool, Public or Private.** Any pool, pond, lake or open tank located within or outside of a building, and containing or normally capable of containing water to a depth at any point greater than 1.5 feet.

## T. Definitions

**Tandem Parking.** A parking space deep enough to allow two cars to park, one behind the other.

**Tavern.** See “Pub.”

**Terrace.** See Section 25.07.110 (Terrace).

**Theater, Cinema or Performing Arts.** An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: civic theaters, facilities for live theater and concerts, and movie theaters.

**Thoroughfares.** A way for use by vehicular, pedestrian, and bicycle traffic that provides access to design sites and open spaces, and that incorporates vehicular lanes and public frontages.

**Townhouse, Neighborhood and Core.** See Section 25.06.090 (Neighborhood Townhouse) and Section 25.06.130 (Core Townhouse).

**Transitional Housing.** Rental housing operated in compliance with program standards that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Includes supportive housing, shelters housing, and single room occupancy hotels and shelter housing. As defined in Section 65582 of the Government Code.

**Transit Stop.** A location where buses stop to load and unload passengers. A transit stop may or may not include a shelter or a pullout.

## U. Definitions

**Unit.** See "Dwelling Unit."

**Upper Floor.** A floor in a building that is located above the first floor.

**Use.** The purpose for which land, premises, or structure thereon is designed, arranged, or intended, or for which it is or may be occupied or used. May also be referred to as Land Use.

1. **Use, Accessory.** A subordinate use of a building, structure, or design site that is customarily incidental to a principal use located on the same lot. See also Section 30.185.030.
2. **Use, Principal (syn. Primary Use).** The main or primary use or uses conducted on a lot/design site or located within a building or within a portion of a building which is separated structurally from other uses within the same building, not to include an accessory use as defined herein or a subordinate department of a main or primary use.
3. **Use, Temporary.** The use of land or premises or a building thereon for a limited period of time which does not change the character of the site, premises, or uses therein. See also Section 30.185.420 (Temporary Uses).

## V. Definitions

**Visitability.** A basic level of accessibility that enables persons with disabilities to visit others in their dwellings by providing at least one accessible means of egress/ingress for each residential unit.

## W. Definitions

**Walkable/Walkability.** The condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.

**Walkway.** A paved way located on one or more design sites, used for pedestrian traffic, and used exclusively by the design site owner(s), their guests, and invites.

**Wall Plane.** A vertical surface defined by the facades of buildings.

**Width-to-Height Ratio.** The ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building.

**Wing.** A structure of at least five feet in depth physically attached to, and secondary to, the main body of a main building.

## X. Definitions

*No specialized terms beginning with the letter X are defined at this time.*

## Y. Definitions

*No specialized terms beginning with the letter Y are defined at this time.*



## Z. Definitions

**Zero Design Site Line (syn. Zero Lot Line).** A building or structure that is placed on the property line.

**Zone.** See "Form-Based Zone", "Base Zone" and "Zoning District".

**Zone Map.** The zoning map(s) of the City of Santa Barbara, California, together with all amendments. Includes Title 25 Form-Based Zones and the Title 30 Zoning Districts.

**Zoning Administrator.** The duly designated and appointed zoning administrator of Santa Barbara.

**Zoning Code.** The Zoning Code of the City of Santa Barbara specified in Title 30 and Title 25.

**Zoning District.** A specifically delineated area of district in the city within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and structures. See Section 30.05.010 (Zones Established).

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## 25.12.030 Sign Definitions

The following terms are related to the rules and regulations applicable to Sign Regulations.

### A. Definitions

**Abandoned Sign.** A sign in place for a period of at least 90 days which no longer advertises an ongoing business, lessor, owner, or activity on the premises where the sign is displayed.

**Aggregate Sign Area.** The total area of all signs and/or all messages located on a design site.

**Awning Sign.** See Section x.90.060 (Awning/Canopy Sign).

### B. Definitions

**Banner Sign.** A sign made of a flexible material that projects or hangs from a building, structure, pole, or wire. A banner sign includes flags but does not include pennants.

**Billboard Sign.** An off-site sign which is supported by one or more uprights, poles, or braces in or upon the ground, other than a freestanding sign, monument sign, or pole sign.

**Bracket Sign.** See "Projecting Sign."

**Building Signs.** Any sign that is fastened, attached, connected, or supported in whole or in part by a building or architectural feature.

### C. Definitions

**Canopy Sign.** See Section x.09.060 (Awning/Canopy Sign).

**Changeable Copy Sign(s).** See Section x.09.120 (Changeable Copy Sign).

**Commercial Signage.** Any sign sponsored by a commercial entity and whose prevailing message proposes a commercial transaction.

### D. Definitions

**Dilapidated Sign.** A sign that is no longer in a good state of repair or constitutes a health or safety hazard.

**Directory Sign(s).** See Section x.090.110 (Directory Sign).

**Display .** An item or arrangement of items indoors that is not attached to a window, door or wall.

**E. Definitions**

**Electric Sign.** A sign containing electrical circuits, but not including signs illuminated by an exterior light source.

**F. Definitions**

**Freestanding Sign.** A sign supported entirely or in part by the ground, including, but not limited to, a monument, pole, or similar sign.

**G. Definitions**

*No specialized terms beginning with the letter G are defined at this time.*

**H. Definitions**

*No specialized terms beginning with the letter H are defined at this time.*

**I. Definitions**

**Identification Sign.** A sign for the purpose of identifying the name of a business.

**Illuminated Sign.** A nonelectric sign illuminated by an exterior light source provided specifically for the purpose of sign illumination.

**J. Definitions**

*No specialized terms beginning with the letter J are defined at this time.*

**K. Definitions**

*No specialized terms beginning with the letter K are defined at this time.*

**L. Definitions**

**Legal Nonconforming Sign.** A sign which was legally constructed in compliance with laws or standards in effect at the time of construction which does not conform with Chapter 9 (Specific to Signage Types).

**M. Definitions**

**Marquee Sign.** See Section x.09.130 (Marquee Sign).

**Master Sign Program.** A program which establishes sign development standards and specifies an integrated sign design concept for commercial and industrial complexes.

**Monument Sign.** A sign whose supporting structure is 100 percent of the sign face, length, and width, and whose supporting structure does not exceed the approved sign face area.

**Motor Fuel Price Sign.** A sign as specified in California Business and Professions Code §13530 et seq., with a message limited to that required by State law.

**N. Definitions**

**Noncommercial Signage.** Any message which is determined not to be commercial (i.e., campaign signs or nonprofit signs).

**O. Definitions**

**Outdoor Advertising Structure, Billboard, or Signboard.** Any structure or portion thereof, situated on private premises, on which lettered, figured, or pictorial matter is displayed for advertising purposes or products not appurtenant to the use of the premises. This definition shall not include any sign used to display any official notices or bulletin boards wherein such bulletin boards are used to display announcement of meetings to be held on premises wherein such bulletin boards are located, nor shall it be held to include real estate signs advertising for sale or rent the property upon which it stands, name plates, or signs appurtenant to any use.

**P. Definitions**

**Painted Wall Sign.** See Section x.09.080 (Painted Wall Sign).

**Pennant.** Any lightweight flexible plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, in a series of three or more, designed to move in the wind.

**Permanent Sign.** A sign for which a Sign Permit is required and may be issued with no time limit.

**Pole Sign.** A sign wholly supported by a sign structure consisting of poles or posts in the ground.

**Portable Sign.** A temporary sign which is not fastened to its supporting surface including, but not limited to, an A-frame or sandwich board.

**Projecting Sign.** See Section x.09.050 (Projecting Sign).

**Q. Definitions**

*No specialized terms beginning with the letter Q are defined at this time.*

**R. Definitions**

**Readerboard.** A nonelectrical sign announcing events taking place on-site, the message of which is periodically changed, not including time-temperature devices.

**S. Definitions**

**Sidewalk Sign.** See Section x.09.100 (Sidewalk Sign).

**Sign.** A structure, device, figure, display, message placard, or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide information in the nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. See Chapter 9 (Specific to Signage Types).

**Sign Area.** The total area of any portion of a structure to which any message is affixed.

**Sign Copy.** The allowed area of any words, letters, numbers, designs, figures or other symbolic presentation incorporated into a sign with the purpose of attracting attention to the subject matter.

**Sign Face.** The portion of a sign that is used for displaying sign copy, together with any frame, color, panel, ornamental molding, or condition which forms an integral part of the sign copy and which is used to differentiate such sign copy from any wall or background against which it may be placed. Those portions of the supports, uprights, or base of a sign that do not function as a sign shall not be considered as part of a sign face.

**Site identification sign.** A sign, other than a readerboard, which serves to inform only of the name, address and lawful uses of the premises upon which the sign is located (and which may include a trademark or symbol of a business).

**Stake Sign.** A sign constructed of paper or plastic mounted on a wood or metal stick.

#### **T. Definitions**

**Temporary Sign.** A sign intended to be displayed for a limited period of time only.

#### **U. Definitions**

*No specialized terms beginning with the letter U are defined at this time.*

#### **V. Definitions**

*No specialized terms beginning with the letter V are defined at this time.*

#### **W. Definitions**

**Wall Sign.** See Section x.09.070 (Wall Sign).

**Wall Mural Sign.** See "Painted Wall Sign."

**Window Sign.** See Section x.09.090 (Window Sign).

#### **X. Definitions**

*No specialized terms beginning with the letter X are defined at this time.*

#### **Y. Definitions**

**Yard/Porch Sign.** See Section x.09.040 (Yard/Porch Sign).

#### **Z. Definitions**

*No specialized terms beginning with the letter Z are defined at this time.*

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## **25.12.040 Landscaping Definitions**

The following terms are related to the rules and regulations applicable to Landscaping Regulations.

#### **A. Definitions**

*No specialized terms beginning with the letter A are defined at this time.*

#### **B. Definitions**

*No specialized terms beginning with the letter B are defined at this time.*

#### **C. Definitions**

*No specialized terms beginning with the letter C are defined at this time.*

#### **D. Definitions**

*No specialized terms beginning with the letter D are defined at this time.*

**E. Definitions**

**Established Landscape.** The point in time at which plants have developed roots into the soil adjacent to the root ball.

**F. Definitions**

**Flow Rate.** The rate at which water flows through pipes and valves, measured in gallons per minute or cubic feet per second.

**G. Definitions**

*No specialized terms beginning with the letter G are defined at this time.*

**H. Definitions**

*No specialized terms beginning with the letter H are defined at this time.*

**I. Definitions**

*No specialized terms beginning with the letter I are defined at this time.*

**J. Definitions**

*No specialized terms beginning with the letter J are defined at this time.*

**K. Definitions**

*No specialized terms beginning with the letter K are defined at this time.*

**L. Definitions**

**Landscaping.** Flowers, shrubs, trees, or other decorative material of natural origin.

**Low-Water-Use or Very-Low-Water-Use Plant.** See "Water Wise Plant"

**M. Definitions**

*No specialized terms beginning with the letter M are defined at this time.*

**N. Definitions**

*No specialized terms beginning with the letter N are defined at this time.*

**O. Definitions**

*No specialized terms beginning with the letter O are defined at this time.*

**P. Definitions**

*No specialized terms beginning with the letter P are defined at this time.*

**Q. Definitions**

*No specialized terms beginning with the letter Q are defined at this time.*

**R. Definitions**

**Runoff.** Storm water that flows across the ground surface during and after a rainfall event. Also simply referred to as storm water.

**S. Definitions**

*No specialized terms beginning with the letter S are defined at this time.*

**T. Definitions**

**Turf Grass.** A groundcover surface of mowed grass, with an irrigation water need of >30% ETo.

**U. Definitions**

*No specialized terms beginning with the letter U are defined at this time.*

**V. Definitions**

*No specialized terms beginning with the letter V are defined at this time.*

**W. Definitions**

**Water Wise Plant.** Those plants that are evaluated as needing "low" (10-30% ETo) or "very low" (<10% ETo) amounts of irrigation water as defined and listed by Water Use Classifications of Landscape Species (WUCOLS) or other sources of water-wise plant water use classifications as verified by a licensed landscape architect.

**Water Table, Architectural Feature.** A horizontal projecting string-course of masonry, molding, or a ledge placed so as to divert rainwater from a building.

**X. Definitions**

*No specialized terms beginning with the letter X are defined at this time.*

**Y. Definitions**

*No specialized terms beginning with the letter Y are defined at this time.*

**Z. Definitions**

*No specialized terms beginning with the letter Z are defined at this time.*

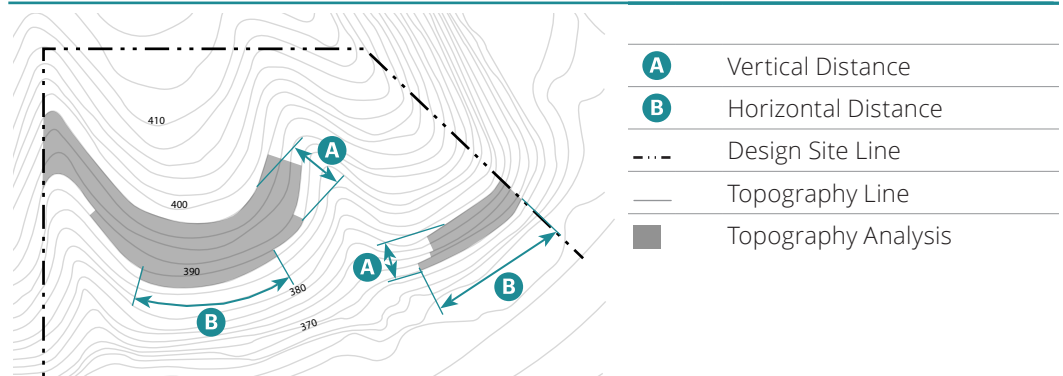


## 25.12.050 Measurement Methods

### A. Sloped and Steeply Sloped Design Sites

1. **Applicability.** The standards of Section 25.05.050 (Sloped Parcels) apply to sloped and steeply sloped design sites. Slope is measured by taking the vertical distance, or "rise", over the horizontal distance, or "run." The resulting fraction, or percentage, is the "slope" of the land. Sloped and steeply sloped design sites are those areas of land that exhibit the slopes of six percent and greater.
2. **Methodology.** The following methodology shall be used to identify steep slopes protected in compliance with this Chapter. An example of the methodology is shown in Figure 1 (Example for Defining Sloped and Steeply Sloped Design Sites).
  - (a) **Steep Slope Determination.** To qualify as a steep slope, the slope shall be at least six percent with a 10-foot vertical drop over a 100-foot horizontal distance parallel to at least one common contour line. The horizontal measurement shall cross property lines to establish if a steep slope may exist on a design site (i.e., the 100-foot minimum width calculation shall cross a property line if necessary to achieve this minimum width).

**Figure 25.12.030.1: Example for Defining Sloped and Steeply Sloped Design Sites**



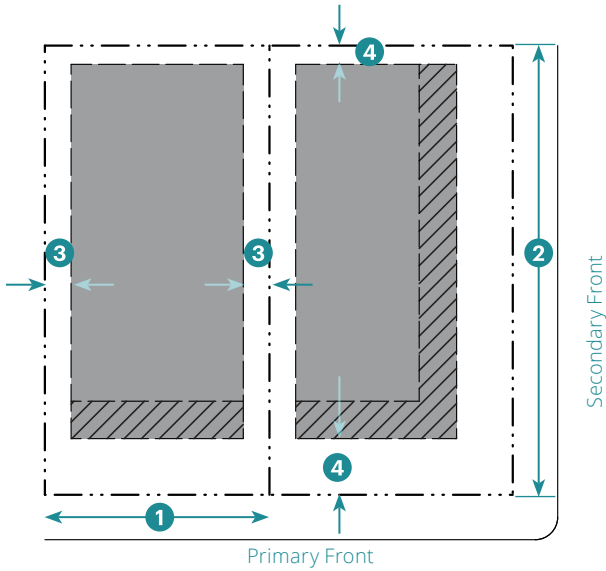
- (b) **Area Calculation.** Steep slope areas are calculated based on the square feet of steep slope on the design site as determined in Subsection 1 above. There is no minimum square footage for each slope area.
  - (1) First, calculate the square footage of slopes 30 percent and greater. Determine the square footage of each area as well as the sum of these areas for the total site.
  - (2) Second, calculate the square footage of slopes between 29 and 25 percent. Determine the square footage of each area as well as the sum of these areas for the total site.
  - (3) Third, calculate the square footage of slopes between 24 and 20 percent. Determine the square footage of each area as well as the sum of these areas for the total site.
  - (4) Fourth, calculate the square footage of slopes between 15 percent and 19 percent. Determine the square footage of each area as well as the sum of these areas for the total site.
  - (5) Fifth, calculate the square footage of slopes between 10 and 14 percent. Determine the square footage of each area as well as the sum of these areas for the total site.
  - (6) Last, calculate the square footage of slopes between 6 and 9 percent. Determine the square footage of each area as well as the sum of these areas for the total site.

- (c) **Steep Slope Resource Area.** Based on the area calculations in Subsection 2, above, Table 25.05.050.A (Amount of Sloped Areas Allowed to be Developed) shows the percentage of slope area that shall be included in the resource protection area. The steep slope areas to be protected shall be included in the survey.

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

1. **Applicability.** The facade zone standards apply to new main buildings and their additions along the Primary or Secondary Front Street of a design site.
2. **Methodology.** The required amount is expressed in the zone standards as a percentage. The percentage is calculated as follows through an example for the front facade zone. The same approach is to be applied to the Secondary Front Street, using the minimum front and rear building setbacks.
  - (a) Identify the width of design site (e.g., 50 feet) and apply required side building setbacks (e.g., 5 feet and 5 feet).
  - (b) Subtract the horizontal length between each side setback and the adjacent side design site line from the total width of the design site. The result is the net buildable width of the design site (e.g., 40 feet).
  - (c) Multiply the required minimum percentage in the zone standards (e.g., 50 percent) by the net buildable width of the design site (e.g., 50 feet).
  - (d) The result is the minimum length, in feet, of building facade and frontage type(s) that is required in or abutting the facade zone (e.g., 20 feet).
  - (e) See Figure 2 (Determining the Required Amount Subject to the Facade Zone) for examples that are consistent with the intent of this standard.

Figure 25.12.030.2: Determining the Required Amount Subject to the Facade Zone



Example Calculation

50'	Design Site Width
- 5'	Interior Side Setback
- 5'	Interior Side Setback
= 40'	Net Buildable Width
40'	Net Buildable Width
x Zone Standard (e.g., 50%)	
= 20'	Required In or Abutting the Facade Zone

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

C. Measuring Building Types

- 1. Methodology. Measurement of width and depth.
  - (a) Main Body. The width and depth of the main body shall be measured as follows:
    - (1) The width shall be parallel to the front.
    - (2) The depth shall be perpendicular to the front.

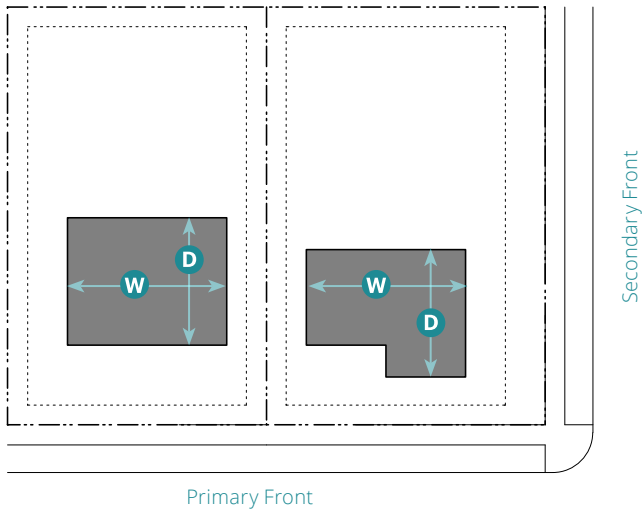
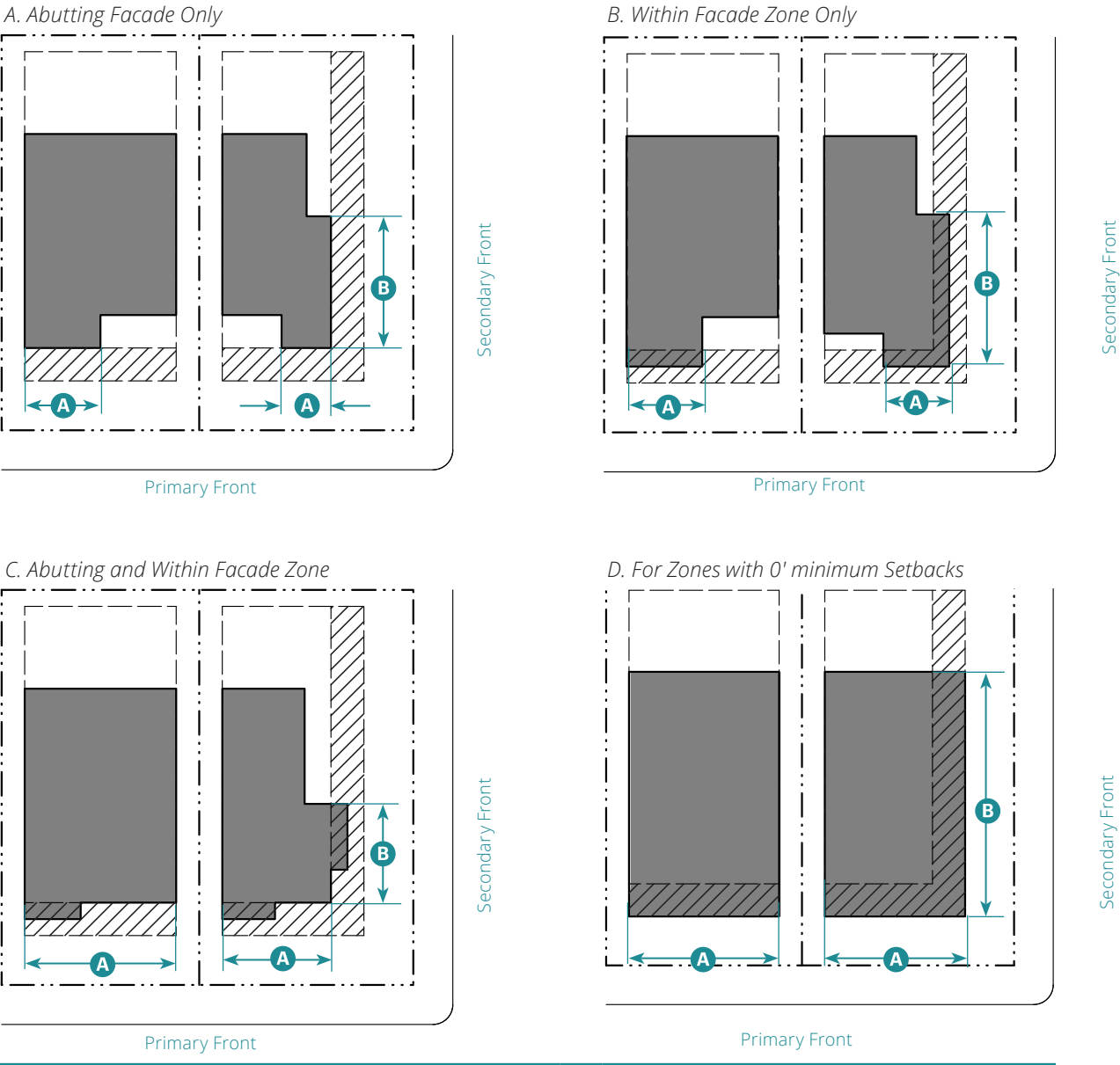






Figure 25.12.030.3: Main Body

- W Width
- D Depth

Figure 25.12.030.4: Applying the Required Amount to the Facade Zone



		Primary Front Street	Secondary Front Street
	Facade Zone	50% min. <sup>1</sup>	50% min. <sup>1</sup>
	Buildable Area for Building and Frontage Type(s)		

<sup>1</sup>This is an example. See Subsection 5 of the zone for the standard.

- (b) **Wings and Ancillary Structures.** The width and depth of wings and ancillary structures, shall be measured as follows:
- (1) The width shall be the greater of the two dimensions of the footprint.
  - (2) The depth shall be the lesser of the two dimensions of the footprint.

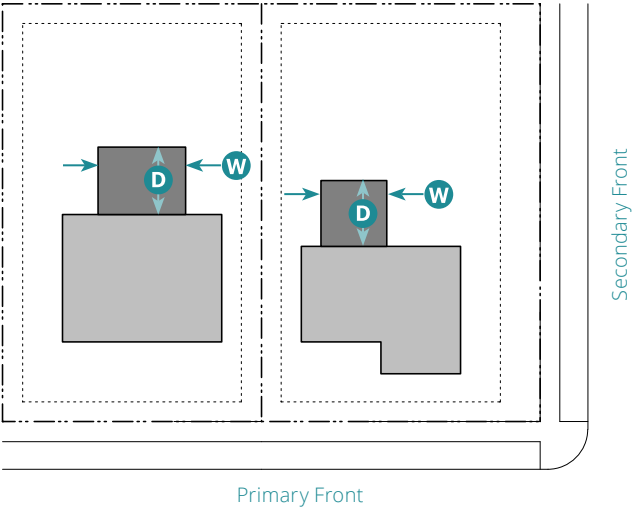


Figure 25.12.030.5:  
Wings and Ancillary Structures

- W Width
- D Depth

- (c) **Open Yard(s).** The width and depth of open yards shall be measured as follows:
- (1) The width shall be parallel to the front
  - (2) The depth shall be perpendicular to the front.

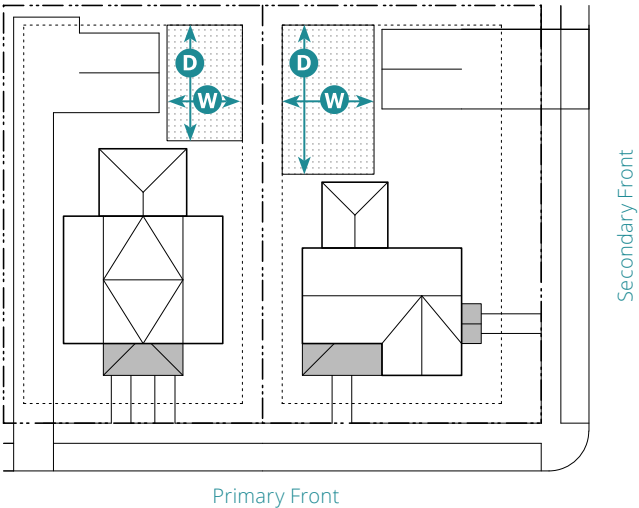
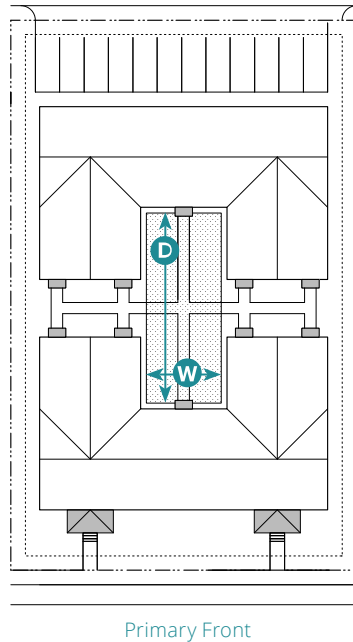


Figure 25.12.030.6:  
Open Yard(s)

- W Width
- D Depth

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

- (1) The width shall be parallel to the front; unless the courtyard is a secondary courtyard accessed directly from a Secondary Front Street.
- (2) If a secondary courtyard is accessed directly from the Secondary Front Street, the width shall be parallel to the Secondary Front Street.
- (3) The depth shall be perpendicular to the width.

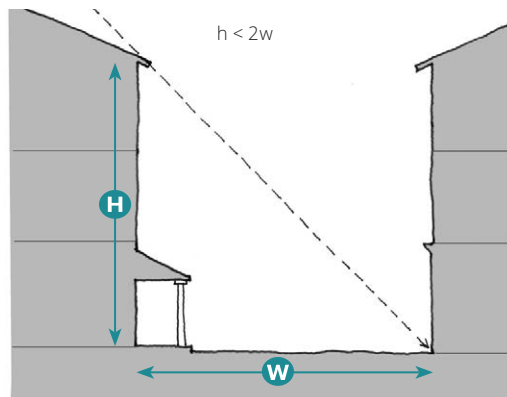


**Figure 25.12.030.7:**  
**Courtyard(s)**

- W** Width
- D** Depth

(e) **Width-to-Height Ratio.** Measurement of width-to-height ratio and depth-to-height ratio of forecourts.

- (1) The width and depth of forecourts shall be measured per Figure 10 (Width-to-Height Ratio).
- (2) The height of forecourts shall be a measurement of the vertical plane of the building that defines the forecourt.



**Figure 25.12.030.8:**  
**Width-to-Height Ratio**

- W** Width
- H** Height



(f) **Highest Eave/Top of Parapet.**

- (1) **Height, Overall.** The vertical distance between adjacent or existing finished grade, whichever is lower, and the highest part of the structure directly above.
  - i. Antennas may exceed the overall height as identified in Section 30.185.410 (Telecommunications Facilities and Antennas).
- (2) **Height, Top of Parapet.** The vertical distance between adjacent finished grade and the top of the parapet of the main building.
- (3) **Height, Highest Eave.** The vertical distance between adjacent finished grade and the highest eave of the main building.
- (4) **Highest Eave Measurement.** The measurement is to bottom of the eave assembly.
- (5) **Eave.** The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters to a finished horizontal surface.

Figure 25.12.030.9: Top of Parapet and Flat Roof

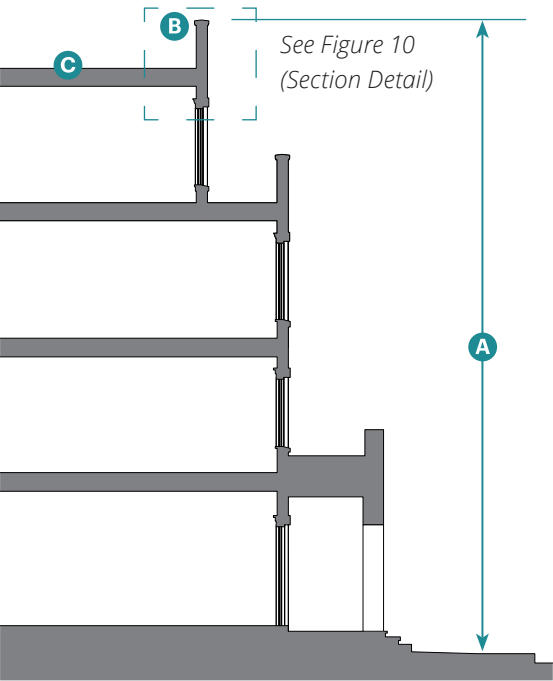


Figure 25.12.030.10: Section Detail of Top of Parapet and Flat Roof

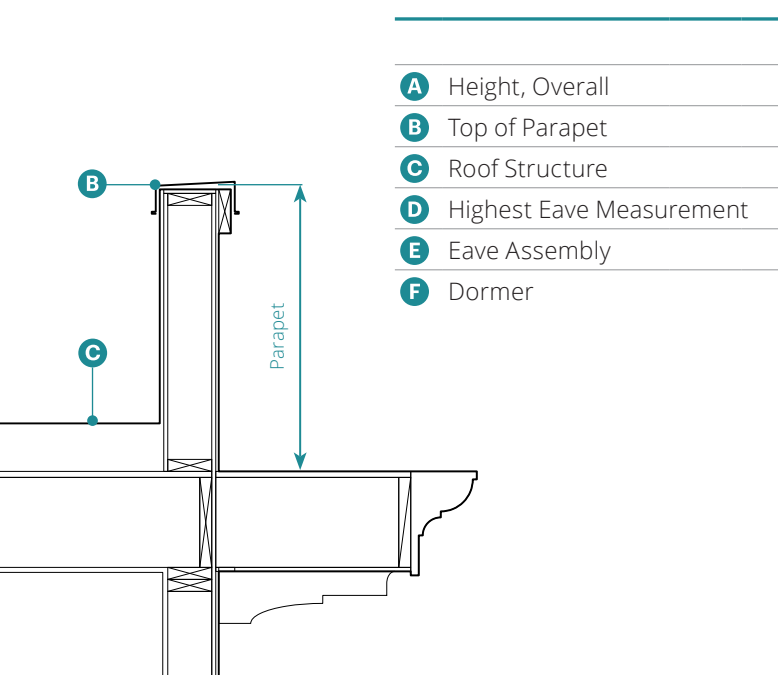


Figure 25.12.030.11: Highest Eave for Pitched Roof

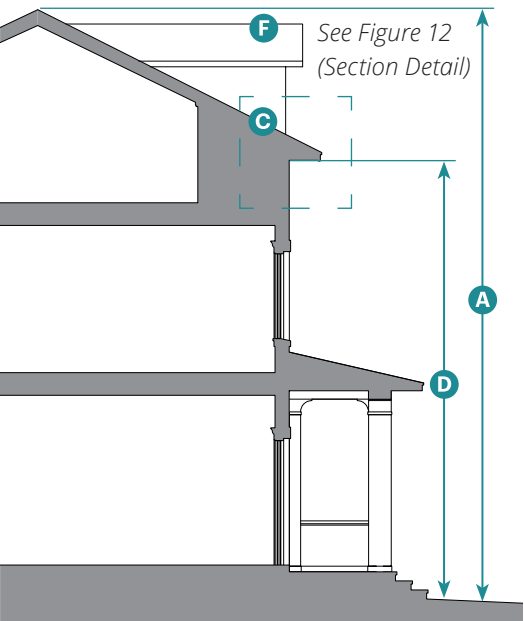


Figure 25.12.030.12: Section Detail of Highest Eave for Pitched Roof

