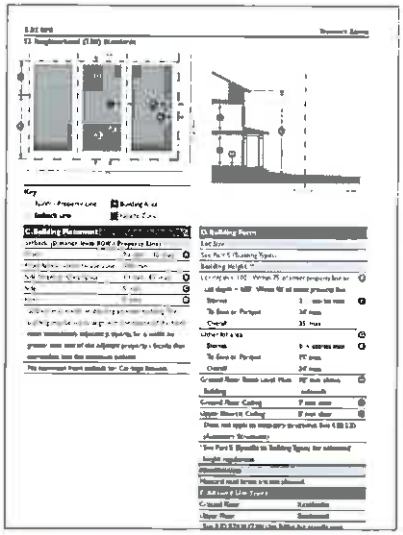
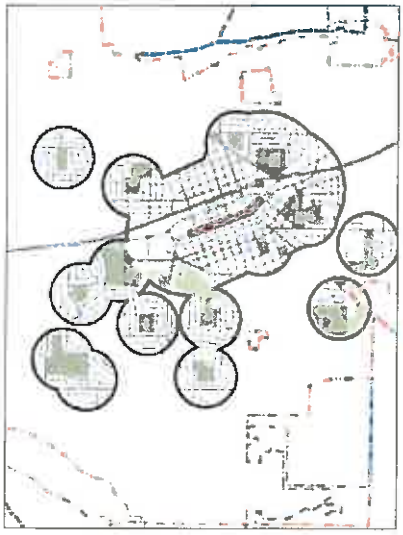
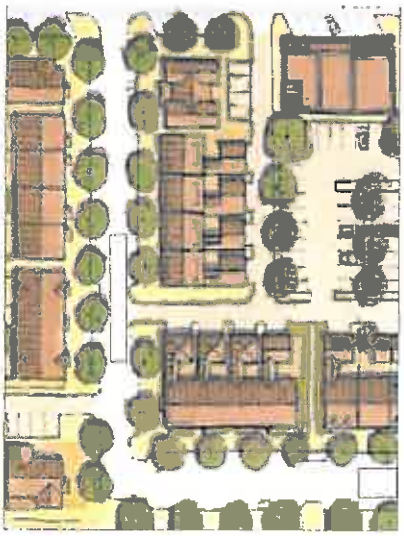
Excerpts







Development Code
City of Livermore, CA

LIVERMORE
CALIFORNIA

Effective: May 1, 2010

I.2.55

HOW TO USE THE CODE

Organization

The following text is advisory only and is intended to give a brief overview of the overall Development Code.

Preamble:
This Part introduces the rural-to-urban Transect system and the Livermore-specific Transect calibration that forms the framework of the Code. It also gives an overview of the various parts of the Code and illustrates how to use it.

Part 1: Intent and Applicability
This Part establishes the legal foundation for the Code document and includes the purpose, authority, responsibility for administration, applicability, and rules of interpretation.

Part 2: General to All
This Part provides the design standards for the subdivision of property in the City of Livermore.

Part 3: Specific to Zones
This Part contains regulations for two types of zones: Transect zones and non-Transect zones. The Transect zones are intended to reinforce a walkable, transit-supportive urban environment, and the non-Transect zones are more drivable, suburban environments.

Part 4: General to Zones
This Part establishes development standards for topics such as parking, landscape and signage. These standards supplement the regulations in Part 3.

Part 5: Building Types
This Part establishes development standards for building types such as carriage house, single-family, bungalow court, duplex, townhouse, fourplex and sixplex, courtyard apartment, live/work, and commercial block that form the foundation for Form-Based Code application within the Transect zones. These standards are only applicable to the Transect zones.

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Part 6: Specific to Uses
This Part contains regulations that apply to specific uses in addition to regulations set forth in previous Parts. These uses include Home Occupation, Child Day Care, and Bed and Breakfast Inns. This Part is divided into regulations that apply to all zones and those that only apply to non-Transect Zones.

Part 7: Thoroughfare Types
This Part establishes a collection of pre-approved street designs intended to be used in the creation of new streets and the transformation of existing streets to reinforce a pedestrian-oriented environment. These thoroughfare standards supplement other City approved street standards.

Part 8: Civic Space Types
This Part establishes a collection of pre-approved civic space types intended to be integrated into medium and large projects such as those in the Neighborhood Mixed-Use Zone. These civic space standards supplement other City civic space or park standards that are only applicable to the Transect zones.

Part 9: Permits and Procedures
This Part provides the detailed process by which development will be permitted by the City and the requirements related to specific types of submittals.

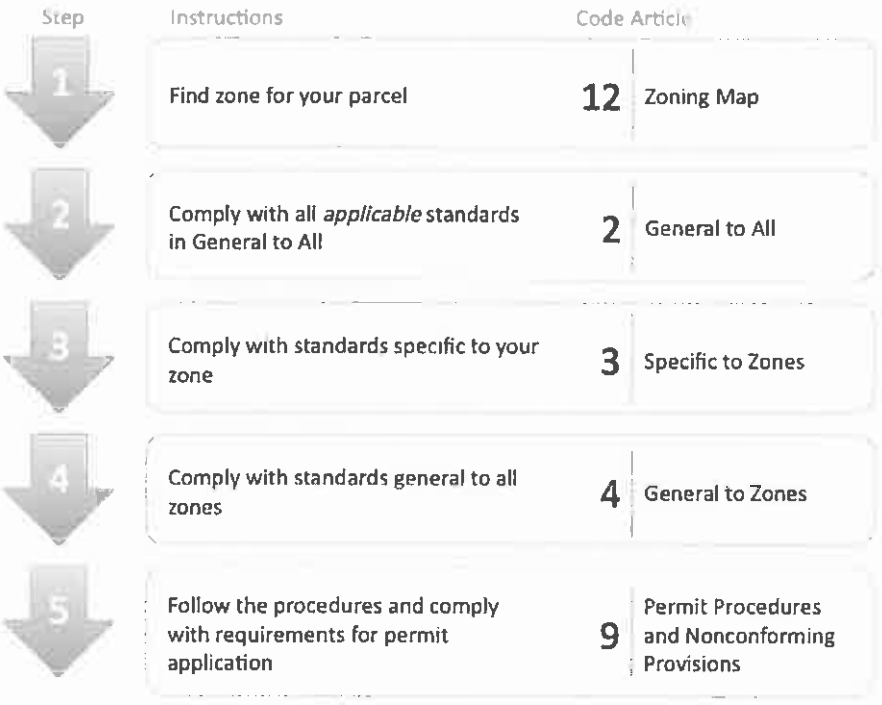
Part 10: Subdivision
This Part provides the detailed process by which land shall be subdivided.

Part 11: Definitions
This Part provides the definitions used throughout the Code.

Part 12: Zoning Map
This Part provides the Zoning Map.

Steps for Using the Code

Simple Process Diagram



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Chapter 4.03: Frontage Standards

Sections:

4.03.010	Purpose
4.03.020	Applicability
4.03.030	Porch: Projecting
4.03.040	Porch: Engaged
4.03.050	Porch: Integral
4.03.060	Stoop
4.03.070	Forecourt
4.03.080	Shopfront
4.03.090	Terrace Shopfront
4.03.100	Gallery

4.03.010 Purpose

The purpose of this chapter is to identify the frontage types allowed, and for each type, provide a description, a statement as to the type's intent and, design standards, to ensure that proposed development is consistent with the City's goals for building form, character, and quality.

4.03.020 Applicability

These standards are applicable to any frontage within a Transect zone.

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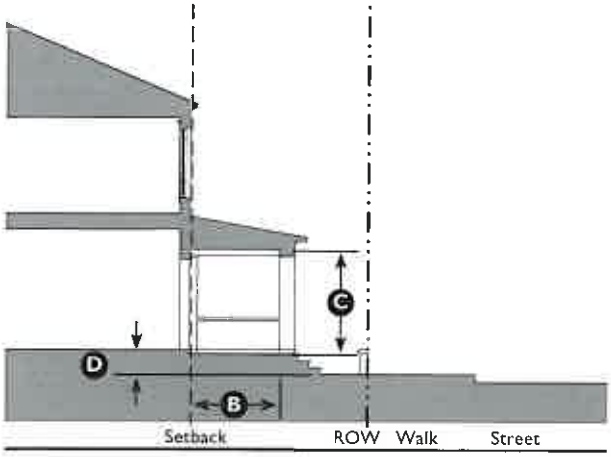

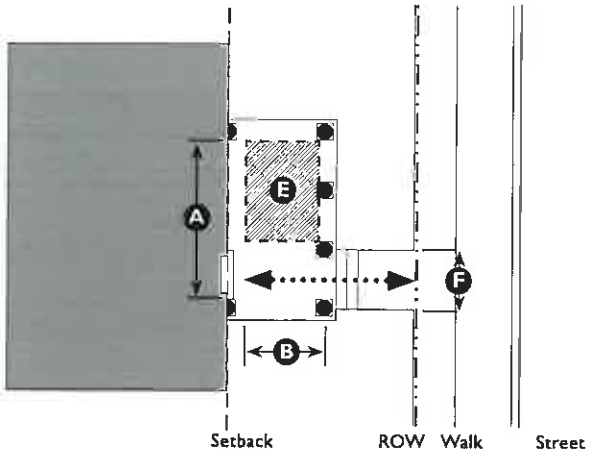

Key

---- ROW / Property Line

---- Setback Line

4.03.030 Porch: Projecting		
Description		
The main facade of the building typically has a small-to-medium setback from the property line. The resulting front yard is typically very small and may or may not be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and has a roof form that is separate from the main house.		
Size		
Width, clear	10' min.	A
Depth, clear	8' min.	B
Height, clear	8' min.	C
Finish level above sidewalk	18" min.	D
Furniture area, clear	4' x 8' min.	E
Path of travel	3' wide min.	F
Miscellaneous		
Porch may be one or two stories.		
Projecting porches are open on three sides and must have a roof.		

Full-length projecting porch with stairs perpendicular to street.

Partial-length projecting porch with stairs parallel to street.

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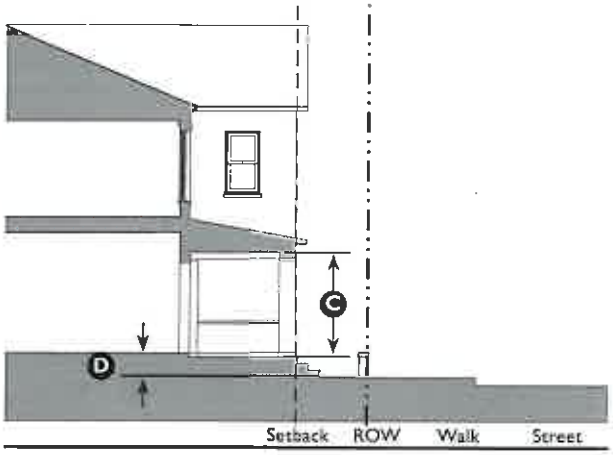
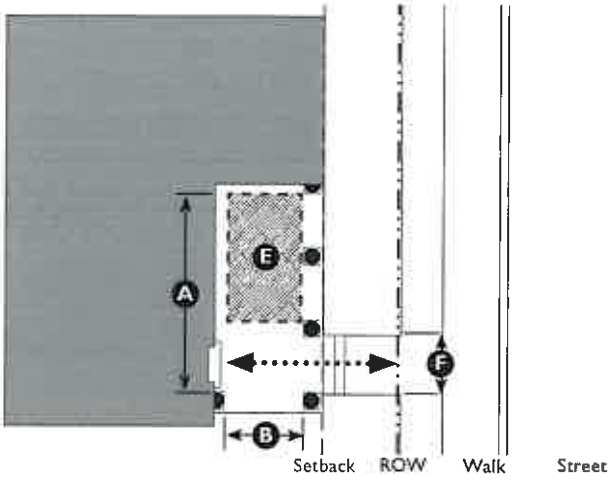




Key

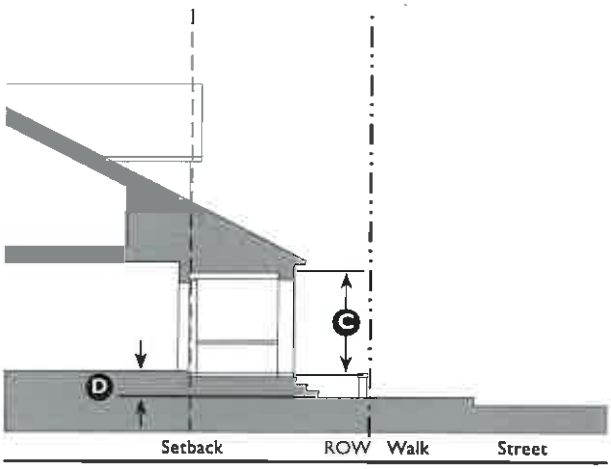
---- ROW / Property Line

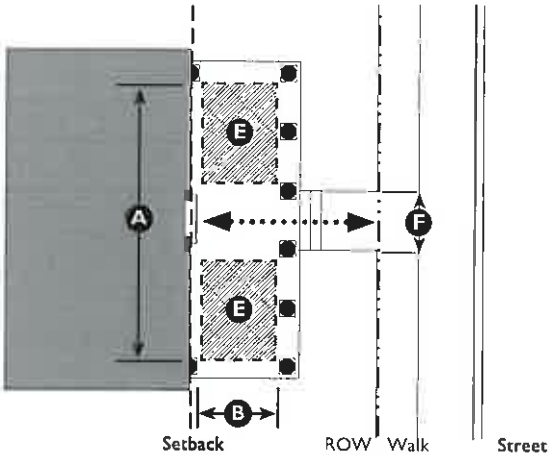
--- Setback Line

4.03.040 Porch: Engaged		
Description		
The main facade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. The porch is partially or fully enclosed on two sides and has a roof.		
Size		
Width, clear	10' min.	A
Depth, clear	8' min.	B
Height, clear	8' min.	C
Finish level above sidewalk	18" min.	D
Furniture area, clear	4' x 8' min.	E
Path of travel	3' wide min.	F
Miscellaneous		
The porch is one or two stories tall, can be partially or fully enclosed on two sides, and must have a roof.		

Engaged porch integrated into two-story massing.

Engaged porch as an attached element.





Key

---- ROW / Property Line

--- Setback Line

4.03.050 Porch: Integral

Description

The main facade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. An integral porch is part of the overall massing and roof form of a building. With an integral porch it is not possible to remove the porch without major changes to the overall roof form.

Size		
Width, clear	8' min.	A
Depth, clear	8' min.	B
Height, clear	8' min.	C
Finish level above sidewalk	18" min.	D
Furniture area, clear	4' x 8' min.	E
Path of travel	3' wide min.	F

Miscellaneous

The porch may be one or two stories.

Integral porches may be enclosed on up to two sides and have a roof.

Partial-length integral porch integrated into the overall massing.

Full-length integral porch integrated into the overall massing.

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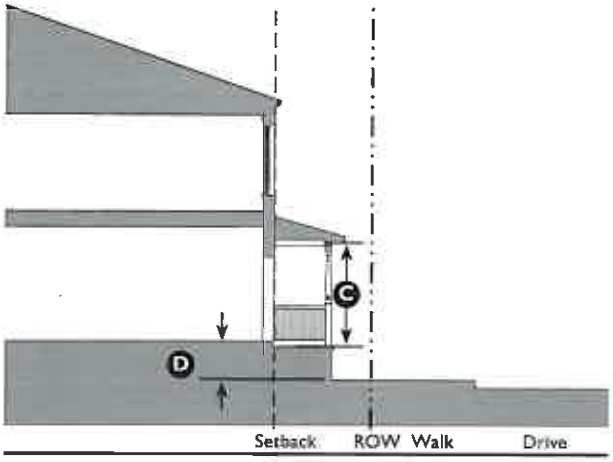

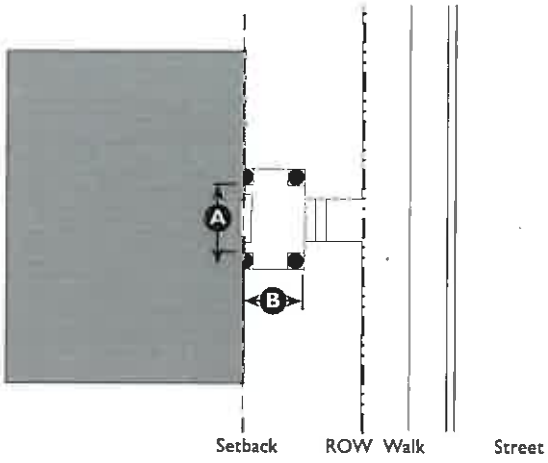

Key

---- ROW / Property Line

--- Setback Line

4.03.060 Stoop		
Description		
The main facade of the building is near the property line and the elevated stoop engages the sidewalk. The stoop should be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side-loaded.		
Size		
Width, clear	5' min., 8' max.	A
Depth, clear	5' min., 8' max.	B
Height, clear	8' min.	C
Finish level above sidewalk	18" min.	D
Miscellaneous		
Stairs may be perpendicular or parallel to the building facade.		
Ramps shall be parallel to facade.		
The entry door shall be covered or recessed to provide shelter from the elements.		
Recessed entries		
Depth	4' max.	
Gates are not permitted on stoops.		
All doors must face the street.		
Stoops may only be one story in height.		

Stoop on single-family home with a medium setback engages the street.

Stoop on townhouses with slightly recessed entries and a minimum setback allows the steps to engage the street.

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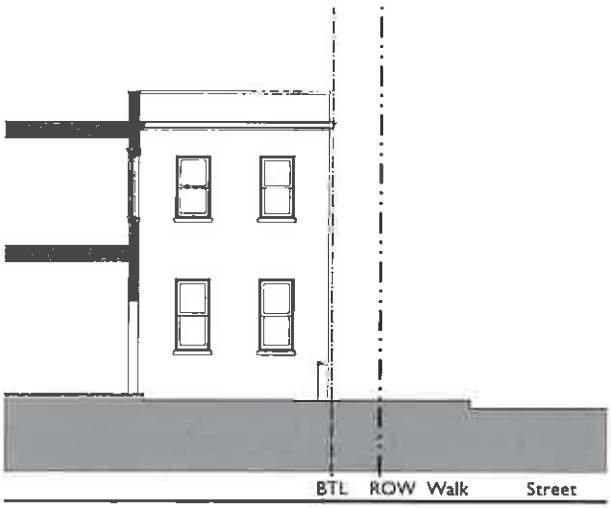

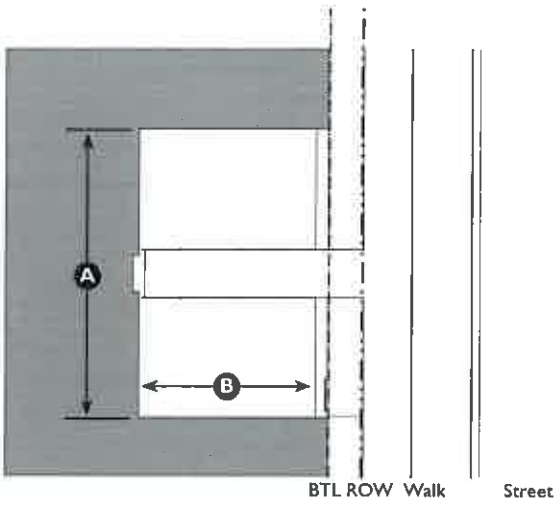

Key

---- ROW / Property Line

--- Build-to Line (BTL)

4.03.070 Forecourt

Description

A portion of the main facade of the building is at or near the property line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial areas. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.

Size

Width, clear	12' min.	A
Depth, clear	12' min.	B

Miscellaneous

This frontage type should be used sparingly and should not be repeated along a frontage.

A short wall, hedge, or fence shall be placed along the Build-to Line (BTL) where it is not defined by a building. In T4 Neighborhood and T4 Neighborhood-Open, where no BTL exists, the forecourt does not need to be defined by a wall, hedge or fence.

Residential forecourt provides prominent entry yard and breaks down the overall massing along the street.

Commercial forecourt provide outdoor dining area along a vibrant commercial street. The ROW is defined by a low wall as required by the code.

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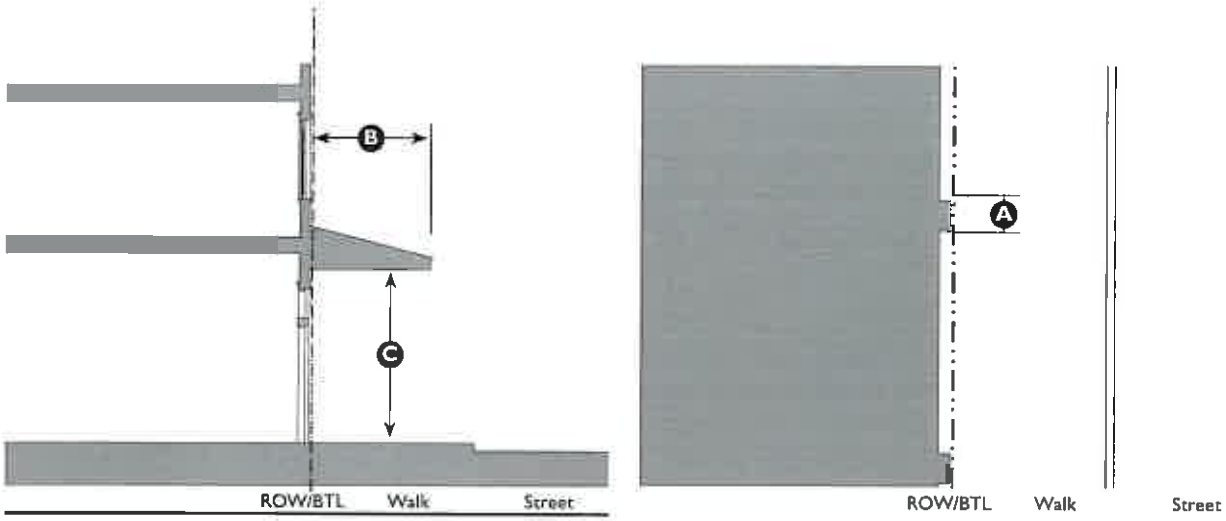

Key

-·-· ROW / Property Line

–– Build-to Line (BTL)

4.03.080 Shopfront		
Description		
The main facade of the building is at or near the property line and a canopy or awning element overlaps the sidewalk along the majority of the frontage. The canopy is a structural cantilevered shed roof and the awning is canvas or similar material and is often retractable.		
Size		
Space between shopfront windows or doors	2' max.	A
Transparency %, ground floor	75% min.	
Door recess	5' max.	
Awning		
Awning depth	4' min.	B
Setback from curb	2' min.	
Height clear	8' min.	C
Miscellaneous		
Residential windows shall not be used.		
Doors allowed to recess as long as main facade is at BTL.		
Operable awnings are encouraged.		
Rounded and hooped awnings are discouraged.		
Encourage shopfronts with accordion style doors/ windows or other operable windows that allow the space to open to the street.		

Downtown Livermore provides many good examples of shopfronts.

An example of a shopfront with high percentage of ground-floor transparency.

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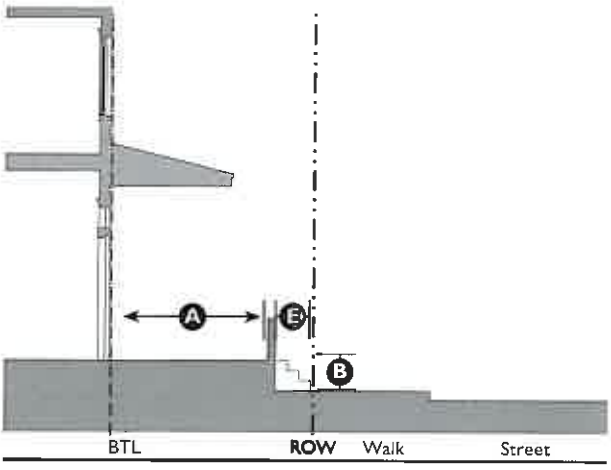

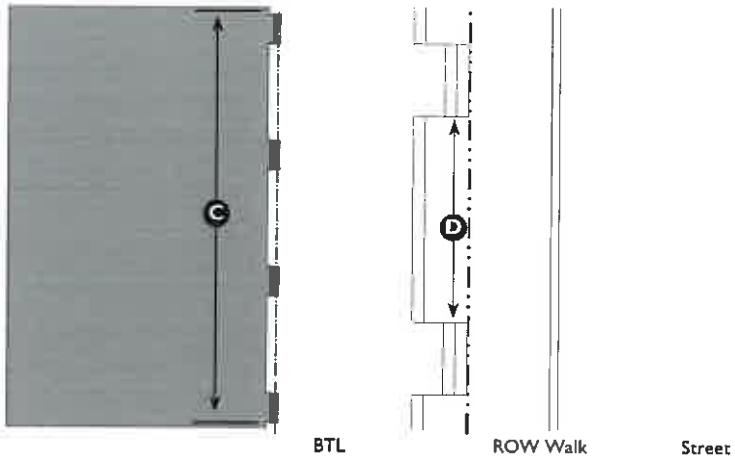

Key

---- ROW / Property Line

– – Build-to Line (BTL)

4.03.090 Terrace Shopfront

Description

This frontage is only to be used when a shopfront frontage is required or desired and a cross slope exists on the site and makes access into the shop difficult across the front of the commercial use. The terrace allows at-grade access to all shopfronts. The terrace is accessed at grade and as the sidewalk follows the slope, the terrace follows the plane of the shopfront finished floor level. Frequent steps from the sidewalk to the terrace are necessary to avoid a dead wall along the sidewalk and to maximize access to the spaces. The standards found here are to be used in addition to those set forth in the Shopfront Frontage.

Size		
Depth, clear	8' min.	A
Finish level above sidewalk	3'6" max.	B
Max. distance of terrace	120' max.	C
Distance between stairs	15' max.	D
Wall setback from ROW	12" min.	E

Miscellaneous

Low walls should be made into or be able to be used as seating wherever possible.

See Shopfront frontage for additional standards.

Frequent stairs open terrace to the sidewalk.

The terrace allows at-grade access to shopfronts along a cross slope.

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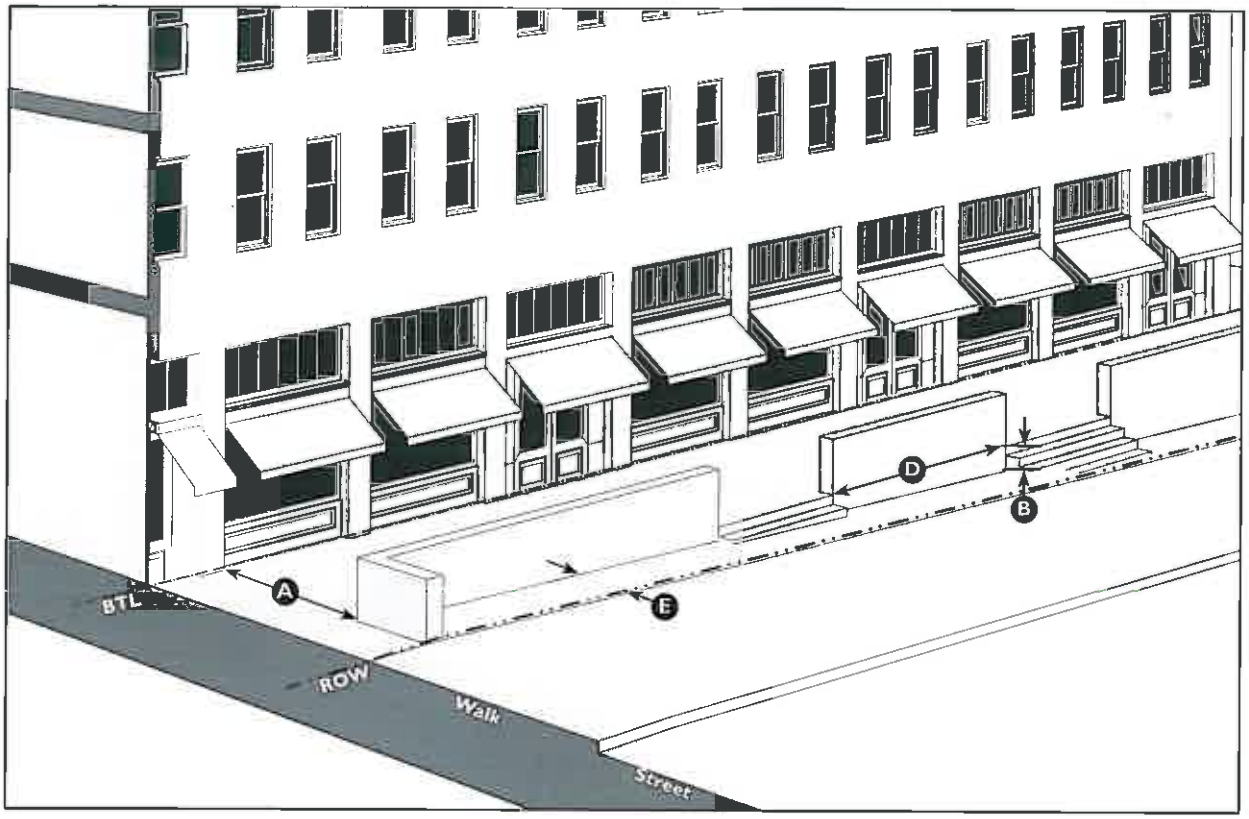

Illustration of Terrace Shopfront frontage

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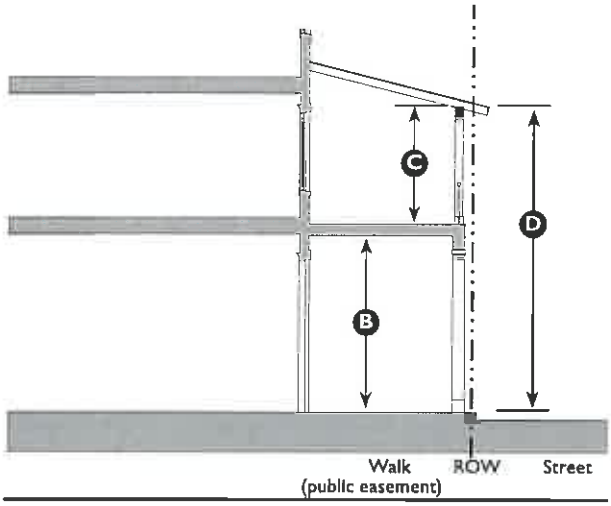

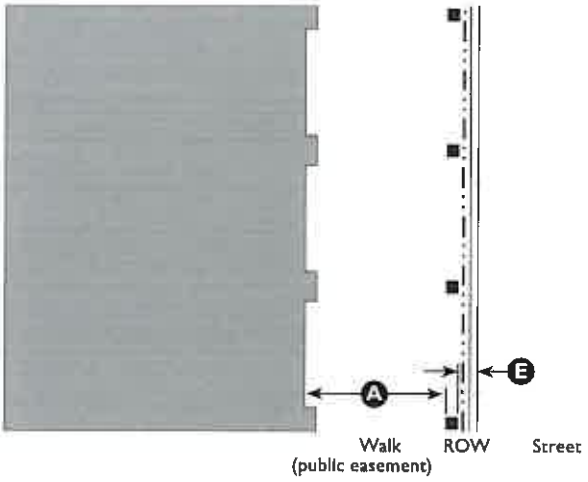

Key

- ROW / Property Line
- Build-to Line (BTL)

4.03.100 Gallery

Description

The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This frontage type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories. The gallery must extend close enough to the curb so that a pedestrian cannot bypass it. Due to the overlap of the right-of-way, an easement is usually required. Galleries must have a consistent depth along a frontage. The standards found here are to be used in addition to those set forth in the Shopfront Frontage.

Size		
Depth, clear	8' min.	A
Ground floor height, clear	11' min.	B
Upper floor height, clear	9' min.	C
Height	2 stories max.	D
Setback from curb	1' min./2' max	E

Miscellaneous

Upper story galleries facing the street must not be used to meet primary circulation requirements.

Galleries must have a consistent depth along a frontage.

Gallery must project over a sidewalk. Sidewalk shall be placed on private property with a public easement.

See Shopfront frontage for additional standards.

Ceiling lighting is encouraged to provide lighting over the sidewalk.

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Chapter 4.05: Landscape Standards

Sections:

4.05.010 General Landscape Standards
4.05.020 Residential Landscaping
4.05.030 Parking Lot Landscaping
4.05.040 Fences and Screening
4.05.050 Lighting

4.05.010 General Landscape Standards

A. **Landscape requirements.** Project landscape plans shall comply with the City's *Design Standards and Guidelines.*

B. **Drought-tolerant requirements.** Project landscape plans shall comply with the City's *Water Efficient Landscape Ordinance,* see LMC 13.25.

4.05.020 Residential Landscaping

A. **Landscape requirements.** Project landscape plans shall comply with the City's *Design Standards and Guidelines.*

B. **Drought-tolerant requirements.** Project landscape plans shall comply with the City's *Water Efficient Landscape Ordinance,* see LMC 13.25.

4.05.030 Parking Lot Landscaping

A. **Landscape requirements.** Parking lot landscape plans shall comply with the City's *Design Standards and Guidelines.*

B. **Drought-tolerant requirements.** Parking lot landscape shall comply with the City's *Water Efficient Landscape Ordinance,* see LMC 13.25.

C. **Installation and maintenance of shade trees and landscaping.** Parking lots shall be improved and permanently maintained by the property owner in accordance with the following standards:

1. Amount of landscaping. The Review Authority may grant an exception for small infill parking lots (particularly in the Transect zones) where compliance with these standards is not feasible without significantly reducing the development potential of the zone it is located within.

Table 4.12: Required Interior Parking Lot Landscaping

Number of Parking Spaces	Percent of Gross Parking Area in Landscaping
6 or fewer	0%
7 to 15	4%
16 to 30	8%
31 to 70	12%
71 and over	16%

Table 4.13: Required Shade Trees

Amount	16 trees/gross site area acre, minus building coverage (footprint)
Can size	15-gallon
Box size	20% must be 24-inch
Caliper	One-inch min.
Min. height at installation	6-8'
Min. mature canopy	40'
Characteristics	High branching, broad headed, shading form
Location	Evenly spaced throughout the parking lot to provide uniform shade
Required border	6" high curb or equivalent
Border and stormwater	Curbs shall provide breaks every 4" to provide drainage to retention and filtration areas.
Min. tree well width [1]	5'
Car overhangs	Must be prevented by stops

[1] Any vehicle overhang shall require the minimum planter area width to be expanded by an equivalent dimension.

Table 4.14: Required Perimeter Parking Lot Landscaping

Adjacent to residential in non-Transect zones	5' min. width
Interior property lines	5' min. width

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D. **Location of landscaping.** Landscaping shall be evenly dispersed throughout the parking area, as follows:

1. Orchard-style planting (the placement of trees in uniformly-spaced rows) is required for parking areas over 15 cars.
2. Parking lots with more than 50 spaces shall provide a concentration of landscape elements at primary entrances, including, at a minimum, specimen trees, flowering plants, enhanced paving, and project identification.
3. Landscaping shall be located so that pedestrians are not required to cross unpaved landscaped areas to reach building entrances from parked cars. This shall be achieved through proper orientation of the landscaped fingers and islands, and by providing pedestrian access through landscaped areas that would otherwise block direct pedestrian routes.

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4.05.040 Fences and Screening

A. **Fence design standards.** Fences, to include walls and similar dividing instrumentalities, shall be subject to the following regulations:

1. Location and height in residential zones.

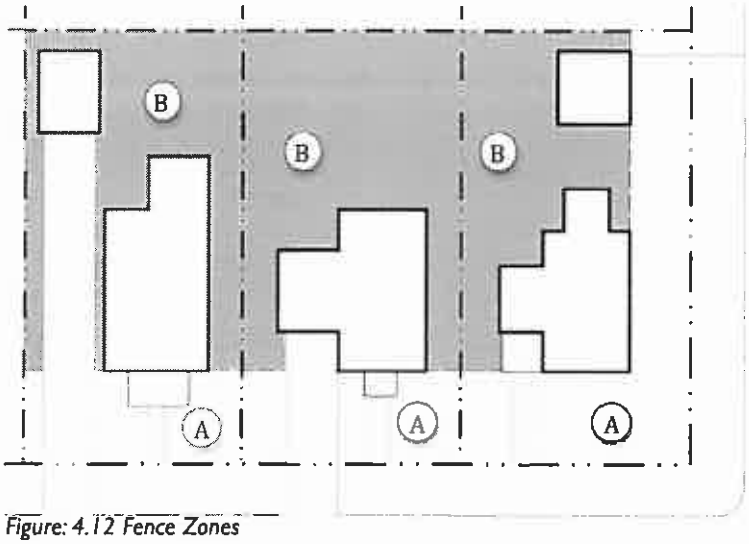

Figure: 4.12 Fence Zones

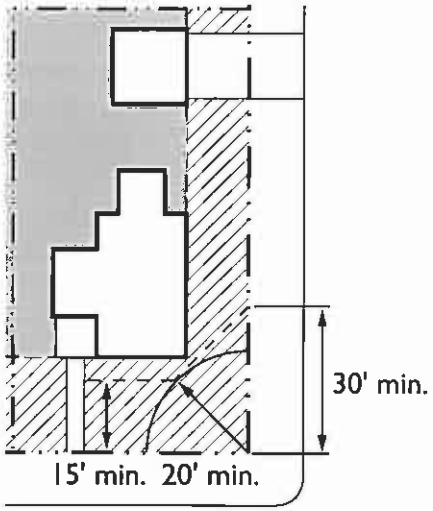

Figure: 4.13 Vehicular Sight lines

Key

---- ROW / Property Line
--- Setback Line
Zone A
Zone B

a. Within street frontage yards, zone A, see figure 4.12 (Fence Zones), decorative fences less than or equal to three feet in height may be built with the following exemptions:

(1) The initial two feet of a retaining wall shall not be considered a portion of a fence.

(2) A fence or wall having a height of not more than six feet may project five feet into any required street frontage yard, provided:

(a) Lineal length of such fence does not exceed 75 percent of the lot frontage.

(b) Such projection does not occur within a vehicular sight line as shown in Figure 4.13.

(3) A fence or wall having a height of not more than six feet may be located on the property line on one of the street frontage yards of a corner lot, provided:

(a) Any area between fence and sidewalk shall be provided with an irrigation system and shall be permanently maintained as a landscaped strip. Impervious surfacing shall not exceed 25 percent of the area.

(b) No such fence shall be located within twenty feet of any driveway.

I.2.72

(c) Fences shall conform to subsections A.1.a.(2).(a) of this section.

(4) Within street frontage yards, zone A, chain link fences shall not be permitted.

b. Non-street-frontage yards, zone B, see figure 4.12 (Fence Zones).

(1) Fences less than or equal to six feet in height may be built along property lines or built perpendicular to property lines when used to complete lot enclosure.

(2) The initial two feet of a retaining wall shall not be considered a portion of a fence.

2. Fences or walls, where required by this code, shall be of permanent construction of wire, wood, or masonry with all supporting structures of pressure treated lumber, redwood, concrete, or steel set in a concrete foundation. Other fence or supporting structure materials may be considered by the Director. Such fences may be subject to City building division review.

3. Where otherwise permitted or required by this code or around private and public recreation courts, fields, or similar play areas, fences in excess of six feet in height shall be allowed.

4. Barbed wire shall not be used in the construction of any fence except in an industrial zone as a protective device no less than five feet above the finished grade of the base.

5. No fence shall be erected that interferes with vehicular sight lines as shown in figure 4.13 (Vehicular Sight Lines).

6. Notwithstanding the six-foot fence height limitation of subsections A.1.a of this section, and subject to Director approval, a fence to a maximum height of eight feet may be constructed on a side or rear property line of a lot abutting a truck-route designated street or major street as defined by the General Plan (LMC 10.24.010), provided the fence does not exceed six feet in height within 20 feet of the intersection of lines tangent to the right-of-way of two intersecting streets.

B. **Mechanical equipment screening.**

1. Mechanical equipment exempt from screening.

a. Free-standing or roof-mounted solar equipment.

b. Vents less than four feet in height may be exempt from the following requirements subject to Director review.

2. For all new installation or relocation of existing mechanical equipment for commercial/industrial development, the equipment shall be screened from public view whether installed on the roof, ground or walls.

a. Roof-mounted equipment. Building parapets or other architectural elements in the building's architecture style shall screen roof-mounted equipment.

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

(2) For existing buildings with no or low parapet heights, mechanical 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

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cap detail. All new roof screens shall be subject to administrative Design Review or may be referred to the Planning Commission, as determined by the Director.

b. Wall- and ground-mounted equipment.

(1) Shall not be located between the face of the building and the street.

(2) All screen devices shall be as high as the highest point of the equipment being screened. Equipment and screening shall meet rear and side yard setbacks of the district they are located in.

(3) Screening shall be architecturally compatible and include matching paint, finish and trim cap of the building.

(4) All new mechanical screens for ground or wall-mounted equipment shall be subject to administrative Design Review or referred to the Planning Commission as determined by the Director.

4.05.050 Lighting

A. Lighting in landscape and parking areas shall comply with standards found in LMC 15.18.180 and shall be shielded to prevent off-site glare.

I.2.74

Chapter 5.01: Building Types

Sections:

5.01.010 Purpose
5.01.020 Applicability
5.01.030 Carriage House
5.01.040 Single-Family
5.01.050 Bungalow Court
5.01.060 Duplex, Side by Side
5.01.070 Duplex, Stacked
5.01.080 Duplex, Front and Back
5.01.090 Townhouse
5.01.100 Fourplex and Sixplex
5.01.110 Courtyard Apartment
5.01.120 Live/Work
5.01.130 Commercial Block

5.01.010 Purpose

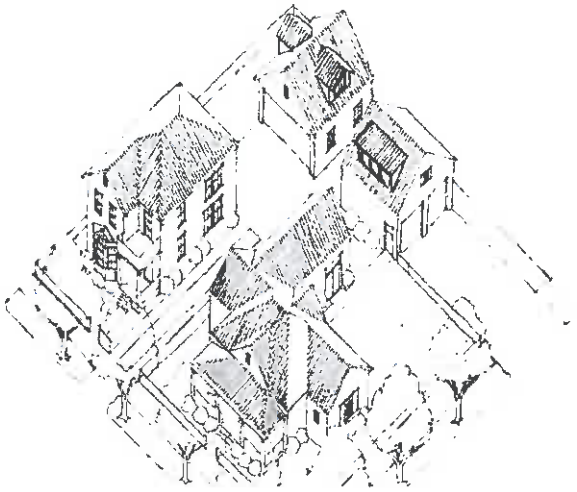
Part 5: Building Types sets forth standards applicable to development within each Transect zone for the following building types: Carriage House, Single Family, Bungalow Court, Duplex Side by Side, Duplex Stacked, Duplex Front and Back, Townhouse, Fourplex and Sixplex, Courtyard Apartment, Live/Work, and Commercial Block.

5.01.020 Applicability

The requirements of this Chapter shall apply to all proposed development within Transect-based zones, and shall be considered in combination with the standards for the applicable zone in Part 3 (Specific to Zones), Part 4 (General to Zones) and those in Part 6 (Specific to Uses). If there is a conflict between any standards, the provisions of Part 3 control over Part 4 and 5 and the provisions of Part 6 control over Parts 3, 4 and 5.

5.01.030 Carriage House

General Note: the drawings and photos below are illustrative.



A. Description

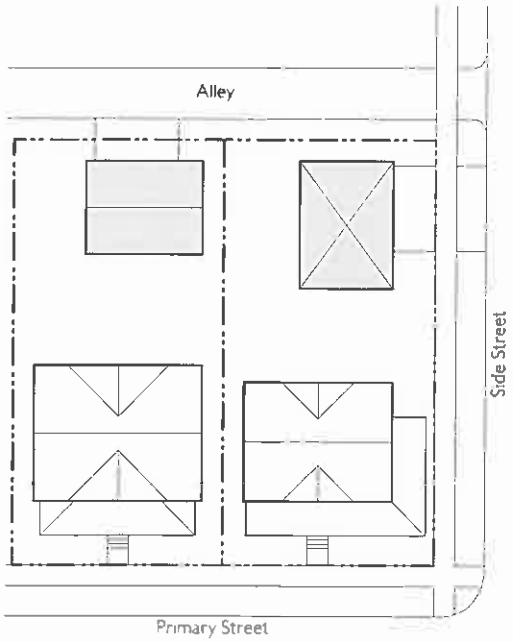
The Carriage House building type provides a unit or home office space that may be above a garage. Carriage houses are typically located to the rear of lots. This building type provides affordable housing opportunities within walkable neighborhoods and incubator space for small professional office users. If there is a conflict between any standards, the provisions set forth here control over the citywide secondary unit standards (6-03-120.

One-and-a-half-story carriage house connected to main house by a breezeway.

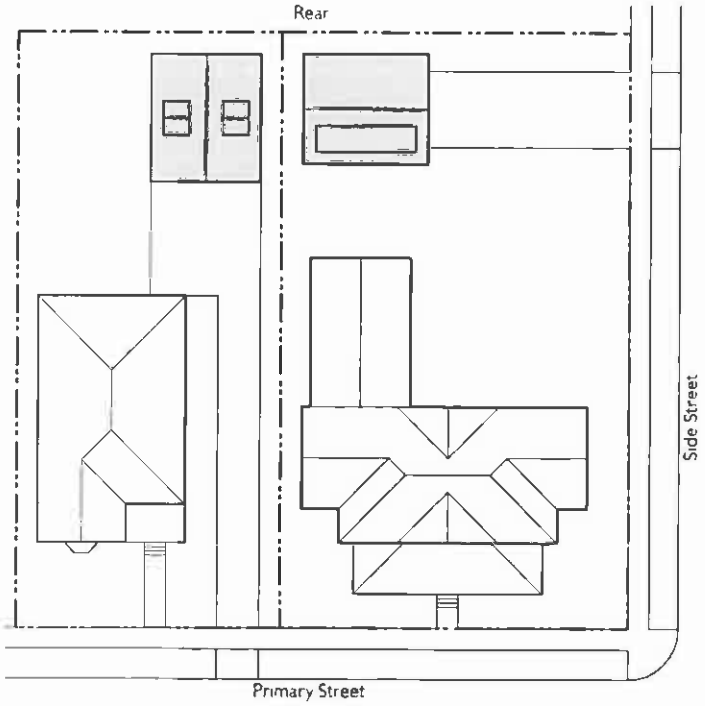
One-and-a-half-story carriage house next to a two-car garage.

One-and-a-half-story carriage house.

I.2.76



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

Key

---- ROW / Property Line ■ Building Area

B. Lot	
Lot Size	
NA	
Miscellaneous	
Allowed on lots when accompanying a single-family dwelling.	

C. Frontages
NA

D. Vehicle Access and Parking	
Spaces	
≤ 500 sf	0 spaces min.
> 500 sf	1 spaces min.
Miscellaneous	
Any parking spaces provided shall be separate from the primary unit and may be enclosed, covered or open.	

E. Open Space, Usable	
Width	10' min.
Depth	10' min.

F. Building Size and Massing	
Main Body	
Width	35' Max.
Size	
Area, excluding garage	50% of primary dwelling unit, up to 1,200 max.
Miscellaneous	
Shall be detached from primary dwelling unit.	
Carriage house units shall be shorter and smaller than primary dwelling units.	

I.2.77

5.01.040 Single-Family

General Note: the drawings and photos below are illustrative.

A. Description

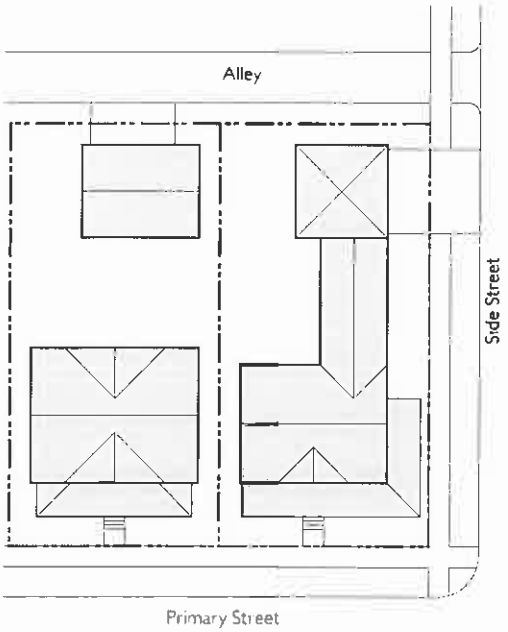
Single-unit detached houses typically located within primarily single-family neighborhoods or near neighborhood main streets. Well designed single-family homes engage the street with porches or stoops and place garages and parking pads behind the house.

Newly constructed single-family home with stoop frontage and detailed elements such as the bay window, rake and eaves, and windows.

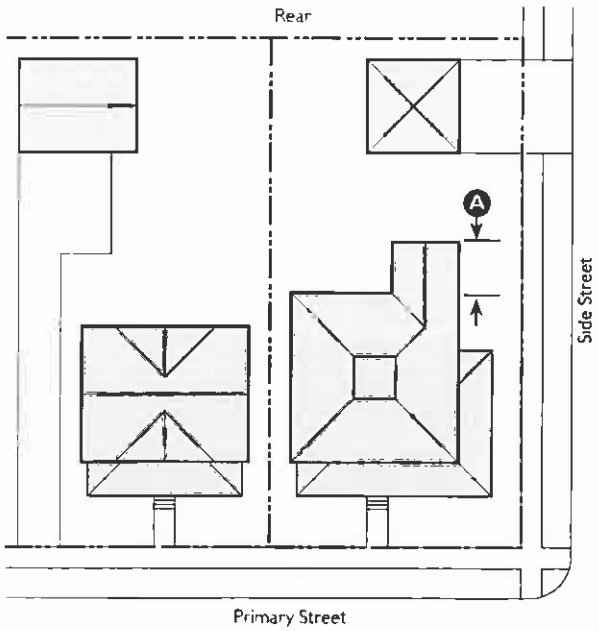
Newly constructed small lot single-family home in Livermore.

Existing small single-family home in Livermore.

I.2.78



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

Key

---- ROW / Property Line ■ Building Area

B. Lot	
Lot Size	
Width	50' min., 75' max.
Depth	75' min., 150' max.
Size [1]	5,000 sf min.

[1] Smaller lot size permitted only if already existing at time of adoption, 05/01/10.

C. Pedestrian Access	
Main Entrance Location	Primary street

D. Frontages	
Allowed Frontages	
Porch	
Stoop	

E. Vehicle Access and Parking
Parking spaces may be enclosed, covered or open.

F. Open Space, Usable	
Width	15' min.
Depth	15' min.
Open Space Area	300 sf min.

Required street setbacks and driveways shall not be included in the open space area calculation.

G. Building Size and Massing		
Main Body		
Width	36' max.	
Secondary Wing		
Width	24' max.	A
Detached Garage		
Width	22' max.	
Depth	25' max.	

5.01.050 Bungalow Court

General Note: the drawings and photos below are illustrative.

Prairie-style bungalow court with raised stoop entries.

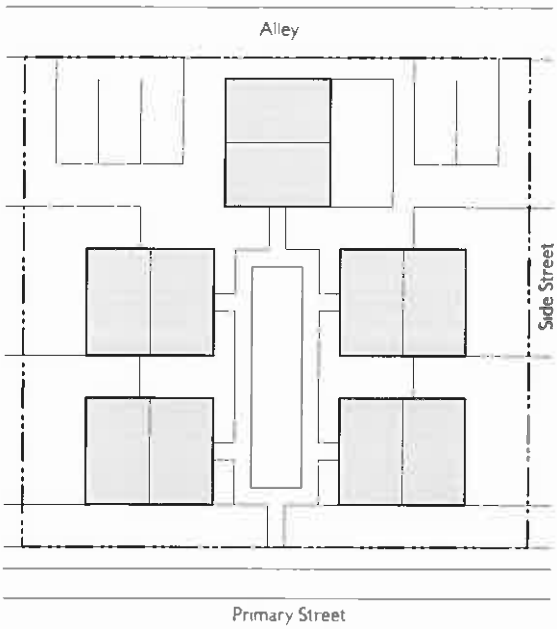
Tudor-style bungalow court with a lushly landscaped court.

Bungalow court with trellis enclosing the courtyard.

A. Description

The Bungalow Court building type consists of a series of small detached or attached houses on a single lot, arranged to define a shared court that is perpendicular to the street. All units address and are accessed from this shared court. This type is typically integrated sparingly into single-family neighborhoods or more consistently into neighborhoods with other medium-density types such as duplexes, fourplexes, or courtyard apartments. This building type provides an option for living in a smaller, high-quality house in a more community-driven environment due to the shared outdoor space.

I.2.80



Typical Alley Loaded Plan Diagram

Key

---- ROW / Property Line ■ Building Area

B. Lot	
Lot Size	
Width	75' min., 150' max.
Depth	100' min., 150' max.
C. Pedestrian Access	
Main Entrance Location	Public Courtyard
D. Frontages	
Allowed Frontages	
Porch	
Stoop	
E. Vehicle Access and Parking	
Parking spaces may be enclosed, covered or open.	
Spaces may be individually accessible by the units and/or a common parking area located at the rear or side of the lot.	

F. Open Space, Usable	
Common Courtyard	
Width	20' min. clear
Depth	50' min. clear
Shall be perpendicular to street.	
Shall be open to the street.	
Private Open Space	
No private outdoor space is required.	
G. Building Size and Massing	
Main Body	
Width	32' max.
Depth	24' max.
Height	1 1/2 Stories max.
Detached Garage	
Width	22' max.
Depth	25' max.
H. Miscellaneous	
Shall not be used on corner lots.	

I.2.81

5.01.060 Duplex, Side by Side

General Note: the drawings and photos below are illustrative.

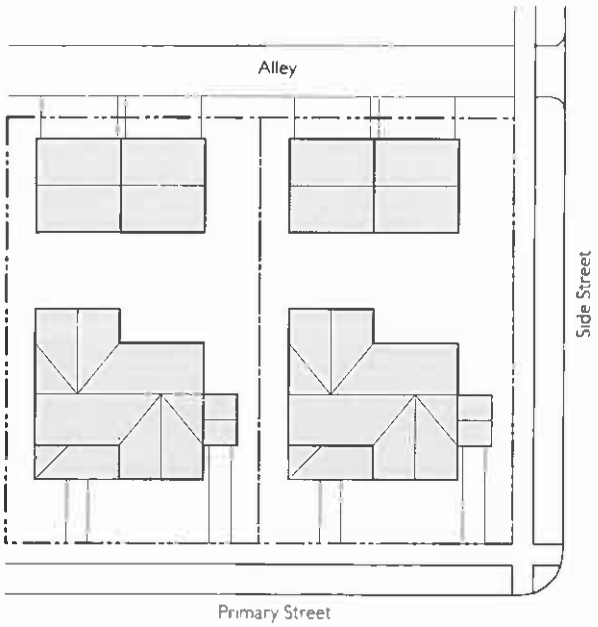
A one-story side-by-side duplex.

A two-story side-by-side duplex.

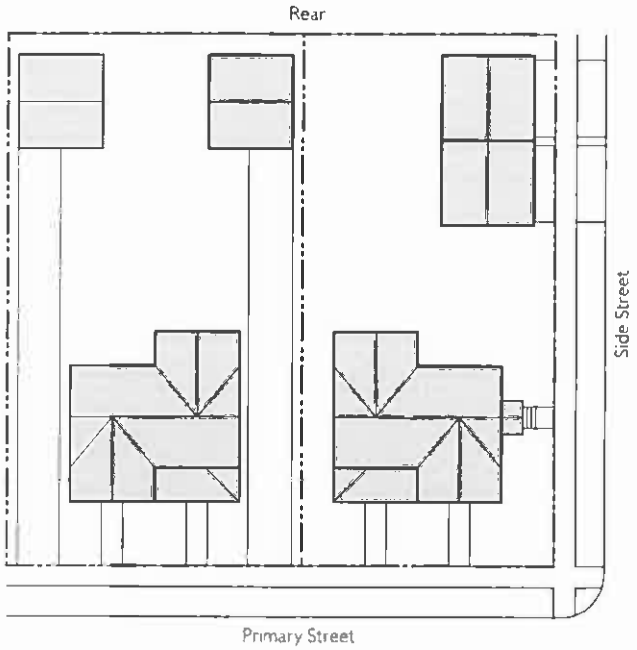
A. Description

This Duplex building type consists of structures that contain two side-by-side dwelling units, both facing the street, and sharing one common party wall. This building type has the appearance of a medium to large single-family home. This type is typically integrated sparingly into single-family neighborhoods or more consistently into neighborhoods with other medium-density types such as bungalow courts, fourplexes, or courtyard apartments. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.

I.2.82



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

Key

---- ROW / Property Line ▢ Building Area

B. Lot	
Lot Size	
Width	50' min., 75' max.
Depth	100' min., 150' max.

C. Pedestrian Access	
Main Entrance Location	Primary street

On corner lots each unit shall front a different street.

D. Frontages
Allowed Frontages
Porch
Stoop

E. Vehicle Access and Parking
Parking spaces may be enclosed, covered or open.

F. Open Space, Usable	
Width	15'/unit min.
Depth	15'/unit min.
Open Space Area	300 sf min.

Required street setbacks and driveways shall not be included in the open space area calculation.

G. Building Size and Massing	
Main Body	
Width	36' max.
Secondary Wing	
Width	24' max.
Detached Garage	
Width	36' max.
Depth	25' max.

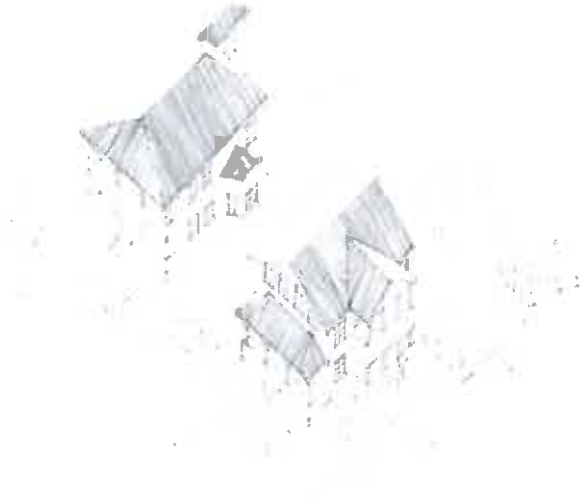
H. Miscellaneous

Both units shall have entries facing the street on, or no more than 10' behind, the front facade.

I.2.83

5.01.070 Duplex, Stacked

General Note: the drawings and photos below are illustrative.



The entry to the right opens to a stair leading to the upper unit, which takes up the entire upper floor. The door to the left opens directly into the lower unit, which takes up the entire lower floor.

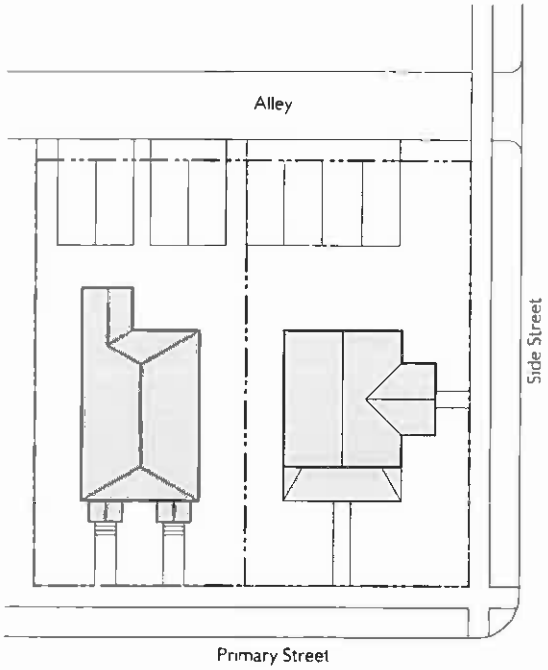
A. Description

This Duplex building type consists of structures that contain two units, one on top of the other. This building type has the appearance of a medium to large single-family home. This type is typically integrated sparingly into single-family neighborhoods or more consistently into neighborhoods with other medium-density types such as bungalow courts, fourplexes, or courtyard apartments. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.

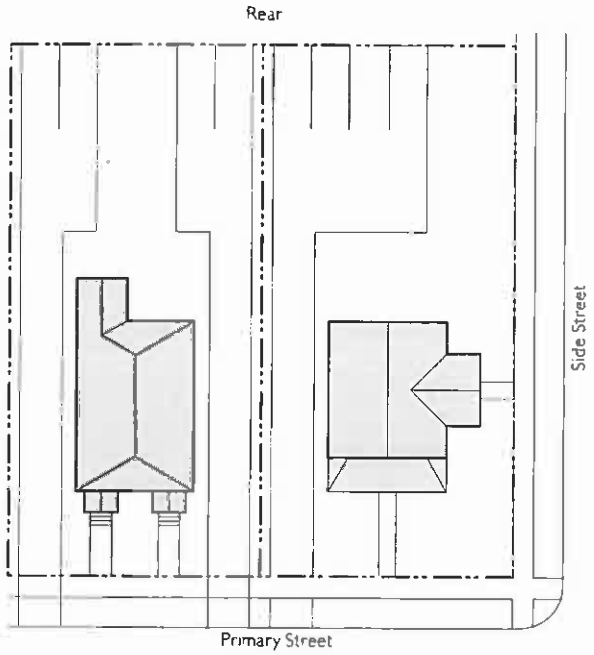
This is the preferred type of duplex on 50' wide lots in Livermore neighborhoods not zoned for single-family because it is capable of accommodating two units in a smaller footprint, thus maximizing compatibility in size and privacy to the rear of adjacent units.

The scale of this duplex makes it compatible with adjacent single-family homes.

I.2.84



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

Key

---- ROW / Property Line ■ Building Area

B. Lot	
Lot Size	
Width	50' min., 75' max.
Depth	100' min., 150' max.
C. Pedestrian Access	
Main Entrance Location	Primary street
On corner lots each unit shall front a different street.	
D. Frontages	
Allowed Frontages	
Porch	
Stoop	
E. Vehicle Access and Parking	
Parking spaces may be enclosed, covered, or open.	

F. Open Space, Usable	
Width	15'/unit min.
Depth	15'/unit min.
Open Space Area	300 sf min.
Required street setbacks and driveways shall not be included in the open space area calculation.	
G. Building Size and Massing	
Main Body	
Width	36' max.
Secondary Wing	
Width	24' max.
Detached Garage	
Width	36' max.
Depth	25' max.
H. Miscellaneous	
Both units shall have entries facing the street no more than 10' behind, the front façade.	

I.2.85

5.01.080 Duplex, Front and Back

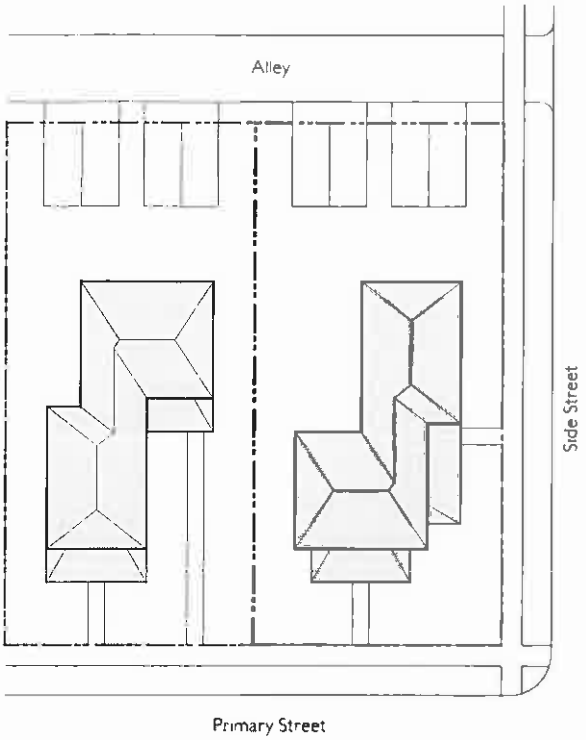
General Note: the drawings and photos below are illustrative.

Duplex with both the front and rear unit entries/porches appropriately engaging and addressing the street.

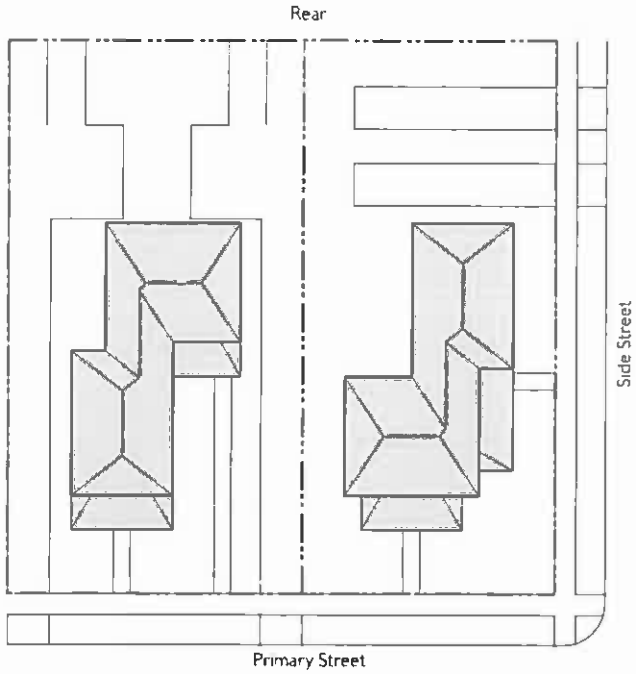
Duplex with both the front and rear unit entries/stoops appropriately engaging and addressing the street.

A. Description

This Duplex building type consists of structures that contain two side-by-side dwelling units, potentially with one unit facing the street and one not, and with both units sharing a common party wall. This building type has the appearance of a medium to large single-family home. This type is typically integrated sparingly into single-family neighborhoods or more consistently into neighborhoods with other medium-density types such as bungalow courts, fourplexes, or courtyard apartments. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

Key

---- ROW / Property Line ■ Building Area

B. Lot	
Lot Size	
Width	50' min., 75' max.
Depth	100' min., 150' max.
C. Pedestrian Access	
Main Entrance Location	Primary street
Each unit shall have an individual entry facing a street.	
On corner lots each unit shall front a different street.	
D. Frontages	
Allowed Frontages	
Porch	
Stoop	

E. Vehicle Access and Parking	
Parking spaces may be enclosed, covered or open.	
F. Open Space, Usable	
Width	15'/unit min.
Depth	15'/unit min.
Open Space Area	300 sf min.
Required street setbacks and driveways shall not be included in the open space area calculation.	
G. Building Size and Massing	
Main Body	
Width	36' max.
Secondary Wing	
Width	24' max.
Detached Garage	
Width	36' max.
Depth	25' max.

I.2.87

5.01.090 Townhouse

General Note: the drawings and photos below are illustrative.

Five attached townhouses designed with a single simple plane. Elevated covered stoops provide a secondary rhythm along the street.

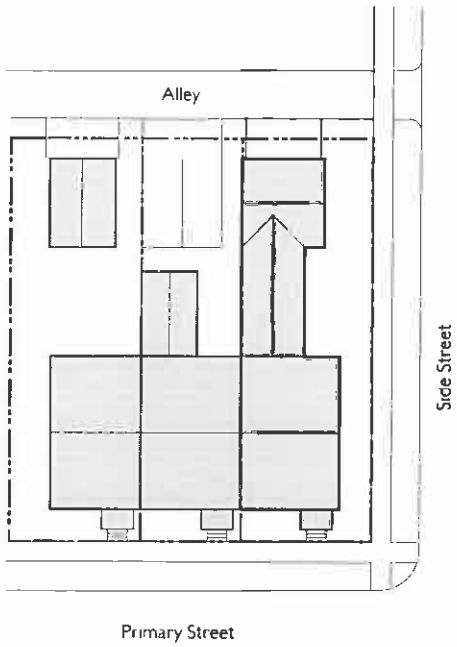
Four attached townhouses designed with a simple massing with a continuous porch. The dormers and slight plane shift in the end units help to break down the overall massing.

Three attached townhouses designed with a simple massing. Individual porches and gable ends on the end units provide the secondary rhythm.

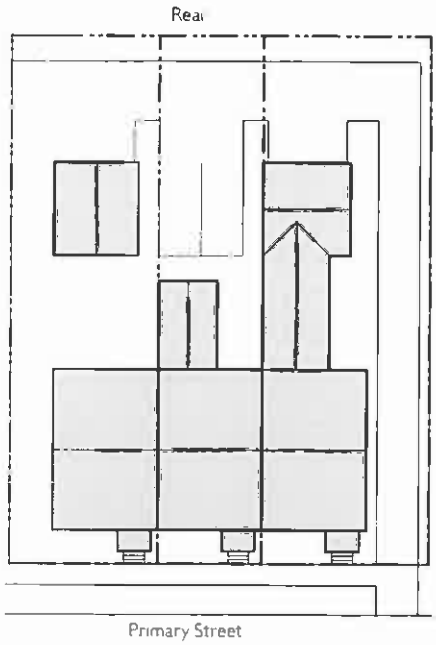
A. Description

The Townhouse building type consists of structures that contain three or more dwelling units placed side by side. A small side or rear yard is provided for each unit as private open space. This building type provides a higher-density, fee-simple unit in a more urban form.

I.2.88



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

Key

---- ROW / Property Line ■ Building Area

B. Lot	
Lot Size	
Width	18' min.
Depth	80' min.
C. Pedestrian Access	
Main Entrance Location	Primary street
Each unit shall have an individual entry.	
D. Frontages	
Allowed Frontages	
Porch	
Stoop	
E. Vehicle Access and Parking	
Parking spaces may be enclosed, covered, or open	

F. Open Space, Usable	
Width	8' clear min.
Depth	8' clear min.
Open Space Area	100 sf/unit min.
Required street setbacks and driveways shall not be included in the common open space area calculation.	
G. Building Size and Massing	
Main Body	
Width	18' min. / 36' max. per unit

I.2.89

5.01.100 Fourplex and Sixplex

General Note: the drawings and photos below are illustrative.

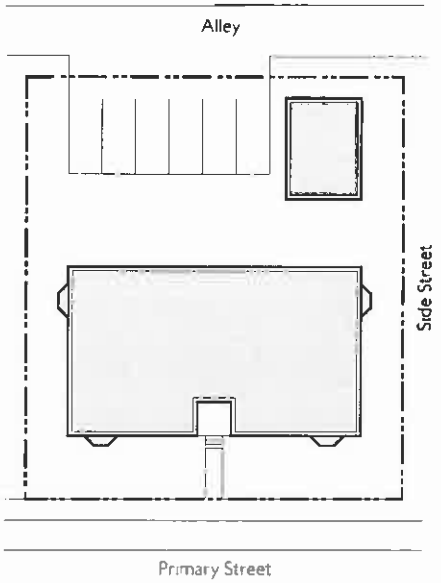
A grouping of fourplex units that have the scale and character of large single-family houses.

A newly constructed sixplex that is of an appropriate scale and character to be integrated into a primarily single-family neighborhood.

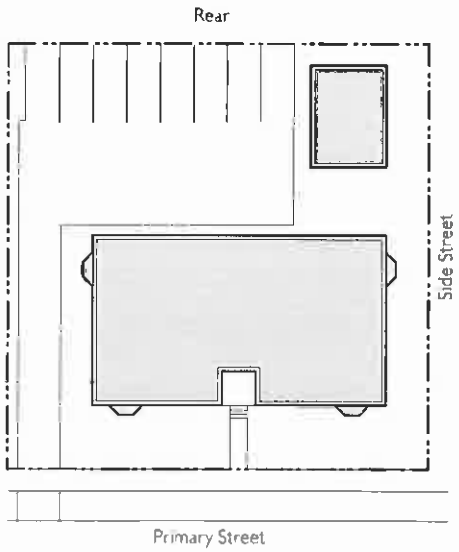
A. Description

The Fourplex and Sixplex building type consists of structures that contain four to six side-by-side and/or stacked dwelling units with one shared entry. This building type has the appearance of a medium to large single-family home, and is typically integrated sparingly into single-family neighborhoods or more consistently into neighborhoods with other medium-density types such as duplexes, fourplexes, or courtyard apartments. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.

I.2.90



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

Key

---- ROW / Property Line ■ Building Area

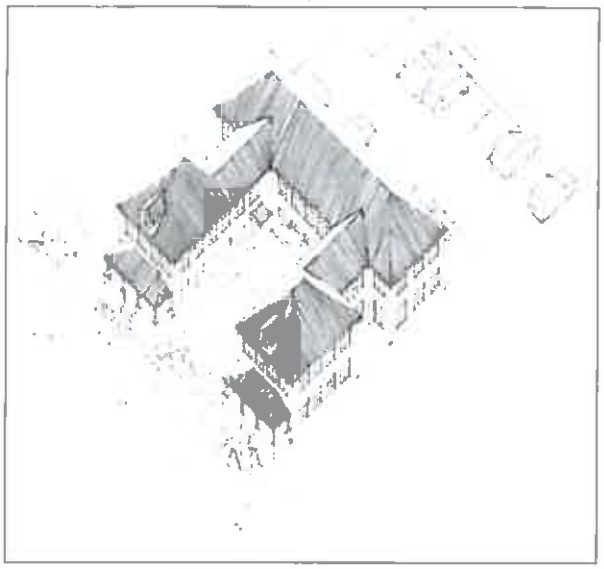
B. Lot	
Lot Size	
Width	75' min., 150' max.
Depth	100' min., 150' max.
C. Pedestrian Access	
Main Entrance Location	Primary street
Each unit may have an individual entry.	
D. Frontages	
Allowed Frontages	
Porch	
Stoop	
Forecourt	
E. Vehicle Access and Parking	
Parking spaces may be enclosed, covered or open.	
Garages may be detached or tuck-under.	

F. Open Space, Usable	
Width	8' clear min.
Depth	8' clear min.
Open Space Area	100 sf/unit min.
Required street setbacks and driveways shall not be included in the common open space area calculation.	
G. Building Size and Massing	
Main Body	
Width	50' max.
Depth	40' max.
Secondary Wing	
Distance from front facade	10' min.
Width	15' max.
Depth	35' max.
Detached Garage	
Width	22' max.
Depth	25' max.

I.2.91

5.01.110 Courtyard Apartment

General Note: the drawings and photos below are illustrative.



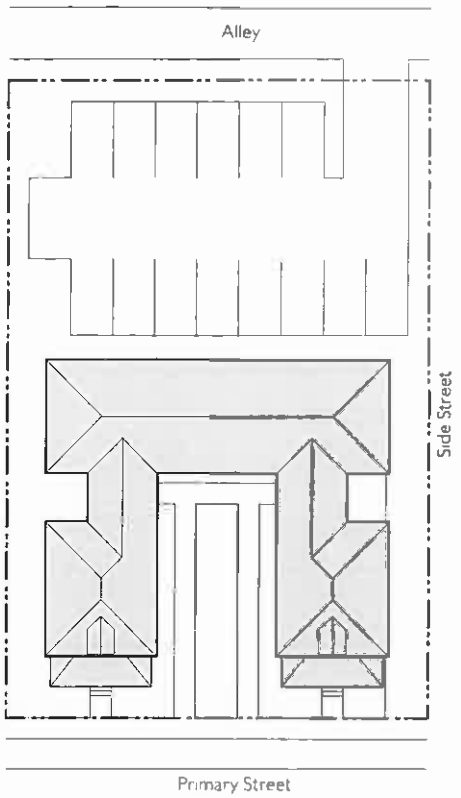
A. Description

The Courtyard Apartment building type consists of structures that contain multiple attached and stacked units, accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This type is typically integrated sparingly into single-family neighborhoods or more consistently into neighborhoods with other medium-density types such as duplexes, fourplexes, or courtyard apartments. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.

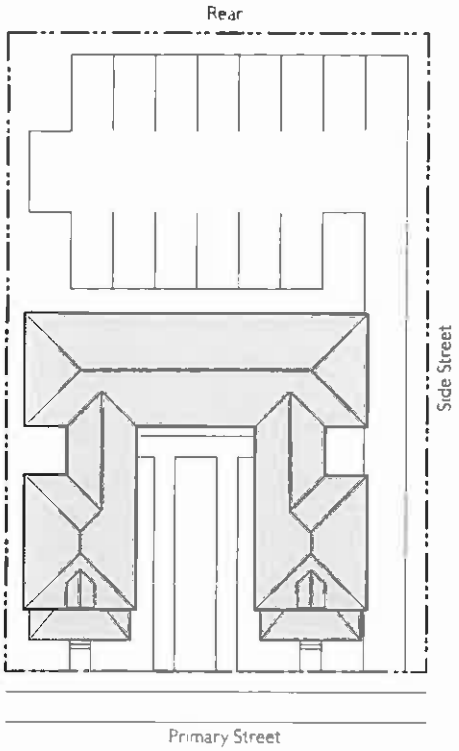
C-shaped courtyard building with short wall defining the threshold for the sidewalk into the courtyard, from which all units are entered.

Entries from units engaging and activating the courtyard.

Courtyard building with stooped entries and seating area as the focal point for the shared space.



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

Key

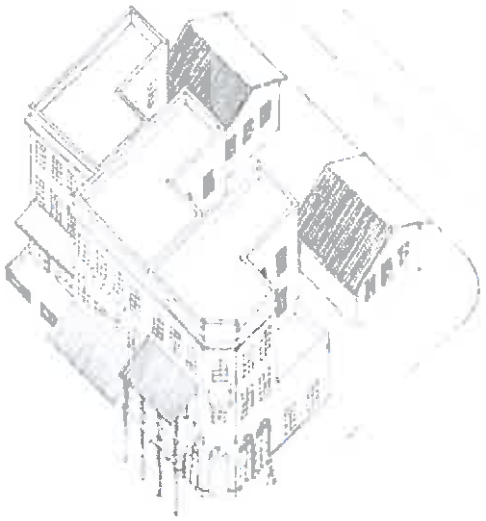
---- ROW / Property Line ■ Building Area

B. Lot	
Lot Size	
Width	100' min., 150' max.
Depth	100' min., 150' max.
C. Pedestrian Access	
Main Entrance Location	Public Courtyard
No more than 3 units may enter from one stoop or corridor.	
D. Frontages	
Allowed Frontages	
Porch	
Stoop	
E. Vehicle Access and Parking	
Parking spaces may be enclosed, covered or open.	
Garages may be detached or tuck-under.	

F. Open Space, Usable	
Courtyard	
Width/depth/height ratio	1:1
Width/depth	20' min.
% of width of building	50% max.
Edge of courtyard not defined by building shall be defined by 2'-6" to 3' tall wall.	
No private open space is required.	
G. Building Size and Massing	
Main Body	
Width	80' max.
Secondary Wing	
Width	30' max.
Detached Garage	
Depth	30' max.

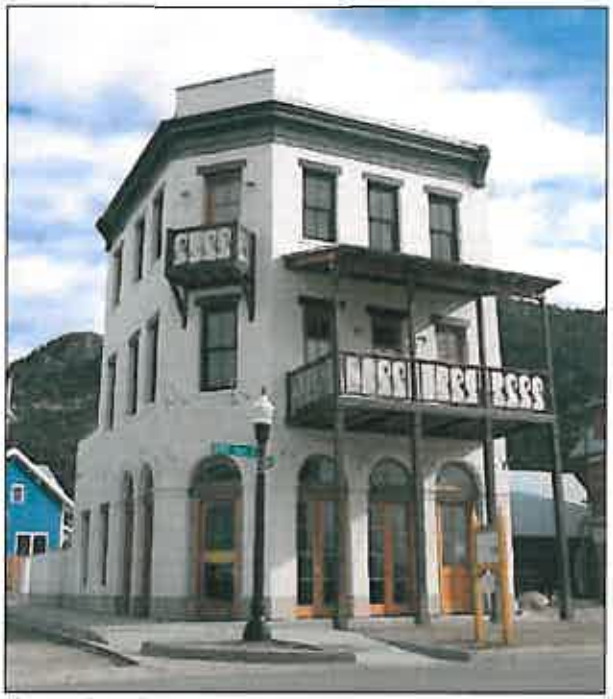
5.01.120 Live/Work

General Note: the drawings and photos below are illustrative.



A. Description

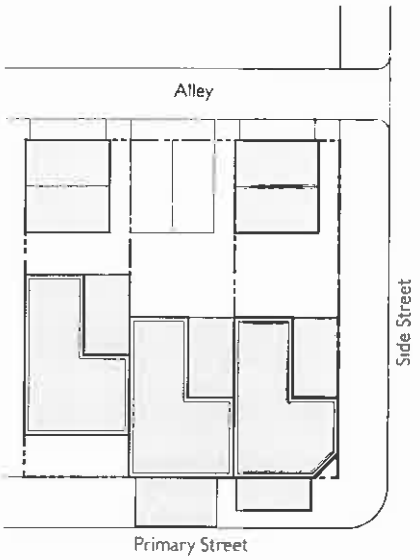
The Live/Work building type consists of one residential unit above a flexible ground-floor space that can be used for residential or commercial uses. Both the ground-floor flex space and the unit above are owned by one person. Each mixed-use unit has its own individual entry. This building type is typically located in transitional areas between mixed-use commercial centers and residential areas. Live/work units are especially appropriate for incubating neighborhood-serving commercial uses and allowing neighborhood main streets to expand as the market demands.



Ground-floor flex space with two-story townhouse above. The townhouse entry is to the far right and the ground floor commercial space entry is on the corner.

Three-story corner live/work unit stepping down to two-and-a-half stories as it transitions to single-family homes. These units provide incubator space for small, locally-owned, neighborhood-serving commercial businesses.

I.2.94



Typical Alley Loaded Plan Diagram

Key

---- ROW / Property Line ■ Building Area

B. Lot	
Lot Size	
Width	75' min., 150' max.
Depth	80' min., 150' max.
Size	2,000 sf per unit

C. Pedestrian Access	
Main Entrance Location	Primary street
Ground floor space and upper unit shall have separate entries.	

D. Frontages
Allowed Frontages
Forecourt
Shopfront
Terrace Shopfront [1]
Gallery
[1] Only allowed on cross-slope lots.

E. Vehicle Access and Parking
Parking spaces may be enclosed, covered, or open.
Garages may be attached, detached, or tuck-under.

F. Open Space, Usable
No open space is required.

G. Building Size and Massing	
Main Body	
Width	18' min., 36' max.
Detached Garage	
Width	25' max.
Depth	30' max.

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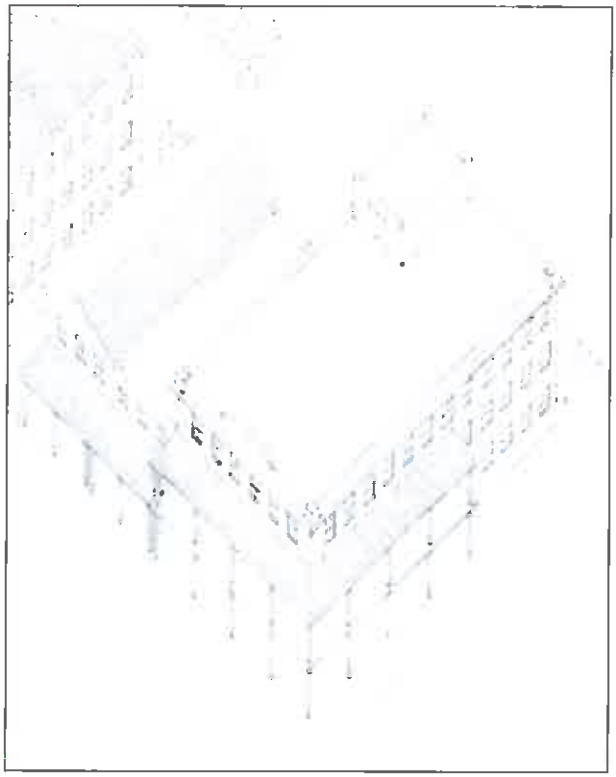
5.01.130 Commercial Block

General Note:The drawings and photos below are illustrative.



A. Description

The Commercial Block building type is a vertical mixed-use building with ground floor commercial or retail uses and upper floor commercial or residential uses. Larger version of these building types are located in town centers and smaller versions in neighborhood main streets. Commercial blocks may be owned by one individual or entity, or divided into several individually-owned commercial and residential condos.

Typical large commercial block type with simple massing, regular spacing of windows and doors, tall ground floor, and ground floor gallery covering the walk.

Historic Livermore commercial block type with gabled roof form and gallery.

Newly constructed small commercial block type on a neighborhood main street

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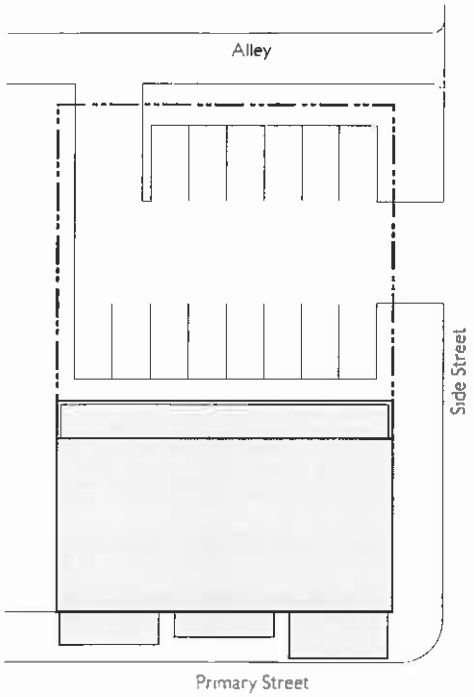

Typical Alley Loaded Plan Diagram

Key

---- ROW / Property Line ■ Building Area

B. Lot	
Lot Size	
Width	180' max.
Depth	100' min., 150' max.

C. Pedestrian Access	
Main Entrance Location	
Ground Floor	Primary Street
Upper Floor	Primary or Side Street

D. Frontages
Allowed Frontages
Forecourt
Shopfront
Terrace Shopfront [1]
Gallery

[1] Only allowed on cross-slope lots.

E. Vehicle Access and Parking
Parking spaces may be enclosed, covered or open.
Garages may be detached or tuck-under.

F. Open Space, Usable
No private open space is required.

G. Building Size and Massing
Main Body
Any buildings wider than 75' shall be designed to read as a series of buildings no wider than 75' each.
Detached Garage
NA

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Chapter 7.01: Thoroughfare Types

Sections:

7.01.010 Applicability
7.01.020 Intent
7.01.030 Thoroughfare Types Overview
7.01.040 Neighborhood Street Tree Wells
7.01.050 Neighborhood Street Planter Strip
7.01.060 Neighborhood Main Street
7.01.070 Rear Alley (Mixed-Use)
7.01.080 Rear Alley (Residential)
7.01.090 Rincon Avenue at Pine Street
7.01.100 Pine Street at Rincon Avenue
7.01.110 Retrofit: 18' Wide Planter Strip
7.01.120 Retrofit: Bicycle Lanes
7.01.130 Retrofit: Diagonal Parking

7.01.010 Applicability

A. This article describes the guidelines which are applicable for development of thoroughfares throughout the City. It supplements the City of Livermore Standard Details, Standard Specifications, and Development Plan Check and Procedures Manual, maintained in their most current forms at the City of Livermore Community Development Department. Where these guidelines conflict with the above documents the standards of the above documents shall apply.

B. These thoroughfare standards are applicable for the transformation of existing streets or the creation of new streets within designated Neighborhood Mixed Use parcels as well as any areas where Transect zone application is used.

C. Additional thoroughfares can be integrated into this Part as they are approved by the City.

7.01.020 Intent

A. The intent of this Part is to provide a catalog of pre-approved thoroughfare types that are appropriate to use within walkable urban environments. A builder or developer can use these types and standards to facilitate project approval.

7.01.030 Thoroughfare Types Overview

The thoroughfares of a city are one of the most important elements in defining community character. This role must be considered along with the movement of cars, bicycles, and transit. Due to this important role in placemaking, in addition to their contribution of a major percentage of public space in every city, thoroughfares' standards must be considered alongside building form, building types, frontage types, civic spaces and landscaping in creating urban environments.

There are two kinds of thoroughfare types within this chapter: those that represent transformations of existing streets within existing right-of-ways, and those that can be used to integrate new streets into larger parcels that require a new street and block network. Transformations to existing streets shall match the designations set forth in the General Plan.

All of the elements of the thoroughfare are context-based. Elements of the thoroughfares include pedestrian and bicycle oriented principles. The elements included in these standards start with the classification of movement type and design speed for each thoroughfare. Next, applicable Transect zones are listed, followed by overall width and pavement width, the number of lanes, and the lanes' specific maximum sizes. Last are the edges, which include drainage collection type, planter type, lighting type (street lighting per City standard), and walkway type and curb radii at intersections. Bulb-outs are encouraged to facilitate a pedestrian friendly environment.

These thoroughfares are assigned to one or more Transect zones.

The following thoroughfare types are appropriate for the City.

A. Thoroughfares for new streets

1. **Neighborhood Street Tree Wells**
   See 7.01.040 (Neighborhood Street Tree Wells) for standards.
2. **Neighborhood Street Planter Strip**
   See 7.01.050 (Neighborhood Street Planter Strip) for standards.
3. **Neighborhood Main Street**
   See 7.01.060 (Neighborhood Main Street) for standards.
4. **Rear Alley Mixed Use**
   See 7.01.070 (Rear Alley Mixed Use) for standards.
5. **Rear Alley Residential**
   See 7.01.080 (Rear Alley Residential) for standards.

B. Thoroughfares for retrofitting existing streets

1. **Rincon Avenue at Pine Street**
   See 7.01.090 (Rincon Avenue at Pine Street) for standards.
2. **Pine Street at Rincon Avenue**
   See 7.01.100 (Pine Street at Rincon Avenue) for standards.
3. **Retrofit: Wide Planter Strip**
   See 7.01.110 (Retrofit: Wide Planter Strip) for standards.
4. **Retrofit: Bicycle Lanes**
   See 7.01.120 (Retrofit: Bicycle Lanes) for standards.
5. **Retrofit: Diagonal Parking**
   See 7.01.130 (Retrofit: Diagonal Parking) for standards.

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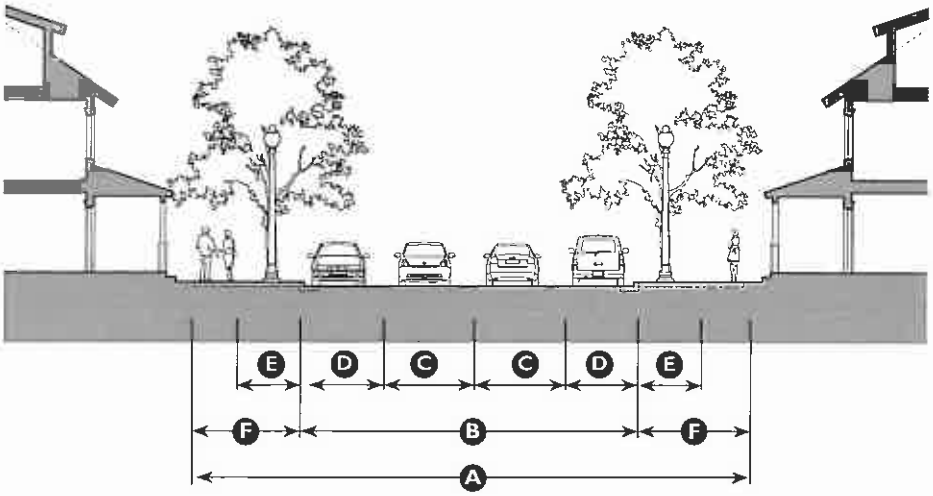
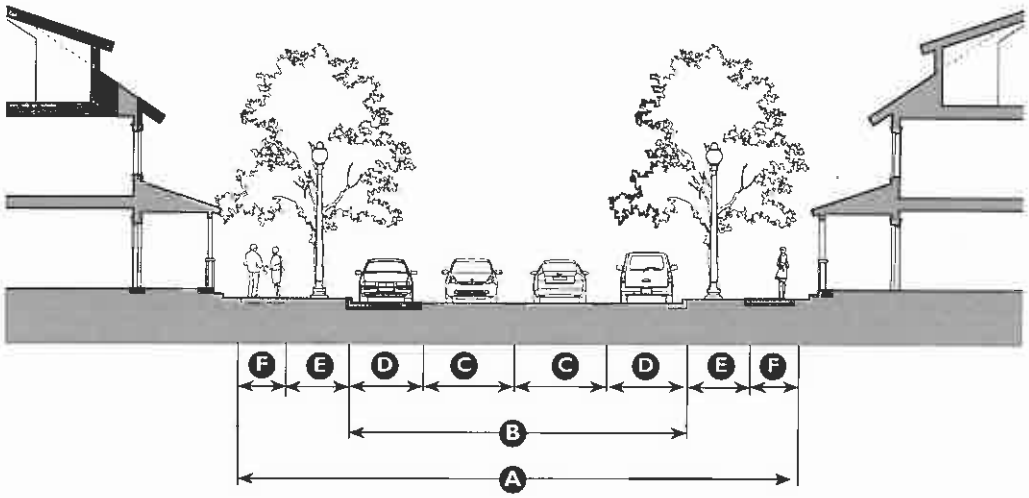


7.01.040 Neighborhood Street Tree Wells		
Application		
Movement Type	Slow	
Anticipated Design Speed	20 mph	
Pedestrian Crossing	Bulb-outs encouraged to decrease pedestrian crossing time.	
Transect Zones	T4N-O T4N T3N	
Overall Widths		
Right-of-Way (ROW)	56-60'	A
Face-of-Curb to Face-of-Curb	36' max.	B
Lanes		
Traffic Lanes	2 @ 10' (2-way travel)	C
Bicycle Lanes	None	
Parking Lanes	2 @ 8' parallel	D
Medians	None	

Edges		
Drainage Collection Type	Curb and gutter	
Planter Type	4' x 4' tree grate, min.	E
Lighting Type	Low, pedestrian oriented lighting	
Walkway Type	10' sidewalk, min.	F
Intersection		
Curb Radius	15' max. (bulb-outs recommended)	

Miscellaneous Requirements

Transformations to existing streets shall match the designations set forth in the General Plan.



7.01.050 Neighborhood Street Planter Strip		
Application		
Movement Type	Slow	
Anticipated Design Speed	20 mph	
Pedestrian Crossing	Bulb-outs encouraged to decrease pedestrian crossing time.	
Transect Zones	T4N-O T4N T3N	
Overall Widths		
Right-of-Way (ROW)	56-60'	A
Face-of-Curb to Face-of-Curb	36'	B
Lanes		
Traffic Lanes	2 @ 10' (2-way travel)	C
Bicycle Lanes	None	
Parking Lanes	2 @ 8' parallel	D
Medians	None	

Edges		
Drainage Collection Type	Curb and gutter	
Planter Type	5' continuous, min.	E
Lighting Type	Low, pedestrian oriented lighting	
Walkway Type	5' sidewalk, min.	F
Intersection		
Curb Radius	15' max. (bulb-outs recommended)	

Miscellaneous Requirements

Transformations to existing streets shall match the designations set forth in the General Plan.

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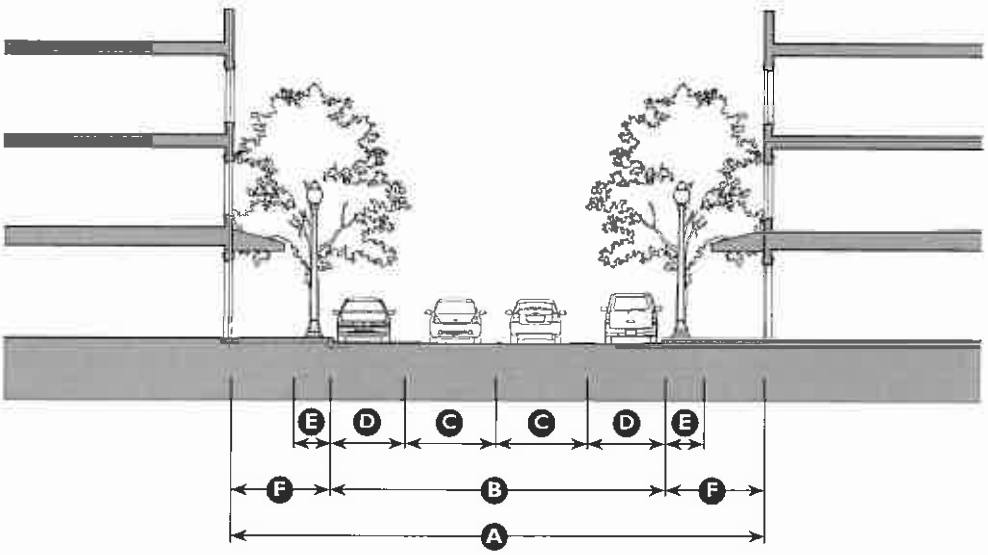

7.01.060 Neighborhood Main Street		
Application		
Movement Type	Slow	
Anticipated Design Speed	20 mph	
Pedestrian Crossing	Bulb-outs encouraged to decrease pedestrian crossing time.	
Transect Zones	T4MS T4MS-O	
Overall Widths		
Right-of-Way (ROW)	60'	A
Face-of-Curb to Face-of-Curb	36'	B
Lanes		
Traffic Lanes	2 @ 10' (2-way travel)	C
Bicycle Lanes	None	
Parking Lanes	2 @ 8' parallel	D
Medians	None	

Edges		
Drainage Collection Type	Curb and gutter	
Planter Type	4' x 4' tree grate, min.	E
Lighting Type	Low, pedestrian oriented lighting	
Walkway Type	12' sidewalk,	F
[1] Where gallery frontage is used, street trees are not required or allowed.		
Intersection		
Curb Radius	15' max. (bulb-outs recommended)	
Distance Between Intersections	400' max.	
Miscellaneous Requirements		
Transformations to existing streets shall match the designations set forth in the General Plan.		

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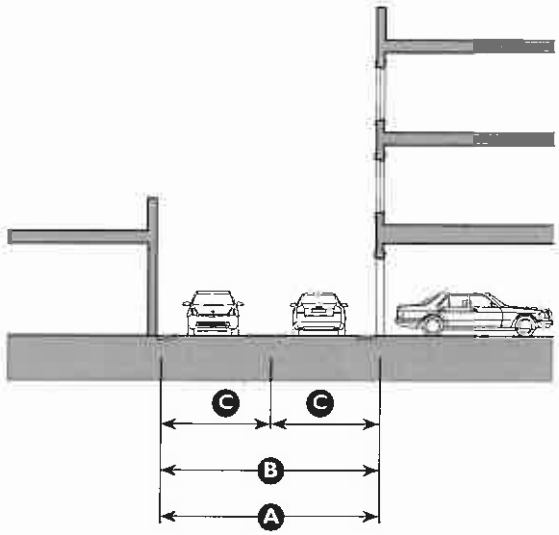

7.01.070 Rear Alley (Mixed-Use)		
Application		
Movement Type	Slow	
Anticipated Design Speed	15 mph	
Transect Zones	T4 MS	
	T4 MS-O	
Overall Widths		
Right-of-Way (ROW)	24'	A
Building Face to Building Face	24'	B
Lanes		
Traffic Lanes	2 @ 10' (2-way travel)	C
Bicycle Lanes	None	
Parking Lanes	None*	
Medians	None	

*Rear Alley may provide access to internal surface parking areas.

Edges	
Drainage Collection Type	Valley pan
Alley Apron	None
Apron Type	None
Lighting Type	None
Walkway Type	None
Intersection	
Not Applicable	
Miscellaneous Requirements	
Dead-end alleys not allowed.	
Wet and dry utilities should be in alley; dry utilities required at a minimum.	
Transformations to existing streets shall match the designations set forth in the General Plan.	

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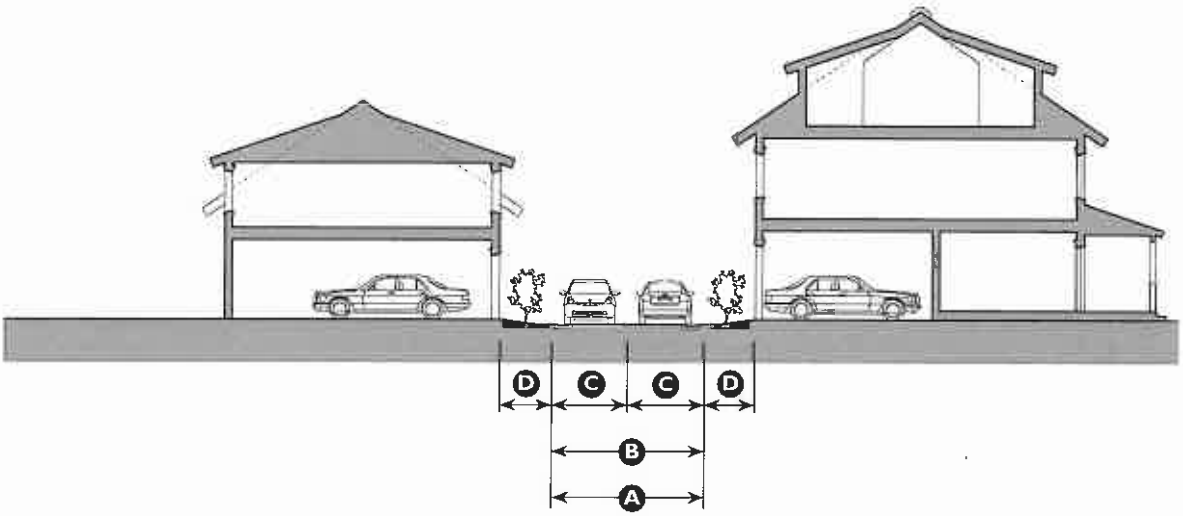
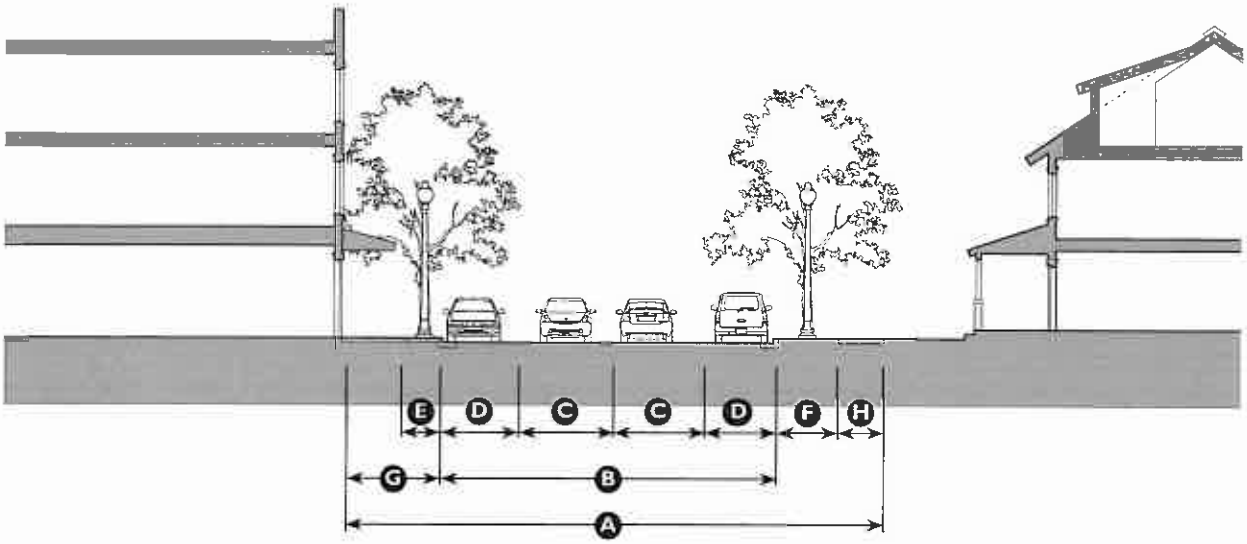


7.01.080 Rear Alley (Residential)		
Application		
Movement Type	Yield	
Anticipated Design Speed	10 mph	
Transect Zones	T3 N T4 N T4 N-O	
Overall Widths		
Right-of-Way (ROW)	20'	A
Building Face to Building Face	20'	B
Lanes		
Traffic Lanes	2 @ 10' (2-way travel) (8' paving; 2' Valley Pan/Curb and Gutter)	C
Bicycle Lanes	None	
Parking Lanes	None	
Medians	None	

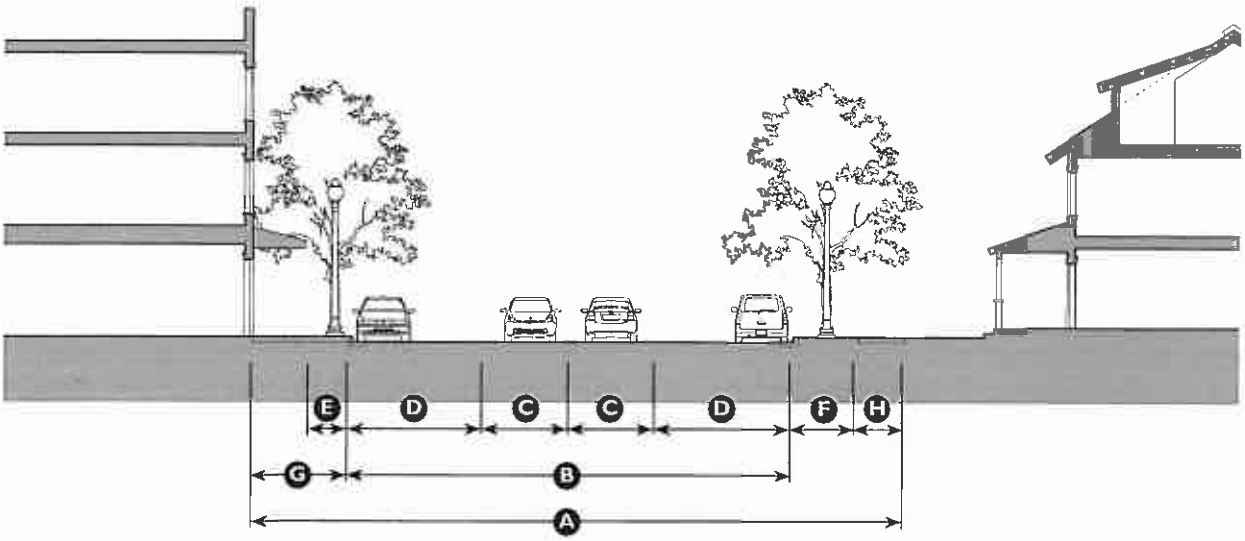
Edges		
Drainage Collection Type	Valley pan/Curb and Gutter	
Alley Apron	4' min. (outside of ROW)	D
Apron Type	Pervious	
Lighting Type	None	
Walkway Type	None	
Intersection		
Not applicable		
Miscellaneous Requirements		
Dead-end lanes not allowed.		

Transformations to existing streets shall match the designations set forth in the General Plan.



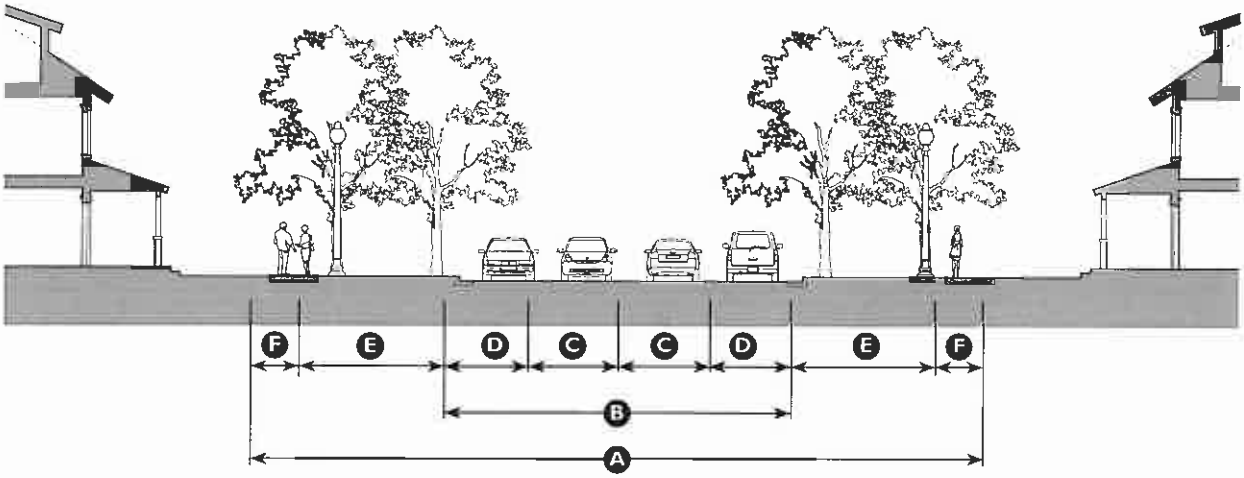
7.01.090 Rincon Avenue at Pine Street		
Application		
Movement Type	Slow	
Anticipated Design Speed	20 mph	
Pedestrian Crossing	Bulb-outs encouraged to decrease pedestrian crossing time.	
Transect Zones	T4 MS T4 MS-O	
Overall Widths		
Right-of-Way (ROW)	54'- 80'	A
Face-of-Curb to Face-of-Curb	36'	B
Lanes		
Traffic Lanes	2 @ 10' (2-way travel)	C
Bicycle Lanes	None	
Parking Lanes	2 @ 8' parallel	D
Medians	None	

Edges		
Drainage Collection Type	Curb and gutter	
Planter Types		
Tree Grate	4' x 4', min.	E
Continuous	5', min.	F
Lighting Type	Low, pedestrian oriented lighting	
Walkway Type		
Commercial	1 @ 8', min.	G
Non-Commercial	1 @ 5', min.	H
[1] Where gallery frontage is used, street trees are not required or allowed.		
Intersection		
Curb Radius	15' max. (bulb-outs recommended)	
Distance Between Intersections	400' max.	
Miscellaneous Requirements		
Transformations to existing streets shall match the designations set forth in the General Plan.		



7.01.100 Pine Street at Rincon Avenue		
Application		
Movement Type	Slow	
Anticipated Design Speed	20 mph	
Pedestrian Crossing	Bulb-outs encouraged to decrease pedestrian crossing time.	
Transect Zones	T4 MS T4 MS-O	
Overall Widths		
Right-of-Way (ROW)	64' - 80'	A
Face-of-Curb to Face-of-Curb	46'	B
Lanes		
Traffic Lanes	2 @ 10' (2-way travel)	C
Bicycle and Parking Lanes	13'	D
Medians	None	

Edges		
Drainage Collection Type	Curb and gutter	
Planter Types		
Tree Grate	4' x 4', min.	E
Continuous	5', min.	F
Lighting Type	Low, pedestrian oriented lighting	
Walkway Type		
Commercial	1 @ 8', min.	G
Non-Commercial	1 @ 5', min.	H
Intersection		
Curb Radius	15' max. (bulb-outs recommended)	
Distance Between Intersections	400' max.	
Miscellaneous Requirements		
Transformations to existing streets shall match the designations set forth in the General Plan.		

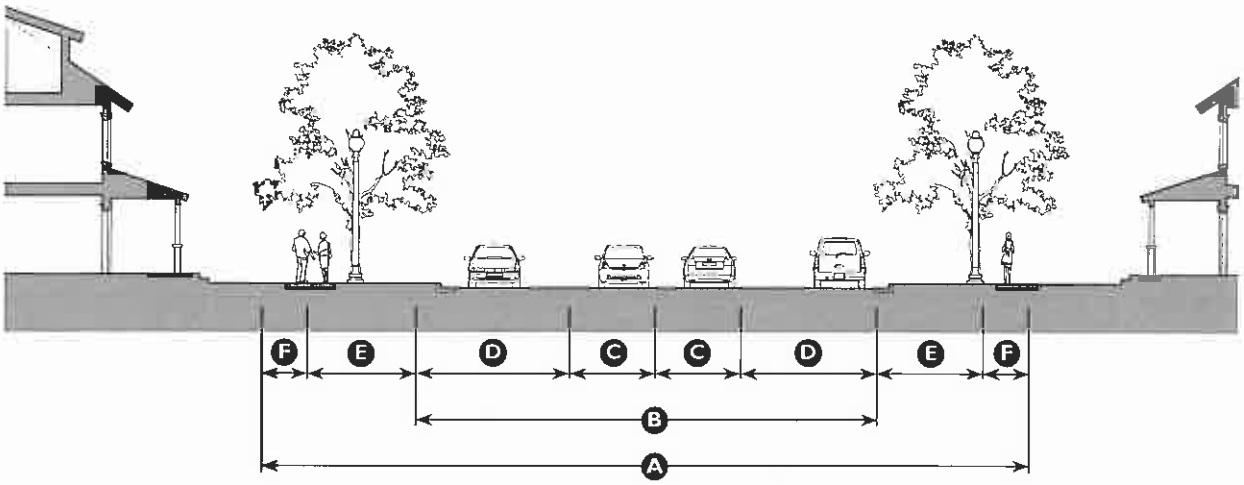


7.01.110 Retrofit: 18' Wide Planter Strip		
Application		
Movement Type	Slow	
Anticipated Design Speed	20 mph	
Pedestrian Crossing	Bulb-outs encouraged to decrease pedestrian crossing time.	
Transect Zones	T4 N-O T4 N T3 N	
Overall Widths		
Right-of-Way (ROW)	80'	A
Face-of-Curb to Face-of-Curb	36'	B
Lanes		
Traffic Lanes	2 @ 10' (2-way travel)	C
Bicycle Lanes	None	
Parking Lanes	2 @ 8' parallel	D
Medians	None	

Edges		
Drainage Collection Type	Curb and gutter	
Planter Type	17' continuous	E
Landscape Type	Medium trees @ 35' on center average	
Lighting Type	Low, pedestrian oriented lighting	
Walkway Type	5' sidewalk	F
Intersection		
Curb Radius	15' max. (bulb-outs recommended)	
Distance Between Intersections	600' max.	

Miscellaneous Requirements

Transformations to existing streets shall match the designations set forth in the General Plan.

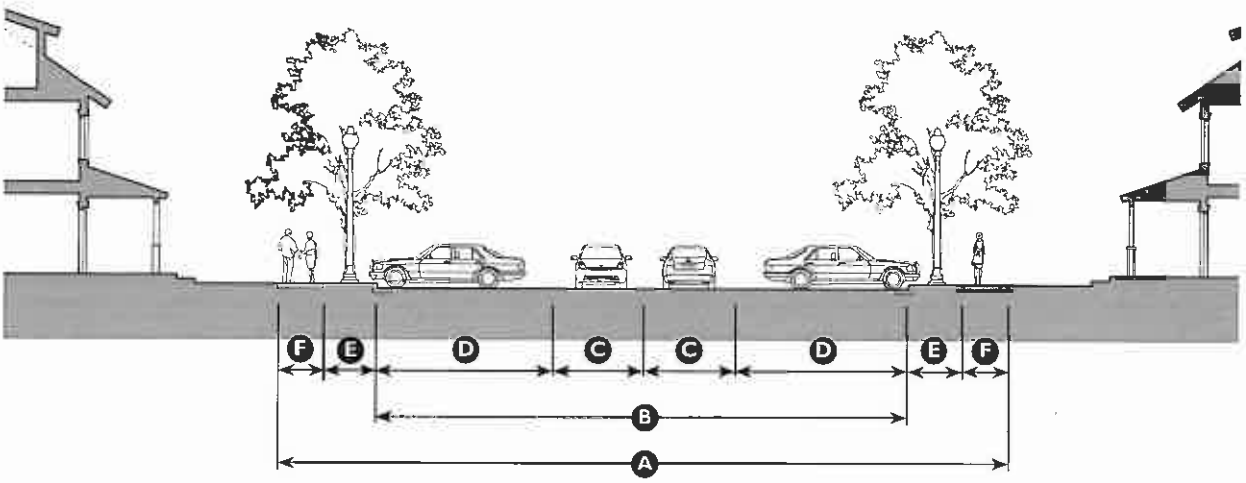


7.01.120 Retrofit: Bicycle Lanes		
Application		
Movement Type	Slow	
Anticipated Design Speed	20 mph	
Pedestrian Crossing	Bulb-outs encouraged to decrease pedestrian crossing time.	
Transect Zones	T3 N T4 N-O T4 N	
Overall Widths		
Right-of-Way (ROW)	80'	A
Face-of-Curb to Face-of-Curb	46'	B
Lanes		
Traffic Lanes	2 @ 10' (2-way travel)	C
Bicycle and Parking Lanes	13'	D
Medians	None	

Edges		
Drainage Collection Type	Curb and gutter	
Planter Type	12' continuous	E
Lighting Type	Low, pedestrian oriented lighting	
Walkway Type	5' sidewalk	F
Intersection		
Curb Radius	15' max. (bulb-outs recommended)	
Distance Between Intersections	600' max.	

Miscellaneous Requirements

Transformations to existing streets shall match the designations set forth in the General Plan.



7.01.130 Retrofit: Diagonal Parking		
Application		
Movement Type	Slow	
Anticipated Design Speed	20 mph	
Pedestrian Crossing Time	Bulb-outs encouraged to decrease pedestrian crossing time.	
Transect Zones	T3 N T4 N T4 N-O	
Overall Widths		
Right-of-Way (ROW)	80'	A
Face-of-Curb to Face-of-Curb	54'	B
Lanes		
Traffic Lanes	2 @ 10' (2-way travel)	C
Bicycle Lanes	None	
Parking Lanes	2 @ 17' @45°	D
Medians	None	

Edges		
Drainage Collection Type	Curb and gutter	
Planter Type	8' continuous	E
Lighting Type	Low, pedestrian oriented lighting	
Walkway Type	5' sidewalk	F
Intersection		
Curb Radius	15' max. (bulb-outs recommended)	
Distance Between Intersections	600' max.	
Miscellaneous Requirements		
Transformations to existing streets shall match the designations set forth in the General Plan.		

Chapter 8.01: Civic Spaces

Sections:

8.01.010 Intent
8.01.020 Applicability
8.01.030 General Description
8.01.040 Civic Space Types Overview
8.01.050 Plazas
8.01.060 Pocket Plazas
8.01.070 Urban Parks
8.01.080 Neighborhood Pocket Parks
8.01.090 Community Gardens
8.01.100 Playgrounds

8.01.010 Intent

A. The intent of this Part is to provide a catalog of pre-approved Civic Space types that are appropriate to use within walkable urban environments.

8.01.020 Applicability

A. This article describes the guidelines for development of Civic Spaces throughout the City. Where these guidelines conflict with the Design Standards Guidelines, Standards Details and Standard Specifications, the standards of the Design Standards Guidelines, Standards Details and Standard Specifications shall apply.

B. The Standards of this Chapter shall apply to all proposed development within Transect-based zones, and shall be considered in combination with the standards for the applicable zone in Part 3 (Specific to Zones), Part 4 (General to Zones) and those in Part 6 (Specific to Uses).

C. Additional Civic Spaces can be integrated into this Part as they are approved by the City.

8.01.030 General Description

The Civic Spaces of a city are an important public element in providing open space and recreational opportunities. The best Civic Spaces become the "living rooms" of the City, places where the community can come together to celebrate events. Civic Spaces play an important role in placemaking. Their standards must be considered alongside building form, building types, frontage types, and thoroughfares in creating urban environments. The diverse palette of parks and other publicly accessible open spaces are assigned to one or more Transect zones.

8.01.040 Civic Space Types Overview

The standards in this chapter provide the Form-Based Code areas with a diverse palette of parks and other publicly accessible open spaces that are essential components of mixed-use neighborhoods.

There are four different open space types, along with supplementary standards for playgrounds and community gardens that may be incorporated into any of these four types or be free standing.

The dimensional requirements of each open space are regulatory in nature. The descriptions of each type, along with the character, allowed/typical uses, and stormwater management techniques, are descriptive in nature, delineating a broad range of possible characteristics and uses that are allowed within the open spaces. It is not intended that each open space provide the full range of typical uses and characteristics, but that the entire network of open spaces within the Form-Based Code areas provide a wide range of open spaces that can accommodate a variety of places and activities.

The following types shall provide open space and recreational opportunities that are appropriate for the City.

A. Open Space Types

1. **Plazas** add to the vibrancy of streets within more urban sub-areas and create formal open spaces available for civic purposes and commercial activity. These spaces are defined by building frontages and are primarily hardscaped with formally arranged trees. See 8.01.050 (Plazas) for standards.
2. **Pocket Plazas** include small-scaled open spaces that function in a similar manner to and follow the same rules as the larger plazas. These smaller-scaled spaces create more intimate places for seating or dining and provide a place into which commercial and neighborhood activity can spill out. These plazas can also be used to create a formal space in front of a prominent building entrance. See 8.01.060 (Pocket Plazas) for standards.
3. **Urban Parks** provide a central open-space focus for neighborhoods or groups of neighborhoods, useful for unstructured recreation and smaller structured recreational facilities. These larger spaces may also serve as civic amenities for the larger community. They are spatially defined by building frontages or landscaping, and typically consist of formal and naturalistic landscape, combining paths, lawn, and tree planting. See 8.01.070 (Urban Parks) for standards.
4. **Neighborhood Pocket Parks** provide smaller open spaces in close proximity to neighborhood residences. These parks accommodate a wide range of activities and vary in character in response to specific needs and surroundings. The landscape is formal or informal with arrangements of trees and shrubs, utilizing the natural landscape of both open and wooded areas. See 8.01.080 (Neighborhood Pocket Parks) for standards.

B. Supplemental Open Space Types

1. **Community Gardens** provide groupings of garden plots in a publicly accessible area that are available to nearby residents for small-scale cultivation. Such gardens may be provided as a component of other publicly accessible open spaces and/or civic uses, or may be provided as freestanding open spaces. See 8.01.090 (Community Gardens) for standards.
2. **Playgrounds** provide an enclosed open space designed and equipped for children's recreation. They are interspersed within residential areas and may be freestanding

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or located within larger parks and open spaces. See 8.01.100 (Playgrounds) for standards.

C. Additional Standards

1. **Ancillary Structures** within parks and open space, including but not limited to open-air pavilions, gazebos, picnic shelters, and outdoor theaters, shall not be subject to the physical requirements of the Building Form Standards in Part 3 (Specific to Zones). They shall be designed and furnished to be consistent with the character of the Transect zone in which they are located. Such consistency may require ancillary structures to maintain building setbacks, frontage, massing, disposition and character similar to adjacent development.

2. **Civic buildings** located in larger parks and open spaces including but not limited to Community Centers, Meeting Rooms, Public Safety Facilities, Houses of Worship, and Schools, shall not be subject to the physical requirements of the Building Form Standards in Part 3 (Specific to Zones). Such consistency may require civic buildings to maintain building setbacks, frontage, massing, disposition and character similar to adjacent development.

8.01.050 Plazas

Description

Plazas are open spaces available for civic purposes and commercial activities. Numerous plazas add to the vibrancy of streets within more urban sub-areas and create formal open spaces available for civic purposes and commercial activity. Building frontages should define these spaces. The landscape should consist primarily of hardscape. If trees are included, they should be formally arranged and of appropriate scale. Casual seating, along with table and chairs, should be provided.

Size & Location

Min. Width	40'
Max. Width	300'
Acreage	0.25 – 2 acres
Transect Zones	T4MS, T4MS-O

Character

Formally Disposed

Passive Open Space

Regular

Primarily Hardscape

Trees and Planting

Building Frontage on at least three sides

Allowed/Typical Uses

Passive /Active (Unstructured) Open Space

Civic Uses, including Outdoor Pavilions, Open-Air Shelters, Outdoor Assembly, Outdoor Seating, Public Restrooms

Commercial Uses, including Farmers' Markets subject to Special Event Permit

Playgrounds

Stormwater Management Techniques

Dry Wells, French Drains, Swales

Porous Pavers and Landscaping





8.01.060 Pocket Plazas

Description

Pocket plazas function in a similar manner and follow the same rules as the larger plazas. These smaller-scaled spaces create more intimate places for seating and provide a place for commercial and neighborhood activity to spill into. These plazas can also be used to create a formal space in front of a prominent building entrance.

Size & Location	
Min. Width	20'
Max. Width	50'
Acreage	0.1 – 1 acre
Transect Zones	T4MS, T4MS-O

Character
Formally Disposed
Passive Open Space
Regular
Primarily Hardscape
Trees and Planting
Building Frontage on at least three sides

Allowed/Typical Uses
Passive /Active (Unstructured) Open Space
Civic Uses, including Outdoor Pavilions, Open-Air Shelters, Outdoor Assembly, Outdoor Seating, Public Restrooms
Commercial Uses, including Farmers' Markets subject to Special Event Permit
Playgrounds

Stormwater Management Techniques
Dry Wells, French Drains, Area Drains
Porous Pavers and Landscaping

8.01.070 Urban Parks

Description

Urban parks include larger open spaces available for civic purposes, commercial activity, and unstructured recreation, as well as smaller structured recreation facilities and other passive uses. These parks should have a more formal urban character and be defined by the surrounding building frontages and adjacent tree-lined streets. All buildings adjacent to the square must have a front onto the park. The landscape should consist of lawns, trees, and shrubs planted in formal patterns and furnished with paths and benches. Shaded areas for seating should be provided. A civic element or small structure such as a kiosk, open shelter, pergola, or fountain may be included at a prominent location.

Urban parks may be centrally located at the geographic heart of neighborhoods and/or at the intersection of important thoroughfares. They may also be located at the edges of neighborhoods in locations where several residential areas may benefit from recreational amenities, and serve as a transition between developed areas and natural open spaces.

Size & Location	
Min. Width	100'
Max. Width	N/A
Acreage	0.5 – 4.9 acres
Transect Zones	T4MS, T4MS-O

Character
Formally Disposed
Passive/Active (Unstructured) Open Space
Building Frontage along at least one side
All buildings must front this space
Must front at least two streets
Paths, lawns, and trees formally arranged
Walkways and plantings at all edges
Civic element at prominent location
Allowed/Typical Uses
Passive /Active (Unstructured) Open Space
Civic Uses, including Outdoor Pavilions, Open-Air Shelters, Outdoor Assembly, Outdoor Seating, Public Restrooms
Commercial Uses, including Farmers' Markets subject to Special Event Permit
Playgrounds
Limited Community Facilities, Meeting Rooms, Community Centers
Small Structured Recreational Facilities
Stormwater Management Techniques
Integrated Runoff
Bioretention Best Management Practices
Extended Detention Basins
Porous Pavers and Landscaping

I.2.115

8.01.080 Neighborhood Pocket Parks

Description

These smaller parks provide secondary focal points for neighborhoods and other development areas. These parks accommodate a wide range of activities and should vary in character depending on the specific needs of their surroundings.

Generally, these parks may be located in public places, such as the intersections of principal streets, or in more intimate places, such as mid-block or even tucked away from the street. They can be regularly or irregularly shaped.

Size & Location	
Min. Width	40'
Max. Width	300'
Acreage	0.1 – 1 acre
Transect Zones	T3N, T4N, T4N-O

Character
Formally Disposed
Passive /Active (Unstructured) Open Space
Irregular/Regular
Building Frontage along at least two sides
Allowed/Typical Uses
Multi-Use Trails and Paths
Community Gardening
Civic Uses, including Picnic Shelters, Outdoor Seating
Limited Community Facilities
Stormwater Management Techniques
Integrated Runoff
Bioretention Best Management Practices
Porous Pavers and Landscaping

I. 1. 116

8.01.090 Community Gardens

Description

Community gardens are groupings of garden plots that are available to nearby residents for small-scale cultivation. Such gardens may be provided as a component of other publicly accessible open spaces and/or civic uses, or may be provided as freestanding open spaces.

Size & Location	
Min. Width	N/A
Max. Width	N/A
Acreage	0.1 – 1 acre
Transect Zones	All Transect Zones

Character
Space Organized for Agriculture
Passive Open Space
Regular Planting Beds
Independent of Building Frontage
Allowed/Typical Uses
Gardening/Agriculture
Stormwater Management Techniques
Integrated Runoff
Bioretention Best Management Practices
Permeable Paving





8.01.100 Playgrounds

Description

Playgrounds are open spaces designed and equipped for the recreation of children. They shall be interspersed within residential areas so that every neighborhood or freestanding development area has at least one playground. Playgrounds may be freestanding or located within larger Plazas, Neighborhood Parks, Pocket Parks, or Civic Spaces.

Playgrounds should be quiet, safe places protected from the street, and should typically be placed so that children do not have to cross major, roads to get to them. Often playgrounds and tot-lots are interspersed within residential areas. An open shelter, play structures or interactive art and fountains may be included with landscaping between. Shaded areas and seating must be provided. Playgrounds may be included within larger parks and public spaces.

Size & Location	
Min. Width	n/a
Max. Width	n/a
Acreage	n/a
Transect Zones	All Transect Zones

Character
Focused Towards Children
Fenced with Minimal Exits
Independent of Building Frontage
Protected from Traffic
Allowed/Typical Uses
Passive /Active (Unstructured) Open Space
Low-Impact Civic Uses, including Picnic Facilities, Outdoor Seating
Play Structures, Interactive Art, Fountains
Stormwater Management Techniques
Bioretention Best Management Practices
Porous Pavers and Landscaping

I.2.118