

9.0 General Standards

9.10 Purpose

This Section provides standards for particular elements of sites and buildings as well as certain operational standards to ensure a consistent and high level of quality in building design, materials, and operations.

9.20 Requirements

The requirements of this Section apply to all rights-of-way and property subject to the Downtown Code unless otherwise specified. The requirements of this Section are organized as follows:

9.20.10 Fencing, Screening, and Landscaping;

9.20.20 Parking;

9.20.30 Requirements for Streetscapes, Frontages, Streets, and Sidewalks;

9.20.40 Requirements for Buildings and Historic Structures.

9.20.10 Fencing, Screening, and Landscaping

- A. Screening elements such as solid walls, hedges or combination of walls and hedges shall be used to screen service areas, storage areas, or garbage areas from public view from the street or pedestrian ways. Such screening elements shall comply with the applicable requirements for frontages in Section 5.0.
- B. Solid walls or hedges up to eight feet tall, are permitted to screen mechanical equipment, garbage receptacles, loading areas and other unsightly areas and provide privacy at the back of lots and along side streets per the requirements for frontages (Section 5.0). When a wall exceeds three feet in height, the wall shall be designed as an extension of the primary building in color and materials.
- C. Site walls and fences shall not be erected where a frontage is required by the zone standards.
- D. Low walls two to three feet tall may be used to divide space, create a variety in landscaping and to define site edges.
- E. All chain link fences are prohibited except for dark vinyl coated chain link fences used in conjunction with landscape buffering and screened with plantings.

- F. Sites shall be landscaped per the following as applicable:
 1. Parking areas, excluding parking garages, shall be improved and maintained at all times with canopy trees that provide at least 40 percent shade coverage at maturity.
 2. Trees in paved areas such as sidewalks or parking areas shall be installed with deep root barriers, metal grates or other designs as approved by the City.
 3. All landscaping shall be installed with automatic irrigation unless alternative irrigation methods are approved by the City.
 4. All landscaping shall be consistent with the requirements for landscaping per the applicable architectural style in Section 7.0.

9.20.20 Parking

A. Parking Spaces.

1. Parking spaces shall be provided as required by the zone standards and as approved by the City. Parking spaces shall be designed per the following size requirements and subject to City review and approval:

PARKING SPACE REQUIREMENTS			
Type of Space	Width (ft)	Depth (ft)	Aisle Width (ft)
Parallel (on-street)	7 min	22	street
Standard	8.5	18	24
Compact (1)	7.5	15	21
Tandem (2)	8.5	33	24
Disabled Access	14	18	24

(1) Compact parking shall only be used for residential parking beyond the first required stall for each dwelling.

(2) Tandem parking shall only be used for residential parking for the same dwelling.

B. Shared Parking

1. The intent of shared parking is to allow for each property to generate building area and land use activity while grouping the parking facilities throughout the code boundaries. This approach makes efficient use of parking facilities and encourages walking between businesses and destinations.
 - a. **Shared Parking Facilities.** As determined and approved by the Director, the applicant may utilize shared parking facilities including on-street parking and off-street parking to meet the parking requirements established in Section 2.0.
 - b. **Use of Shared Parking Facilities.** Individual businesses may choose to provide parking on their individual building site or to share available parking spaces. When individual businesses choose not to use the shared 'park-once' parking facilities, additional parking spaces may be required beyond the amount identified.
 - c. **Residential Development.** Shared parking facilities may be used by residential development per the following:
 - i. That the development leases or purchases the spaces from the City or parking authority to secure the required permanent parking; and
 - ii. That the development be allowed to use no more than the spaces required by the zone standards for each dwelling type.

9.20.30 Requirements for Streetscapes, Streets, Sidewalks

- A. Streets and sidewalks created or modified after the adoption of the Downtown Code shall comply with the requirements of Section 8.0 (Block and Street Standards).
- B. Streetscapes and frontages created or modified after the adoption of the Downtown Code shall comply with the requirements of Section 5.0 (Frontage Standards).
- C. Loading docks and other such service related features are not allowed within 35 feet of the primary frontage line.

D. General Public Right-of-Way Requirements.

1. Street furnishings are subject to the applicable requirements of the Downtown code. Street furnishings are located within the streetscape (public R.O.W. or visible private space along a R.O.W.). Exterior amenities include but are not limited to: tables, chairs, umbrellas, landscape pots, wait stations, valet stations, bicycle racks, planters, benches, bus shelters, kiosks, waste receptacles and similar items that help to define pedestrian use areas.
2. The following street furnishings are prohibited within the right-of-way (street or open space):
 - i. Vending machines
 - ii. Photo booths
 - iii. Automated machines such as, but not limited to, penny crunching machines, blood pressure machines, fortune-telling machines, video games, animated characters and other such machines that are internally illuminated, or have moving parts, or make noise, or have flashing lights.
 - iv. Inanimate figures such as animals, mannequins or any such cartoon or human figure. This Section does not affect public art as defined in the SMC;
3. The following street furnishing materials are allowed within the Downtown Code boundaries.
 - i. Street furnishings shall be made of wood, metal, stone, terra cotta, cast stone, cast concrete, hand-sculpted concrete, or solid surfacing material;
 - ii. No advertising shall be allowed on street furnishings; and
 - iii. Street furnishings such as tables and chairs may not be stored in such a way as to be visible from the street.

E. Site Lighting.

1. Site lighting shall be shielded by permanent attachments to light fixtures so that the light sources are not visible from a public way and to prevent off-site glare.

2. Site lighting shall include illumination of parking areas, buildings, pedestrian routes, dining areas, design features and public ways.
3. The bottom of a lamp along a sidewalk or other path being lighted shall not be more than 20 feet above the ground.
4. Street lighting shall be provided along public sidewalks and open spaces through approved luminaires that provide a minimum of one footcandle to a maximum of 10 footcandles mounted on 14 to 20 foot tall poles spaced at intervals of 50 to 60 feet. Such poles shall be at least 18 inches away from the adjacent curb face.

F. Service Areas and Mechanical Equipment.

1. Service areas and mechanical equipment shall be visually unobtrusive and integrated with the design of the site and building.
2. Service entrances, waste disposal areas and other similar uses shall be located away from the primary frontage of the lot, or when present, adjacent to alleys.
3. Utility boxes shall be positioned to not be seen from the primary frontage of the lot by locating them on the sides of buildings and away from pedestrian and vehicular routes or by locating them within interior building corners, at building offsets or other similar locations where the building mass acts as a shield from public view.
4. Openings to a trash enclosure shall not be within 50 feet of the primary frontage line.
5. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, shall not be located on or within 10 feet of the primary frontage line or along a paseo or open space.
6. Screening of service entrances shall be compatible with the architecture of the adjacent buildings and comply with the applicable requirements for frontage in Section 5.0.

G. Service Areas and Mechanical Equipment.

1. All business activities shall be conducted and located within an enclosed building, except that the following business activities, as permitted by the zone standards, may be conducted outside of an enclosed building:
 - a. Landscape / plant nurseries
 - b. Newsstands
 - c. Flower stands
 - d. Temporary recreational or entertainment uses
 - e. Dining
 - f. Retail / service kiosks
2. There shall be no manufacturing, processing, compounding, assembling or treatment of any material or product other than that which is clearly incidental to a particular retail enterprise, and where such goods are sold on the premises.
3. Storage of goods and supplies shall be limited to those allowed to be sold at retail on the premises or utilized in the course of business.
4. Any permitted activity shall be conducted in such a manner as not to have a detrimental effect on permitted adjacent uses by reason of refuse matter, noise, light, vibration, or lack of proper maintenance of grounds or buildings.
5. Outdoor storage of materials, products, equipment or vehicles, shall be screened by a streetscreen per subsection 9.20.10. Materials, products or equipment stored outdoors shall not exceed the height of the wall, nor encroach into required parking and landscape areas.
6. All property shall be maintained in a safe, sanitary and attractive condition, including but not limited to structures, landscaping, parking areas, walkways, and trash enclosures.

9.20.40 Requirements for Buildings and Historic Structures

A. Buildings.

1. Buildings created or modified after the adoption of the Downtown Code shall comply with the applicable requirements of the zone.
 2. Buildings created or modified after the adoption of the Downtown Code shall be designed per the applicable architectural style requirements in Section 7.0.
 3. Renovation of all structures of historic significance, as determined by the City, is subject to The Secretary of the Interior's Standards for the Treatment of Historic Properties and associated Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.
 4. Renovation of existing structures is subject to compliance with the following:
 - a. When additions or building renovations could affect a building's exterior appearance, existing design elements including, building proportions, details, materials and fenestration shall be considered and integrated into the design.
 - b. When a building is proposed to be refurbished, original architectural details shall not be eliminated. If at the discretion of the City, enough of the details remain, they shall be restored based on the original building design. If only a few are determined to remain, they shall be incorporated as design features in the new design. The design of any improvements shall be based on and emphasize original building features.
 - c. All existing historic building detailing shall be preserved.
 - d. Building elements which are incompatible with the original facade design, as determined by the City, shall be removed.
 - e. Original storefronts shall be preserved and repaired.
 - f. In cases where some remodelling has occurred and only a portion of the original storefront remains, the storefront shall be repaired.
- Historic details and materials shall be maintained where possible. Details which are extensively deteriorated or missing shall be replaced with new reproductions of the original ones.
- g. Where extensive remodelling has occurred and the original storefront is completely missing, the storefront shall be reconstructed based upon historical, pictorial and other physical documentation. If that is not practical, the design of the new storefront shall be designed to be compatible with the size, scale, and proportions, of the existing structure and per the applicable requirements for the architectural style in Section 7.0.
 - h. The design of any addition(s) shall be generally consistent with and complement the scale, proportions, and massing of the original structure.
 - i. The design of additions shall be "current interpretations" of the existing buildings, per the applicable architectural style requirements in Section 7.0. The main characteristics of the existing structure shall be incorporated into the addition's design. This may include the extension of architectural lines from the existing structure to the addition; repetition of window and entrance spacing; use of harmonious colors and materials; and the inclusion of similar architectural details (i.e., window/door trim, lighting fixtures, tile/brick decoration).
 - j. Additions shall be designed in a manner that could allow for their removal, if desired in the future, without impairing the essential form and integrity of the original structure.
 - k. Seismic retrofitting improvements shall receive the same care and forethought as any other building modification. The design of exterior seismic retrofitting improvements shall be concealed to minimize negative impacts on the building's appearance, to the greatest extent possible.
 - l. When the exact original construction materials are not available for use in repairs or additions to an existing structure, replacement materials shall be used that, in the City's determination, match the original building materials' thick-

ness, color and texture as closely as possible. The use of simulated replacement materials such as artificial stone is allowed only when the application of such material is detailed and applied to simulate the material it is imitating, subject to the City's review and approval.

- m. Original window openings shall be retained whenever possible, as determined by the City.
- n. Ceilings which have been replaced with a dropped ceiling shall be removed for at least 30 feet from original window openings.
- o. Original windows and frames shall be restored, as determined by the City. Missing or severely deteriorated window and frame components shall be replaced.
- p. Altered window opening(s) shall be restored to their original configuration. Blocking of window and door openings on facades not viewable by the public is allowed only when other alternatives do not exist, at the City's determination.
- q. When windows are replaced, the original window size, shape, design details and type shall be considered in their replacement and per the applicable architectural style requirements in Section 7.0.
- r. Original doors and door hardware shall be retained, repaired and refinished unless not possible as determined by the City.
- s. The design of replacement doors shall be compatible with the historical character and design of the structure and in compliance with the applicable architectural style requirements in Section 7.0.
- t. Original awning hardware shall be retained if repairable.

B. Rehabilitation, ordinary repair and maintenance.

Refer to the applicable provisions of the SMC.

C. Building Entrances.

1. The primary entrance shall be distinguished by architectural features such as, but not limited to: an entry portal; change in material or color; change in scale of other openings; addition of columns, lintels or canopies.
2. Secondary entrances shall have architectural features that are smaller in height and width, with fewer or simpler architectural elements than the primary entrance in scale and detail.
3. Entries to parking garages or other enclosed parking facilities shall be integrated into the design of the applicable facade(s) and shall be located per the requirements of the zone and Section 7.0.
4. Entry doors shall not swing out to the sidewalk unless the door when fully open does not encroach into the sidewalk.
5. Entry doors are considered to be part of the main facade and shall be consistent with the applicable architectural style, materials, finishes, materials and colors of the building.
6. Rear building entries viewable by the public shall be consistent with the architectural style for the building.

D. Awnings and Canopies.

1. Awnings and canopies shall be mounted to highlight and not obscure architectural features such as moldings above the storefront.
2. Awnings and canopies shall match the shape of the opening that they are shading.
3. Odd shapes and bubble awnings are prohibited except where a historic photograph shows they have been previously allowed on the building and were not in conflict with an applicable requirement.
4. Awnings and canopies shall not conflict with the buildings' proportions or with the shape of the openings that the awning or canopy covers.
5. Awnings and canopies shall be constructed of metal, wood or commercial grade fabric, subject to the approval of the Director.

6. Lights that illuminate the pedestrian way beneath the awning shall be reviewed by the Director to determine if they are appropriate for their context:
 - a. Lights may illuminate the storefront; and
 - b. Internally illuminated awnings that glow are prohibited.

E. Building Lighting.

1. All flood lamps shall be shielded so that the light sources are not visible from a public way.
2. Lighting (uplighting and downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated.
3. Lighting fixtures shall not distract from, or obscure important architectural features of the building. Lighting fixtures shall be a subordinate feature on the building unless they are incorporated into the over-all design scheme of the building.

F. Attachments.

1. All attachments to buildings such as fire alarms, plaques, grillwork, mailboxes, rain gutters, downspouts, scuppers, light fixtures, flag brackets, and finials that are viewable by the public are subject to City review and approval for the following:
 - a. that the attachment is clear of any necessary pedestrian access;
 - b. that the attachment is consistent with the architectural style of the building to which it will be attached; and
 - c. that the attachment is consistent - to the extent practical - with the materials, finishes and colors of the building to which it will be attached.
2. Attachments such as rain gutters and downspouts may be exposed in compliance with the applicable architectural style provided that such attachments are decorative and integrated into the design of the facade(s) to which they are attached.

9.30 Required Criteria

- A.** In order to be approved, the application must be consistent with the following criteria, as applicable.
 1. Is in compliance with the applicable requirements; and
 2. Does not present the potential for an incompatible adjacency as defined in Section 10.