MIXED-USE ZONING DISTRICT DESIGN GUIDELINES

In addition to the development regulations contained in the Mixed-Use Zoning District, design guidelines are presented here to provide an added level of definition for the intended development character within mixed-use developments. The design guidelines presented here address individual property design elements and are intended to establish high quality design expression among site planning, building design and landscape architectural components while allowing reasonable flexibility in design.

These guidelines are intended to provide criteria for design, while allowing flexibility for architects, landscape architects, developers and builders in the implementation of developments within the Mixed-Use District. Variation and customization within the context of the guidelines is encouraged in order to achieve diversity and individually distinctive developments.

Examples of desirable design elements are described in the following pages. These descriptions are conceptual and do not depict final designs. Creativity is encouraged and alternative design elements are allowed as long as they are executed with the overall purpose of these guidelines to promote aesthetic quality and functionality.

Guidelines versus Standards: There is a clear distinction between “standards” and “guidelines”, described as follows:

- Standards are mandatory requirements which are enforced by terms such as “shall” or “will”. Standards are adopted by ordinance.
- Guidelines are suggested or encouraged but are not explicitly mandatory. However, their intent represents an objective for development and as such they are intended to be followed in spirit if not literally. Thus guidelines leave flexibility for design creativity to meet the intent of the guideline and are promulgated by terms such as “should” or “may”. Guidelines are adopted by resolution.

I. Site Planning Guidelines

A. Location of Uses.

1. Uses may be located in separate freestanding buildings or may be combined in multi-use buildings of single-story or multi-story design.

2. Where residential uses are mixed with commercial or office uses, the residential uses should be located either above the commercial and/or office components of a street frontage building, located at street level adjacent to the commercial or office uses, or located behind the commercial or office component on any floor where there is a distinct separation of uses and access, provided pedestrian connections are furnished as part of a unified development theme.

3. Light industrial uses may be permitted on any floor, but should not be mixed with residential uses in the same building.

B. Transit Stops.

1. Transit stops, if applicable, should be designed as integral elements of a mixed-use development by co-locating them with pedestrian-oriented amenities, such as pocket parks, courtyards, plazas, and in retail/commercial centers, whenever possible.

2. When an existing transit stop is located on a sidewalk adjacent to the location of a new development, a shelter for transit patrons should be constructed that:
(a) Incorporates an architectural design that meets the transit authority’s design criteria; and

(b) Includes a shelter, bench and lighting.

C. Bicycle Parking

1. Bicycle parking spaces should be provided at the ratio of ten (10) percent of required off-street parking, with a minimum of eight bicycle parking spaces per mixed-use development.

2. Bicycle parking facilities should be:
   (a) Securely anchored to the lot surface so they cannot be easily removed and should be of sufficient strength to resist theft;
   (b) Separated by a physical barrier to protect the bicycle from damage by motor vehicles if located within a vehicle parking area; and
   (c) Separated from normal pedestrian traffic.

D. Access and Location of Off-Street Parking.

1. At-grade parking should not be located between any building and the street frontage.
   (a) Vehicular access to corner lot developments should be from a side street.
   (b) Where feasible, parking lot access should be aligned with property lines to facilitate shared access points between adjoining properties.

2. Pedestrian walkways or sidewalks shall connect all primary building entrances to one another. Pedestrian walkways shall also connect all on-site common areas, parking areas, storage areas, open space, and recreational facilities.

3. Where commercial and residential uses are mixed in one building, residents of the development shall have a separate and secure street access to the residential units.

II. Building Design

1. Building Massing.
   a. Massing is particularly important in creating the proper context and scale of structures in relation to their setting. Proper building massing should be achieved through the use of sufficient vertical, horizontal and roof articulation of the building. Combinations of one and two story elements on the same building are encouraged to facilitate articulation. Dormers, gables, eaves and other projections may also be used to break up architectural forms.

2. Building Facades.
   a. Consistent with the architectural style of the building, street-facing facades should incorporate articulation and mix of color and materials to create diversity in the streetscape.
b. Although buildings are not required to have consistent “four-sided” architectural treatments, building elevations other than the street-facing elevation should have similar but less detailed architectural treatments.

3. Window Placement.
   a. Windows of residential units in mixed-use developments should not directly face windows of other residential units within the mixed-use development and windows of residential units on lots that abut the mixed-use development in order to maximize privacy and minimize overlook concerns.

4. Roofline Variation.
   a. Flat roofs for commercial and industrial buildings should be screened with parapets on all sides of the building. If no rooftop equipment exists or is proposed the parapet should be a minimum of three feet in height.
   b. Where architecturally appropriate, sloped roofs should provide articulation and variations to divide the massiveness of the roof. Sloped roofs should include eaves, which are a minimum of eighteen (18) inches in width. Sloped roofs should screen mechanical equipment by providing a “roof-well”, or by placing the equipment within the roof structure.
   c. All rooflines in excess of forty (40) feet wide should be broken up through the use of gables, dormers, or other appropriate means.

   a. Commercial uses should be designed and operated such that neighboring residents of residential units on the floors above are not exposed to offensive noise or odors, especially from traffic, trash collection, routine deliveries or late night activity.

   a. All residential/commercial mixed-use developments should have exterior lighting that provides adequate visibility at entrances, public sidewalks and open areas with a safe level of illumination at night.
   b. Exterior lighting should be of low intensity and shielded so that light will not spill out onto surrounding properties or project above the horizontal plane.
   c. Lighting should not blink, flash, oscillate, be of unusually high intensity of brightness, or be unshielded or uncovered.
   e. All ground lighting should be integrated with landscaping wherever possible.

7. Projections.
   a. Awnings, arcades, and galleries may encroach into the public right-of-way by extending over the sidewalk or parkway with review and approval from the Department of Planning and Building Services and the Department of Transportation.
b. Awnings, arcades, and covered walkways may encroach into the sidewalk within two feet of the curb but must clear the sidewalk vertically by at least eight feet.

8. Mechanical Equipment.

a. Wall-mounted equipment should be flush with the exterior building walls and painted to match the color of the exterior of the building and screened from the view of any public right-of-way. Window-mounted air conditioners or exterior-mounted fans may be prohibited depending on their location and visibility.


The following types of green building practices are encouraged:

(a) Developments that use materials composed of renewable, rather than nonrenewable resources (green construction materials).

(b) Developments that construct buildings that exceed minimum statewide energy construction requirements beyond Title 24 energy requirements.

(c) Developments that employ passive heating and cooling design strategies to the maximum extent feasible. Strategies to be considered include orientation; natural ventilation, including cross-ventilation in residential units, high insulation values, energy efficient windows including high performance glass, light-colored or high-albedo (reflective) roofing and exterior walls, window shading, and landscaping that provides shading during appropriate seasons.

(d) Developments that implement U.S. EPA Certified Water Sense labeled or equivalent faucets and high-efficiency toilets (HETs) in residential uses, and implement water conserving shower heads to the extent feasible.

(e) Developments that provide Energy-Star rated appliances in the residential units.

(f) Developments that incorporate Low Impact Development (LID) storm water best management practices.

III. Landscaping and Screening

1. Landscaping.

a. All usable open space, such as pedestrian walkways, separations between buildings, yard areas, and common recreation areas should be landscaped and provided with control timer, and underground irrigation systems, or an alternative equivalent system.

2. Walls and Fences.

a. A six-foot high solid wall or fence should be constructed along the property line of any lot where construction of any residential/commercial mixed-use development is adjacent to property zoned and or used for residential purposes. Said wall/fence shall be limited in height to forty-two (42) inches where it abuts the required front yard setback on the adjacent property zoned or used for residential purposes.
b. Chain-link, barbed wire, razor-wire, and spikes are discouraged.

3. On-Site Tree Preservation.

a. All species of mature oak and redwood trees should be preserved and integrated into the project design unless it is shown to be infeasible. Mature trees are defined as trees having a diameter of 30 inches or greater at a height of 4.5 feet above adjacent ground.

b. Removal of mature trees may be approved through the Precise Development Plan approval process (see 20.086.040). Subsequent to Precise Development Plan approval and/or for single-use development, removal may be approved by the Planning Director administratively.

4. Trash and Loading Areas.

a. All trash enclosures should be fully enclosed with self-closing and self-latching doors, and each enclosure should accommodate both trash and recycling bins.

b. Trash enclosures should be an integral part of the building design whenever possible.

c. Loading areas should be screened from public view to avoid negative noise, visual, and illumination impacts on the residential portion of a mixed-use development and may be accomplished by the construction of six-foot high perimeter walls that are architecturally compatible with the primary structures and on-site landscaping.

5. Mechanical Screening.

a. Rooftops should be designed in a way that acknowledges their visibility from other buildings and the street. Equipment should be screened on all four sides from both the street and neighboring buildings using parapets or similar architectural features and from the top where visible from an adjacent building of greater height.

b. Ground-mounted and pad-mounted mechanical or utility equipment and other such similar equipment should be screened from view from all public rights-of-way and adjacent properties by architectural building features, fencing and/or landscaping.