City of Palo Alto

(ID # 14447)

City Council Staff Report

Report Type: Action Items **Meeting Date: 6/1/2022**

Summary Title: Council Review of Objective Standards

Title: PUBLIC HEARING: Adoption of Two Ordinances Implementing the Objective Standards Project, Including: 1) New Chapter 18.24, Contextual Design Criteria and Objective Design Standards; 2) Modifications to Affordable Housing (AH) Overlay District to Eliminate the Legislative Process; 3) Changes to Remove Inconsistencies and Redundancies, and Streamline Project Review Throughout Title 18.

From: City Manager

Lead Department: Planning & Transportation Commission

Recommendation:

Staff recommends that Council adopt two ordinances implementing the objective standards project, including: an ordinance creating Palo Alto Municipal Code Chapter 18.24 (Contextual Design Criteria and Objective Design Standards) (Attachment A); and an ordinance adopting related changes throughout Title 18 (Zoning) to implement the new standards (Attachment B).

Executive Summary:

Since the 2018 Housing Work Plan, Palo Alto has explored converting subjective housing design criteria into objective standards. While subjective criteria provide more design flexibility and give local jurisdictions more design control, this approach can add to the cost of a development, increase application processing time and risk to the developer because the process can be a less predictable. Moreover, the State legislature has declared housing as a Statewide interest and has made several significant changes to State housing laws in recent years to streamline housing approvals by eliminating the use of subjective criteria. Therefore, adoption of objective standards has become a means of retaining a measure of local control.

These ordinances translate many of the City's subjective criteria found throughout the code in the form of performance standards, context-based design criteria and required findings into objective standards. This effort, guided by the Architectural Review Board and Planning and

Transportation Commission, preserves the City's interests to advance good building design in a way that is contextually appropriate, allows for a streamlined application process, and is consistent with State law.

The ordinances amend many different code sections of Title 18 and represent notable change in the City's approach toward land use regulation for housing and residential mixed-use developments.

This report contains two main discussion topics related to objective standards, as summarized below:

1. Objective Design Standards: Objective design standards in Attachment A represent the transformation of existing subjective, context-based design criteria into a new Chapter 18.24 in Title 18. The standards encompass site design and building design topics and include graphics to illustrate key standards. Each topical section is divided into objective design standards and contextual design criteria (formerly called "intent statements") that establish the purpose or intent for the standards.

   The standards were reviewed and refined over a series of 16 meetings with the Architectural Review Board (ARB) (11 meetings) and an ARB Ad Hoc Committee (5 meetings) and reviewed over three (3) hearings with the Planning & Transportation Commission (PTC). The process culminated in a recommendation for adoption at the ARB's April 1, 2021 meeting and by the PTC at their June 9, 2021 meeting. The ARB continued to work on refinements to the ordinances over the past several months in response to the Council's November 8, 2021 motion on the draft ordinance.

2. Other Code Updates to Support Objective Standards: Additionally, City staff recommend changes to other sections of Title 18. These changes would reference the new objective standards, remove inconsistencies and redundancies, eliminate sections replaced by the new Chapter 18.24, and streamline project review. Changes include both minor and substantive edits to the following code sections:

   - 18.04: Definitions
   - 18.08: Designation and Establishment of Districts
   - 18.13: Multiple Family Residential (RM-20, RM-30 and RM-40) Districts
   - 18.16: Neighborhood, Community, and Service Commercial (CN, CC, and CS) Districts
   - 18.18: Downtown Commercial (CD) District
   - 18.20: Office, Research, and Manufacturing (MOR, ROLM, RP and GM) Districts
   - 18.23: Performance Criteria for Multiple Family Commercial, Manufacturing and Planned Community Districts
   - 18.30(J): Affordable Housing (AH) Overlay District

- 18.30(K): Workforce Housing (WH) Overlay District
- 18.34: Pedestrian and Transit Oriented Development (PTOD) Combining District
- 18.40: General Standards and Exceptions
- 18.42: Standards for Special Uses
- 18.52: Parking and Loading Requirements
- 18.54: Parking Facility Design Standards
- 18.76: Permits and Approvals
- 18.77: Processing of Permits and Approvals

Of particular note are changes to the ordinance that establish a new streamlined review process for Housing Development Projects that requires only one study session with the ARB as opposed to the current Architectural Review process that allows for up to three hearings. Additionally, the ordinance proposes to remove the requirement for a zoning map amendment to access relaxed development standards for affordable housing projects. Specifically, proposed changes to the AH Overlay District would reduce PTC and City Council's involvement in these 100% affordable housing projects.

Background:

Relationship to State Housing Laws

The California State legislature has made several changes to State housing laws in recent years to streamline housing approvals. These steps include reducing the amount of subjective discretion jurisdictions have to deny or reduce the density of residential and residential mixed-use projects. Instead, in many contexts, jurisdictions must rely solely on objective design and development standards. The objective standards project aims to respond to State law by making changes to the Zoning Ordinance (Title 18).

Effective January 1, 2020, Senate Bill (SB) 330 made several changes to existing State housing law, including the Housing Accountability Act and Permit Streamlining Act. The two most notable aspects of the bill for this report's purposes are as follows:

1. *No Loss in Intensity of Housing*: SB330 prohibits jurisdictions from enacting development policies, standards or conditions that would change current zoning and land use designations where housing is an allowable use. In such cases, jurisdictions cannot lessen the intensity of housing in effect as of January 1, 2018—such as reducing height, density, or floor area ratio, requiring new or increased open space, lot size, setbacks, or frontage, or limiting maximum lot coverage. Effectively, this clause prohibits downzoning, though the City may rebalance density between districts (Gov. Code 66300(b)(1)(A)); and

2. *Uniformly Verifiable Standards:* SB330 defines the meaning of "objective" as "involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official" (Gov. Code 65589.5 (h)(8). "Housing development projects" undergoing streamlined review are only required to meet objective standards. Therefore, standards that are ambiguous may not be considered objective standards that require compliance.

Summary of Recent Public Meetings

City Council

The City Council initially reviewed the objective standards project over the course of two meetings: October 4 and November 8, 2021 (continued without discussion from September 27 and October 25, respectively). These meetings culminated in a multi-part motion summarized in Table 1. The table identifies how each motion is being addressed.

- The first column restates the motion verbatim.
- The second column identifies motion items addressed by the Council on January 24 and April 11, 2022, namely the issues of height transitions and RM-40 setbacks (parts of Motion cii and G, respectively).
- The third column identifies the motion items addressed in this report and attachments.
- Finally, motion items listed in the fourth "other" column are being addressed through other means and are not discussed further in this report.

Table 1: November 8, 2021 Council Motion and Status of Implementation

Motion #/Topic	*Addressed in 4/11/22 Ordinance*	***Addressed in Tonight's Ordinance***	*Other*
A. Take Council feedback on overlays and then take to housing element working group and return to Council for further discussion;		✓ AH Overlay	PF and PTOD changes referred to Housing Element
B. Direct Staff to retain current Context-Based Design Criteria and Chapter 18 laws for development applications that do not fall under the State housing laws requiring objective standards;		✓	
C. Direct Staff to return with proposed objective standards and intent statements and to provide:		✓	
i. A detailed side-by-side comparison of the existing Context-Based Design Criteria and the proposed new laws;		✓ (Attachment C)	

Motion #/Topic	*Addressed in 4/11/22 Ordinance*	***Addressed in Tonight's Ordinance***	*Other*
ii. Adoptable changes to existing and proposed laws that would provide standards for privacy and other protections for all residents, regardless of their zones. Regarding privacy, to come back with stronger protections for elevated floors looking into neighboring lots. Stronger definitions of sight lines and how this applies. Address concerns about allowing 15% windows. In RM-40, retain 25' front set back;	✓ (RM-40 setback)	✓ (window and privacy standards)	
iii. Refer to the S/CAP Ad Hoc Committee on the evaluation of approximate GHG impacts in construction;			Referred to S/CAP Ad Hoc
D. Prior to any rezoning of PF to workforce housing, the City Council would re-examine the affordability threshold of workforce housing;			Deferred to Housing Element
E. Hold at least two meetings on the proposed changes before the next Council session for free-form discussion by the general public;			Completed February 1 and March 22, 2022
F. In Building Massing / Facades sections where there is a menu of choices, increase the number of required choices per category;		✓	
G. Put in place a temporary height transition backstop. Initial ordinance should include objective height transition language, for example "No part of the building can be more than X' higher than the lowest adjacent building, up to the applicable height limit". Come back with a specific proposal along these lines for adoption this year and Staff can then propose additional amendments in the future;	✓ (height transition development standards)	✓ (contextual height transitions standards)	
H. Evaluate and return with strengthened language to use "design standards" instead of "design intents";		✓	
I. Evaluate whether "decision by director" option throughout objective standards puts those at risk and should be changed /remove; and		✓	
J. On appeal, consider sending directly to Council if required to meet streamlining requirements.		✓	

Below is a summary of public meetings since the Council's November 8, 2021 motion on objective standards. Records from previous meetings described above, including ARB meetings

and PTC meetings focused on objective standards, can be found on the project webpage: bit.ly/ObjectiveStandards

ARB Review in 2022

Since the Council's November 8th review, the ARB met three times (January 20, March 10, and April 7) to recommend additional draft standards in response to the Council's motion on design-related topics. Specifically, the ARB contributed changes proposed to Attachment A: additional standards for privacy and sight lines between residential properties; expanded menu of options for building massing and facades; and new contextual height standards. The ARB's recommended modifications to the ordinance are proposed in Attachment A and discussed in detail below.

Community Webinars

As directed by Council, staff held two additional community meetings to accommodate a free-form discussion by the general public.

On February 1, 2022, approximately 16 individuals participated in a webinar via Zoom. The purpose of this meeting was to provide an overview of the objective standards project and listen to community member's concerns and ideas. Community members expressed support for privacy, sunlight, and air for existing residential uses regardless of density, zoning district and location.

On March 22, 2022, approximately 15 individuals participated in a webinar via Zoom. The purpose of this meeting was to provide an update on the ARB's feedback on the Council's motion and to present revisions to draft standards in response to the Council motion. This included privacy and sight line standards, and contextual height standards. Community members continued to express support for privacy, sunlight, and reduced massing for existing residential uses regardless of density, zoning district and location.

Discussion & Analysis

This section presents and analyzes changes to the draft ordinances since the Council's November 8th review. Motion items addressed in this report are listed one by one below. They are in alphabetical order with the exception of Motion Items A and B, which appear last.

Motion Item C. Direct Staff to return with proposed objective standards and intent statements and to provide:

i. A detailed side-by-side comparison of the existing Context-Based Design Criteria and the proposed new laws;

Staff has prepared an enhanced "crosswalk" document (Attachment C) which compares the existing context-based criteria with draft contextual design criteria and standards. Revisions to the draft ordinance based on the November 8th Council motion and ARB feedback are shown in underline strikeout format. This document helped to reveal existing criteria that had not yet been captured thoroughly in the Draft Objective Standards Ordinance. In addition to privacy criteria identified by the Council (see Section Cii below), staff have made minor modifications to standards related to requiring a diversity of housing types on large lots (>1 acre) and requiring usable side yards. The ARB's April 7th motion suggested these minor edits, which are shown in underline/strikeout in Attachment C.

> ii. Adoptable changes to existing and proposed laws that would provide standards for privacy and other protections for all residents, regardless of their zones. Regarding privacy, to come back with stronger protections for elevated floors looking into neighboring lots. Stronger definitions of sight lines and how this applies. Address concerns about allowing 15% windows…

The topic of privacy and sight lines were not thoroughly addressed in the previous version of the ordinance reviewed by the Council, but have been added to the current version in Attachment A. At its April 7, 2022 meeting, the Board recommended expanding contextual design criteria and objective design standards to protect privacy and limit views into neighboring properties (both existing and proposed). Staff believe that these standards address the Council's concerns about privacy, while still ensuring that new development can proceed at the densities allowed, as prescribed by State law.

Based on the ARB recommendation, staff revised Attachment A. Proposed changes define the sight lines as views into residential windows (other than garages or common spaces such as corridors or stairwells) and private open spaces (e.g., backyards, patios, decks). The standards are similar to existing Individual Review (IR) Guidelines and new Senate Bill (SB) 9 standards. These new contextual design criteria and standards can be found in Chapter 18.24.050 and are summarized as follows:

1. *Additional Building Massing Contextual Design Criteria* based on context-based design criteria: 18.24.050(a)(6): Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks adjacent to residential uses.
2. *Additional Window Standards*: As paraphrased from Section 18.24.050(b)(2)(D), within 30 feet of facing residential windows or private open space on an abutting residential building, facing windows on the subject site must either start window sills at least 5 feet above finished floor (i.e., above eye level); or have opaque glazing below 5 feet; or

angled windows that face away from abutting privacy impacts. See example images below.

Examples of windows above 5-foot eye level (left), obscured glass below 5 feet (middle), and angled windows (right).

3. *Additional Landscape Standards*: As paraphrased from Section 18.24.050(b)(2)(D)(iv), within 30 feet of facing residential windows or private open space on an abutting residential building, additional landscape screening is required, with at least 8-foot height at time of planting and 50% evergreens that maintain a canopy year-round.
4. *Additional Balcony Standards*: As paraphrased from Section 18.24.050(b)(2)(E), within 30 feet of residential windows or private open space on an abutting residential building, balconies and decks on the subject site shall be designed to prevent sight lines to the neighbor. The standards require an applicant to prepare a section view of proposed balcony/deck and abutting residential windows and/or private open space to demonstrate how the standard is met and how the sight line it prevented. This may be achieved through a variety of means such as opaque railings or a barrier along the railing (e.g., landscape planter) that prevents view. See example images below.

Example balconies with barriers and opaque railings.

The standards aim to discourage new buildings from locating close to property lines by layering requirements for window glazing and screening, and limiting window locations. Projects that provide larger separation between buildings (i.e., beyond 30 feet) would not be subject to such restrictions.

The revisions to Attachment A also extend privacy standards previously proposed only to apply to projects abutting single-family zones or uses in Section 18.24.050(b)(2). These include landscape requirements and maximum glazing areas, regardless of the distance between existing and proposed buildings:

- A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size.

- Within 40 feet of an abutting structure, no more than 15% of the facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured.

Staff do not recommend further reducing the 15% maximum glazing area. The Building Code dictates minimum window openings for fire/life safety requirements; going below 15% may inhibit meeting these code requirements. Staff believes that the new standards outlined above address potential privacy impacts to existing residential units abutting new residential development.

Finally, if the ordinance is adopted as proposed these privacy standards will only apply to new Housing Development Projects. They will not apply to other housing projects or non-residential projects. Those projects would continue to be subject to the subjective privacy guidelines in the Context-Based Design Criteria, if applicable to those zoning districts.

<u>Motion Item F. In Building Massing / Facades sections where there is a menu of choices, increase the number of required choices per category;</u>

The proposed objective design standards generally use a "menu of options" approach. This is intended to allow architects to express creativity and prevent cookie cutter development that could ensue from prescriptive standards. In its review of this Council motion item, the ARB debated at length what the outcome of expanding the menu of options could be. Would it be harder to design a quality building? Would layering additional criteria add too much adornment and busyness to a façade? The ARB looked at recent projects in Palo Alto, in their own

professional portfolios, and in surrounding communities to test the menu of options. Ultimately, at its April 7, 2022 meeting, the Board voted to recommend expanding the menu of options both in terms of the required options and the number of selected options that are required. Based on this recommendation, staff revised Attachment A as follows:

- 18.24.060(c)(1) Increase building massing base/middle/top design options from a minimum of two to three options required;
- 18.24.060(c)(2) Increase façade composition design options from a minimum of two to three options required; and
- 18.24.060(c)(2) Add a façade composition design option for variation in building colors, materials, and patterns, increasing the number of possible design options from six to seven.

In this way, staff believes that the options require more design consideration by the architect, will help to further break down massing, and encourage façade articulation and visual interest.

Motion Item G. Put in place a temporary height transition backstop. Initial ordinance should include objective height transition language, for example "No part of the building can be more than X' higher than the lowest adjacent building, up to the applicable height limit". Come back with a specific proposal along these lines for adoption this year and Staff can then propose additional amendments in the future; and

The issues of height transitions within development standards tables (i.e., when a new building is proposed adjacent to a lower density residential district) was addressed in the Ordinance approved by Council on April 11th. Those height transition standards currently require lower height limits in the portions of a building that are within 40 to 150 feet of a lower density residential district (typically, except for the RM-40 and PC districts).

This discussion relates to the issue of contextual height standards, meaning when a new taller building is located next to a shorter building, regardless of location or zoning district. As stated in the Background section, SB 330 prohibits the City from lessening the intensity of housing. Staff do not recommend adopting a standard that would reduce height limits on new housing projects when abutting lower height buildings, unless it can be balanced with increases in height in other locations. If the Council wishes, it could consider a contextual height reduction for non-residential uses, which are not regulated by State law, as part of a separate action or referral.

Instead, staff presents alternative standards that require transitions in massing through required daylight planes and stepbacks. At its April 7, 2022 meeting, the ARB voted to recommend three standards for contextual height. These recommendations are included in

Attachment A. When the height of the subject proposed building is more than 20 feet above the average height of an adjacent building and the two buildings are separated by 20 feet or less:

- Figure 1: An upper story step back, a minimum of 6-feet deep, would be required on both the primary building frontage (typically the front and street-facing façade) and on the facing façade, for a minimum of 70% of the building length; the stepback would be required to start within 2 feet of the height of the adjacent building to create a compatible datum line or transition across the abutting sites; and

- Figure 2: A daylight plane is proposed (if not already required by the current code, see Table 2 below); the daylight plane would start at 25 ft. above grade at the property line, before extending 45 degrees; a setback would only be required if required by the base district.

Figure 1: Upper Story Stepbacks

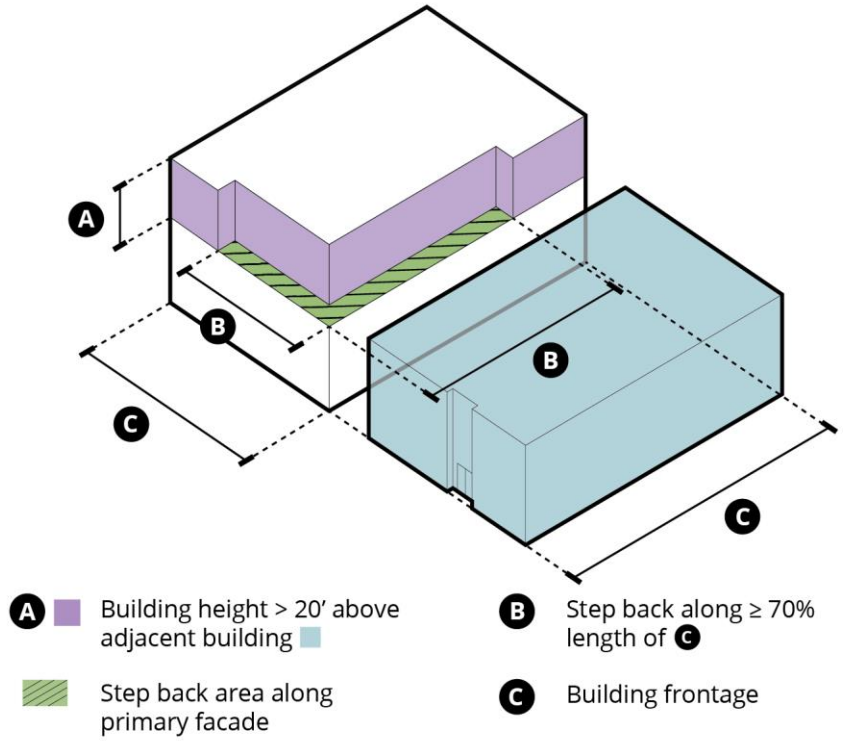
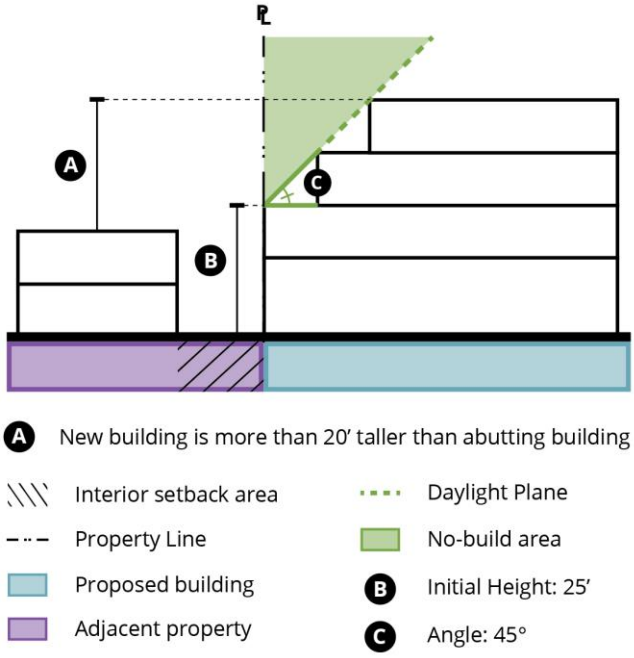
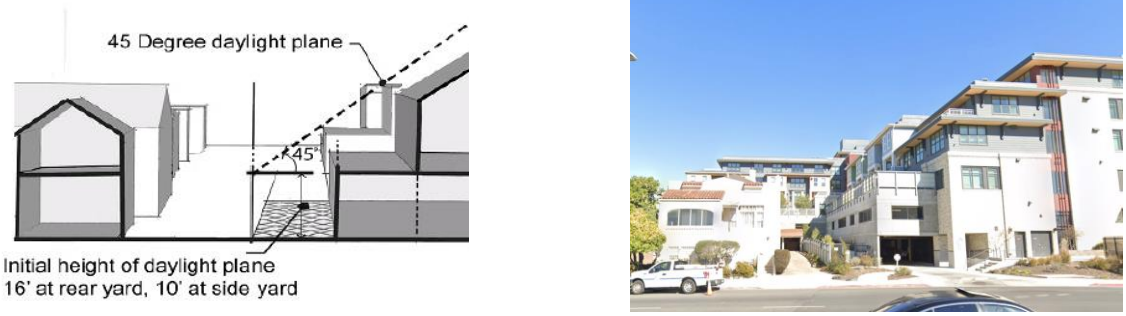


Figure 2: Daylight Plane



Together, these standards are more nuanced than a wholesale height reduction. They allow allowable height and density to be achieved, but require and encourage site planning and massing away from the abutting lower density building. A daylight plane limits the building envelope in a way that results in either a building with one or more upper story setbacks or site planning that sets a building back from the daylight plane area. See example images below. The daylight plane standard is irrespective of height. It is required of a new 50-foot building as well as 15-foot building, although the impacts are greater to the 50-foot building.



Palo Alto's typical daylight plane requirement (left) and stepbacks in Oakland, CA (right).

Currently, the daylight plane is required in several districts that allow multifamily housing, as shown in Table 2. New projects in certain districts must design daylight planes depending on the proposed use (columns 1 and 2), if they are adjacent to certain residential districts (column 3). The proposed revised daylight plane standards would extend a daylight plane requirement

to Housing Development Projects next to all residential units regardless of zone or location (column 4).

Table 2: Existing Daylight Plane Requirements

New projects in these districts….	*And with these uses…*	***Currently**, must build to a daylight plane if abutting these districts…*	***As proposed,** daylight plane would now be required when a Housing Development Project abuts these districts/uses*
18.13: RM	All uses	All residential districts, except for lots greater than 70 feet that are zoned RM-30, RM-40, PC, or non-residential districts	Residential uses on lots greater than 70 feet
18.16: CN/CS/CC/CC(2)	Non-Residential	All residential districts, except for RM-40 and PC	Residential uses in RM-40, PC, or non-residential districts
	Residential/Mixed Use	All residential districts	Residential uses in non-residential districts and PC
18.18: CD	Non-Residential	All residential districts	Residential uses in non-residential districts and PC
	Residential/Mixed Use	All residential districts and PC	Residential uses in non-residential districts
18.20: MOR/GM	All uses	All residential districts	Residential uses in non-residential districts and PC
18.20: ROLM/RP	All uses	None	Residential uses in all zones
18.30(J): AH Overlay	All uses	All residential districts	Residential uses in non-residential districts and PC
18.30(K): WH Overlay	All uses	All residential districts	Residential uses in non-residential districts and PC
18.34: PTOD Overlay	All uses	R-1 and R-2 districts	Residential uses in non-residential districts and PC

As a result, these standards would have the effect of:

- Reducing massing and height in portions of new Housing Developments Projects facing existing lower height buildings;
- Contextually responding to the height of the lower abutting building with compatible design elements; and/or
- Encouraging new Housing Developments Projects to alter site plans and increase building separation (i.e., move away from the abutting property line), thereby

modulating transitions and avoiding having to design in stepbacks. Stepbacks require expensive water proofing that an applicant may wish to avoid through more careful site planning.

Staff believes these standards will help to transition buildings heights across existing and proposed uses.

Motion Item H. Evaluate and return with strengthened language to use “design standards” instead of “design intents”;

As stated in the Background section of this report, SB330 clearly defines “objective design standards” as being measurable and uniformly verifiable. The criteria are subjective guidelines that establish the purpose or intent for standards; therefore, the term “standard” is not appropriate. Staff have proposed to rename the design “intent statements” to “contextual design criteria” to clarify their relationship to the existing context-based criteria and to more strongly connote that the “criteria” are requirements.

Motion Item I. Evaluate whether "decision by director" option throughout objective standards puts those at risk and should be changed /remove; and

This motion item addressed draft code language that allowed alternative approaches for design details as approved by the Director of Planning and Development Services. All of these clauses related to examples of how a standard could be implemented. For example, “screening devices such as lattices, louvers, shading devices, perforated metal screens, or similar strategies as approved by the Director.” Staff do not believe that this created a subjective standard. Rather it allowed the applicant some flexibility and creativity to come up with a design strategy for a screening device. Regardless, staff have revised Chapter 18.24 in Attachment A to remove all clauses that allowed “similar strategies as approved by the Director” in accordance with the motion.

Motion Item J. On appeal, consider sending directly to Council if required to meet streamlining requirements.

This motion item relates to timing and process for projects that are subject to streamlined review. Chapter 18.40.170 already allows for the Director to forward projects to City Council for final action, at their discretion even in the absence of an appeal. Therefore, no further changes are necessary for the ordinance in Attachment A or B.

Motion Item A. Take Council feedback on overlays and then take to housing element working group and return to Council for further discussion;

Title 18 offers flexible development standards to facilitate multi-family residential and affordable housing projects but requires legislative action in order for projects to access these standards. The legislative action adds time, expense, and uncertainty to the development process. Specifically, the Workforce Housing (WH), Affordable Housing (AH), and Pedestrian Transit Oriented Development (PTOD) combining overlays require action by the PTC and City Council prior to architectural review of development proposed for a specific site. These overlays have been used infrequently.

Through the Housing Element Update process, City staff and consultants are analyzing potential governmental constraints on housing development and ways to address these constraints, as required by State law. As part of this analysis, staff have referred the Council's November 8th comments about the Housing Incentive Program (HIP), Workforce Housing (WH) Overlay, Affordable Housing (AH) Overlay, and Pedestrian and Transit Oriented Development (PTOD) Overlay, to the Housing Element update process.

While this analysis is underway with the Housing Element, staff recommend targeted changes to the AH overlay as part of this objective standards ordinance, to recharacterize the overlay as an incentive program.[1] These zoning changes help support the City's response to the Civil Grand Jury Report, in particular Recommendation 9b which calls for the City to streamline the approval process. Additionally, the changes anticipate what the City's Housing Element update would otherwise identify as governmental constraints on development by offering a more streamlined approach and more density for projects with 100% affordable housing units.

As written today, the AH overlay allows for modifications to development standards such as building height, floor area ratio (FAR), and parking, as shown in Table 3. The proposed changes to the AH Overlay drafted in Attachment B allow projects that meet existing affordability thresholds to automatically qualify for flexible development standards, without legislative rezoning by the PTC and Council. Architectural Review by the ARB would continue to be required for projects taking advantage of the AH incentive program. The only changes proposed to the AH program are to the process, as shown in Table 4.

Table 3: Existing AH Overlay vs. Proposed AH Incentive Program

Standard	***Existing** Affordable Housing (AH) Overlay*	***Proposed** Affordable Housing (AH) Incentive Program*
Affordability Threshold	Rental project, with 100% of units for households with incomes up to 120% of AMI	Same
Maximum FAR	2.4	Same

[1] The previous proposal of changes to the AH overlay suggested expanding applicability of the AH to PTOD-eligible sites in the Cal Ave. area. No expansions are proposed in this version.

Residential	2.0	Same
Non-Residential	0.4	Same
Maximum Height	50	Same
Usable Open Space	50 sf/unit	Same
Parking	0.75 space/unit	Same
Applicable Zones/Locations	CD, CN, CS, and CC	Same
Process	Architectural Review • Up to 3 meetings with ARB Rezoning • PTC Review/Recommendation (typically 1 or 2 meetings) • City Council Pre-screening Review and Final Action (at least two meetings)	Architectural Review • Up to 3 meetings with ARB

In most cases, the AH overlay offers more FAR/density than what is achievable under State Density Bonus law for projects with mixed incomes. For example, a site on California Avenue is permitted 0.6 residential FAR in the CC(2) district, but 2.0 residential FAR in the AH overlay, if the project includes 100% affordable units up to 120% of AMI. This is essentially a local density bonus program; more density in exchange for 100% affordable housing. Based on the affordability criteria in the existing AH overlay, streamlining the process may generate more moderate-income units. These units are distinguished from the income restrictions under the workforce housing overlay, which is set at 130%-140% AMI. A non-profit affordable housing provider would also benefit from this streamlined review and provide units typically at the 60% AMI level to qualify for low-income tax credits.

Motion Item B. Direct Staff to retain current Context-Based Design Criteria and Chapter 18 laws for development applications that do not fall under the State housing laws requiring objective standards;

Revisions to the Draft Ordinances

Staff has revised the draft ordinances in Attachments A and B to distinguish the two paths for project review and evaluation. As revised and as shown in Table 4:

1. **Housing Development Projects**, as defined under Government Code Section 65589.5, would be required to meet Objective Design Standards in the new Chapter 18.24. In meeting the objective design standards, a project would automatically meet the contextual design criteria in Chapter 18.24. Housing Development Projects would not be required to meet context-based design criteria. For design review, Housing Development Projects would go through the new Streamlined Housing Development Project Review process outlined in Chapter 18.77.033.

2. **Other Projects**, including housing or residential mixed-use projects that do not meet the definition of a Housing Development Project, and non-residential projects would continue to be subject to the Context-Based Design Criteria (if relevant in the zoning district). These other projects would continue to go through typical Architectural Review, pursuant to Chapter 18.76.

Table 4: Summary of Standards and Process, by Project Type

Review Type	*Housing Development Projects*	*Other Residential Projects & Non-Residential Projects*
Design Standards/Guidelines	*New* Chapter 18.24: Objective Design Standards	*Existing* Context-Based Design Criteria (if applicable in Zoning District)
Design Review Process	*New* Subsection 18.77.033: Streamlined Housing Development Project Review	*Existing* Chapter 18.76: Architectural Review

This revision to the version of the ordinance that the Council took action on (November 8th) wholly preserves the Context-Based Design Criteria that the City is familiar with, so for most projects there will be no change in process or standard of review, and the City can continue to enforce these longtime guidelines.

Staff Alternative Approach

However, staff would like to suggest an alternate approach for the Council's consideration. Based on the revisions outlined in this report, staff believe that we have more closely aligned the Context-Based Design Criteria and the Objective Design Standards. In particular, the revised draft ordinance in Attachment A expands on privacy and sight line standards and contextual design criteria, as well as contextual height standards that were previously missing. The comparison of existing and draft new standards and purpose statements in Attachment C identifies how these two documents are now more closely aligned. Staff believes that the misalignment of concern to the Council that was the rationale for motion Item B has now been resolved.

With these changes to the standards and purpose statements, staff recommends that the Council reconsider the ARB and staff's original approach:

1. Require Housing Development Projects to meet the Objective Design Standards in Chapter 18.24.

2. Require all Other Projects to meet Contextual Design Criteria in Chapter 18.24, as determined by the ARB, over the course of up to 3 ARB meetings.
3. Delete Context-Based Design Criteria in Chapters 18.13, 18.16, 18.18, and 18.34, replacing them with the Contextual Design Criteria and Objective Design Standards in 18.24.

This approach has several benefits:

1. Clarifies the City's design priorities in one code section vs. five code sections. This reduces the overall amount of code and the redundancies that currently exist across four zoning districts that reiterate the Context-Based Design Criteria.
2. Clarifies for City staff, ARB and other decision-makers, applicants, and community members what the City's design priorities are.
3. Allows criteria that the community and Council have identified as important—such as design standards for privacy, sight lines, and height transitions—to apply to all project types/uses, not just Housing Development Projects.
4. Reduces burdens on City staff. A project could change from a Housing Development Project subject to objective design standards to a housing project subject to Context-Based Design Criteria, during the course of entitlement. A project could still look much the same and would likely meet both the contextual design criteria and Context-Based Design Criteria, since they are quite similar. Still, having one set of criteria avoids City staff preparing staff reports from having to shift from one set of criteria and findings to another.

Stakeholder Engagement

As with all citywide projects, the 11 ARB hearings and the three (3) PTC hearings were noticed in the Daily Post. The ARB Ad Hoc meetings were not publicly noticed meetings. On January 22nd, March 23rd, May 10th, July 22nd, and September 15th, 2021, staff sent an email to a wide range of architect and consultants that have worked with the City in the recent past on development projects to solicit comments on the draft objective standards; six out of 30 stakeholders provided feedback.

Detailed comments can be found in the October 4, 2021 City Council staff report:

- Public Comments: https://www.cityofpaloalto.org/files/assets/public/agendas-minutes-reports/public-letters-to-council/2021/20211004-oct-4/20211004plccs-item-aa1.pdf
- Stakeholder Comments: https://www.cityofpaloalto.org/files/assets/public/agendas-minutes-reports/agendas-minutes/city-council-agendas-minutes/2021/10-october/20211004/20211004pccsm-amended-linked.pdf#page=407

Several members of the public addressed the PTC at its June 9, 2021 hearing regarding height transition language, as summarized above. On July 19, 2021, staff held webinar #1 to discuss the topic of height transitions. Approximately 27 community members attended the online discussion.

On February 1, 2022 and March 22, 2022, staff held webinar #2 and #3, respectively, to provide an overview of the objective standards project; present revisions to privacy, sight line, and height transitions standards; and solicit feedback. Approximately 16 and 15 community members attended the online discussions, respectively.

Environmental Review

The ordinance revisions represent implementation of adopted plans and policy. Therefore, the revisions are exempt under CEQA and covered by the CEQA documents prepared for the Comprehensive Plan. The project aims to facilitate implementation of State law. The project does not propose to increase development beyond what was analyzed in the Comprehensive Plan.

Attachments:

Attachment2.a: Attachment A: Ordinance Adding Chapter 18.24 (Contextual Design Criteria and Objective Design Standards) (PDF)

Attachment2.b: Attachment B: Ordinance Amending Title 18 (Zoning) to Implement Objective Standards, Streamline Process for Housing Development Projects, and Other Clarifications (PDF)

Attachment2.c: Attachment C: Existing Context-Based Design Critiera vs Proposed Design Criteria/Standards (Crosswalk Document) (PDF)

NOT YET APPROVED

Ordinance No. ____

Ordinance of the Council of the City of Palo Alto Adding Chapter 18.24 of Title 18 (Zoning) of the Palo Alto Municipal Code to Adopt ~~Building Design Intent Statements~~ Contextual Design Criteria and Objective Design Standards

The Council of the City of Palo Alto does ORDAIN as follows:

SECTION 1. Chapter 18.24 (Contextual Design Criteria and Objective Design Standards) of Title 18 (Zoning) of the Palo Alto Municipal Code is added as follows:

Sections:

18.24.010 Purpose and Applicability

(a) **Purpose~~.~~**

The purpose of this Chapter is to provide guidance for good design in the form of "contextual design criteria~~intent statements~~" which establish design intent, ~~for all project types~~ and ~~to provide~~ objective design standards ~~that~~ that facilitate streamlined review~~for multifamily and residential mixed-use development projects that qualify as Housing Development Projects under the Housing Accountability Act~~. Diagrams are provided for illustrative purposes only and are not intended to convey required architectural style. Rather, the objective design standards aim to accommodate a variety of styles, construction types (e.g., wood frame, modular) and housing types including townhomes, apartments, condos, and mixed-use buildings.

(b) **Applicability of Regulations**

These regulations apply to Housing Development Projects (as defined in Gov. Code 65589.5), both new construction and renovations, ~~W~~within the following zones and combining districts~~, the intent statements apply to all project types (including non-residential projects), new construction, and renovations~~:

(1) Chapter 18.13: RM-20, RM-30, RM-40
(2) Chapter 18.16: CN, CC, CC(2), CS
(3) Chapter 18.18: CD-C, CD-S, CD-N

(4) Chapter 18.20: MOR, ROLM, ROLM(E), RP, RP(5), GM ~~– residential and residential mixed-use only; regulations do not apply to non-residential projects~~

(5) Chapter 18.28: PF ~~– residential and residential mixed-use only; regulations do not apply to non-residential projects~~

(6) Chapter 18.34: PTOD combining district

~~in the zoning districts identified below.~~ Housing Development Projects include multifamily housing with three or more units ("multiple-family use" as defined in 18.04.030), supportive and transitional housing, and residential mixed-use projects with at least two-thirds residential square footage shall meet the objective design standards. ~~Additionally, objective design standards apply to new multifamily housing with three or more units (see definition in 18.04.030), supportive and transitional housing, and residential mixed-use projects with at least two-thirds residential square footage:~~

~~(1) Chapter 18.13: RM-20, RM-30, RM-40~~

~~(2)~~(1) ~~Chapter 18.16: CN, CC, CC(2), CS~~

~~(3)~~(1) ~~Chapter 18.18: CD-C, CD-S, CD-N~~

~~(4)~~(1) ~~Chapter 18.20: MOR, ROLM, ROLM(E), RP, RP(5), GM – residential and residential mixed-use only; regulations do not apply to non-residential projects~~

~~(5)~~(1) ~~Chapter 18.28: PF – residential and residential mixed-use only; regulations do not apply to non-residential projects~~

~~(6) Chapter 18.34: PTOD combining district~~

(c) **Process and Alternative Compliance**

Each section of this chapter includes two components:

(1) Contextual design criteria ~~an intent statement that~~establish design intent for more detailed standards and are intended ~~-~~to give~~s~~ guidance for all applicable projects, regardless of use.

~~(1)~~(2) Objective design standards provide detailed measurable standards or options for compliance. Projects meeting objective standards are automatically assumed to meet contextual design criteria.

Housing ~~development~~ Development ~~projects~~ Projects are required to comply with objective standards in order to take advantage of streamlined review pursuant to Section 18.77.073~~;~~. H~~h~~owever, applicants may choose to forgo one or more objective standards, in which case the housing ~~development~~ project no longer meets the definition of a Housing Development Project and will be evaluated ~~to the spirit of the relevant intent statements~~based on Context-Based Design Criteria for the zoning district, if relevant, and be subject to architectural review as set forth in Sections 18.76.020 and 18.77.070.

Non-Housing ~~d~~Development ~~projects~~ Projects and non-residential projects shall adhere to the Context-Based Design Criteria for the zoning district, if relevant, ~~spirit of the intent statements~~ and be subject to architectural review as set forth in Section 18.76.020 and 18.77.070.

(d) **Definitions**

In addition to definitions provided in Chapter 18.04, the following definitions are specific to this Chapter.

(1) "Primary Building Frontage" means the front lot line or frontage along the public right-of-way. In the case of a through-lot, the primary building frontage could be on either public right-of-way.
(2) "Primary Building Entry" means the entrance leading to a lobby and accessed from the primary building frontage.
(3) "Pedestrian Walkway" means a sidewalk or path that is publicly-accessible and connects from a public right-of-way to another public right-of-way or publicly accessible open space.
(4) "Façade Modulation" means a change in building plane, either a recess or a projection, that changes the shape of the exterior massing of the building.

18.24.020 Public Realm/Sidewalk Character

(a) Contextual Design Criteria ~~Intent Statement~~

To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. Publicly accessible spaces and sidewalks should:

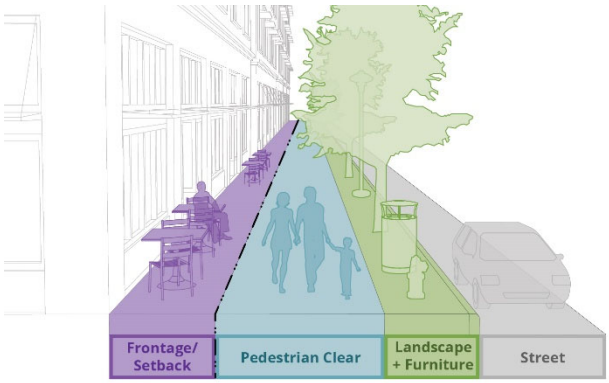
(1) Design the transition between the public and private realm through the coordination of amenities and materials, such as accent paving, tree wells, lighting and street furniture (e.g., benches, bicycle racks, trash receptacles, news racks).
(2) Complement or match accent paving to existing designs in the Downtown and California Avenue business district.
(3) Provide sidewalk widths that accommodate landscaping, street trees, furniture, and pedestrian amenities; create a pleasant, desirable place to walk; provide shade; and enable comfortable pedestrian passage.
(4) Provide amenities, such as parking and repair equipment, for micromobility, such as bicycles and scooters.
~~(4)~~(5) Utilize street parking for visitor or customer parking and to enhance traffic calming.

(b) Objective Design Standards

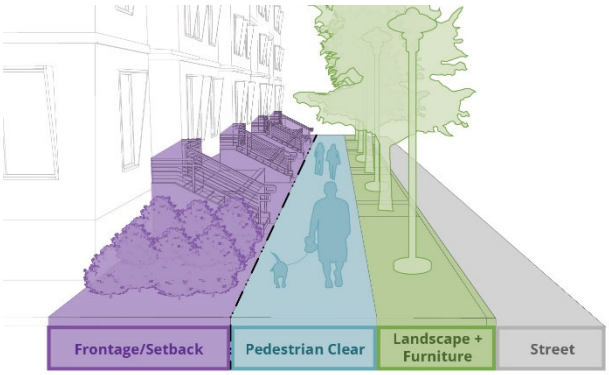
(1) Sidewalk Widths
(A) Public sidewalks abutting a development parcel in any commercial mixed-use district (CN, CS, CC, CC(2), CD-C, CD-S, CD-N, PTOD) shall have a minimum sidewalk width (curb to back of walk) of at least 10 feet. This standard may be met with a combination of pedestrian clear path and landscape and furniture strip (see Figure 1), as long as the pedestrian clear path is no less than 8 feet. If the existing public sidewalk does not meet the minimum standard, a publicly accessible extension of the sidewalk, with corresponding public access easement, shall be provided. Notwithstanding the total dimensions required herein, the following streets/locations shall have a minimum sidewalk width as noted:
(i) El Camino Real: 12 ft
(ii) San Antonio Road, from Middlefield Road to East Charleston Road: 12 ft
(B) Publicly accessible sidewalks or walkways, with landscape strips, connecting through a development parcel (e.g., on a through lot) shall have a minimum six-foot width.

(C) Pedestrian walkways that are designed to provide access to bicycles shall have a minimum width of eight feet, with two feet of clear space on either side.

Figure 1: Illustrative Sidewalk Section and Description of Zones



Mixed-Use Frontage



Residential Frontage

Frontage		Sidewalk		Street
Building Setback	Frontage Area	Pedestrian Clear Zone	Landscape/Furniture Zone	Vehicles/Bike Lanes
Mixed-Use • Sidewalk Dining • Outdoor Displays • Public Art • Seating • Trees/Planting *Residential* • Stoops • Porches • Front Yards • Trees/Planting		• Sidewalk	• Street Trees/Planting • Street Lighting • Seating • Bike Parking • Public Art • Outdoor Dining • Bus Shelters • Utilities (e.g., hydrants)	• Street Parking • Bike Lanes • Drop-off Zones • Parklets • Bus Stops

(2) Street Trees

Sidewalks shall include at least one street tree, within six feet of the sidewalk, for every 30 feet of linear feet of sidewalk length. Rights of way under control of the County of Santa Clara or State of California, supersede this requirement if they have conflicting regulations.

(3) Accent Paving

On University and California Avenues, new construction projects shall install accent paving along the project frontage(s) (e.g., at intersections, sidewalks and/or other publicly-accessible areas), as indicated in the table below.

Street Segment	*Paving Material*
University Avenue from Alma Street to Webster Street	Brick at corners Brick trim at mid-block
California Avenue from El Camino Real to Park Boulevard	Decorative Glass

(4) Mobility Infrastructure

(A) Micromobility infrastructure, such as locations to lock bicycles and scooters, shall be located within 30 feet of the primary building entry and/or a path leading to the primary building entry. This standard may be satisfied by existing infrastructure already located within 50 feet of the project site and located in the public right-of-way.

(B) Primary building entries shall provide at least one seating area or bench within 30 feet of building entry and/or path leading to building entry. This standard may be satisfied by existing seating area or benches located in public right-of-way within 50 feet of the building entry. On arterials—except Downtown—seating areas or benches shall not be located between the sidewalk and curb. Arterial roadways are identified in Map T-5 of the Comprehensive Plan and do not include residential arterials.

18.24.030 Site Access

(a) Contextual Design Criteria ~~Intent Statement~~

To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements:

(1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points.

(2) Connections to side streets, open spaces, mews, alleys, and paseos

(3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries.

~~(3)~~(4) Shared access agreements among property owners, where feasible, to reduce the number and widths of curb cuts and driveways.

(b) Objective Design Standards

(1) Through-Lot Connections.

Through lots located more than 300 feet from an intersecting street or pedestrian walkway shall provide a publicly accessible sidewalk or pedestrian walkway connecting the two streets.

(2) Building Entries.

~~Entries to~~ Primary Building Entries shall be located from a public right-of-way or, if not possible, a publicly accessible Pedestrian Walkway.

(3) Vehicle Access.

(A) Vehicle access shall be located on alleys or side streets where available.

(B) Except for driveway access and short-term loading spaces, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage.

(4) Loading Docks and Service Areas.
Loading and service areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience as follows:

(A) Loading docks and service areas shall be located on facades other than the primary building frontage: on alleys, from parking areas, and/or at the rear or side of building if building includes these frontages. When only primary building frontage is available, loading docks and service areas shall be recessed a minimum five feet from the primary façade and shall be screened in accordance with Chapter 18.23.050.

(B) Loading dock and service areas located within setback areas shall be screened in accordance with Chapter 18.23.050 and separated from pedestrian access to the primary building entry to avoid impeding pedestrian movement and safety.

18.24.040 Building Orientation and Setbacks

(a) Contextual Design Criteria ~~Intent Statement~~

To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria:

(1) Buildings that create a street frontage that are compatible with nearby buildings and land uses.

(2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street.

(3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy.

(4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces.

(5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development.

(6) Landscaped or usable areas that contain a balance between landscape and hardscape.

(7) Optimized building orientation for thermal comfort, shading, daylighting, and natural ventilation and other forms of passive design.

(b) Objective Design Standards

(1) Treatment of Corner Buildings (less than 40 feet)
Corner buildings less than 40 feet in height and end units of townhouses or other attached housing products that face the street shall include the following features on their secondary building frontage:

(A) A height to width ratio greater than 1.2:1

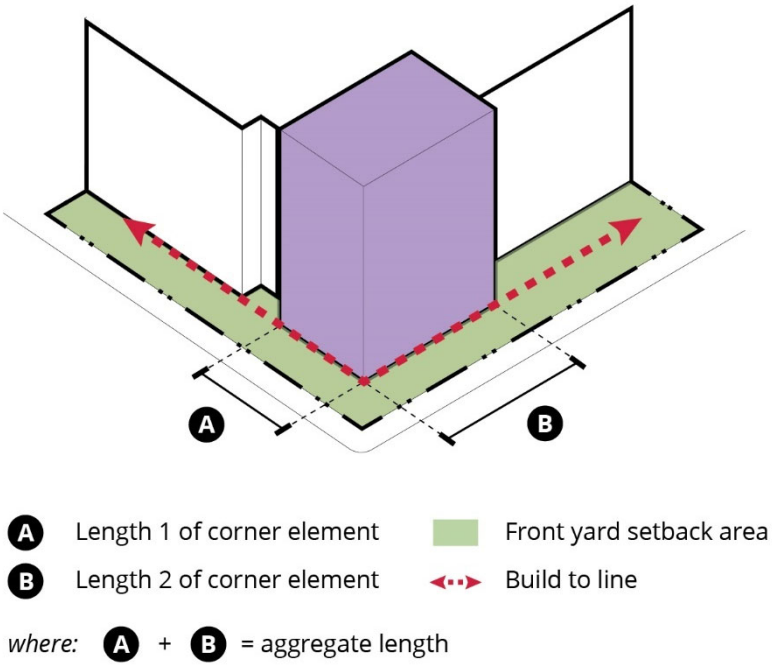
(B) A minimum of 15 percent fenestration area.

(C) At least one facade modulation with a minimum depth of 18 inches and a minimum width of two feet. Examples: Wrap around front porch, bay window.

(2) Treatment of Corner Buildings (40 feet and higher)

Corner buildings 40 feet or taller in height shall include at least one of the following special features:

(A) Street wall shall be located at the minimum front yard setback or build-to line for a minimum aggregated length of 40 feet in length on both facades meeting at the corner and shall include one or more of the following building features:



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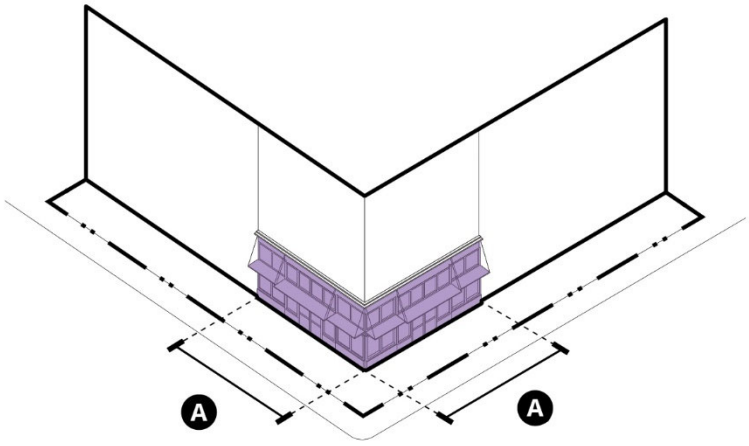
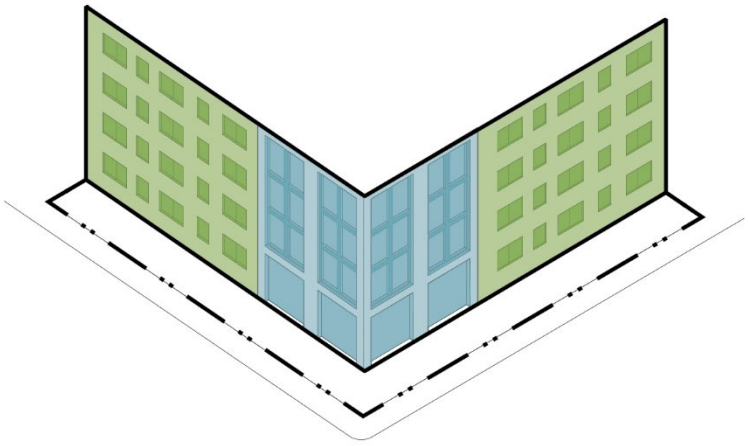
(i) An entry to ground floor retail or primary building entrance located within 25 feet of the corner of the building



Corner entry to ground floor retail or primary building entrance

A 25' maximum distance from corner

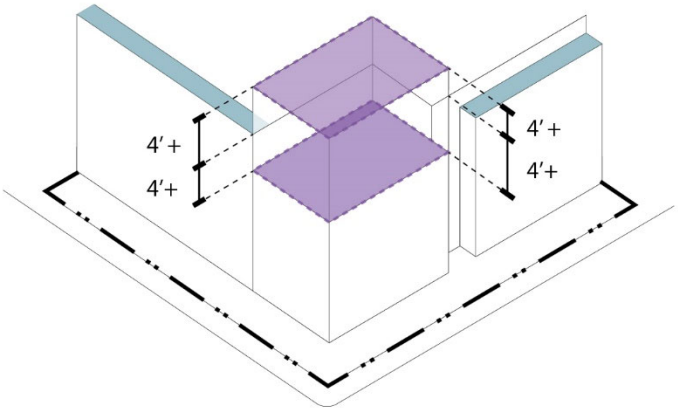
(ii) A different material application and/or fenestration pattern from the rest of the façade.



Corner element material or fenestration pattern

Remaining facade building material or fenestration pattern

(iii) A change in height of at least 4 feet greater or less than the height of the abutting primary façade.

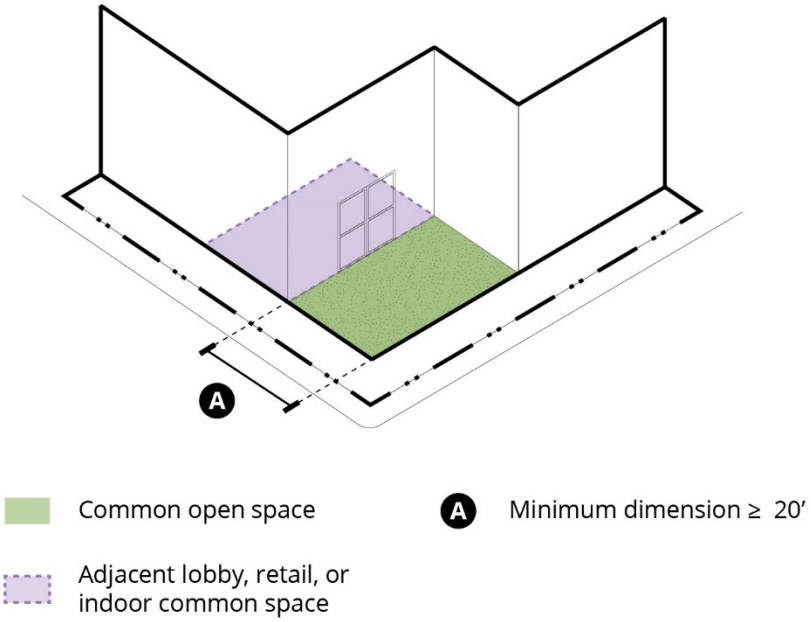


(B) An open space with a minimum dimension of 20 feet and minimum area of 450 square feet. The open space shall be at least <u>one of</u> the following:

(i) A publicly accessible open space/plaza

(ii) A space used for outdoor seating for public dining

(iii) A residential Common Open Space adjacent to a common interior space and less than two feet above adjacent sidewalk grade. Fences and railing shall be a minimum 50% transparent.



(3) Primary Building Entry

The primary building entry shall meet at least one of the following standards:

(A) Face a public right-of-way.

(B) Face a publicly accessible pedestrian walkway.

(C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards:

(i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet.

(ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet.

(4) Ground Floor Residential Units

(A) The finished floor of ground floor residential units, when adjacent to a public right-of-way, shall be within the minimum and maximum heights according to setback distance from back of walk identified in Figure 2. On sites with a cross slope greater than 2% along a building facade, the average height of the finished floor and back of walk shall be used. In flood zones, the minimum floor height shall be defined by the Federal Emergency Management Agency (FEMA) flood zone elevation.

(B) Ground floor units with a setback greater than 15 feet shall have at minimum an average of one tree per 40 linear feet of façade located in the building set back.

(C) Ground floor residential entries shall be setback a minimum of 10 feet from the back of sidewalk.

(D) Where no minimum building set back is required, all residential units shall be set back a minimum 5 feet from back of walk.

(E) A minimum of 80% of the ground floor residential units that face a public right-of-way or publicly accessible path, or open space shall have a unit entry with direct access to the sidewalk, path, or open space. (Senior units or other deed-restricted units for special populations are exempt)

Figure 2a: Finished Floor heights for ground floor residential units, calculation.

Formula: $y = \left(-\frac{4}{15}\right)(x) + \frac{16}{3}$

where y = ground floor finished floor height, in feet

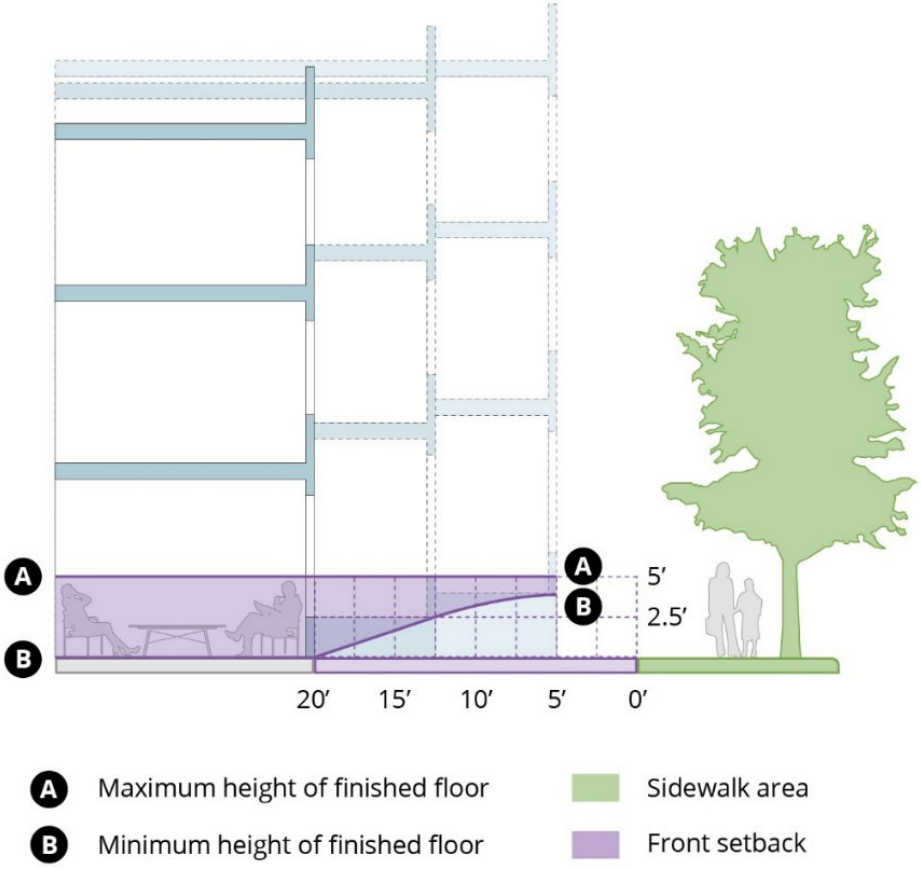
and x = setback distance from back of walk, in feet

Setback Length	Ground Floor Finished Floor Height (minimum)
5 ft*	4 ft
7.5 ft	3 ft 4 in
10 ft	2 ft 8 in
12.5 ft	2 ft
15 ft	1 ft 4 in

17.5 ft	8 in
20 ft	0 ft (grade)

**Per 18.24.040.(b)(4)(D), ground-floor residential units shall be set back a minimum 5 feet from back of walk.*

Figure 2b: Finished Floor range for ground floor residential units.



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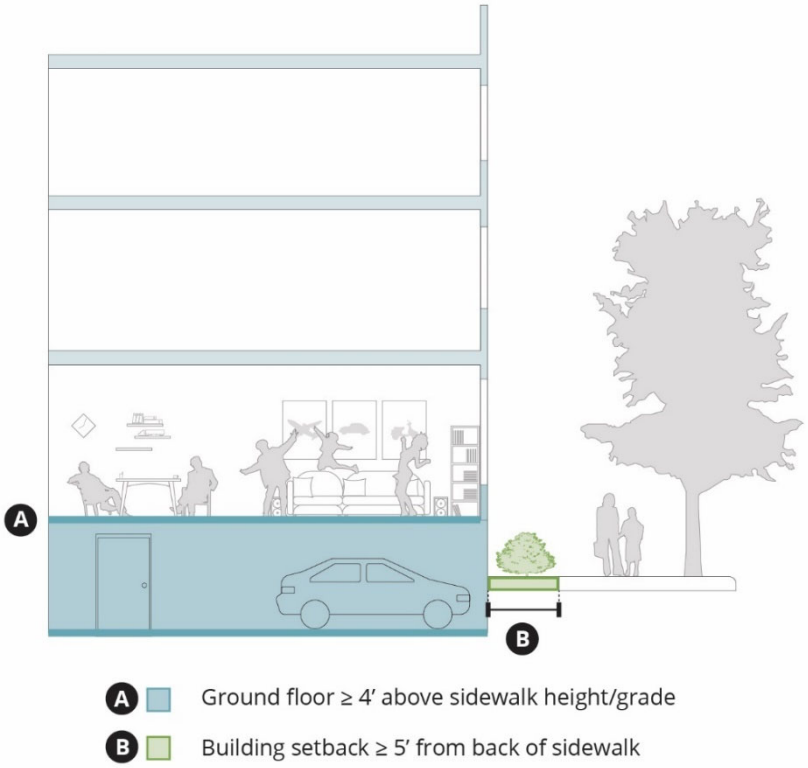
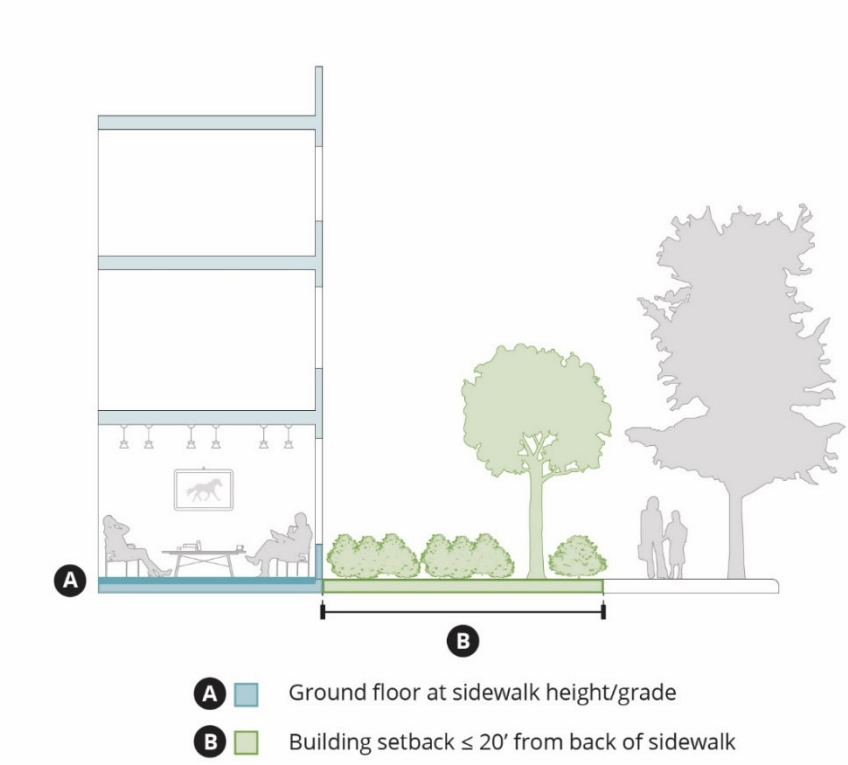
Example 1: Finished floor height greater than 4 feet above sidewalk grade with minimum 5 feet setback.



Example 2: Finished floor height in the middle of the range.

Example 3: Finished floor height at sidewalk grade.



(5) Front Yard Setback Character

Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space:

(A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters.

(B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area.

(6) Side Year Setback Character

~~(C)~~(A) Each detached dwelling unit shall have at least one usable side yard, at least 6 feet wide, between the house and fence to provide outdoor passage between the front and rear yards.

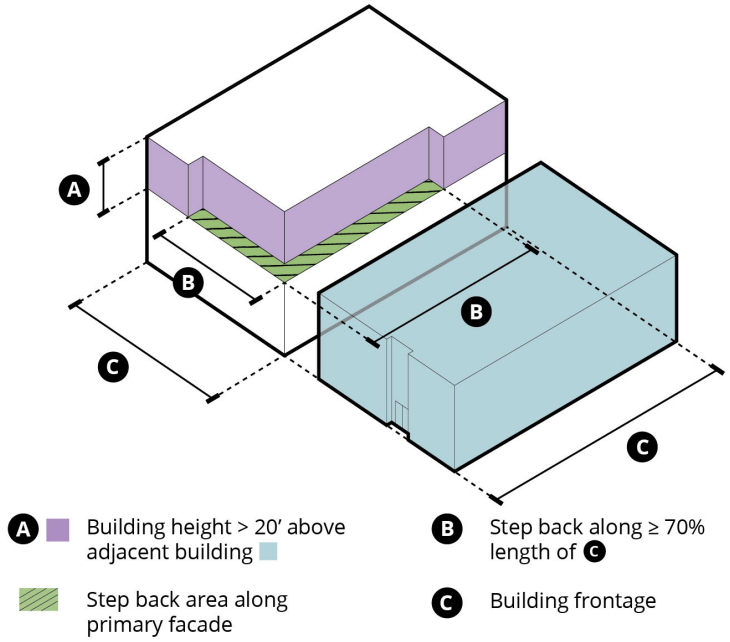
18.24.050 Building Massing

(a) Contextual Design Criteria ~~Intent Statement~~

To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that:

(1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site
(2) Are consistent in scale, mass and character to adjacent land uses and land use designations
(3) Reinforce the definition and importance of the street
(4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate.
(5) Provide harmonious transitions between ~~adjacent~~ abutting properties
~~(5)~~(6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses.

(b) Objective Design Standards
(1) Upper Floor Step Backs & Daylight Planes
(A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along both the primary building frontage and the facing facade, and the step shall occur for a minimum of 70% of ~~the~~ each façade length.
(B) Notwithstanding, subsection (a), when ~~adjacent~~ abutting~~to~~ a single-story building, the upper floor step back shall occur between 33 and 37 feet in height.

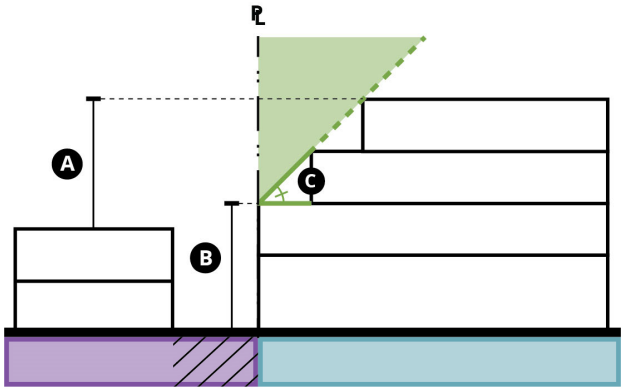


(C) If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. No setback is required unless otherwise required by the zoning district. This daylight plane is required if all of these criteria are met:

(i) The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and

(ii) The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building; and

~~(i)~~(iii) The project abuts residential units in the side or rear yard.



A New building is more than 20' taller than abutting building

Interior setback area

Property Line

Proposed building

Adjacent property

Daylight Plane

No-build area

B Initial Height: 25'

C Angle: 45°

(2) Privacy and Transitions to ~~Lower Density Building Types~~Residential Uses

When a building abuts a residential use at an interior ~~a~~ side and/or rear property line ~~with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use~~, the building shall break down the abutting façade and maintain privacy by meeting all of the following applicable standards:

(A) Landscape Screening: A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size.

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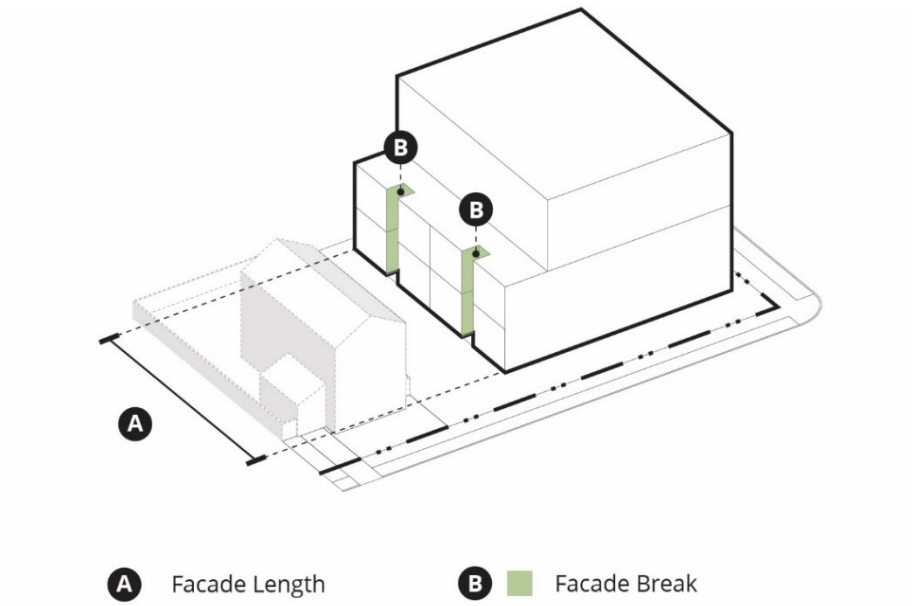
(B) Façade Breaks: A minimum façade break of four feet in width, two feet in depth, and 32 square feet of area for every 36 to 40 feet of façade length.



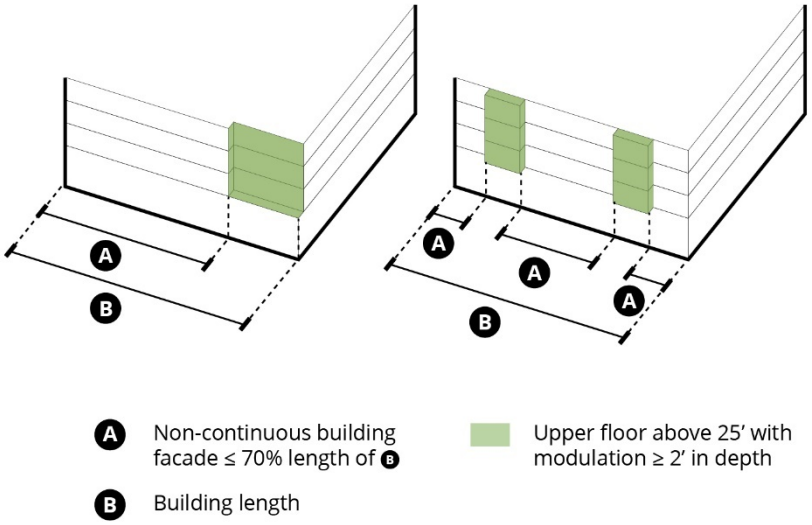
(C) Maximum Transparency: Within 40 feet of an abutting structure, no more than 15% of the ~~confronting~~ facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured.

(D) Windows: Within 30 feet of facing residential windows (except garage or common space windows) or private open space on an abutting residential building, facing windows on the subject site shall meet the following:
  (i) Window sills at and above the 2nd floor shall be at least 5 feet above finished floor; or
  (ii) Windows shall have opaque or translucent glazing at or below 5 feet above finished floor; or
  (iii) Windows shall be angled up to 30 degrees (parallel to window) to face away from abutting privacy impacts; and
  (iv) Landscape screening shall be 24-inch box size or larger and 8+ feet height at planting; 50% evergreens; and located to align with proposed second floor windows at maturity

(E) Balconies: Within 30 feet of residential windows (except garage or common space windows) or private open space on an abutting residential building, balconies and decks on the subject site shall be designed to prevent views:
  (i) No sight lines are permitted within 5 feet of finished floor and a 45-degree angle downward from balcony railing
  (ii) Submit section view of proposed balcony/deck and abutting residential windows and/or private open space
  (iii) Provide balcony/deck design measure which may include:

a. Minimum 85% opaque railing
b. Obscure glass railing
c. Barrier with min. 18" horizontal depth from railing (e.g., landscape planter)

(3) Maximum Façade Length.
For portions of a building facade facing a public street, right-of-way, or publicly accessible path, any building greater than 25 feet in height and 70 feet in length shall not have a continuous façade plane greater than 70% of the façade length without an upper floor modulation, which can include bay windows. Upper floor façade modulations shall be a minimum 2 feet in depth, which can be a recess or a projection.



(A) Buildings 250 feet in length or greater, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 400 square feet and a width greater than or equal to two times the depth.

(B) Buildings 150 to 250 feet in length, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 64 square feet and a minimum width of 8 feet and minimum depth of 4 feet.

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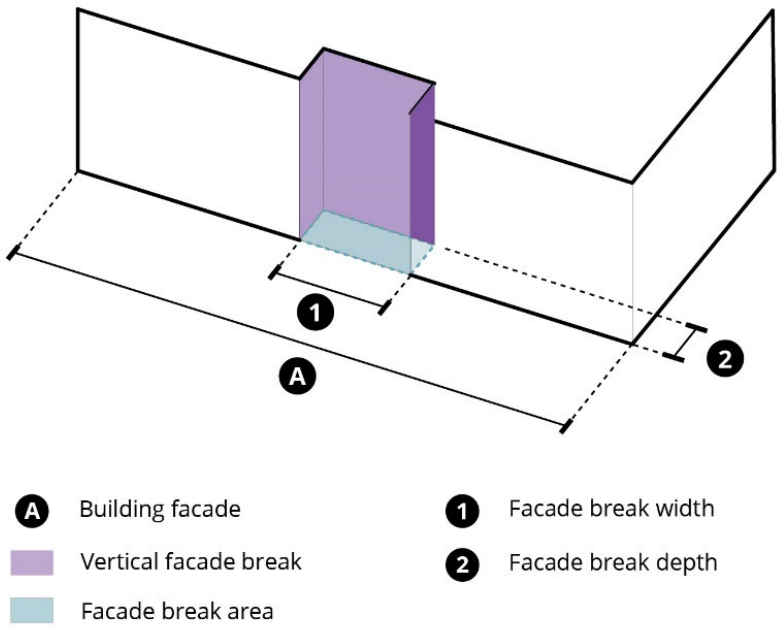


(4) Special Conditions - Railroad Frontages

All parcels with lot lines abutting railroad rights-of-way shall meet the following standards on the railroad-abutting facade:

(A) A minimum facade break of at least 10 feet in width and six feet in depth for every 60 feet of façade length.

(B) For portion of a building 20 feet or greater in height, a maximum continuous façade length shall not exceed 60 feet.

(5) Diversity of Housing Types

(A) A diversity of housing types (e.g., detached units, attached rowhouses/townhomes, condominiums or apartments, mixed use) are required for projects on large lots:

- < 1-acre lots: minimum 1 housing type;
- 1 to 2-acre lots: minimum 2 housing types; or
- > 2-acre lots = minimum 3 housing types.

18.24.060 Façade Design

(a) Contextual Design Criteria ~~Intent Statement~~

To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements:

(1) Human-scaled detail, articulation, and craftsmanship

(2) Quality of construction, craftsmanship, and design to create long lasting buildings

(3) Expression of a human-scaled façade rhythm and pattern that reflects the building's use

(4) Fenestration that enhances the architectural character of the building

(5) Defined building entry that is proportional to the building and number of people served

(6) Articulation of the building shall break down the scale of the building via building modulation, façade articulation, and variation of fenestration and material patterns.

(b) Application

(1) All facades shall meet all the required design standards and guidelines to ensure the same level of care and integrity throughout the building design.

(2) Façade sidewalls located along a zero-lot line where, at time of approval are not visible from a right-of-way, are exempt.

(3) Façade sidewalls located along a zero-lot line, where at time of approval are visible from a right-of-way, shall continue color, material, and pattern of the main façade.

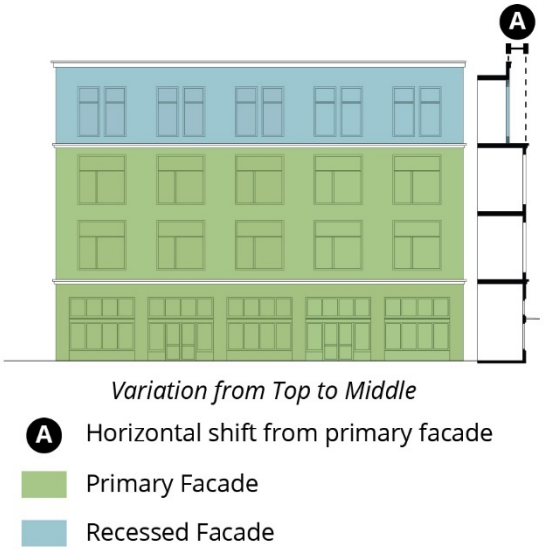
(c) Objective Design Standards

(1) Base/Middle/Top

(A) Buildings three stories or taller and on lots wider than 50 feet shall be designed to differentiate a defined base or ground floor, a middle or body, and a top, cornice, or parapet cap. Each of these elements shall be distinguished from one another for a minimum of 80% of the façade length through use of ~~two~~ three or more of the following four techniques:

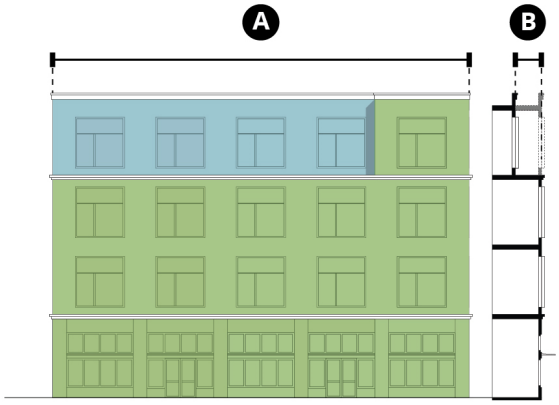
(i) *Variation in building modulation (minimum of one, if option selected)*

a. Horizontal shifts. Changes in floor plates that protrude and/or recess with a minimum dimension of two feet from the primary facade.



Variation from Top to Middle

b. Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade.



A Step backs along ≥ 80% of facade length

B Upper floor step backed

Recessed Facade

c. Ground floor step back. A horizontal shift of the ground floor facade with a minimum depth of two feet for a minimum 80% of the length of the façade. Ground floor step backs shall not exceed the maximum setback requirements, where stated.

Variation from Bottom to Middle

A Building Step Back

B Horizontal shift from primary facade

Primary Facade

Recessed Facade

(ii) *Variation in facade articulation (<u>minimum of one, if option selected</u>)*

a. *Variation in* horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, <u>or</u> bay windows ~~or similar strategies as approved by the Director of Planning and Development Services~~. The recess or projection shall be a minimum four

Variation from Top to Middle + Middle to Bottom

A Horizontal projection

B Vertical projection

C Horizontal recess

inches in depth.

b. *Variation in* horizontal and/or vertical projections such as shading and weather protection devices, decorative architectural details~~, or similar~~

Variation in Horizontal and Vertical Projections

Shading Type 1

Shading Type 2

Shading Type 3

c. Datum lines that continue the length of the building, such as parapets or cornices, with a minimum four inches in height or a minimum two inches in depth and include a change in material;

Datum lines along the entire length of the building **and** with a change in material

(iii) *Variation in at least two of the following: fenestration size, proportions, pattern, and depth or projection.*

Variation in Fenetration Pattern

Pattern A size and proportion

Pattern B size and proportion

Pattern C size and proportion

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(iv) *Variation in two of the following: façade material, material size, texture and pattern, or color.*

Variation in two of the following on the primary facade

Top material composition

Middle material composition

Base material composition

(2) Façade Composition

Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of ~~two~~ three of the following façade articulation strategies to create visual interest:

(i) Vertical and horizontal recesses such as a pattern of recessed grouping of windows~~,~~ or recessed panels~~, or similar strategies as approved by the Director of Planning and Development Services~~. The recess shall be a minimum four inches in depth.

(ii) Vertical and horizontal projections such as shading and weather protection devices~~,~~ or decorative architectural details~~, or similar strategies as approved by the Director of Planning and Development Services~~. Projections shall be a minimum four inches in depth.

(iii) Datum lines that continue the length of the building, such as cornices, with a minimum four inches in depth, or a minimum two inches in depth and include a change in material;

(iv) Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum four inches in depth;

(v) Screening devices such as lattices, louvers, shading devices, or perforated metal screens~~, or similar strategies as approved by the Director of Planning and Development Services~~; ~~or~~

(vi) Use of fine-grained building materials, such as brick or wood shingles, not to exceed eight inches in either height or width~~.~~; or

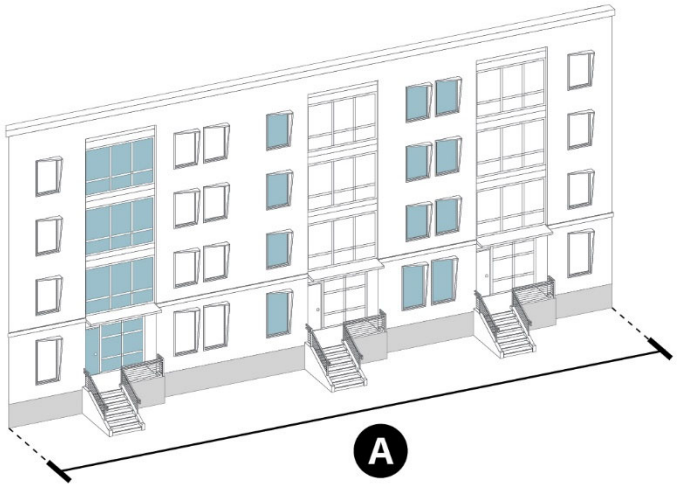
~~(vi)~~(vii) Incorporate a minimum of three colors, materials, and/or textures across the whole building.

(3) **Compatible Rhythm and Pattern**

(A) Buildings shall express a vertical rhythm and pattern that reflects the size and scale of a housing unit and/or individual rooms and spaces. This may be achieved with

building modulation to create vertically oriented facades (height greater than the width of the façade), façade articulation and fenestration repetitive vertically oriented patterns. Depending on the length of the façade, the following standards apply:

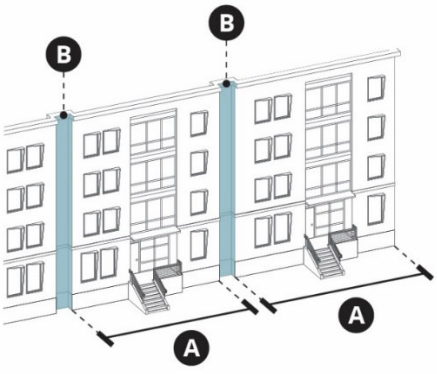
(i) For continuous facades less than 100 feet in length, the façade shall have vertically oriented patterns of vertical recesses or projections, façade articulation, and/or fenestration.



A Facade length ≤ 100' Vertically oriented patterns

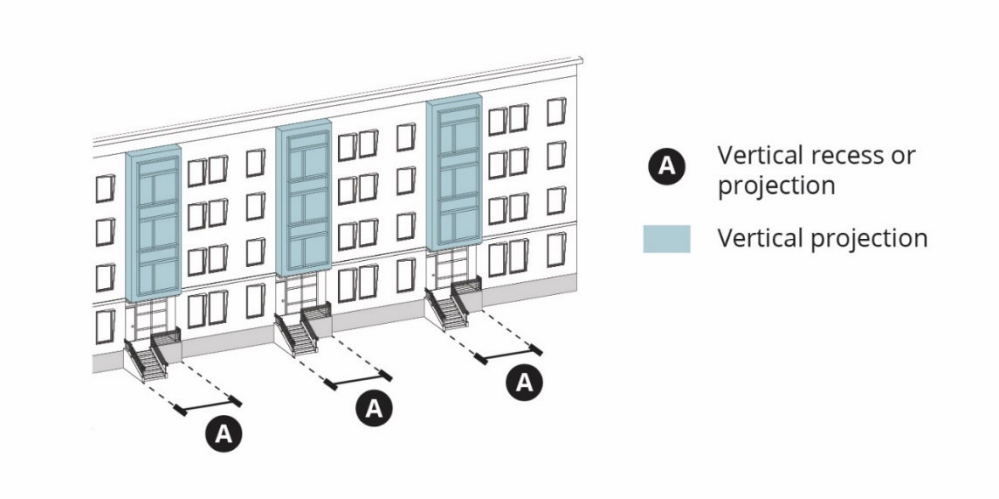
(ii) For continuous facades 100 feet or greater in length, the façade shall include either:

a. A vertical recess or change in façade plane with a minimum 2 feet deep vertical shift modulation for a minimum 4 feet in width to establish a vertical rhythm or a unit between 20 to 50 feet in width; or



A Vertical rhythm
B Vertical shift modulation
Vertically oriented patterns

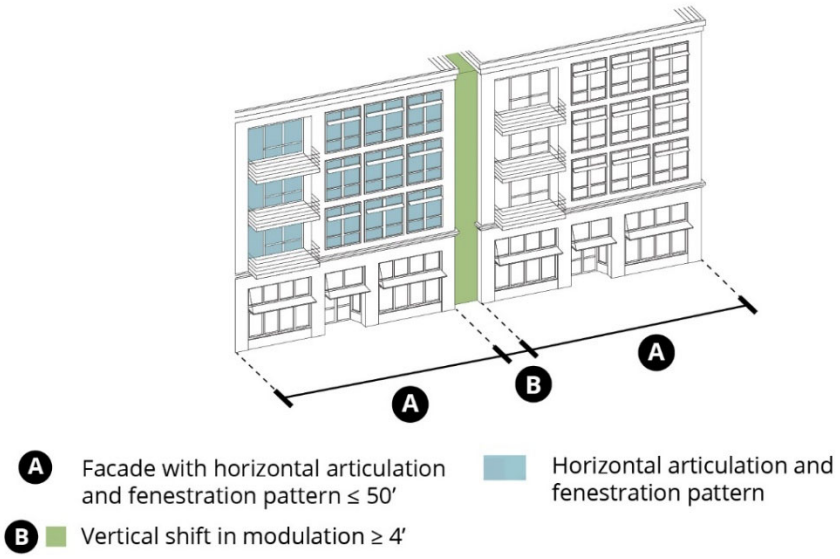
b. A vertical recess or projection with a minimum depth of 2 feet that establishes the vertical rhythm housing units or individual rooms between 10 to 16 feet in width.



(B) Residential mixed-use buildings shall express a vertical rhythm and pattern by meeting at least one of the following standards:

(i) Vertical Patterns and Modulation: Facades shall use vertical patterns of building modulation, façade articulation, and fenestration.

(ii) Horizontal Patterns and Modulation: Facades that use horizontal articulation and fenestration patterns shall use a vertical massing strategy with a minimum four feet wide and two feet deep vertical shift in modulation at least once every 50 feet of façade length.



(C) Storefront uses shall express a vertical rhythm not to exceed 30 to 50 feet in width.

(4) Emphasize Building Elements and Massing

(A) Building Entries Within Façade Design

(i) Primary building entries shall be scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries inclusive of doorway and facade plane shall meet the following minimum dimensions:

a. Individual residential entries: five feet in width
b. Shared residential entry, such as mixed-use buildings: 8 feet in width
c. Commercial building entry: 20 feet in width
d. Storefront entry: six feet in width

(ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following:

a. A recess or projection from the primary façade plane with a minimum depth of two feet.

(B) Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.

(5) Storefront/Retail Ground Floors

(A) Ground floor height shall be a minimum 14 feet floor-to-floor or shall maintain a 2nd floor datum line of an abutting building.

(B) Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space.

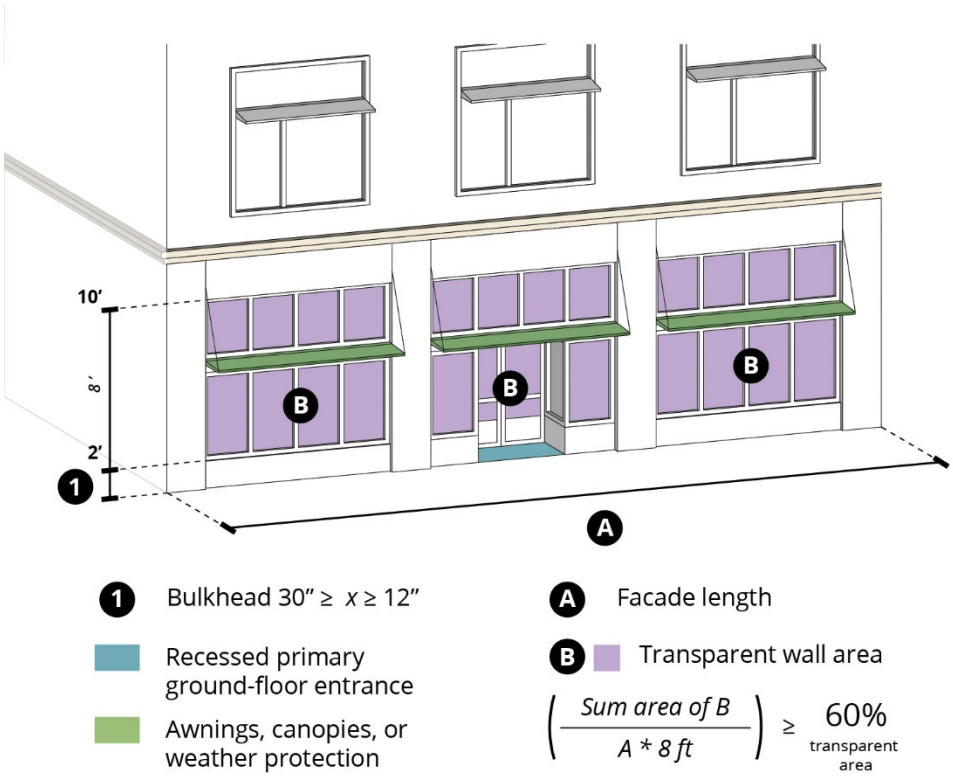
(C) Bulkheads and solid base walls: If provided, shall measure between 12 and 30 inches from finished grade

(D) Primary entries shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.

(E) Awnings, canopies and weather protection:

(i) When transom windows are above display windows, awnings, canopies and similar, weather protection elements shall be installed between transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window.

(ii) Awnings may be fixed or retractable.



(6) Other Non-residential Ground Floors

(A) Ground floor height shall be a minimum 14 feet floor-to-floor or shall match the 2nd floor datum line of an abutting building.

(B) Transparency shall include a minimum 50 percent transparent glazing between 4 and 10 feet in height from sidewalk or terrace grade.

(C) Primary entries shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.

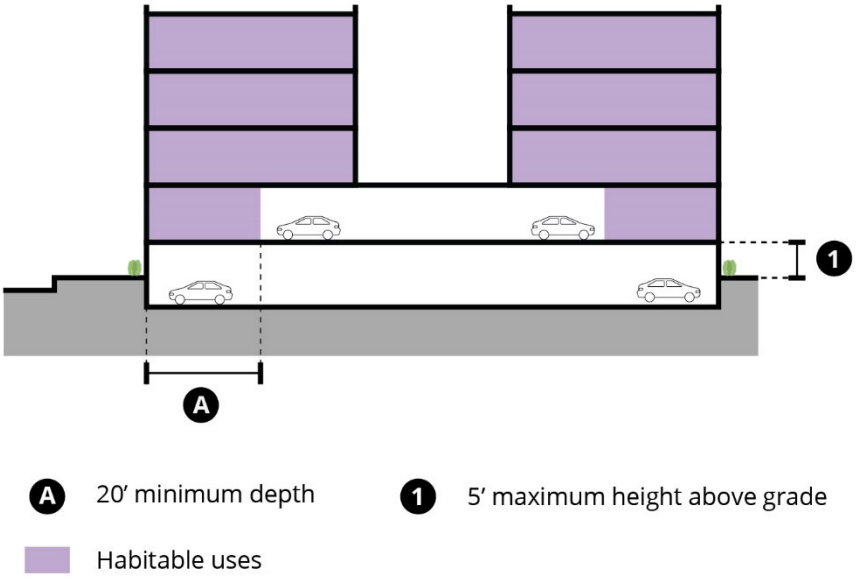
(7) Parking/Loading/Utilities

(A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)

(B) Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, shall be lined with commercial or habitable uses with a minimum depth of 20 feet.

(C) Partially sub-grade parking shall not have an exposed façade that exceeds five feet in height above abutting grade at back of sidewalk.

(D) Partially sub-grade parking shall be screened with continuous landscaping and shrubbery with minimum height of 3 feet and be within 10 feet of the sub-grade parking.



18.24.070 Residential Entries

(a) Contextual Design Criteria ~~Intent Statement~~

Private entries into ground floor residential units shall be designed to provide:

(1) human-scaled detailing

(2) enhanced pedestrian experience

(3) transition between public and private space

(4) spaces for residents to gather and spend time outdoors

(5) resident privacy

(b) Objective Design Standards

(1) Ground Floor Unit Entries: Where ground floor residential unit entries are required, one or more of the following entry types shall be provided:

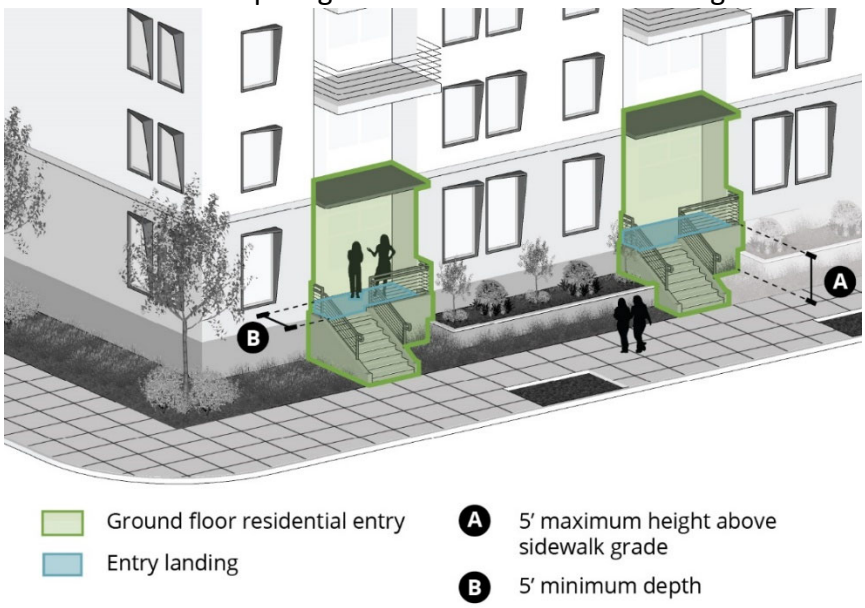
(A) Stoop:

(i) Stoops shall provide entry access for a maximum of two units; and

(ii) Stoop heights shall be within 1 step of finished floor height of adjacent unit; and

(iii) Stoop entry landings shall be a minimum 5 feet in depth; and

(iv) The maximum stoop height from the back of sidewalk grade shall be 5 feet.



(B) Porch:

(i) Porches shall provide entry access for a maximum of one unit; and

(ii) Porch heights shall be within 1 step of finished floor height of adjacent unit; and

(iii) Porches shall be large enough so a 6-foot by 6-foot square can fit inside of a porch for each unit; and

(iv) The maximum porch floor height from the back of sidewalk grade shall be 5 feet.

(C) Patio Entry

(i) Patio entries may serve up to two units; and

(ii) Patios shall be large enough so a 5-foot by 5-foot square can fit inside of the patio for each unit; and

(iii) The Patio shall include at least one of the following features to define the transition between public and private space:

a. A row of shrubs not exceeding 42 inches in height located between the sidewalk and the patio that assists with defining the edge between public and private space. Shrubs shall be at least one gallon in size and be planted a maximum of three feet on center; or

b. A fence not to exceed 36 inches in height located between the sidewalk and the patio that assists with defining the edge between public and private space, with a gate or fence opening to provide access to the pedestrian route between the pedestrian way and the front door; or

c. A metal, wood or stone wall not to exceed 36 inches in height located between the sidewalk and the patio that assists with defining the edge between public and private space with a gate or wall opening to provide access to the pedestrian route between the pedestrian way and the front door. A minimum 18-inch landscape strip shall be located between the wall and the abutting pedestrian way and entirely landscaped with ground cover, shrubs or other landscape living plant material.

(D) Terrace:

(i) A Terrace may serve multiple unit entries; and

(ii) The maximum Terrace height shall be 30 inches above the grade of the back of the adjacent sidewalk or accessway; and

(iii) Walls, fences and hedges on Terraces shall be a maximum of 42 inches tall and have a minimum transparency of 40 percent.

(E) Frontage Court:

(i) A Frontage Court may serve multiple unit entries; and

(ii) The minimum Frontage Court width along a primary frontage shall be 25 feet; and

(iii) The maximum Frontage Court width along a primary frontage shall be 50 percent of the facade length or 80 feet, whichever is less; and

(iv) The minimum Frontage Court depth shall be 25 feet; and

(v) The maximum Frontage Court depth shall be 50 feet or a ratio not to exceed 2:1 depth to width.

18.24.080 Open Space

Contextual Design Criteria ~~Intent~~

(a)

To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics:

(1) Be integrated into the site access and building circulation strategy
(2) Be generous in dimension to provide usable space
(3) Provide landscape elements that will support the health of the plants and enhance the character of place
(4) Promote public health
(5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses
(6) Promote sustainable practices and opportunities for green infrastructure
(7) Promote community safety through eyes on the street

(b) Objective Design Standards

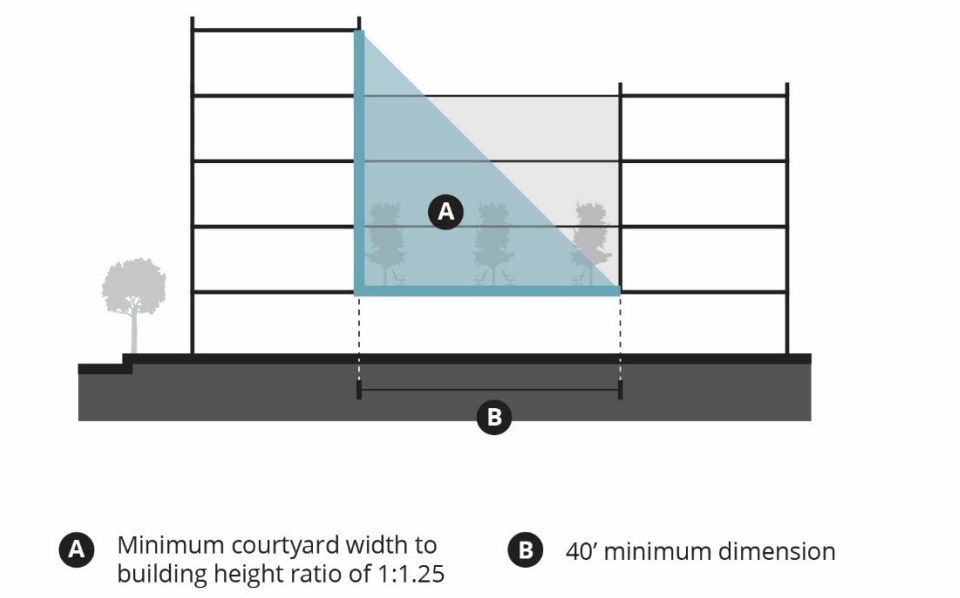
(1) Private Open Space

If Private Open Spaces is provided, it shall meet the following standards:

(A) Floor area shall include a clear space with a minimum dimension of a circle with a six-foot diameter.
(B) Minimum clear height dimension of 8’-6” feet
(C) Be accessed directly from a residential unit
(D) Balconies shall not be located within the daylight plane
(E) Notwithstanding subsection (a), ground floor patios shall meet the following minimum requirements:
  (i) RM-20 and RM-30 districts: Minimum 100 square feet of area, the least dimension of which is eight feet for at least 75% of the area
  (ii) RM-40 districts: Minimum 80 square feet of area, the least dimension of which is six feet for at least 75% of the area
  (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4)

(2) If Common Open Space is provided, it shall meet the following standards:

(A) Minimum size of 200 square feet
(B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter.
(C) A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features are permitted.
(D) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25



(E) Include places to sit
(F) A minimum 20% of landscaping
(G) Soil Depth: Planting in above grade courtyards shall have a minimum soil depth of 12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.

18.24.090 Materials

(a) Contextual Design Criteria ~~Intent Statement~~

To promote the use of high quality, durable, sustainable, and attractive materials that exhibit a sense of permanence and contribute to the aesthetic quality of the development and to the urban design fabric of the community.

(b) Objective Design Standards

(1) Façade Materials.

Primary, secondary, and accent materials are allowed or prohibited as in the Residential and Residential Mixed-use Material List, which may be updated from time to time by the Director of Planning with a recommendation by the ARB.

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List provided for informational purposes; will be posted to City's website and not codified by ordinance.

Residential and Residential Mixed-use Material List

Material	*Maximum Usage % of façade area*
Brick (full dimensional)	100%
Stone/masonry	100%
Stucco/Cement Plaster	100%
Glass (transparent, spandrel)	100%
Finished wood, wood veneer, engineered wood, and wood siding	100%
Factory or naturally finished flat, profiled, fluted, or ribbed metal panels	100%
Fiber reinforced cement siding and panels	100%
Terracotta	100%
Concrete (poured in place or precast)	35%
Concrete blocks with integral color (ground, polished, or glazed finishes)	35%
Concrete blocks with integral color (split face finish)	35%
Ceramic tile	35%
Standing seam metal	35%
Three Dimensional Glass	5%
Corrugated metal	5%
Vegetated wall panels or trellises	5%
Vinyl siding	Not Permitted
T-111 Plywood	Not Permitted
Exterior Insulation Finishing System (EIFS)	Not Permitted
Plastic or vinyl fencing	Not Permitted
Chain link fencing	Not Permitted

18.24.100 Sustainability and Green Building Design

(a) Contextual Design Criteria ~~Intent Statement~~

To incorporate sustainability, green building, and environmental considerations into the project design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design:

(1) Optimize building orientation for thermal comfort, shading, daylighting, and natural ventilation, including operable windows
(2) Design landscaping to create comfortable micro-climates and reduce heat island effects
(3) Design landscaping with native species
(4) Maximize onsite stormwater management through landscaping and permeable pavement
(5) Use sustainable building materials
(6) Design lighting, plumbing and equipment for efficient energy use
(7) Create healthy indoor environments
(8) Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements

(b) Objective Design Standards

See Chapter 16.14: California Green Building Standards additional requirements for green building and sustainable design. Notwithstanding Section 18.24.010(c), these regulations may not be modified through alternative compliance.

SECTION 2. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 3. The Council finds that this Ordinance represents the implementation of adopted plans and policy. Therefore, the Ordinance are exempt under the California Environmental Quality Act (CEQA) and/or covered by the CEQA documents prepared for the City of Palo Alto Comprehensive Plan 2030. The project aims to facilitate implementation of State law. The project does not propose to increase development beyond what was analyzed in the Comprehensive Plan.

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SECTION 4. This Ordinance shall be effective on the thirty-first date after the date of its adoption.

INTRODUCED:

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

_____	_____
City Clerk	Mayor
APPROVED AS TO FORM:	APPROVED:
_____	_____
Assistant City Attorney	Director of Planning and Development Services

Ordinance No. ____

Ordinance of the Council of the City of Palo Alto Amending Various Chapters of Title 18 (Zoning) to Implement Objective Standards, Streamline Processing of Housing Development Applications, and Otherwise Clarify the Zoning Code.

The Council of the City of Palo Alto ORDAINS as follows:

SECTION 1. Subdivisions (a)(102) and (a)(142) of Section 18.04.030 (Definitions) of Chapter 18.04 (Definitions) of Title 18 (Zoning) are amended and a new Subdivision (a)(75.5) is added as follows:

18.04.030 Definitions

(a) Throughout this title the following words and phrases shall have the meanings ascribed in this section.

[. . .]

(73.5) "Housing Development Project" means the a proposed development meeting the definition set forth in California Government Code section 65589.5, subdivision (g)(2).

[. . .]

(102) "Multiple-family (residential) use" means the use of a site for three or more dwelling units, which may be in the same building or in separate buildings on the same site. A single-family or two-family use with one or more Accessory Dwelling Units shall not be considered a multiple-family use.

[. . .]

(75.5) "Landscape/Open Space Coverage" means permanently maintained open space that includes all Usable Open Space (see subsection 142), landscape, and other uncovered areas, but excluding parking facilities, driveways, utility or service areas, or areas with mechanical equipment.

[. . .]

(142) "Usable open space" means outdoor or unenclosed area on the ground, or on a roof, balcony, deck, porch, patio or terrace, designed and accessible for outdoor living, recreation, or pedestrian access, ~~or landscaping,~~ but excluding parking facilities, driveways, utility or service areas, or areas with mechanical equipment. Usable open space includes common open spaces,

such as courtyards and park spaces, and/or private open spaces, such as balconies and patios, depending on the requirements of the zoning district.

Usable open space may be covered if at least 50% open on the sides. Usable open space shall be sited and designed to accommodate all groups including children, seniors, and other adults, different activities including active and passive recreation and uses, and should be located convenient to the intended users (e.g., residents, employees, or public). Any usable open space that is not landscaped shall be developed to encourage outdoor recreational use and shall include elements such as decks, seating, decorative paved areas and walkways which do not serve as an entrance walkway. Usable open space shall be screened from utility or service areas, and areas with mechanical equipment. Parking, driveways and required parking lot landscaping shall not be counted as usable open space.

SECTION 2. Section 18.08.030 (References to Districts) of Chapter 18.08 (Designation and Establishment of Districts) of Title 18 (Zoning) is amended as follows:

18.08.030 References to Districts

Reference within this title to residential districts generally and as a grouping, includes all districts identified in this section. Where references are made to more restrictive or less restrictive residential districts, such references shall apply sequentially between the most restrictive and the least restrictive.

Residential District	Restrictive Reference
RE	Most Restrictive
R-1 (20,000)	
R-1 10,000)	
R-1 (8,000)	
R-1 (7,000)	
R-1	
R-2	Least Restrictive
RMD	
RM-20	
RM-30	
RM-40	

SECTION 3. Subsections (a), (b), (e), (f), (g), and (h) of Section 18.13.040 (Development Standards) of Chapter 18.13 (Multiple Family Residential (RM-20, RM-30 and RM-40) Districts) of Title 18 (Zoning) are amended as follows:

18.13.040 Development Standards

(a) Site Specifications, Building Size and Bulk, and Residential Density

The site development regulations in Table 2 shall apply in the multiple-family residence districts, provided that more restrictive regulations may be recommended by the Architectural Review Board and approved by the Director of Planning and Development Services, pursuant to the regulations set forth in Chapter 18.76, ~~performance criteria set forth in Chapter 18.23,~~ and the ~~context-based~~ objective design ~~criteria~~ standards set forth in ~~Section 18.13.060~~Chapter 18.24.

Table 2
Multiple Family Residential Development Table

	RM-20	RM-30	RM-40	Subject to regulations in:
[…]				
Minimum Setbacks				
[…]				18.13.040(b)
Interior Rear Yards (ft)~~3~~	10	10	10	
[…]				
Minimum ~~Site~~ Landscape/Open Space Coverage(5) (percent)	35	30	20	~~18.13.040(e)~~ ~~18.24.040~~
Minimum Usable Open Space (sf per unit)(5)	150	150	150	~~18.13.040(e)~~ ~~18.24.040~~
Minimum common open space (sf per unit)	75	75	75	18.13.060~~18.24.040~~
Minimum private open space (sf per unit)	50	50	50	
~~**Performance Criteria**~~	~~See provisions of Chapter 18.23~~			~~Ch. 18.23~~
Landscape Requirements				18.40.130
Parking~~(6)~~	See provisions of Chapters 18.52 and 18.54			~~Ch. 18.52~~

Footnotes:

[…]

(5) ~~Subject to the limitations of Section 18.13.040(e).~~ Usable open space is included as part of the minimum ~~site~~ landscape/open space coverage; required usable open space in excess of the minimum required for common and private open space may be used as either common or private usable open space; landscaping may count towards total ~~site~~ landscape/open space coverage after usable open space requirements are met.

~~(6) Tandem parking is allowed for any unit requiring two parking spaces, provided that both spaces in tandem are intended for use by the same residential unit. For projects with more than four (4) units, not more than 25% of the required parking spaces shall be in a tandem configuration.~~

[…]

Incorrect footnote

Relocated to 18.13.040(h)

Redundant with 18.52.040, Table 1

(b) Setbacks, Daylight Planes and Height - Additional Requirements and Exceptions

(1) Setbacks

~~(A) Setbacks for lot lines adjacent to an arterial street, expressway or freeway, as designated in the Palo Alto Comprehensive Plan, shall be a minimum of twenty-five feet (25'), except that lesser setbacks may be allowed or required by the Planning Director, upon recommendation by the Architectural Review Board, where prescribed by the context-based criteria outlined in Section 18.13.060. Special setbacks of greater than 25 feet may not be reduced except upon approval of a design enhancement exception or variance.~~

~~(A)~~

(A)~~(B)~~ Required parking spaces shall not be located in a required front yard, nor in the first ten feet (10') adjoining the street property line of a required street side yard.

(B)~~(C)~~ Projections into yards are permitted only to the extent allowed by Section 18.40.070 of this code.

(2) Height and Daylight Planes

(A) Exceptions to maximum height limitations are permitted only to the extent allowed by Section 18.40.090 of this code.

(B) The following features may extend beyond the daylight plane established by the applicable district, provided that such features do not exceed the height limit for the district unless permitted to by Section 18.40.090 of this code:

i. Television and radio antennas;

ii. Chimneys and flues that do not exceed 5 feet in width, provided that chimneys do not extend past the required daylight plane a distance exceeding the minimum allowed pursuant to Chapter 16.04 of this code.

iii. Cornices and eaves, excluding flat or continuous walls or enclosures of usable interior space, provided such features do not extend past the daylight plane more than 4 feet, and so long as they do not encroach into the side setback greater than 2 feet.

[. . .]

~~(e) Usable Open Space~~

~~The following usable open space regulations shall apply:~~

~~(1) Required Minimum Site Open Space. Each site shall, at a minimum, have a portion of the site, as prescribed in Table 2, developed into permanently maintained open space. Site open space includes all usable open space plus landscape or other uncovered areas not used for driveways, parking, or walkways.~~

Relocated to 18.24.080(b)

~~(2) Usable Open Space (Private and Common). Each project shall, at a minimum, have a portion of the site, as prescribed in Table 2, developed into permanently maintained usable open space, including private and common usable open space areas. Usable open space shall be located protected from the activities of commercial areas and adjacent public streets and~~

~~shall provide noise buffering from surrounding uses where feasible.~~

~~(A) Private Usable Open Space. Each dwelling unit shall have at least one private usable open space area contiguous to the unit that allows the occupants of the unit the personal use of the outdoor space. The minimum size of such areas shall be as follows:~~

~~(i) Balconies (above ground level): 50 square feet, the least dimension of which shall is 6 feet.~~

~~(ii) Patios or yards in the RM-20 and RM-30 districts: 100 square feet, the least dimension of which is 8 feet for at least 75% of the area. ara.~~

~~(iii) Patios or yards in the RM-40 district: 80 square feet, the least dimension of which is 6 feet for at least 75% of the area.~~

~~(B) Common Usable Open Space. The minimum designated common open space area on the site shall be 10 feet wide and each~~

~~such designated area shall comprise a minimum of 200 square feet. In the RM-30 and RM-40 districts, part or all of the required private usable open space areas may be added to the required common usable open space in a development, for purposes of improved design, privacy, protection and increased play area for children, upon a recommendation of the Architectural Review Board and approval of the Director.~~

(f) Personal Services, Retail Services, and Eating and Drinking Services in the RM-30 and RM-40 Districts

Within a single residential development containing not less than 40 dwelling units, personal services, retail services, and eating and drinking services solely of a neighborhood-serving nature to residents in the development or in the general vicinity of the project may be allowed upon approval of a conditional use permit, subject to the following limitations and to such additional conditions as may be established by the conditional use permit:

(1) Total gross floor area of all such uses shall not exceed 5,000 square feet or three percent of the gross residential floor area within the development, whichever is smaller, and may not occupy any level other than the ground level or below grade levels.

(2) A maximum of 2,500 square feet of retail and/or service and/or eating and drinking uses shall be allowed per establishment.

(3) Personal services, retail services, and eating and drinking services provided in accordance with this section shall not be included in the gross floor area for the site.

(4) The conditional use permit for the project may preclude certain uses and shall include conditions that are appropriate to limit impacts of noise, lighting, odors, parking and trash disposal from the operation of the commercial establishment. The hours of operation shall be limited to assure compatibility with the residential use and surrounding residential uses.

(5) Allowable Neighborhood-Serving Uses. A neighborhood-serving use primarily serves individual consumers and households, not businesses, is generally pedestrian oriented in design, and does not generate noise, fumes or truck traffic greater than that typically expected for uses with a local customer base. A neighborhood-serving use is also one to which a significant number of local customers and clients can walk, bicycle or travel short distances, rather than relying primarily on automobile access or the provider

of the goods or services traveling off-site. Allowable neighborhood-serving personal services, retail services and eating and drinking services may include, but are not limited to, "agent" dry cleaners, flower shops, convenience grocery stores (excluding liquor stores), delicatessens, cafes, fitness facilities, day care facilities, and similar uses found by the Planning Director to be compatible with the intent of this provision.

~~(6) Sign programs, including size, number, color, placement, etc. shall be permitted only as specified in the conditional use permit and by the Planning Director upon recommendation of the Architectural Review Board~~

Redundant with Sign Ordinance

~~(7) Off-street parking and bicycle facilities, in addition to facilities required for residential uses, shall be provided as may be specified by the conditional use permit. However, there shall not be less than one parking space for each employee working or expected to be working at the same time.~~

Redundant with 18.52

~~(8)~~(6)For any project, other than a 100% affordable housing project, containing forty (40) or greater units and located more than 500 feet from neighborhood commercial services, as determined by the Director, a minimum of 1,500 square feet of neighborhood serving retail, personal service, and/or eating or drinking uses shall be provided, subject to the above limitations. No conditional use permit is required, but the commercial use shall be reviewed by the Architectural Review Board as part of the architectural review approval. A minimum of one parking space for each employee working or expected to be working at the same time shall be provided. A "100% affordable housing project" as used herein means a multiple-family housing project consisting entirely of affordable units, as defined in Section 16.65.020 of this code, available only to households with income levels at or below 120% of the area median income for Santa Clara County, as defined in Chapter 16.65, and where the average household income does not exceed 80% of the area median income level, except for a building manager's unit.

(g) Redevelopment of Sites with Non-complying Density

For a parcel with a residential use that exceeds the maximum unit density of the applicable zoning district, the Director may grant an exception to the maximum unit density standard and allow the parcel to be redeveloped to replace the legally established residential units at the existing density, subject to all of the following:

(1) The applicant must make the request for exception under this provision at the time of project application;

(2) The project is a residential rental project;

(3) The project complies with all other applicable development standards; and

(4) The project shall not be eligible for a density bonus under Chapter 18.15 (~~Residential~~ Density Bonus). The applicant must elect whether to utilize state density bonus law or the exception described herein as an alternative to state density bonus law.

(h) General Standards, Exceptions, and Performance Criteria

In addition to all other provisions of this chapter, all multi-family development shall comply with applicable provisions of Chapter 18.~~23~~40 ~~(Performance Criteria for Multiple Family,~~

~~Commercial, Manufacturing and Planned Community Districts~~ (General Standards and Exceptions).

SECTION 4. Subsection (c) of Section 18.13.050 (Village Residential Development) of Chapter 18.13 (Multiple Family Residential (RM-20, RM-30 and RM-40) Districts) of Title 18 (Zoning) is amended and Subsection (f) is added as follows:

18.13.050 Village Residential Development

[. . .]

(c) Development Standards

Table 3 specifies the development standards for new Village Residential developments that provide for individual lots established for sale of one housing unit on a lot. These developments shall be designed and constructed in compliance with the following requirements and the objective design standards in Chapter 18.24~~context-based design criteria outlined in Section 18.13.060~~, provided that more restrictive regulations may be recommended by the architectural review board and approved by the director of planning and community environment, pursuant to Section 18.76.020:

Table 3		
Village Residential Development Table		
	Village Residential	**Subject to regulations in:**
[…]		
Minimum ~~Site~~ Landscape/ Open Space Coverage (4)	35% of entire site18.13.040	~~18.13.040(e)~~ ~~18.24.040~~ ~~18.13.040(e)~~ ~~18.24.040~~ 18.13.060~~18.24.040~~
Minimum Usable Open Space (per unit) ~~(3)~~(4)	300 sq. ft.	
Minimum Common Open Space (per unit)	No requirement	
Minimum Private Open Space (per unit)	100 sq. ft.	
~~**Performance Criteria**~~		~~Ch. 18.23~~
Landscape Requirements		18.40.130
Parking ~~(5)~~	See provisions of Chapter 18.52 and 18.54	Ch. 18.52 and 18.54
Footnotes: (1) Individual lots are created by subdividing the development site to create one for-sale lot per dwelling unit. Overall development intensity (FAR, site coverage, landscape/open space) shall be calculated across the entire site to comply with RM-20 zone standards, and setbacks and daylight planes at the perimeter of the site shall comply with RM-20 setbacks and daylight planes. For common-ownership developments such as condominiums and apartments, the underlying multiple-family zone district development standards shall		

apply.

(2) Covered parking that is attached to the residence shall be included in the maximum house size.

(3) Covered parking is not included as floor area in multi-family development, up to a maximum of 230 square feet per required parking space that is covered. Covered parking spaces in excess of required parking spaces count as floor area.

(4) Subject to the limitations of Section 18.13.040(e). Usable open space is included as part of the minimum ~~site~~ landscape/open space coverage; required usable open space in excess of the minimum required for common and private open space may be used as either common or private usable open space; landscaping may count towards total ~~site~~ landscape/open space coverage after usable open space requirements are met.

~~(5) Tandem parking is allowed for any unit requiring two parking spaces, provided that both spaces in tandem are intended for use by the same residential unit. For projects with more than four (4) units, not more than 25% of the required parking spaces shall be in a tandem configuration.~~

Redundant with 18.52.040, Table 1

[. . .]

SECTION 5. Section 18.13.055 (General Standards, Exceptions, and Performance Criteria) of Chapter 18.13 (Multiple Family Residential (RM-20, RM-30 and RM-40) Districts) of Title 18 (Zoning) is added as follows:

18.13.055 General Standards, Exceptions, and Performance Criteria

In addition to all other provisions of this chapter, all multi-family development shall comply with applicable provisions of Chapter 18.40 General Standards and Exceptions).

SECTION 6. Section 18.13.060 (Multiple Family Context-Based Design Criteria) of Chapter 18.13 (Multiple Family Residential (RM-20, RM-30 and RM-40) Districts) of Title 18 (Zoning) is amended to read as follows:

18.13.060 Multiple Family Context-Based Design Criteria and Objective Design Standards

In addition to the standards for development prescribed above, all Housing Development Projects in the RM districts shall comply with the objective design standards outlined in Chapter 18.24, as defined therein. All other developments, and Housing Development Projects that elect to deviate from one or more objective design standards in Chapter 18.24, shall meet the Context Based Design Criteria, as determined by the Director pursuant to the Architectural Review process.

(a) Contextual and Compatibility Criteria

Development in a multiple-family residential district shall be responsible to its context and compatible with adjacent development.

[. . .]

SECTION 7. Subsections (a), (b), (f), (i) and (k) of Section 18.16.060 (Development Standards) of Chapter 18.16 (Neighborhood, Community, And Service Commercial (CN, CC And CS) Districts) of Title 18 (Zoning) are amended as follows:

18.16.060 Development Standards

(a) Exclusively Non-Residential Uses

Table 3 specifies the development standards for exclusively non-residential uses and alterations to non-residential uses or structures in the CN, CC, CC(2) and CS districts. These developments shall be designed and constructed in compliance with the following requirements and the context-based design criteria outlined in Section 18.16.090, provided that more restrictive regulations may be recommended by the architectural review board and approved by the director of planning and community environment, pursuant to Section 18.76.020.

[…]

(b) Mixed Use and Residential

Table 4 specifies the development standards for new residential mixed use developments and residential developments. These developments shall be designed and constructed in compliance with the following requirements and the objective design standards in Chapter 18.24. Non-Housing Development Projects and Housing Development Projects that elect to deviate from one or more objective standards in Chapter 18.24 shall meet the context-based design criteria outlined in Section 18.16.090, provided that more restrictive regulations may be recommended by the architectural review board and approved by the director of planning and community environment, pursuant to Section 18.76.020.

Table 4
Mixed Use and Residential Development Standards

	CN	CC	CC(2)	CS	Subject to regulations in:
[…]					
Minimum Landscape/Open Space Coverage	35%	30%	20%	30%	
Usable Open Space (Private and/or Common)	150 sq ft per unit (2)				18.16.090
[…]					

[. . .]

(i) Reserved ~~Recycling Storage~~

~~All new development, including approved modifications that add thirty percent or more floor area to existing uses, shall provide adequate and accessible interior areas or exterior enclosures for the storage of recyclable materials in appropriate containers. The design, construction and accessibility of recycling areas and enclosures shall be subject to approval by the architectural review board, in accordance with design guidelines adopted by that board and approved by the~~

Relocated to 18.40.240 below

~~city council pursuant to Section 18.76.020.~~

[. . .]

SECTION 8. Section 18.16.080 (Performance Standards) of Chapter 18.16 (Neighborhood, Community, And Service Commercial (CN, CC And CS) Districts) of Title 18 (Zoning) is amended as follows:

18.16.080 General Standards, Exceptions, and Performance Standards

In addition to the standards for development prescribed above, all development in the CN, CS, CC, and CC(2) districts shall comply with the performance criteria, general standards, and exceptions outlined in Chapter 18.~~23~~40 of the Zoning Ordinance. All mixed use development shall also comply with the applicable provisions of Chapter 18.~~23~~40 of the Zoning Ordinance.

SECTION 9. Section 18.16.090 (Context-Based Design Criteria) of Chapter 18.16 (Neighborhood, Community, And Service Commercial (CN, CC And CS) Districts) of Title 18 (Zoning) is amended to read as follows:

18.16.090 Context-Based Design Criteria and Objective Design Standards

In addition to the standards for development prescribed above, all Housing Development Projects in the CN, CS, CC, and CC(2) districts shall comply with the objective design standards outlined in Chapter 18.24, as defined therein. All other developments, and all Housing Development Projects that elect to deviate from one or more objective design standards in Chapter 18.24, shall meet the Context Based Design Criteria, as determined by the Director pursuant to the Architectural Review process.

(a) Contextual and Compatibility Criteria

Development in a commercial district shall be responsible to its context and compatible with adjacent development, and shall promote the establishment of pedestrian oriented design.

[. . .]

SECTION 10. Subsections (a), (b), and (k) of Section 18.18.060 (Development Standards) of Chapter 18.18 (Downtown Commercial (CD) District) of Title 18 (Zoning) are amended as follows:

18.18.060 Development Standards

(a) Exclusively Non-Residential Use

Table 2 specifies the development standards for new exclusively non-residential uses and alterations to non-residential uses or structures in the CD district, including the CD-C, CD-S, and CD-N subdistricts. These developments shall be designed and constructed in

compliance with the following requirements and the context-based design criteria outlined in Section 18.18.110, provided that more restrictive regulations may be recommended by the architectural review board and approved by the director of planning and community environment, pursuant to Section 18.76.020:

[. . .]

(b) Mixed Use and Residential

Table 3 specifies the development standards for new residential mixed use developments and residential developments. ~~These developments~~ Housing Development Projects shall be designed and constructed in compliance with the following requirements and the objective design standards in Chapter 18.24. Non-Housing Development Projects and Housing Development Projects that elect to deviate from one or more objective standards in Chapter 18.24 shall meet context-based design criteria outlines in Section 18.18.110, provided that more restrictive regulations may be recommended by the architectural review board and approved by the director of planning and community environment, pursuant to Section 18.76.020:

TABLE 3
MIXED USE AND RESIDENTIAL DEVELOPMENT STANDARDS

	CD-C	**CD-S**	**CD-N**	**Subject to regulations in Section:**
[…]				
Usable Open Space (Private and/or Common)	150 sq ft per unit (1)			18.18.110
[…]				

[. . .]

(k) Reserved ~~Recycling Storage~~

~~All new development, including approved modifications that add thirty percent or more floor area to existing uses, shall provide adequate and accessible interior areas or exterior enclosures for the storage of recyclable materials in appropriate containers. The design, construction and accessibility of recycling areas and enclosures shall be subject to approval by the architectural review board, in accordance with design guidelines adopted by that board and approved by the city council pursuant to Section 16.48.070.~~

Relocated to 18.40.240 below

[. . .]

SECTION 11. Subsection (b) (Restrictions on Floor Area Bonuses) of Section 18.18.070 (Floor Area Bonuses) of Chapter 18.18 (Downtown Commercial (CD) District) of Title 18 (Zoning) is amended as follows:

18.18.070 Floor Area Bonuses

[. . .]

(a) Restrictions on Floor Area Bonuses

The floor area bonuses in subsection (a) shall be subject to the following restrictions:

(1) All bonus square footage shall be counted as square footage for the purposes of the ~~350,000~~annual square foot limit on office development specified in Section 18.40.210.~~18.18.040.~~

(2) All bonus square footage shall be counted as square footage for the purposes of the project size limit specified in Section 18.18.060(a).

(3) In no event shall a building expand beyond a FAR of 3.0:1 in the CD-C subdistrict or a FAR of 2.0:1 in the CD-S or CD-N subdistrict.

(4) The bonus shall be allowed on a site only once.

(5) For sites in Seismic Category I, II, or III, seismic rehabilitation shall conform to the analysis standards referenced in Chapter 16.42 of this code.

(6) For sites in Historic Category 1 or 2, historic rehabilitation shall conform to the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (36 CFR §67,7).

(7) For sites in both Seismic Category I, II, or III and Historic Category 1 or 2, no bonus shall be granted unless the project includes both seismic and historic rehabilitation conforming to the standards in subsections (5) and (6).

(8) For sites in both Seismic Category I, II, or III and Historic Category 1 or 2, a bonus granted under this section that will be used on- site is subject to the following requirements:

(A) The city council must approve on-site use of such a FAR bonus. Such approval is discretionary, and may be granted only upon making both of the following findings:

(i) The exterior modifications for the entire project comply with the U.S. Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (36 CFR §67,7); and

(ii) The on-site use of the FAR bonus would not otherwise be inconsistent with the historic character of the interior and exterior of the building and site.

(B) The applicant for on-site use of a cumulative floor area bonus shall have the burden of demonstrating the facts necessary to support the findings required for council approval.

Acknowledges that Comprehensive Plan eliminated Downtown cap

[. . .]

SECTION 12. Subsection (f) (Limitations On Usage of Transferable Development Rights) of Section 18.18.080 (Transfer of Development Rights) of Chapter 18.18 (Downtown Commercial (CD) District) of Title 18 (Zoning) is amended as follows:

18.18.080 Transfer of Development Rights

[. . .]

(d) Limitations On Usage of Transferable Development Rights

No otherwise eligible receiver site shall be allowed to utilize transferable development rights under this chapter to the extent such transfer would:

(1) Be outside the boundaries of the downtown parking assessment district, result in a maximum floor area ratio of 0.5 to 1 above what exists or would otherwise be permitted for that site under Section 18.18.060, whichever is greater, or result in total additional floor area of more than 10,000 square feet.

(2) Be within the boundaries of the downtown parking assessment district, result in a maximum floor area ratio of 1.0 to 1 above what exists, or would otherwise be permitted for that site under Section 18.18.060, whichever is greater, or result in total additional floor area of more than 10,000 square feet.

(3) Cause the annual ~~development~~ office limitation ~~or project size limitation~~ set forth in Section ~~18.18.040~~18.40.210 to be exceeded.

(4) Cause the site to exceed 3.0 to 1 FAR in the CD-C subdistrict or 2.0 to 1 FAR in the CD-S or CD-N subdistricts.

[. . .]

SECTION 13. Section 18.18.100 (Performance Standards) of Chapter 18.18 (Downtown Commercial (CD) District) of Title 18 (Zoning) is amended as follows:

18.18.100 General Standards, Exceptions, and Performance Standards

In addition to the standards for development prescribed above, all development shall comply with the performance criteria, general standards, and exceptions outlined in Chapter 18.~~23~~40 of the Zoning Ordinance. All mixed use development shall also comply with the applicable provisions of Chapter 18.~~23~~40 of the Zoning Ordinance.

SECTION 14. Section 18.18.110 (Context-Based Design Criteria) of Chapter 18.18 (Downtown Commercial (CD) District) of Title 18 (Zoning) is amended to read as follows:

18.18.110 Context-Based Design Criterial and Objective Design Standards

In addition to the standards for development prescribed above, all Housing Development Projects in the CD districts shall comply with the objective design standards outlined in Chapter 18.24, as defined therein. All other developments, and Housing Development Projects that elect to deviate from one or more objective design standards in Chapter 18.24, shall meet the Context Based Design Criteria, as determined by the Director pursuant to the Architectural Review process.

(a) Contextual and Compatibility Criteria

Development in a commercial district shall be responsible to its context and compatible with adjacent development, and shall promote the establishment of pedestrian oriented design.

[. . .]

SECTION 15. Subsections (a), (i), and (j) of Section 18.20.040 (Site Development Standards) of Chapter 18.20 (Office, Research, And Manufacturing (MOR, ROLM, RP And GM) Districts) of Title 18 (Zoning) are amended as follows:

18.20.040 Site Development Standards

[. . .]

(i) Reserved ~~Recycling Storage~~

~~All new development, including approved modifications that add thirty percent or more floor area to existing uses, shall provide adequate and accessible interior areas or exterior enclosures for the storage of recyclable materials in appropriate containers. The design, construction and accessibility of recycling areas and enclosures shall be subject to approval by the architectural review board, in accordance with design guidelines adopted by that board and approved by the city council pursuant to Chapter 18.76.~~

Relocated to 18.40.240 below

[. . .]

SECTION 16. Section 18.20.050 (Performance Criteria) of Chapter 18.20 (Office, Research, And Manufacturing (MOR, ROLM, RP And GM) Districts) of Title 18 (Zoning) is amended as follows:

18.20.050 General Standards, Exceptions, and Performance Criteria

All development in the Office/Research/Manufacturing zoning districts shall comply with the applicable requirements and guidelines outlined in Chapter 18.~~23~~40, including performance criteria~~. Such requirements and guidelines are~~ intended to reduce the impacts of these non-residential uses on surrounding residential districts and other sensitive receptors.

SECTION 17. Section 18.23.010 (Purpose and Applicability) of Chapter 18.23 (Performance Criteria for Multiple Family, Commercial, Manufacturing and Planned Community Districts) of Title 18 (Zoning) is deleted in its entirety.

SECTION 18. Section 18.23.020 (Refuse Disposal Areas) of Chapter 18.23 (Performance Criteria for Multiple Family, Commercial, Manufacturing and Planned Community Districts) of Title 18 (Zoning) is deleted in its entirety and a new Section 18.40.240 (Refuse Disposal Areas) of Chapter 18.40 (General Standards and Exceptions) of Title 18 (Zoning) is added as follows:

Relocated to apply to all projects regardless or zone, location or adjacency

18.40.240 Refuse Disposal Areas

(a) Purpose

Assure that development provides adequate and accessible interior areas or covered exterior enclosures for the storage of refuse in appropriate containers with storage capacity for a maximum of one week, and that refuse disposal structures and enclosures are located as far from abutting residences as is reasonably possible. The following requirements apply to new construction, change of use, additional uses, and/or renovating thirty (30) percent or more existing floor area.

Relocated from 18.23.020. Strikeouts/ underlines indicate key changes from existing code, proposed in collaboration with Zero Waste Division. Text moves are not shown.

(b) Requirements

(1) Location and Capacity

(A) Capacity shall meet or exceed standards pursuant to Chapter 5.20: Collection, Removal, and Disposal of Refuse and current refuse enclosure regulations identified in the "City of Palo Alto Refuse Enclosure Area Guidelines for New Construction and Redevelopment Projects" and the "Refuse Enclosure Design Guide" maintained by the Public Works Department.

(B) Refuse disposal and structures and enclosures shall be accessible to all residents or users of the property.

(C) Mixed use development shall have separate enclosures for each use classification (example: residential and commercial)

(D) Compostable materials and recyclable materials ~~facilities~~ containers shall be located adjacent to solid waste containers, sized, and designed to encourage and facilitate convenient use.

(E) Refuse enclosures shall be no closer than 20 feet from any dwelling unit (including those on abutting properties). No minimum distance from dwellings is required if containers are located within a fully enclosed utility room.

(F) Individual refuse containers may be used to serve residential projects with one or two dwelling units. Shared containers shall service residential projects with three or more units, unless otherwise approved by the Public Works Director or any designee.

(2) Screening and Enclosures

(A) Enclosures shall be design pursuant to the current refuse enclosure regulations found in the "City of Refuse Enclosure Area Guidelines for New Construction and Redevelopment Projects" and "Refuse Enclosure Design Guide" standards maintained by the Public Works Department.

(B) Refuse disposal areas shall be screened from public view by masonry, wood, or other opaque and durable material, ~~and shall be enclosed and~~ or located within a building or covered enclosure.

(C) Enclosures shall have a roof, walls, and be at least 6 feet tall. Enclosures shall include wheel stops or curbs to prevent dumpsters from damaging enclosure walls.

(D) Gates or other controlled access shall be provided where feasible.

(E) Chain link enclosures are ~~strongly discouraged~~ prohibited.

(F) Refuse disposal structures and enclosures shall be architecturally compatible with the design of the project.

(G) Notwithstanding, subsections ii and iii above, in lower density residential districts (RE, R-1, R-2, and RMD), containers may be stored under extended eaves at least 3 feet deep, without full enclosures.

(H) The design, construction and accessibility of refuse disposal areas and enclosures shall be ~~subject to approval by the Architectural Review Board, in accordance with design guidelines adopted by that Board and approved by the Council~~ pursuant to Section 18.76.020.

SECTION 19. Section 18.23.030 (Lighting) of Chapter 18.23 (Performance Criteria for Multiple Family, Commercial, Manufacturing and Planned Community Districts) of Title 18 (Zoning) is deleted in its entirety and a new Section 18.40.250 (Lighting) of Chapter 18.40 (General Standards and Exceptions) of Title 18 (Zoning) is added as follows:

Relocated to apply to all projects regardless or zone, location or adjacency

18.40.250 Lighting

(a) Purpose:

Exterior lighting of parking areas, pathways, and common open spaces, including fixtures on building facades and free-standing lighting should aim to:

(1) Minimize the visual impacts of lighting on abutting or nearby ~~residential sites~~ properties and from adjacent roadways.

(2) ~~Exterior lighting in parking areas, pathways and common open space shall be designed to achieve the following:~~ Provide for safe and secure access on a site and adjacent pedestrian routes

(3) Achieve maximum energy efficiency ~~and reduce impacts or visual intrusions on abutting or nearby properties from spillover and~~

(4) Complement the architectural design of the project

Relocated from 18.23.030. Strikeouts/ underlines indicate key changes from existing code. Text moves are not shown.

(b) Guidelines:

(1) Lighting of the building exterior, parking areas and pedestrian ways should be of the lowest intensity and energy use adequate for its purpose, and be designed to focus illumination downward to avoid excessive illumination above the light fixture.

(2) Interior lighting shall be designed to minimize nighttime glow visible from and/or intruding into nearby properties.

(3) Unnecessary continued illumination, such as illuminated signs or back-lit awnings, should be avoided. Internal illumination of signs, where allowed, should be limited to letters and graphic elements, with the surrounding background opaque. Illumination should be by low intensity lamps.

(4) Timing devices and dimmers should be ~~considered~~ used for exterior and interior lights in order to minimize light glare at night ~~without jeopardizing security of employees~~ and control lighting levels. At the time of project approval, the project applicant ~~must~~ should demonstrate how interior and exterior lighting sources will be reduced after operating hours or when the use of the facility is reduced.

(c) Requirements

(1) The use of high pressure sodium and metal halide are permitted light sources. Low pressure sodium is not allowed.

(2) Exterior lighting fixtures shall be mounted less than or equal to 15 feet from grade to top of fixture in low activity or residential parking lots and 20 feet in medium or high activity parking lots.

(3) Levels of exterior illumination for most uses range from 0.5 to 5 footcandles. Areas of higher or lower levels of illumination should be indicated on project plans.

(4) Where the light source is visible from outside the property boundaries on an abutting residential use, such lighting shall not exceed 0.5 foot-candle as measured at the abutting ~~residential~~ property line.

(5) Interior lighting shall be shielded to eliminate glare and light spillover beyond the perimeter property line of the development.

(6) Light fixtures shall ~~not be located next to driveways or intersections, which obstruct~~ be located at least 3 feet from curbs and 10 feet from driveways or intersections, to avoid obstructing clear sight distance triangles.

(7) Pedestrian and security lighting fixtures shall be fully shielded ~~shall be directed downward~~. Architectural lighting that projects upward from the ground as used in landscaping, courtyards, or building accent should be directed onto the building face ~~so as not to affect abutting land uses~~.

(8) Non-residential projects, adjacent to residential zoning districts or residential uses, shall use timing devices, dimmers, and/or window shades with timers in order to minimize light glare at night and control lighting levels from exterior and interior lights.

SECTION 20. Section 18.23.040 (Late Night Uses and Activities) of Chapter 18.23 (Performance Criteria for Multiple Family, Commercial, Manufacturing and Planned Community Districts) of Title 18 (Zoning) is deleted in its entirety and a new Section 18.42.040 (Lighting) of Chapter 18.42 (Standards for Special Uses) of Title 18 (Zoning) is added as follows:

Relocated to apply to all projects regardless or zone, location or adjacency

18.42.040 Late Night Uses and Activities

(A) Purpose

The purpose is to restrict retail or service commercial businesses abutting (either directly or across the street) or within 50 feet of residentially zoned properties or properties with existing residential uses located within nonresidential zones, with operations or activities between the hours of 10:00 p.m. and 6:00 a.m. Operations subject to this code may include, but are not limited to, deliveries, parking lot and sidewalk cleaning, and/or clean up or set up operations, but does not include garbage pick up.

(B) Requirements

(i) Retail (including restaurants) or service commercial businesses abutting or within 50 feet of residentially zoned properties or properties with existing residential uses located within nonresidential zones, that are open or with operations or activities between the hours of 10:00 p.m. and 6:00 a.m. shall be operated in a manner to protect residential

Shown as new code text, but relocated from 18.23.080 (Vehicular, Pedestrian, and Bicycle Site) to consolidate standards for uses

properties from excessive noise, odors, lighting or other nuisances from any sources during those hours.

(ii) Where planning or building permits are required or for a change in use that results in any such commercial business in the CN or CS zone districts, operating or with activities between the hours of 10:00 p.m. and 6:00 a.m., a conditional use permit shall be obtained and conditions of approval shall be applied as deemed necessary to ensure the operation is compatible with the abutting (or within 50 feet of) residential property. Said use permit shall be limited to operations or activities occurring between 10:00 p.m. and 6:00 a.m.

(iii) Truck deliveries shall not occur before 6:00 a.m. or after 10:00 p.m., except pursuant to the provisions of a conditional use permit.

SECTION 21. Section 18.23.050 (Visual, Screening and Landscaping) of Chapter 18.23 (Performance Criteria for Multiple Family, Commercial, Manufacturing and Planned Community Districts) of Title 18 (Zoning) is deleted in its entirety and a new Section 18.40.260 (Visual Screening and Landscaping) of Chapter 18.40 (General Standards and Exceptions) of Title 18 (Zoning) is added as follows:

Relocated to apply to all projects regardless or zone, location or adjacency

18.40.260 Visual Screening and Landscaping

Relocated from 18.23.050. Strikeouts/ underlines indicate key changes from existing code. Text moves are not shown.

(a) Purpose

Utilities, mechanical equipment, service areas, and other site fixtures should be:

(1) Integrated into the site planning and architectural design of a project and surrounding uses

(2) Visually screened from public view and from adjacent properties through architectural design, landscaping and screening devices

~~Privacy of abutting residential properties or properties with existing residential uses located within nonresidential zones (residential properties) should be protected by screening from public view all mechanical equipment and service areas. Landscaping should be used to integrate a project design into the surrounding neighborhood, and to provide privacy screening between properties where appropriate.~~

(b) Requirements

(1) For non-residential properties abutting residential uses:

(i) A solid wall or fence between five and eight feet in height shall be constructed and maintained along the residential property line ~~where privacy or visual impacts are an issue~~.

(ii) Walls facing residential properties shall incorporate architectural design features and landscaping in order to reduce apparent mass and bulk.

(iii) Loading docks and exterior storage of materials or equipment shall be screened from view from residential properties by fencing, walls or landscape buffers.

(iv) All required interior yards (setbacks) abutting residential properties shall be planted and maintained as a landscaped screen.

(2) For all project types:

(i) All areas not covered by structures, service yards, walkways, driveways, and parking spaces shall be landscaped with ground cover, shrubs, and/or trees.

(ii) Rooftop equipment shall be screened by a parapet or enclosure. Rooftop equipment or rooftop equipment enclosures shall ~~not extend above a height of 15 feet above the roof, and any enclosed rooftop equipment nearest residential property shall~~ be set back at least 20 feet from the building edge ~~closest to the residential property~~ or a minimum of 100 feet from the property line, whichever is closer. Roof vents, flues and other protrusions through the roof of any building or structure shall be obscured from ground-level public view (when viewed from the sidewalk on the opposite side of a street), by a roof screen or proper placement. See Section 18.40.090 (height limit exceptions) for further restrictions.

Redundant w/ 18.40.090: Height Exceptions

(iii) A minimum 10-foot planting and screening strip shall be provided adjacent to any façade abutting a low density residential district (R-1, R-2, or RMD) or abutting railroad tracks.

(iv) All exterior mechanical and other types of equipment, whether installed on the ground or attached to a building roof or walls, shall be ~~screened~~ obscured from public view, ~~and if visible and feasible~~ when viewed from the abutting opposite sidewalk.

(v) Windows, balconies or similar openings above the first story should be offset so as not to have a direct line-of-sight into the interior living areas of adjacent units within the project or into units on abutting residential property.

(c) Guidelines

(1) For landscape buffers to provide a visual screen, trees and shrubs in the buffer area shall be installed in a manner that provides maximum visual separation of residential uses from the commercial or industrial use, taking into consideration topography and sight lines from residences.

(2) Size and density of plant materials shall be in proportion to the size of planting areas and the mass of the structure.

(3) Plant material selection shall take into consideration solar orientation, drought tolerance, maintenance requirements and privacy screening.

(4) Plant material species and container sizes shall allow for a mature appearance within five years.

(5) Roof vents, flues and other protrusions through the roof of any building or structure should be clustered where feasible and where visual impacts would thereby be minimized.

(6) Building elevations facing residential property should not have highly reflective surfaces, such as reflective metal skin and highly reflective glazing. The paint colors should be in subdued hues.

(7) Increased setbacks or more restrictive daylight planes may be proposed by the applicant, or recommended by the architectural review board, as mitigation for the visual impacts of massive buildings.

(8) Appropriate landscaping should be used to aid in privacy screening.

(9) Planting strips and street trees should be included in the project.
(10) Textured and permeable paving materials should be used, where feasible, in pedestrian, driveway and parking areas in order to visually reduce paved areas and to allow for retention and/or infiltration of storm water to reduce pollutants in site runoff.
(11) Landscaping material associated with screening should have adequate room to grow and be protected from damage by cars and pedestrian traffic.
(12) Where rooftops are visible from offsite, they should be treated to minimize aesthetic impacts, including the use of rooftop gardens or other green spaces, where feasible.

Relocated w/o changes to apply to all projects regardless or zone, location or adjacency

SECTION 22. Section 18.23.060 (Noise and Vibration) of Chapter 18.23 (Performance Criteria for Multiple Family, Commercial, Manufacturing and Planned Community Districts) of Title 18 (Zoning) is renumbered without changes to a new Section 18.42.190 (Noise and Vibration) of Chapter 18.42 (Standards for Special Uses) of Title 18 (Zoning).

Added to 18.52 and 18.54 below to consolidate parking and access standards

SECTION 23. Sections 18.23.070 (Parking) and 18.23.080 (Vehicular, Pedestrian, and Bicycle Site) of Chapter 18.23 (Performance Criteria for Multiple Family, Commercial, Manufacturing and Planned Community Districts) of Title 18 (Zoning) are deleted in their entirety.

Relocated w/o changes to apply to all projects regardless or zone, location or adjacency

SECTION 24. Section 18.23.090 (Air Quality) of Chapter 18.23 (Performance Criteria for Multiple Family, Commercial, Manufacturing and Planned Community Districts) of Title 18 (Zoning) is renumbered without changes to a new Section 18.40.270 (Air Quality) of Chapter 18.42 (Standards for Special Uses) of Title 18 (Zoning).

SECTION 25. Section 18.23.100 (Hazardous Materials) of Chapter 18.23 (Performance Criteria for Multiple Family, Commercial, Manufacturing and Planned Community Districts) of Title 18 (Zoning) is renumbered without changes to a new Section 18.42.200 (Hazardous Materials) of Chapter 18.42 (Standards for Special Uses) of Title 18 (Zoning).

SECTION 26. Subchapter 18.30(J) (Affordable Housing (AH) Combining District Regulations) of Chapter 18.30 (Combining Districts) of Title 18 (Zoning) is deleted in its entirety and a new Section 18.32 (Affordable Housing ~~Bonus~~ Incentive Program) is created to read as follows:

Sections:

18.32.010 Specific Purpose

The affordable housing ~~combining district~~ incentive program is intended to promote the development of 100% affordable rental housing projects located within one-half mile of a major transit stop or one-quarter mile of a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, by providing flexible development standards and modifying the uses allowed in the commercial districts and subdistricts.

18.32.20 Applicability of Regulations and Affordable Housing Requirement

The affordable housing incentive program ~~combining district may be combined with the~~ shall apply to properties zoned CD, CN, CS, and CC ~~districts~~, set forth in Chapters 18.16 and 18.18 of this Title, in accord with Chapter 18.08 and Chapter 18.80, but excluding the Town and Country Village Shopping Center, Midtown Shopping Center, and Charleston Shopping Center. ~~Where so combined, t~~ The regulations established by this chapter shall apply for 100% affordable housing projects in lieu of the uses allowed and development standards and procedures applied in the underlying district. A property owner may elect to use the site consistent with the underlying district, in which case the applicable regulations in Chapters 18.16 and 18.18 for the commercial districts shall apply. ~~The Town and Country Village Shopping Center, Midtown Shopping Center, and Charleston Shopping Center shall not be considered eligible for the application of the affordable housing combining district.~~

(a) The affordable housing ~~combining district~~ incentive program provides flexibility in development standards that allow for a density increase that would in most cases exceed density bonuses under state law, Government Code Section 65915. Therefore, a project applicant may utilize the affordable housing ~~combining district~~ incentive program and the provisions of this chapter as an alternative to use of the state density bonus law implemented through Chapter 18.15 (~~Residential~~ Density Bonus) of this Title, but may not utilize both the affordable housing ~~combining district~~ incentive program and density bonuses. If an applicant utilizes state density bonus law, the regulations in Chapters 18.16 or 18.18 for the applicable underlying commercial district shall apply.

18.32.030 Definitions

For purposes of this chapter, the following definitions shall apply.

(a) "100% affordable housing project" means a multiple-family housing project consisting entirely of for-rent affordable units, as defined in Section 16.65.020 of this code, ~~,~~ except for a building manager's unit, and available only to households with income levels at or below 120% of the area median income for Santa Clara County, as defined in Chapter 16.65.

18.32.040 ~~Zoning Map Designation~~ Reserved

~~The affordable housing combining district shall apply to properties designated on the zoning map by the symbol "AH" within parentheses, following the commercial designation with which it is combined.~~

18.32.050 ~~Site Development~~ Review Process

All projects shall be subject to architectural review as provided in Section 18.76.020. Projects ~~and~~ shall not be subject to the requirements of site and design review in Chapter 18.30(G).

18.32.060 Conformance to Other Combining Districts and Retail Preservation

The following requirements shall apply to projects in the AH affordable housing ~~combining district~~ incentive program:

(a) Where applicable, the requirements of Chapter 18.30(A) (Retail Shopping (R) Combining District Regulations), Chapter 18.30(B) (Pedestrian Shopping (P) Combining District Regulations), and Chapter 18.30(C) (Ground Floor (GF) Combining District Regulations), and Pedestrian Shopping (P) Combining Districts shall apply.

(b) Where applicable, the retail preservation requirements of Section 18.40.180 shall apply except as provided below.

(1) Waivers and adjustments

a. Except in the R or GF combining districts, the City Council shall have the authority to reduce or waive the amount of retail or retail like gross floor area required in Section 18.40.180 for any 100% affordable housing project if the City Council determines that it would be in the public interest. Any such reduction or waiver shall not be subject to the waiver and adjustments requirements in Section 18.40.180(c). In the R and GF combining districts, any reduction or waiver in retail or retail like gross floor area shall remain subject to the requirements of Section 18.40.180(c) or the combining district as applicable.

b. The City Council shall have the authority to modify retail parking requirements associated with a 100% affordable housing project that also requires ground floor retail.

18.32.070 Permitted Uses

The following uses shall be permitted in the AH affordable housing ~~combining district~~ incentive program:

(a) 100% affordable housing projects;

(b) In conjunction with a 100% affordable housing project, any uses permitted in the underlying district, provided the uses are limited to the ground floor.

18.32.080 Conditional Uses

The following uses may be permitted in the AH affordable housing ~~combining district~~ incentive program in conjunction with an 100% affordable housing project, subject to issuance of a conditional use permit in accord with Chapter 18.76 (Permits and Approvals), provided that the uses are limited to the ground floor:

(a) Business or trade school.
(b) Adult day care home.
(c) Office less than 5,000 square feet when deed-restricted for use by a not-for-profit organization.
(d) All other uses conditionally permitted in the applicable underlying zoning district.

18.32.090 Development Standards

The following development standards shall apply to projects subject to the AH affordable housing ~~combining district~~ incentive program in lieu of the development standards for the underlying zoning district, except where noted below:

Table 1
Development Standards

	AH Incentive Program ~~Combining District~~(1)	
[…]		
Landscape/Open Space Coverage	20%(2)	
[…]		

Notes:
(1)These developments shall be designed and constructed in compliance with the objective design standards in Section 18.24. Developments that elect to deviate from one or more objective standards in Chapter 18.24 shall meet the performance criteria outlined in Chapter 18.23, as well as the context-based design criteria outlined in Section 18.13.060 for residential-only projects, Section 18.16.090 for mixed use projects in the CN, CC, and CS districts, and Section 18.18.110 for mixed use projects in the CD district, provided that more restrictive regulations may be recommended by the architectural review board and approved by the director of planning and community environment, pursuant to Section 18.76.020.
(2)Landscape coverage is the total area of the site covered with landscaping as defined in Chapter 18.04. For the purposes of this Chapter 18.32~~30(J)~~, areas provided for usable open space may be counted towards the landscape site coverage requirement. Landscape and open space areas may be located on or above the ground level, and may include balconies, terraces, and rooftop gardens.
[…]

SECTION 27. Section 18.30(K).070 (Development Standards) of Subchapter 18.30(K) (Workforce Housing (WH) Combining District Regulations) of Chapter 18.30 (Combining Districts) of Title 18 (Zoning) is amended to read as follows:

18.30(K).070 Development Standards

[…]

(b) Housing Development Projects shall be subject to objective design standards in Section 18.24. Non-Housing Development Projects and Housing Development projects that elect to deviate from one or more objective standards in Chapter 18.24 shall meet the performance criteria outlined in Chapter 18.23, as well as the context-based design criteria outlined in Section 18.13.090 for residential projects, provided that more restrictive regulations may be recommended by the architectural review board and approved by the director, pursuant to Section 18.76.020.

SECTION 28. Section 18.34.040 (Pedestrian and Transit Oriented Development (PTOD) Combining District Regulations) of Chapter 18.34 (Pedestrian and Transit Oriented Development (PTOD) Combining District Regulations) of Title 18 (Zoning) is amended as follows:

18.34.040 Pedestrian and Transit Oriented Development (PTOD) Combining District Regulations

(a) Properties in the PTOD combining district are subject to the following regulations:

TABLE 2
DEVELOPMENT STANDARDS

Standards[1]	**PTOD - California Avenue**	**PTOD - Downtown [Reserved]**
[…]		
Open Space:		
Minimum area required (Private or Common)	5 or fewer units: 200 ~~si~~sf. per unit 6 or more units: 100 s.f. per unit, subject to Section 18.24.040	
~~Minimum dimensions~~	~~Private open space: 6 feet Common open space: 12 feet~~	
[…]		

Relocated to new 18.24.080(b)

Footnotes:

(1) Non-residential development that is not consistent with the mixed-use limitations set forth above, with the exception of hotels, must be developed per the underlying zoning district regulations.
(2) *See* Section 18.34.040 (e) for Below Market Rate (BMR) bonus provisions.
(3) The residential component of the mixed use may not exceed 1.0:1.
(4) The non-residential component of a mixed use project shall not exceed 50% of the total square-footage of the project.

[…]

SECTION 29. Section 18.34.050 (Pedestrian and Transit Oriented Development (PTOD) Combining District Context-Based Design Criteria) of Chapter 18.34 (Pedestrian and Transit Oriented Development (PTOD) Combining District Regulations) of Title 18 (Zoning) is amended to read as follows:

18.34.110 Pedestrian and Transit Oriented Development (PTOD) Combining District Context-Based Design Criteria and Objective Design Standards

In addition to the standards for development prescribed above, all Housing Development Projects in the PTOD combining district shall comply with the objective design standards outlined in Chapter 18.24, as defined therein. All other developments, and Housing Development Projects that elect to deviate from one or more objective design standards in Chapter 18.24, shall meet the Context Based Design Criteria, as determined by the Director pursuant to the Architectural Review process.

(a) Contextual and Compatibility Criteria

Development in a pedestrian and transit oriented development combining district shall be responsive to its context and compatible with adjacent development, and shall promote the establishment of a pedestrian and transit oriented neighborhood.

[. . .]

SECTION 30. Section 18.40.130 (Landscaping) of Chapter 18.40 (General Standards and Exceptions) of Title 18 (Zoning) is amended as follows:

18.40.130 Landscaping

(a) Purpose

The purpose of this section is to encourage creative and sustainable landscape design that enhances structures, open space areas, streetscapes and parking areas. Sustainable landscape design preserves native plant species to the maximum extent feasible, consumes less water and provides permeable surfaces for storm water management and

groundwater recharge. Tree shading and appropriate landscape design can contribute to economic vitality and public health, and can reduce the need for frequent infrastructure repair.
Landscaping provides recreation areas, cleans the air and water, prevents erosion, offers fire protection, replaces ecosystems displaced by development, and is water efficient.

(b) General Regulations

In addition to the provisions of this section, all projects shall adhere to the landscape requirements cited elsewhere in Title 18 (Zoning Ordinance), including but not limited to:

(1) Design Standards - General Parking Facilities (Section 18.54.020).

(2) Design Standards - Landscaping in Parking Facilities and Required Landscape Areas (Section 18.54.040).

(3) Architectural Review Findings (Section 18.76.020).

(c) Natural Areas (Open Space District, Hillside Lands, Baylands, Creek and Riparian Areas)

Landscaping should retain or enhance native vegetation in hillside, baylands or other natural open spaces areas or adjacent to such areas. The existing natural vegetation and land formations should remain in a natural state unless modification is found to be necessary or appropriate for a specific use allowed through architectural or site design review.

(1) In the selection of new landscaping, preference shall be given to natural, indigenous and drought resistant plants and materials. Non-indigenous landscaping should be limited to the immediate area around a structure or structures.

(2) Site development plans shall, to the maximum extent feasible, provide for the retention of existing vegetation and land formations, and shall include an erosion and sediment control element setting forth reasonable mitigation measures in accord with the grading and subdivision ordinances of the city.

(3) Landscaping shall, to the maximum extent feasible, integrate and accommodate existing trees and vegetation to be preserved; make use of water-conserving plants, materials and irrigation systems; and be clustered in natural appearing groups, as opposed to being placed in rows or regularly spaced.

(4) Colors of roofing materials shall blend with the natural landscape and be nonreflective. All roof mounted equipment shall be screened in a manner that protects the viewshed from adjacent properties, including from views from above.

(5) Planting of invasive plant species shall not be permitted and removal of invasive species may be required as part of landscape plan requirements.

(6) To the maximum extent feasible, existing vegetation shall be retained or enhanced to maintain contiguous wildlife habitat.

(7) Riparian vegetation shall be retained or enhanced within natural stream corridors, and best practices for development shall be used to protect riparian habitat and water quality of adjacent streams.

(d) Low-Density Residential Landscaping Design Standards

(1) In the R-1, R-2, and RMD zones, a minimum of 50% of the required front

setback area shall be landscaped, subject to the limitations of Section 18.12.040(h). Planting in the right-of-way shall not count towards fulfillment of the required landscape area.

(2) Street trees may be required to be planted in the right-of-way frontage of any residential structure subject to individual review for a new second story or addition to a second story, or for other discretionary review in the R-1, R-2, or RMD zones.

(3) Trees planted near public bicycle trails or curbs shall be of a species and installed in a manner that prevents physical damage to sidewalks, curbs, gutters and other public improvements.

(4) Trees and shrubs shall be planted so that at maturity they do not interfere with service lines (a minimum of five feet from water lines and ten feet from sanitary sewer lines) and traffic safety visibility areas.

(5) All proposed light wells and below-grade basements shall be screened to minimize visibility from public rights-of-way or other public properties.

(e) Special Design and Landscaping Standards for All Zoning Districts Requirements:

(1) Utilities (e.g., transformer cabinets, pads, fiber optic trenching and above ground cabinets, large water check valves) and underground utilities shall not be placed within required landscaped areas, except where they will not preclude appropriate planting of trees and will be predominantly screened from public view.

(2) All landscaping within multi-family, commercial, and industrial zoning districts shall be equipped with automatic irrigation systems. Backflow preventers shall be located in the rear or side yard and screened from public view by landscaping. If backflow preventers must be located in the front yard for access purposes, they should be located near the main structure to the maximum extent feasible~~, and shall be predominantly screened from public view~~.

(3) For all development within commercial and industrial zoning districts, lawn areas shall not exceed 15 percent of the planting area on a property. Required common areas, active recreation areas, and areas located within the public right-of-way between the curb and public sidewalk shall not count against such lawn area.

~~(4) Landscaping within surface parking areas shall include tree plantings designed to result in 50 percent shading of parking lot surface areas within 15 years.~~

Redundant with 18.54.040(d) Landscaping of Parking Areas

(4) ~~(5)~~ All required perimeter yards shall be landscaped. The landscaping of these yards shall, at a minimum, consist of a combination of living vegetation, such as trees, shrubs, grasses or ground cover materials. The director may, however, allow a combination of hardscape and landscape to satisfy landscape requirements where the visual quality and screening functions of the hardscape/landscape area are maintained. Landscape buffering and screening shall be designed to create compatible relationships of scale and appearance with neighboring properties.

(5) ~~(6)~~ Plant material shall be maintained in a healthy, disease-free, growing condition at all times. All required planting areas shall be maintained free of weeds, debris, and litter. The planning director may specify conditions of approval to assure that dead or diseased plantings are replaced in a timely manner and with adequate

replacement plantings.

(f) Guidelines:

(1) Rooftop gardens, edible gardens, and other sustainable agricultural landscaping alternatives are encouraged for multi-family, commercial, industrial, and multi-family developments. See supplementary standards in Chapter 18.40.230: Rooftop Gardens. ~~Rooftop gardens are particularly encouraged where the rooftop is highly visible from neighboring properties.~~

(2) Structural soils, as specified by the director of planning and community environment, shall be preferred where planting in compacted soil areas, such as parking lots and sidewalks.

(3) Landscape swales, ~~permeable~~ pervious paving and other landscape features should be incorporated into site design to the maximum extent feasible to accommodate filtration of storm water runoff from impervious areas, particularly from parking lots.

(4) All projects requiring discretionary review within the multi-family, commercial, or industrial zoning districts should, where feasible, pursuant to Section 16.12: Recycled Water, and include the following:

(a) Incorporation of recycled water usage into the design of landscape and irrigation systems.

(b) Consideration of plants suitable for irrigation with recycled water.

(c) The installation of the infrastructure necessary to connect the irrigation system to the city's recycled water supply, if available in the foreseeable future.

(5) The director may allow a combination of hardscape and landscape to satisfy landscape requirements where permeable surface materials are used and where the visual quality and screening functions of the hardscape/landscape area are maintained, as specified in the conditions of approval.

SECTION 31. Subdivision (d) of Section 18.52.040 (Off-Street Parking, Loading and Bicycle Facility Requirements) of Chapter 18.52 (Parking and Loading Requirements) of Title 18 (Zoning) is amended as follows:

18.52.040 Off-Street Parking, Loading and Bicycle Facility Requirements

[. . .]

(d) Residential and mixed use structures with fifty (50) or more dwelling units shall provide at least one (1) on-site, short-term loading space for passenger vehicles, to be used by taxicabs and similar transportation and delivery services.

SECTION 32. Section 18.54.015 (Definitions) of Chapter 18.54 (Parking Facility Design Standards) of Title 18 (Zoning) is added as follows:

18.54.015 Definitions

The definitions provided in Section 18.52.020 shall apply to this Chapter 18.54.

SECTION 33. Subsection (c) of Section 18.54.070 (Parking Tables and Figures) of Chapter 18.54 (Parking Facility Design Standards) of Title 18 (Zoning) is amended as follows:

[. . .]

(c) Off-Site Parking

Parking required by this chapter may be provided by off-site parking, provided that such off-site parking is within 500 feet ~~a reasonable distance~~ of the site using it ~~or, if the site is within an assessment district, within a reasonable distance of the assessment district boundary~~ and approved in writing by the director of planning and community environment. The director shall assure that sufficient covenants and guarantees are provided to ensure use and maintenance of such parking facilities, including an enforceable agreement that any development occurring on the site where parking is provided shall not result in a net reduction of parking spaces provided, considering both the parking previously provided and the parking required by the proposed use.

[. . .]

SECTION 34. Subdivisions (a) and (b) of Section 18.54.020 (Vehicle Parking Facilities) of Chapter 18.54 (Parking Facility Design Standards) of Title 18 (Zoning) is amended as follows:

18.54.020 Vehicle Parking Facilities

(a) Parking Facility Design

Parking facilities shall be designed in accordance with the following regulations:

(1) Requirements for dimensions of parking facilities at, above, and below grade are contained in this section and in Figures 1-6 and Tables 3-6 of Section 18.54.070.

(2) Stalls and aisles shall be designed such that columns, walls, or other obstructions do not interfere with normal vehicle parking maneuvers. All required stall and aisle widths shall be designed to be clear of such obstructions.

(3) The required stall widths shown in Table 3 of Section 18.54.070 shall be increased by 0.5 foot for any stall located immediately adjacent to a wall, whether on one or both sides. The director may require that the required stall widths be increased by 0.5 foot for any stall located immediately adjacent to a post, where such post limits turning movements into or out of the stall.

(4) For property owners or tenants seeking to install EVSE, the required stall widths shown in Table 3 of Section 18.54.070 may be reduced by no more than eighteen inches below the code required minimum dimensions in order to accommodate EVSE or associated electrical utility equipment. This reduction may be applied to 10% of the total required parking stalls, or two stalls, whichever is greater. The director may approve a reduction in

width for a greater number of stalls through a director's adjustment pursuant to Section 18.52.050.

(5) Dead-end aisles shall be avoided to the greatest extent feasible.

(6) Except for at-grade parking facilities serving a maximum of two dwelling units, all parking facilities shall be set back a sufficient distance from the street so that vehicles need not back out into or over a public street (not including an alley) or sidewalk.

(7) Surface parking areas shall be located so that garages or carports are not predominantly facing the street; parking locations behind the building(s) are preferable.

(8) Carport structures shall be architecturally compatible with the main structures in the project and should utilize substantial support posts. Landscaping material associated with the carport shall have adequate room to grow and be protected from damage by cars and pedestrian traffic.

(9) Except for single-family uses, parking should be underground, semi-depressed, enclosed or concealed for all projects to the extent feasible.

(10) Where feasible, parking shall be broken into smaller groupings of spaces to avoid large expanses of parking and to provide for more opportunities to intercept and filter drainage from the parking areas.

(11) Proximity of underground parking garages to residentially zoned properties should take into consideration the need for landscaping along the perimeter of the site. In instances where substantial planting is necessary, the placement of parking garages should be adequately setback from the property line to provide for the landscaping.

Shown as new code text, but relocated almost verbatim from 18.23.070 (Parking) to consolidate all parking design in one place

(b) Off-Street Parking Stalls

(1) Each off-street parking stall shall consist of a rectangular area not less than eight and one-half (8.5) feet wide by seventeen and one-half (17.5) feet long (uni-class stall), or as otherwise prescribed for angled parking by Table 1 in Section 18.54.070.

(2) Garages and carports for single-family and two-family development shall provide a minimum interior clearance of ten (10) feet wide by twenty (20) feet long for a single car and a minimum of twenty (20) feet wide by twenty (20) feet long for two cars to allow sufficient clearance.

(3) Dimensions of parking stalls for parallel parking shall be as follows. The minimum dimensions of such a stall located adjacent to a wall shall be ten feet wide and twenty feet long. The minimum dimensions of such a stall located adjacent to a curb with a minimum two-foot clearance to a wall shall be eight feet wide and twenty feet long. These required stall widths are in addition to the required width of the access driveway or aisle.

(4) Mechanical lifts may be used to satisfy off-street parking requirements~~, subject to approval by the director or city council, as applicable, and~~ in accordance with the following provisions:

A. The regulations in this section apply to mechanical lifts, elevators and turn-around devices specified for vehicle use, and other mechanical devices that facilitate vehicle parking;

B. Mechanical vehicle lifts may be used for multi-family residential, office, hotel, automotive, industrial or institutional uses. Other uses may use mechanical vehicle lifts subject to approval from the Director of Planning and Community

Development and may be required to provide dedicated on-site valet assistance for no fee to the user.

C. The location of mechanical lifts shall be located within an enclosed parking facility. All lifts and associated equipment shall be screened from public views and the screening shall be architecturally compatible with the site conditions;

D. Applicant shall submit an analysis and report, prepared by a qualified professional, for review and approval by the Director of Planning and Community Environment that demonstrates the effectiveness of the proposed parking lift system; operational details; schematic or technical drawings; regular and emergency maintenance schedule, procedures and backup systems; vehicle queuing, access and retrieval efficiency; and potential impacts, delays, or inconveniences to all of the following:

i. site residents, workers, and visitors
ii. pedestrian and bicycle movement and safety on and nearby the site
iii. vehicular movement and safety on and nearby the site

E. Mechanical car lifts shall not be used for accessible parking spaces or loading spaces;

F. Mechanical car lifts shall accommodate mid-size sport utility vehicles and full-size cars.

G. For all non-residential uses, a minimum of two spaces or 10% of the total number of parking spaces provided, whichever is greater, shall be provided as standard non-mechanical parking spaces. The required accessible spaces shall not be counted as one of the standard spaces for this requirement;

H. Additional information, reports and analysis may be required and conditions may be imposed to ensure the use, operation and function of the lift system is not detrimental to the public welfare, property, land uses and users of the property, other properties, or the public right of way, in the general vicinity.

I. <u>Lift design must allow for removal of any single vehicle without necessitating the temporary removal of any other vehicle</u>

<u>J.</u> The Director shall have authority to adopt regulations to implement this provision.

(5) Each off-street motorcycle parking stall shall consist of a rectangular area not less than five feet wide by ten feet long, as illustrated in Figure 7 of Section 18.54.070.

[. . .]

<u>SECTION 35</u>. Subdivision (c) of Section 18.54.050 (Miscellaneous Design Standards) of Chapter 18.54 (Parking Facility Design Standards) of Title 18 (Zoning) is amended as follows:

18.54.050 Miscellaneous Design Standards

[. . .]

(c) Additional Parking Facility Design Requirements

(1) Site design shall assure that connections to adjacent existing or planned bicycle or pedestrian facilities (sidewalks, bike paths or lanes, etc.) allow for ready access for residents and other users of the site.

(2) The location of driveways, shipping and receiving areas, and loading docks should be sited as far away from residentially zoned properties or properties with existing residential uses located within nonresidential zones as is reasonably feasible while recognizing site constraints and traffic safety issues.

(3) Employee ingress and egress to a site should be located to avoid the use of residential streets wherever feasible.

(4) Late hour and early morning truck traffic to a site located in or near a residential area should be discouraged.

(5) Vehicular access points should not conflict with pedestrian and bicycle walkways and facilities.

(6) Pedestrian and bicycle facilities (sidewalks, bike paths, etc.) should, where feasible, be provided through sites to provide connections to other pedestrian and bicycle routes and to allow for safe access to schools, recreation facilities and services.

(7) Additional requirements for parking facility design, internal layout, acceptable turning radii and pavement slope, vehicular and pedestrian circulation, and other design features may be adopted by the director when deemed appropriate.

Shown as new code text, but relocated almost verbatim from 18.23.080 (Vehicular, Pedestrian, and Bicycle Site) to consolidate all access design in one place

[. . .]

SECTION 36. Subsection (b) of Section 18.76.020 (Architectural Review) of Chapter 18.76 (Permits and Approvals) of Title 18 (Zoning) is amended as follows:

18.76.020 Architectural Review

[. . .]

(b) Applicability

No permit required under Title 2, Title 12 or Title 16 shall be issued for a major or minor project, as set forth in this section, unless an application for architectural review is reviewed, acted upon, and approved or approved with conditions as set forth in Section 18.77.070.

(1) Exempt Projects. The following projects do not require architectural review:

(A) Single-family and two-family residences, except as provided under subsections (b)(2)(C) and (b)(2)(D).

(B) Projects determined by the director of planning and development services to be substantially minor in nature and have inconsequential visual impacts to the adjacent properties and public streets. These exempt projects are referred to as "over the counter projects". The director shall have the authority to promulgate a list of such exempt projects under this subsection.

(C) Housing development projects, as defined in Government Code Section 65589.5(h)(2) (the Housing Accountability Act), but only to the extent such projects comply with all objective standards in this code and thereby qualify for streamlining

under Government Code sections 65589.5, 65913.4, or 65905.5. Such projects shall be subject to the process set forth in Section 18.77.073.

(2) Major Projects. The following are "major projects" for the purposes of the architectural review process set forth in Section 18.77.070, and are subject to review by the architectural review board:

(A) New construction, including private and public projects, that:

(i) Includes a new building or building addition of five thousand square feet or more; or

(ii) Is not exempt under the California Environmental Quality Act (CEQA) (Section 21000 et seq. of the California Public Resources Code); or

(iii) Requires one or more variances or use permits and, in the judgment of the director, will have a significant effect upon the aesthetic character of the city or the surrounding area;

(B) Any multiple-family residential construction project that contains three or more units;

(C) Construction of three or more adjacent single-family homes or duplexes;

(D) In the Neighborhood Preservation Combining District (NP), properties on which two or more residential units are developed or modified, except when one of those units is an “accessory dwelling unit," as described in Section 18.10.140(d);

(E) Any project using transferred development rights, as described in Chapter 18.18;

(F) A master sign program, pursuant to Chapter 16.20;

(G) Signs that do not meet all applicable design guidelines adopted by the city council or do not conform to a previously approved master sign program;

(H) Signs requiring a sign exception pursuant to Chapter 16.20;

(I) Any minor project, as defined in subsection (3), that the director determines will significantly alter the character or appearance of a building or site.

(3) Minor Projects. The following are "minor projects" for the purposes of the architectural review process set forth in Section 18.77.070, except when determined to be major pursuant to subsection (2)(I) or exempt pursuant to subsection (1)(B):

(A) New construction, including private and public projects, that involves a new building or building addition of fewer than 5,000 square feet, and which is exempt under the California Environmental Quality Act (CEQA) (division 13 of the Public Resources Code, commencing with section 21000);

(B) Signs that meet all applicable guidelines and conform to any previously approved master sign program;

(C) Landscape plans, fences, exterior remodeling, and design of parking areas, when not part of a major project;

(D) Any project relating to the installation of cabinets containing communications service equipment or facilities, pursuant to any service subject to Chapter 2.11, Chapter 12.04, Chapter 12.08, Chapter 12.09, Chapter 12.10, or Chapter 12.13.

(E) Minor changes to the following:

(i) Plans that have previously received architectural review approval;

(ii) Previously approved planned community district development plans;

(iii) Plans that have previously received site and design approval;

(iv) Previously approved plans for projects requiring council approval pursuant to a contractual agreement, resolution, motion, action or uncodified ordinance;

(v) Existing structures requiring council site and design approval or approval pursuant to a contractual agreement, resolution, motion, action, or uncodified ordinance.

As used in this subsection (b)(3)(E), the term "minor" means a change that is of little visual significance, does not materially alter the appearance of previously approved improvements, is not proposed for the use of the land in question, and does not alter the character of the structure involved. If the cumulative effect of multiple minor changes would result in a major change, a new application for Architectural Review approval of a major project, Site and Design approval, Planned Community District approval, or other applicable approval is required.

(F) Any changes to previously approved plans requiring architectural review as a minor project as part of the conditions of a permit or approval.

[. . .]

SECTION 37. Section 18.77.073 (Housing Development Project Review Process) of Chapter 18.77 (Processing of Permits and Approvals) of Title 18 (Zoning) is added as follows:

18.77.073 Streamlined Housing Development Project Review Process

(a) Applicability

This section shall apply to applications for residential mixed-use and multifamily housing development projects, as defined in Government Code Section 65589.5(h)(2), that comply with all objective standards in this code and thereby qualify for streamlining under Government Code sections 65589.5 or 65905.5.

(b) Preliminary Board Review

Applicants are encouraged to seek preliminary review by the Architectural Review ~~-~~ Board pursuant to Section 18.76.020(c) prior to submitting a formal application.

(c) Public Study Session

(1) Prior to preparing a written decision, the Director may, in his or her sole discretion, refer the application to the Architectural Review Board or to other advisory boards or committees for the purpose of determining whether minor adjustments to the application would result in closer adherence to the contextual design criteria and/or objective design standards contained in Chapter 18.24. An application should normally not be considered at more than one meeting of the Architectural Review Board.

(2) Notice of a public meeting to consider the application shall be given at least 7 days prior to the meeting by mailing to the applicant and all residents and owners of property

within 600 feet of the project. Notice shall include the address of the property, a brief description of the proposed project, and the date and time of the hearing.

(d) Decision by the Director

(1) The Director shall prepare a written decision to approve the application, approve it with conditions, or deny it.

(2) Neither the Director, nor the City Council on appeal, shall approve an application unless it is found that:

(A) The application complies with all applicable and objective standards in the Comprehensive Plan, the Palo Alto Municipal Code, and other City plans or policies.

(B) Approving the application will not result in a specific, adverse, impact upon the public health or safety, which cannot feasibly be mitigated or avoided in a satisfactory manner. As used in this Section, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(3) Notice of the proposed director's decision shall be given by mail to owners and residents of property within 600 feet of the property, and by posting in a public place. The notice shall include the address of the property, a brief description of the proposed project, a brief description of the proposed director's decision, the date the decision will be final if it is not appealed, and a description of how to file an appeal.

(4) The Director's decision shall become final 10 days after the date notice is mailed unless an appeal is filed.

(e) Appeals

(1) Any party, including the applicant, may file an appeal of the Director's decision in written form in a manner prescribed by the director.

(2) An appeal seeking disapproval of a project or a reduction in density shall be limited to the grounds that both of the following exist:

(A) The project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. And

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to subsection (d)(2)(B)(i), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(f) Decision by the City Council

At the Director's discretion, an appeal may be set for hearing before the City Council or may be placed on the Council's consent calendar, within 45 days. The city council may:

(1) Adopt the findings and decision of the director; or

(2) If the item is on the consent calendar, city council may remove the appeal from the consent calendar, which shall require three votes, and direct that the appeal be set for a new

noticed hearing before the city council, following which the city council shall adopt findings and take action on the application.

(g) Final Decision by the Council
The decision of the council on the appeal is final.

SECTION 38. As used in this ordinance, new text is underlined, deletions are ~~struck through~~, and omissions are noted with [. . .] for large sections of unchanged text.

SECTION 39. Any provision of the Palo Alto Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

SECTION 40. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 41. The Council finds that the Ordinance is within the scope of and in furtherance of the Comprehensive Plan 2030 which was evaluated in that certain Final Environmental Impact Report certified and for which findings were adopted by Council Resolution Nos. 9720 and 9721 on November 13, 2017, all in accordance with the California Environmental Quality Act. The Ordinance does not propose to increase development beyond what was analyzed in the Comprehensive Plan. Pursuant to Section 15168 of the State CEQA Guidelines, the City has determined that no new effects would occur from and no new mitigation measures would be required for the adoption of this Ordinance.

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SECTION 42. This ordinance shall be effective on the thirty-first date after the date of its adoption.

INTRODUCED:

PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

NOT PARTICIPATING:

ATTEST:

_____
City Clerk

_____
Mayor

APPROVED AS TO FORM:

APPROVED:

_____
Assistant City Attorney

_____
City Manager

_____
Director of Planning & Development Services

City of Palo Alto

Objective Design Standards Project

Crosswalk Matrix of Existing and Proposed Design Regulations

April 15, 2022

This document compares existing context-based design criteria and the standards and contextual design criteria proposed to replace them, for "housing development projects." The context-based design criteria are organized by zoning district, with the existing criteria in the left-hand column and the proposed standard or contextual design criteria in the right-hand column.

- *Blue italics indicate staff comments*, which identify redundancies, proposed deletions, and elements addressed in other sections of the code.
- Green text indicates contextual design criteria, which convey contextual design priorities and clarify the intent of design standards.
- Draft standards are shown in normal black text
- Revisions to standards/contextual design criteria compared to the version reviewed by the City Council on November 8, 2021 are shown in underline/~~strikeout~~ format.

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
(1) Massing and Building Facades	
Massing and building facades shall be designed to create a residential scale in keeping with Palo Alto neighborhoods, and to provide a relationship with street(s) through elements such as:	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties
A. Articulation, setbacks, and materials that minimize massing, break down the scale of buildings, and provide visual interest (Figure 1-1);	18.24.050(a)(1): Break down large building facades and massing to create a human-scaled building that enhances the context of the site 18.24.050(a)(2): Are consistent in scale, mass and character to adjacent land uses and land use designations 18.24.050(b)(2) When a building abuts a side and/or rear property line with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use, the building shall break down the abutting façade by… (B) A minimum façade break of four feet in width, two feet in depth, and 32 square feet of area for every 36 to 40 feet of façade length.

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	18.24.050(b)(3) Maximum Façade Length For portions of a building facade facing a public street, right-of-way, or publicly accessible path, any building greater than 25 feet in height and 70 feet in length shall not have a continuous façade plane greater than 70% of the façade length without an upper floor modulation, which can include bay windows. Upper floor façade modulations shall be a minimum 2 feet in depth, which can be a recess or a projection. (A) Buildings 250 feet in length or greater, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 400 square feet and a width greater than or equal to two times the depth. (B) Buildings 150 to 250 feet in length, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 64 square feet and a minimum width of 8 feet and minimum depth of 4 feet. *Also see new standards/menu options for massing and articulation in 18.24.060 Façade Design - (c)(1)(A) Variation in building modulation and Variation in façade articulation. For example:* 18.24.060(c)(1)(A)(ii) Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, or bay windows or similar strategies ~~as approved by the Director of Planning and Development Services~~ *Also see materials standards in 18.24.090 Materials*
B. Rooflines that emphasize and accentuate significant elements of the building such as entries, bays, and balconies (Figure 1-1);	18.24.050(a)(4): Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. 18.24.060(c)(4) Building Entries Within Façade Design (A) (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. (B) Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods. *Also see new standards/menu options for massing and articulation in: 18.24.060 Façade Design - (c)(1)(A) Variation in building modulation and Variation in façade articulation. For example:* 18.24.060(c)(1)(A)(ii) Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, or bay windows or similar strategies ~~as approved by the Director of Planning and Development Services~~ *[Choice in menu of options]*
C. Placement and orientation of doorways, windows, and landscape	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (3) Reinforce the definition and importance of the street

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
elements to create a relationship with the street (Figure 1-1)	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. 18.24.040 Building Orientation and Setbacks (5) Front Yard Setback Character Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space: (A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters. (B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area. 18.24.060(c)(4) Building Entries Within Façade Design (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. 18.24.060(c)(5) Storefront/Retail Ground Floors (B) Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space. 18.24.060(c)(6) Other Non-residential Ground Floors (B) Transparency shall include a minimum 50 percent transparent glazing between 4 and 10 feet in height from sidewalk or terrace grade.
D. Facades that include projecting eaves and overhangs, porches, and other architectural elements that provide human scale and help break up building mass (Figure 1-1)	18.24.060(a) Façade Design ~~Intent Statement~~ Contextual Design Criteria To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (1) Human-scaled detail, articulation, and craftsmanship (2) Quality of construction, craftsmanship, and design to create long lasting buildings (3) Expression of a human-scaled façade rhythm and pattern that reflects the building's use (4) Fenestration that enhances the architectural character of the building (5) Defined building entry that is proportional to the building and number of people served (6) Articulation of the building shall break down the scale of the building via building modulation, façade articulation, and variation of fenestration and material patterns.

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	See new standards in 18.24.060(c) that identify a menu of options for façade design. For example: 18.24.060(c) Façade Design (2) Façade Composition Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest: (i) Vertical and horizontal recesses such as a pattern of recessed grouping of windows, or recessed panels~~, or similar strategies as approved by the Director of Planning and Development Services~~. The recess shall be a minimum four inches in depth. (ii) Vertical and horizontal projections such as shading and weather protection devices, or decorative architectural details~~, or similar strategies as approved by the Director of Planning and Development Services~~. Projections shall be a minimum four inches in depth. (iii) Datum lines that continue the length of the building, such as cornices, with a minimum four inches in depth, or a minimum two inches in depth and include a change in material; (iv) Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum four inches in depth; (v) Screening devices such as lattices, louvers, shading devices, or perforated metal screens~~, or similar strategies as approved by the Director of Planning and Development Services~~; or (vi) Use of fine-grained building materials, such as brick or wood shingles, not to exceed eight inches in either height or width; or (vii) Incorporate a minimum of three colors, materials, and/or textures across the whole building.
E. Entries that are clearly defined features of front facades, and that have a scale that is in proportion to the size and type of the building and number of units being accessed; larger buildings should have a more prominent building entrance, while maintaining a pedestrian scale;	18.24.070(a) Residential Entries ~~Intent Statement~~ Contextual Design Criteria Private entries into ground floor residential units shall be designed to provide: (1) human-scaled detailing (2) enhanced pedestrian experience (3) transition between public and private space (4) spaces for residents to gather and spend time outdoors (5) resident privacy *See new standards in 18.24.070(b) Residential Entries for specific entry types (i.e., stoops, porches, patios, terraces, frontage courts), dimensional requirements and the minimum and maximum number of units per entry. For example:* 18.24.070(b)(B) Residential Entries - Porch: (i) Porches shall provide entry access for a maximum of one unit; and (ii) Porch heights shall be within 1 step of finished floor height of adjacent unit; and (iii) Porches shall be large enough so a 6-foot by 6-foot square can fit inside of a porch for each unit; and (iv) The maximum porch floor height from the back of sidewalk grade shall be 5 feet.

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	18.24.060(b) Façade Design (A) Building Entries Within Façade Design (i) Primary building entries shall be scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries inclusive of doorway and facade plane shall meet the following minimum dimensions: a. Individual residential entries: five feet in width b. Shared residential entry, such as mixed-use buildings: 8 feet in width c. Commercial building entry: 20 feet in width d. Storefront entry: six feet in width
F. Residential units that have a presence on the street and are not walled-off or oriented exclusively inward; G. Elements that signal habitation such as entrances, stairs, porches, bays and balconies that are visible to people on the street (Figure 1-2);	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. (3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy. 18.24.040(b) Building Orientation and Setbacks (3) Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet.
H. All exposed sides of a building designed with the same level of care and integrity (Figure 1-2).	18.24.060(a) Façade Design ~~Intent Statement~~ Contextual Design Criteria To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (2) Quality of construction, craftsmanship, and design to create long lasting buildings 18.24.060(b) Façade Design Application (1) All facades shall meet all the required design standards and guidelines to ensure the same level of care and integrity throughout the building design. (2) Façade sidewalls located along a zero-lot line where, at time of approval are not visible from a right-of-way, are exempt.

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	(3) Façade sidewalls located along a zero-lot line, where at time of approval are visible from a right-of-way, shall continue color, material, and pattern of the main façade.
(2) Low-Density Residential Transitions	
Where new projects are built abutting existing lower-scale residential development, care shall be taken to respect the scale and privacy of neighboring properties through:	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (5) Provide harmonious transitions between adjacent abutting properties (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses. 18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.050(b)(1) Upper Floor Step Backs & Daylight Planes (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along both the primary building frontage and the facing facade, and the step shall occur for a minimum of 70% of ~~the~~ each façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. (C) If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. No setback is required unless otherwise required by the zoning district. This daylight plane is required if all of these criteria are met: (i) The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and (ii) The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building; and
A. Transitions of development intensity from higher density development building types to building types that are compatible with the lower intensity surrounding uses, such as small-lot units and rowhouses (Figure 2-1);	

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	(iii) The project abuts residential units in the side or rear yard. 18.24.060(c)(1)(A)(i)(b): Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade. *[Choice in menu of options]* 18.24.050(b)(2)(D) Windows: Within 30 feet of facing residential windows (except garage or common space windows) or private open space on an abutting residential building, facing windows on the subject site shall meet the following: (i) Window sills at and above the 2nd floor shall be at least 5 feet above finished floor; or (ii) Windows shall have opaque or translucent glazing at or below 5 feet above finished floor; or (iii) Windows shall be angled up to 30 degrees (parallel to window) to face away from abutting privacy impacts; and (iv) Landscape screening shall be 24-inch box size or larger and 8+ feet height at planting; 50% evergreens; and located to align with proposed second floor windows at maturity 18.24.050(b)(2)(E) Balconies: Within 30 feet of residential windows (except garage or common space windows) or private open space on an abutting residential building, balconies and decks on the subject site shall be designed to prevent views: (i) No sight lines are permitted within 5 feet of finished floor and a 45-degree angle downward from balcony railing (ii) Submit section view of proposed balcony/deck and abutting residential windows and/or private open space (iii) Provide balcony/deck design measure which may include: a) Minimum 85% opaque railing b) Obscure glass railing c) Barrier with min. 18” horizontal depth from railing (e.g., landscape planter) *Also see setbacks and daylight plane standards in district regulations’ development standards tables.*
B. Massing and orientation of buildings that respect and mirror the massing of neighboring structures by stepping back upper stories to transition to smaller scale buildings, including setbacks and daylight planes that match abutting R-1 and R-2 zone requirements (Figure 2-2);	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public’s experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.050(b)(1) Upper Floor Step Backs & Daylight Planes (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along both the primary building frontage and the facing facade, and the step shall occur for a minimum of 70% of ~~the~~ each façade length.

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	(B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. (C) If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. No setback is required unless otherwise required by the zoning district. This daylight plane is required if all of these criteria are met: (i) The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and (ii) The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building; and (iii) The project abuts residential units in the side or rear yard. 18.24.060(c)(1)(A)(i)(b): Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade. *[Choice in menu of options]* *Also see setbacks and daylight plane standards in district regulations' development standards tables.*
C. Respecting privacy of neighboring structures, with windows and upper floor balconies positioned so they minimize views into neighboring properties (Figure 2-3);	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses. 18.24.050(b)(2)(C) Within 40 feet of an abutting structure, no more than 15% of the confronting facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured. 18.24.050(b)(2)(D) Windows: Within 30 feet of facing residential windows (except garage or common space windows) or private open space on an abutting residential building, facing windows on the subject site shall meet the following: (v) Window sills at and above the 2nd floor shall be at least 5 feet above finished floor; or (vi) Windows shall have opaque or translucent glazing at or below 5 feet above finished floor; or (vii) Windows shall be angled up to 30 degrees (parallel to window) to face away from abutting privacy impacts; and (viii) Landscape screening shall be 24-inch box size or larger and 8+ feet height at planting; 50% evergreens; and located to align with proposed second floor windows at maturity 18.24.050(b)(2)(E) Balconies: Within 30 feet of residential windows (except garage or common space windows) or private open space on an abutting residential building, balconies and decks on the subject site shall be designed to prevent views: (iv) No sight lines are permitted within 5 feet of finished floor and a 45-degree angle downward from balcony railing (v) Submit section view of proposed balcony/deck and abutting residential windows and/or private open space (vi) Provide balcony/deck design measure which may include: d) Minimum 85% opaque railing e) Obscure glass railing

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	f) Barrier with min. 18" horizontal depth from railing (e.g., landscape planter) 18.24.080(b)(1)(D): Balconies shall not be located within the daylight plane
D. Minimizing sight lines into and from neighboring properties (Figure 2-3);	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.050(b)(2) Privacy and Transitions to Residential Uses ~~Lower Density Building Types~~ When a building abuts a residential use at an interior side and/or rear property line ~~with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use~~, the building shall break down the abutting façade and maintain privacy by meeting all of the following applicable standards: (A) Landscape Screening: A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size. (C) Maximum Transparency: Within 40 feet of an abutting structure, no more than 15% of the confronting facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured. (D) Windows: Within 30 feet of facing residential windows (except garage or common space windows) or private open space on an abutting residential building, facing windows on the subject site shall meet the following: (i) Window sills at and above the 2nd floor shall be at least 5 feet above finished floor; or (ii) Windows shall have opaque or translucent glazing at or below 5 feet above finished floor; or (iii) Windows shall be angled up to 30 degrees (parallel to window) to face away from abutting privacy impacts; and (iv) Landscape screening shall be 24-inch box size or larger and 8+ feet height at planting; 50% evergreens; and located to align with proposed second floor windows at maturity (E) Balconies: Within 30 feet of residential windows (except garage or common space windows) or private open space on an abutting residential building, balconies and decks on the subject site shall be designed to prevent views: (i) No sight lines are permitted within 5 feet of finished floor and a 45-degree angle downward from balcony railing (ii) Submit section view of proposed balcony/deck and abutting residential windows and/or private open space (iii) Provide balcony/deck design measure which may include: a) Minimum 85% opaque railing b) Obscure glass railing c) Barrier with min. 18" horizontal depth from railing (e.g., landscape planter)

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
E. Limiting sun and shade impacts on abutting properties; and	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria ...Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with abutting lower density residential development. (7) Optimized building orientation for thermal comfort, shading, daylighting, and natural ventilation and other forms of passive design. *See setbacks and daylight plane standards in district regulations' development standards tables.* *No new sun access or shade impact standards are proposed.*
F. Providing pedestrian paseos and mews to create separation between uses.	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria… (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. 18.24.020(b) Public Realm/Sidewalk Character (1) Sidewalk Widths (B) Publicly accessible sidewalks or walkways, with landscape strips, connecting through a development parcel (e.g., on a through lot) shall have a minimum six-foot width. (C) Pedestrian walkways that are designed to provide access to bicycles shall have a minimum width of eight feet, with two feet of clear space on either side.
(3) Project Open Space	
Private and public open space shall be provided so that it is usable for the residents and visitors of a site.	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (2) Be generous in dimension to provide usable space (3) Provide landscape elements that will support the health of the plants and enhance the character of place (4) Promote public health

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	(5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure (7) Promote community safety through eyes on the street
A. The type and design of the usable private open space shall be appropriate to the character of the building(s), and shall consider dimensions, solar access, wind protection, views, and privacy;	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (2) Be generous in dimension to provide usable space (3) Provide landscape elements that will support the health of the plants and enhance the character of place (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (A) Floor area shall include a clear space with a minimum dimension of a circle with a six-foot diameter. (B) Minimum clear height dimension of 8'-6" feet (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) Notwithstanding subsection (a), ground floor patios shall meet the following minimum requirements: … (i) RM-20 and RM-30 districts: Minimum 100 square feet of area, the least dimension of which is eight feet for at least 75% of the area (ii) RM-40 districts: Minimum 80 square feet of area, the least dimension of which is six feet for at least 75% of the area (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4)
B. Open space should be sited and designed to accommodate different activities, groups, active and passive uses, and should be located convenient to the residents.	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. 18.24.080(b)(1) Private Open Space If Private Open Spaces is provided, it shall meet the following standards: (C) Be accessed directly from a residential unit 18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards:

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	(A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (D) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25 (E) Include places to sit (F) A minimum 20% of landscaping
C. Common open spaces should connect to the pedestrian pathways and existing natural amenities of the site and its surroundings (Figure 3-1);	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria … Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (3) Provide landscape elements that will support the health of the plants and enhance the character of place 18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards: (C) A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features are permitted. (F) A minimum 20% of landscaping
D. Usable open space may be any combination of private and common spaces;	*Removed. Inconsistent with development standards in Chapter 18.13.040(e) and Table 2, Chapter 18.13, which details distinct requirements and options for private and common open space.*
E. Open space should be located to activate the street facade and increase "eyes on the street" when possible (Figure 3-2);	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria …Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (7) Promote community safety through eyes on the street 18.24.040(b)(2)(B): An open space with a minimum dimension of 20 feet and minimum area of 450 square feet. The open space shall be at least one of the following: (i) A publicly accessible open space/plaza (ii) A space used for outdoor seating for public dining (iii) A residential Common Open Space adjacent to a common interior space and less than two feet above adjacent sidewalk grade. Fences and railing shall be a minimum 50% transparent. *[Choice in menu of options]*
F. Usable open space does not need to be located on the ground and may be located in porches, decks, balconies and/or podiums (Figure 3-3);	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124).*

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
G. Both private and common open space areas should be buffered from noise where feasible through landscaping and building placement;	*Redundant with guideline in Chapter 18.13.040(e).* *Also see noise standards in Section 9.10.030(a).* *Also see existing noise standards for rooftop open spaces in 18.40.230: Rooftop Gardens.* 18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria …Common and private open spaces should include the following characteristics: (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) ...ground floor patios shall meet the following minimum requirements... (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4) 18.24.080(b)(2) If Common Open Space is provided, it shall meet the following standards... (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (C) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25
H. Open space situated over a structural slab/podium or on a rooftop shall have a combination of landscaping and high quality paving materials, including elements such as planters, mature trees, and use of textured and/or colored paved surfaces (Figure 3-3); and	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (3) Provide landscape elements that will support the health of the plants and enhance the character of place (6) Promote sustainable practices and opportunities for green infrastructure 18.24.080(b) (2) Common Open Space (2) If Common Open Space is provided, it shall meet the following standards: (F) A minimum 20% of landscaping (G) Soil Depth: Planting in above grade courtyards shall have a minimum soil depth of 12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.
I. Parking may not be counted as open space.	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124).*

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
(4) Parking Design	
Parking needs shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment, such that:	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available. (B) Except for driveway access, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage. 18.24.030(b)(4) Loading Docks and Service Areas. Loading and service areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience as follows: (A) Loading docks and service areas shall be located on facades other than the primary building frontage: on alleys, from parking areas, and/or at the rear or side of building if building includes these frontages. When only primary building frontage is available, loading docks and service areas shall be recessed a minimum five feet from the primary façade and shall be screened in accordance with Chapter 18.23.050. (B) Loading dock and service areas located within setback areas shall be screened in accordance with Chapter 18.23.050 and separated from pedestrian access to the primary building entry to avoid impeding pedestrian movement and safety. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)
A. Parking is located behind buildings, below grade or, where those options are not feasible, screened by landscaping, low walls, garages and carports, etc.;	
B. Structured parking is fronted or wrapped with habitable uses when possible (Figure 4-1);	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7)(B): Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, shall be lined with commercial or habitable uses with a minimum depth of 20 feet.

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
C. Parking that is semi-depressed is screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, and/or art (Figure 4-2);	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (C) Partially sub-grade parking shall not have an exposed façade that exceeds five feet in height above abutting grade at back of sidewalk. (D) Partially sub-grade parking shall be screened with continuous landscaping and shrubbery with minimum height of 3 feet and be within 10 feet of the sub-grade parking.
D. Landscaping such as trees, shrubs, vines, or groundcover is incorporated into surface parking lots (Figure 4-2);	*Removed. Redundant with landscaping standards and guidelines in Chapter 18.54.040: Landscaping of Parking Areas*
E. For properties with parking access from the rear of the site (such as a rear alley or driveway) landscaping shall provide a visual buffer between vehicle circulation areas and abutting properties (Figure 4-3);	*Removed. Redundant with standards and guidelines in Chapter 18.54.040(f): Landscaping of Parking Areas (Landscape Screens) and Chapter 18.23.050: Visual, Screening and Landscaping (proposed to be modified to be broadly applicable and relocated to Chapter 18.40.260). For Example:* 18.54.040(f) Landscaping of Parking Areas *[Existing Code Section]* (a) Perimeter Landscaping: Each unenclosed parking facility shall provide a perimeter landscaped strip at least five feet wide between and adjacent to a line defining the exterior boundary of the parking area and the nearest adjacent property line, not separated by a building. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required, and shall be continuous except for required access to the site or to the parking facility. Where the landscaped strip adjoins a public street or pedestrian walkway, the landscaped strip may be required to include a fence, wall, berm, or equivalent feature. Where the parking facility adjoins another site, a fence, wall, or other equivalent screening feature may be required. *See draft standards for Chapter 18.40.260(b) Visual Screening and Landscaping* *(1) For non-residential properties abutting residential uses:* *(ii) Walls facing residential properties shall incorporate architectural design features and landscaping in order to reduce apparent mass and bulk.* *(iii) Loading docks and exterior storage of materials or equipment shall be screened from view from residential properties by fencing, walls or landscape buffers.* *(iv) All required interior yards (setbacks) abutting residential properties shall be planted and maintained as a landscaped screen.* *(2) For all project types:* *(i) All areas not covered by structures, service yards, walkways, driveways, and parking spaces shall be landscaped with ground cover, shrubs, and/or trees.* *(iii) A minimum 10-foot planting and screening strip shall be provided adjacent to any façade abutting a low density residential district (R-1, R-2, or RMD) or abutting railroad tracks.*

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
F. Street parking is utilized for visitor or customer parking and is designed in a manner to enhance traffic calming;	18.24.020(a) Public Realm/Sidewalk Character ~~Intent Statement~~ Contextual Design Criteria (5) Utilize street parking for visitor or customer parking and to enhance traffic calming.
G. Parking is accessed from side streets or alleys when possible.	18.24.030(a)(3): Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available.
(5) Large (Multi-Acre) Sites	
Large (in excess of one acre) sites shall be designed so that street, block, and building patterns are consistent with those of the surrounding neighborhood, and such that:	*Sites over 1 acre in size are not uniquely addressed. Standards and contextual design criteria below would be broadly applicable and would not just apply to large sites.* 18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties
A. New development of large sites maintains and enhances connectivity with a hierarchy of public streets, private streets, walks and bike paths (integrated with Palo Alto's Bicycle Master Plan, when applicable);	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points. (2) Connections to side streets, open spaces, mews, alleys, and paseos
B. The diversity of building types increases with increased lot size (e.g., <1 acre = minimum 1 building type; 1-2 acres = minimum 2 housing types; greater than 2 acres = minimum 3	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features.

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
housing types) (Figures 5-1 through 5-3); and	18.24.050(b)(5)(A) A diversity of housing types (e.g., detached units, attached rowhouses/townhomes, condominiums or apartments, mixed use) are required for projects on large lots: • < 1-acre lots: minimum 1 housing type; • 1 to 2-acre lots: minimum 2 housing types; or • > 2-acre lots = minimum 3 housing types. 18.24.060(b)(2): Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies.
C. Where a site includes more than one housing type, each building type should respond to its immediate context in terms of scale, massing, and design (e.g., small lot units or rowhouse building types facing or abutting existing single-family residences) (Figures 5-2 and 5-3).	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (5) Provide harmonious transitions between abutting properties 18.24.050(b)(1) Upper Floor Step Backs & Daylight Planes (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along both the primary building frontage and the facing facade, and the step shall occur for a minimum of 70% of ~~the~~ each façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. (C) If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. No setback is required unless otherwise required by the zoning district. This daylight plane is required if all of these criteria are met: (i) The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and (ii) The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building; and (iii) The project abuts residential units in the side or rear yard.
(6) Housing Variety and Units on Individual Lots	
Multifamily projects may include a variety of unit types such as small-lot detached units (Figure 6-1), attached rowhouses/townhouses (Figure 6-2), and cottage clusters in order to achieve variety and create transitions to adjacent existing development, provided that:	18.24.050(b)(5)(A) A diversity of housing types (e.g., detached units, attached rowhouses/townhomes, condominiums or apartments, mixed use) are required for projects on large lots: • < 1-acre lots: minimum 1 housing type; • 1 to 2-acre lots: minimum 2 housing types; or • > 2-acre lots = minimum 3 housing types.

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
A. Setbacks and daylight planes along the perimeter of the site shall conform to RM-20 zone standards;	*Removed. Redundant with setbacks and daylight plane standards in district regulations' development standards tables. In particular, townhome and cottage cluster standards are located in Table 3 and footnote (1), Chapter 18.13.050(c) Village Residential Development*
B. Overall development intensity (FAR, landscape coverage, open space) shall be calculated across the entire site to comply with the RM-20 zone standards;	*Removed. Redundant with setbacks and daylight plane standards in district regulations' development standards tables. In particular, townhome and cottage cluster standards are located in Table 3 and footnote (1), Chapter 18.13.050(c) Village Residential Development*
C. Individual detached units shall be spaced a minimum of 3 feet apart;	*Removed. For townhome, cottage cluster, redundant with Table 3, Chapter 18.13.050(c) Village Residential Development.* *Also, required by Fire Code for buildings with openings.*
D. For units on individual "fee simple" lots, units may be situated along the property line of the individual parcel (i.e., zero-lot line) to allow usable open space in the opposite side setback;	*Addressed generally by open space standards in district regulations' development standards tables. "Fee simple" lots not separately addressed.*
E. Each detached unit shall have at least one usable side yard between the house and fence to provide outdoor passage between the front and rear yards;	18.24.040(b)(6): Side Yard Setback Character: Each detached dwelling unit shall have at least one usable side yard, at least 6 feet wide, between the house and fence to provide outdoor passage between the front and rear yards.
F. Spaces between buildings shall be landscaped and/or shall provide for usable hardscape (patios, decks, etc.);	*Removed. Addressed by site open space standard in Table 3, Chapter 18.13.050(c) Village Residential Development*
G. Sidewall windows should be designed with privacy features such as obscure glass or glass block;	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses. 18.24.050(b)(C) Within 40 feet of an abutting structure, no more than 15% of the ~~confronting~~ facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured.
H. Windows on sidewalls opposite each other should be above eye level or should be offset to prevent views into adjacent units; and	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses. 18.24.050(b)(2) Privacy and Transitions to Residential Uses ~~Lower Density Building Types~~ When a building abuts a residential use at an interior side and/or rear property line ~~with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use~~, the building shall break down the abutting façade and maintain privacy by meeting all of the following applicable standards:

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	(C) Maximum Transparency: Within 40 feet of an abutting structure, no more than 15% of the confronting facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured. (D) Windows: Within 30 feet of facing residential windows (except garage or common space windows) or private open space on an abutting residential building, facing windows on the subject site shall meet the following: (i) Window sills at and above the 2nd floor shall be at least 5 feet above finished floor; or (ii) Windows shall have opaque or translucent glazing at or below 5 feet above finished floor; or (iii) Windows shall be angled up to 30 degrees (parallel to window) to face away from abutting privacy impacts; and (iv) Landscape screening shall be 24-inch box size or larger and 8+ feet height at planting; 50% evergreens; and located to align with proposed second floor windows at maturity
I. Architectural treatment shall be carried along the sidewalls of detached units, particularly sidewalls facing streets and pathways.	18.24.060(a) Façade Design ~~Intent Statement~~ Contextual Design Criteria To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (2) Quality of construction, craftsmanship, and design to create long lasting buildings 18.24.040(b) Building Orientation and Setbacks (1) Corner buildings less than 40 feet in height and end units of townhouses or other attached housing products that face the street shall include the following features on their secondary building frontage: (A) A height to width ratio greater than 1.2:1 (B) A minimum of 15 percent fenestration area. (C) At least one facade modulation with a minimum depth of 18 inches and a minimum width of two feet. Examples: Wrap around front porch, bay window.
(7) Sustainability and Green Building Design	
Project design and materials to achieve sustainability and green building design shall be incorporated into the project. Green building design considers the environment during design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design:	18.24.090(a) Materials ~~Intent Statement~~ Contextual Design Criteria To promote the use of high quality, durable, sustainable, and attractive materials that exhibit a sense of permanence and contribute to the aesthetic quality of the development and to the urban design fabric of the community. 18.24.100(a) Sustainability and Green Building Design ~~Intent Statement~~ Contextual Design Criteria To incorporate sustainability, green building, and environmental considerations into the project design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design… 18.24.100(b): See Chapter 16.14: California Green Building Standards additional requirements for green building and sustainable design. Notwithstanding Section 18.24.010(c), these regulations may not be modified through alternative compliance.

RM Zones - 18.13.060 Multiple Family Context-Based Design Criteria	
Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
A. Optimize building orientation for heat gain, shading, daylighting, and natural ventilation (Figure 7-1);	18.24.100(a)(1): Optimize building orientation for thermal comfort, shading, daylighting, and natural ventilation, including operable windows
B. Design landscaping to create comfortable micro-climates and reduce heat island effects (Figure 7-2);	18.24.100(a)(2): Design landscaping to create comfortable micro-climates and reduce heat island effects
C. Design for easy pedestrian, bicycle, and transit access;	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context.
D. Maximize onsite stormwater management through landscaping and permeable pavement (Figure 7-3);	18.24.100(a)(4): Maximize onsite stormwater management through landscaping and permeable pavement
E. Use sustainable building materials.	18.24.100(a)(5): Use sustainable building materials
F. Design lighting, plumbing and equipment for efficient energy use;	18.24.100(a)(6): Design lighting, plumbing and equipment for efficient energy use
G. Create healthy indoor environments;	18.24.100(a)(7): Create healthy indoor environments
H. Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements (Figure 7-2); and	18.24.100(a)(8): Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements
I. Provide protection for creeks and riparian vegetation and integrate stormwater management measures and open space to minimize water quality and erosion impacts to the creek environment.	*Addressed in 18.40.140: Stream Corridor Protection*

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
(1) Pedestrian and Bicycle Environment	
The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements such as:	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points.
A. Ground floor uses that are appealing to pedestrians through well-designed visibility and access (Figure 1-1);	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. (3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.030(b)(2): Site Access - Primary Building Entries shall be located from a public right-of-way or, if not possible, a publicly accessible Pedestrian Walkway. 18.24.040(b)(3): Building Orientation and Setbacks - Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet.

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	18.24.020(4)(B): Primary building entries shall provide at least one seating area or bench within 30 feet of building entry and/or path leading to building entry. This standard may be satisfied by existing seating area or benches located in public right-of-way within 50 feet of the building entry. On arterials—except Downtown—seating areas or benches shall not be located between the sidewalk and curb. Arterial roadways are identified in Map T-5 of the Comprehensive Plan and do not include residential arterials.
B. On primary pedestrian routes, climate and weather protection where possible, such as covered waiting areas, building projections and colonnades, and awnings (Figure 1-2);	18.24.020(a) Public Realm/Sidewalk Character ~~Intent Statement~~ Contextual Design Criteria To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. 18.24.060(c)(4)(B): Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods. 18.24.060(c)(5): Storefront/Retail Ground Floors (E) Awnings, canopies and weather protection: (i) When transom windows are above display windows, awnings, canopies and similar, weather protection elements shall be installed between transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window. 18.24.060(c)(6): Other Non-residential Ground Floors (C) Primary entries shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.
C. Streetscape or pedestrian amenities that contribute to the area's streetscape environment such as street trees, bulbouts, benches, landscape elements, and public art (Figure 1-3);	18.24.020(a) Public Realm/Sidewalk Character ~~Intent Statement~~ Contextual Design Criteria To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. Publicly accessible spaces and sidewalks should: (1) Design the transition between the public and private realm through the coordination of amenities and materials, such as accent paving, tree wells, lighting and street furniture (e.g., benches, bicycle racks, trash receptacles, news racks). (2) Complement or match accent paving to existing designs in the Downtown and California Avenue business district. (3) Provide sidewalk widths that accommodate landscaping, street trees, furniture, and pedestrian amenities; create a pleasant, desirable place to walk; provide shade; and enable comfortable pedestrian passage.
D. Bicycle amenities that contribute to the area's bicycle environment and safety needs, such as bike racks, storage or parking, or dedicated bike lanes or paths (Figure 1-1); and	18.24.020(a) Public Realm/Sidewalk Character ~~Intent Statement~~ Contextual Design Criteria To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. Publicly accessible spaces and sidewalks should: (4) Provide amenities, such as parking and repair equipment, for micromobility, such as bicycles and scooters. 18.24.020(b)(4)(A): Micromobility infrastructure, such as locations to lock bicycles and scooters, shall be located within 30 feet of the primary building entry and/or a path leading to the primary building entry. This standard may be

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	satisfied by existing infrastructure already located within 50 feet of the project site and located in the public right-of-way. *Also see bicycle parking standards in Chapter 18.52.040: Off-Street Parking, Loading and Bicycle Facility Requirements*
E. Vehicle access from alleys or sidestreets where they exist, with pedestrian access from the public street.	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available. (B) Except for driveway access and short-term loading spaces, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage. 18.24.030(b)(2): Site Access - Primary Building Entries shall be located from a public right-of-way or, if not possible, a publicly accessible Pedestrian Walkway.
(2) Street Building Facades	
Street facades shall be designed to provide a strong relationship with the sidewalk and the street(s), to create an environment that supports and encourages pedestrian activity through design elements such as:	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. 18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (3) Reinforce the definition and importance of the street
A. Placement and orientation of doorways, windows, and landscape elements to create strong, direct relationships with the street (Figure 2-1);	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (3) Reinforce the definition and importance of the street 18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. 18.24.040 Building Orientation and Setbacks (5) Front Yard Setback Character Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space:

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	(A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters. (B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area. 18.24.060(c)(4) Building Entries Within Façade Design (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. 18.24.060(c)(5) Storefront/Retail Ground Floors (B) Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space. 18.24.060(c)(6) Other Non-residential Ground Floors (B) Transparency shall include a minimum 50 percent transparent glazing between 4 and 10 feet in height from sidewalk or terrace grade.
B. Facades that include projecting eaves and overhangs, porches, and other architectural elements that provide human scale and help break up building mass (Figure 2-2);	18.24.060(a) Façade Design ~~Intent Statement~~ Contextual Design Criteria To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (1) Human-scaled detail, articulation, and craftsmanship (2) Quality of construction, craftsmanship, and design to create long lasting buildings (3) Expression of a human-scaled façade rhythm and pattern that reflects the building's use (4) Fenestration that enhances the architectural character of the building (5) Defined building entry that is proportional to the building and number of people served (6) Articulation of the building shall break down the scale of the building via building modulation, façade articulation, and variation of fenestration and material patterns. *See new standards in 18.24.060(c) that identify a menu of options for façade design. For example:* 18.24.060(c) Façade Design (2) Façade Composition Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest: (i) Vertical and horizontal recesses such as a pattern of recessed grouping of windows, or recessed panels~~, or similar strategies as approved by the Director of Planning and Development Services~~. The recess shall be a minimum four inches in depth.

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	(ii) Vertical and horizontal projections such as shading and weather protection devices, or decorative architectural details~~, or similar strategies as approved by the Director of Planning and Development Services~~. Projections shall be a minimum four inches in depth. (iii) Datum lines that continue the length of the building, such as cornices, with a minimum four inches in depth, or a minimum two inches in depth and include a change in material; (iv) Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum four inches in depth; (v) Screening devices such as lattices, louvers, shading devices, or perforated metal screens~~, or similar strategies as approved by the Director of Planning and Development Services; or~~ (vi) Use of fine-grained building materials, such as brick or wood shingles, not to exceed eight inches in either height or width; or (vii) Incorporate a minimum of three colors, materials, and/or textures across the whole building.
C. Entries that are clearly defined features of front facades, and that have a scale that is in proportion to the size and type of the building and number of units being accessed; larger buildings should have a more prominent building entrance, while maintaining a pedestrian scale;	18.24.070(a) Residential Entries ~~Intent Statement~~ Contextual Design Criteria Private entries into ground floor residential units shall be designed to provide: (1) human-scaled detailing (2) enhanced pedestrian experience (3) transition between public and private space (4) spaces for residents to gather and spend time outdoors (5) resident privacy *See new standards in 18.24.070(b) Residential Entries for specific entry types (i.e., stoops, porches, patios, terraces, frontage courts), dimensional requirements and the minimum and maximum number of units per entry. For example:* 18.24.070(b)(B) Residential Entries - Porch: (i) Porches shall provide entry access for a maximum of one unit; and (ii) Porch heights shall be within 1 step of finished floor height of adjacent unit; and (iii) Porches shall be large enough so a 6-foot by 6-foot square can fit inside of a porch for each unit; and (iv) The maximum porch floor height from the back of sidewalk grade shall be 5 feet. 18.24.060(b) Façade Design (A) Building Entries Within Façade Design (i) Primary building entries shall be scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries inclusive of doorway and facade plane shall meet the following minimum dimensions: a. Individual residential entries: five feet in width b. Shared residential entry, such as mixed-use buildings: 8 feet in width c. Commercial building entry: 20 feet in width d. Storefront entry: six feet in width

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D. Residential units and storefronts that have a presence on the street and are not walled-off or oriented exclusively inward; E. Elements that signal habitation such as entrances, stairs, porches, bays and balconies that are visible to people on the street;	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. (3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy. 18.24.040(b) Building Orientation and Setbacks (3) Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet.
F. All exposed sides of a building designed with the same level of care and integrity;	18.24.060(a) Façade Design ~~Intent Statement~~ Contextual Design Criteria To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (2) Quality of construction, craftsmanship, and design to create long lasting buildings 18.24.060(b) Façade Design Application (1) All facades shall meet all the required design standards and guidelines to ensure the same level of care and integrity throughout the building design. (2) Façade sidewalls located along a zero-lot line where, at time of approval are not visible from a right-of-way, are exempt. (3) Façade sidewalls located along a zero-lot line, where at time of approval are visible from a right-of-way, shall continue color, material, and pattern of the main façade.
G. Reinforcing the definition and importance of the street with building mass; and	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (3) Reinforce the definition and importance of the street 18.24.040(b)(3): Building Orientation and Setbacks - Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way.

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	(B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet. 18.24.040(b)(4): Ground Floor Residential Units (A) The finished floor of ground floor residential units, when adjacent to a public right-of-way, shall be within the minimum and maximum heights according to setback distance from back of walk identified in Figure 2. On sites with a cross slope greater than 2% along a building facade, the average height of the finished floor and back of walk shall be used. In flood zones, the minimum floor height shall be defined by the Federal Emergency Management Agency (FEMA) flood zone elevation. 18.24.040(b)(5) Front Yard Setback Character Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space: (A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters. (B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area.
H. Upper floors set back to fit in with the context of the neighborhood.	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.050(b)(1) Upper Floor Step Backs & Daylight Planes (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along both the primary building frontage and the facing facade, and the step shall occur for a minimum of 70% of ~~the~~ each façade length.

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	(B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. (C) If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. No setback is required unless otherwise required by the zoning district. This daylight plane is required if all of these criteria are met: (i) The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and (ii) The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building; and (iii) The project abuts residential units in the side or rear yard. 18.24.060(c)(1)(A)(i)(b): Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade. *[Choice in menu of options]* *Also see setbacks and daylight plane standards in district regulations' development standards tables.*
(3) Massing and Setbacks	
Buildings shall be designed to minimize massing and conform to proper setbacks through elements such as:	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties
A. Rooflines that emphasize and accentuate significant elements of the building such as entries, bays, and balconies (Figure 3-1);	18.24.050(a)(4): Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. 18.24.060(c)(4) Building Entries Within Façade Design (A) (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. (B) Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods. *Also see new standards/menu options for massing and articulation in:*

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	18.24.060 Façade Design - (c)(1)(A) Variation in building modulation and Variation in façade articulation. For example: 18.24.060(c)(1)(A)(ii) Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, or bay windows or similar strategies ~~as approved by the Director of Planning and Development Services~~ *[Choice in menu of options]*
B. Design with articulation, setbacks, and materials that minimize massing, break down the scale of buildings, and provide visual interest (Figure 3-1);	18.24.050(a)(1): Break down large building facades and massing to create a human-scaled building that enhances the context of the site 18.24.050(a)(2): Are consistent in scale, mass and character to adjacent land uses and land use designations 18.24.050(b)(2) Privacy and Transitions to Residential Uses ~~Lower Density Building Types~~ When a building abuts a residential use at an interior side and/or rear property line ~~with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use~~, the building shall break down the abutting façade and maintain privacy by meeting all of the following applicable standards: (B) A minimum façade break of four feet in width, two feet in depth, and 32 square feet of area for every 36 to 40 feet of façade length. 18.24.050(b)(3) Maximum Façade Length For portions of a building facade facing a public street, right-of-way, or publicly accessible path, any building greater than 25 feet in height and 70 feet in length shall not have a continuous façade plane greater than 70% of the façade length without an upper floor modulation, which can include bay windows. Upper floor façade modulations shall be a minimum 2 feet in depth, which can be a recess or a projection. (A) Buildings 250 feet in length or greater, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 400 square feet and a width greater than or equal to two times the depth. (B) Buildings 150 to 250 feet in length, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 64 square feet and a minimum width of 8 feet and minimum depth of 4 feet. *Also see new standards/menu options for massing and articulation in* *18.24.060 Façade Design - (c)(1)(A) Variation in building modulation and Variation in façade articulation. For example:* 18.24.060(c)(1)(A)(ii) Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, or bay windows or similar strategies ~~as approved by the Director of Planning and Development Services~~ *Also see materials standards in 18.24.090 Materials*
C. Corner buildings that incorporate special features to reinforce important	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria

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intersections and create buildings of unique architectural merit and varied styles (Figure 3-1);	To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. 18.24.040(b) Building Orientation and Setbacks (1) Treatment of Corner Buildings (less than 40 feet) Corner buildings less than 40 feet in height and end units of townhouses or other attached housing products that face the street shall include the following features on their secondary building frontage: (A) A height to width ratio greater than 1.2:1 (B) A minimum of 15 percent fenestration area. (C) At least one facade modulation with a minimum depth of 18 inches and a minimum width of two feet. Examples: Wrap around front porch, bay window. (2) Treatment of Corner Buildings (40 feet and higher) Corner buildings 40 feet or taller in height shall include at least one of the following special features: (A)Street wall shall be located at the minimum front yard setback or build-to line for a minimum aggregated length of 40 feet in length on both facades meeting at the corner and shall include one or more of the following building features: (i) An entry to ground floor retail or primary building entrance located within 25 feet of the corner of the building (ii) A different material application and/or fenestration pattern from the rest of the façade. (iii) A change in height of at least 4 feet greater or less than the height of the abutting primary façade.
D. Building facades articulated with a building base, body and roof or parapet edge (Figure 3-2);	18.24.060(c)(1)(A): Buildings three stories or taller and on lots wider than 50 feet shall be designed to differentiate a defined base or ground floor, a middle or body, and a top, cornice, or parapet cap. Each of these elements shall be distinguished from one another for a minimum of 80% of the façade length through use of two or more of the following four techniques…
E. Buildings set back from the property line to create an effective 12' sidewalk on El Camino Real, 8' elsewhere (Figure 3-4);	18.24.020(b)(1)(A) Sidewalk Widths: Public sidewalks abutting a development parcel in any commercial mixed-use district (CN, CS, CC, CC(2), CD-C, CD-S, CD-N, PTOD) shall have a minimum sidewalk width (curb to back of walk) of at least 10 feet. This standard may be met with a combination of pedestrian clear path and landscape and furniture strip (see Figure 1), as long as the pedestrian clear path is no less than 8 feet. If the existing public sidewalk does not meet the minimum standard, a publicly accessible extension of the sidewalk, with corresponding public access easement, shall be provided. Notwithstanding the total dimensions required herein, the following streets/locations shall have a minimum sidewalk width as noted: (i) El Camino Real: 12 ft (ii) San Antonio Road, from Middlefield Road to East Charleston Road: 12 ft
F. A majority of the building frontage located at the setback line (Figure 3-3); and	*Removed. Inconsistent with build-to-lines in Chapter 18.16.060 (Table 3 and 4, and related footnotes) which details build-to lines, depending on setback and zone.*
G. No side setback for midblock properties, allowing for a continuous	*Removed. Redundant with detailed side setbacks in Chapter 18.16.060 (Table 3 and 4)*

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street facade, except when abutting low density residential (Figure 3-3).	
(4) Low-Density Residential Transitions	
Where new projects are built abutting existing lower-scale residential development, care shall be taken to respect the scale and privacy of neighboring properties through:	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (5) Provide harmonious transitions between adjacent abutting properties (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses. 18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.050(b)(1) Upper Floor Step Backs & Daylight Planes (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along both the primary building frontage and the facing facade, and the step shall occur for a minimum of 70% of ~~the~~ each façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. (C) If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. No setback is required unless otherwise required by the zoning district. This daylight plane is required if all of these criteria are met: (i) The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and (ii) The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building; and
A. Transitions of development intensity from higher density development building types to building types that are compatible with the lower intensity surrounding uses (Figure 4-1);	
B. Massing and orientation of buildings that respect and mirror the massing of neighboring structures by stepping back upper stories to transition to smaller scale buildings, including setbacks and daylight planes that match abutting R-1 and R-2 zone requirements (Figure 4-2);	

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	(iii) The project abuts residential units in the side or rear yard. 18.24.060(c)(1)(A)(i)(b): Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade. *[Choice in menu of options]* *Also see setbacks and daylight plane standards in district regulations' development standards tables.*
C. Respecting privacy of neighboring structures, with windows and upper floor balconies positioned so they minimize views into neighboring properties (Figure 4-3);	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses. 18.24.050(b)(2)(C) Within 40 feet of an abutting structure, no more than 15% of the confronting facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured. 18.24.050(b)(2)(D) Windows: Within 30 feet of facing residential windows (except garage or common space windows) or private open space on an abutting residential building, facing windows on the subject site shall meet the following: (v) Window sills at and above the 2nd floor shall be at least 5 feet above finished floor; or (vi) Windows shall have opaque or translucent glazing at or below 5 feet above finished floor; or (vii) Windows shall be angled up to 30 degrees (parallel to window) to face away from abutting privacy impacts; and (viii) Landscape screening shall be 24-inch box size or larger and 8+ feet height at planting; 50% evergreens; and located to align with proposed second floor windows at maturity 18.24.050(b)(2)(E) Balconies: Within 30 feet of residential windows (except garage or common space windows) or private open space on an abutting residential building, balconies and decks on the subject site shall be designed to prevent views: (iv) No sight lines are permitted within 5 feet of finished floor and a 45-degree angle downward from balcony railing (v) Submit section view of proposed balcony/deck and abutting residential windows and/or private open space (vi) Provide balcony/deck design measure which may include: d) Minimum 85% opaque railing e) Obscure glass railing f) Barrier with min. 18" horizontal depth from railing (e.g., landscape planter) 18.24.080(b)(1)(D): Balconies shall not be located within the daylight plane
D. Minimizing sight lines into and from neighboring properties (Figure 4-3);	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses.

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	18.24.050(b)(2) Privacy and Transitions to Residential Uses ~~Lower Density Building Types~~ When a building abuts a residential use at an interior side and/or rear property line ~~with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use~~, the building shall break down the abutting façade and maintain privacy by meeting all of the following applicable standards: (A) Landscape Screening: A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size. (C) Maximum Transparency: Within 40 feet of an abutting structure, no more than 15% of the confronting facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured. (D) Windows: Within 30 feet of facing residential windows (except garage or common space windows) or private open space on an abutting residential building, facing windows on the subject site shall meet the following: (i) Window sills at and above the 2nd floor shall be at least 5 feet above finished floor; or (ii) Windows shall have opaque or translucent glazing at or below 5 feet above finished floor; or (iii) Windows shall be angled up to 30 degrees (parallel to window) to face away from abutting privacy impacts; and (iv) Landscape screening shall be 24-inch box size or larger and 8+ feet height at planting; 50% evergreens; and located to align with proposed second floor windows at maturity (E) Balconies: Within 30 feet of residential windows (except garage or common space windows) or private open space on an abutting residential building, balconies and decks on the subject site shall be designed to prevent views: (i) No sight lines are permitted within 5 feet of finished floor and a 45-degree angle downward from balcony railing (ii) Submit section view of proposed balcony/deck and abutting residential windows and/or private open space (iii) Provide balcony/deck design measure which may include: a) Minimum 85% opaque railing b) Obscure glass railing c) Barrier with min. 18" horizontal depth from railing (e.g., landscape planter)
E. Limiting sun and shade impacts on abutting properties; and	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria ...Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with abutting lower density residential development.

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	(7) Optimized building orientation for thermal comfort, shading, daylighting, and natural ventilation and other forms of passive design. *See setbacks and daylight plane standards in district regulations' development standards tables.* *No new sun access or shade impact standards are proposed.*
F. Providing pedestrian paseos and mews to create separation between uses.	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria… (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. 18.24.020(b) Public Realm/Sidewalk Character (1) Sidewalk Widths (B) Publicly accessible sidewalks or walkways with landscape strips, connecting through a development parcel (e.g., on a through lot) shall have a minimum six-foot width. (C) Pedestrian walkways that are designed to provide access to bicycles shall have a minimum width of eight feet, with two feet of clear space on either side.
(5) Project Open Space	
Private and public open space shall be provided so that it is usable for the residents, visitors, and/or employees of a site.	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (2) Be generous in dimension to provide usable space (3) Provide landscape elements that will support the health of the plants and enhance the character of place (4) Promote public health (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure (7) Promote community safety through eyes on the street
A. The type and design of the usable private open space shall be appropriate to the character of the building(s), and shall consider dimensions, solar access, wind protection, views, and privacy;	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (2) Be generous in dimension to provide usable space

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	(3) Provide landscape elements that will support the health of the plants and enhance the character of place (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (A) Floor area shall include a clear space with a minimum dimension of a circle with a six-foot diameter. (B) Minimum clear height dimension of 8'-6" feet (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) Notwithstanding subsection (a), ground floor patios shall meet the following minimum requirements: … (i) RM-20 and RM-30 districts: Minimum 100 square feet of area, the least dimension of which is eight feet for at least 75% of the area (ii) RM-40 districts: Minimum 80 square feet of area, the least dimension of which is six feet for at least 75% of the area (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4)
B. Open space should be sited and designed to accommodate different activities, groups, active and passive uses, and should be located convenient to the users (e.g., residents, employees, or public)	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. 18.24.080(b)(1) Private Open Space If Private Open Spaces is provided, it shall meet the following standards: (C) Be accessed directly from a residential unit 18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards: (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (D) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25 (E) Include places to sit (F) A minimum 20% of landscaping
C. Common open spaces should connect to the pedestrian pathways and	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria … Common and private open spaces should include the following characteristics:

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existing natural amenities of the site and its surroundings;	(1) Be integrated into the site access and building circulation strategy (3) Provide landscape elements that will support the health of the plants and enhance the character of place 18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards: (C) A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features are permitted. (F) A minimum 20% of landscaping
D. Usable open space may be any combination of private and common spaces;	*Removed. Redundant with development standards in Chapter 18.16.060 Table 4, footnote (2) details requirements and options for private and common open space.*
E. Usable open space does not need to be located on the ground and may be located in porches, decks, balconies and/or podiums (but not on rooftops) (Figure 5-1);	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124) and inconsistent with permitted rooftop open spaces in the CN and CS sites on El Camino Real and CC(2) sites that do not abut a single- or two-family residential use or zoning district*
F. Open space should be located to activate the street façade and increase "eyes on the street" when possible (Figure 5-1);	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria …Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (7) Promote community safety through eyes on the street 18.24.040(b)(2)(B): An open space with a minimum dimension of 20 feet and minimum area of 450 square feet. The open space shall be at least one of the following: (i) A publicly accessible open space/plaza (ii) A space used for outdoor seating for public dining (iii) A residential Common Open Space adjacent to a common interior space and less than two feet above adjacent sidewalk grade. Fences and railing shall be a minimum 50% transparent. *[Choice in menu of options]*
G. Both private and common open space areas should be buffered from noise where feasible through landscaping and building placement;	*See existing noise standards in Section 9.10.030(a).* *See existing noise standards for rooftop open spaces in 18.40.230: Rooftop Gardens.* 18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria …Common and private open spaces should include the following characteristics: (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses

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	18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) ...ground floor patios shall meet the following minimum requirements... (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4) 18.24.080(b)(2) If Common Open Space is provided, it shall meet the following standards... (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (C) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25
H. Open space situated over a structural slab/podium or on a rooftop shall have a combination of landscaping and high quality paving materials, including elements such as planters, mature trees, and use of textured and/or colored paved surfaces (Figure 5-2); and	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (3) Provide landscape elements that will support the health of the plants and enhance the character of place (6) Promote sustainable practices and opportunities for green infrastructure 18.24.080(b) (2) Common Open Space (2) If Common Open Space is provided, it shall meet the following standards: (F) A minimum 20% of landscaping (G) Soil Depth: Planting in above grade courtyards shall have a minimum soil depth of 12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.
I. Parking may not be counted as open space.	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124).*
(6) Parking Design	
Parking needs shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment, such that:	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries.
A. Parking is located behind buildings, below grade or, where those options are not feasible, screened by landscaping, low walls, etc.;	18.24.030(b)(3) Vehicle Access.

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Existing *Context-Based Design Criteria*	***Proposed*** *Standard or Contextual Design Criteria*
	(A) Vehicle access shall be located on alleys or side streets where available. (B) Except for driveway access and short-term loading spaces, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage. 18.24.030(b)(4) Loading Docks and Service Areas. Loading and service areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience as follows: (A) Loading docks and service areas shall be located on facades other than the primary building frontage: on alleys, from parking areas, and/or at the rear or side of building if building includes these frontages. When only primary building frontage is available, loading docks and service areas shall be recessed a minimum five feet from the primary façade and shall be screened in accordance with Chapter 18.23.050. (B) Loading dock and service areas located within setback areas shall be screened in accordance with Chapter 18.23.050 and separated from pedestrian access to the primary building entry to avoid impeding pedestrian movement and safety. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)
B. Structured parking is fronted or wrapped with habitable uses when possible (Figure 6-1);	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7)(B): Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, shall be lined with commercial or habitable uses with a minimum depth of 20 feet.
C. Parking that is semi-depressed is screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, and/or art;	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (C) Partially sub-grade parking shall not have an exposed façade that exceeds five feet in height above abutting grade at back of sidewalk. (D) Partially sub-grade parking shall be screened with continuous landscaping and shrubbery with minimum height of 3 feet and be within 10 feet of the sub-grade parking.

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D. Landscaping such as trees, shrubs, vines, or groundcover is incorporated into surface parking lots (Figure 6-2);	*Removed. Redundant with landscaping standards and guidelines in Chapter 18.54.040: Landscaping of Parking Areas*
E. For properties with parking access from the rear of the site (such as a rear alley or driveway) landscaping shall provide a visual buffer between vehicle circulation areas and abutting properties (Figure 6-3);	*Removed. Redundant with standards and guidelines in Chapter 18.54.040(f): Landscaping of Parking Areas (Landscape Screens) and Chapter 18.23.050: Visual, Screening and Landscaping (proposed to be modified to be broadly applicable and relocated to Chapter 18.40.260). For Example:* 18.54.040(f) Landscaping of Parking Areas *[Existing Code Section]* (a) Perimeter Landscaping: Each unenclosed parking facility shall provide a perimeter landscaped strip at least five feet wide between and adjacent to a line defining the exterior boundary of the parking area and the nearest adjacent property line, not separated by a building. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required, and shall be continuous except for required access to the site or to the parking facility. Where the landscaped strip adjoins a public street or pedestrian walkway, the landscaped strip may be required to include a fence, wall, berm, or equivalent feature. Where the parking facility adjoins another site, a fence, wall, or other equivalent screening feature may be required. 18.40.260(b) Visual Screening and Landscaping *[Existing Code Section]* (1) For non-residential properties abutting residential uses: (ii) Walls facing residential properties shall incorporate architectural design features and landscaping in order to reduce apparent mass and bulk. (iii) Loading docks and exterior storage of materials or equipment shall be screened from view from residential properties by fencing, walls or landscape buffers. (iv) All required interior yards (setbacks) abutting residential properties shall be planted and maintained as a landscaped screen. (2) For all project types: (i) All areas not covered by structures, service yards, walkways, driveways, and parking spaces shall be landscaped with ground cover, shrubs, and/or trees. (iii) A minimum 10-foot planting and screening strip shall be provided adjacent to any façade abutting a low density residential district (R-1, R-2, or RMD) or abutting railroad tracks.
F. Street parking is utilized for visitor or customer parking and is designed in a manner to enhance traffic calming;	18.24.020(a) Public Realm/Sidewalk Character ~~Intent Statement~~ Contextual Design Criteria (5) Utilize street parking for visitor or customer parking and to enhance traffic calming.
G. For properties with parking accessed from the front, minimize the amount of frontage used for parking access, no more than 25% of the site frontage facing a street should be devoted to garage openings, carports, or	18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)

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open/surface parking (on sites with less than 100 feet of frontage, no more than 25 feet);	
H. Where two parking lots abut and it is possible for a curb cut and driveway to serve several properties, owners are strongly encouraged to enter in to shared access agreements (Figure 6-4); and	18.24.030(a)(4) Shared access agreements among property owners, where feasible, to reduce the number and widths of curb cuts and driveways.
I. Parking is accessed from side streets or alleys when possible.	18.24.030(a)(3): Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available.
(7) Large (Multi-Acre) Sites	
Large (in excess of one acre) sites shall be designed so that street, block, and building patterns are consistent with those of the surrounding neighborhood, and such that:	*Sites over 1 acre in size are not uniquely addressed. Standards and contextual design criteria below would be broadly applicable and would not just apply to large sites.* 18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties
A. New development of large sites maintains and enhances connectivity with a hierarchy of public streets, private streets, walks and bike paths (integrated with Palo Alto's Bicycle Master Plan, when applicable);	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points.

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	(2) Connections to side streets, open spaces, mews, alleys, and paseos
B. The diversity of building types increases with increased lot size (e.g., <1 acre = minimum 1 building type; 1-2 acres = minimum 2 housing types; greater than 2 acres = minimum 3 housing types) (Figures 7-1 through 7-3); and	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. 18.24.050(b)(5)(A) A diversity of housing types (e.g., detached units, attached rowhouses/townhomes, condominiums or apartments, mixed use) are required for projects on large lots: • < 1-acre lots: minimum 1 housing type; • 1 to 2-acre lots: minimum 2 housing types; or • > 2-acre lots = minimum 3 housing types. 18.24.060(b)(2): Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies.
C. Where a site includes more than one housing type, each building type should respond to its immediate context in terms of scale, massing, and design (e.g., Village Residential building types facing or abutting existing single-family residences) (Figures 7-2 and 7-3).	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (5) Provide harmonious transitions between abutting properties 18.24.050(b)(1) Upper Floor Step Backs & Daylight Planes (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along both the primary building frontage and the facing facade, and the step shall occur for a minimum of 70% of ~~the~~ each façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. (C) If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. No setback is required unless otherwise required by the zoning district. This daylight plane is required if all of these criteria are met: (i) The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and (ii) The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building; and (iii) The project abuts residential units in the side or rear yard.

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(8) Sustainability and Green Building Design	
Project design and materials to achieve sustainability and green building design should be incorporated into the project. Green building design considers the environment during design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design:	18.24.090(a) Materials ~~Intent Statement~~ Contextual Design Criteria To promote the use of high quality, durable, sustainable, and attractive materials that exhibit a sense of permanence and contribute to the aesthetic quality of the development and to the urban design fabric of the community. 18.24.100(a) Sustainability and Green Building Design ~~Intent Statement~~ Contextual Design Criteria To incorporate sustainability, green building, and environmental considerations into the project design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design… 18.24.100(b): See Chapter 16.14: California Green Building Standards additional requirements for green building and sustainable design. Notwithstanding Section 18.24.010(c), these regulations may not be modified through alternative compliance.
A. Optimize building orientation for heat gain, shading, daylighting, and natural ventilation (Figure 8-1).	18.24.100(a)(1): Optimize building orientation for thermal comfort, shading, daylighting, and natural ventilation, including operable windows
B. Design landscaping to create comfortable micro-climates and reduce heat island effects.	18.24.100(a)(2): Design landscaping to create comfortable micro-climates and reduce heat island effects
C. Design for easy pedestrian, bicycle, and transit access.	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context.
D. Maximize onsite stormwater management through landscaping and permeable pavement (Figure 8-2).	18.24.100(a)(4): Maximize onsite stormwater management through landscaping and permeable pavement
E. Use sustainable building materials.	18.24.100(a)(5): Use sustainable building materials
F. Design lighting, plumbing, and equipment for efficient energy and water use.	18.24.100(a)(6): Design lighting, plumbing and equipment for efficient energy use
G. Create healthy indoor environments.	18.24.100(a)(7): Create healthy indoor environments
H. Use creativity and innovation to build more sustainable environments. One example is establishing gardens with	18.24.100(a)(8): Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements

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edible fruits, vegetables or other plants to satisfy a portion of project open space requirements.	
I. Provide protection for creeks and riparian vegetation and integrate stormwater management measures and open space to minimize water quality and erosion impacts to the creek environment.	*Addressed in 18.40.140: Stream Corridor Protection*
J. Encourage installation of photovoltaic panels (Figure 8-3).	*Removed. Addressed by California Energy Code requirements. Guideline could be added to contextual design criteria, if desired.*

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(1) Pedestrian and Bicycle Environment	
The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements such as:	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points.
A. Ground floor uses that are appealing to pedestrians through well-designed visibility and access (Figure 1-1);	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. (3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.030(b)(2): Site Access - Primary Building Entries shall be located from a public right-of-way or, if not possible, a publicly accessible Pedestrian Walkway. 18.24.040(b)(3): Building Orientation and Setbacks - Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet.

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	18.24.020(4)(B): Primary building entries shall provide at least one seating area or bench within 30 feet of building entry and/or path leading to building entry. This standard may be satisfied by existing seating area or benches located in public right-of-way within 50 feet of the building entry. On arterials—except Downtown—seating areas or benches shall not be located between the sidewalk and curb. Arterial roadways are identified in Map T-5 of the Comprehensive Plan and do not include residential arterials.
B. On primary pedestrian routes, climate and weather protection where possible, such as covered waiting areas, building projections and colonnades, and awnings (Figure 1-2);	18.24.020(a) Public Realm/Sidewalk Character ~~Intent Statement~~ Contextual Design Criteria To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. 18.24.060(c)(4)(B): Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods. 18.24.060(c)(5): Storefront/Retail Ground Floors (E) Awnings, canopies and weather protection: (i) When transom windows are above display windows, awnings, canopies and similar, weather protection elements shall be installed between transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window. 18.24.060(c)(6): Other Non-residential Ground Floors (C) Primary entries shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.
C. Streetscape or pedestrian amenities that contribute to the area's streetscape environment such as street trees, bulbouts, benches, landscape elements, and public art (Figure 1-3);	18.24.020(a) Public Realm/Sidewalk Character ~~Intent Statement~~ Contextual Design Criteria To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. Publicly accessible spaces and sidewalks should: (1) Design the transition between the public and private realm through the coordination of amenities and materials, such as accent paving, tree wells, lighting and street furniture (e.g., benches, bicycle racks, trash receptacles, news racks). (2) Complement or match accent paving to existing designs in the Downtown and California Avenue business district. (3) Provide sidewalk widths that accommodate landscaping, street trees, furniture, and pedestrian amenities; create a pleasant, desirable place to walk; provide shade; and enable comfortable pedestrian passage.
D. Bicycle amenities that contribute to the area's bicycle environment and safety needs, such as bike racks, storage or parking, or dedicated bike lanes or paths (Figure 1-1); and	18.24.020(a) Public Realm/Sidewalk Character ~~Intent Statement~~ Contextual Design Criteria To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. Publicly accessible spaces and sidewalks should: (4) Provide amenities, such as parking and repair equipment, for micromobility, such as bicycles and scooters. 18.24.020(b)(4)(A): Micromobility infrastructure, such as locations to lock bicycles and scooters, shall be located within 30 feet of the primary building entry and/or a path leading to the primary building entry. This standard may be

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	satisfied by existing infrastructure already located within 50 feet of the project site and located in the public right-of-way. *Also see bicycle parking standards in Chapter 18.52.040: Off-Street Parking, Loading and Bicycle Facility Requirements*
E. Vehicle access from alleys or sidestreets where they exist, with pedestrian access from the public street.	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available. (B) Except for driveway access and short-term loading spaces, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage. 18.24.030(b)(2): Site Access - Primary Building Entries shall be located from a public right-of-way or, if not possible, a publicly accessible Pedestrian Walkway.
(2) Street Building Facades	
Street facades shall be designed to provide a strong relationship with the sidewalk and the street(s), to create an environment that supports and encourages pedestrian activity through design elements such as:	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. 18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (3) Reinforce the definition and importance of the street
A. Placement and orientation of doorways, windows, and landscape elements to create strong, direct relationships with the street (Figure 2-1);	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (3) Reinforce the definition and importance of the street 18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. 18.24.040 Building Orientation and Setbacks (5) Front Yard Setback Character Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space: (A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters.

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	(B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area. 18.24.060(c)(4) Building Entries Within Façade Design (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. 18.24.060(c)(5) Storefront/Retail Ground Floors (B) Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space. 18.24.060(c)(6) Other Non-residential Ground Floors (B) Transparency shall include a minimum 50 percent transparent glazing between 4 and 10 feet in height from sidewalk or terrace grade.
B. Facades that include projecting eaves and overhangs, porches, and other architectural elements that provide human scale and help break up building mass (Figure 2-2);	18.24.060(a) Façade Design ~~Intent Statement~~ Contextual Design Criteria To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (1) Human-scaled detail, articulation, and craftsmanship (2) Quality of construction, craftsmanship, and design to create long lasting buildings (3) Expression of a human-scaled façade rhythm and pattern that reflects the building's use (4) Fenestration that enhances the architectural character of the building (5) Defined building entry that is proportional to the building and number of people served (6) Articulation of the building shall break down the scale of the building via building modulation, façade articulation, and variation of fenestration and material patterns. *See new standards in 18.24.060(c) that identify a menu of options for façade design. For example:* 18.24.060(c) Façade Design (2) Façade Composition Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest: (i) Vertical and horizontal recesses such as a pattern of recessed grouping of windows, or recessed panels~~, or similar strategies as approved by the Director of Planning and Development Services~~. The recess shall be a minimum four inches in depth.

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	(ii) Vertical and horizontal projections such as shading and weather protection devices, or decorative architectural details~~, or similar strategies as approved by the Director of Planning and Development Services~~. Projections shall be a minimum four inches in depth. (iii) Datum lines that continue the length of the building, such as cornices, with a minimum four inches in depth, or a minimum two inches in depth and include a change in material; (iv) Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum four inches in depth; (v) Screening devices such as lattices, louvers, shading devices, or perforated metal screens~~, or similar strategies as approved by the Director of Planning and Development Services~~; or (vi) Use of fine-grained building materials, such as brick or wood shingles, not to exceed eight inches in either height or width; or (vii) Incorporate a minimum of three colors, materials, and/or textures across the whole building.
C. Entries that are clearly defined features of front facades, and that have a scale that is in proportion to the size and type of the building and number of units being accessed; larger buildings should have a more prominent building entrance, while maintaining a pedestrian scale;	18.24.070(a) Residential Entries ~~Intent Statement~~ Contextual Design Criteria Private entries into ground floor residential units shall be designed to provide: (1) human-scaled detailing (2) enhanced pedestrian experience (3) transition between public and private space (4) spaces for residents to gather and spend time outdoors (5) resident privacy *See new standards in 18.24.070(b) Residential Entries for specific entry types (i.e., stoops, porches, patios, terraces, frontage courts), dimensional requirements and the minimum and maximum number of units per entry. For example:* 18.24.070(b)(B) Residential Entries - Porch: (i) Porches shall provide entry access for a maximum of one unit; and (ii) Porch heights shall be within 1 step of finished floor height of adjacent unit; and (iii) Porches shall be large enough so a 6-foot by 6-foot square can fit inside of a porch for each unit; and (iv) The maximum porch floor height from the back of sidewalk grade shall be 5 feet. 18.24.060(b) Façade Design (A) Building Entries Within Façade Design (i) Primary building entries shall be scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries inclusive of doorway and facade plane shall meet the following minimum dimensions: a. Individual residential entries: five feet in width b. Shared residential entry, such as mixed-use buildings: 8 feet in width c. Commercial building entry: 20 feet in width d. Storefront entry: six feet in width

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D. Residential units and storefronts that have a presence on the street and are not walled-off or oriented exclusively inward; E. Elements that signal habitation such as entrances, stairs, porches, bays and balconies that are visible to people on the street;	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. (3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy. 18.24.040(b) Building Orientation and Setbacks (3) Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet.
F. All exposed sides of a building designed with the same level of care and integrity;	18.24.060(a) Façade Design ~~Intent Statement~~ Contextual Design Criteria To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (2) Quality of construction, craftsmanship, and design to create long lasting buildings 18.24.060(b) Façade Design Application (1) All facades shall meet all the required design standards and guidelines to ensure the same level of care and integrity throughout the building design. (2) Façade sidewalls located along a zero-lot line where, at time of approval are not visible from a right-of-way, are exempt. (3) Façade sidewalls located along a zero-lot line, where at time of approval are visible from a right-of-way, shall continue color, material, and pattern of the main façade.
G. Reinforcing the definition and importance of the street with building mass; and	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (3) Reinforce the definition and importance of the street 18.24.040(b)(3): Building Orientation and Setbacks - Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway.

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	(C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet. 18.24.040(b)(4): Ground Floor Residential Units (A) The finished floor of ground floor residential units, when adjacent to a public right-of-way, shall be within the minimum and maximum heights according to setback distance from back of walk identified in Figure 2. On sites with a cross slope greater than 2% along a building facade, the average height of the finished floor and back of walk shall be used. In flood zones, the minimum floor height shall be defined by the Federal Emergency Management Agency (FEMA) flood zone elevation. 18.24.040(b)(5) Front Yard Setback Character Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space: (A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters. (B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area.
H. Upper floors set back to fit in with the context of the neighborhood.	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.050(b)(1) Upper Floor Step Backs & Daylight Planes (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along both the primary building frontage and the facing facade, and the step shall occur for a minimum of 70% of ~~the~~ each façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height.

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	(C) If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. No setback is required unless otherwise required by the zoning district. This daylight plane is required if all of these criteria are met: (i) The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and (ii) The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building; and (iii) The project abuts residential units in the side or rear yard. 18.24.060(c)(1)(A)(i)(b): Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade. *[Choice in menu of options]* *Also see setbacks and daylight plane standards in district regulations' development standards tables.*
(3) Massing and Setbacks	
Buildings shall be designed to minimize massing and conform to proper setbacks through elements such as:	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties
A. Rooflines that emphasize and accentuate significant elements of the building such as entries, bays, and balconies (Figure 3-1);	18.24.050(a)(4): Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. 18.24.060(c)(4) Building Entries Within Façade Design (A) (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. (B) Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods. *Also see new standards/menu options for massing and articulation in:*

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	18.24.060 Façade Design - (c)(1)(A) Variation in building modulation and Variation in façade articulation. For example: 18.24.060(c)(1)(A)(ii) Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, or bay windows or similar strategies ~~as approved by the Director of Planning and Development Services~~ *[Choice in menu of options]*
B. Design with articulation, setbacks, and materials that minimize massing, break down the scale of buildings, and provide visual interest (Figure 3-1);	18.24.050(a)(1): Break down large building facades and massing to create a human-scaled building that enhances the context of the site 18.24.050(a)(2): Are consistent in scale, mass and character to adjacent land uses and land use designations 18.24.050(b)(2) Privacy and Transitions to Residential Uses ~~Lower Density Building Types~~ When a building abuts a residential use at an interior side and/or rear property line ~~with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use~~, the building shall break down the abutting façade and maintain privacy by meeting all of the following applicable standards: (B) A minimum façade break of four feet in width, two feet in depth, and 32 square feet of area for every 36 to 40 feet of façade length. 18.24.050(b)(3) Maximum Façade Length For portions of a building facade facing a public street, right-of-way, or publicly accessible path, any building greater than 25 feet in height and 70 feet in length shall not have a continuous façade plane greater than 70% of the façade length without an upper floor modulation, which can include bay windows. Upper floor façade modulations shall be a minimum 2 feet in depth, which can be a recess or a projection. (A) Buildings 250 feet in length or greater, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 400 square feet and a width greater than or equal to two times the depth. (B) Buildings 150 to 250 feet in length, which face a public street, right-of-way, or publicly accessible path, shall have at least one vertical façade break with a minimum area greater than 64 square feet and a minimum width of 8 feet and minimum depth of 4 feet. *Also see new standards/menu options for massing and articulation in 18.24.060 Façade Design - (c)(1)(A) Variation in building modulation and Variation in façade articulation. For example:* 18.24.060(c)(1)(A)(ii) Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, or bay windows or similar strategies ~~as approved by the Director of Planning and Development Services~~ *Also see materials standards in 18.24.090 Materials*
C. Corner buildings that incorporate special features to reinforce important	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria

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intersections and create buildings of unique architectural merit and varied styles (Figure 3-1);	To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. 18.24.040(b) Building Orientation and Setbacks (1) Treatment of Corner Buildings (less than 40 feet) Corner buildings less than 40 feet in height and end units of townhouses or other attached housing products that face the street shall include the following features on their secondary building frontage: (A) A height to width ratio greater than 1.2:1 (B) A minimum of 15 percent fenestration area. (C) At least one facade modulation with a minimum depth of 18 inches and a minimum width of two feet. Examples: Wrap around front porch, bay window. (2) Treatment of Corner Buildings (40 feet and higher) Corner buildings 40 feet or taller in height shall include at least one of the following special features: (A)Street wall shall be located at the minimum front yard setback or build-to line for a minimum aggregated length of 40 feet in length on both facades meeting at the corner and shall include one or more of the following building features: (i) An entry to ground floor retail or primary building entrance located within 25 feet of the corner of the building (ii) A different material application and/or fenestration pattern from the rest of the façade. (iii) A change in height of at least 4 feet greater or less than the height of the abutting primary façade.
D. Building facades articulated with a building base, body and roof or parapet edge (Figure 3-2);	18.24.060(c)(1)(A): Buildings three stories or taller and on lots wider than 50 feet shall be designed to differentiate a defined base or ground floor, a middle or body, and a top, cornice, or parapet cap. Each of these elements shall be distinguished from one another for a minimum of 80% of the façade length through use of two or more of the following four techniques…
E. Buildings set back from the property line to create an effective 12' sidewalk on El Camino Real, 8' elsewhere (Figure 3-4);	18.24.020(b)(1)(A) Sidewalk Widths: Public sidewalks abutting a development parcel in any commercial mixed-use district (CN, CS, CC, CC(2), CD-C, CD-S, CD-N, PTOD) shall have a minimum sidewalk width (curb to back of walk) of at least 10 feet. This standard may be met with a combination of pedestrian clear path and landscape and furniture strip (see Figure 1), as long as the pedestrian clear path is no less than 8 feet. If the existing public sidewalk does not meet the minimum standard, a publicly accessible extension of the sidewalk, with corresponding public access easement, shall be provided. Notwithstanding the total dimensions required herein, the following streets/locations shall have a minimum sidewalk width as noted: (i) El Camino Real: 12 ft (ii) San Antonio Road, from Middlefield Road to East Charleston Road: 12 ft
F. A majority of the building frontage located at the setback line (Figure 3-3); and	*Removed. Inconsistent with build-to-lines in Chapter 18.16.060 (Table 4) which details build-to lines, depending on setback.*
G. No side setback for midblock properties, allowing for a continuous	*Removed. Redundant with detailed side setbacks in Chapter 18.16.060 (Table 4)*

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street facade, except when abutting low density residential (Figure 3-3).	
(4) Low-Density Residential Transitions	
Where new projects are built abutting existing lower-scale residential development, care shall be taken to respect the scale and privacy of neighboring properties through:	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (5) Provide harmonious transitions between adjacent abutting properties (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.050(b)(1) Upper Floor Step Backs & Daylight Planes (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along both the primary building frontage and the facing facade, and the step shall occur for a minimum of 70% of ~~the~~ each façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. (C) If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. No setback is required unless otherwise required by the zoning district. This daylight plane is required if all of these criteria are met: (i) The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and
A. Transitions of development intensity from higher density development building types to building types that are compatible with the lower intensity surrounding uses (Figure 4-1);	
B. Massing and orientation of buildings that respect and mirror the massing of neighboring structures by stepping back upper stories to transition to smaller scale buildings, including setbacks and daylight planes that match abutting R-1 and R-2 zone requirements (Figure 4-2);	

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	(ii) The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building; and (iii) The project abuts residential units in the side or rear yard. 18.24.060(c)(1)(A)(i)(b): Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade. *[Choice in menu of options]* *Also see setbacks and daylight plane standards in district regulations' development standards tables.*
C. Respecting privacy of neighboring structures, with windows and upper floor balconies positioned so they minimize views into neighboring properties (Figure 4-3);	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.050(b)(2) Privacy and Transitions to Residential Uses ~~Lower Density Building Types~~ When a building abuts a residential use at an interior side and/or rear property line ~~with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use~~, the building shall break down the abutting façade and maintain privacy by meeting all of the following applicable standards: (A) Landscape Screening: A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size. (C) Maximum Transparency: Within 40 feet of an abutting structure, no more than 15% of the confronting facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured. (D) Windows: Within 30 feet of facing residential windows (except garage or common space windows) or private open space on an abutting residential building, facing windows on the subject site shall meet the following: (i) Window sills at and above the 2nd floor shall be at least 5 feet above finished floor; or (ii) Windows shall have opaque or translucent glazing at or below 5 feet above finished floor; or (iii) Windows shall be angled up to 30 degrees (parallel to window) to face away from abutting privacy impacts; and (iv) Landscape screening shall be 24-inch box size or larger and 8+ feet height at planting; 50% evergreens; and located to align with proposed second floor windows at maturity (E) Balconies: Within 30 feet of residential windows (except garage or common space windows) or private open space on an abutting residential building, balconies and decks on the subject site shall be designed to prevent views: (i) No sight lines are permitted within 5 feet of finished floor and a 45-degree angle downward from balcony railing

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Existing Context-Based Design Criteria	***Proposed** Standard or Contextual Design Criteria*
	(ii) Submit section view of proposed balcony/deck and abutting residential windows and/or private open space (iii) Provide balcony/deck design measure which may include: a) Minimum 85% opaque railing b) Obscure glass railing c) Barrier with min. 18" horizontal depth from railing (e.g., landscape planter) 18.24.080(b)(1)(D): Balconies shall not be located within the daylight plane
D. Minimizing sight lines into and from neighboring properties (Figure 4-3);	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.050(b)(2) Privacy and Transitions to Residential Uses ~~Lower Density Building Types~~ When a building abuts a residential use at an interior side and/or rear property line ~~with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use~~, the building shall break down the abutting façade and maintain privacy by meeting all of the following applicable standards: (A) Landscape Screening: A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size. (C) Maximum Transparency: Within 40 feet of an abutting structure, no more than 15% of the confronting facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured. (D) Windows: Within 30 feet of facing residential windows (except garage or common space windows) or private open space on an abutting residential building, facing windows on the subject site shall meet the following: (i) Window sills at and above the 2nd floor shall be at least 5 feet above finished floor; or (ii) Windows shall have opaque or translucent glazing at or below 5 feet above finished floor; or (iii) Windows shall be angled up to 30 degrees (parallel to window) to face away from abutting privacy impacts; and (iv) Landscape screening shall be 24-inch box size or larger and 8+ feet height at planting; 50% evergreens; and located to align with proposed second floor windows at maturity (E) Balconies: Within 30 feet of residential windows (except garage or common space windows) or private open space on an abutting residential building, balconies and decks on the subject site shall be designed to prevent views: (i) No sight lines are permitted within 5 feet of finished floor and a 45-degree angle downward from balcony railing (ii) Submit section view of proposed balcony/deck and abutting residential windows and/or private open space (iii) Provide balcony/deck design measure which may include:

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Existing Context-Based Design Criteria	***Proposed** Standard or Contextual Design Criteria*
	a) Minimum 85% opaque railing b) Obscure glass railing c) Barrier with min. 18" horizontal depth from railing (e.g., landscape planter)
E. Limiting sun and shade impacts on abutting properties; and	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria ...Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with abutting lower density residential development. (7) Optimized building orientation for thermal comfort, shading, daylighting, and natural ventilation and other forms of passive design. *See setbacks and daylight plane standards in district regulations' development standards tables.* *No new sun access or shade impact standards are proposed.*
F. Providing pedestrian paseos and mews to create separation between uses.	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria… (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. 18.24.020(b) Public Realm/Sidewalk Character (1) Sidewalk Widths (B) Publicly accessible sidewalks or walkways with landscape strips, connecting through a development parcel (e.g., on a through lot) shall have a minimum six-foot width. (C) Pedestrian walkways that are designed to provide access to bicycles shall have a minimum width of eight feet, with two feet of clear space on either side.
(5) Project Open Space	
Private and public open space shall be provided so that it is usable for the residents, visitors, and/or employees of a site.	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (2) Be generous in dimension to provide usable space

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	(3) Provide landscape elements that will support the health of the plants and enhance the character of place (4) Promote public health (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure (7) Promote community safety through eyes on the street
A. The type and design of the usable private open space shall be appropriate to the character of the building(s), and shall consider dimensions, solar access, wind protection, views, and privacy;	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (2) Be generous in dimension to provide usable space (3) Provide landscape elements that will support the health of the plants and enhance the character of place (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (A) Floor area shall include a clear space with a minimum dimension of a circle with a six-foot diameter. (B) Minimum clear height dimension of 8'-6" feet (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) Notwithstanding subsection (a), ground floor patios shall meet the following minimum requirements: … (i) RM-20 and RM-30 districts: Minimum 100 square feet of area, the least dimension of which is eight feet for at least 75% of the area (ii) RM-40 districts: Minimum 80 square feet of area, the least dimension of which is six feet for at least 75% of the area (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4)
B. Open space should be sited and designed to accommodate different activities, groups, active and passive uses, and should be located convenient to the users (e.g., residents, employees, or public)	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. 18.24.080(b)(1) Private Open Space If Private Open Spaces is provided, it shall meet the following standards: (C) Be accessed directly from a residential unit

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Existing Context-Based Design Criteria	***Proposed** Standard or Contextual Design Criteria*
	18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards: (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (D) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25 (E) Include places to sit (F) A minimum 20% of landscaping
C. Common open spaces should connect to the pedestrian pathways and existing natural amenities of the site and its surroundings;	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria… Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (3) Provide landscape elements that will support the health of the plants and enhance the character of place 18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards: (C) A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features are permitted. (F) A minimum 20% of landscaping
D. Usable open space may be any combination of private and common spaces;	*Removed. Redundant with development standards in Chapter 18.18.060(b) (Table 3) which details requirements and options for private and common open space.*
E. Usable open space does not need to be located on the ground and may be located in porches, decks, balconies and/or podiums (but not on rooftops) (Figure 5-1);	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124) and inconsistent with permitted rooftop open spaces in the CD-C district on sites that do not abut a single- or two-family residential use or zoning district*
F. Open space should be located to activate the street façade and increase "eyes on the street" when possible (Figure 5-1);	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria …Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (7) Promote community safety through eyes on the street 18.24.040(b)(2)(B): An open space with a minimum dimension of 20 feet and minimum area of 450 square feet. The open space shall be at least one of the following: (i) A publicly accessible open space/plaza (ii) A space used for outdoor seating for public dining

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	(iii) A residential Common Open Space adjacent to a common interior space and less than two feet above adjacent sidewalk grade. Fences and railing shall be a minimum 50% transparent. *[Choice in menu of options]*
G. Both private and common open space areas should be buffered from noise where feasible through landscaping and building placement;	*See noise standards in Section 9.10.030(a).* *See existing noise standards for rooftop open spaces in 18.40.230: Rooftop Gardens.* 18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria …Common and private open spaces should include the following characteristics: (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) ...ground floor patios shall meet the following minimum requirements... (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4) 18.24.080(b)(2) If Common Open Space is provided, it shall meet the following standards... (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (C) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25
H. Open space situated over a structural slab/podium or on a rooftop shall have a combination of landscaping and high quality paving materials, including elements such as planters, mature trees, and use of textured and/or colored paved surfaces (Figure 5-2); and	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (3) Provide landscape elements that will support the health of the plants and enhance the character of place (6) Promote sustainable practices and opportunities for green infrastructure 18.24.080(b) (2) Common Open Space (2) If Common Open Space is provided, it shall meet the following standards: (F) A minimum 20% of landscaping (G) Soil Depth: Planting in above grade courtyards shall have a minimum soil depth of 12 inches for ground cover, 20 inches for shrubs, and 36 inches for trees.

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I. Parking may not be counted as open space.	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124).*
(6) Parking Design	
Parking needs shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment, such that:	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries.
A. Parking is located behind buildings, below grade or, where those options are not feasible, screened by landscaping, low walls, etc.;	18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available. (B) Except for driveway access and short-term loading spaces, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage. 18.24.030(b)(4) Loading Docks and Service Areas. Loading and service areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience as follows: (A) Loading docks and service areas shall be located on facades other than the primary building frontage: on alleys, from parking areas, and/or at the rear or side of building if building includes these frontages. When only primary building frontage is available, loading docks and service areas shall be recessed a minimum five feet from the primary façade and shall be screened in accordance with Chapter 18.23.050. (B) Loading dock and service areas located within setback areas shall be screened in accordance with Chapter 18.23.050 and separated from pedestrian access to the primary building entry to avoid impeding pedestrian movement and safety. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)
B. Structured parking is fronted or wrapped with habitable uses when possible (Figure 6-1);	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries.

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Existing Context-Based Design Criteria	***Proposed** Standard or Contextual Design Criteria*
	18.24.060(b)(7)(B): Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, shall be lined with commercial or habitable uses with a minimum depth of 20 feet.
C. Parking that is semi-depressed is screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, and/or art;	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (C) Partially sub-grade parking shall not have an exposed façade that exceeds five feet in height above abutting grade at back of sidewalk. (D) Partially sub-grade parking shall be screened with continuous landscaping and shrubbery with minimum height of 3 feet and be within 10 feet of the sub-grade parking.
D. Landscaping such as trees, shrubs, vines, or groundcover is incorporated into surface parking lots (Figure 6-2);	*Removed. Redundant with landscaping standards and guidelines in Chapter 18.54.040: Landscaping of Parking Areas*
E. For properties with parking access from the rear of the site (such as a rear alley or driveway) landscaping shall provide a visual buffer between vehicle circulation areas and abutting properties (Figure 6-3);	*Removed. Redundant with standards and guidelines in Chapter 18.54.040(f): Landscaping of Parking Areas (Landscape Screens) and Chapter 18.23.050: Visual, Screening and Landscaping (proposed to be modified to be broadly applicable and relocated to Chapter 18.40.260). For Example:* 18.54.040(f) Landscaping of Parking Areas *[Existing Code Section]* (a) Perimeter Landscaping: Each unenclosed parking facility shall provide a perimeter landscaped strip at least five feet wide between and adjacent to a line defining the exterior boundary of the parking area and the nearest adjacent property line, not separated by a building. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required, and shall be continuous except for required access to the site or to the parking facility. Where the landscaped strip adjoins a public street or pedestrian walkway, the landscaped strip may be required to include a fence, wall, berm, or equivalent feature. Where the parking facility adjoins another site, a fence, wall, or other equivalent screening feature may be required. 18.40.260(b) Visual Screening and Landscaping *[Existing Code Section]* (1) For non-residential properties abutting residential uses: (ii) Walls facing residential properties shall incorporate architectural design features and landscaping in order to reduce apparent mass and bulk. (iii) Loading docks and exterior storage of materials or equipment shall be screened from view from residential properties by fencing, walls or landscape buffers. (iv) All required interior yards (setbacks) abutting residential properties shall be planted and maintained as a landscaped screen. (2) For all project types: (i) All areas not covered by structures, service yards, walkways, driveways, and parking spaces shall be landscaped with ground cover, shrubs, and/or trees.

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Existing Context-Based Design Criteria	***Proposed** Standard or Contextual Design Criteria*
	(iii) A minimum 10-foot planting and screening strip shall be provided adjacent to any façade abutting a low density residential district (R-1, R-2, or RMD) or abutting railroad tracks.
F. Street parking is utilized for visitor or customer parking and is designed in a manner to enhance traffic calming;	18.24.020(a) Public Realm/Sidewalk Character ~~Intent Statement~~ Contextual Design Criteria (5) Utilize street parking for visitor or customer parking and to enhance traffic calming.
G. For properties with parking accessed from the front, minimize the amount of frontage used for parking access, no more than 25% of the site frontage facing a street should be devoted to garage openings, carports, or open/surface parking (on sites with less than 100 feet of frontage, no more than 25 feet);	18.24.030(a)(3): Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)
H. Where two parking lots abut and it is possible for a curb cut and driveway to serve several properties, owners are strongly encouraged to enter in to shared access agreements (Figure 6-4); and	18.24.030(a)(4) Shared access agreements among property owners, where feasible, to reduce the number and widths of curb cuts and driveways.
I. Parking is accessed from side streets or alleys when possible.	18.24.030(a)(3): Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available.
(7) Large (Multi-Acre) Sites	
Large (in excess of one acre) sites shall be designed so that street, block, and building patterns are consistent with those of the surrounding neighborhood, and such that:	*Sites over 1 acre in size are not uniquely addressed. Standards and contextual design criteria below would be broadly applicable and would not just apply to large sites.* 18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate.

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Existing Context-Based Design Criteria	***Proposed** Standard or Contextual Design Criteria*
	(5) Provide harmonious transitions between abutting properties
A. New development of large sites maintains and enhances connectivity with a hierarchy of public streets, private streets, walks and bike paths (integrated with Palo Alto's Bicycle Master Plan, when applicable);	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points. (2) Connections to side streets, open spaces, mews, alleys, and paseos
B. The diversity of building types increases with increased lot size (e.g., <1 acre = minimum 1 building type; 1-2 acres = minimum 2 housing types; greater than 2 acres = minimum 3 housing types) (Figures 7-1 through 7-3); and	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. 18.24.050(b)(5)(A) A diversity of housing types (e.g., detached units, attached rowhouses/townhomes, condominiums or apartments, mixed use) are required for projects on large lots: • < 1-acre lots: minimum 1 housing type; • 1 to 2-acre lots: minimum 2 housing types; or • > 2-acre lots = minimum 3 housing types. 18.24.060(b)(2): Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies.
C. Where a site includes more than one housing type, each building type should respond to its immediate context in terms of scale, massing, and design (e.g., Village Residential building types facing or abutting existing single-family residences) (Figures 7-2 and 7-3).	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (5) Provide harmonious transitions between abutting properties 18.24.050(b)(1) Upper Floor Step Backs & Daylight Planes (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along both the primary building frontage and the facing facade, and the step shall occur for a minimum of 70% of ~~the~~ each façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height.

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Existing Context-Based Design Criteria	***Proposed** Standard or Contextual Design Criteria*
	(C) If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. No setback is required unless otherwise required by the zoning district. This daylight plane is required if all of these criteria are met: (i) The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and (ii) The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building; and (iii) The project abuts residential units in the side or rear yard.
(8) Sustainability and Green Building Design	
Project design and materials to achieve sustainability and green building design should be incorporated into the project. Green building design considers the environment during design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design:	18.24.090(a) Materials ~~Intent Statement~~ Contextual Design Criteria To promote the use of high quality, durable, sustainable, and attractive materials that exhibit a sense of permanence and contribute to the aesthetic quality of the development and to the urban design fabric of the community. 18.24.100(a) Sustainability and Green Building Design ~~Intent Statement~~ Contextual Design Criteria To incorporate sustainability, green building, and environmental considerations into the project design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design… 18.24.100(b): See Chapter 16.14: California Green Building Standards additional requirements for green building and sustainable design. Notwithstanding Section 18.24.010(c), these regulations may not be modified through alternative compliance.
A. Optimize building orientation for heat gain, shading, daylighting, and natural ventilation (Figure 8-1).	18.24.100(a)(1): Optimize building orientation for thermal comfort, shading, daylighting, and natural ventilation, including operable windows
B. Design landscaping to create comfortable micro-climates and reduce heat island effects.	18.24.100(a)(2): Design landscaping to create comfortable micro-climates and reduce heat island effects
C. Design for easy pedestrian, bicycle, and transit access.	18.24.030(a) Site Access ~~Intent Statement Contextual Design Criteria~~ To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context.
D. Maximize onsite stormwater management through landscaping and permeable pavement (Figure 8-2).	18.24.100(a)(4): Maximize onsite stormwater management through landscaping and permeable pavement
E. Use sustainable building materials.	18.24.100(a)(5): Use sustainable building materials

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F. Design lighting, plumbing, and equipment for efficient energy and water use.	18.24.100(a)(6): Design lighting, plumbing and equipment for efficient energy use
G. Create healthy indoor environments.	18.24.100(a)(7): Create healthy indoor environments
H. Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements.	18.24.100(a)(8): Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements
I. Provide protection for creeks and riparian vegetation and integrate stormwater management measures and open space to minimize water quality and erosion impacts to the creek environment.	*Addressed in 18.40.140: Stream Corridor Protection*
J. Encourage installation of photovoltaic panels (Figure 8-3).	*Removed. Addressed by California Energy Code requirements. Guideline could be added to contextual design criteria, if desired.*

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
(1) Pedestrian and Bicycle Environment	
The design of new projects shall promote pedestrian walkability, a bicycle friendly environment, and connectivity through design elements such as:	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points.
A. Connectivity for pedestrians and cyclists with external and internal (if any) streets, pathways, or bike facilities (See Figure 1-1);	
B. Pathways and streets that present a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks;	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. *See 18.24.020(b)(A) Figure 1: Illustrative Sidewalk Section and Description of Zones, and related table*
C. Wide sidewalks (built as easements beyond the property line if needed, but not to the detriment of existing or future bike lanes) along Park Boulevard to reinforce the street as a primary pedestrian and bicycle linkage to the multimodal station;	18.24.020(b)(1)(A) Sidewalk Widths: Public sidewalks abutting a development parcel in any commercial mixed-use district (CN, CS, CC, CC(2), CD-C, CD-S, CD-N, PTOD) shall have a minimum sidewalk width (curb to back of walk) of at least 10 feet. This standard may be met with a combination of pedestrian clear path and landscape and furniture strip (see Figure 1), as long as the pedestrian clear path is no less than 8 feet. If the existing public sidewalk does not meet the minimum standard, a publicly accessible extension of the sidewalk, with corresponding public access easement, shall be provided. *Park Blvd. sidewalk widths should be identified through the NVCAP process.*
D. Bicycle amenities that contribute to the area's bicycle environment and safety needs, such as bike racks, storage or parking, or dedicated bike lanes or paths (See Figure 1-2);	18.24.020(a) Public Realm/Sidewalk Character ~~Intent Statement~~ Contextual Design Criteria To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. Publicly accessible spaces and sidewalks should: (4) Provide amenities, such as parking and repair equipment, for micromobility, such as bicycles and scooters. 18.24.020(b)(4)(A): Micromobility infrastructure, such as locations to lock bicycles and scooters, shall be located within 30 feet of the primary building entry and/or a path leading to the primary building entry. This standard may be satisfied by existing infrastructure already located within 50 feet of the project site and located in the public right-of-way. *Also see bicycle parking standards in Chapter 18.52.040: Off-Street Parking, Loading and Bicycle Facility Requirements*

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E. Ground floor uses that are appealing to pedestrians through well-designed visibility and access (See Figure 1-2);	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. (3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.030(b)(2): Site Access - Primary Building Entries shall be located from a public right-of-way or, if not possible, a publicly accessible Pedestrian Walkway. 18.24.040(b)(3): Building Orientation and Setbacks - Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet. 18.24.020(4)(B): Primary building entries shall provide at least one seating area or bench within 30 feet of building entry and/or path leading to building entry. This standard may be satisfied by existing seating area or benches located in public right-of-way within 50 feet of the building entry. On arterials—except Downtown—seating areas or benches shall not be located between the sidewalk and curb. Arterial roadways are identified in Map T-5 of the Comprehensive Plan and do not include residential arterials.
F. On primary pedestrian routes such as Park Boulevard and California Avenue, climate and weather protection where possible, such as covered waiting areas, building projections and	18.24.020(a) Public Realm/Sidewalk Character ~~Intent Statement~~ Contextual Design Criteria To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure.

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
colonnades, and awnings (See Figure 1-3);	18.24.060(c)(4)(B): Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods. 18.24.060(c)(5): Storefront/Retail Ground Floors (E) Awnings, canopies and weather protection: (i) When transom windows are above display windows, awnings, canopies and similar, weather protection elements shall be installed between transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window. 18.24.060(c)(6):Other Non-residential Ground Floors (C) Primary entries shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods.
G. Streetscape or pedestrian amenities that contribute to the area's streetscape environment such as street trees, bulb-outs, benches, landscape elements, and public art (SeeFigures 1-4 and 1-5); and	18.24.020(a) Public Realm/Sidewalk Character ~~Intent Statement~~ Contextual Design Criteria To create an attractive and safe public realm and sidewalk space for pedestrians and cyclists through the implementation of design, landscaping, and infrastructure. Publicly accessible spaces and sidewalks should: (1) Design the transition between the public and private realm through the coordination of amenities and materials, such as accent paving, tree wells, lighting and street furniture (e.g., benches, bicycle racks, trash receptacles, news racks). (2) Complement or match accent paving to existing designs in the Downtown and California Avenue business district. (3) Provide sidewalk widths that accommodate landscaping, street trees, furniture, and pedestrian amenities; create a pleasant, desirable place to walk; provide shade; and enable comfortable pedestrian passage.
H. Vehicle access from alleys or sidestreets where they exist, with pedestrian access from the public street.	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available. (B) Except for driveway access and short-term loading spaces, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage. 18.24.030(b)(2): Site Access - Primary Building Entries shall be located from a public right-of-way or, if not possible, a publicly accessible Pedestrian Walkway.
(2) Street Building Facades	
Street facades shall be designed to provide a strong relationship with the sidewalks and the street(s), to create an	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street.

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
environment that supports and encourages pedestrian activity through design elements such as:	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (3) Reinforce the definition and importance of the street
A. Facade articulation reflecting the rhythm of nearby commercial and residential areas such as California Avenue;	18.24.060(a) Façade Design ~~Intent Statement~~ Contextual Design Criteria To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (1) Human-scaled detail, articulation, and craftsmanship (2) Quality of construction, craftsmanship, and design to create long lasting buildings (3) Expression of a human-scaled façade rhythm and pattern that reflects the building's use (4) Fenestration that enhances the architectural character of the building (5) Defined building entry that is proportional to the building and number of people served (6) Articulation of the building shall break down the scale of the building via building modulation, façade articulation, and variation of fenestration and material patterns. *See new standards in 18.24.060(c) that identify a menu of options for façade design. For example:* 18.24.060(c) Façade Design (2) Façade Composition Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest…
B. Placement and orientation of doorways, windows, and landscape elements to create strong, direct relationships with the street (See Figures 2-1 and 2-2);	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (3) Reinforce the definition and importance of the street 18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. 18.24.040 Building Orientation and Setbacks (5) Front Yard Setback Character Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space: (A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters. (B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area.

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
	18.24.060(c)(4) Building Entries Within Façade Design (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. 18.24.060(c)(5) Storefront/Retail Ground Floors (B) Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space. 18.24.060(c)(6) Other Non-residential Ground Floors (B) Transparency shall include a minimum 50 percent transparent glazing between 4 and 10 feet in height from sidewalk or terrace grade.
C. Facades that include projecting eaves and overhangs, porches, and other architectural elements that provide human scale and help break up building mass (See Figures 2-1 and 2-2);	18.24.060(a) Façade Design ~~Intent Statement~~ Contextual Design Criteria To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (1) Human-scaled detail, articulation, and craftsmanship (2) Quality of construction, craftsmanship, and design to create long lasting buildings (3) Expression of a human-scaled façade rhythm and pattern that reflects the building's use (4) Fenestration that enhances the architectural character of the building (5) Defined building entry that is proportional to the building and number of people served (6) Articulation of the building shall break down the scale of the building via building modulation, façade articulation, and variation of fenestration and material patterns. *See new standards in 18.24.060(c) that identify a menu of options for façade design. For example:* 18.24.060(c) Façade Design (2) Façade Composition Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest: (i) Vertical and horizontal recesses such as a pattern of recessed grouping of windows, or recessed panels~~, or similar strategies as approved by the Director of Planning and Development Services~~. The recess shall be a minimum four inches in depth. (ii) Vertical and horizontal projections such as shading and weather protection devices, or decorative architectural details~~, or similar strategies as approved by the Director of Planning and Development Services~~. Projections shall be a minimum four inches in depth.

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	(iii) Datum lines that continue the length of the building, such as cornices, with a minimum four inches in depth, or a minimum two inches in depth and include a change in material; (iv) Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum four inches in depth; (v) Screening devices such as lattices, louvers, shading devices, or perforated metal screens~~, or similar strategies as approved by the Director of Planning and Development Services~~; or (vi) Use of fine-grained building materials, such as brick or wood shingles, not to exceed eight inches in either height or width.
D. Entries and windows that face onto the street (See Figures 2-1 and 2-2);	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. (3) Ground floor residential units that have direct entry and presence on the street, and maintain privacy. 18.24.040(b) Building Orientation and Setbacks (3) Primary Building Entry The primary building entry shall meet at least one of the following standards: (A) Face a public right-of-way. (B) Face a publicly accessible pedestrian walkway. (C) Be visible from a public right-of-way through a forecourt or front porch that meets the following standards: (i) For residential buildings with fewer than seven units, building entry forecourts or front porches shall be a minimum area of 36 square feet and minimum dimension of six feet. (ii) For commercial buildings or residential buildings with seven or more units, building entry forecourts or front porches shall be a minimum of 100 square feet and a minimum width of 8 feet.
E. Entries that are clearly defined features of front facades, and that have a scale that is in proportion to the size of the building and number of units being accessed; larger buildings should have a more prominent building entrance, while maintaining a pedestrian scale (SeeFigures 2-1 and 2-2); and	18.24.070(a) Residential Entries ~~Intent Statement~~ Contextual Design Criteria Private entries into ground floor residential units shall be designed to provide: (1) human-scaled detailing (2) enhanced pedestrian experience (3) transition between public and private space (4) spaces for residents to gather and spend time outdoors (5) resident privacy *See new standards in 18.24.070(b) Residential Entries for specific entry types (i.e., stoops, porches, patios, terraces, frontage courts), dimensional requirements and the minimum and maximum number of units per entry. For example:* 18.24.070(b)(B) Residential Entries - Porch:

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
	(i) Porches shall provide entry access for a maximum of one unit; and (ii) Porch heights shall be within 1 step of finished floor height of adjacent unit; and (iii) Porches shall be large enough so a 6-foot by 6-foot square can fit inside of a porch for each unit; and (iv) The maximum porch floor height from the back of sidewalk grade shall be 5 feet. 18.24.060(b) Façade Design (A) Building Entries Within Façade Design (i) Primary building entries shall be scaled proportionally to the number of people served (amount of floor-area or number of units accessed). Building entries inclusive of doorway and facade plane shall meet the following minimum dimensions: a. Individual residential entries: five feet in width b. Shared residential entry, such as mixed-use buildings: 8 feet in width c. Commercial building entry: 20 feet in width d. Storefront entry: six feet in width
F. Residential units and storefronts that have a presence on the street and are not walled-off or oriented exclusively inward.	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (3) Reinforce the definition and importance of the street 18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria (2) Placement and orientation of doorways, windows, stoops, and landscape elements to create a direct relationship with the street. 18.24.040 Building Orientation and Setbacks (5) Front Yard Setback Character Required setbacks shall provide a hardscape and/or landscaped area to create a transition between public and private space. The following standards apply, based on intended use and exclusive of areas devoted to outdoor seating, front porches, door swing of building entries, and publicly accessible open space: (A) Ground-floor retail or retail-like uses shall have a minimum of 10% of the required setback as landscaped area or planters. (B) Ground-floor residential uses shall have a minimum of 60% landscaped area in the required setback area. 18.24.060(c)(4) Building Entries Within Façade Design (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. 18.24.060(c)(5) Storefront/Retail Ground Floors

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
	(B) Transparency shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk, providing unobstructed views into the commercial space. 18.24.060(c)(6) Other Non-residential Ground Floors (B) Transparency shall include a minimum 50 percent transparent glazing between 4 and 10 feet in height from sidewalk or terrace grade.
(3) Massing and Articulation	
Buildings shall be designed to minimize massing and provide for articulation and design variety through elements such as:	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties
A. Buildings that include pedestrian-scaled detail, articulation and craftsmanship of the facade (See Figure 3-1);	18.24.060(a) Façade Design ~~Intent Statement~~ Contextual Design Criteria To create cohesive and well-crafted building facades with human-scaled details that incorporate textures, colors, and other details that are compatible with and enhance the surrounding area. Facades should include the following elements: (1) Human-scaled detail, articulation, and craftsmanship (2) Quality of construction, craftsmanship, and design to create long lasting buildings (3) Expression of a human-scaled façade rhythm and pattern that reflects the building's use (4) Fenestration that enhances the architectural character of the building (5) Defined building entry that is proportional to the building and number of people served (6) Articulation of the building shall break down the scale of the building via building modulation, façade articulation, and variation of fenestration and material patterns. *See new standards in 18.24.060(c) that identify a menu of options for façade design. For example:* 18.24.060(c) Façade Design (2) Façade Composition Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following façade articulation strategies to create visual interest:

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
	(i) Vertical and horizontal recesses such as a pattern of recessed grouping of windows, or recessed panels~~, or similar strategies as approved by the Director of Planning and Development Services~~. The recess shall be a minimum four inches in depth. (ii) Vertical and horizontal projections such as shading and weather protection devices, or decorative architectural details~~, or similar strategies as approved by the Director of Planning and Development Services~~. Projections shall be a minimum four inches in depth. (iii) Datum lines that continue the length of the building, such as cornices, with a minimum four inches in depth, or a minimum two inches in depth and include a change in material; (iv) Balconies, habitable projections, or Juliet balconies (every 20 to 40 feet) with a minimum four inches in depth; (v) Screening devices such as lattices, louvers, shading devices, or perforated metal screens~~, or similar strategies as approved by the Director of Planning and Development Services~~; or (vi) Use of fine-grained building materials, such as brick or wood shingles, not to exceed eight inches in either height or width; or (vii) Incorporate a minimum of three colors, materials, and/or textures across the whole building.
B. Rooflines that emphasize and accentuate significant elements of the building such as entries, bays, and balconies (See Figure 3-1);	18.24.050(a)(4): Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. 18.24.060(c)(4) Building Entries Within Façade Design (A) (ii) Primary building entries (not inclusive of individual residential entries) shall include a façade modulation that includes at least one of the following: a. A recess or projection from the primary façade plane with a minimum depth of two feet. (B) Primary entries shall include weather protection that is a minimum 4 feet wide and 4 feet deep by recessing the entry, providing an awning or using a combination of these methods. *Also see new standards/menu options for massing and articulation in:* *18.24.060 Façade Design - (c)(1)(A) Variation in building modulation and Variation in façade articulation. For example:* 18.24.060(c)(1)(A)(ii) Variation in horizontal and/or vertical recesses or projections such as a pattern of recessed grouping of windows, recessed panels, or bay windows or similar strategies ~~as approved by the Director of Planning and Development Services~~ *[Choice in menu of options]*
C. Corner buildings that incorporate special features to reinforce important intersections and create buildings of unique architectural merit and varied styles (See Figures 3-2 and 3-3);	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. 18.24.040(b) Building Orientation and Setbacks (1) Treatment of Corner Buildings (less than 40 feet)

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
	Corner buildings less than 40 feet in height and end units of townhouses or other attached housing products that face the street shall include the following features on their secondary building frontage: (A) A height to width ratio greater than 1.2:1 (B) A minimum of 15 percent fenestration area. (C) At least one facade modulation with a minimum depth of 18 inches and a minimum width of two feet. Examples: Wrap around front porch, bay window. (2) Treatment of Corner Buildings (40 feet and higher) Corner buildings 40 feet or taller in height shall include at least one of the following special features: (A)Street wall shall be located at the minimum front yard setback or build-to line for a minimum aggregated length of 40 feet in length on both facades meeting at the corner and shall include one or more of the following building features: (i) An entry to ground floor retail or primary building entrance located within 25 feet of the corner of the building (ii) A different material application and/or fenestration pattern from the rest of the façade. (iii) A change in height of at least 4 feet greater or less than the height of the abutting primary façade.
D. Design with articulation, setbacks, and materials that minimize massing, break down the scale of buildings, and provide visual interest from the train and neighborhood east of the tracks;	18.24.050(b)(4) Special Conditions - Railroad Frontages All parcels with lot lines abutting railroad rights-of-way shall meet the following standards on the railroad-abutting facade: (A) A minimum facade break of at least 10 feet in width and six feet in depth for every 60 feet of façade length. (B) For portion of a building 20 feet or greater in height, a maximum continuous façade length shall not exceed 60 feet.
E. Limiting facades such that no more than 70%, and no more than 100 continuous linear feet, of the street facade exceeds a height of 25 feet (See Figure 3-4);	18.24.050(b)(3) Maximum Façade Length. For portions of a building facade facing a public street, right-of-way, or publicly accessible path, any building greater than 25 feet in height and 70 feet in length shall not have a continuous façade plane greater than 70% of the façade length without an upper floor modulation, which can include bay windows. Upper floor façade modulations shall be a minimum 2 feet in depth, which can be a recess or a projection.
F. Landscape elements to buffer the rear of the lot and the railroad tracks, with trees spaced at a maximum of 25 feet on center and combined with other landscape elements such as fencing, hedges or shrubs (See Figure 3-4);	*See draft performance standard Chapter 18.40.260(b)(2) Visual Screening and Landscaping* *(iii) A minimum 10-foot planting and screening strip shall be provided adjacent to any façade abutting a low density residential district (R-1, R-2, or RMD) or abutting railroad tracks.*
G. Application of daylight plane requirements for R-1 and R-2 adjacencies to property boundaries adjacent to the railroad right-of-way (See Figure 3-5); and	*Removed. Redundant with daylight plane standards in Chapter 18.34.040: PTOD District Regulations, Table 2: Development Standards*

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
H. Maintaining view corridors from Colorado Avenue and El Dorado Avenue west to the hills.	*Views addressed in Comprehensive Plan goals and policies.*
(4) Low-Density Residential Transitions	
Where new projects are built adjacent to existing lower-scale residential development, care shall be taken to respect the scale and privacy of adjacent properties through: A. Transitions of development intensity from higher density development building types to building types that are compatible with the lower intensity surrounding uses (See Figure 4-1); B. Massing and orientation of buildings that respect and mirror the massing of neighboring structures by stepping back upper stories to transition to smaller scale buildings, including setbacks and daylight planes that match adjacent R-1 and R-2 zone requirements (See Figure 4-2);	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (5) Provide harmonious transitions between adjacent abutting properties (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with ~~adjacent~~ abutting lower density residential development. 18.24.050(b)(1) Upper Floor Step Backs & Daylight Planes (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along both the primary building frontage and the facing facade, and the step shall occur for a minimum of 70% of ~~the~~ each façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. (C) If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. No setback is required unless otherwise required by the zoning district. This daylight plane is required if all of these criteria are met:

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
	(i) The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and (ii) The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building; and (iii) The project abuts residential units in the side or rear yard. 18.24.060(c)(1)(A)(i)(b): Upper floor step backs. A horizontal step back of upper-floor façades with a minimum five-foot step back from the primary façade for a minimum of 80% of the length of the façade. *[Choice in menu of options]* *Also see setbacks and daylight plane standards in district regulations' development standards tables.*
C. Respecting privacy of neighboring structures, with windows and upper floor balconies positioned so they minimize views into neighboring properties (See Figure 4-3);	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.050(b)(2) Privacy and Transitions to Residential Uses ~~Lower Density Building Types~~ When a building abuts a residential use at an interior side and/or rear property line ~~with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use~~, the building shall break down the abutting façade and maintain privacy by meeting all of the following applicable standards: (A) Landscape Screening: A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size. (C) Maximum Transparency: Within 40 feet of an abutting structure, no more than 15% of the confronting facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured. (D) Windows: Within 30 feet of facing residential windows (except garage or common space windows) or private open space on an abutting residential building, facing windows on the subject site shall meet the following: (i) Window sills at and above the 2nd floor shall be at least 5 feet above finished floor; or (ii) Windows shall have opaque or translucent glazing at or below 5 feet above finished floor; or (iii) Windows shall be angled up to 30 degrees (parallel to window) to face away from abutting privacy impacts; and (iv) Landscape screening shall be 24-inch box size or larger and 8+ feet height at planting; 50% evergreens; and located to align with proposed second floor windows at maturity

PTOD - 18.34.050 - Pedestrian and Transit Oriented Development Combining District Context-Based Design Criteria	
Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
	(E) Balconies: Within 30 feet of residential windows (except garage or common space windows) or private open space on an abutting residential building, balconies and decks on the subject site shall be designed to prevent views: (i) No sight lines are permitted within 5 feet of finished floor and a 45-degree angle downward from balcony railing (ii) Submit section view of proposed balcony/deck and abutting residential windows and/or private open space (iii) Provide balcony/deck design measure which may include: a) Minimum 85% opaque railing b) Obscure glass railing c) Barrier with min. 18" horizontal depth from railing (e.g., landscape planter) 18.24.080(b)(1)(D): Balconies shall not be located within the daylight plane
D. Minimizing sight lines into and from neighboring properties (See Figure 4-3);	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria (6) Maintain privacy of residential uses through design strategies such as offset windows, reduced glazing, landscape screening, and site planning that extends setbacks to residential uses (e.g., location of pedestrian paths and mews/drive aisles). 18.24.050(b)(2) Privacy and Transitions to Residential Uses ~~Lower Density Building Types~~ When a building abuts a residential use at an interior side and/or rear property line ~~with a RE, RMD, R-1, or R-2 zoned parcel or a village residential or existing single-family residential use~~, the building shall break down the abutting façade and maintain privacy by meeting all of the following applicable standards: (A) Landscape Screening: A landscape screen that includes a row of trees with a minimum 1 tree per 25 linear feet and continuous shrubbery planting. This screening plant material shall be a minimum 72 inches (6 feet) in height when planted. Required trees shall be minimum 24" box size. (C) Maximum Transparency: Within 40 feet of an abutting structure, no more than 15% of the confronting facing façade area shall be windows or other glazing. Additional windows are allowed in order to maintain light, if they are fixed and fully obscured. (D) Windows: Within 30 feet of facing residential windows (except garage or common space windows) or private open space on an abutting residential building, facing windows on the subject site shall meet the following: (i) Window sills at and above the 2nd floor shall be at least 5 feet above finished floor; or (ii) Windows shall have opaque or translucent glazing at or below 5 feet above finished floor; or (iii) Windows shall be angled up to 30 degrees (parallel to window) to face away from abutting privacy impacts; and (iv) Landscape screening shall be 24-inch box size or larger and 8+ feet height at planting; 50% evergreens; and located to align with proposed second floor windows at maturity

PTOD - 18.34.050 - Pedestrian and Transit Oriented Development Combining District Context-Based Design Criteria	
Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
	(E) Balconies: Within 30 feet of residential windows (except garage or common space windows) or private open space on an abutting residential building, balconies and decks on the subject site shall be designed to prevent views: (i) No sight lines are permitted within 5 feet of finished floor and a 45-degree angle downward from balcony railing (ii) Submit section view of proposed balcony/deck and abutting residential windows and/or private open space (iii) Provide balcony/deck design measure which may include: a) Minimum 85% opaque railing b) Obscure glass railing c) Barrier with min. 18" horizontal depth from railing (e.g., landscape planter)
E. Limiting sun and shade impacts on adjacent properties;	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria ...Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria: (1) Buildings that create a street frontage that are compatible with nearby buildings and land uses. (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. (5) Buildings that provide side and rear setbacks and/or upper story step backs to create a compatible relationship with abutting lower density residential development. (7) Optimized building orientation for thermal comfort, shading, daylighting, and natural ventilation and other forms of passive design. *See setbacks and daylight plane standards in district regulations' development standards tables.* *No new sun access or shade impact standards are proposed.*
F. Providing pedestrian paseos and mews to create separation between uses;	18.24.040(a) Building Orientation and Setbacks ~~Intent Statement~~ Contextual Design Criteria To create a coherent and active interface between private development and the public realm that contributes to the sense of place and structure of the neighborhood and enhances the public's experience. Site design that responds to the orientation of adjacent uses and creates opportunities for landscaping and usable open space. Buildings and site design should meet the following criteria… (4) Transitional spaces and buffer areas between buildings, parcels, and sites through building setbacks that distinguish private and public spaces. 18.24.020(b) Public Realm/Sidewalk Character (1) Sidewalk Widths (B) Publicly accessible sidewalks or walkways with landscape strips, connecting through a development parcel (e.g., on a through lot) shall have a minimum six-foot width. (C) Pedestrian walkways that are designed to provide access to bicycles shall have a minimum width of eight feet, with two feet of clear space on either side.
G. Design with articulation, varied setbacks, and materials that minimize	18.24.050(b)(4) Special Conditions - Railroad Frontages All parcels with lot lines abutting railroad rights-of-way shall meet the following standards on the railroad-abutting facade:

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
sound reflection to neighboring properties adjacent to the railroad.	(A) A minimum facade break of at least 10 feet in width and six feet in depth for every 60 feet of façade length. (B) For portion of a building 20 feet or greater in height, a maximum continuous façade length shall not exceed 60 feet.
(5) Project Open Space	
Private and public open space shall be provided so that it is usable for the residents, visitors, and/or employees of a site.	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (2) Be generous in dimension to provide usable space (3) Provide landscape elements that will support the health of the plants and enhance the character of place (4) Promote public health (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure (7) Promote community safety through eyes on the street
A. The type and design of the usable private open space shall be appropriate to the character of the building(s), and shall consider dimensions, solar access, wind protection, views, and privacy;	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. Common and private open spaces should include the following characteristics: (2) Be generous in dimension to provide usable space (3) Provide landscape elements that will support the health of the plants and enhance the character of place (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (6) Promote sustainable practices and opportunities for green infrastructure 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (A) Floor area shall include a clear space with a minimum dimension of a circle with a six-foot diameter. (B) Minimum clear height dimension of 8'-6" feet (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) Notwithstanding subsection (a), ground floor patios shall meet the following minimum requirements: … (i) RM-20 and RM-30 districts: Minimum 100 square feet of area, the least dimension of which is eight feet for at least 75% of the area

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
	(ii) RM-40 districts: Minimum 80 square feet of area, the least dimension of which is six feet for at least 75% of the area (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4)
B. Open space should be sited and designed to accommodate different activities, groups and active and passive uses, and should be located convenient to the users (e.g., residents, employees, or public);	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria To ensure that residents and visitors have access to usable open space and common facilities that provide recreational opportunities, promote a healthy environment, and enhance the experience of living in Palo Alto. 18.24.080(b)(1) Private Open Space If Private Open Spaces is provided, it shall meet the following standards: (C) Be accessed directly from a residential unit 18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards: (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (D) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25 (E) Include places to sit (F) A minimum 20% of landscaping
C. Common open spaces should connect to the pedestrian pathways and existing natural amenities of the site and its surroundings (See Figure 5-2);	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria … Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (3) Provide landscape elements that will support the health of the plants and enhance the character of place 18.24.080(b)(2) Common Open Space If Common Open Space is provided, it shall meet the following standards: (C) A minimum of 60% of the area shall be open to the sky and free of permanent weather protection or encroachments. Trellises and similar open-air features are permitted. (F) A minimum 20% of landscaping
D. Usable open space may be any combination of private and common spaces;	*Relocated to PTOD development standards in Chapter 18.34.040(e).*
E. Usable open space does not need to be located on the ground (See Figure 5-1);	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124).*

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
F. Open space should be located to activate the street façade and increase "eyes on the street" when possible (See Figure 5-3);	18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria …Common and private open spaces should include the following characteristics: (1) Be integrated into the site access and building circulation strategy (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses (7) Promote community safety through eyes on the street 18.24.040(b)(2)(B): An open space with a minimum dimension of 20 feet and minimum area of 450 square feet. The open space shall be at least one of the following: (i) A publicly accessible open space/plaza (ii) A space used for outdoor seating for public dining (iii) A residential Common Open Space adjacent to a common interior space and less than two feet above adjacent sidewalk grade. Fences and railing shall be a minimum 50% transparent. *[Choice in menu of options]*
G. Both private and common open space areas should be buffered from noise where feasible; and	*See noise standards in Section 9.10.030(a).* *See existing noise standards for rooftop open spaces in 18.40.230: Rooftop Gardens.* 18.24.080(a) Open Space ~~Intent Statement~~ Contextual Design Criteria …Common and private open spaces should include the following characteristics: (5) Be located to provide easy access to private and common building areas, protected from the activities of commercial areas, and balance privacy and noise impacts to neighboring uses 18.24.080(b)(1) Private Open Space. If Private Open Spaces is provided, it shall meet the following standards: … (C) Be accessed directly from a residential unit (D) Balconies shall not be located within the daylight plane (E) ...ground floor patios shall meet the following minimum requirements... (iii) Street facing private open space on the ground floor shall meet the finished floor height for ground floor residential standards in section 18.24.040(b)(4) 18.24.080(b)(2) If Common Open Space is provided, it shall meet the following standards... (A) Minimum size of 200 square feet (B) Area shall include a space with a minimum dimension of a circle with a 10-foot diameter. (C) Notwithstanding subsection (1), courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1:1.25
H. Parking may not be counted as open space.	*Removed. Redundant with definition of usable open space in Chapter 18.04.030(124).*
(6) Parking Design	

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
Parking needs shall be accommodated but shall not be allowed to overwhelm the character of the project or detract from the pedestrian environment, such that: A. Parking is located behind buildings, below grade or, where those options are not feasible, screened by landscaping, low walls, etc.;	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.030(b)(3) Vehicle Access. (A) Vehicle access shall be located on alleys or side streets where available. (B) Except for driveway access and short-term loading spaces, off-street parking, off-street vehicle loading, and vehicular circulation areas are prohibited between the building and the primary building frontage. 18.24.030(b)(4) Loading Docks and Service Areas. Loading and service areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience as follows: (A) Loading docks and service areas shall be located on facades other than the primary building frontage: on alleys, from parking areas, and/or at the rear or side of building if building includes these frontages. When only primary building frontage is available, loading docks and service areas shall be recessed a minimum five feet from the primary façade and shall be screened in accordance with Chapter 18.23.050. (B) Loading dock and service areas located within setback areas shall be screened in accordance with Chapter 18.23.050 and separated from pedestrian access to the primary building entry to avoid impeding pedestrian movement and safety. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (A) Entry Size: No more than 25% of the site frontage facing a street should be devoted to garage openings, carports, surface parking, loading entries, or utilities access (on sites with less than 100 feet of frontage, no more than 25 feet)
B. Structured parking is fronted or wrapped with habitable uses when possible (See Figure 6-1);	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements: (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7)(B): Above grade structured parking levels facing a public right-of-way or publicly accessible open space/path, with the exception of vehicular alleys, shall be lined with commercial or habitable uses with a minimum depth of 20 feet.

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Existing Context-Based Design Criteria	*Proposed Standard or Contextual Design Criteria*
C. Parking that is semi-depressed is screened with architectural elements that enhance the streetscape such as stoops, balcony overhangs, and/or art (See Figure 6-2);	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria (3) Vehicle, loading and service access that is integrated into building and landscape design and located to prevent conflicts with pedestrians and cyclists, while also provided convenient access to building entries. 18.24.060(b)(7) Façade Design - Parking/Loading/Utilities (C) Partially sub-grade parking shall not have an exposed façade that exceeds five feet in height above abutting grade at back of sidewalk. (D) Partially sub-grade parking shall be screened with continuous landscaping and shrubbery with minimum height of 3 feet and be within 10 feet of the sub-grade parking.
D. Landscaping such as trees, shrubs, vines or groundcover is incorporated into surface parking lots (See Figure 6-3); and	*Removed. Redundant with landscaping standards and guidelines in Chapter 18.54.040: Landscaping of Parking Areas*
E. Street parking is utilized for visitor or customer parking and is designed in a manner to enhance traffic calming on the street.	18.24.020(a) Public Realm/Sidewalk Character ~~Intent Statement~~ Contextual Design Criteria (5) Utilize street parking for visitor or customer parking and to enhance traffic calming.
(7) Large (Multi-Acre) Sites	
Large (in excess of one acre) sites shall be designed so that street, block, and building patterns are consistent with those of the surrounding neighborhood, and such that:	*Sites over 1 acre in size are not uniquely addressed. Standards and contextual design criteria below would be broadly applicable and would not just apply to large sites.* 18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (1) Break down large building facades and massing to create a human-scaled building that enhances the context of the site (2) Are consistent in scale, mass and character to adjacent land uses and land use designations (3) Reinforce the definition and importance of the street (4) Provide rooflines and massing that emphasize and accentuate significant elements of the building such as entries, bays, and balconies, and shading elements where appropriate. (5) Provide harmonious transitions between abutting properties
A. New development of large sites maintains and enhances connectivity with a hierarchy of public streets, private streets, walks and bike paths (integrated	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context. Site access should include the following elements:

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with the Palo Alto Bicycle Master Plan, when applicable);	(1) Site circulation and access that presents a clear hierarchy and connectivity pattern both within a project and to adjacent sidewalks and transit stops. This hierarchy should prioritize pedestrians, bikes, vehicles, and utility/loading access in the order listed. This hierarchy may provide separate access for vehicles and other modes, or demonstrate how all modes are accommodated in shared access points. (2) Connections to side streets, open spaces, mews, alleys, and paseos
B. The diversity of building types increases with increased lot size (e.g., less than 1 acre = minimum 1 housing type; 1 - 2 acres = minimum 2 housing types; greater than 2 acres = minimum 3 housing types) (See Figure 7-1); and	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. 18.24.050(b)(5)(A) A diversity of housing types (e.g., detached units, attached rowhouses/townhomes, condominiums or apartments, mixed use) are required for projects on large lots: • < 1-acre lots: minimum 1 housing type; • 1 to 2-acre lots: minimum 2 housing types; or • > 2-acre lots = minimum 3 housing types. 18.24.060(b)(2): Building facades shall use a variety of strategies including building modulation, fenestration, and façade articulation to create visual interest and express a variety of scales through a variety of strategies.
C. Where a site includes more than one housing type, each housing type should respond to its immediate context in terms of scale, massing, and design (e.g., lower density building types facing or adjacent to existing single-family residences) (See Figure 7-1).	18.24.050(a) Building Massing ~~Intent Statement~~ Contextual Design Criteria To create buildings that are compatible with and enhance the surrounding area through the consideration of building scale, massing, and bulk. Massing should create a human-scale environment that is of high aesthetic quality and accommodates a variety of uses and design features. Building massing should include elements that: (5) Provide harmonious transitions between abutting properties 18.24.050(b)(1) Upper Floor Step Backs & Daylight Planes (A) When the height of the subject building is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building, an upper floor step back shall start within 2 vertical feet of the height of the adjacent building. The step back shall be a minimum depth of 6 feet along both the primary building frontage and the facing facade, and the step shall occur for a minimum of 70% of ~~the~~ each façade length. (B) Notwithstanding, subsection (a), when adjacent to a single-story building, the upper floor step back shall occur between 33 and 37 feet in height. (C) If a project meets the following criteria, a daylight plane with an initial height of 25 feet above grade at the property line and a 45-degree angle shall be required. No setback is required unless otherwise required by the zoning district. This daylight plane is required if all of these criteria are met: (i) The project is not subject to a daylight plane requirement, pursuant to district regulations in Title 18; and (ii) The project proposes a building which is more than 20 feet above the average height (i.e., average of low and high roof elevations) of an adjacent building; and

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	(iii) The project abuts residential units in the side or rear yard.
(8) Sustainability and Green Building Design	
Project design and materials to achieve sustainability and green building design should be incorporated into the project. Green building design considers the environment during design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design:	18.24.090(a) Materials ~~Intent Statement~~ Contextual Design Criteria To promote the use of high quality, durable, sustainable, and attractive materials that exhibit a sense of permanence and contribute to the aesthetic quality of the development and to the urban design fabric of the community. 18.24.100(a) Sustainability and Green Building Design ~~Intent Statement~~ Contextual Design Criteria To incorporate sustainability, green building, and environmental considerations into the project design and construction. Green building design aims for compatibility with the local environment: to protect, respect and benefit from it. In general, sustainable buildings are energy efficient, water conserving, durable and nontoxic, with high-quality spaces and high recycled content materials. The following considerations should be included in site and building design… 18.24.100(b): See Chapter 16.14: California Green Building Standards additional requirements for green building and sustainable design. Notwithstanding Section 18.24.010(c), these regulations may not be modified through alternative compliance.
A. Optimize building orientation for heat gain, shading, daylighting, and natural ventilation (See Figure 8-1);	18.24.100(a)(1): Optimize building orientation for thermal comfort, shading, daylighting, and natural ventilation, including operable windows
B. Design landscaping to create comfortable micro-climates and reduce heat island effects (See Figure 8-2);	18.24.100(a)(2): Design landscaping to create comfortable micro-climates and reduce heat island effects
C. Design for easy pedestrian, bicycle, and transit access;	18.24.030(a) Site Access ~~Intent Statement~~ Contextual Design Criteria To provide facilities and accommodations for pedestrians, vehicles, cyclists, and transit users to safely and efficiently access and circulate both within individual sites and in the site's surrounding context.
D. Maximize onsite stormwater management through landscaping and permeable pavement (See Figure 8-3);	18.24.100(a)(4): Maximize onsite stormwater management through landscaping and permeable pavement
E. Use sustainable building materials.	18.24.100(a)(5): Use sustainable building materials
F. Design lighting, plumbing and equipment for efficient energy use;	18.24.100(a)(6): Design lighting, plumbing and equipment for efficient energy use
G. Create healthy indoor environments;	18.24.100(a)(7): Create healthy indoor environments

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H. Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements (See Figure 8-2); and	18.24.100(a)(8): Use creativity and innovation to build more sustainable environments. One example is establishing gardens with edible fruits, vegetables or other plants to satisfy a portion of project open space requirements
I. Provide protection for creeks and riparian vegetation and integrate stormwater management measures and open space to minimize water quality and erosion impacts to the creek environment.	*Addressed in 18.40.140: Stream Corridor Protection*