

EXHIBIT B (CHAPTER 18.41 REDLINES)

Chapter 18.41 ~~STATION EAST EMPLOYMENT (SEE)~~ MIXED-USE EMPLOYMENT DISTRICTS

18.41.010 Purpose.

The Mixed-Use Employment Districts are as follows:

Station East Employment (SEE): The purpose of the ~~Station East Employment (SEE) district-District~~ is to accommodate a higher density employment district, which allows for a range of uses including office, lab, research and development, and light manufacturing and accompanying commercial services and uses to create an urban campus in a walkable and transit-oriented setting. Other uses, including hotels, conference centers, and public or quasi-public uses of an educational or recreational nature, can be established if it will support the City's economic development goals for the area.

Corridor Mixed-Use Employment (CMUE): The purpose of the CMUE District is to accommodate a mix of employment uses, including but not limited to light industrial, research and development, office, and flex space, as well as supportive commercial uses that are vertically or horizontally integrated. The Mixed-use Employment designation is intended to foster innovation and emerging technologies; promote the creation of an employment district with travel patterns that are oriented toward pedestrian, transit, and bicycle use; and provide amenities to employees as well as surrounding neighborhoods. This zoning district implements the Mixed-Use Employment (EMU) General Plan Land Use Designation.

18.41.020 Land use regulations – Mixed Use Employment Districts~~Permitted uses.~~

Table 18.41.020 Land use regulations—Mixed-Use Employment Districts sets the land use regulations for the Mixed-Use Employment Districts by letter designation as follows unless a use or activity is prohibited or subject to a higher level of permit pursuant to other parts of this Section, other requirements of the Union City Municipal Code, or other applicable regulations:

"P" designates permitted uses.

"AUP" designates uses that are permitted subject to approval of an Administrative Use Permit (Chapter 18.54).

"UP" designates uses that are permitted subject to approval of a Conditional Use Permit (Chapter 18.56).

"-" designates uses that are not allowed.

Any other use determined by the decision maker to be essentially the same or very similar to the uses in in Table 18.41.020 may be permitted. In making this determination, the findings required under Section 18.52.060 shall be addressed. Land uses defined in the Union City Municipal Code and not listed in the table or not found to be substantially similar to the uses below are prohibited. All uses shall be conducted within a permanent building.

<u>Table 18.41.020 Land use regulations – Mixed-Use Employment Districts</u>			
<u>Use</u>	<u>Corridor Mixed-Use Employment (CMUE)</u>	<u>Station East Employment (SEE)</u>	<u>Specific use regulations/ notes</u>
<u>ASSEMBLY, EDUCATION, AND RECREATION</u>			
<u>Conference center</u>	<u>UP</u>	<u>UP</u>	<u>:</u>
<u>Hotel</u>	<u>UP</u>	<u>UP</u>	<u>:</u>
<u>Professional trade schools and colleges</u>	<u>UP</u>	<u>UP</u>	<u>Limited to programs serving persons 18 years or older</u>
<u>Public or quasi-public uses of an educational or recreational nature</u>	<u>:</u>	<u>UP</u>	<u>:</u>
<u>COMMERCIAL USES – Permitted only as a ground floor use as part of an office, industrial, hotel or conference center development</u>			
<u>Banks and financial institutions</u>	<u>P</u>	<u>P</u>	<u>:</u>
<u>Business services</u>	<u>P</u>	<u>P</u>	<u>:</u>
<u>Civic facilities</u>	<u>P</u>	<u>P</u>	<u>:</u>
<u>Fitness and recreational facilities</u>	<u>P</u>	<u>P</u>	<u>With an occupant load of less than fifty (50) under the Uniform Building Code</u>
<u>Food service</u>	<u>P</u>	<u>P</u>	<u>Excluding drive-through uses</u>
<u>Outdoor dining areas</u>	<u>AUP</u>	<u>AUP</u>	<u>Subject to the standards of Section 18.36.190</u>
<u>Live music (amplified)</u>	<u>UP</u>	<u>UP</u>	<u>Subject to the standards of Section 18.36.195(B)</u>
<u>Live music (non-amplified)</u>	<u>AUP</u>	<u>AUP</u>	<u>Subject to the standards of Section 18.36.195(A)</u>
<u>Food stores</u>	<u>P</u>	<u>P</u>	<u>Up to twenty-five thousand (25,000) square feet, excluding convenience markets</u>
<u>General merchandise/retail stores,</u>	<u>P</u>	<u>P</u>	<u>Excluding adult business stores, clearance center/dollar stores, pawn shops, second hand/thrift stores, and retail tobacco stores</u>
<u>Office uses including medical offices</u>	<u>P</u>	<u>P</u>	<u>:</u>
<u>Personal services</u>	<u>:</u>	<u>P</u>	<u>:</u>
<u>INDUSTRIAL USES – MANUFACTURING AND ASSEMBLY</u>			

<u>Table 18.41.020 Land use regulations – Mixed-Use Employment Districts</u>			
<u>Use</u>	<u>Corridor Mixed-Use Employment (CMUE)</u>	<u>Station East Employment (SEE)</u>	<u>Specific use regulations/ notes</u>
<u>Breweries, distilleries and wineries</u>	<u>UP</u>	<u>UP</u>	<u>Accessory on-site tasting rooms permitted. Including food service. Outdoor dining areas subject to the provisions listed in Section 18.36.190</u>
<u>Live music (amplified)</u>	<u>UP</u>	<u>UP</u>	<u>Subject to the standards of Section 18.36.195(B)</u>
<u>Live music (non-amplified)</u>	<u>AUP</u>	<u>AUP</u>	<u>Subject to the standards of Section 18.36.195(A)</u>
<u>Manufacture of pharmaceuticals and products from the life sciences and biotechnology industries</u>	<u>P</u>	<u>P</u>	<u>=</u>
<u>Manufacture and assembly of electric and electronic supplies, instruments and devices, computer hardware and software, semiconductors, and computer chips</u>	<u>P</u>	<u>P</u>	<u>=</u>
<u>Manufacture of fabricated metal products</u>	<u>AUP</u>	<u>AUP</u>	<u>=</u>
<u>Manufacture of food products</u>	<u>P</u>	<u>=</u>	<u>Excluding production of fish or meat products, sauerkraut, vinegar or the like, or the rendering or refining of fats, oils, or canning</u>
<u>Manufacturing and assembly of medical equipment</u>	<u>P</u>	<u>P</u>	<u>=</u>
<u>Manufacturing and assembly of, optical goods, watches and clocks, musical instruments and camera and photographic equipment</u>	<u>P</u>	<u>P</u>	<u>=</u>
<u>Manufacturing and assembly of products from previous prepared materials such as precious or semi-precious metal</u>	<u>P</u>	<u>P</u>	<u>=</u>

Table 18.41.020 Land use regulations – Mixed-Use Employment Districts			
<u>Use</u>	<u>Corridor Mixed-Use Employment (CMUE)</u>	<u>Station East Employment (SEE)</u>	<u>Specific use regulations/ notes</u>
<u>Manufacturing and assembly, including cutting, polishing, and setting of jewelry products and products from precious or semi-precious stone</u>	<u>P</u>	<u>P</u>	<u>-</u>
<u>Manufacturing and assembly of leather products and associated dyeing</u>	<u>P</u>	<u>P</u>	<u>Excluding tanning and curing</u>
<u>Manufacturing and assembly of textile products including apparel</u>	<u>P</u>	<u>P</u>	<u>Excluding dyeing</u>
<u>Manufacturing and assembly of plastic and rubber products,</u>	<u>P</u>	<u>P</u>	<u>Excluding tire manufacturing</u>
<u>INDUSTRIAL SERVICES</u>			
<u>Contractor services</u>	<u>UP</u>	<u>UP</u>	<u>-</u>
<u>Incubator spaces</u>	<u>AUP</u>	<u>AUP</u>	<u>-</u>
<u>Maker space</u>	<u>P</u>	<u>P</u>	<u>-</u>
<u>Media production studios</u>	<u>UP</u>	<u>UP</u>	<u>-</u>
<u>OFFICE/LABORATORY/RESEARCH AND DEVELOPMENT</u>			
<u>Administrative, executive, financial and professional offices</u>	<u>AUP</u>	<u>P</u>	<u>Excluding medical offices</u>
<u>Engineering and design services and related facilities</u>	<u>P</u>	<u>P</u>	<u>-</u>
<u>Research and development services and related facilities</u>	<u>P</u>	<u>P</u>	<u>Including life sciences, medical and pharmaceutical research, electronics, and computer science</u>
<u>RETAIL</u>			
<u>Commercial cannabis use</u>	<u>P</u>	<u>-</u>	<u>Subject to the zoning requirements of Chapter 18.117 and the licensure and regulatory requirements of Chapter 5.44</u>

Table 18.41.020 Land use regulations – Mixed-Use Employment Districts			
<u>Use</u>	<u>Corridor Mixed-Use Employment (CMUE)</u>	<u>Station East Employment (SEE)</u>	<u>Specific use regulations/ notes</u>
<u>Retail sale of goods which are manufactured, processed or assembled (improved or developed to a higher use by machine or by hand) on the premises</u>	<u>P</u>	<u>P</u>	<u>-</u>
<u>MISCELLANEOUS USES</u>			
<u>Civic facilities</u>	<u>P</u>	<u>P</u>	<u>-</u>

The following uses shall be permitted:

A. — Civic facilities.

B. — Ground floor commercial uses as part of an office mixed use development, hotel or conference center including:

1. — Banks/savings and loans, excluding check cashing businesses;
2. — Business services;
3. — Civic facilities;
4. — Fitness studios with an occupant load of less than fifty (50) under the Uniform Building Code;
5. — Food service, such as full service/sit down restaurants, quick service restaurants, and retail and carry out food stores;
6. — Food stores, up to twenty-five thousand (25,000) square feet, excluding convenience markets;
7. — General merchandise/retail stores, excluding adult business stores, clearance center/dollar stores, pawn shops, second hand/thrift stores, and retail tobacco stores;
8. — Live music (non-amplified) at full service/sit down restaurants subject to the standards of Section 18.36.195(A);
9. — Office uses;
10. — Outdoor dining areas subject to the provisions listed in Section 18.39.055; and
11. — Personal services, such as laundry, dry cleaning, beauty parlor, barbershop, nail salon, shoe repair, travel agency, tailor, photography studio, and similar uses excluding massage.

C. — Manufacture and assembly of electric and electronic supplies, instruments and devices, computer hardware and software, semiconductors, and computer chips, provided no noxious or offensive fumes or odors are produced.

~~D. — Manufacture of pharmaceuticals and products from the life sciences and biotechnology industries, provided no noxious or offensive fumes or odors are produced.~~

~~E. — Manufacture of scientific, medical, dental and drafting instruments, orthopedic and medical applications, optical goods, watches and clocks, precision instruments, musical instruments and camera and photographic equipment except film.~~

~~F. — Manufacturing, assembly, including packaging and storage, of products from previous prepared materials, such as cloth, plastic, leather, precious or semi-precious metals or stones, but not including such operations as saw and planing mills, nor any manufacturing uses involving primary production of wood, metal or chemical products from raw materials.~~

~~G. — Office uses excluding health services.~~

~~H. — Research and development laboratories and related facilities, including for life sciences, medical and pharmaceutical research, electronics, and computer science.~~

~~I. — Retail sales of goods manufactured, processed or assembled on the premises.~~

~~J. — Any other use determined by the Director to be essentially the same or very similar to the above permitted uses. In making this determination the findings required under Section 18.52.060 shall be addressed.~~

~~18.41.030~~ Conditional uses.

The following conditional uses shall be permitted in the SEE zoning district upon the granting of a use permit by the Planning Commission (refer to Chapter 18.56 for a detailed description of the use permit process):

~~A. — Hotels and conference centers.~~

~~B. — Manufacture of fabricated metal products.~~

~~C. — Microbreweries, wineries, or distilleries with accessory food service and outdoor dining.~~

~~D. — Public or quasi-public uses of an educational or recreational nature.~~

~~E. — Specialty trade contractors when located in a completely enclosed building.~~

~~F. — All other uses determined by the Planning Commission to be essentially the same or very similar to the above conditionally permitted uses. In making this determination, the findings required under Section 18.52.060 shall be addressed.~~

~~18.41.040-030~~ Prohibited uses.

Distribution, ~~import/export~~, wholesale, warehouse, outdoor storage, and/or repackaging uses are prohibited ~~within the SEE District.~~

~~18.41.050-040~~ Accessory uses.

- A. Accessory structures and uses customarily incidental to any of the above permitted uses when located on the same lot are permitted.

- B. Accessory structures and uses customarily incidental to any of the above conditional uses when located on the same lot are permitted only upon the granting or modification of a conditional use permit pursuant to the provisions of Chapter 18.56.
- C. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.

18.41.060-050 Performance standards.

- A. In the SEE District, rRetail, service, public, or office uses shall be provided along the ground floor of buildings in the areas detailed in the Station District Specific Plan Figure 4-6.
- B. All business, services, and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas and solid waste/recycling enclosures. Outdoor storage is prohibited. Incidental equipment that is necessary to conduct the operation of the business and that is required to be installed outdoors may be allowed subject to approval by the Economic and Community Development Director or decision maker.
- C. All development shall comply with Chapter 7.04 related to management of solid waste, organic waste, and recyclable materials. Solid waste, organic waste and recycling enclosures shall comply with Section 7.04.055 ~~and shall be enclosed within the building or screened by a solid wall so as to not be visible from public streets.~~
- D. Site shall be maintained in good order at all times and consistent with project conditions of approval (if applicable). This shall include, but is not limited to, maintenance and repair of all on-site structures including building façade materials or paint, fencing/walls, signage, paved areas including sidewalks and driveways, and landscaping, as may be necessary to preserve a high-quality aesthetic for the area.
- E. All uses shall comply with the regulations pertaining to hazardous materials contained in Chapter 18.40, Article IV18.43.
- F. Only one (1) driveway per parcel shall be permitted for each street frontage except that additional driveways may be permitted if determined by the Public Works Department that additional driveways are necessary to facilitate on-site traffic circulation.

G. Additions and modifications to industrial developments shall be designed to integrate with the existing development and shall be consistent with the standards included in Section 18.41.100

G-H. Permitted or conditional uses shall not:

1. Emit obnoxious, toxic or corrosive fumes or gases;
2. Emit odors, heat or glare perceptible beyond property lines;
3. Emit smoke nor discharge into the air dust or other particular matter created by any industrial operations or emanating from any products stored prior or subsequent to processing;
4. Produce no noise perceptible beyond property lines, except as may be allowed by the Union City Community Noise Ordinance (Chapter 9.40 of the Union City Municipal Code);

5. Produce no physical vibration perceptible beyond property lines;
6. Produce no electromagnetic radiation or radioactive emission injurious to human beings, animals or vegetation, except under controlled operations being conducted observing standard methods or operations established by the California Department of Health Services, CAL-OSHA or the Nuclear Regulatory Commission. The most restrictive requirements shall apply. Electromagnetic radiation or radioactive emissions shall not be of an intensity that interferes with the use of any other property;
7. Do not engage in the production or storage of any material designed for use as an explosive, nor in the use of such material in production; and
8. Utilize diesel fuel powered equipment unless for standby emergency use only.

18.41.060 Development standards.

<u>Table 18.41.060 Development standards</u>		
<u>Standard</u>	<u>Corridor Mixed-Use Employment (CMUE)</u>	<u>Station East Employment (SEE)</u>
<u>Site area, minimum</u>	<u>One (1) Acre</u>	<u>One (1) Acre</u>
<u>Floor area ratio, FAR</u>	<u>.40 minimum</u>	<u>.75 minimum</u>
	<u>2.0 maximum</u>	<u>3.0 maximum</u>
<u>Street frontage, minimum*</u>	<u>150 feet</u>	<u>150 feet</u>
<u>Lot depth, minimum*</u>	<u>200 feet</u>	<u>200 feet</u>
<u>Front yard setback, minimum</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Interior side yard setback, minimum</u>	<u>5 feet</u>	<u>4 feet</u>
	<u>50 feet when adjoining a residential district or use</u>	<u>20 feet when adjoining a residential district or use</u>
<u>Street side yard setback, minimum</u>	<u>10 feet</u>	<u>10 feet</u>
<u>Rear yard setback, minimum</u>	<u>10 feet</u>	<u>10 feet</u>
	<u>50 feet when adjoining a residential district or use</u>	<u>20 feet when adjoining a residential district or use</u>
<u>Maximum height</u>	<u>60 feet. Rooftop employee amenities may be permitted, including, but not limited to, break rooms and kitchens, recreational facilities, gardens and seating areas provided they do not exceed twenty (20) feet in height. Buildings along major arterials must be a minimum of two (2) stories.</u>	<u>100 feet. Rooftop amenities may be permitted, including, but not limited to, community rooms and kitchens, recreational facilities, and greenhouses provided they do not exceed twenty (20) feet in height. All buildings must be a minimum of two (2) stories.</u>

** Exceptions may be granted by the decision maker through the Site development review process if it results in a more usable lot configuration or to accommodate lots created for public or common use.*

18.41.070 Supplemental standards

A. Permitted obstructions in required yards:

1. Roof overhangs as provided in Section 18.24.050.
2. Pedestrian paths.
3. Street access driveways and associated curbing.
4. Parking and loading facilities in side and rear yards not adjoining a street.
5. Signage in conformance with Chapter 18.30.
6. Railroad spur tracks, drill tracks, switches, bumpers, except that such uses shall not be permitted in required yards that adjoin any district other than another Industrial or Mixed-Use Employment District (i.e., MG, ML, MS, CMUE, SEE).
7. Walls and fences subject to the provision under Section 18.41.070(C).
8. Landscaping and landscape features as provided for in Section 18.41.070(D).
9. Public art.

B. Signs, marquees, awnings.

1. Signage shall be consistent with Chapter 18.30 and any approved sign plan or planned sign program. Signage shall be designed as an integral element of a building's architecture and shall be compatible, including color and scale, with the building. A sign plan or planned sign program, consistent with Section 18.30.100, shall be required for any development.
2. In the SEE District, Blade signs may project over the sidewalk to indicate and demarcate commercial uses and increase pedestrian interest, subject to approval of an encroachment permit by the Public Works Department.

C. Walls and fences

1. In areas outside of the required yards, the maximum height shall be eight (8) feet above the surface of the ground.
2. In the required rear and side yard, the maximum height shall be eight (8) feet above the surface of the ground.
3. In the required front yard,
 - a. the maximum height shall be three (3) feet above the surface of the ground.
4. In the required street side yard,
 - a. the maximum height shall be three (3) feet above the surface of the ground.

5. Where a site adjoins a district other than an Industrial or Mixed-Use Employment District (i.e., MG, ML, MS, CMUE, SEE), a solid wall, at least six (6) feet in height but not greater than eight (8) feet, shall be provided along the property line adjoining the nonindustrial district. Climbing vines, or similar landscaping, shall be provided along the exterior of the wall. When the wall is located within a required front yard, then said wall shall not exceed three (3) feet in height.
 6. The design of fences and walls shall aesthetically complement the development, be constructed of high-quality materials, be compatible with neighboring yards, fences and structures, and be subject to review and approval by the City prior to installation. Acceptable materials along street frontages are deemed to be masonry, concrete, and tubular steel. New walls shall include a landscape strip in front to accommodate climbing vines or other suitable plant material to reduce the susceptibility for graffiti. Wire mesh fencing is permitted along non-street facing property lines. The use of barbed wire, razor wire and cyclone (i.e., chain-link) fencing is prohibited.
- D. Employee amenity areas. All new development and additions that expand existing floor area by 25 percent or more, resulting in at least 10,000 square feet of floor area, shall provide an employee area of at least 300 square feet in size. The employee use area shall be identified and improved as passive or active recreational space, or indoor or outdoor amenities for the use and enjoyment of employees.
- E. Sidewalks and street frontage improvements. Sidewalks, curbs, and gutters along a site's frontage(s) shall be maintained to the satisfaction of the City Engineer. All new buildings, additions to buildings which increase existing square footage by fifty percent (50%) or more, or projects that include substantial site modifications, shall provide sidewalks, curbs, and gutters if none already exist. Improvements shall be installed consistent with City standards and specifications.
- F. Landscaping.
1. New landscaping and modifications to existing landscaping shall comply with the provisions listed in Chapter 18.112 and the Landscape Standards Policy Statement. Approved landscaping shall be maintained for the life of the project including replacement of dead, dying or deficient landscaping.
 2. Projects that include development of a vacant site or substantial modification of a developed site, shall provide landscaped areas that measure a minimum fifteen percent (15%) of the project site area. Projects that cannot provide the minimum amount of required landscaping may shall a landscape in-lieu fee in the amount set forth in the City's Master Fee Schedule subject to approval through the Site development review process.
 3. Parking lot coverage. To provide adequate visual screening of any surface parking areas from public rights-of-way, there shall be a landscaped strip ten (10) feet in width which shall be contiguous and parallel to such rights-of-way and shall be planted with trees, shrubs, and ground cover sufficient to obtain the required screening.
- G. Equipment screening. Mechanical/utility equipment shall be sited and screened in accordance with the following:

1. In instances where mechanical equipment cannot be located within the building or undergrounded due to building code or utility provider requirements, it shall be adequately screened from off-site view and located at the rear of the site in an enclosure with walls matching the material and color of the building. The enclosure shall include gates or heavy gauge corrugated steel and shall be surrounded by trees, shrubs or climbing vines;
 2. In instances where mechanical equipment is located on the building roof, roof top screening shall be provided, which is integrated into the building architecture; and
 3. Alternate design, screening, or siting may be considered to meet utility provider requirements.
- H. Bicycle and pedestrian facilities. Projects that include development of a vacant site or substantial modification of a developed site shall accommodate bicycle and pedestrian facilities / access including:
1. Provisions for safe, well-lit and visually attractive pedestrian access from public streets to the parking areas and building entries;
 2. Pedestrian pathways between buildings and parcels;
 3. Publicly accessible pedestrian amenities which may include plazas, pocket parks, seating areas, fountains, public art, and/or eating areas;
 4. Orientation of outdoor public spaces towards activated ground-floor building frontages;
 5. Publicly accessible pedestrian amenities which may include plazas, pocket parks, seating areas, fountains, public art, and/or eating areas; and
 6. Inclusion of bicycle paths and bicycle parking facilities consistent with the Bicycle and Pedestrian Master Plan and designed and installed in conformance with the design criteria outlined in Section 18.28.080.

18.41.080 Off-street parking and loading

- A. In the SEE District, off-street parking shall be provided consistent with the following standards.

<u>Table 18.41.080(A) SEE District off-street parking requirements</u>		
<u>Use</u>	<u>Minimum off-street parking requirements</u>	<u>Maximum off-street parking allowed</u>
<u>Retail</u>	<u>1.0 space/300 square feet</u>	<u>1.0 space/200 square feet</u>
<u>Office</u>	<u>1.0 space/300 square feet</u>	<u>1.0 space/250 square feet</u>
<u>Research and development laboratory</u>	<u>1.0 space/500 square feet</u>	<u>1.0 space/300 square feet</u>
<u>Manufacturing</u>	<u>1.0 space/500 square feet</u>	<u>1.0 space/300 square feet</u>

<u>Table 18.41.080(A) SEE District off-street parking requirements</u>		
<u>Use</u>	<u>Minimum off-street parking requirements</u>	<u>Maximum off-street parking allowed</u>
<u>Other uses</u>	<u>See Section 18.36.050</u>	<u>See Section 18.36.050</u>

1. Automobile parking areas shall not occupy more than thirty percent (30%) of the primary street frontage.

B. In the CMUE District, off-street parking shall be provided consistent with the following standards.

<u>Table 18.41.080(B) CMUE District off-street parking requirements</u>	
<u>Use</u>	<u>Minimum off-street parking requirements</u>
<u>Office</u>	<u>1.0 space / 300 square feet</u>
<u>Research and development laboratory</u>	<u>1.0 space / 500 square feet</u>
<u>Manufacturing</u>	<u>1.0 Space / 1000 square feet</u>
<u>Other uses</u>	<u>See Section 18.36.050</u>

C. Off-street parking shall be provided consistent with the following standards:

1. All parking areas shall be designed and maintained in accordance with the provisions of Chapter 18.28.
2. Off-street parking requirements for other uses shall be provided on the same basis as required for the most similar use or as determined by the decision maker.
3. Joint use of parking spaces may be allowed subject to the limitations and conditions included in Section 18.36.160.
4. Flex industrial buildings built without an end user selected and/or on speculation shall provide a minimum of one (1) parking space for each three hundred (300) square feet of the gross floor area for twenty-five percent (25%) of the building in addition to providing parking for the remaining seventy-five percent (75%) of the gross floor area consistent with the standards listed above.
5. In addition to the minimums above, one (1) parking space for each vehicle used in the conduct of the enterprise shall be provided.
6. Truck trailer parking spaces shall have a minimum dimension of twelve (12) feet by fifty-five (55) feet when parked perpendicular and twelve (12) feet by sixty-five (65) feet when parked parallel.
 - a. The number of truck trailer parking spaces required by Section 18.40.070 may be decreased by the decision maker for a specific use if it is found that such use will

not create as great a need for truck trailer parking and that the use is reasonably likely to continue for at least ten (10) years.

- b. The number of truck trailer parking spaces required by Section 18.40.070 may be increased by the decision maker if it is found that a use will create an additional need for truck trailer parking.

7. Parking structures.

- a. Parking structure facades shall be designed as compatible visual extensions of the primary buildings.
- b. Auto entries shall be located in a manner that minimizes pedestrian/auto conflicts.
- c. Decorative screening or other decorative element constructed of durable, high-quality materials shall be provided on parking structure facade.

D. Off street loading: For each building constructed or use established, off-street loading shall be provided according to the following:

1. Loading docks and berths shall be provided adequate to serve the use. Such facilities shall be located to the side and rear of buildings and shall be adequately screened and landscaped so as to not be visible from the public rights-of-way and are subject to review and approval through the site development review process. Truck loading areas and activities shall not conflict with on-site circulation and parking. All truck loading doors and docks shall be screened from view by an architecturally acceptable decorative wall or other acceptable alternative which does not encroach into required landscaped areas.
2. Loading berths. Loading berths shall be a minimum of ten (10) feet wide by twenty-five (25) feet long.
3. In the SEE District, adequate loading zones shall be provided along the street frontage(s).

18.41.090 Bicycle parking

- A. In the SEE District, bicycle parking shall be provided consistent with the following standards.

<u>Table 18.41.090(B) SEE District bicycle parking requirements</u>		
<u>Use</u>	<u>Short-term bicycle parking</u>	<u>Long-term bicycle parking</u>
<u>Retail</u>	<u>1.0 space/3,000 square feet</u>	<u>1.0 space/10,000 square feet</u>
<u>Office, research and development laboratory, and other nonresidential uses</u>	<u>1.0 space/8,000 square feet, minimum of 2 spaces</u>	<u>1.0 space/4,000 square feet</u>

- B. In the CMUE District, Bicycle parking shall be provided consistent with the following standards.

<u>Table 18.41.090(B) CMUE District Bicycle Parking Requirements</u>		
<u>Use</u>	<u>Short-Term Bicycle</u>	<u>Long-Term Bicycle</u>
<u>Retail</u>	<u>1.0 space / 3,000 square feet</u>	<u>1.0 space / 10,000 square feet</u>
<u>Office, research and development laboratory, and manufacturing</u>	<u>1.0 space / 20,000 square feet</u>	<u>1.0 space / 7,000 square feet</u>

C. Bicycle parking shall be provided consistent with the following standards;

1. Required facilities shall be designed and installed in conformance with the design criteria outlined in Section 18.28.080.
2. Bicycle parking may be substituted for automobile parking subject to the provisions outlined in Section 18.28.100 and approval by the decision maker.
3. The number of required bicycle parking facilities may be increased by the decision maker for a specific use if it is found that such a use shall create a greater demand for these facilities.

18.41.100 Design criteria

A. Architectural standards. Buildings shall be designed with a contemporary or “modern” vocabulary, using varied geometric volumes and a variety of high-quality materials (e.g. metal and glass). The following shall apply to any new buildings, additions to buildings which increase existing square footage by fifty percent (50%) or more, or modifications to existing buildings which modify the exterior of the building:

1. In the SEE District, building elevations shall include variations in wall plane, wall height, and roofs located at different levels in order to minimize the overall appearance of the elevation. Building wall shall not continue for more than twenty-five (25) feet without a change in building wall plane direction of at least two (2) feet.
2. In the SEE District, all elevations shall provide articulation and detailing include elements such as recesses, columns, score lines, reveals, trellises, windows, lighting, or other features to create shadow patterns and depth on building elevations.
3. In the CMUE District, to minimize overall massing building elevation shall incorporate the following:
 - a. Variations in wall plane, wall height, trim or reveals, entry and window openings, and/or varying colors and materials;
 - b. Detailing including elements such as recesses, columns, living walls, score lines, reveals, trellises, lighting, or other features to create shadow patterns and depth on building elevations; and
 - c. Other elements as required by the Director.

4. Blank walls should not occupy over thirty percent (30%) of the principal frontage, and a section of blank wall should not exceed twenty (20) linear feet without being interrupted by a variation in wall plane, wall height, trim or reveals, entry and window openings.
 5. Design entries so that they are clearly defined and distinguishable from the street. Incorporate architectural features such as awnings, canopies, trellises, and/or other treatments such as vertical architectural features or unique building colors or materials to clearly identify primary building entries.
 6. A minimum of fifty percent (50%) of the building wall area located within twenty (20) feet of the midpoint of a primary building entrance shall be comprised of transparent windows or openings. Glass is considered transparent where it has a transparency higher than eighty percent (80%) and external reflectance of less than fifteen percent (15%). Façades facing streets or pedestrian focused areas such as promenades and plazas shall be lined with windows.
- B. Exterior materials. Exterior building materials shall be chosen based on character, durability, ease of maintenance and context, and may include:
1. Steel—Porcelain enamel panels, steel windows, steel exterior doors, steel rails and fences, painted, stainless or pre-weathered steel are acceptable;
 2. Aluminum—Windows, panels (luco-bond and aluminum plate), storefront, curtain wall, doors; aluminum should be natural finish anodized, powder-coated or kynar (no bronze anodized);
 3. Other metal;
 4. Glass—Clear, low-e, nonreflective, solar-bronze or solar gray glass, shadow boxes and spandrel glass is permitted;
 5. Brick, natural clay colors;
 6. Stone;
 7. Pre-cast concrete, glass-fiber reinforced concrete;
 8. High-quality, cast-in-place concrete;
 9. Ceramic tile;
 10. Cement plaster;
 11. Wood.
- C. Ground floor commercial uses. The design of ground floor commercial uses shall comply with the following:
1. Minimum depth of commercial space is thirty-five (35) feet and minimum height is eighteen (18) feet floor to floor.

2. A minimum of twenty-five percent (25%) of the ground floor commercial area shall be designed to accommodate a food service use.
3. Between two and one-half (2½) feet and seven (7) feet above grade, ground floor transparency (i.e., amount of glazing) shall be fifty percent (50%) for all other commercial uses.
4. Ground floor façades shall be designed to give identity to each retail and service establishment, through recesses, enhanced materials, signage and architectural features that are integral components of the building.
5. The maximum distance of blank wall (a façade without doors, windows, landscaping treatments, or other pedestrian interest) on the ground level of any building facing a street, open space, or paseo shall not exceed twenty (20) feet in length.
6. The design of ground floor commercial uses shall promote indoor/outdoor connections by providing some or all of the following:
 - a. Sliding or removable windows/doors;
 - b. Low planters with wide seat walls;
 - c. Recessed entrances and porticos that increase the indoor/outdoor quality or allow for increased outdoor seating or display;
 - d. Awnings and canopies that may encroach into the public right-of-way subject to approval of an encroachment permit by the Public Works Department; and
 - e. Visually transparent storefronts with clear glass windows and doors that are not blocked by storage, racks or shelving placed against glass.

~~18.41.070 Walls, fences, and hedges.~~

~~The location of all fences shall be subject to the minimum front yard and street side yard standards contained herein. Side and rear yards may have fences along the property line.~~

~~18.41.080 Minimum site area.~~

~~A minimum site area of not less than one (1) acre shall be required.~~

~~18.41.090 Floor area ratio.~~

~~The minimum floor area ratio (FAR) shall be 0.75 and the maximum shall be 3.0.~~

~~18.41.100 Frontage, width and depth of site.~~

~~Newly created lots shall have a minimum street frontage width of one hundred fifty feet (150) feet and a minimum lot depth of two hundred (200) feet. Exceptions may be granted by the decision maker through the site development review process if it results in a more usable lot configuration or to accommodate lots created for public or common use.~~

~~18.41.110 Lot Coverage.~~

~~The amount of the site area covered by structures shall not be restricted provided the development meets all applicable standards.~~

~~18.41.120 Required setbacks.~~

~~A. — Front yard setback shall be a minimum of ten (10) feet.~~

~~B. — Interior side yard setback shall be a minimum of five (5) feet. Street side yard setback shall be a minimum of ten (10) feet.~~

~~C. — Rear yard setback shall be a minimum of ten (10) feet.~~

~~18.41.130 Height of structures.~~

~~The maximum height of buildings shall be one hundred (100) feet. Rooftop amenities may be permitted, including, but not limited to, community rooms and kitchens, recreational facilities, and greenhouses provided they do not exceed twenty (20) feet in height. All buildings must be a minimum of two (2) stories.~~

~~18.41.140 Design criteria.~~

~~A. — Architectural Standards. Buildings shall be designed with a contemporary or “modern” vocabulary, using varied geometric volumes and a variety of high-quality materials (e.g. metal and glass). The following shall apply to any new buildings, additions to buildings which increase existing square footage by fifty percent (50%) or more, or modifications to existing buildings which modify the exterior of the building:~~

~~1. — Building elevations shall include variations in wall plane, wall height, and roofs located at different levels in order to minimize the overall appearance of the elevation. Building wall shall not continue for more than twenty-five (25) feet without a change in building wall plane direction of at least two (2) feet.~~

~~2. — All elevations shall provide articulation and detailing include elements such as recesses, columns, score lines, reveals, trellises, windows, lighting, or other features to create shadow patterns and depth on building elevations.~~

~~3. — Minimize blank wall planes on all elevations through the use of wall plane variation, trim or reveals, entry and window openings, and/or varying colors and materials. Blank walls should not occupy over thirty percent (30%) of the principal frontage, and a section of blank wall should not exceed twenty (20) linear feet without being interrupted by a window or entry.~~

~~4. — Design entries so that they are clearly defined and distinguishable from the street. Incorporate architectural features such as awnings, canopies, trellises, and/or other treatments such as vertical architectural features or unique building colors or materials to clearly identify primary building entries.~~

~~5. — A minimum of fifty percent (50%) of the building wall area located within twenty (20) feet of the midpoint of a primary building entrance shall be comprised of transparent windows or openings. Glass is considered transparent where it has a transparency higher than eighty~~

~~percent (80%) and external reflectance of less than fifteen percent (15%). Façades facing streets or pedestrian focused areas such as promenades and plazas shall be lined with windows.~~

~~B. Exterior Materials. Exterior building materials shall be chosen based on character, durability, ease of maintenance and context, and may include:~~

- ~~1. Steel—Porcelain enamel panels, steel windows, steel exterior doors, steel rails and fences, painted, stainless or pre-weathered steel are acceptable;~~
- ~~2. Aluminum—Windows, panels (luco-bond and aluminum plate), storefront, curtain wall, doors; aluminum should be natural finish anodized, powder coated or kynar (no bronze anodized);~~
- ~~3. Other metal;~~
- ~~4. Glass—Clear, low-e, nonreflective, solar bronze or solar gray glass, shadow boxes and spandrel glass is permitted;~~
- ~~5. Brick, natural clay colors;~~
- ~~6. Stone;~~
- ~~7. Pre-cast concrete, glass fiber reinforced concrete;~~
- ~~8. High quality, cast in place concrete;~~
- ~~9. Ceramic tile;~~
- ~~10. Cement plaster;~~
- ~~11. Wood.~~

~~C. Equipment Screening. Mechanical/utility equipment shall be sited and screened in accordance with the following:~~

- ~~1. In instances where mechanical equipment cannot be located within the building due to building code or utility provider requirements, it shall be adequately screened from off-site view and located at the rear of the site in an enclosure with walls matching the material and color of the building. The enclosure shall include gates or heavy gauge corrugated steel and shall be surrounded by trees, shrubs and climbing vines;~~
- ~~2. In instances where utility equipment cannot be located within the building or undergrounded due to building code or utility provider requirements, it shall be screened by locating at the rear of the site in an enclosure with walls matching the material and color of the building. The enclosure shall include gates or heavy gauge corrugated steel and shall be surrounded by trees, shrubs and climbing vines. Alternate locations may be considered to meet utility provider requirements; and~~
- ~~3. In instances where mechanical equipment is located on the building roof, roof top screening shall be provided, which is integrated into the building architecture.~~

~~D. — Bicycle and Pedestrian Facilities. Projects that include development of a vacant site or substantial modification of a developed site shall accommodate bicycle and pedestrian facilities/access including:~~

- ~~1. — Provisions for safe, well-lit and visually attractive pedestrian access from public streets to the parking areas and building entries;~~
- ~~2. — Pedestrian pathways between buildings and parcels;~~
- ~~3. — Public pedestrian and bicycle connections to the Station District's existing and proposed bicycle and pedestrian network;~~
- ~~4. — Publicly accessible pedestrian amenities which may include plazas, pocket parks, seating areas, fountains, public art, and/or eating areas;~~
- ~~5. — Orientation of outdoor public spaces towards activated ground floor building frontages; and~~
- ~~6. — Inclusion of bicycle paths and bicycle parking facilities consistent with the Bicycle and Pedestrian Master Plan and designed and installed in conformance with the design criteria outlined in Section 18.28.080.~~

~~E. — Ground Floor Commercial Uses. The design of ground floor commercial uses shall comply with the following:~~

- ~~1. — Minimum depth of commercial space is thirty-five (35) feet and minimum height is twenty (20) feet floor to floor; and~~
- ~~2. — A minimum of twenty five percent (25%) of the ground floor commercial area shall be designed to accommodate a restaurant use; and~~
- ~~3. — Between two and one-half (2½) feet and seven (7) feet above grade, ground floor transparency (i.e., amount of glazing) shall be forty percent (40%) for grocery stores and fifty percent (50%) for all other commercial uses; and~~
- ~~4. — Ground floor façades shall be designed to give identity to each retail and service establishment, through recesses, enhanced materials, signage and architectural features that are integral components of the building; and~~
- ~~5. — The maximum distance of blank wall (a façade without doors, windows, landscaping treatments, or other pedestrian interest) on the ground level of any building facing a street, open space, or paseo shall not exceed twenty (20) feet in length; and~~
- ~~6. — The design of ground floor commercial uses shall promote indoor/outdoor connections by providing some or all of the following:~~
 - ~~a. — Sliding or removable windows/doors;~~
 - ~~b. — Low planters with wide seat walls;~~
 - ~~c. — Recessed entrances and porticos that increase the indoor/outdoor quality or allow for increased outdoor seating or display;~~

d. ~~—Awnings and canopies that may encroach into the public right-of-way subject to approval of an encroachment permit by the Public Works Department; and~~

e. ~~—Visually transparent storefronts with clear glass windows and doors that are not blocked by storage, racks or shelving placed against glass.~~

~~18.41.150 Landscaping.~~

A. ~~—New landscaping and modifications to existing landscaping shall comply with the provisions listed in Chapter 18.112 and the Landscape Standards Policy Statement. Approved landscaping shall be maintained for the life of the project including replacement of dead, dying or deficient landscaping.~~

B. ~~—Projects that include development of a vacant site or substantial modification of a developed site, shall provide landscaped areas that measure a minimum fifteen percent (15%) of the project site area. Projects that cannot provide the minimum amount of required landscaping may pay a landscape in-lieu fee in the amount set forth in the City's Master Fee Schedule subject to approval through the site development review process.~~

C. ~~—Parking Lot Coverage. To provide adequate visual screening of any surface parking areas from public rights-of-way, there shall be a landscaped strip ten (10) feet in width which shall be contiguous and parallel to such rights-of-way and shall be planted with trees, shrubs, and ground cover sufficient to obtain the required screening.~~

~~18.41.160 Signs, marquees, awnings.~~

Signage shall be consistent with Chapter 18.30 and any approved sign plan or planned sign program. Signage shall be designed as an integral element of a building's architecture and shall be compatible, including color and scale, with the building. A sign plan or planned sign program, consistent with Section 18.30.100, shall be required for any development. Blade signs may project over the sidewalk to indicate and demarcate commercial uses and increase pedestrian interest, subject to approval of an encroachment permit by the Public Works Department.

~~18.41.170 Off-street parking.~~

A. ~~—Off-street automobile parking shall be provided consistent with the following standards:~~

Vehicular Parking Requirements	Minimum Off-Street Parking Requirements	Maximum Off-Street Parking Allowed
Retail	1.0 space/300 square feet	1.0 space/200 square feet
Office	1.0 space/300 square feet	1.0 space/250 square feet
Research and Development laboratory, manufacturing use	1.0 space/500 square feet	1.0 space/300 square feet
Other Uses	See Section <u>18.36.050</u>	See Section <u>18.36.050</u>

~~B. —Automobile parking areas shall not occupy more than thirty percent (30%) of the primary street frontage.~~

~~C. —Joint use of parking spaces may be allowed subject to the limitations and conditions included in Section 18.36.160.~~

~~D. —Parking Structures.~~

~~1. —Parking structure façades shall be designed as compatible visual extensions of the primary buildings.~~

~~2. —Auto entries shall be located in a manner that minimizes pedestrian/auto conflicts.~~

~~3. —Decorative screening or other decorative element constructed of durable, high-quality materials shall be provided on parking structure façade.~~

~~18.41.180 Bicycle parking.~~

~~A. —Bicycle parking facilities shall be provided, at a minimum, in an amount equal to:~~

Bicycle Parking Requirements	Short-Term Bicycle Parking Requirements	Long-Term Bicycle Parking Requirements
Retail	1.0 space/3,000 square feet	1.0 space/10,000 square feet
Office, R&D, and Other Nonresidential uses	1.0 space/8,000 square feet Minimum of 2 spaces	1.0 space/4,000 square feet

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~~B. —Required facilities shall be designed and installed in conformance with the design criteria outlined in Section 18.28.080.~~

~~C. —Bicycle parking may be substituted for automobile parking subject to the provisions outlined in Section 18.28.100 and approval by the decision makers.~~

~~18.41.190 Loading.~~

~~A. —Adequate loading docks and/or berths shall be provided on site to serve the use. Such facilities shall be located on the rear or side of the building, be screened from the public right-of-way, and are subject to review and approval through the site development review process.~~

~~B. —Adequate loading zones shall be provided along the street frontage(s).~~