

Chapter 18.24 BULK REGULATIONS

Section 18.24.060 Objective design standards

- A. Applicability. All development shall meet the standards of this Section, except as provided below.
 - 1. Exceptions. The standards of this Section do not apply to the following types of development:
 - a. Detached Single Family Dwellings.
 - b. Accessory Dwelling Units.
 - c. SB 9 Housing Developments.
 - d. Development within the following zoning districts:
 - i. Industrial Districts (MG, ML, and MS).
 - ii. Mixed-use Employment Districts (SEE and CMUE).
 - iii. Civic Facility District.
 - iv. Private Institutional District.
 - v. Agricultural District.
 - vi. Open Space District.
- B. Building Design Requirements.
 - 1. Building Orientation. Unless located behind another building, buildings shall be oriented toward the adjacent front or street side lot line with the building frontages parallel to the fronting public right-of-way.
 - 2. Entrances.
 - a. Ground Floor Nonresidential Uses.
 - i. There shall be a minimum of one (1) entrance for every fifty (50) feet of building frontage with a maximum separation of one hundred (100) feet between entrances.
 - ii. In buildings located within twenty (20) feet of a front or street side lot line, the primary building entrance shall face a public right-of-way or shall face within ninety (90) degrees of the primary building frontage and be located within ten (10) feet of a publicly accessible sidewalk.

- iii. VMU District. In the VMU District, double doors shall be required at the primary building entrance. Transom windows shall be provided above the primary building entrance door.
- iv. Reductions and Exceptions. A reduction or exception to the applicable objective entrance standard for nonresidential uses may be granted by the decision maker subject to both of the following findings:
 - (1) The proposed use has certain operational characteristics with which providing the required entrance(s) is incompatible.
 - (2) Building walls facing a public right-of-way exhibit architectural relief and detail, and are enhanced with landscaping to create visual interest at the pedestrian level.
- b. Residential Uses. Entrances to residential dwelling units shall be designed as individual or shared entrances at the ground floor of the building.
 - i. Shared Entrances. All buildings with any exterior entrance that provides access to more than one unit shall provide a minimum of one (1) primary shared entranceway per building in accordance with the following standards.
 - (1) In buildings located within twenty (20) feet of a front or street side lot line, the primary shared entranceway shall be oriented to and facing a public right-of-way.
 - (2) Primary building entranceways located in the interior of a site shall be connected to a publicly accessible sidewalk by a walkway with a minimum width of four (4) feet.
 - (3) The primary entranceway shall lead to a common area a minimum of ten (10) feet in each dimension.
 - (4) The primary entranceway shall incorporate one (1) or more architectural features such as windows, sidelights, lighting, or signage into the entranceway.
 - (5) The primary entranceway shall be emphasized utilizing at least one (1) of the following methods:
 - (a) A roofed projection over the door (such as an awning, canopy, or overhang) with a minimum depth of four (4) feet.
 - (b) A recessed entry bay with a minimum depth of four (4) feet.

- (c) A covered, uncovered, or partially covered landing, deck, or stoop with a minimum six (6) foot by eight (8) foot area.
 - (d) Incorporating the entrance into an architectural feature that extends two (2) or more feet above the height of the first floor plate vertical mass and is projected or recessed a minimum of one (1) foot from the primary wall plane.
 - ii. Individual Entrances. All units accessed through ground level individual entrances from the exterior shall provide a minimum of one (1) primary individual entranceway per unit in accordance with the following standards.
 - (1) In buildings located within twenty (20) feet of a front or street side lot line, all individually accessed units located along a public right-of-way shall have a primary entranceway oriented to and facing a public right-of-way.
 - (2) All individual primary entrances shall be connected to a publicly accessible sidewalk by a walkway with a minimum width of four (4) feet.
 - (3) All entrances located within ten (10) feet of an adjoining publicly accessible sidewalk shall provide finish floor elevations of between eighteen (18) and forty-two (42) inches above the adjoining sidewalk.
 - (4) The primary entranceway shall include a covered, uncovered, or partially covered landing, deck, porch, or stoop with a minimum six (6) foot by six (6) foot area.
 - (5) The primary entranceway shall be emphasized by utilizing at least one (1) of the following methods:
 - (a) A roofed projection over the door (such as an awning, canopy, or overhang) with a minimum depth of three (3) feet.
 - (b) A recessed entry bay with a minimum depth of three (3) feet.
- 3. Roof Design and Articulation. Roof lines shall be varied and designed to minimize the bulk of a building, screen roof-mounted equipment, and enhance the building's architectural design through the following methods:

- a. Minimum Depth of Overhanging Eaves. Overhanging eaves, if provided, shall extend a minimum of two (2) feet beyond the supporting wall.
 - b. Roof Line Offset. For buildings with two (2) or more stories, a minimum of one (1) roof line offset of at least eighteen (18) inches in height and twenty (20) feet in length shall be provided for every one hundred twenty (120) feet of façade length, except as provided below for parapet roofs.
 - c. Parapet Roofs.
 - i. For buildings with two (2) or more stories, parapet roofs shall provide either the minimum offset pursuant to (b) above, or shall provide a roof line offset of at least eighteen (18) inches in depth and twenty (20) feet in length for every one hundred twenty (120) feet of façade length.
 - ii. All parapets shall provide returns of at least six (6) feet in depth at the end of the parapet face to avoid a false front appearance.
 - d. Rooftop Equipment. Rooftop equipment shall not be visible from a publicly accessible sidewalk across the street, nor shall be visible from any publicly-accessible area located fifty (50) feet from the building.
 - e. VMU District. In the VMU District, in addition to the standards listed above, roofs shall also meet at least one (1) of the following standards:
 - i. A decorative parapet with a symmetrical appearance shall be provided on all street facing building façades.
 - ii. The roof shall be gabled, cross-gabled, or hipped. Mono pitch roofs are prohibited.
 - f. Mission Boulevard. Along Mission Boulevard, roofs shall be gabled or hipped and shall have a pitch between 3:12 and 5:12.
4. Building Articulation. Buildings shall include the following design features to create visual variety and avoid a large-scale and bulky appearance:
- a. Façade Articulation. All façades facing a public right-of-way shall include at least one (1) horizontal or vertical projection or recess at least four (4) feet in depth, or two (2) projections or recesses at least two and one-half (2.5) feet in depth, for every fifty (50) horizontal feet of wall. The articulated elements shall be greater than one (1) story in height and may be grouped rather than evenly spaced in fifty (50) foot modules.

- b. VMU District. In addition to the façade articulation requirement in subsection (4)(a) above, the following additional façade articulation standards apply in the VMU District.
 - i. Façades facing Smith Street, Union City Boulevard, Horner Street, Vallejo Street, and Watson Street shall provide a minimum of one (1) of the following articulation elements every twenty-five (25) to fifty (50) feet:
 - (1) A façade wall shift at least two (2) feet in depth and at least the full height of the ground floor.
 - (2) A change in material a minimum of three (3) feet wide and at least the full height of the ground floor.
 - (3) A change in color, bordered with decorative trim, a minimum of twenty-five (25) feet wide and at least the full height of the ground floor.
 - ii. Covered walkways or overhangs shall be provided along building frontages on Smith Street, Union City Boulevard, and Horner Street.
 - (1) Location. The covered walkways or overhangs shall be centered on the main entrance of the building.
 - (2) Minimum Dimensions. The covered walkways or overhangs shall be a minimum of five (5) feet deep and fifteen (15) feet wide.
 - (3) Support Columns. Columns supporting covered walkways shall be four (4) inches by six (6) inches in dimension with a defined and differentiated column base and top.
- c. Street Facing Façades Along Mission Boulevard. In addition to the façade articulation requirement in subsection (4)(a) above, street facing façades along Mission Boulevard shall incorporate two (2) or more of the following features.
 - i. Window bays with a minimum two (2) feet in depth from building façade every twenty (20) horizontal feet.
 - ii. Recesses a minimum of two (2) feet in depth from building façade every twenty (20) horizontal feet.
 - iii. Porches, arcades and loggias over a minimum of twenty-five percent (25%) of the façades with columns a minimum of one (1) foot in width and depth.

- iv. Curved arches between columns or as part of recesses or projections.
 - v. Arches above doors.
 - vi. Arches over all windows on a minimum of one (1) floor.
 - vii. A lintel at the base of windows.
 - viii. Balconies: projecting balcony with wood or metal vertical balusters, uncovered; or integrated balcony with wood or metal vertical balusters, covered.
 - ix. Decorative tile vents.
 - x. Decorative ironwork.
 - xi. Exposed wood beams.
 - d. Townhomes and Rowhouses. In addition to the articulation requirements above, attached side-by-side dwelling units shall meet the following requirements.
 - i. Individual units shall be emphasized through two (2) or more of the following methods.
 - (1) Variations of two (2) feet or more between the horizontal planes of the primary entrance façade of adjacent units.
 - (2) A change in roof orientation between adjacent units (e.g., a gable roof adjacent to a hipped roof).
 - (3) A roofline offset of at least eighteen (18) inches for each unit exposed on the associated elevation.
 - (4) A change in materials.
 - (5) A change in color.
5. Façade Design.
- a. Façade Detailing.
 - i. All building façades shall incorporate details, such as cornices, eaves, trim, changes in materials, projections such as awnings and balconies, or other design elements.
 - ii. No wall facing a public right-of-way shall run in a continuous plane of more than thirty (30) feet without a window, door, or other opening.
 - iii. Horizontal building elements, such as cornices, eaves, trims, and expansion gaps that create visible horizontal lines shall be aligned

within three (3) feet of like buildings elements on the same façade and adjacent buildings.

- iv. Building vents, gutters, lighting, and exterior equipment that are part of the exterior façade shall be aligned horizontally and vertically with like elements and with other building façade details on the same façade and adjacent buildings.

b. Exterior Building Colors and Materials.

- i. Factory-processed color finishes, such as baked enamel, shall be provided on all exterior metal surfaces.
- ii. VMU District. In the VMU District, a minimum of seventy-five percent (75%) of the building siding shall be one (1) of the following materials:
 - (1) Horizontal or vertical wood siding, cove-rustic, tongue-in-groove, shiplap.
 - (2) Board and batten siding.
- iii. Mission Boulevard. Buildings on parcels along Mission Boulevard shall include each of the following exterior materials:
 - (1) Barrel tile roof.
 - (2) Stucco walls.
 - (3) Raised brick or stone foundation.
- iv. Exterior Materials, Other Areas. In areas outside of the VMU District and buildings not located on parcels along Mission Boulevard, exterior building materials shall be chosen based on durability, ease of maintenance, and context. Permitted materials include the following:
 - (1) Steel—Porcelain enamel panels, steel windows, steel exterior doors, steel rails and fences, painted, stainless or pre-weathered steel.
 - (2) Aluminum—Windows, panels (luco-bond and aluminum plate), storefront, curtain wall, doors; aluminum shall be natural finish anodized, powder-coated or kynar (no bronze anodized).
 - (3) Decorative Metals-including copper, brass, bronze, and stainless steel.
 - (4) Glass—Clear, low-e, nonreflective, solar-bronze or solar gray glass, shadow boxes and spandrel glass is permitted.

- (5) Brick, natural clay.
- (6) Stone.
- (7) Pre-cast concrete, glass-fiber reinforced concrete.
- (8) Cast-in-place concrete.
- (9) Ceramic tile.
- (10) Cement plaster.
- (11) Wood.

6. Windows and Openings.

- a. Nonresidential Uses: Building Transparency/Required Openings. Exterior walls facing and within twenty (20) feet of a front or street side lot line or publicly accessible sidewalk shall include windows, doors, or other openings for at least forty percent (40%) of the building wall area of grocery stores and fifty percent (50%) of the building wall area of other uses located between two and a half (2.5) and seven (7) feet above the level of the sidewalk.
 - i. Design of Required Openings. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three (3) feet deep.
 - (1) VMU District. In the VMU District, Ground floor windows shall start two (2) to three (3) feet off the ground and extend above door sill height.
 - ii. Reductions and Exceptions. A reduction or exception to the applicable objective building transparency standard for nonresidential uses may be granted by the decision maker subject to both of the following findings:
 - (1) The proposed use has certain operational characteristics with which providing the required windows and openings is incompatible.
 - (2) Street-facing building walls exhibit architectural relief and detail, and are enhanced with landscaping to create visual interest at the pedestrian level.
- b. Residential Uses: Window Trim or Recess. Windows for residential uses shall have trim at least three (3) inches wide and one-half (0.5) inch in depth, or be recessed at least two (2) inches from the plane of the surrounding exterior wall.

- c. Residential Uses: Transparency/Required Openings for Common Spaces. Exterior walls of common spaces, such as lobbies and community spaces, within twenty (20) feet of a front or street side lot line or publicly accessible sidewalk shall include windows, doors, or other openings for at least thirty percent (30%) of the building wall on which they are adjacent, between two and a half (2.5) feet and seven (7) feet above the level of the sidewalk.

C. Space Requirements.

- 1. Ground Floor Height, Nonresidential Uses. For nonresidential spaces planned for a restaurant use, the minimum ground floor height limit is eighteen (18) feet measured floor to floor. The minimum ground floor height for nonresidential spaces planned for uses other than restaurants is fifteen (15) feet measured floor to floor.
- 2. Ground Floor Height, Residential Uses. The minimum ground floor height for residential uses is ten (10) feet measured floor to floor.
- 3. Tenant Space Depth, Nonresidential Uses.
 - a. Minimum Depth. Nonresidential ground floor interior tenant spaces shall be a minimum of thirty-five (35) feet in depth.
 - i. Reductions and Exceptions. A reduction or exception to the applicable objective minimum depth standard may be granted by the decision maker if a finding can be made that the site is small or constrained.
 - b. For nonresidential spaces that have a planned restaurant use, the minimum depth shall be sixty (60) feet for at least fifty percent (50%) of the width of the tenant space or twenty-five (25) feet, whichever is wider.
 - c. For lots larger than twenty thousand (20,000) square feet, a minimum of twenty-five percent (25%) of the ground floor nonresidential area of mixed-use development shall be designed to accommodate a restaurant use. Restaurant uses require grease traps, a minimum of one (1) restroom per tenant, a separate ventilation system, and an enclosure for waste receptacles.
- 4. Required Residential Amenities. Amenities that enhance the livability of the project shall be provided.
 - a. Activity Areas. Private and common open spaces, playground or outdoor active recreation facility, such as a lap pool.
 - i. Amount of Activity Area.

- (1) RM Districts. In RM Districts, a minimum of one hundred fifty (150) square feet of activity area shall be provided per dwelling unit.
 - (2) Other Districts. In Districts other than RM Districts, a minimum of sixty (60) square feet of activity area shall be provided per dwelling unit.
- ii. Configuration of Activity Area.
 - (1) Activity area shall be provided outdoors as private open space or common open space that meet the standards of this Section. Common indoor activity space may substitute outdoor activity area for up to fifty percent (50%) of the required area, as follows.
 - (a) Outdoor activity area may be substituted by common indoor activity space at a rate of two (2) feet of common indoor activity space provided for every one (1) foot of required outdoor activity area.
 - (2) No portion of required activity area shall be used for storage, driveways, or vehicle parking and loading facilities.
- iii. Private Open Space. Private open space provides open space areas for the exclusive use of the occupants of an individual dwelling unit and includes but is not limited to balconies, decks, terraces, patios, fenced yards, and other similar private areas.
 - (1) Minimum Dimensions. Private open space located on the ground level (e.g., yards, decks, patios) shall be a minimum of eight (8) feet by eight (8) feet. Private open space located above ground level (e.g., balconies) shall be a minimum of five (5) feet by five (5) feet.
 - (2) Accessibility. Private open space shall be accessible to only one (1) dwelling unit by a doorway to a habitable room or hallway.
 - (3) Surfacing. A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of groundcover, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. Surfaces shall not exceed a ten percent (10%) slope.
- iv. Common Open Space. Common open space provides open space areas for recreation and enjoyment with shared access for all building occupants. Common open space includes but is not limited to courtyards, terraces, pet areas, gardens, plazas, landscaped

areas, patios, swimming pools, barbeque areas, athletic courts or fields, playgrounds, recreation areas, rooftop amenities, and other similar outdoor common areas intended for shared use by building occupants.

- (1) Minimum Dimensions. Common open space shall be a minimum of fifteen (15) feet by fifteen (15) feet.
 - (2) Accessibility. Common open space shall be accessible to all building occupants. A minimum seven (7) foot-wide passageway, shall be provided to any required common open space. The passageway shall contain a minimum three (3) foot wide walkway and any area not included in the walkway shall be landscaped.
 - (3) Surfacing. A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of groundcover, garden, flagstone, wood planking, concrete, decking, or other serviceable, dust-free surfacing. Surfaces shall not exceed ten percent (10%) slope.
- v. Common Indoor Activity Space. Common indoor activity space provides indoor amenity with shared access for all building occupants. Common indoor activity space includes but is not limited to fitness centers, shared workspaces, study rooms, conference and community rooms, joint eating and cooking areas, indoor play areas, screening room, and other similar common areas intended for shared use by building occupants.
 - (1) Minimum Dimensions. Common indoor activity space shall be a minimum of fifteen (15) feet by fifteen (15) feet.
 - (2) Accessibility. Common indoor activity space shall be accessible to all building occupants.
- b. Other Amenities. In addition to the required activity area above, projects shall include at least two (2) of the following amenities.
 - i. In-unit washer and dryer.
 - ii. Enclosed, lockable storage space at least two hundred fifty (250) cubic feet in size with minimum dimension of four (4) feet by eight (8) feet for a minimum of twenty-five percent (25%) of the units.
 - iii. On-site child care facility.

- iv. Provision of car sharing service, including parking spaces. Car share parking spaces shall be accessible to car share subscribers twenty-four (24) hours a day, seven (7) days a week.
- c. Reductions and Exceptions. A reduction or exception to the applicable objective residential amenity standard may be granted by the decision maker if a finding can be made that alternative amenities that are comparable in value and benefit residents are provided.

D. Site Design Requirements.

- 1. Frontage Improvements. Frontage improvements consistent with the General Plan, Bicycle and Pedestrian Master Plan, applicable Specific Plan and/or development strategy, Subdivision Improvement Standards, and any other applicable standard or requirement of the City shall be provided for all subdivisions, new construction, and additions of ten thousand (10,000) square feet or more of gross floor area.
- 2. Public Open Space. Where provided, public open spaces shall be consistent with the following standards.
 - a. Line the edges of blocks with buildings to frame public open space by placing building edges along a minimum of fifty percent (50%) of the open space perimeter.
 - b. Provide direct access from a publicly accessible sidewalk to public open spaces. Do not locate ground level public open space accessible only from inside the building.
 - c. Tree canopies or permanent shade structures shall provide shade for at least twenty-five percent (25%) of open space areas.
 - d. Paseos. Public open space designed as a paseo shall be consistent with the following standards.
 - i. For the portions of the buildings that front onto a paseo and have a length longer than ninety (90) feet and where the paseo is less than forty (40) feet in width, the surface area of third floor and fourth floor paseo-facing walls shall be no more than eighty-five percent (85%) of the surface area of the first-floor paseo-facing wall.
 - (1) The surface area of a wall is calculated as the length of the building wall of the applicable floor multiplied by the height of that floor.
 - ii. Paseos shall have end to end visibility, and align and connect with streets, other paseos or paths.

- iii. Paseos shall have a minimum lighting level of one (1.0) foot-candle.
- 3. Podium Planting. Planting on podiums requires a minimum soil depth of twenty-four (24) inches for shrubs, perennials, and ground cover and a minimum of forty-two (42) inches for trees. This may be located above or below the grade of the podium.
 - a. Reductions and Exceptions. A reduction to the applicable objective soil depth standard may be granted by the decision maker if a finding can be made that a reduced soil depth is adequate to support the proposed planting in good growing condition.
- 4. Lighting.
 - a. Minimum Lighting. A minimum of one (1.0) foot-candle lighting level shall be provided for all accessways throughout the site and in all parking areas. Motion sensors shall be provided for areas inside and directly adjacent to trash enclosure areas.
 - b. Maximum Height of Freestanding Lighting Standards. The maximum height of a freestanding lighting standard in pedestrian areas and courtyards is sixteen (16) feet. Lighting shall be shielded from adjacent residential windows and private outdoor areas.
 - c. Attached Fixtures. Fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet or roof or eave of roof.
- 5. Utilities. All new transformers, switching boxes, and similar appurtenances and utility equipment shall be located below-grade, in closets or interior of buildings, or in locations not visible from public right-of-way, unless prohibited by the utility provider. When screened within an enclosure, the enclosure shall have walls matching the material and color of the nearest building, be located no closer to the street than a building, and be surrounded by landscaping such as trees, shrubs, and climbing vines, that screen the enclosure, unless prohibited by the utility provider.
 - a. Reductions and Exceptions. A reduction or exception to the applicable objective utility standard may be granted by the decision maker if a finding can be made that the proposed design reduces the visual impact of utilities to the greatest extent feasible.
- 6. Vehicle Parking.
 - a. Access.

- i. Access to parking facilities shall be from an alley or secondary street, wherever such alley or secondary access is feasible.
 - ii. Parking area entries shall be located at least twenty-five (25) feet from any primary building entrance.
 - iii. Sidewalk material and grade shall be maintained as the sidewalk crosses a driveway.
 - iv. Driveway pavement shall be enhanced with one (1) of the following treatments:
 - (1) Textured concrete banding.
 - (2) Trowel finish banding.
 - (3) Stamped concrete.
 - (4) Integral concrete.
 - (5) Broom finish.
 - (6) Salt finish.
 - (7) Exposed aggregate finish.
 - (8) Trowel joints.
 - v. Surface parking lots with twenty-five (25) or more parking spaces shall provide a pedestrian walkway between rows of parking and extending to the main building entry. The walkway shall be of a different paving material than the drive aisles and parking spaces and be separated from ends of parking spaces by a raised curb at least six (6) inches high.
- b. **Parking Structures.** Decorative screening or other decorative elements constructed of durable, high-quality materials or trellis structures with integrated irrigation that support vertical planting shall be provided on all parking structure façades that are visible from any public right-of-way.
- c. **Residential Districts.**
- i. **Structured, Partially Submerged, and Underground Parking — Location.** Structured parking, including partially submerged or underground parking with three (3) or more feet above ground shall be located a minimum of forty (40) feet from the primary street facing lot line. For lots with multiple street frontages, the primary street facing lot line shall be that abutting the street with the highest roadway classification or, in the case of streets with equal roadway

classifications, the street with the highest number of pedestrian building entrances on the block.

- (1) Reductions and Exceptions. A reduction or exception to the applicable objective residential parking facility standard may be granted by the decision maker subject to both of the following findings:
 - (a) The design incorporates habitable space built close to the publicly accessible sidewalk to the maximum extent feasible.
 - (b) The site is physically constrained such that underground parking or above ground parking located more than forty (40) feet from the primary street frontage is not feasible.
- ii. Above Ground Parking — Maximum Parking Frontage. On lots fifty (50) feet or wider, the total width of above ground parking areas visible from the public right-of-way, including open parking, carports, and garages, shall not exceed forty percent (40%) of any public right-of-way frontage.
 - (1) Reductions and Exceptions. A reduction or exception to the applicable objective above ground parking frontage standard may be granted by the decision maker to allow a greater width subject to both of the following findings:
 - (a) The lot is constrained such that limiting the visibility of above ground parking to forty percent (40%) of the public right-of-way frontage is infeasible.
 - (b) Landscaping and other treatments have been incorporated to minimize the visibility of above ground parking from the public right-of-way frontage.
- iii. Individual Garage Design. The following shall apply to all entrances of garages that accommodate parking for a single dwelling unit.
 - (1) Garage entrances located on street facing building frontages shall be recessed a minimum of twelve (12) inches behind the front elevation wall plane.
 - (2) All garage doors within the project shall be a fully insulated metal or fiberglass roll-up design with baked-on finish and installed with automatic door openers. Top window bands are allowed.

- (3) The applicant and/or property owner shall provide multiple garage door designs for the development. Identical garage door designs shall not be located adjacent to one another.
- d. Districts Other Than Residential Districts. In all districts other than Residential Districts, the following shall apply:
 - i. Limitations on Location of Parking. Above ground parking and structured parking, including partially submerged or underground parking with three (3) or more feet above ground, shall be located a minimum of forty (40) feet from the primary street facing lot line. For lots with multiple street frontages, the primary street facing lot line shall be that abutting the street with the highest roadway classification or the street with the highest number of pedestrian building entrances.
 - (1) Reductions and Exceptions. A reduction or exception to the applicable objective limitation on location of parking standard may be granted by the decision maker subject to both of the following findings:
 - (a) The design incorporates conditioned, usable space, or active open space close to the publicly accessible sidewalk to the maximum extent feasible.
 - (b) The site is physically constrained such that underground parking or above ground parking located more than forty (40) feet from the primary street frontage is not feasible.
- 7. Off-Street Loading Areas. In addition to other loading requirements, loading docks shall be designed according to the following standards.
 - a. Loading dock entrances shall not exceed twenty (20) feet in width.
 - b. Loading docks shall be located inside a building and equipped with closable doors.
- 8. Pedestrian Access. On-site pedestrian circulation and access shall be provided according to the following standards.
 - a. Internal Connections. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - b. Circulation Network. On-site walkways shall be connected to the publicly accessible sidewalk and other planned or existing pedestrian routes. An

on-site walkway shall connect the primary building entry or entries to a publicly accessible sidewalk on each street frontage.

- c. Transit. Where transit stops are located adjacent to the lot frontage, pedestrian connections shall be provided from the transit stop to the primary building entrance of all buildings on the lot.
- d. Pedestrian Walkway Design.
 - i. Walkways shall be a minimum of four (4) feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material. Walkways shall be ADA compliant.
 - ii. Where a required walkway crosses parking areas or loading areas, it shall be clearly identifiable through the use of a raised crosswalk, a different paving material, striping, or similar method.
 - iii. Where a required walkway is parallel and within two (2) feet of an auto travel lane, it shall be raised or separated from the auto travel lane by a physical barrier consisting of a raised curb at least four (4) inches high.
- e. Reductions and Exceptions. A reduction or exception to the applicable objective public access standard may be granted by the decision maker if a finding can be made that adequate and safe pedestrian access is provided to and throughout the site.

Chapter 18.28 OFF-STREET PARKING AND LOADING

Section 18.28.080: Design criteria for bicycle parking facilities ~~located in industrial or commercial zoning districts.~~

~~A. Bicycle parking facilities shall consist of bicycle lockers, racks, a totally enclosed space within a building, or a City-approved enclosure that conforms to the following:~~

~~1. Bicycle lockers shall be a fully enclosed space accessible only by the owner or operator of the bicycle. Bicycle lockers may be pre-manufactured or designed for individual sites and must be fitted with pre-installed locking mechanisms.~~

~~2. Bicycle racks shall be designed to support a bicycle by its frame in two (2) places. Bicycle racks shall also be designed to enable bicyclists to lock a bicycle frame and one (1) or both wheels to the rack with a user supplied lock. Bicycle racks mounted in a row shall be placed a minimum of thirty (30) inches from one another. The exterior surface of the rack shall be durable, rust-resistant, non-marring and shall not require regular maintenance. Bicycle racks shall be located in a weather-protected area whenever feasible.~~

~~B. Bicycle parking facility design is subject to review and approval by the Economic and Community Development Director.~~

~~C. Bicycle parking facilities shall be securely anchored to the ground or building.~~

~~D. Bicycle parking facilities shall not impede pedestrian or vehicular circulation.~~

~~E. Bicycle parking facilities shall be located in highly visible well-lit areas to deter theft and vandalism. Whenever possible, bicycle parking should be located in close proximity to a building's entrance. Where applicable, bicycle parking facilities and automobile parking shall be separated by a physical barrier or sufficient distance to protect bicycles from damage.~~

~~F. Informational signage indicating the presence of bicycle parking shall be installed adjacent to any new bicycle parking facilities.~~

~~G. When more than ten (10) bicycle parking facilities are required by this title, they shall be required to be weather-protected through the use of bicycle shelters or lockers or a combination of the two. Bicycle shelter shall be designed to be visually and aesthetically consistent with adjacent existing or proposed structures. Bicycle shelter design is subject to review and approval by the Economic and Community Development Director.~~

A. Short- and Long-Term Bicycle Parking Required. Unless otherwise stated in another part of this Code, required bicycle parking shall be designed as either short- or long-term bicycle parking as follows.

1. Four or Fewer Required Bicycle Parking Spaces. Where four (4) or fewer bicycle parking spaces are required, the required bicycle parking spaces shall be designed as short-term bicycle parking in compliance with the standards of this Section.
 2. Five or More Required Bicycle Parking Spaces. Where five (5) or more bicycle parking spaces are required, the required bicycle parking spaces shall be designed as short- or long-term bicycle parking in compliance with the standards of this Section as follows:
 - a. A minimum of four (4) bicycle parking spaces shall be designed as short-term bicycle parking.
 - b. A minimum of twenty percent (20%) of the required bicycle parking spaces shall be designed as long-term bicycle parking.
 - c. The balance of the required bicycle parking spaces shall be designed as either short-term bicycle parking or long-term bicycle parking.
- B. Short-Term Bicycle Parking. Short-term bicycle parking intended to serve customers, messengers, and other visitors to a site who generally stay for a short time, shall be designed as specified below.
1. Location. Short-term bicycle parking shall be located within fifty (50) feet of a main entrance to the building it serves and visible from the primary entrance if feasible. Where the bicycle parking area is not visible from the main entrance of the building, signs located at the main entrance of the building shall identify the location of bicycle parking.
 - a. Required short-term bicycle parking may be located within the public right-of-way with an encroachment permit issued by the City.
 2. Anchoring and Security. For each short-term bicycle parking space required, a stationary, securely anchored object shall be provided to which a bicycle frame and one (1) wheel (two (2) points of contact) can be secured with a high-security U-shaped shackle lock if both wheels are left on the bicycle. One (1) such object may serve multiple bicycle parking spaces.
 3. Size. Each short-term bicycle parking space shall be a minimum of two (2) feet in width and six (6) feet in length and shall be accessible without moving another bicycle.
 4. Clearance.
 - a. Between Racks. Three (3) feet of clearance shall be provided between bicycle parking racks.

- b. Between Other Elements. Two (2) feet of clearance shall be provided between short-term bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, pedestrian ways, and curbs.
 - 5. Lighting. A minimum of one (1.0) foot-candle lighting level shall be provided in all short-term bicycle parking areas.
- C. Long-Term Bicycle Parking. Long-term bicycle parking intended to serve employees, residents, visitors, and others who generally stay at a site for four (4) hours or longer shall be designed as specified below.
 - 1. Location. Long-term bicycle parking shall be located on the same lot as the use it serves. In parking garages, long-term bicycle parking shall be located within one hundred (100) feet of an entrance to the facility.
 - 2. Covered Spaces. Long-term bicycle parking shall be covered either inside a building, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.
 - 3. Security. Long-term bicycle parking shall be in one (1) of the following locations.
 - a. A fully enclosed bicycle locker accessible only by the owner or operator of the bicycle.
 - b. A fenced, covered, and locked or guarded bicycle storage area.
 - c. A rack or stand inside a building that is within view of an attendant or security guard, visible from employee work areas, or within secure/restricted bicycle storage room.
 - d. A unit with a foyer that accommodates a wall-mounted bike rack.
 - e. Other secure area approved by the Director.
 - 4. Size. Each long-term bicycle parking space shall be a minimum of two (2) feet in width and six (6) feet in length and shall be accessible without moving another bicycle.
 - 5. Clearance.
 - a. Between Racks. Three (3) feet of clearance shall be provided between bicycle parking racks.
 - b. Between Other Elements. Two (2) feet of clearance shall be provided between long-term bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, pedestrian ways, and curbs.
 - 6. Accessibility. Long-term bicycle parking areas shall be accessible from the public right-of-way via at least one (1) main access path that meets the following criteria.

- a. The access path shall be clear at all times.
 - b. The access path shall be a minimum of four (4) feet wide.
 - c. Any doors the path goes through shall have a minimum width of three (3) feet.
 - d. The access path shall not exceed five percent (5%) slope.
 - e. The access path shall not require any lifting of a bicycle over steps.
 - f. Elevators, when used as part of the path, shall have minimum interior dimensions of eighty (80) inches by fifty-four (54) inches.
7. Lighting. A minimum of one (1.0) foot-candle lighting level shall be provided in all long-term bicycle parking areas.
8. No Lifting. A minimum of twenty percent (20%) of long-term bicycle parking spaces shall be designed so that the bicycle does not need to be lifted in order to be secure.
9. Electrical Service. A minimum of twenty percent (20%) of long-term bicycle parking spaces shall have access to an electrical outlet for charging.
10. Rack and Stands. Racks and stands, if used, shall be securely anchored to the ground or building and be designed to enable a bicycle frame and one (1) wheel (two (2) points of contact) to be secured with a high-security U-shaped shackle lock if both wheels are left on the bicycle.

~~18.28.090 Design criteria for bicycle parking facilities located in multifamily residential zoning districts.~~

~~A. Bicycle parking facilities shall consist of bicycle lockers or racks and shall be in conformance with the criteria listed in Section 18.28.080 (A) through (D).~~

~~B. Bicycle parking facilities shall be located in a weather-protected, enclosed and secure area that is highly visible and well-lit to deter theft and vandalism. Where applicable, bicycle parking facilities and automobile parking shall be separated by a physical barrier or sufficient distance to protect bicycles from damage. The provision of bicycle lockers in lieu of racks will satisfy the requirement that the bicycle parking facilities be located in a weather-protected, enclosed and secure area.~~

~~C. Five percent (5%) of the bicycle parking demand required by this title shall be accessible to guests and does not need to be located in a weather-protected or enclosed area.~~