

Chapter 18.04 GENERAL PROVISIONS

18.04.010 Title.

This title shall be known, cited and referred to as “the City of Union City Zoning Ordinance.”

Chapter 18.08 DEFINITIONS

18.08.071 Bakery.

A “bakery” is an establishment which engages in the sale of breads or other baked goods, whether baked on-site or at another location. A bakery shall be considered a food use if the breads and baked goods are packaged for immediate consumption. Any establishment whose breads and baked goods are predominantly sold at retail from a different location or locations shall be deemed a wholesale and/or manufacturing use, subject to the regulations of the district in which it is located.

18.08.072 Balusters.

“Balusters” means vertical braces, often decorative posts, providing support for a railing.

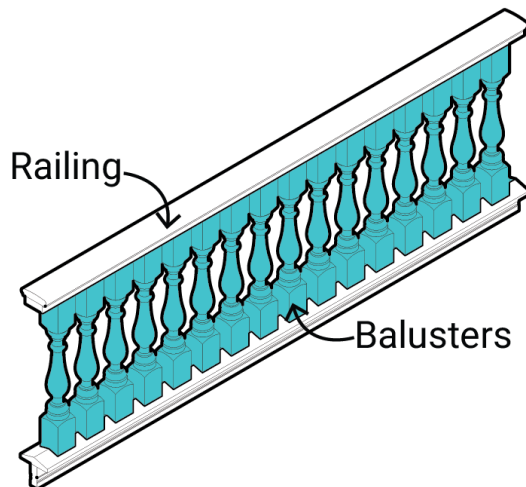


Figure 18.08.072: Balusters

18.08.076 Bicycle parking facility.

A “bicycle parking facility” is a device that is used to securely store bicycles. A bicycle parking facility can either be a bicycle locker or rack designed and installed in conformance with the design criteria listed in Section 18.28.080.

18.08.130 Building frontage.

“Building frontage” means the face of a building that is parallel to or is at a near parallel angle to a public right-of-way.

18.08.175 Conditioned space.

“Conditioned space” means an area inside a building where temperature and humidity are controlled, that meets the Building Code definition of conditioned space, and is designed suitable for residential or nonresidential occupancy.

18.08.176 Conference center.

A “Conference center” means a facility for conventions, conferences, trade shows, festivals, and other events held within a facility designed and approved for this purpose.

18.08.177 Construction equipment sales and rental.

“Construction equipment sales and rental” means a facility which provides construction equipment and related commodities to the public for sale or rental, and accessory servicing of that equipment.

18.08.178 Contractor services.

“Contractor services” means a facility providing general contracting and/or building construction services, including general building, plumbing, electrical, air conditioning, carpentry, and other trade contractors.

18.08.179 Convenience market.

“Convenience market” means an activity that includes the retail sale of food, beverages, and personal convenience items, primarily for off-premises consumption and typically found in establishments with long or late hours of operation and in a building of less than three thousand (3,000) square feet. Convenience markets may sell beer and wine but shall be considered liquor stores if hard liquor is sold on site. Excluded from this definition are delicatessens, specialty food shops, and establishments which have a sizeable assortment of fresh fruits and vegetables and fresh cut meat.

18.08.180 Cornice.

“Cornice” means an ornamental course or molding at the top of a wall or under the roof.

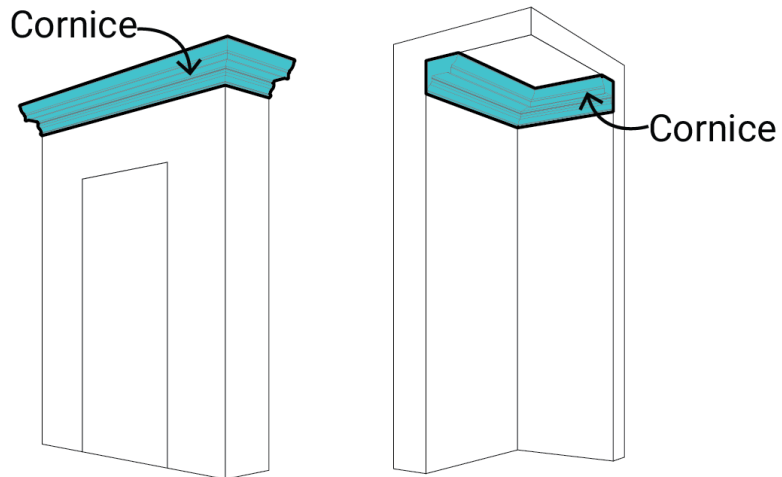


Figure 18.08.180: Cornice

18.08.181 Court.

A “court” is an open, unoccupied space other than a yard on the same lot with a building or group of buildings and which is bounded on two (2) or more sides by such building or buildings.

18.08.241 Eave.

“Eave” means the lower edge of a roof that overhangs the wall below.

18.08.248 Entranceway, building.

“Entranceway, building” means a doorway and threshold providing ingress and egress to a building for persons.

18.08.249 Façade.

“Façade” means the exterior wall of a building along with its associated windows, entranceway, and projections.

18.08.297 Lintel.

“Lintel” means a horizontal beam or support across the top of a door or window.

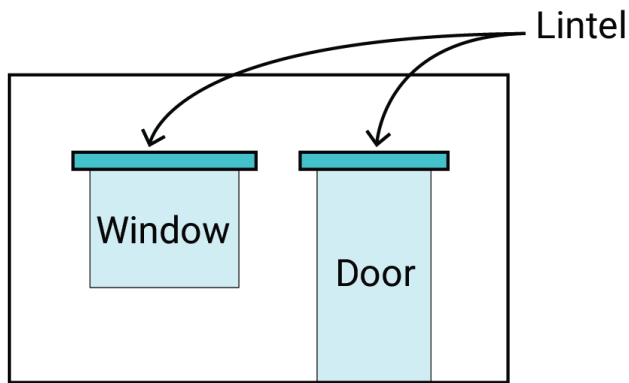


Figure 18.08.297: Lintel

18.08.298 Liquor store.

“Liquor store” means an activity that includes the retail sale of hard liquor for off-premises consumption and is typically found in establishments with long or late hours of operation and in a building of less than three thousand (3,000) square feet. Excluded from this definition are convenience markets that sell beer and wine and food stores.

18.08.299 Live/work unit.

“Live/work unit” means an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multifamily, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes complete kitchen space and sanitary facilities in compliance with the Building Code and working space reserved for and regularly used by one (1) or more occupants of the unit.

18.08.302 Loggia.

“Loggia” means a covered exterior gallery or corridor that is open to the air on one or more sides. A loggia typically runs the length of a building, with columns or arches on the open side.

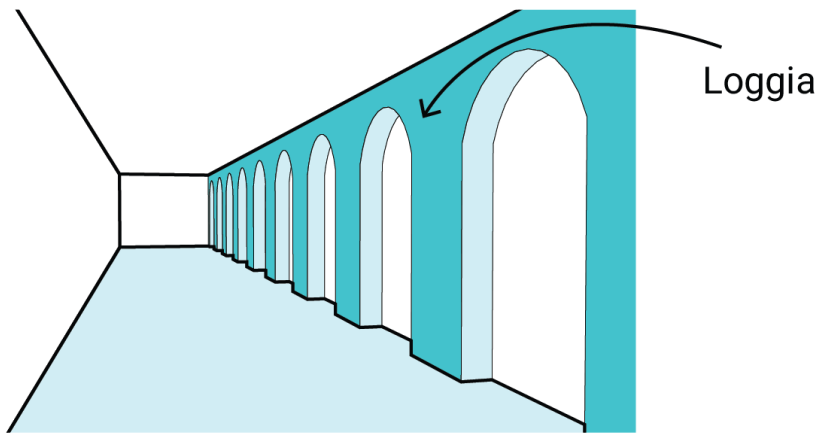


Figure 18.08.302: Loggia

18.08.482 Parapet.

“Parapet” means an upward extension of a wall at the edge of a roof.

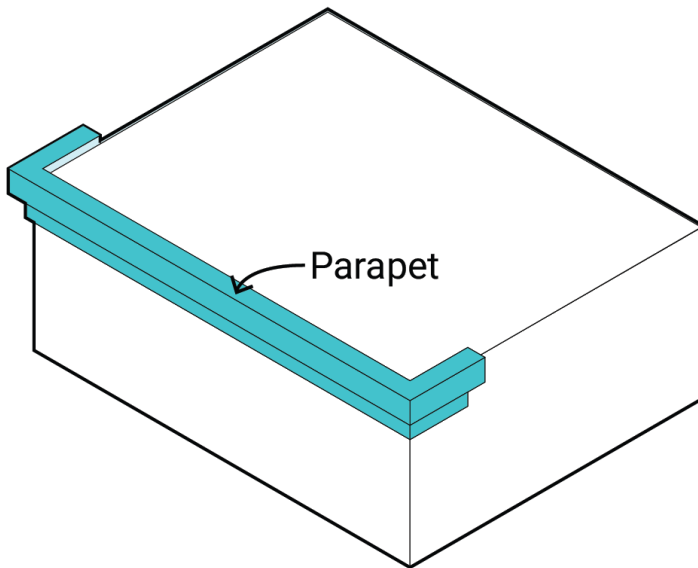


Figure 18.08.482: Parapet

18.08.483 Parapet return.

“Parapet return” means the continuation of a parapet at a right angle toward the building at the end of a parapet face.

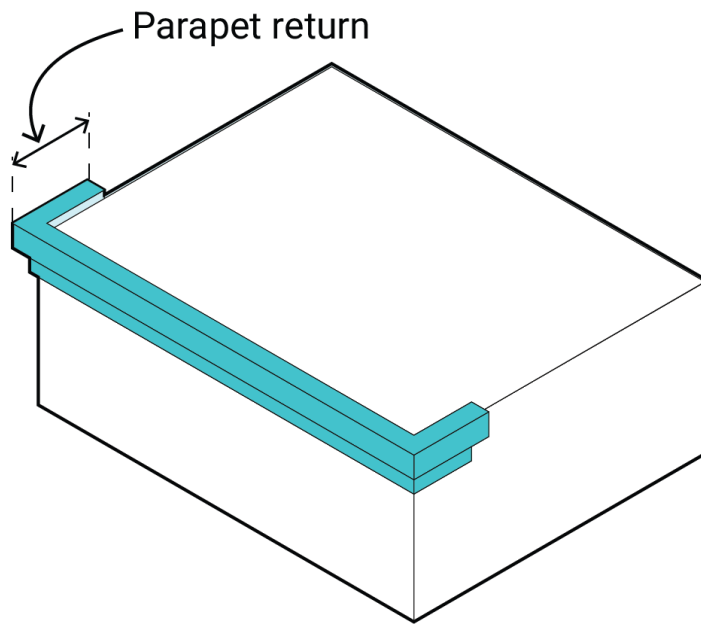


Figure 18.08.483: Parapet return

18.08.484 Parcel.

“Parcel” means a recorded property under single ownership.

18.08.485 Paseo.

“Paseo” means a place or path for strolling designed to provide access through a site but also contains amenities for leisure enjoyment, such as benches and seating areas.

18.08.486 Passageway.

“Passageway” means an open area providing a path or channel through which something may pass.

18.08.487 Patio.

A “patio” is a non-habitable recreation area that adjoins a dwelling, is often paved, and is adapted especially to outdoor dining.

18.08.488 Pawn shop.

“Pawn shop” means a place in which the business of a pawnbroker is conducted. A Pawnbroker is any person engaged in the business of receiving goods, including motor vehicles, in pledge as security for a loan.

18.08.489 Payday loan facility.

“Payday loan facility” means a facility primarily engaged in the business of advancing funds to customers in situations where the customer uses their entitlement to a future paycheck from some other source as collateral for the loan, and for which the customer pays a fee (percentage or otherwise) for the advancement.

18.08.490 Personal services.

“Personal services” means a use providing services of a personal convenience including beauty salons, barber shops, dressmaking/tailoring, hair removal, nail salons, photographic and portrait studios, shoe repair shops, travel agency, and similar uses. Excluded from this definition are massage, check cashing, and any other personal service type use specifically listed within district regulations.

18.08.491 Planned unit development.

A “planned unit development” is a tract of land with approved development standards which do not conform in all respects with the land use pattern designated on the zoning map or the district regulations provided by the zoning ordinance, and may include a combination of different dwelling types and/or a variety of land uses which complement each other and harmonize with the existing and proposed land uses in the vicinity. Planned unit developments may be permitted in any residential district, any industrial district, the 511 district, and in the specialty commercial and community commercial districts for mixed-use (residential and commercial) projects within the Old Alvarado area and Mission Boulevard corridor. Industrial condominium conversions and new industrial condominium projects are also considered planned unit developments.

18.08.502 Publicly accessible sidewalk.

“Publicly accessible sidewalk” means any walkway that is available to the public on an ongoing basis.

Chapter 18.24 GENERAL DEVELOPMENT REGULATIONS

18.24.030 Required yards—Existing building.

No yards now or hereafter provided for a building existing on the effective date of the ordinance codified herein shall subsequently be reduced below, or further reduced, if

already less than the minimum yard requirements of this title for equivalent new construction.

18.24.040 Permitted obstructions in required yards.

The following shall not be considered to be obstructions when located in the required yards specified:

A. In All Yards: Open terraces not over eighteen (18) inches above the average level of the adjoining ground and one hundred and twenty (120) square feet in area but not including a permanently covered terrace or porch except as allowed by the provisions of the R-5000 zoning district; awnings and canopies; steps, four (4) feet or less above grade, which are necessary for access to a permitted building, or for access to a zoning lot from a street, or alley; chimneys projecting twenty-four (24) inches or less into the yard; recreational and laundry-drying equipment; flag poles; overhanging eaves and gutters projecting eighteen (18) inches or less into the yard, except that in no case shall overhanging eaves and gutters be closer than two (2) feet to a lot line;

B. In Front and Rear Yards: Bay windows projecting three (3) feet or less into the yard;

C. In Side Yards: First-floor additions to single-family detached houses with existing legal nonconforming setbacks may be built in line with the existing structure as long as a minimum interior side yard setback of five (5) feet and a minimum exterior side yard setback of ten (10) feet is maintained, except that houses built on a zero lot line shall maintain a minimum setback of ten (10) feet on the nonzero lot line side of the property.

18.24.050 Building and site 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. SB 9 housing developments as defined in Chapter 18.31.
 - c. Accessory dwelling units as defined in Chapter 18.34.
 - d. Development within the following zoning districts:
 - i. Industrial Districts (General Industrial (MG), Light Industrial (ML), and Special Industrial (MS)).

- ii. Mixed-Use Employment Districts (Station East Employment (SEE) and Corridor Mixed Use Employment (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.

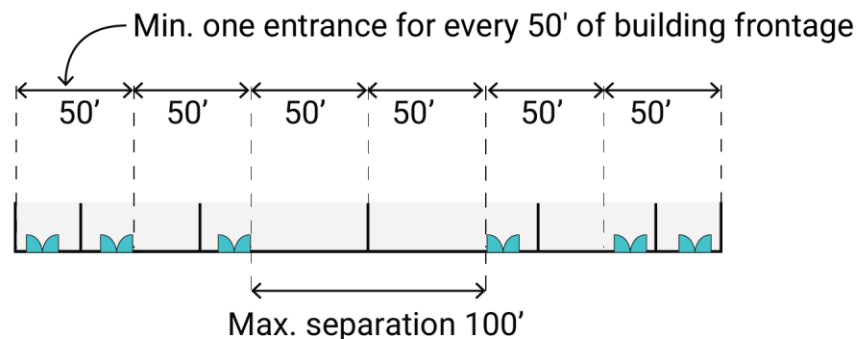


Figure 18.50.050(B)(2)(a)(i): Non-residential entrance location requirements

- 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.

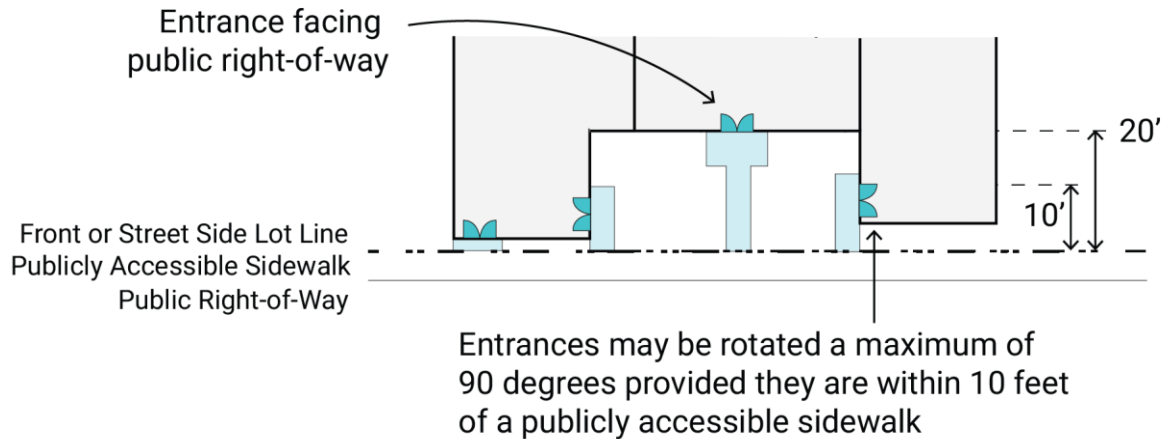


Figure 18.50.050(B)(2)(a)(ii): Non-residential use entrance orientation

- 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.

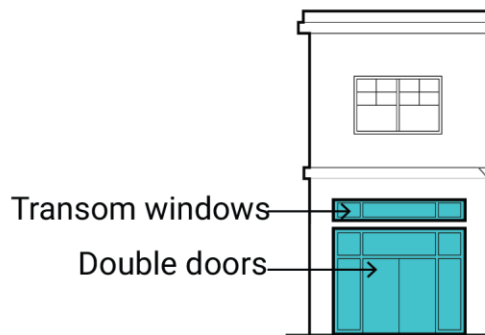


Figure 18.50.050(B)(2)(a)(iii): VMU District primary entrance

- 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 of buildings 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 by ten (10) feet.
 - (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 landing, deck, or stoop with a minimum six (6) foot by eight (8) foot area; covered by a recess or projection, or combination thereof, a minimum of three (3) feet in depth.
 - (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.

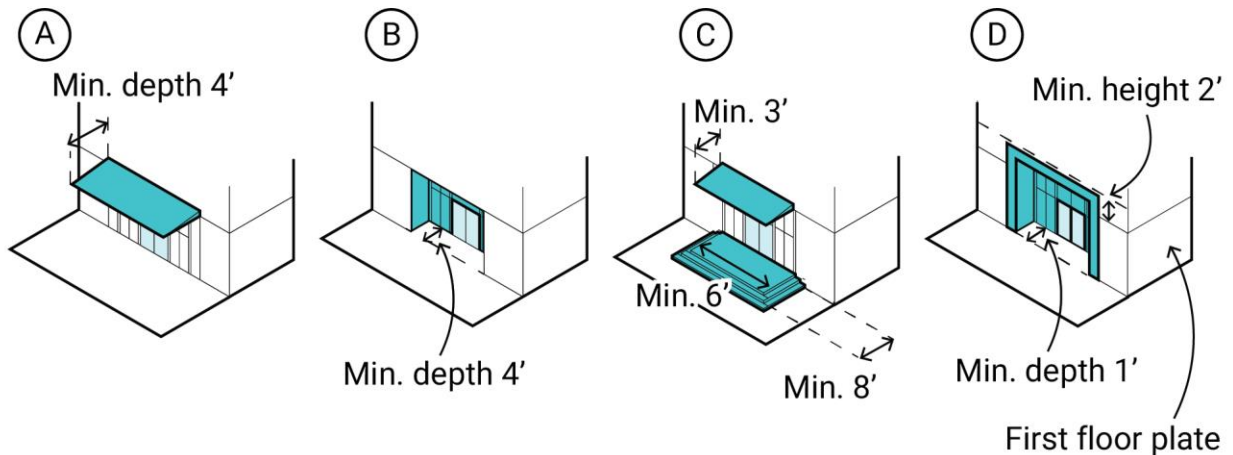


Figure 18.50.050(B)(2)(b)(i)(5): Residential primary entrance emphasis — shared entrances

- 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 or partially covered landing, deck, porch, or stoop with a minimum four (4) foot by four (4) foot area.
 - (5) The primary entranceway shall be covered by a recess or projection, or combination thereof, a minimum of three (3) feet in depth.

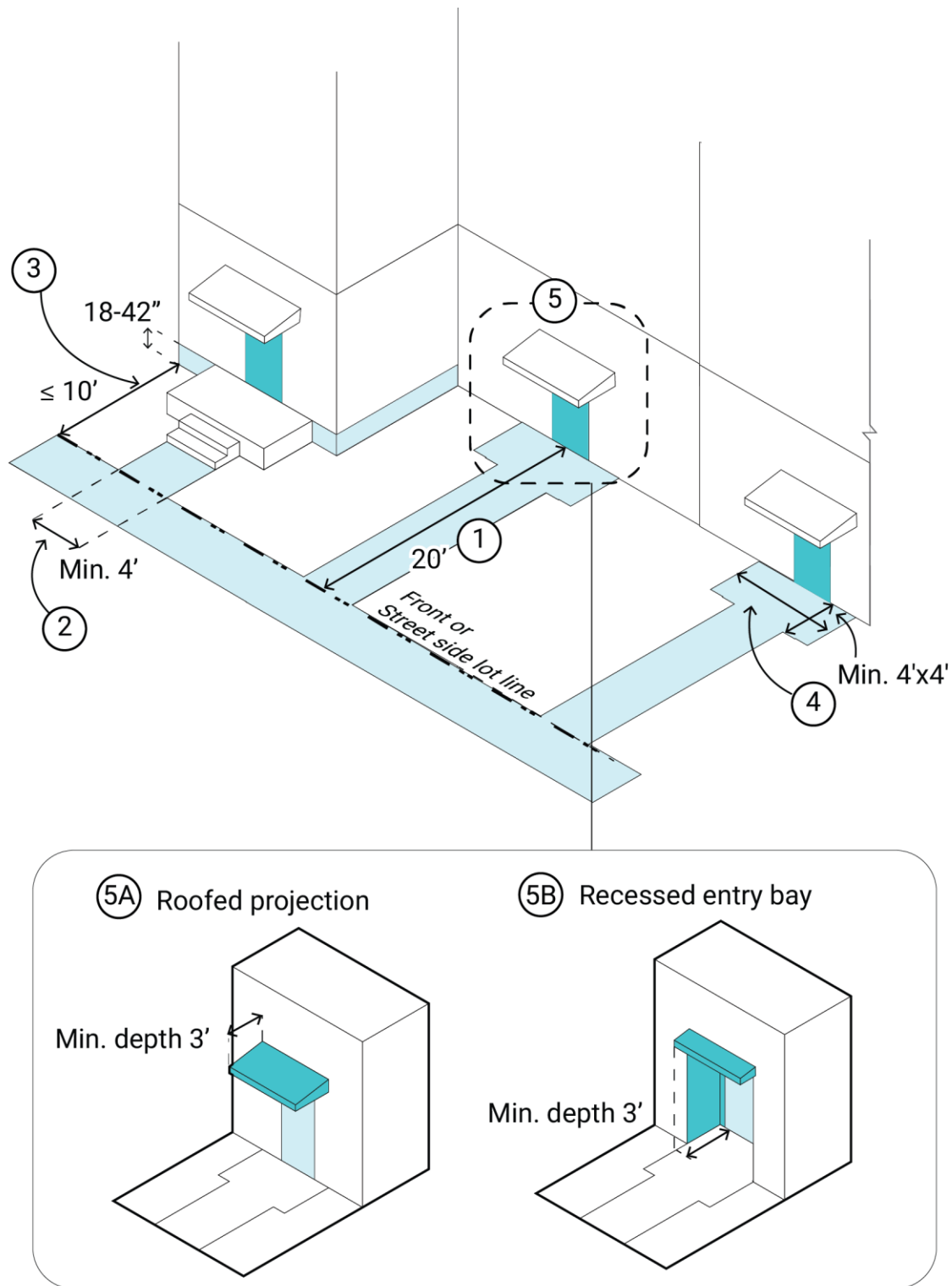


Figure 18.50.050(B)(2)(b)(ii)(5): Residential individual entrances

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.

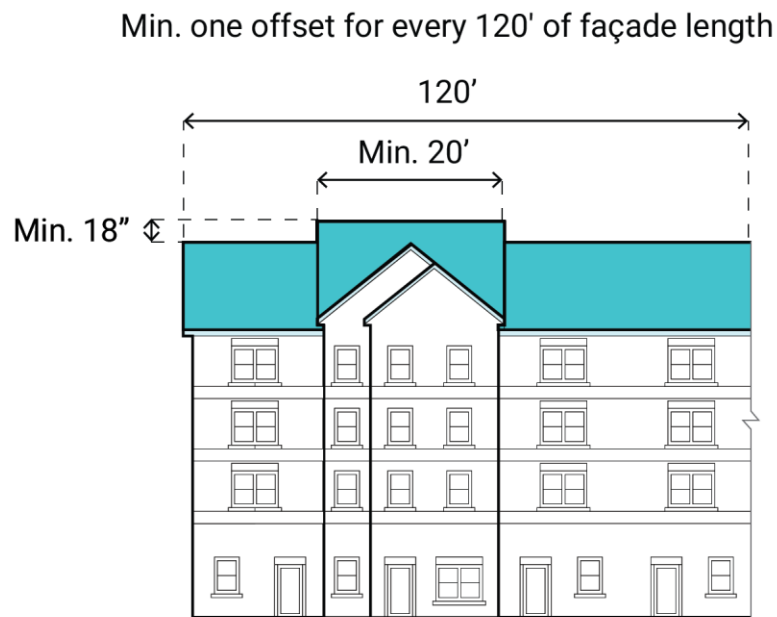


Figure 18.50.050(B)(3)(b): Roof line offset

- 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.

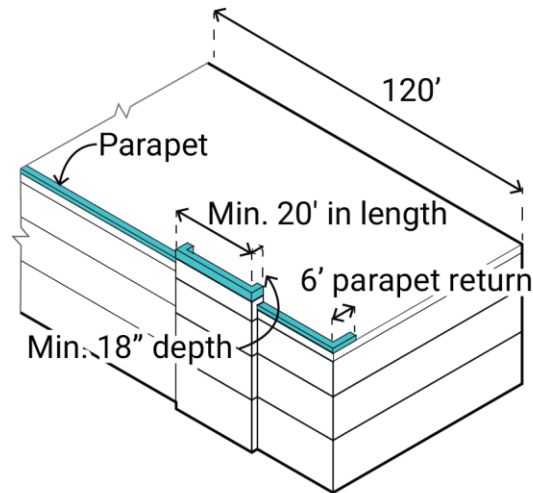


Figure 18.50.050(B)(3)(c): Parapet roofs

- 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 within fifty (50) feet of 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.

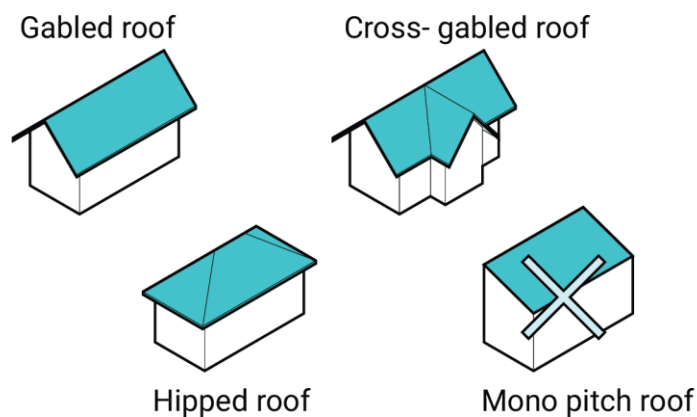


Figure 18.50.050(B)(3)(e)(ii): Roof types — VMU District

- 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.

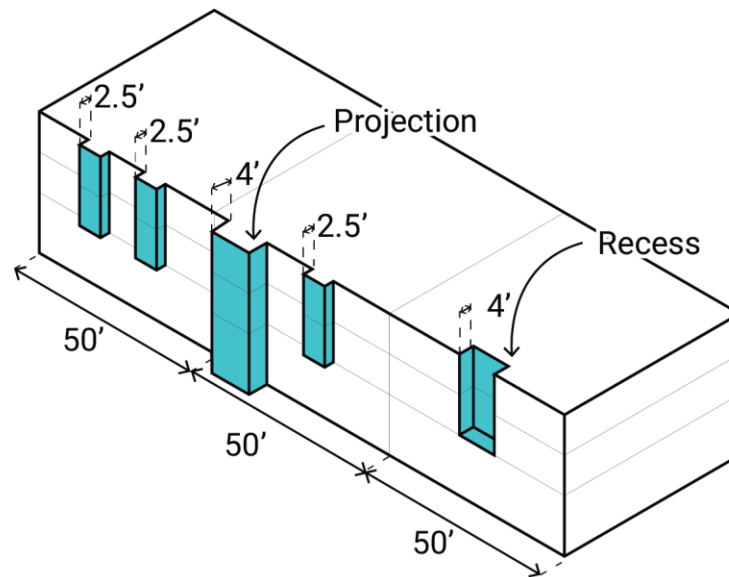


Figure 18.50.050(B)(4)(a): Façade articulation

- 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.

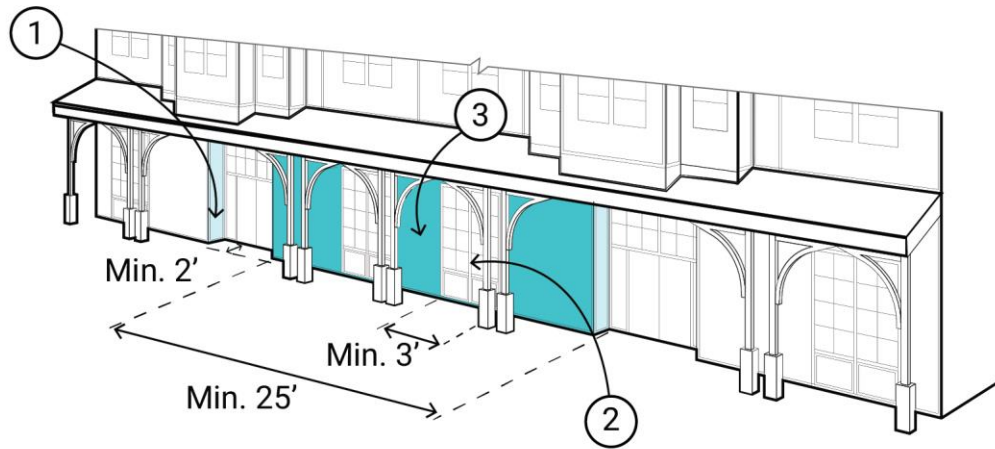


Figure 18.50.050(B)(4)(b)(i): Façade requirements, certain streets — VMU District

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 a 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.

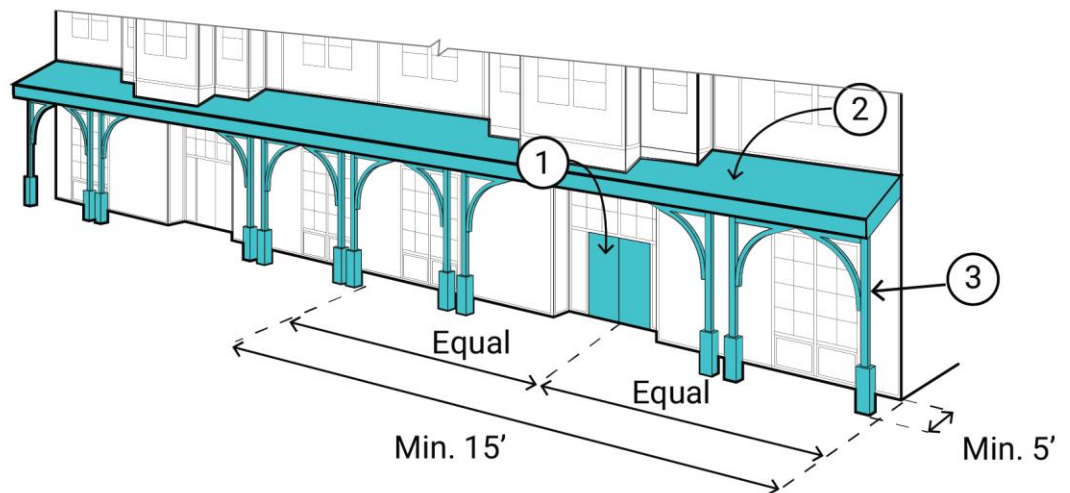


Figure 18.50.050(B)(4)(b)(ii): Covered walkways or overhangs, certain streets — VMU District

- 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 fifty (50) horizontal feet.
 - ii. Recesses a minimum of two (2) feet in depth from building façade every fifty (50) 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.
 - ix. Decorative tile vents.
 - x. Decorative ironwork.
 - xi. Exposed wood beams.
 - xii. Balconies.

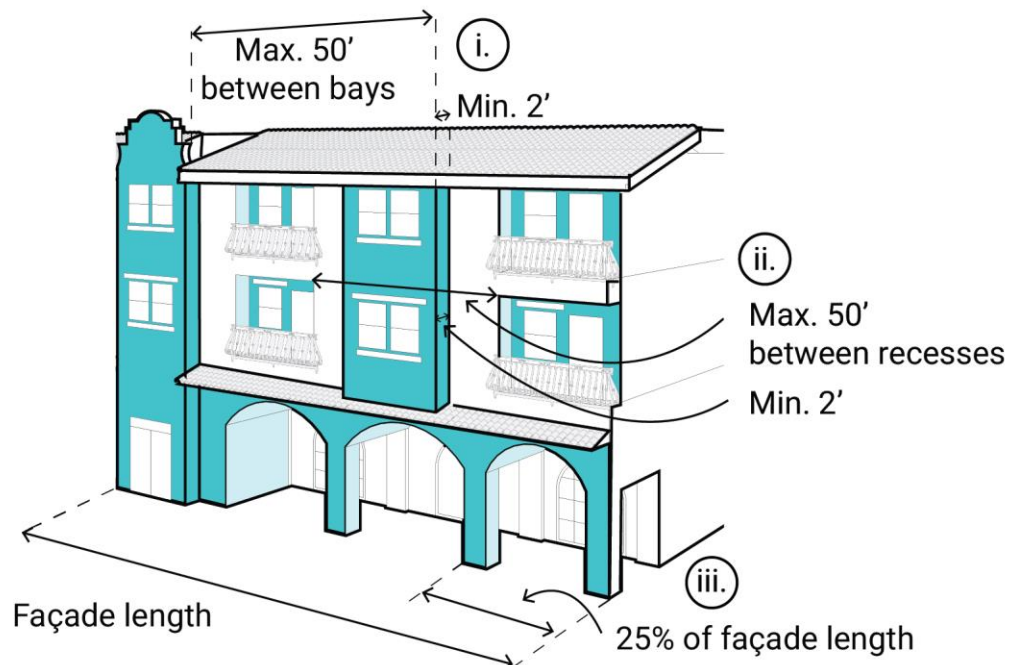


Figure 18.50.050(B)(4)(c): Façades along Mission Boulevard

- d. Townhomes and Rowhouses. The design of townhomes and rowhouses shall be articulated such that individual units are differentiated from each other. 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.

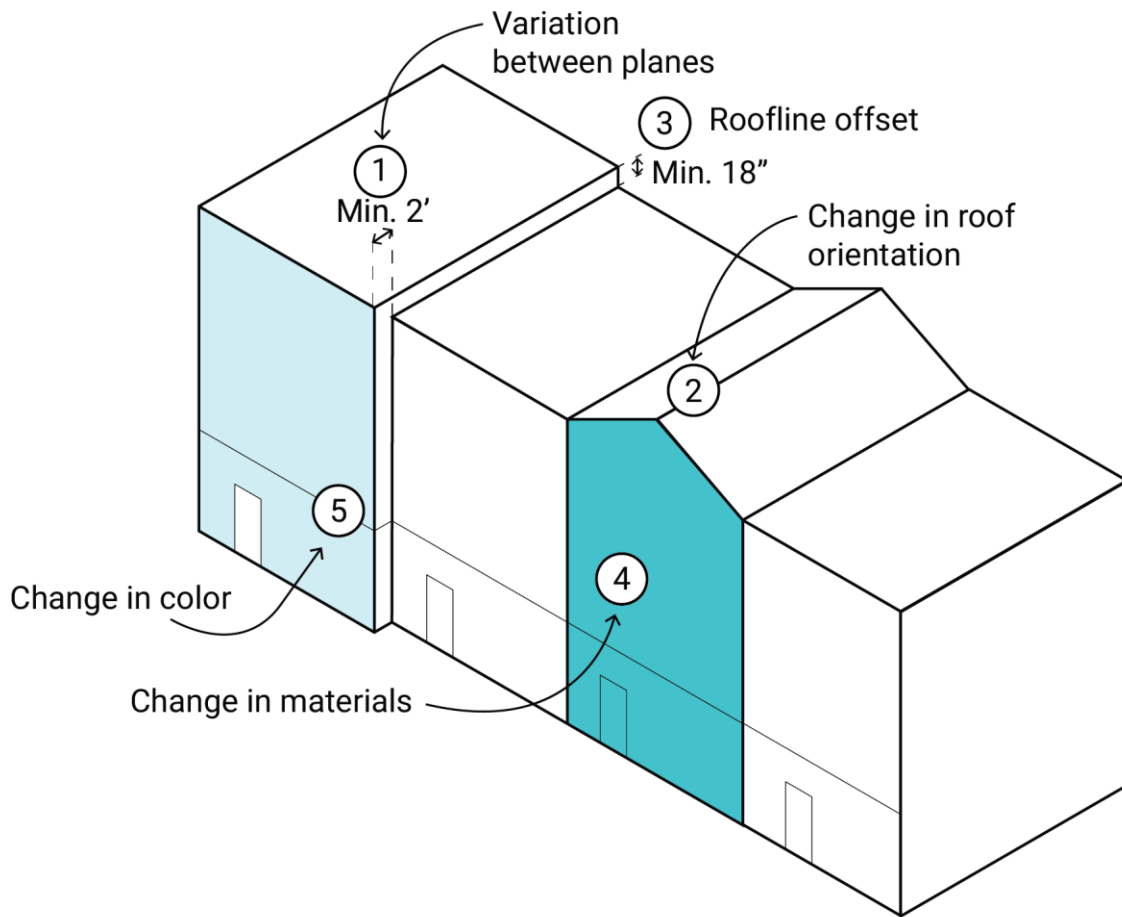


Figure 18.50.050(B)(4)(d)(i): Townhome and rowhouse articulation

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.

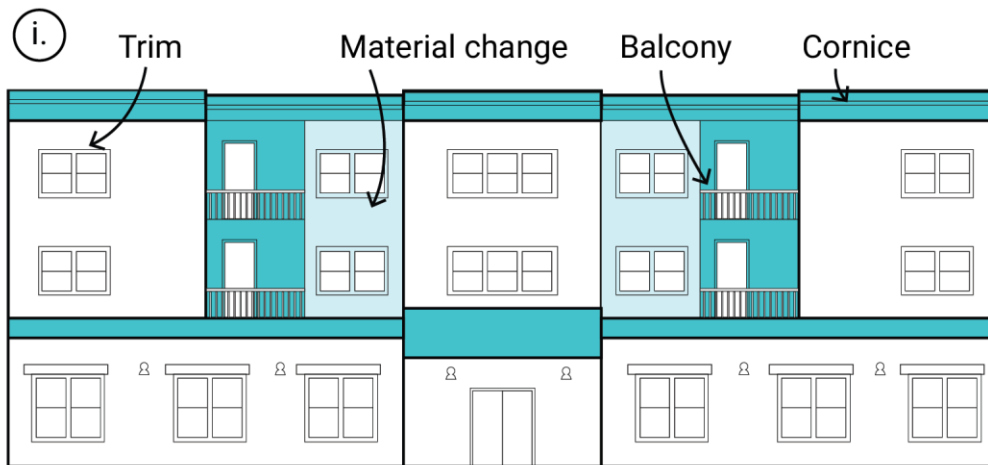


Figure 18.50.050(B)(5)(a)(i): Façade detailing design elements

- 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.

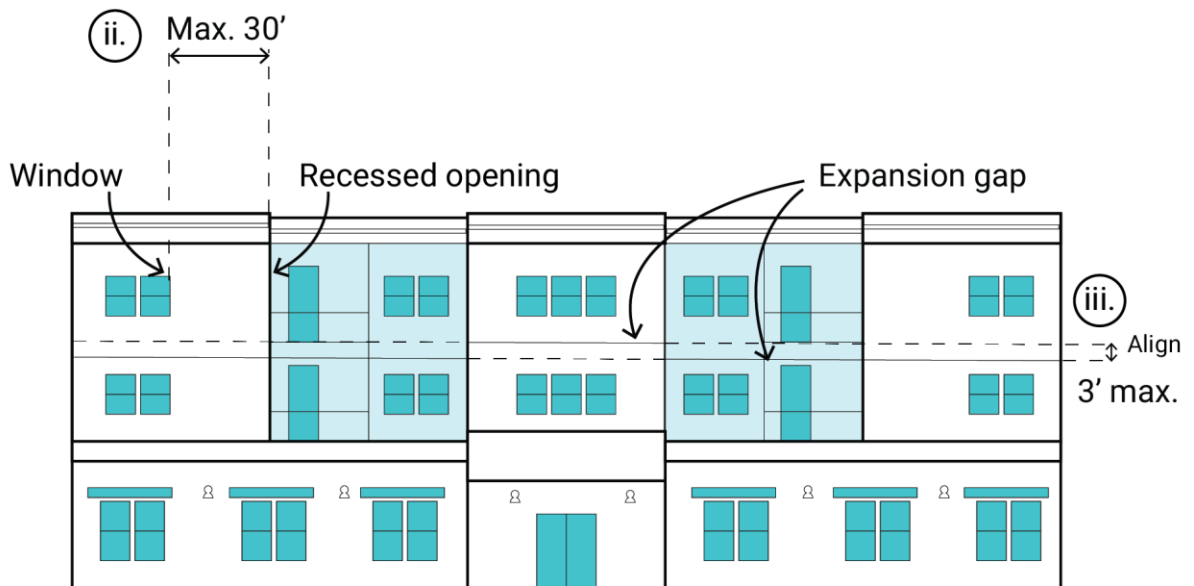


Figure 18.50.050(B)(5)(a)(iii): Building element alignment

- 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.

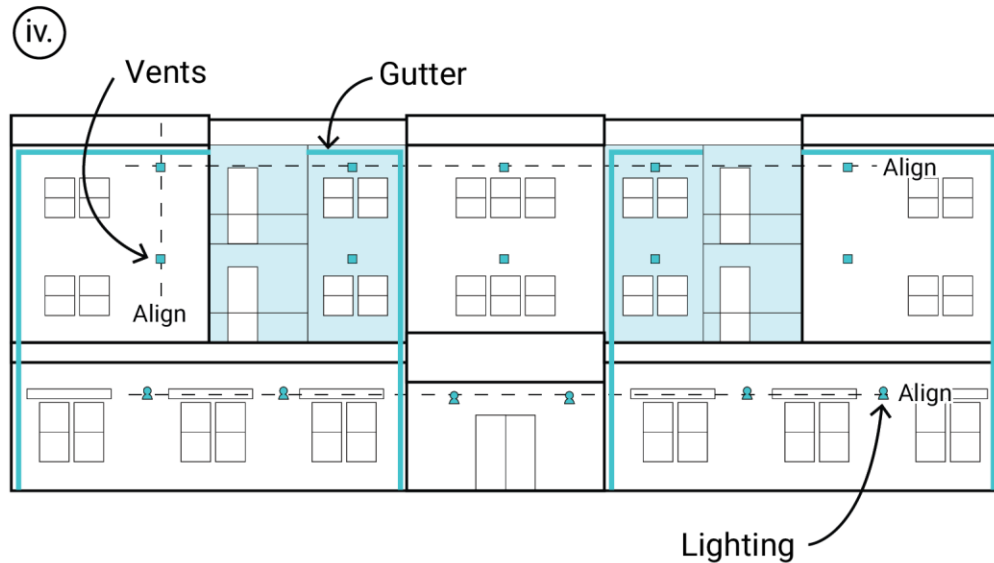


Figure 18.50.050(B)(5)(a)(iv): Building equipment alignment

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, tongue-in-groove, or 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 shall 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.

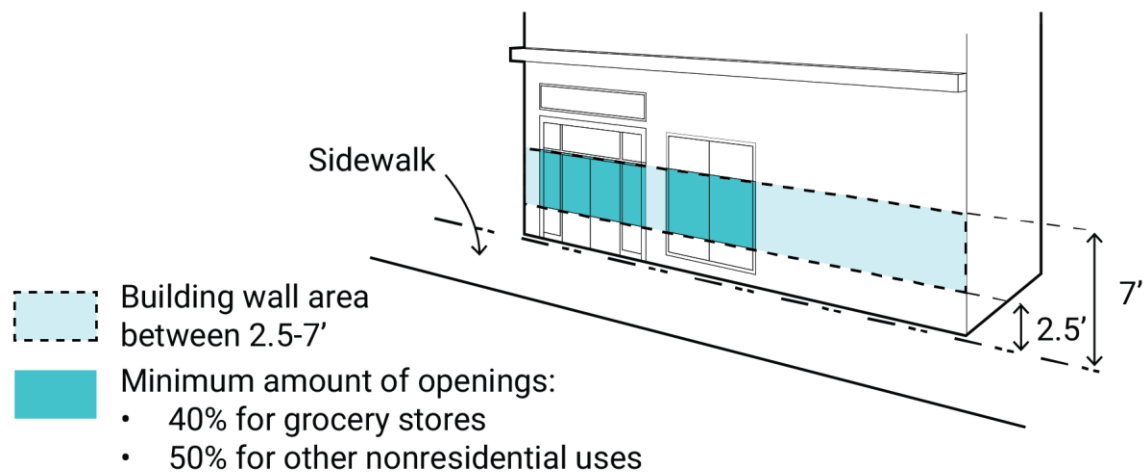


Figure 18.50.050(B)(6)(a): Nonresidential window openings and transparency

- 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.

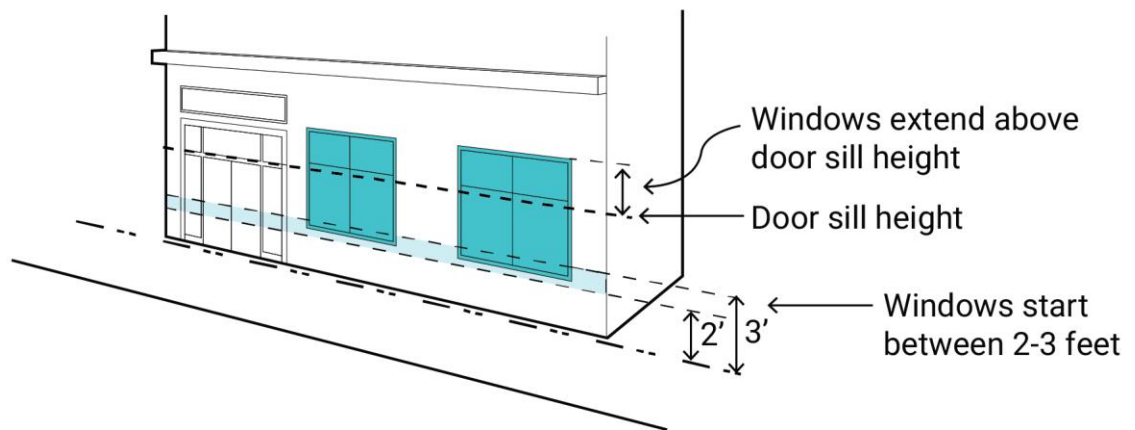


Figure 18.50.050(B)(6)(a)(i)(1): Ground floor windows — VMU District

- 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.

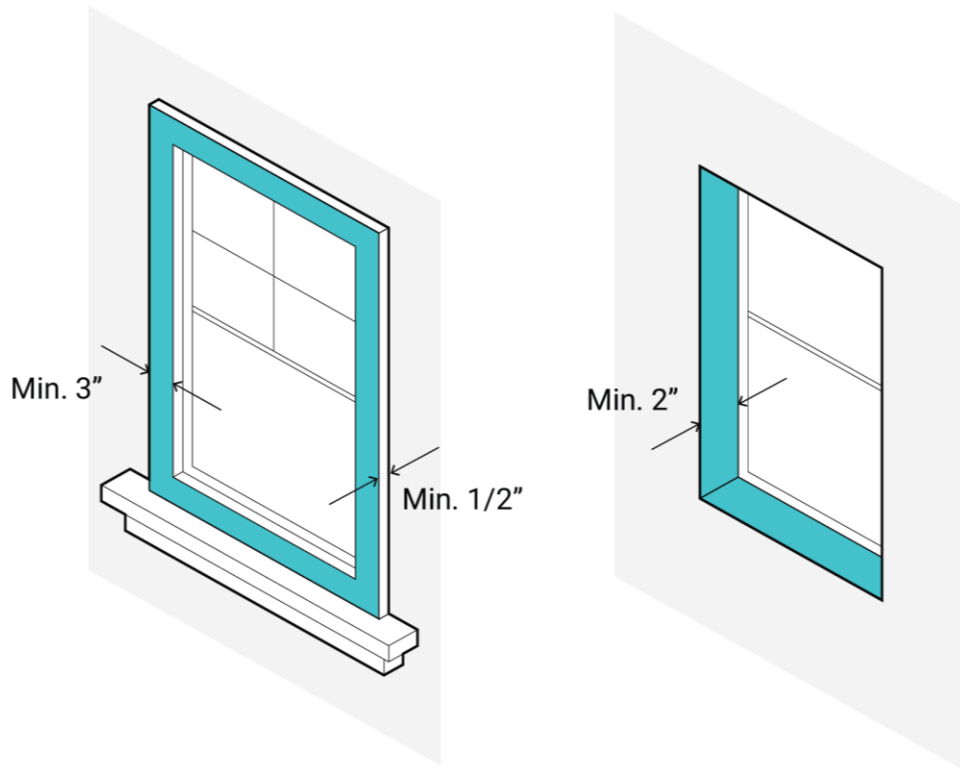


Figure 18.50.050(B)(6)(b): Residential window detail

- 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.

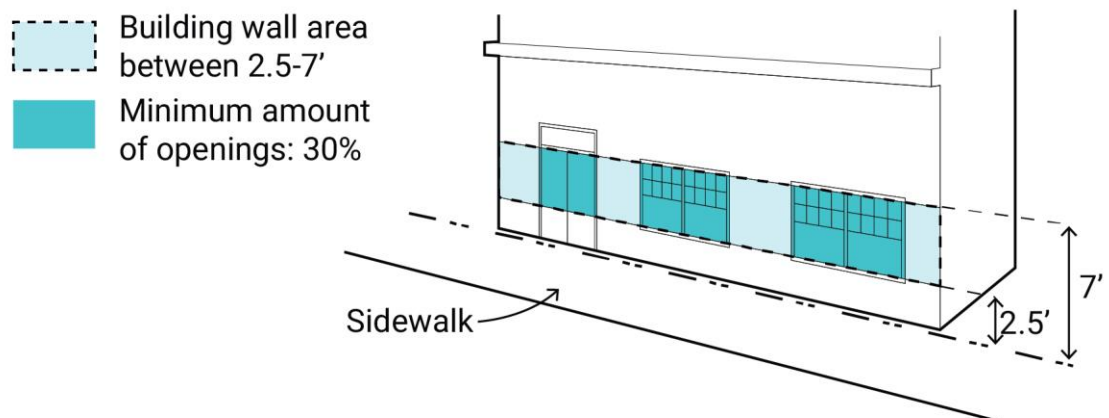


Figure 18.50.050(B)(6)(c): Window opening and transparency, residential common spaces

C. Space Requirements.

1. Residential Uses.

- a. Minimum Ground Floor Height. The minimum ground floor height for residential uses is ten (10) feet measured floor to floor.

2. Nonresidential Uses.

- a. Minimum Ground Floor Height. 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.

- b. Minimum Tenant Space Depth.

- i. Generally. Nonresidential ground floor interior tenant spaces shall be a minimum of thirty-five (35) feet in depth.
 - ii. Planned Restaurant Use. 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.
 - iii. 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.
- c. Required Restaurant Space. 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.
- d. Indoor/Outdoor Connections. The design of ground floor commercial uses in the MMU, SEMU-R, and CSMU Districts shall promote indoor/outdoor connections by providing at least one (1) of the following:
 - i. Sliding or removable windows/doors.
 - ii. Low planters with seat walls a minimum width of twelve (12) inches.
 - iii. Entrances, recessed a minimum of four (4) feet, and porticos that allow outdoor seating or display.

- iv. Awnings and canopies that may encroach into the public right-of-way subject to approval of an encroachment permit by the Public Works Department.
- 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) Required activity area shall be provided as a combination of private open space and common open space or indoor activity space as follows:
 - (a) A minimum of seventy-five percent (75%) of units located above the ground level shall be provided private open space above the ground level (i.e., balconies) consistent with Subsection 4.a.iii, Private Open Space, below. An exception to this objective activity area configuration standard may be granted by the decision maker if a finding can be made that alternative configurations of activity area suited to the needs of the residents are provided.
 - (b) The balance of the required 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.
 - (i) 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) The required activity area shall be located on the same lot as the associated residential dwelling units. An exception to this objective activity area location standard may be granted by the decision maker if a finding can be made that an activity area is on a separate common lot within the development that can effectively be used by residents.
 - (3) 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.

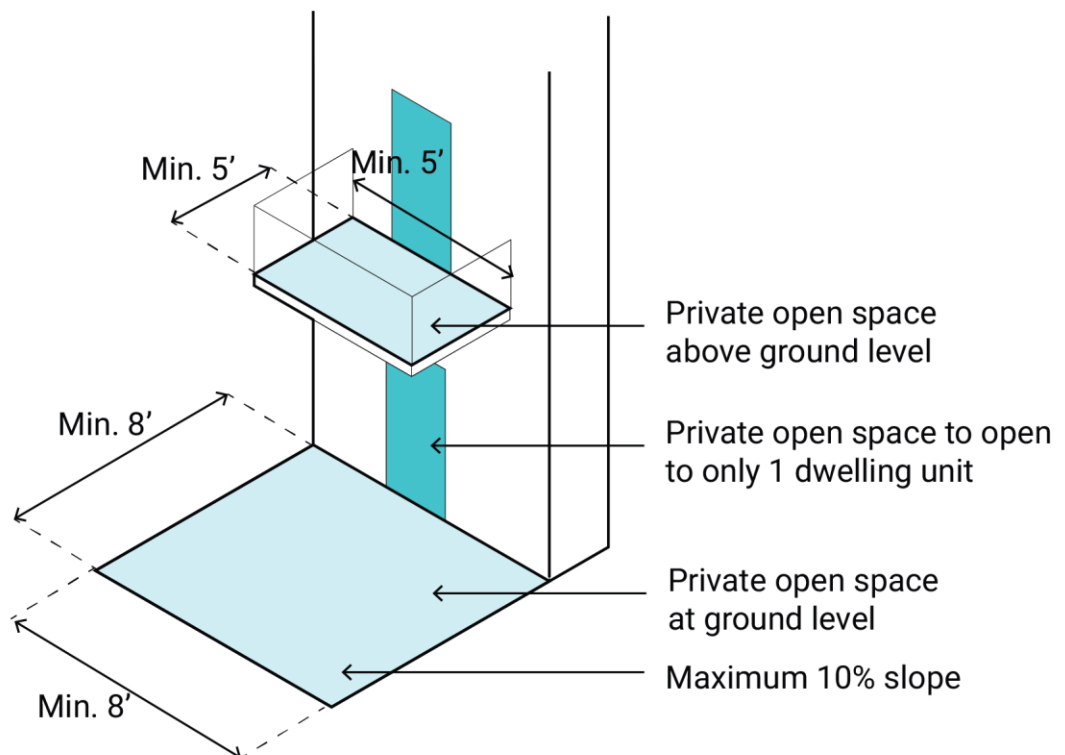


Figure 18.50.050(C)(4)(a)(iii): Private open space

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 twenty (20) feet by twenty (20) 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 four (4) 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.

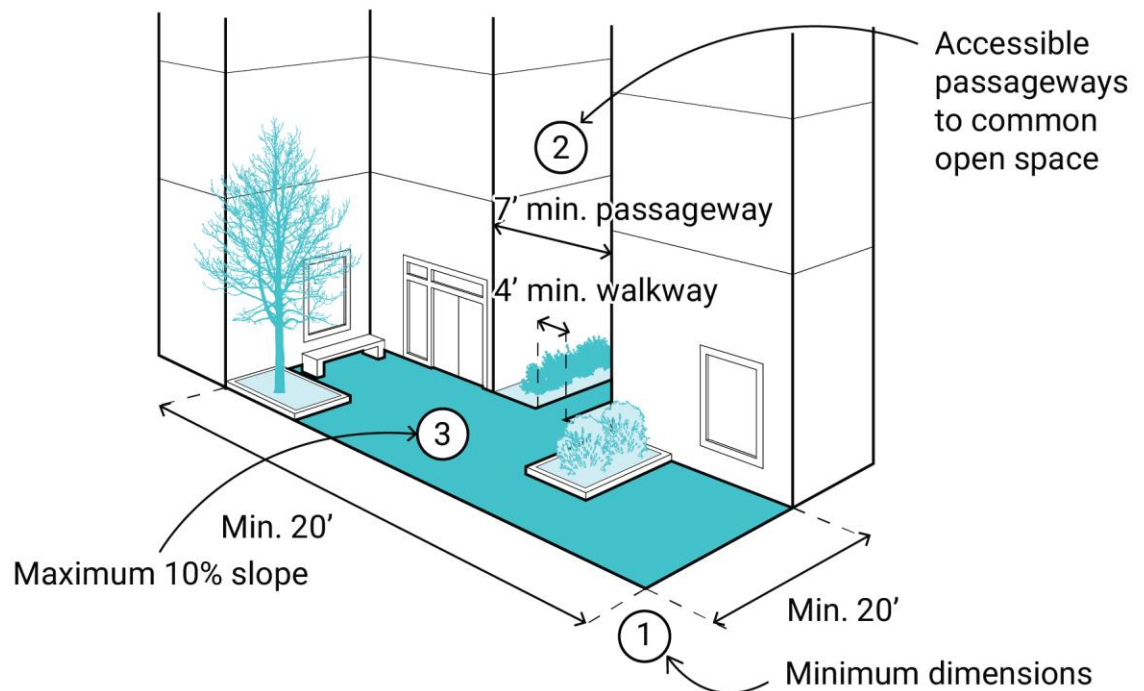


Figure 18.50.050(C)(4)(a)(iv): Common open space

- 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 twenty (20) feet by twenty (20) feet. A reduction to this objective dimensional standard may be granted by the decision maker if a finding can be made that a usable activity area of lesser size is adequate to serve the residents.
 - (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 (200) cubic feet in size with minimum dimension of four (4) feet by eight (8) feet for a minimum of fifty percent (50%) 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.

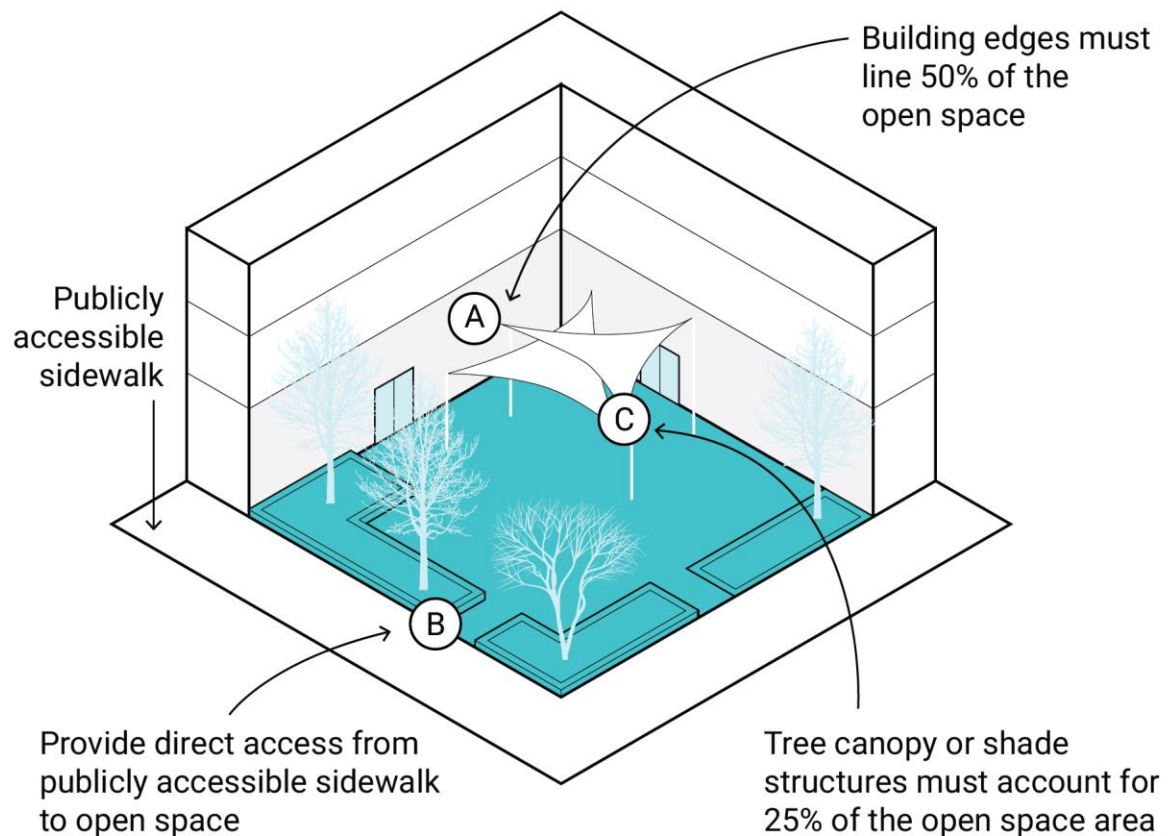


Figure 18.50.050(D)(2): Public open space site design

- d. Paseos. Public open space designed as a paseo shall be consistent with the following standards.
 - i. Within the SEMU-R zoning district: 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.

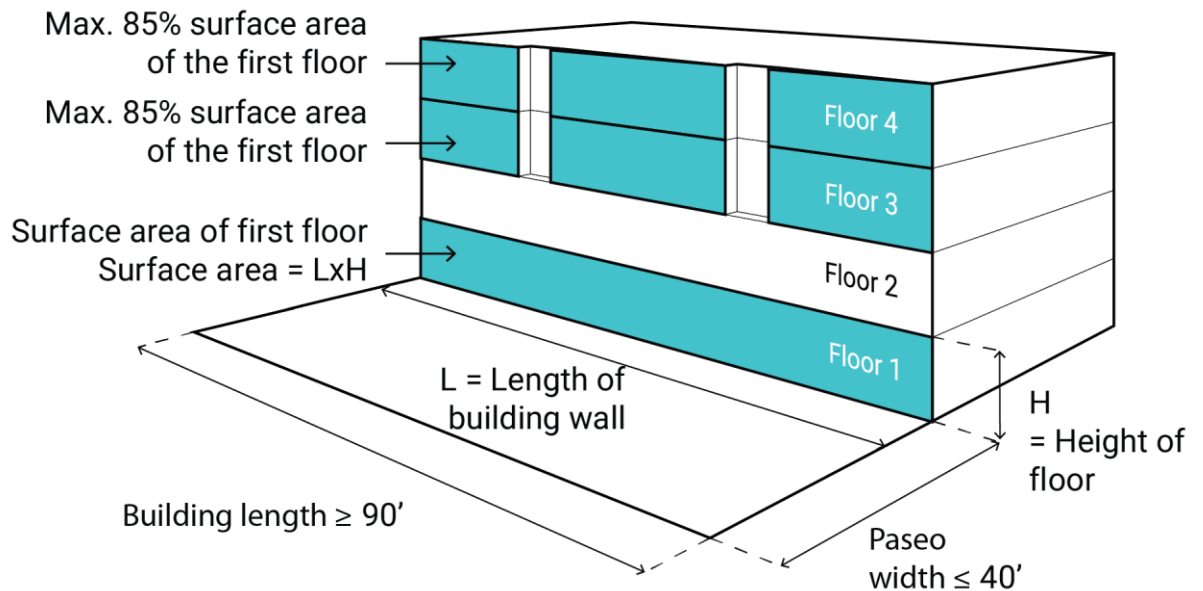


Figure 18.50.050(D)(2)(d)(i): Paseo standards — SEMU-R District

- ii. Paseos in zoning districts other than SEMU-R shall have a minimum width of forty (40) feet.
 - iii. Paseos shall have end to end visibility, and align and connect with streets, other paseos or paths.
 - iv. Paseos shall have a minimum lighting level of one (1.0) foot-candle.³ Roof Deck Planting. Planting on roof decks 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.
 - 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 walkways 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.

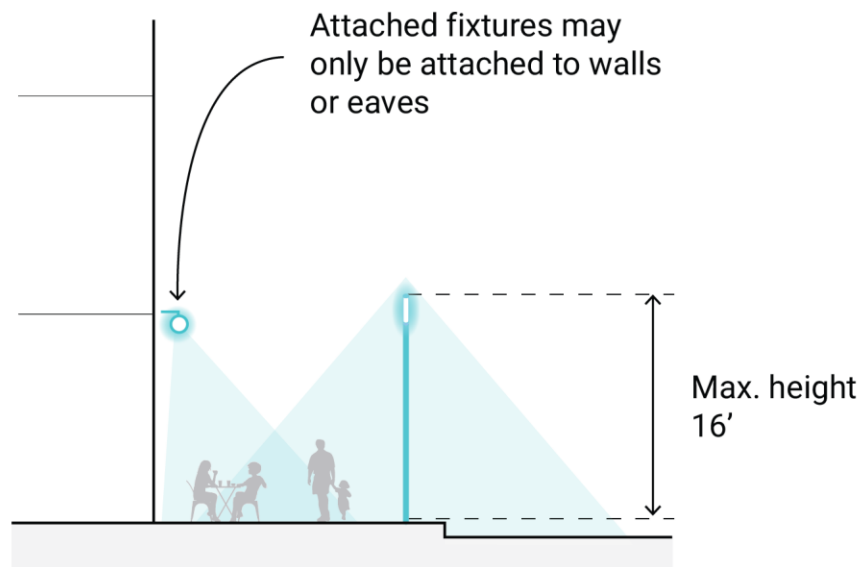


Figure 18.50.050(D)(4): lighting fixture design

- 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.
 - (1) Additional Access Limitations, CSMU District. The following additional access limitations apply in the CSMU District.
 - (a) Driveway entries/exits shall be prohibited on Decoto Road.
 - (b) Driveway entries/exits shall be prohibited on Eleventh Street, Union Square, and Railroad Avenue wherever access to parking facilities from another street or alley is feasible.
- ii. Driveway entries/exits shall be located at least twenty-five (25) feet from any primary building entrance facing the same street frontage.
- 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. A concrete area border created with a different textured finish than the inner concrete area.
 - (2) Trowel finish banding. A concrete area border created with a trowel finish.
 - (3) Stamped concrete. Patterned concrete or imprinted concrete created by using rubber stamps or similar method to imprint patterns into the concrete.
 - (4) Integral concrete. Concrete mixed with finely ground iron oxide pigments, called integral colors, before it is poured.
 - (5) Broom finish. Rough textured finished obtained by dragging a broom on the trowelled surface of the concrete while the concrete is still fresh.
 - (6) Salt finish. A rough textured, slip-resistant surface on freshly poured concrete created by inserting coarse rock salt crystals into the wet concrete.
 - (7) Exposed aggregate finish. A rough textured surface on concrete created with a top layer of exposed aggregate.
 - (8) Trowel joints. Textured surface created using a tool with a flat blade designed to spread concrete, mortar, or plaster.



Figure 18.50.050(D)(6)(a)(iv): Driveway pavement treatment

- 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.
 - (1) Surface Parking Prohibited, CSMU District. Parking in the CSMU District is required to be structured. Parking lots are not allowed after the initial phases of development.
- b. Parking Structures. Parking structures shall be fully screened using 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 Parking — Location. Any parking within a structure 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. This requirement does not apply to garages that accommodate parking for a single dwelling unit.
 - (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.

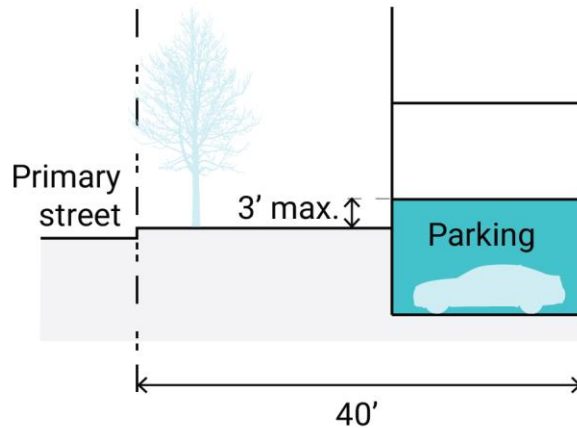


Figure 18.50.050(D)(6)(c)(i): Structured parking location limitation — residential districts

- 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.

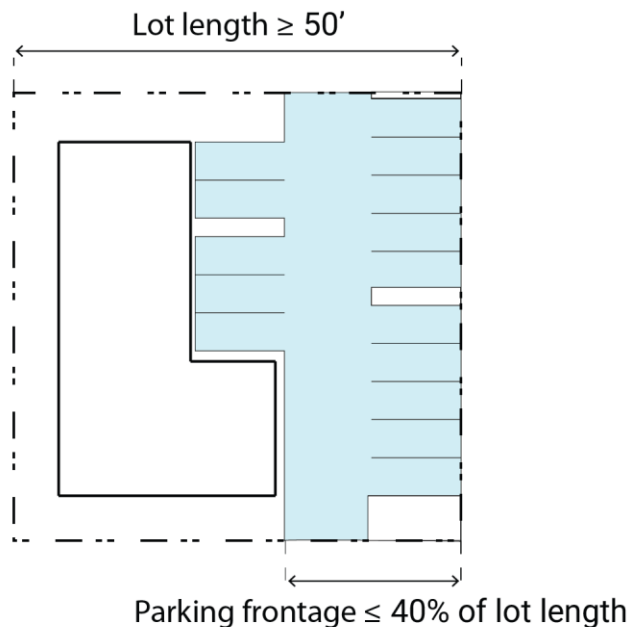


Figure 18.50.050(D)(6)(c)(ii): Above ground parking frontage limitation — residential districts

(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 not feasible.

(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 any parking within a structure 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.

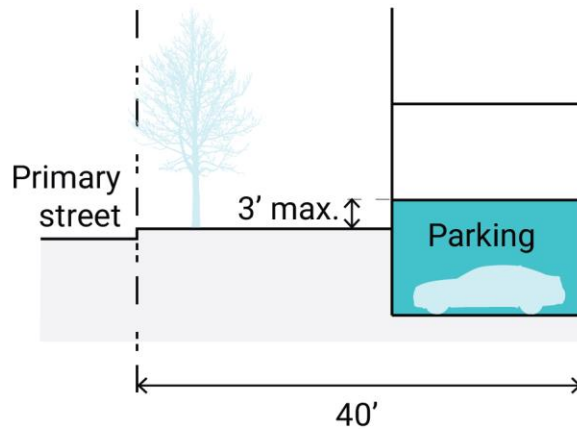


Figure 18.50.050(D)(6)(d): Parking location limitation — other districts

(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. 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 18.26 MARKETPLACE MIXED USE (MMU) DISTRICT

18.26.150 Design criteria.

A. All development shall comply with Section 18.24.050.

18.26.190 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
1. Residential		
Studio	0.75 space/dwelling unit	1.25 spaces/dwelling unit
1 Bedroom	1.0 space/dwelling unit	2.0 spaces/dwelling unit
2 Bedroom	1.25 spaces/dwelling unit	2.0 spaces/dwelling unit
3+ Bedroom	1.5 spaces/dwelling unit	2.5 spaces/dwelling unit
2. Affordable Housing		
	0.5 space/bedroom	2.0 spaces/dwelling unit
3. Nonresidential		
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
Other Uses	See Section 18.36.050	See Section 18.36.050

Notes:

1. Tandem parking spaces can be substituted for regular parking spaces up to ten percent (10%) of the required parking demand.

2. Consistent with Government Code Section 65863.2, automobile parking requirements may be waived for a residential, commercial, or other development project if the project is located within one-half (1/2) mile of public transit, which includes a rail or bus rapid transit station, the intersection of two (2) or more bus routes with service intervals of fifteen (15) minutes or less during morning and afternoon commute periods, and any major transit stops included in the applicable regional transportation plan.

B. A minimum of one (1) motorcycle parking stall that is enclosed and weather-protected shall be provided for every twenty-five (25) units.

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

18.26.200 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
Residential with private garage for each unit	1.0 space/20 dwelling units. Minimum of 2 spaces.	None
All other residential	1.0 space/20 dwelling units. Minimum of 2 spaces.	1.0 space/4 dwelling units. Minimum of 2 spaces.
Retail	1.0 space/3,000 square feet.	1.0 space/10,000 square feet
Office, R&D, and Other Nonresidential uses	1.0 spaces/8,000 square feet. Minimum of 2 spaces.	1.0 space/4,000 square feet

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 18.28.090 and approval by the decision makers.

18.26.210 Loading.

A. Loading docks and/or berths shall be provided on site to serve the use. Such facilities shall be designed according to the following standards unless an alternative

design is approved through the site development review or administrative site development review process.

1. Loading docks shall be located inside a building and equipped with closable doors.
2. Loading zones shall be provided along the street frontage(s).

Chapter 18.27 VILLAGE MIXED USE (VMU) DISTRICT

18.27.170 Design criteria.

- A. All development shall comply with Section 18.24.050.
- B. All standalone commercial development shall comply with the Design Guidelines for Old Alvarado.

18.27.180 Off-street parking.

Parking shall be required subject to the following:

- A. Residential Uses. Provide automobile and bicycle parking consistent with the RM 1500 zoning district per Section 18.32.160, except that one hundred percent (100%) affordable rental developments may provide off-street parking pursuant to the standards contained in Section 18.32.160(B)(5).
- B. Commercial Uses. Provide automobile and bicycle parking at commercial district standards per Section 18.36.150. For commercial uses on the ground floor as part of a mixed-use development, shared parking shall be evaluated on a case-by-case basis.
- C. The decision maker may grant relief from the off-street parking requirements, if it can be demonstrated that sufficient parking is available off-site to service the proposed use.

18.27.190 Off-street loading.

- A. Loading docks and/or berths shall be provided on-site to serve the use. Such facilities shall be designed according to the following standards unless an alternative design is approved through the site development review or administrative site development review process.
 1. Loading docks shall be located inside a building and equipped with closable doors.
 2. Loading zones shall be provided along the street frontage(s).

Chapter 18.28 OFF-STREET PARKING AND LOADING

18.28.080 Design criteria for bicycle parking facilities.

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 a main entrance if feasible. Where the bicycle parking area is not visible from a 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.

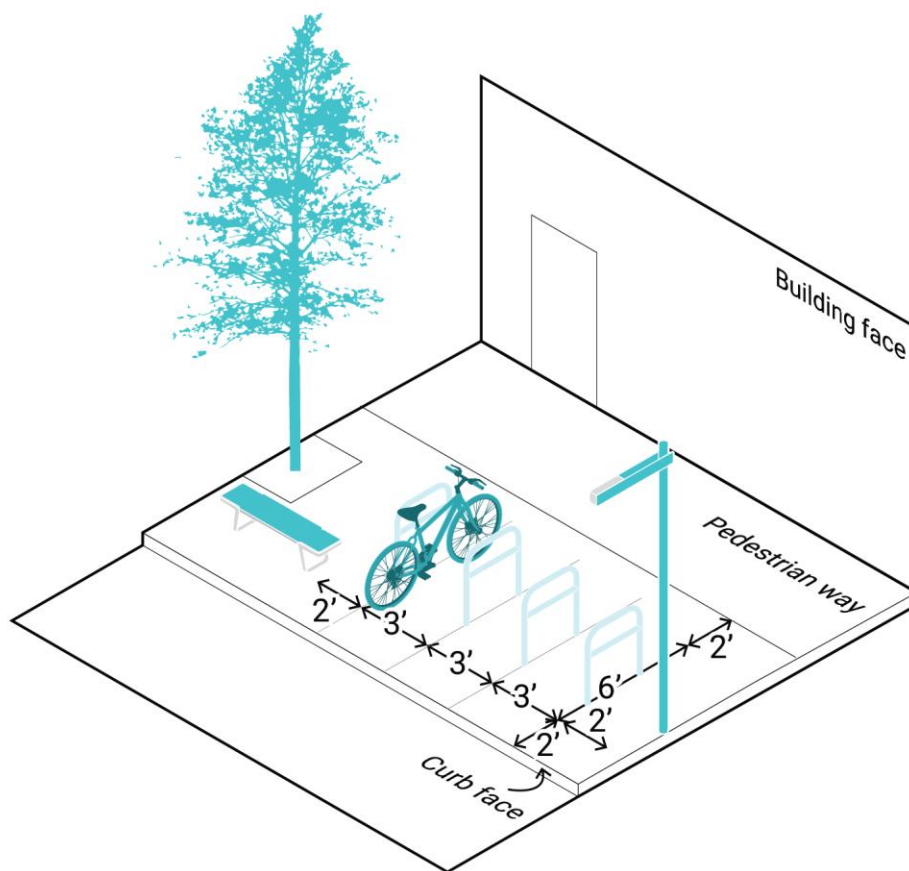


Figure 18.28.080(B): Short-term bicycle parking

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 a 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 decision maker.
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. Racks 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 Substitution of automobile parking with bicycle parking facilities.

Subject to approval by the decision maker, the required automobile parking demand for a particular use may be reduced by up to ten percent (10%) when additional bicycle parking facilities are provided beyond what is required by the applicable provisions listed in this title. The required automobile parking demand may be reduced at a rate of one (1) parking space for each six (6) additional bicycle parking facilities provided.

18.28.100 Transportation demand management programs.

A. Subject to use permit approval, up to a twenty-five percent (25%) reduction in required parking demand may be granted by the decision-making body if transit demand management (TDM) measures are implemented that reduce a project's overall number of vehicle trips generated and related parking demand. TDM measures may include, but are not limited to, provision of shuttles to and from BART, implementation of public transit pass programs, installation of showers and lockers to encourage people to bike or walk to work, preferential parking for people who car pool, etc.

B. A TDM plan, prepared by a qualified professional, shall be submitted with the use permit application. At a minimum, the TDM plan shall include a description of proposed TDM measures, a quantitative analysis of how measures will reduce the project's vehicles trips generated and related parking demand, and a detailed implementation plan to ensure TDM management through the life of the use permit. A responsible party (i.e., project applicant, property owner, homeowner's association, etc.) shall be identified for the implementation and management of the plan. The proposed parking demand reduction will be based on the information contained in the TDM plan. The City shall hire a consultant, at the applicant's and/or property owner's expense, to conduct a third-party peer review of the TDM plan.

C. Yearly monitoring reports (measured from the date of use permit approval) shall be submitted by the responsible party listed in the TDM plan to the Economic and Community Development Department. Monitoring reports shall detail the TDM measures being implemented and the success of these measures including the number and percentages of people who are utilizing TDM programs and the amount of vehicle trips reduced. Monitoring reports shall be prepared by a qualified professional and may be subject to a third-party peer review paid for by the applicant and/or property owner. Failure to implement the programs and/or strategies listed in the TDM plan or failure to submit monitoring reports in a timely manner may result in revocation of the use permit subject to the provisions listed in Section 18.56.100.

D. This provision applies to the following types of uses:

1. Commercial;
2. Industrial;
3. Private institutional; and
4. Multifamily residential.

Chapter 18.32 RESIDENTIAL DISTRICTS

18.32.040 Walls, fences and hedges.

A. Walls, fences and hedges located in any residential district shall be subject to the following height, location and design restrictions.

1. In the required rear and interior side yards the maximum height shall be six (6) feet as measured above the surface of the ground, except that an additional one and one-half (1.5) foot of lattice may be added above a six (6) foot high fence.

2. Height Exception. Fences a maximum of eight (8) feet in height may be allowed in the required rear yard or interior side yards when the yard abuts a flood control channel, railroad, park, licensed residential care or health facility, school, child care center, commercial use, industrial use or major arterials, including Alvarado-Niles Road, Dyer Street, Decoto Road, Whipple Road, Union City Boulevard, Mission Boulevard, Alvarado Boulevard and Lowry Road. Soundwalls are exempted from height restrictions when they are part of a site development review approval of a subdivision. The owner of the lot on which an eight (8) foot fence is constructed in accordance with this subsection shall reduce the fence height to six (6) feet within thirty (30) calendar days of the removal, relocation, or the termination of operations of the adjacent facility or use. When an eight (8) foot fence adjoins a fence of a lower height at any point other than at the intersection of two (2) or more lot lines, the eight (8) foot fence shall be designed to step or slope down to the height of the adjoining fence.

3. When located in the front yard, the maximum height shall be three (3) feet above the surface of the ground.

4. On corner and reverse corner lots, the maximum height shall be three (3) feet in the exterior side yard, except that fences meeting the other requirements listed in Section 18.32.040(A) may be permitted when located ten (10) feet from the side street lot line and at least thirty-five (35) feet from the front lot line, but not closer to the front lot line than the front face of the structure.

5. On lots developed with multifamily residential uses, fences a maximum of eight (8) feet in height may be permitted to enclose interior private open space areas at the end units of building clusters. Interior private open space areas are those areas which are located between a building unit and a garage or other structure.

6. Fences shall be wood, masonry, or earth materials. Metal, plastic, or other similar materials shall not be used except as posts or other support elements.

B. Retaining Walls. Retaining walls located in any residential district, except for those located in the hillside combining district, shall be subject to the following restrictions.

1. A retaining wall which is not part of a building shall not exceed three (3) feet in height.

2. Fencing on top of a retaining wall is permitted when the total height of both the wall and fence do not exceed the applicable maximum height requirement in Section 18.32.040(A).

3. The sides of exposed exterior retaining walls shall be architecturally treated.

4. Exceptions. Exceptions may be granted by the director where the director finds that no practical alternative exists, the purpose of the regulation will not be compromised, and no detrimental impact will result.

18.32.080 Lot coverage.

The maximum site area covered by all structures located on the site shall be as prescribed in the following table:

District	Coverage
RS 10000	50%
RS 8000	50%
RS 7000	50%
RS 6000	50%

District	Coverage
RS 4500	50%
RM 3500	70%
RM 2500	70%
RM 1500	80%

18.32.090 Front yard.

- A. In the RS districts the minimum front yard shall be twenty (20) feet.
1. Except that in the RS 10000 and RS 8000 districts the minimum front yard shall be twenty-five (25) feet.
- B. In the RM districts, the minimum front yard shall be ten (10) feet.

18.32.100 Side yards.

- A. Residential Uses. The minimum side yard for residential uses shall be ten percent (10%) of the width of the site; provided, that a side yard of not more than ten (10) feet shall be required and a side yard of not less than five (5) feet shall be permitted subject to the following exceptions:
1. An interior side yard providing access to a dwelling or dwelling units shall not be less than twelve (12) feet wide, with the exception of access to accessory dwelling units in R and RS districts, where the minimum side yard standards are permitted. Where the side yard provides access to off-street automobile parking, it shall be not less than twelve (12) feet and shall be paved to a ten (10) foot width. A street side yard of a corner lot providing access to a dwelling or dwelling units shall be regulated by the street side yard setbacks for the district.
 2. In RM districts, where a side lot line of a site adjoins an RS district and private rear yard spaces of individual units are proposed to be located along the side lot line, a side yard setback of not less than twenty (20) feet shall be required.
 3. In the RS districts, with the exception of the RS 4500 district where ten (10) feet is permissible, on the street side of a corner lot, the side yard shall be fifteen (15) feet. In the RM districts, the street side shall be ten (10) feet.
 4. In the RS 4500 district:
 - a. Side yards may be eliminated on one (1) side (zero side yard); provided, that the side wall contains no windows or other openings. An interior side yard must be maintained on at least one (1) side of dwellings on adjoining lots where side yards are aggregated on a single side. Where dwellings are placed on the zero lot line and where a one-story

structure is adjacent to another one-story structure on an adjacent lot, the minimum separation between structures shall be ten (10) feet. In no case shall a dwelling be located closer than ten (10) feet to the nonzero lot line side lot line.

b. Where dwellings are placed on the zero lot line and where a one-story structure is adjacent to a two-story structure on an adjoining lot or when a two-story structure is adjacent to another two-story structure on an adjacent lot, the minimum separation between structures shall be fifteen (15) feet. Second-story additions to existing single-family dwellings placed on the zero lot line are exempt from the increased side yard building separation provision stated above, but a minimum side yard of ten (10) feet must be maintained on one (1) side.

B. Nonresidential Uses. The minimum side yard for a nonresidential use and its accessory structures shall be ten percent (10%) of the width of the site; provided, that a side yard of not more than twenty (20) feet shall be required and a side yard of not less than ten (10) feet shall be permitted, subject to the following exceptions:

1. In the RS districts, on the street side of a corner lot, the side yard shall be not less than twenty (20) feet.

2. In the RM districts, on the street side of a corner lot, the side lot shall be not less than fifteen percent (15%) of the width of the site; provided, that a side yard of not more than twenty (20) feet shall be required and a side yard of not less than fifteen (15) feet shall be permitted.

3. One (1) foot shall be added at ground level to each interior side yard for each two (2) feet of height by which the structure exceeds twelve (12) feet.

18.32.105 Rear yards.

A. In all RS districts excepting the RS 4500 district, the minimum rear yard shall be twenty (20) feet; however, the minimum rear yard may be reduced to fifteen (15) feet if remaining rear or side yard area has a square footage area of twenty percent (20%) or more of the total lot area and a dimension of not less than fifteen (15) feet.

B. In the RS 4500 district, the minimum rear yard shall be fifteen (15) feet; however, the minimum rear yard may be reduced to ten (10) feet if remaining rear or side yard area has a square footage area of fifteen percent (15%) or more of the total lot area and a dimension of not less than ten (10) feet.

C. In the RM districts, the minimum rear yard shall be fifteen (15) feet.

D. In the RM districts where multiple units are proposed on a site, the rear yard shall be deemed to be the yard area at the opposite end of the site from the frontage.

E. For through lots, the minimum rear yard shall be twenty (20) feet in RS districts and fifteen (15) feet in RM districts.

18.32.115 Landscaped areas.

A. In all districts, the required front yard shall be landscaped and permanently maintained not including approved driveways and pedestrian pathways. Not less than five (5) feet of the required side yard on the street side of a corner lot, and not less than ten (10) feet of the required rear yard adjoining the rear property line of a double frontage lot shall be landscaped and permanently maintained. Non-living landscaping shall not exceed twenty-five percent (25%) of any required landscaped area unless approval from the City Arborist or City Landscape Architect is obtained.

E. New landscaping and modifications to existing landscaping shall comply with the provisions listed in Chapter 18.112, Water Efficient Landscape, and the Landscape Standards Policy Statement.

F. Replacement of dead, dying or deficient landscaping shall be required for establishment of new nonresidential uses or modification of existing uses.

18.32.120 Height of structures.

In the RS district, no principal structure shall exceed thirty (30) feet in height. Spires, cupolas, chimneys, elevator penthouses, flagpoles and necessary mechanical appurtenances may be allowed to a maximum height limit of forty (40) feet. Amateur radio antennas and antenna structures may be allowed to exceed the basic height limitation, subject to required approvals, in accordance with Section 18.32.190.

In the RM 2500 and RM 3500 districts, no structure shall exceed forty (45) feet in height.

In the RM 1500 district, no structure shall exceed seventy-five (75) feet in height.

18.32.125 Design criteria.

The following design criteria shall be used to evaluate new construction and additions or modifications to existing structures within residential districts:

A. Single-family manufactured homes placed as a sole principal residence on a single-family lot and constructed after June 15, 1976, are subject to the following design criteria:

1. The manufactured home width shall not be less than twenty (20) feet and may be a double-wide, multi-sectional unit.
2. The exterior siding material shall extend to the ground, except that when a solid concrete or masonry perimeter foundation is to be used, the exterior covering material need not extend below the top of the foundation.
3. The roof of the manufactured home shall have a pitch of not less than two and one-half (2.5) inches of vertical rise for each twelve (12) inches of horizontal run.

4. The roof shall have eave and gable overhangs of not less than twelve (12) inches measured from the vertical side of the manufactured home, or what is customarily found on existing residential structures in the vicinity. The overhang shall have the same slope and be covered with the same roofing material as the roof itself.

5. The exterior siding material and roof of the enclosed garage shall be the same as that of the manufactured home.

6. The finished floor of the manufactured home shall not exceed thirty (30) inches above the exterior finish grade of the lot.

7. The façade of the manufactured home shall be designed with sufficient detail to make it visually compatible with the existing residential structures in the vicinity. Such detail shall include door and window trim, window type and any special architectural features uniformly present on surrounding residences.

B. Single-family dwellings, including site-built, modular homes, and additions and modifications to existing structures, shall be compatible with the scale, bulk, style, and character of dwellings in the vicinity, and shall incorporate the following design criteria:

1. The Director or appropriate decision-body may grant exceptions to the following design standards to accommodate a complete architectural design, to ensure neighborhood compatibility, or where they find that adequate design features have been incorporated to create visual variety and avoid a bulky or monolithic appearance.

2. Building Façades and Materials:

a. No façade facing a public right-of-way shall run in a continuous plane of more than ten (10) feet and no façade facing an interior lot line shall run in a continuous plane of more than fifteen (15) feet without incorporating one (1) or more of the following:

i. A vertical wall shift at least one (1) foot in depth;

ii. A change in material type;

iii. Windows or building entrances;

iv. A projection such as a stoop, bay window, or overhang.

b. A minimum of three (3) exterior colors or a combination of materials and colors shall be used on the building façade.

i. Stucco must be used in combination with a secondary material.

c. Transitions for both materials and colors shall be located at internal corners.

- i. Wainscoting shall wrap onto the side elevations and shall continue until the fence line or till no longer visible from the right-of-way. This distance shall not be less than five (5) feet.

- d. Second-story façades shall incorporate the following:

- i. A minimum of a six (6) foot inset from the front wall plane.

- ii. A minimum of an eighteen (18) inch inset from the side and rear wall plane.

- e. Where chimney extensions are involved, the extension shall conform in design and materials with the existing chimney.

3. Windows and Glazing.

- a. All windows shall incorporate the following:

- i. Trim at least three (3) inches in width must be provided around all windows, or

- ii. Windows must be recessed at least two (2) inches from the plane of the surrounding exterior wall.

- b. Upper story windows located less than ten (10) feet from and facing rear or side yard of an adjacent property shall be located to maximize privacy for adjacent properties by using at least one (1) of the following techniques:

- i. The sill height located a minimum of sixty (60) inches above the finished floor.

- ii. The location of the window is such that the centerline of the glazing is offset greater than fifteen (15) lateral feet from the centerline of any glazing on an existing adjacent primary structure.

- iii. Any window located partially or entirely below sixty (60) inches from the finished floor consists of frosted or obscured glazing.

- iv. As used in this section, frosted or obscure glass is glass which is patterned or textured such that objects, shapes, and patterns beyond the glass are not easily distinguishable.

4. Roof Form and Detailing.

- a. New structures shall provide a roof pitch no less than two and one-half (2.5) inches of vertical rise for each twelve (12) inches of horizontal run.

- i. Mansard roofs shall be prohibited.

- b. Alterations or additions to an existing structure shall provide the same roof form, material and color as the existing structure.

- c. Roof material and color shall be the same throughout the entirety of the roof.
 - d. Overhanging eaves shall extend a minimum of twelve (12) inches beyond the supporting wall.
5. Principal Entrance.
- a. The principal entrance shall face the street frontage.
 - b. The principal entrance shall be emphasized by utilizing at least one (1) of the following methods:
 - i. A projection (e.g., overhang) with a minimum depth of three (3) feet and a minimum horizontal area of thirty (30) square feet.
 - ii. A recess with a minimum depth of three (3) feet and a minimum horizontal area of thirty (30) square feet.
 - iii. A landing, deck, porch, or stoop with a minimum six (6) foot by six (6) foot area.
 - c. The principal entrance shall be clearly identifiable and connected to the public street by a pedestrian path with a minimum width of three (3) feet.
- C. Relocated single-family dwellings and their accessory structures shall meet the above-noted design criteria and be subject to the requirements set forth in the ordinance pertaining to house moving permits.
- D. Semidetached Single-Family Dwellings and Multifamily Dwellings. All semidetached single-family dwellings and multifamily dwelling development shall comply with 18.24.050.
- G. Accessory structures over one hundred twenty (120) square feet in area shall have an exterior appearance and character that reflects the existing primary residence in terms of materials and design. The color scheme shall match or be complementary to the existing residence. The structure shall be located and designed so as to not disrupt the privacy of, or create noise impacts on adjacent residents and yards.
- H. All wood burning appliances installed in new residential units or wood burning appliances being added to or replacing wood burning appliances in existing residential units shall comply with the following regulations. Gas fireplaces shall be exempt from these regulations; however, the conversion of a gas fireplace to burn wood shall constitute the installation of a wood burning appliance and shall be subject to the following regulations. A wood burning appliance shall comply with these regulations if: (1) it is reconstructed; (2) additions, alterations or repairs are made to the appliance that requires opening up immediately adjacent walls; or (3) the residential units in which the appliance is located are renovated, and the renovation includes opening up walls immediately adjacent to the appliance. It shall be unlawful to:

1. Use any wood burning appliance when the Bay Area Air Quality Management District issues a "Spare the Air Tonight" warning and when an alternate approved heat source is available;
2. Install a wood burning appliance that is not one (1) of the following: (a) a pellet-fueled wood heater; (b) an EPA certified wood heater; or (c) a fireplace certified by EPA should EPA develop a fireplace certification program;
3. Use any of the following prohibited fuels in a wood burning appliance: (a) garbage; (b) treated wood; (c) plastic products; (d) rubber products; (e) waste petroleum products; (f) paints; (g) paint solvents; (h) coal; (i) glossy or colored papers; (j) particle board; (k) saltwater driftwood.

Any person who plans to install a wood burning appliance must submit documentation to the Building Division of the City demonstrating that the appliance is in compliance with subsection (H)(2) of this section. Any person violating any of the provisions of this section shall be deemed guilty of a misdemeanor and upon conviction shall be punishable as provided by law

I. All multifamily developments shall comply with the provisions listed in Chapter 7.04 regarding management of waste and recyclable materials.

18.32.150 Off-street loading.

Loading berths shall be provided and designed in compliance with the requirements of Section 18.36.140.

18.32.160 Off-street parking.

Off-street parking spaces and bicycle parking facilities that are accessory to uses allowed in residential districts shall be provided in accordance with the regulations set forth hereinafter as well as those in general provisions in Chapter 18.04.

A. Required accessory off-street parking facilities provided for uses listed herein shall be solely for the parking of passenger automobiles of patrons, occupants or employees of such uses, provided that in the RM districts, not more than twenty-five percent (25%) of the accessory parking spaces required for a dwelling, lodging, house, motel or hotel may be rented out on a monthly basis to occupants of other dwellings, lodging rooming houses, motel or hotels.

B. Off-street parking facilities are to be provided in the following ratio:

1. In the RS district, a minimum of two (2) covered and enclosed parking spaces per unit.

a. A third covered and enclosed parking space shall be provided either when the habitable areas of the primary residence (excluding accessory dwelling units) exceeds

three thousand (3,000) square feet, or when there are five (5) or more rooms that can be used for sleeping purposes. In neighborhoods where two (2) car garages are predominant, the additional parking space shall be provided as a tandem space to ensure neighborhood consistency.

2. In the RM district, parking shall be provided as follows:

a. One (1) space per one (1) bedroom or studio unit, which must be covered, plus one-quarter (0.25) space per unit for guest parking;

b. Two (2) spaces per unit with two (2) or more bedrooms, one (1) of which must be covered, plus one-quarter (0.25) space per unit for guest parking.

3. Senior Housing. One-half (0.5) of a covered parking space shall be provided for each bedroom, and one-quarter (0.25) of a parking space shall be provided for each unit for guest parking. The number of parking spaces required for senior housing may be decreased by the decision maker if it is found that a specific use will not create as great a need for off-street parking.

4. Affordable Housing. For housing developments with one hundred percent (100%) of the units affordable to lower-income households (except for one (1) manager's unit), parking shall be provided at a ratio of one (1) parking space per studio or one (1) bedroom unit, one and one-half (1.5) parking spaces per two (2) bedroom unit, and two (2) parking spaces per three (3) or four (4) bedroom unit.

C. Size.

1. Uncovered off-street parking spaces shall be at least nine (9) feet in width by eighteen (18) feet in length, exclusive of access drives, aisles, ramps, or columns. Such space shall have a vertical clearance of at least seven (7) feet.

2. Enclosed two-car garages shall have a minimum unobstructed interior dimension of twenty (20) feet in width by twenty (20) feet in length.

3. When permitted enclosed tandem garages shall have a minimum unobstructed interior dimension of ten (10) feet in width by forty (40) feet in length.

4. Enclosed one-car garages shall have a minimum unobstructed interior dimension of ten (10) feet in width by twenty (20) feet in length.

5. Covered off-street parking spaces shall be at least ten (10) feet in width by twenty (20) feet in length.

D. Access. Each required off-street parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and sufficient means of vehicular access to such parking space. All off-street parking facilities shall be designed with appropriate means of vehicular access to the street or alley in a manner which will least

interfere with traffic movements. Driveways across public property shall be approved by the Director of Public Works.

E. Screening and Landscaping. All open automobile parking areas shall be effectively screened on each side adjoining or fronting on any premises by a wall, fence or densely planted compact hedge not less than five (5) feet nor more than six (6) feet in height. Such required screening shall conform to the front and side yard setback requirements of the district in which the parking is located.

F. All parking spaces required for dwelling units shall be located on the same zoning lot as the dwelling served. Parking spaces for all other uses shall be located on the same zoning lot as the use served except as otherwise provided in Chapter 18.04. Off-street parking shall be provided according to the following ratios:

1. Church, School, College, and Other Institutional Auditoriums. One (1) parking space shall be provided for each five (5) seats based upon maximum seating capacity.

2. Hospitals. One (1) parking space shall be provided for each three (3) hospital beds, plus one (1) parking space for each two (2) employees, plus one (1) parking space for each doctor assigned to the staff.

3. Libraries, Art Galleries and Museums—Public. One (1) parking space shall be provided for each one thousand (1,000) square feet of gross floor area.

4. Recreation Buildings or Community Centers. One (1) parking space shall be provided for each two (2) employees, plus spaces adequate in number to serve the visiting public and as determined by the City Planning Commission.

5. Public Utility and Public Service Uses. One (1) parking space shall be provided for each two (2) employees on maximum shift, plus spaces adequate in number to serve the public as determined by the City Planning Commission. Where such uses are unmanned, no spaces need be provided.

6. Sanitariums, Convalescent Homes and Nursing Homes. One (1) parking space for each six (6) beds, plus one (1) parking space for each two (2) employees, plus one (1) parking space for each doctor assigned to the staff.

7. Schools—Nursery, Elementary, Junior and Senior High. One (1) parking space for each two (2) employees, plus one (1) parking space for each ten (10) students in the senior high school.

G. No commercial vehicle in excess of three (3) tons gross unladen vehicle weight (except pickup trucks) shall be parked or stored on any lot in a residential district where in residential use; provided, however, that this section shall not prohibit temporary parking of any such vehicle while making pickups, deliveries or providing services for the residents on the lot on which the vehicle is parked.

H. Mobilehome/Recreational Vehicle Parking. Mobilehomes, recreational vehicles, trailers or boats which are on trailers may be parked in rear yards, or within driveways, on concrete aprons adjacent to driveways, or on other compact material for vehicle parking adjacent to driveways constructed pursuant to approval by the Economic and Community Development Department. Parking aprons shall comply with subsection I of this section. All such vehicles must be fully contained on private property, and shall not overhang into any portion of the public right-of-way, including the sidewalk. In addition, such vehicles may be parked within side yards which provide access to off-street parking, and are a minimum of twelve (12) feet wide with at least ten (10) feet of paved width. A minimum three (3) foot setback shall be retained along the interior side yard lot line from all vehicles.

I. In compliance with Chapter 10.36, Stopping, Standing and Parking, it is unlawful for any person, firm or group to park any vehicle, trailer, boat trailer or boat, or parts thereof within the side yard, front yard or corner vision triangle, as established by this title. This section does not apply to driveways or concrete parking aprons constructed pursuant to approval by the Economic and Community Development Department, or to driveways or concrete (or other appropriate material) parking aprons constructed prior to the adoption of the ordinance codified herein; provided, however, that such parking shall be limited to currently registered operable vehicles and shall be located on a stabilized permanent surface installed in accordance with this section.

Except for cul-de-sac or fan-shaped lots with reduced front yards, such vehicle parking areas shall not cover more than sixty percent (60%) of any required front yard or an area greater than six hundred (600) square feet, whichever is less. Parking on permeable surfaces in any instance shall not be allowed. Parking pads independent of the driveway or driveway apron shall not be allowed in the front or street side yards.

J. In the RM 1500 and RM 2500 zoning districts, a minimum of one (1) bicycle parking facility shall be provided for every three (3) units. Bicycle parking facilities shall be designed and installed in conformance with the criteria outlined in Section 18.28.080. Bicycle parking may be substituted for automobile parking subject to the provisions outlined in Section 18.28.090 and approval by the decision maker.

Chapter 18.35 CORRIDOR MIXED USE COMMERCIAL (CMU) DISTRICT

18.35.110 Front yard.

On Mission Boulevard, the front yard setback shall be five (5) feet from the property line and a minimum of fifteen (15) feet from the face of curb to ensure a comfortable pedestrian environment.

18.35.150 Design criteria.

- A. All development shall comply with Section 18.24.050.

18.35.200 Off-street loading.

Loading berths shall be provided and designed in compliance with the requirements of Section 18.36.140.

Chapter 18.36 COMMERCIAL DISTRICTS

18.36.050 Required conditions.

In commercial districts, including the CUL and CMU districts, the following conditions shall be required:

- A. Where a site adjoins an A, OS or R district, a solid masonry wall six (6) feet in height shall be located on the property line, except that walls located in the street side yard setback shall not exceed three (3) feet in height.
- B. No wall, fence, or hedge shall exceed six (6) feet in height if located in a required side yard or rear yard, unless a greater height is approved through the site development review or use permit process. A wall, fence, or hedge located in a required front yard or street side yard setback shall not exceed three (3) feet in height.
- C. Outdoor storage of materials and equipment permitted through the issuance of a use permit shall occur only within an area which is screened from view from public rights-of-way by a solid wall or fence with solid gates where necessary, or compact evergreen hedge not less than six (6) feet in height; provided, that no materials or equipment shall be stored to a height greater than that of the wall, fence or hedge with the exception of live plant material.
- D. A use not conducted entirely within a completely enclosed structure shall be screened by a solid wall or fence, or compact evergreen hedge not less than six (6) feet in height, if such use without such screening is found by the decision maker to have a substantial and detrimental effect on property values in the area.
- E. All business, services, and processes shall be conducted entirely within a completely enclosed structure except for off-street parking and loading areas, and where permitted by a use permit, gasoline service stations, outdoor dining areas, nurseries, garden shops, lumber and other building materials stores. Temporary outdoor commercial events are permitted as provided by Chapter 18.54.
- F. Products which are produced and sold on-site shall be sold at retail, and not wholesale.

G. Permitted and conditional uses in the Union Landing Commercial district shall be subject to the special design and siting criteria contained in Chapter 18.39.

H. Other provisions of this chapter notwithstanding, all storage, handling or other use of hazardous materials shall be subject to the provisions of Chapter 18.43 of this title.

I. All commercial development, including both new construction and additions, shall be articulated on all elevations.

J. Additions and modifications to commercial projects which are subject to the provisions of Chapter 18.76, Administrative Site Development Review, shall be designed to integrate with the existing project in terms of siting and architectural design. Above-ground utility installations, when permitted, shall be screened from public view. Roof equipment shall be screened by architecturally designed panels which are in proportion and scale with the roof line of the existing building.

K. All wood burning appliances installed in new commercial buildings or wood burning appliances being added to or replacing wood burning appliances in existing commercial buildings shall comply with the following regulations. Commercial buildings shall include, but not be limited to, hotels and restaurants. Gas fireplaces shall be exempt from these regulations; however, the conversion of a gas fireplace to burn wood shall constitute the installation of a wood burning appliance and shall be subject to the following regulations.

1. A wood burning appliance shall comply with these regulations if:

a. It is reconstructed;

b. Additions, alterations or repairs are made to the appliance that require opening up immediately-adjacent walls; or

c. The residential units in which the appliance is located is renovated, and the renovation includes opening up walls immediately adjacent to the appliance.

2. It is unlawful to:

a. Use any wood burning appliance when the Bay Area Air Quality Management District issues a "Spare the Air Tonight" warning and when an alternate approved heat source is available;

b. Install a wood burning appliance that is not one of the following:

i. A pellet-fueled wood heater,

ii. An EPA certified wood heater, or

iii. A fireplace certified by EPA should EPA develop a fireplace certification program;

c. Use any of the following prohibited fuels in a wood burning appliance:

- i. Garbage,
- ii. Treated wood,
- iii. Plastic products,
- iv. Rubber products,
- v. Waste petroleum products,
- vi. Paints,
- vii. Paint solvents,
- viii. Coal,
- ix. Glossy or colored papers,
- x. Particle board,
- xi. Saltwater driftwood.

Any person who plans to install a wood burning appliance must submit documentation to the Building Division of the City demonstrating that the appliance is in compliance with subsection (K)(2)(b) of this section. Any person violating any of the provisions of this section shall be deemed guilty of a misdemeanor and upon conviction shall be punishable as provided by law.

L. Accessory structures must conform to the following standards:

- 1. 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.
- 2. No detached accessory building or buildings shall occupy more than thirty percent (30%) of the area of a required rear yard.
- 3. No detached accessory building located in a required rear yard shall exceed twelve (12) feet in height.

M. All development shall comply with the provisions listed in Chapter 7.04 regarding management of waste and recyclable materials.

18.36.090 Front yard.

A minimum front yard of twenty (20) feet shall be required, except as provided below.

A. For structures which exceed twenty (20) feet in height, the required setbacks shall be a minimum of twenty-five (25) feet.

B. On Mission Boulevard, the front yard setback shall be five (5) feet from the property line and a minimum of fifteen (15) feet from the face of curb to ensure a comfortable pedestrian environment.

18.36.140 Off-street loading.

A. Required Loading Berths. The decision maker may require loading berths for each of the commercial districts that shall not be less than ten (10) feet by twenty-five (25) feet and shall be provided in accordance with the following schedule:

Gross Nonresidential Floor Area	Required Number
1 to 10,000 sq. ft.	1
10,001 to 25,000 sq. ft.	2
25,001 to 40,000 sq. ft.	3
40,001 to 100,000 sq. ft.	4

For each additional two hundred thousand (200,000) square feet of nonresidential floor area or fraction thereof over one hundred thousand (100,000) square feet of floor area one (1) additional loading berth shall be provided.

B. Design. All loading docks shall be designed according to the following standard unless an alternative design is approved through the site development review or administrative site development review process.

1. Loading docks shall be located inside a building and equipped with closable doors.

18.36.150 Off-street parking.

Public automobile and bicycle parking facilities shall be provided as follows:

A. Places of Assembly.

1. Churches: one (1) space for each five (5) seats in main assembly room or one (1) space for each fifty (50) square feet of floor area, whichever requirement is greater;

2. Funeral homes, mortuaries: one (1) space for each fifty (50) square feet of chapel area or one (1) space for each five (5) seats in the same, whichever requirement is greater;
3. Places of public assembly having fixed seating, such as auditoriums, theaters, assembly halls, sports arenas, stadiums: one (1) space for each four (4) seats;
4. Places of public assembly having no fixed seats, such as dance halls, exhibition halls, gymnasiums, skating rinks, lodges: one (1) space for each one hundred (100) square feet of floor area used for public assembly;
5. Schools.
 - a. Business, professional, trade, art, craft, music and dancing schools and colleges: one (1) space for each employee plus one (1) for each four (4) students,
 - b. Nursery and day care centers: one (1) space for every ten (10) children, plus one (1) space for every two (2) employees.
- B. Office, Business, Commercial and Service Uses.
 1. Bowling alleys: six (6) spaces for each lane;
 2. Hotels and motels: one (1) space for every room plus one (1) space for every two (2) employees on maximum shift;
 3. Medical and dental clinic and offices: one (1) space for every two hundred (200) square feet of gross floor area;
 4. Offices, banks and professional offices: one (1) space for every two hundred (200) square feet of gross ground floor area and one (1) space for every three hundred (300) square feet of gross floor area above or below the ground floor;
 5. Restaurants, bars, nightclubs and lounges: one (1) space for every three (3) seats or one (1) space for every one hundred (100) square feet of gross floor area, whichever requirement is greater;
 6. Rest homes, convalescent hospitals, sanitariums: one (1) space for every four (4) beds plus one (1) space for every two (2) employees;
 7. Retail sales of automobiles, automobile parts, appliances, furniture, machinery, equipment rental, building materials, nurseries, and other similar retail uses involving primarily bulk merchandise: one (1) space for each four hundred (400) square feet of gross floor area plus one (1) space for each two thousand (2,000) square feet of lot area occupied by such area;

8. Service and repair uses such as printing, upholstering, appliance repair, sheet metal working, wood working or roofing: one (1) space for every five hundred (500) square feet of gross floor area;

9. Service stations: three (3) spaces for each hoist, rack or other area designed for servicing or minor repairs plus one (1) space for every two (2) employees on maximum shift.

C. Light retail sales, business and commercial establishments: one (1) space for every one hundred seventy-five (175) square feet where gross floor area is less than ten thousand (10,000) square feet; one (1) space for every two hundred (200) square feet where gross floor area is ten thousand (10,000) square feet or greater.

D. Other uses shall be provided on the same basis as required for the most similar use or as determined by the City Planning Commission.

E. Bicycle parking facilities shall be provided, at a minimum, in an amount equal to ten percent (10%) of the required automobile parking demand as determined by this chapter except for areas within one-half (1/2) mile of the Intermodal Station. For bicycle parking demand ratios in these areas, see subsection F of this section. Required facilities shall be designed and installed in conformance with the design criteria outlined in Section 18.28.080. The number of required bicycle parking facilities may be increased by the decision maker for a specific use if it is found that such use shall create a greater demand for these facilities. Bicycle parking may be substituted for automobile parking subject to the provisions outlined in Section 18.28.090 and approval by the decision maker.

F. For areas within one-half (1/2) mile of the Intermodal Station, bicycle parking facilities shall be provided, at a minimum, in an amount equal to twenty percent of the required automobile parking demand as determined by this chapter. A minimum of twenty percent (20%) of the required bicycle parking demand shall be enclosed and secure to accommodate long-term users. Required facilities shall be designed and installed in conformance with the design criteria outlined in Section 18.28.080. The number of required bicycle parking facilities may be increased by the decision maker for a specific use if it is found that such use shall create a greater demand for these facilities. Bicycle parking may be substituted for automobile parking subject to the provisions outlined in Section 18.28.090 and approval by the decision maker.

18.36.200 Design Criteria

A. All development shall comply with Section 18.24.050.

B. Mixed Use Development along Mission Boulevard, CC District.

1. Mixed-use developments shall be regulated by the standard lot size, setback, maximum height, off-street parking requirements, and maximum lot coverage requirements of the CC, Community Commercial district.

2. For residential uses located above ground floor commercial uses, the density limitations, off-street parking and bicycle parking requirements shall be based on the regulations for the RM 1500 district.

Chapter 18.37 STATION EAST MIXED USE RESIDENTIAL (SEMU-R) DISTRICT

18.37.140 Design criteria.

A. All development shall comply with Section 18.24.050.

18.37.190 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
All other residential	1.0 space/20 dwelling units Minimum of 2 spaces	1.0 space/4 dwelling units Minimum of 2 spaces
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

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 18.28.090 and approval by the decision makers.

18.37.200 Off-street loading.

A. Loading docks and/or berths shall be provided on site to serve the use. Such facilities shall be designed according to the following standards unless an alternative design is approved through the site development review process.

1. Loading docks shall be located inside a building and equipped with closable doors.
2. Loading zones shall be provided along the street frontage(s).

Chapter 18.38 STATION MIXED USE COMMERCIAL (CSMU) DISTRICT

18.38.150 Design criteria.

- A. All development shall comply with Section 18.24.050.

18.38.195 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
Multi-family residential on BART property ¹	1 space/20 dwelling units Minimum of 2 spaces	1 space/1 dwelling units
Multi-family residential	1 space/20 dwellings units Minimum of 2 spaces	1 space/4 dwelling units Minimum of 2 spaces
Retail	1 space/3,000 square feet	1 space/10,000 square feet
Office, R&D, and other nonresidential uses	1 space/8,000 square feet Minimum of 2 spaces	2 space/4,000 square feet

Notes:

1. Bicycle parking standards on BART property authorized by Public Utilities Code Sections 29010.1—2901.12.

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 18.28.090 and approval by the decision marker.

18.38.210 Loading.

A. Loading docks and/or berths shall be provided on-site to serve the use. Such facilities shall be designed according to the following standards unless an alternative design is approved through the site development review process.

2. Loading docks shall be located inside a building and equipped with closable doors.

3. Loading zones shall be provided along the street frontage(s).

Chapter 18.100 511 AREA DISTRICT

18.100.070 Development standards and requirements—Residential Specific Plan designations.

A. Development near the Turk Island landfill shall provide the following:

1. Space to accommodate monitoring wells for methane gas migration within one thousand (1,000) feet from the landfill boundary if no long-term monitoring is provided along the periphery of the landfill;
2. Undergrounding of utilities located within one thousand (1,000) feet of the landfill boundary shall be done in such a manner to preclude migration of landfill gas; and
3. An evaluation of the need to install a landfill gas protection system for development within Development Area B-2 as identified by the Specific Plan. This evaluation shall be reviewed and accepted by the Office of Solid Waste Management of the Alameda County Division of Environmental Health prior to issuance of a building permit.

B. Residential development shall be subject to Chapter 18.32 except where a specific development standard, use allowance, or other requirement or allowance is established in this Chapter.