



6.0 Site Development and Building Design Standards Specific to Zones

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6.1. Town Center Zone

6.1.1. Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development and Building Design Standards.

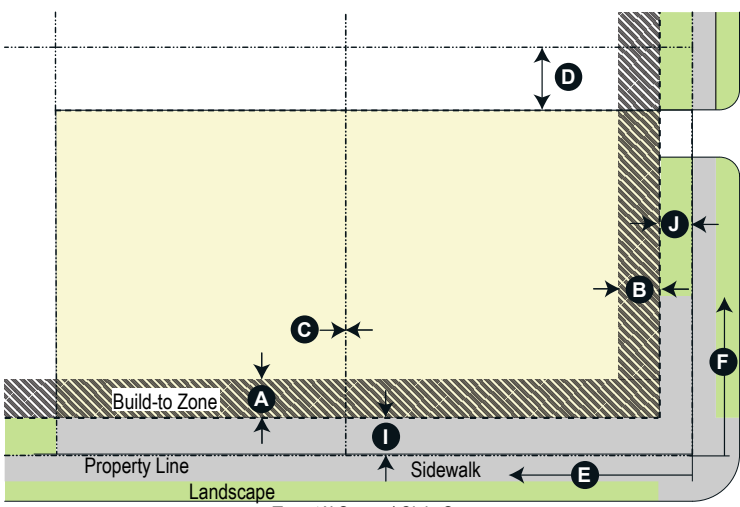
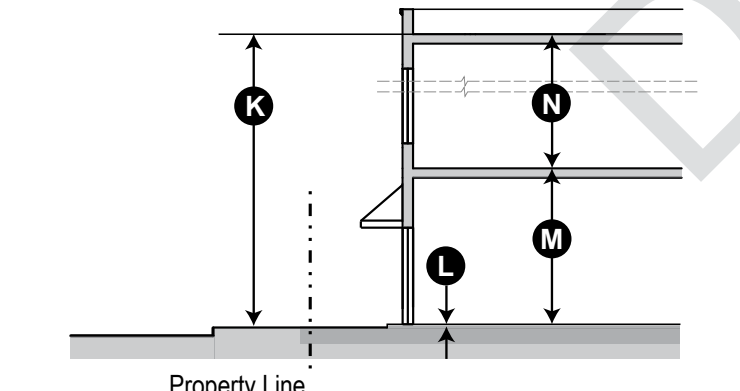
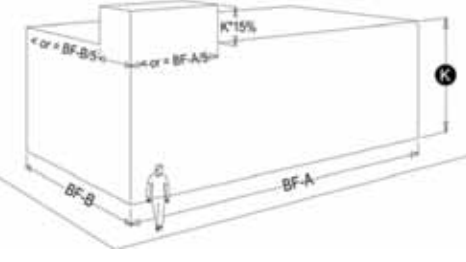
The Town Center Zone Site Development Standards are intended to address development along a proposed **Bus Rapid Transit (BRT)** corridor near the center of the Volcano Heights Plan area. Development standards in this **character zone** are intended to take advantage of its location along a transit corridor and promote a dense, urban, pedestrian-friendly development pattern accessible via all transportation modes.

With the smallest **block sizes** of all the zones and the tallest potential **structure heights**, this **character zone** generally accommodates development of neighborhood-serving and destination retail, employment centers, urban residential and entertainment uses. The goal is to encourage transit-oriented development within a quarter-mile radius of the proposed Transit Corridor and eventual Transit Center.

In addition, Town Center development sites shall be planned in such a manner as to accentuate the intersections with taller buildings that are closer to the street. The required site development pattern of building pads, parking, driveways, and service areas is intended to provide opportunities for short-term development while allowing for planned urban block infill development in the long-term.

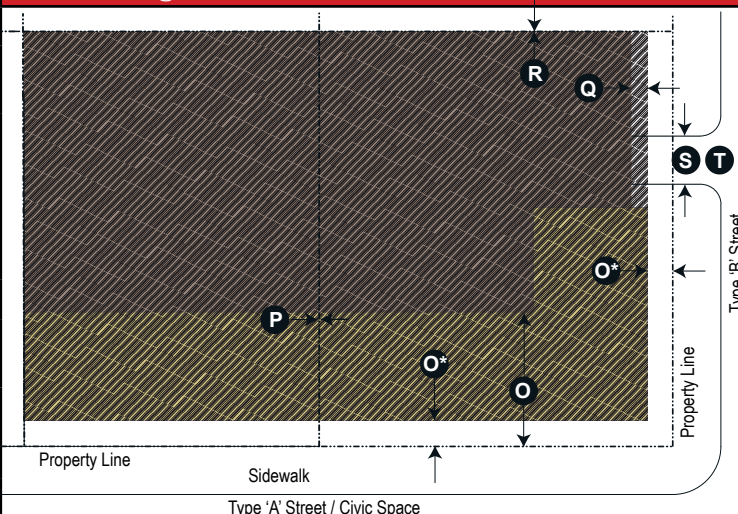


6.0 Site Development Standards SU-2 VHTC

6.1.2 Building Placement	(i) Build-To Zone (BTZ)		Notes	
 <p>Legend</p> <ul style="list-style-type: none"> Property Line Setback Line Building Area Landscape Zone Build-to Zone Sidewalk 	Front - 'A' Street and Civic Space	0 – 5 feet (see #1)	#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.	
	Front - 'B' Streets	0 – 75 feet	#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.	
	(ii) Setback			#3 – Corner building street façades shall be built to the BTZ for a minimum of 30 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the BTZ standards.
	Front ('A' Street and Civic Space)	5 feet (min.)	#4 – Floor to floor heights shall not apply to parking structures.	
	Front ('B' Streets)	10 feet (min.)	#5 – Attics and mezzanines less than 7 feet (avg.) in height shall not be counted as a story.	
	Side or Rear (distance from property line)	0 feet (see #2 and 6.1.7(iii))	#6 – Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high street screen. Furthermore, service areas along all streets and alleys shall be defined by a street screen that is at least as high as the service equipment being screened. Required street screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the appropriate Plant List in Appendix E of this Plan. The required street screen shall be located at the setback line along the corresponding frontage.	
	(iii) Building Frontage Required			#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.
	% of building built to 'A' Street/Civic Space BTZ	80% (min.) (see #3 and #6)		
	% of building built to 'B' Street BTZ	30% (min.) (see #3 and #6)		
	6.1.3 Block Standards (for development/redevelopment greater than 50% of the block)			
Block Face Dimensions	300 feet (min.)			
	500 feet (max.)			
Block Perimeter	2000 feet (max.)			
6.1.4 Height Standards	Height Standards			
	Maximum structure height	3 stories or 40 feet (max.) (See also Section 7.2)		
	First floor-to-floor height	15 feet (min.) (see #4)		
	Ground Floor finish level	12 inches max. above sidewalk (for ground floor commercial-ready buildings)		
	Upper floor-to-floor height	10 feet (min.) (see #4)		
	6.1.5 Frontage Requirements			
Ground floors of all buildings fronting the Mandatory Transit Boulevard shall be built to commercial-ready standards including first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.				

6.0 Site Development Standards

6.1.6 Parking and Service Access



Legend

----- Property Line	■ Surface Parking Area
■ Building Footprint	▨ Above Grade Parking Area

6.1.8 Façade Elements

(i) **Doors and Windows:**

- There shall be no blank walls greater than 25 feet in width of any building along 'A' Streets, Mandatory 'B' Streets, and Civic Spaces. For non-mandatory 'B' Streets there is no requirement.
- Doors and windows on ground floor of all buildings shall be between 50% and 90% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement.
- Windows on upper floor façades along all 'A' Streets and Civic Spaces shall be a minimum of 25% of each upper floor façade area, which is measured between 3 feet and 9 feet above each finished floor.
- Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces.
- Windows and doors on façades directly facing toward a lot line shared by any single-family residential lot and less than 10 feet from the lot line shall have sills higher than 6 feet on the ground floor unless a privacy fence (masonry or vegetation) or wall of at least 6 feet in height is constructed to obscure any direct views into adjacent properties.

(i) Parking Location

Surface/At-grade Parking	
'A' Street/ Civic Space setback	Shall be located behind the principal building O
'B' Street setback	Min. of 3 feet behind building façade line along that street Q
Side and Rear setback (<i>distance from property line</i>)	0 feet min. (see # 2 and 6.1.7(iii)) P R
Above-grade Parking	
Setback along 'A' & 'B' Streets or Civic Space	May be built up to the building façade line along that street O*
Side and Rear setbacks (<i>distance from property line</i>)	0 feet min. (see # 2 and 6.1.7(iii)) P

(ii) Required Off-Street Parking Spaces

Non-residential uses within 250 feet of single-family residential	1 space per every 300 gross square feet
Residential Uses	1 space/unit minimum

(iii) Driveways and Service Access

Parking driveway width	City DPM standards on Arterial Roadways and 25 feet max. on all other streets S
<ul style="list-style-type: none"> Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped. 	T

6.1.7 Other Standards

- (i) **Encroachments**
- Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an **encroachment** be located over an on-street parking or travel lane. [Encroachments are subject to license and fees per the DPM, Chapter 8.]
 - Building projections on all other façades may not be closer than 5 feet to any **abutting** property line.
- (ii) **Arcades and Colonnades**
- Arcades and **colonnades** are permitted within the **build-to zone** and shall be a minimum of 6 feet in depth.
 - The minimum interior clearance height within an arcade or **colonnade** shall be 12 feet.

6.0 Building Design Standards SU-2 VHTC

Building Design Standards Specific to Town Center Character Zone

The following standards shall be used for new development or redevelopment within the Town Center Zone.

6.1.9. **Massing and Façade Composition**

- (i) Buildings generally have a rectangular layout scheme with single or multiple components with mostly flat front and square, round, or octagonal corner towers.
- (ii) **Articulation** along the base **façade** shall maintain a prevalent rhythm of 20-30 feet or multiples thereof along all '**A**' **Streets**.
- (iii) This **façade** rhythm may be expressed by changing materials or color, using design elements such as columns and **pilasters**, or varying the setback of portions of the building **façade**.
- (iv) Building **façades** may be symmetrical or asymmetrical, but the central part of the building shall be expressed with well-balanced **façade** compositions.
- (v) **Courtyards** and **plazas** should be incorporated.
- (vi) Doors or windows shall form regular patterns of openings, some accentuated by balconies.
- (vii) The ground floor should be taller and include heavier massing (i.e. clad in masonry or with a high proportion of fenestration to opaque wall area) than floors above. A **portal**, arcade, or **colonnade** may be incorporated and need not be massive if built at the ground floor.
- (viii) Commercial and mixed-use building **façades** shall be designed with a distinct base, middle, and cap and shall maintain the alignment of horizontal elements along the block.
- (ix) Buildings are capped with wide and continuous eaves supported by open rafters and decorative brackets or finished with elaborate **parapet** walls covered by tile and very shallow eaves.
- (x) Storefronts should be inset with recessed entry or under an arcade or fit into arch openings, covered with shade **structures**.
- (xi) Shade structures, **blade signs**, arcades, **galleries**, café seating, and balconies should be used along commercial storefronts fronting an '**A**' **Street** or Civic Space to add pedestrian interest.
- (xii) If the residential building is set back less than 10 feet from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the residential structure is set back 10 feet or more from the property line and is not elevated above the grade of the sidewalk, a 3-foot high fence shall be provided at the front property line.
- (xiii) Chain link fences and plastic vinyl fences shall not be permitted within the Town Center Zone.

6.0 Building Design Standards

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6.1.10. **Building Materials**

- (i) At least 75% of a building's base **façade** along all '**A**' **Streets** and Civic Spaces shall be composed of stucco using a 3-step process, masonry, or brick.
- (ii) No more than 25% of a building's base **façade** along '**A**' **Streets** or Civic Spaces shall use other accent materials such as wood, architectural metal panel, split-face concrete block, tile, or pre-cast concrete panels. **Exterior Insulating Finishing System (EIFS)** shall not be permitted along any 'A' Street or Civic Space façade.
- (iii) In addition to those permitted for the base **façade**, upper floors may include glass curtain wall, split-face concrete, or cementitious fiber board.
- (iv) All **façades** along '**B**' **Streets** or **alleys** shall be of a similar finished quality and color that blend with the front of the building. Building materials for these façades may be any of the primary and accent façade materials listed above.
 - a. **EIFS** shall be limited to no more than 10% of the upper floor **façades** along '**B**' **Streets** and **alleys**.
 - b. Cementitious-fiber clapboard shall be prohibited on mixed-use or residential frontages. On the upper floors of any commercial frontage, no more than 20% of a '**B**' **Street** or **alley façade** shall be cementitious-fiber clapboard (not sheet), which shall have at least a 50-year warranty.

- (v) Other primary building materials shall be considered on a case-by-case basis by the Planning Director or his/her designee.
- (vi) Roofing materials for pitched roofs visible from any public **ROW** shall be predominantly barrel clay tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

6.1.11. **Windows**

- (i) Glazing along '**A**' **Streets** shall not be opaque.
- (ii) Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced.
- (iii) Windows shall be recessed to give a thick wall impression. Windows may be arched on the ground level and flat top on upper floors. Windows shall be vertically proportioned with multiple panes in both casement and double hung design. Generally separated by a wall from other windows, wall openings shall be punched through the wall rather than grouped with other windows.
- (iv) Ornamental arches of various designs shall be deeper on the ground floor and shallower on upper floors.

6.0 Building Design Standards SU-2 VHTC

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6.1.12. **Architectural Details and Other Elements**

At least two of the following detail elements shall be incorporated to provide visual interest:

- (i) Elaborate detailing around principal openings,
- (ii) Decorative windows, metal railings at balconies,
- (iii) Shade **structures**, roof towers, masonry screen products for see-through walls or portions of walls, and/or
- (iv) Tower elements.

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6.2. Regional Center Zone

6.2.1. Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development Standards.

The Regional Center Zone site development standards are intended to address development along Paseo del Norte and Unser Boulevard in the central portion of the Volcano Heights Plan area. Development standards in this **character zone** are intended to acknowledge the primary regional traffic function of these roads while also capitalizing on the commercial and retail opportunities for **auto-oriented** development provided by the significant visibility and high-traffic flow of these regional arteries.

Generally, this **character zone** allows for a wide range of retail, office, service, and light industrial uses more dependent on the automobile. The goal is to encourage employment and destination retail that serves a broader, regional area as well as new residents and existing neighbors.

In addition, Regional Center Zone sites shall be planned in such a manner as to encourage buildings to be closer to the street at intersections in order to provide attractive, quality development along corridors in the short-term, as well as leaving room for urban block infill as the area becomes more dense and/or redevelops over time.

6.0 Site Development Standards SU-2 VHRC

6.2.2 Building Placement	(i) Build-To Zone (BTZ)			Notes	
<p>Legend</p> <ul style="list-style-type: none"> Property Line Setback Line Building Area Landscape Zone Build-to Zone Sidewalk 	Front – 'A' Street and Civic Space	0 – 5 feet (see #1)	A	#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.	
	Front - 'B' Streets	0 – 75 feet	B	#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.	
	(ii) Setback				
	Front ('A' Street and Civic Space)	5 feet (min.)	I	#3 – Corner building street façades shall be built to the BTZ for a minimum of 25 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the BTZ standards.	
	Front ('B' Streets)	10 feet (min.)	J		
	Side or Rear (distance from property line)	0 feet (see #2 and 6.2.7(iii))	C D	#4 – Floor to floor heights shall not apply to parking structures.	
	(iii) Building Frontage Required				
	% of building built to 'A' Street/Civic Space BTZ	60% (min.) (see #3 and #6)	E	#5 – Attics and mezzanines less than 7 feet (avg.) in height shall not be counted as a story.	
	% of building built to 'B' Street BTZ	20% (min.) (see #3 and #6)	F	#6 – Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high street screen. Furthermore, service areas along all streets and alleys shall be defined by a street screen that is at least as high as the service equipment being screened. Required street screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the appropriate Plant List in Appendix E of this Plan. The required street screen shall be located at the setback line along the corresponding frontage.	
	6.2.3 Block Standards (for development/redevelopment greater than 50% of the block)				
Block Face Dimensions	300 feet (min.) 800 feet (max.)				
Block Perimeter	2200 feet (max.)				
6.2.4 Height Standards					
Height Standards					
Maximum structure height	3 stories or 40 feet (max.) (See also Section 7.2)	K	#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.		
First floor-to-floor height	12 feet (min.) (see #4)	M			
Ground Floor finish level	12 inches max. above sidewalk (for ground floor commercial-ready buildings)	L			
Upper floor-to-floor height	10 feet (min.) (see #4)	N			
6.2.5 Frontage Requirements					
None					

6.0 Site Development Standards

6.2.6 Parking and Service Access	(i) Parking Location	6.2.7 Other Standards															
<p>Legend</p> <ul style="list-style-type: none"> ----- Property Line ■ Building Footprint ■ Surface Parking Area ▨ Above Grade Parking Area 	<p>Surface/At-grade Parking</p> <table border="1"> <tr> <td>'A' Street/ Civic Space setback</td> <td>Shall be located behind the principal building</td> <td>O</td> </tr> <tr> <td>'B' Street setback</td> <td>Min. of 3 feet behind building façade line along that street</td> <td>Q</td> </tr> <tr> <td>Side and Rear setback (distance from property line)</td> <td>0 feet min. (see # 2 and 6.2.7(iii))</td> <td>P R</td> </tr> </table> <p>Above-grade Parking</p> <table border="1"> <tr> <td>Setback along 'A' & 'B' Streets or Civic Space</td> <td>May be built up to the building façade line along that street</td> <td>O*</td> </tr> <tr> <td>Side and Rear setbacks (distance from property line)</td> <td>0 feet min. (see # 2 and 6.2.7(iii))</td> <td>P</td> </tr> </table>	'A' Street/ Civic Space setback	Shall be located behind the principal building	O	'B' Street setback	Min. of 3 feet behind building façade line along that street	Q	Side and Rear setback (distance from property line)	0 feet min. (see # 2 and 6.2.7(iii))	P R	Setback along 'A' & 'B' Streets or Civic Space	May be built up to the building façade line along that street	O*	Side and Rear setbacks (distance from property line)	0 feet min. (see # 2 and 6.2.7(iii))	P	<p>6.2.7 Other Standards</p> <p>(i) <i>Encroachments</i></p> <ol style="list-style-type: none"> Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. [Encroachments are subject to license and fees per the DPM, Chapter 8.] Building projections on all other façades may not be closer than 5 feet to any abutting property line. <p>(ii) <i>Arcades and Colonnades</i></p> <ol style="list-style-type: none"> Arcades and colonnades are permitted within the build-to zone and shall be a minimum of 6 feet in depth. The minimum interior clearance height within an arcade or colonnade shall be 12 feet.
	'A' Street/ Civic Space setback	Shall be located behind the principal building	O														
'B' Street setback	Min. of 3 feet behind building façade line along that street	Q															
Side and Rear setback (distance from property line)	0 feet min. (see # 2 and 6.2.7(iii))	P R															
Setback along 'A' & 'B' Streets or Civic Space	May be built up to the building façade line along that street	O*															
Side and Rear setbacks (distance from property line)	0 feet min. (see # 2 and 6.2.7(iii))	P															
<p>(ii) Required Off-Street Parking Spaces</p> <table border="1"> <tr> <td>Non-residential uses within 250 feet of single-family residential</td> <td>1 space per every 300 gross square feet</td> </tr> <tr> <td>Residential Uses</td> <td>1 space/unit minimum</td> </tr> </table>	Non-residential uses within 250 feet of single-family residential	1 space per every 300 gross square feet	Residential Uses	1 space/unit minimum													
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Residential Uses	1 space/unit minimum																
6.2.8 Façade Elements	(iii) Driveways and Service Access																
<p>(i) <i>Doors and Windows:</i></p> <ol style="list-style-type: none"> There shall be no blank walls greater than 50 feet in width of any building along 'A' Streets, Mandatory 'B' Streets, and Civic Spaces. For non-mandatory 'B' Streets there is no requirement. Doors and windows on ground floor of all buildings shall be a minimum of 30% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement. Windows on upper floor façades along all 'A' Streets and Civic Spaces shall be a minimum of 20% of each upper floor façade area, which is measured between 3 feet and 9 feet above each finished floor. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces. Windows and doors on façades directly facing toward a lot line shared by any single-family residential lot and less than 10 feet from the lot line shall have sills higher than 6 feet on the ground floor unless a privacy fence (masonry or vegetation) or wall of at least 6 feet in height is constructed to obscure any direct views into adjacent properties. 	<p>(iii) <i>Driveways and Service Access</i></p> <table border="1"> <tr> <td>Parking driveway width</td> <td>City DPM standards on Arterial Roadways and 25 feet max. on all other streets</td> <td>S</td> </tr> </table> <ul style="list-style-type: none"> • Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. • Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service. • Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. • If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped. 	Parking driveway width	City DPM standards on Arterial Roadways and 25 feet max. on all other streets	S	<p>T</p>												
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6.0 Building Design Standards SU-2 VHRC

Building Design Standards Specific to Regional Center Character Zone

The following standards shall be used for new development or redevelopment within the Regional Center Zone.

6.2.9. **Massing and Façade Composition**

- (i) Buildings shall maintain a rhythm of **façade articulation** between 30-50 feet along all **'A' Streets** or Civic Spaces.
- (ii) This **articulation** rhythm may be expressed by changing materials or color; using design elements such as fenestration, columns, and **pilasters**; or varying the setback of portions of the **façade**.
- (iii) Buildings shall be designed and built in tripartite architecture with a distinct Base, Middle, and Cap.
- (iv) An expression line or equivalent architectural element shall delineate the Base and Cap of all buildings. A **parapet cornice** shall delineate the caps of **façades** that do not use a pitched roof.
- (v) Retail storefront buildings shall include a **transom**, display window area, and bulkhead at the base.
- (vi) Storefronts on **façades** that span multiple tenants shall use architecturally compatible materials, colors, details, shade structures, signage, and lighting fixtures.
- (vii) Building entrances may be defined and articulated by architectural elements such as lintels, pediments, **pilasters**, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building **façade**.
- (viii) Buildings shall generally maintain the alignment of horizontal elements along the block.
- (ix) Architectural features emphasizing the corners of buildings, such as pedimented, gabled **parapets**; **cornices**; shade structures; **blade signs**; arcades; **colonnades**; projecting roofs, and balconies may be used along commercial storefronts to add pedestrian interest.
- (x) Buildings located on axis with a terminating street or at the intersection of streets shall be considered feature buildings. Such buildings shall be designed with features that take advantage of that location, such as an accentuated entry and a unique building **articulation** off-set from the front wall planes that rises above the main building eave or **parapet** line.
- (xi) Chain link fences and plastic vinyl fences shall not be permitted in the Regional Center Zone.

6.0 Building Design Standards



6.2.10. **Commercial and Mixed-Use Building Materials**

- (i) The following materials shall be permitted as principal building materials along all **'A' Street** or Civic Space fronting **façades**:
 - a. Masonry (stucco using a three-step process, brick, stone, cast stone, glass, or glass block)
 - b. Split face concrete block or pre-cast or poured-in-place concrete
 - c. Cementitious fiber clapboard (not sheet) with at least a 50-year warranty
 - d. Architectural metal panel (not including galvanized or unfinished metal).
 - e. Other primary building materials approved on a case-by-case basis by the Planning Director or his/her designee, particularly for buildings over 26 feet.
- (ii) No more than 50% of each **façade** along any **'A' Street** shall use accent materials such as other metal finishes, wood, or **EIFS**.
- (iii) All **façades** along **'B' Streets** or **alleys** shall be of a similar finished quality and color that blend with the front of the building. Building materials for these façades may be any of the primary and accent façade materials listed above.
 - a. **EIFS** shall be limited to 40% of any **'B' Street-** or alley-facing **façade**.
- (iv) Roofing materials visible from any public **ROW** shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

6.2.11. **Residential Building Materials**

- (i) The following shall be permitted finishes for all street-fronting **façades** (except **alleys**) of residential buildings. No more than three different materials shall be used on any single façade:
 - a. Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
 - b. Masonry (stucco utilizing a three-step process, brick; stone; or man-made stone)
- (ii) The following may only be allowed up to 40% as an accent material:
 - a. **EIFS** or similar material over a cementitious base, rock, glass block and tile.
- (iii) Side and rear **façades** shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Other primary building materials shall be considered on a case-by-case basis by the Planning Director or his/her designee, particularly for buildings above 26 feet.
- (v) Roofing materials visible from any public **ROW** shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

6.0 Building Design Standards SU-2 VHRC

6.2.12. **Windows**

- (i) Glazing along '**A**' Streets shall not be opaque.
- (ii) Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced.
- (iii) Windows shall be recessed in walls to emphasize their thickness.

6.2.13. **Architectural Details and Other Elements**

At least one of the following detail elements shall be incorporated to provide visual interest:

- (i) Elaborate detailing around principal openings;
- (ii) Decorative windows, metal railings at balconies;
- (iii) Shade structures, roof towers, masonry screens for see-through walls or portions of walls; and/or
- (iv) Free-standing arbors, canopies, or towers.



6.3. Village Center Zone

6.3.1. Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific regulatory Site Development Standards.

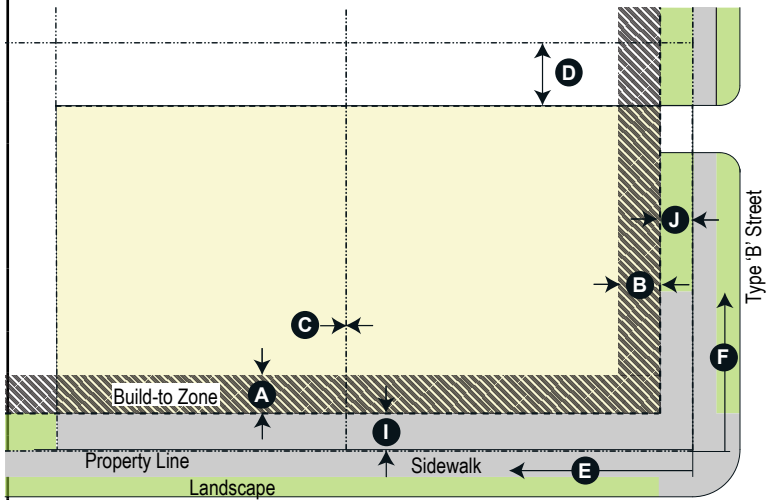
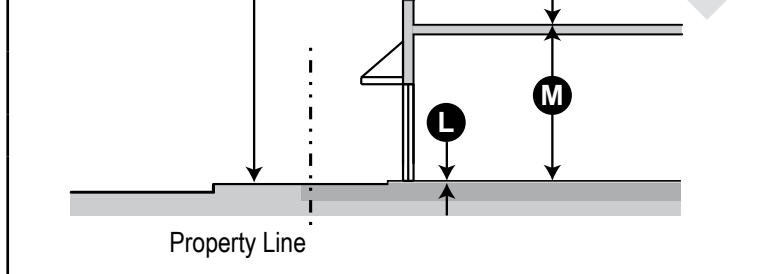
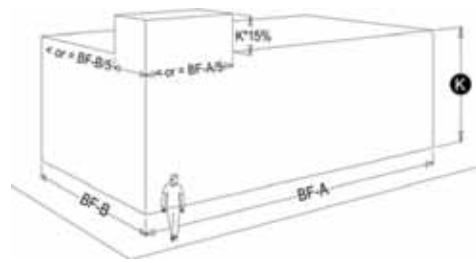
The Village Center Zone site development standards are intended to address development at a proposed node on the northwest corner of the Plan area, mirroring a Village Center across Universe Boulevard in Volcano Trails. Development standards in this **character zone** are intended to create conditions for a Village Center to serve development in the surrounding Mixed Use Zone.

Generally, this **character zone** accommodates higher-density development near an intersection of mandatory roads. The goal is to provide slightly higher-density development to add gravity for surrounding development in the Mixed Use Zone. The limited size of the zone should accommodate a range of commercial, retail, and urban residential development with smaller footprints than the surrounding Mixed Use but eligible for heights up to 60 feet with the optional height bonus.

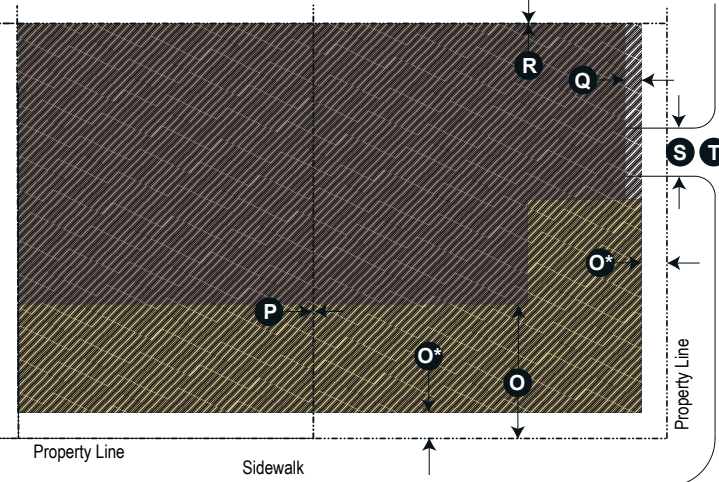
In addition, the required site development pattern of building pads, parking, driveways, and service areas is intended to provide opportunities for short-term development while allowing for planned urban block infill development in the long-term.



6.0 Site Development Standards SU-2 VHVC

6.3.2 Building Placement	(i) Build-To Zone (BTZ)	Notes	
 <p>Legend</p> <ul style="list-style-type: none"> Property Line (dashed line) Setback Line (dotted line) Type 'A' Street / Civic Space (yellow area) Building Area (light yellow area) Landscape Zone (green area) Build-to Zone (hatched area) Sidewalk (grey area) 	Front - 'A' Street and Civic Space 0 – 5 feet (see #1) A	#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.	
	Front - 'B' Streets 0 – 20 feet B	#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.	
	(ii) Setback		
	Front ('A' Street and Civic Space) 5 feet (min.) I	#3 – Corner building street façades shall be built to the BTZ for a minimum of 30 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the BTZ standards.	
	Front ('B' Streets) 10 feet (min.) J		
	Side or Rear (distance from property line) 0 feet (see #2 and 6.3.7(iii)) C D	#4 – Floor to floor heights shall not apply to parking structures.	
	(iii) Building Frontage Required		
	% of building built to 'A' Street/Civic Space BTZ 75% (min.) (see #3 and #6) E	#5 – Attics and mezzanines less than 7 feet (avg.) in height shall not be counted as a story.	
	% of building built to 'B' Street BTZ 30% (min.) (see #3 and #6) F	#6 – Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high street screen . Furthermore, service areas along all streets and alleys shall be defined by a street screen that is at least as high as the service equipment being screened. Required street screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the appropriate Plant List in Appendix E of this Plan. The required street screen shall be located at the setback line along the corresponding frontage.	
	6.3.3 Block Standards (for development/redevelopment greater than 50% of the block)		
Block Face Dimensions 300 feet (min.) 800 feet (max.)			
Block Perimeter 2000 feet (max.)			
6.3.4 Height Standards			
	Height Standards		
	Maximum structure height 3 stories or 40 feet (max.) (See also Section 7.2) K	#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.	
	First floor-to-floor height 12 feet (min.) (see #4) M		
	Ground Floor finish level 12 inches max. above sidewalk (for ground floor commercial-ready buildings) L		
	Upper floor-to-floor height 10 feet (min.) (see #4) N		
6.3.5 Frontage Requirements			

6.0 Site Development Standards

6.3.6 Parking and Service Access	(i) Parking Location	6.3.7 Other Standards
 <p>Legend</p> <ul style="list-style-type: none"> Property Line (dashed line) Surface Parking Area (diagonal hatching) Building Footprint (yellow) Above Grade Parking Area (cross-hatching) 	<p>Surface/At-grade Parking</p>	<p>6.3.7 Other Standards</p> <p>(i) <i>Encroachments</i></p>
	<p>'A' Street/ Civic Space setback</p> <p>Shall be located behind the principal building</p> <p style="text-align: right;">O</p>	<p>1. Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. [Encroachments are subject to license and fees per the DPM, Chapter 8.]</p>
	<p>'B' Street setback</p> <p>Min. of 3 feet behind building façade line along that street</p> <p style="text-align: right;">Q</p>	<p>2. Building projections on all other façades may not be closer than 5 feet to any abutting property line.</p>
	<p>Side and Rear setback (distance from property line)</p> <p>0 feet min. (see # 2 and 6.2.7(iii))</p> <p style="text-align: right;">P R</p>	<p>(ii) <i>Arcades and Colonnades</i></p> <p>1. Arcades and colonnades are permitted within the build-to zone and shall be a minimum of 6 feet in depth.</p>
	<p>Above-grade Parking</p>	<p>2. The minimum interior clearance height within an arcade or colonnade shall be 12 feet.</p>
	<p>Setback along 'A' & 'B' Streets or Civic Space</p> <p>May be built up to the building façade line along that street</p> <p style="text-align: right;">O*</p> <p>Side and Rear setbacks (distance from property line)</p> <p>0 feet min. (see # 2 and 6.3.7(iii))</p> <p style="text-align: right;">P</p>	
<p>6.3.8 Façade Elements</p>	<p>(ii) <i>Required Off-Street Parking Spaces</i></p>	
<p>(i) <i>Doors and Windows:</i></p> <ol style="list-style-type: none"> There shall be no blank walls greater than 25 feet in width of any building along 'A' Streets, Mandatory 'B' Streets, and Civic Spaces. For non-mandatory 'B' Streets there is no requirement. Doors and windows on ground floor of all buildings shall be between 50% and 90% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement. Windows on upper floor façades along all 'A' Streets and Civic Spaces shall be a minimum of 25% of each upper floor façade area, which is measured between 3 feet and 9 feet above each finished floor. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces. Windows and doors on façades directly facing toward a lot line shared by any single-family residential lot and less than 10 feet from the lot line shall have sills higher than 6 feet on the ground floor unless a privacy fence (masonry or vegetation) or wall of at least 6 feet in height is constructed to obscure any direct views into adjacent properties. 	<p>(iii) <i>Driveways and Service Access</i></p> <p>Parking driveway width</p> <p>City DPM standards on Arterial Roadways and 25 feet max. on all other streets</p> <p style="text-align: right;">S</p>	
	<ul style="list-style-type: none"> Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped. <p style="text-align: right;">T</p>	

6.0 Building Design Standards SU-2 VHVC

Building Design Standards Specific to Village Center Character Zone

The following standards shall be used for new development or redevelopment within the Village Center Zone.

6.3.9. Massing and Façade Composition

- (i) Buildings generally have a rectangular layout scheme with single or multiple components with mostly flat front and square, round, or octagonal corner towers.
- (ii) Buildings shall maintain a prevalent **façade articulation** rhythm of 20-30 feet or multiples thereof along all '**A**' Streets or **Civic Spaces**.
- (iii) This **articulation** rhythm may be expressed by changing materials or color, using design elements such as columns and **pilasters**, or varying the setback of portions of the building **façade**.
- (iv) Building **façades** may be symmetrical or asymmetrical, but the central part of the building shall be expressed with well-balanced façade compositions.
- (v) Doors or windows shall form regular patterns of openings, some accentuated by balconies.
- (vi) The ground floor should be taller and include heavier massing than floors above. An arcade or **colonnade** may be incorporated.
- (vii) Commercial and mixed-Use building **façades** shall be designed with a distinct base, middle, and cap and shall maintain the alignment of horizontal elements along the block.
- (viii) Storefronts are inset with recessed entry, under the **portal**, arcade, or fit into arches openings, often with shade structures.
- (ix) Shade structures, **blade signs**, arcades, **galleries**, café seating and balconies should be used along commercial storefronts fronting an '**A**' Street or Civic Space to add pedestrian interest.
- (x) If the residential building is set back less than 10 feet from the front property line, the grade of the slab or first floor elevation shall be elevated at least 18 inches above the grade of the sidewalk. If the residential structure is set back 10 feet or more from the property line and is not elevated above the grade of the sidewalk, a 3-foot high fence shall be provided at the front property line.
- (xi) Chain link fences and plastic vinyl fences shall not be permitted in the Village Center Zone.

6.0 Building Design Standards

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6.3.10. **Building Materials**

- (i) At least 60% of a building's **façade** along all '**A**' **Streets** or Civic Spaces shall be composed of masonry, three-step process stucco, or brick.
- (ii) No more than 40% of a building's **façade** along all '**A**' **Streets** or Civic Spaces shall use other accent materials wood, architectural metal panel, split-face concrete block, tile, or pre-cast concrete panels. **EIFS** shall not be permitted along any '**A**' **Street** or Civic Space façade.
- (iii) All **façades** along '**B**' **Streets** or **alleys** shall be of a similar finished quality and color that blend with the front of the building. Building materials for these façades may be any of the primary and accent façade materials listed above.
 - a. **EIFS** shall be limited to no more than 10% of the upper floor **façades** along '**B**' **Streets** and **alleys**.
 - b. Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty shall only be used on the upper floors of any '**B**' **Street** or **alley façades**.
- (iv) Other primary building materials shall be considered on a case-by-case basis by the Planning Director or his/her designee, particularly for buildings above 26 feet.
- (v) Roofing materials visible from any public **ROW** shall be clay tile, copper, factory finished standing seam or corrugated metal, metal shingle, slate, synthetic slate, or similar materials.

6.3.11. **Windows**

- (i) Glazing along '**A**' **Streets** shall not be opaque.
- (ii) Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced.
- (iii) Windows shall be recessed to give a thick wall impression.
- (iv) Windows shall be vertically proportioned with multiple panes in both casement and double hung design.
- (v) Ornamental arches of various designs shall be deeper on the ground floor and shallower on upper floors.

6.3.12. **Architectural Details and Other Elements**

At least two of the following detail elements shall be incorporated to provide visual interest:

- (i) Elaborate detailing around principal openings;
- (ii) Decorative windows, metal railings at balconies;
- (iii) Shade structures, roof towers, masonry screens for see-through walls or portions of walls; and/or
- (iv) Free-standing arbors, canopies, or towers.

6.0 Site Development and Building Design Standards SU-2 VHMX

6.4. Mixed-Use Zone

6.4.1. Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development Standards.

The Mixed-use Zone site development standards are intended to address development throughout Volcano Heights. Development standards in this zone are intended to take advantage of the large parcels with access to regional connectors and a proposed Transit Corridor.

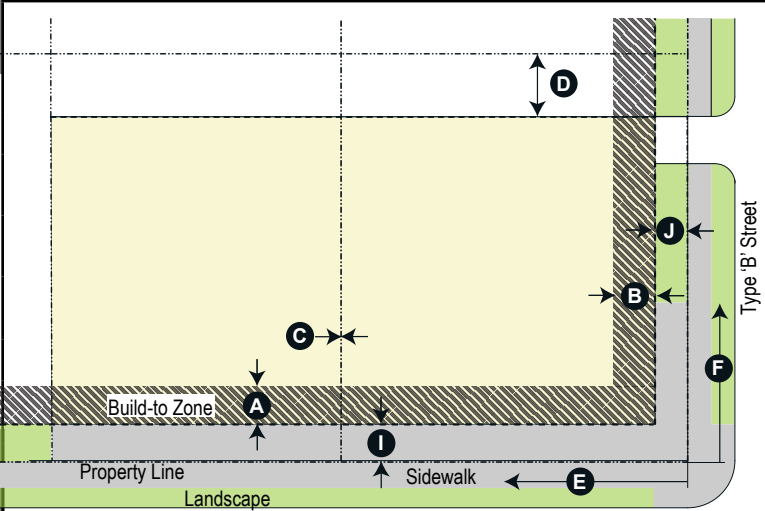
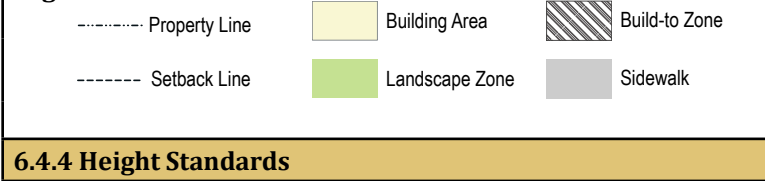
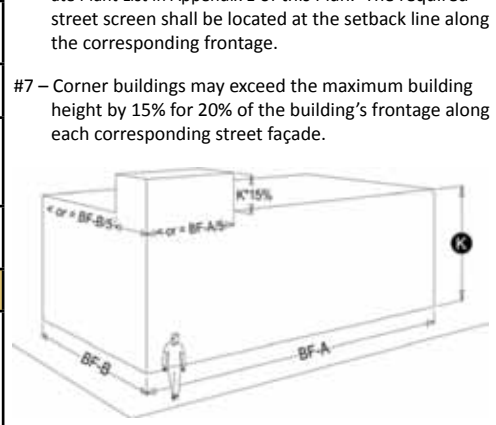
Generally, this zone may accommodate large-format office sites with surface parking within the interior of the lot/block and screened from public view along 'A' Streets. The goal is to minimize the impact of large, surface parking lots and encourage an "office park" look.

In addition, required site development pattern of building pads, parking, driveways, and service areas is intended to provide opportunities for short-term development while allowing for planned urban block infill development in the long-term as the market can accommodate it.

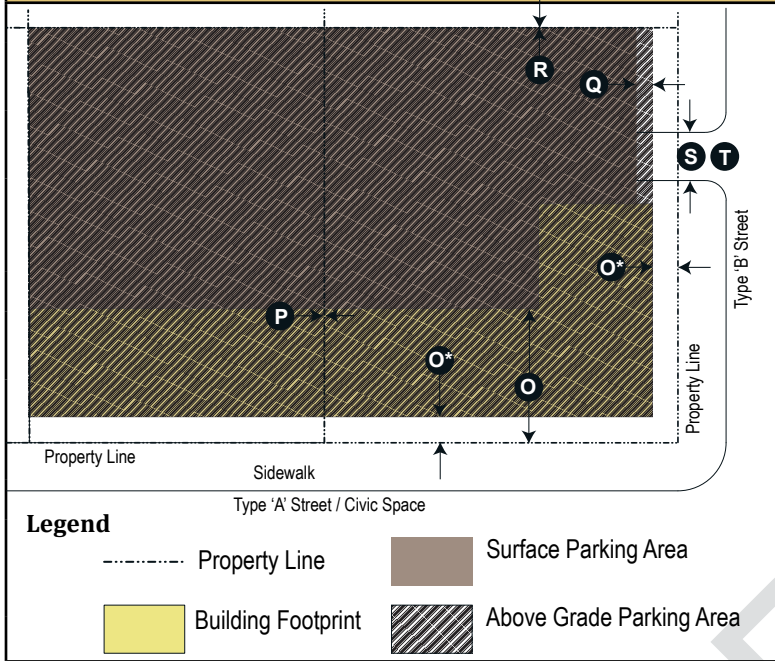
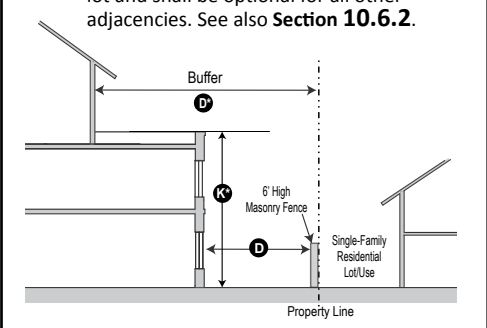


SU-2 Volcano Heights Mixed Use

6.0 Site Development Standards

6.4.2 Building Placement	(i) Build-To Zone (BTZ)	Notes	
 <p>Legend</p> <ul style="list-style-type: none"> Property Line Setback Line Type 'A' Street / Civic Space Building Area Landscape Zone Build-to Zone Sidewalk 	Front - 'A' Street and Civic Space 0 - 15 feet (see #1) A	#1 - Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.	
	Front - 'B' Streets 0 - 75 feet B	#2 - Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.	
	(ii) Setback	Front ('A' Street and Civic Space) 5 feet (min.) I	#3 - Corner building street façades shall be built to the BTZ for a minimum of 25 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the BTZ standards.
	Front ('B' Streets) 10 feet (min.) J	#4 - Floor to floor heights shall not apply to parking structures.	
	Side or Rear (distance from property line) 0 feet (min.) (see #2 and 6.4.7(iii)) C D	#5 - Attics and mezzanines less than 7 feet (avg.) in height shall not be counted as a story.	
	(iii) Building Frontage Required	% of building built to 'A' Street/Civic Space BTZ 50% (min.) (see #3 and #6) E	#6 - Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high street screen. Furthermore, service areas along all streets and alleys shall be defined by a street screen that is at least as high as the service equipment being screened. Required street screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the appropriate Plant List in Appendix E of this Plan. The required street screen shall be located at the setback line along the corresponding frontage.
	% of building built to 'B' Street BTZ 25% (min.) (see #3 and #6) F	#7 - Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.	
	6.4.3 Block Standards (for development/redevelopment greater than 50% of the block)	Block Face Dimensions 300 feet (min.) 1200 feet (max.)	
	Block Perimeter 4000 feet (max.)		
	6.4.4 Height Standards	Height Standards	
	Maximum structure height 2 stories or 26 feet (max.) (See also Section 7.2) K		
	First floor-to-floor height 12 feet (min.) (see #4) M		
	Ground Floor finish level 12 inches max. above sidewalk (for ground floor commercial-ready buildings) L		
	Upper floor-to-floor height 10 feet (min.) (see #4) N		
6.4.5 Frontage Requirements	None		
			

6.0 Site Development Standards SU-2 VHMX

6.4.6 Parking and Service Access	(i) Parking Location	6.4.7 Other Standards																					
 <p>Legend</p> <ul style="list-style-type: none"> Property Line Building Footprint Surface Parking Area Above Grade Parking Area 	<p>Surface/At-grade Parking</p> <table border="1"> <tr> <td>'A' Street/ Civic Space setback</td> <td>Shall be located behind the principal building</td> <td>O</td> </tr> <tr> <td>'B' Street setback</td> <td>Min. of 3 feet behind building façade line along that street</td> <td>Q</td> </tr> <tr> <td>Side and Rear setback (distance from property line)</td> <td>0 feet min. (see # 2 and 6.4.7(iii))</td> <td>P R</td> </tr> </table> <p>Above-grade Parking</p> <table border="1"> <tr> <td>Setback along 'A' & 'B' Streets or Civic Space</td> <td>May be built up to the building façade line along that street</td> <td>O*</td> </tr> <tr> <td>Side and Rear setbacks (distance from property line)</td> <td>0 feet min. (see # 2 and 6.4.7(iii))</td> <td>P</td> </tr> </table> <p>(ii) Required Off-Street Parking Spaces</p> <table border="1"> <tr> <td>Non-residential uses within 250 feet of single-family residential</td> <td>1 space per every 400 gross square feet</td> <td></td> </tr> <tr> <td>Residential Uses</td> <td>1 space/unit minimum</td> <td></td> </tr> </table>	'A' Street/ Civic Space setback	Shall be located behind the principal building	O	'B' Street setback	Min. of 3 feet behind building façade line along that street	Q	Side and Rear setback (distance from property line)	0 feet min. (see # 2 and 6.4.7(iii))	P R	Setback along 'A' & 'B' Streets or Civic Space	May be built up to the building façade line along that street	O*	Side and Rear setbacks (distance from property line)	0 feet min. (see # 2 and 6.4.7(iii))	P	Non-residential uses within 250 feet of single-family residential	1 space per every 400 gross square feet		Residential Uses	1 space/unit minimum		<p>6.4.7 Other Standards</p> <p>(i) <i>Encroachments</i></p> <ol style="list-style-type: none"> Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. [Encroachments are subject to license and fees per the DPM, Chapter 8.] Building projections on all other façades may not be closer than 5 feet to any abutting property line. <p>(ii) <i>Arcades and Colonnades</i></p> <ol style="list-style-type: none"> Arcades and colonnades are permitted within the build-to zone and shall be a minimum of 6 feet in depth. The minimum interior clearance height within an arcade or colonnade shall be 12 feet <p>(iii) <i>Buffers for Detached Single-family Housing</i></p> <ol style="list-style-type: none"> A buffer for detached single-family housing shall be established on all development sites adjacent to single family sites at 25 feet parallel to any lot line that is common with a single-family residential lot. Building height within this buffer shall not exceed 2 floors or 26 feet and is not eligible for height bonus. This standard shall apply to any parking structures located within the buffer. A privacy fence (masonry or opaque vegetation) 6 feet high shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies. See also Section 10.6.2. 
	'A' Street/ Civic Space setback	Shall be located behind the principal building	O																				
'B' Street setback	Min. of 3 feet behind building façade line along that street	Q																					
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Non-residential uses within 250 feet of single-family residential	1 space per every 400 gross square feet																						
Residential Uses	1 space/unit minimum																						
<p>6.4.8 Façade Elements</p>	<p>(iii) Driveways and Service Access</p>																						
<p>(i) <i>Doors and Windows:</i></p> <ol style="list-style-type: none"> There shall be no blank walls greater than 50 feet in width of any building along 'A' Streets, Mandatory 'B' Streets, and Civic Spaces. For non-mandatory 'B' Streets there is no requirement. Doors and windows on ground floor of all buildings shall be a minimum of 30% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement. Windows on upper floor façades along all 'A' Streets and Civic Spaces shall be a minimum of 20% of each upper floor façade area, which is measured between 3 feet and 9 feet above each finished floor. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces. Windows and doors on façades directly facing toward a lot line shared by any single-family residential lot and less than 10 feet from the lot line shall have sills higher than 6 feet on the ground floor unless a privacy fence (masonry or vegetation) or wall of at least 6 feet in height is constructed to obscure any direct views into adjacent properties. <p>(ii) <i>Façade Articulation:</i> Along Unser Boulevard and Paseo del Norte, façades shall incorporate a corner element, articulated by a horizontal break of 3 feet max.</p>	<p>Parking driveway width</p> <table border="1"> <tr> <td>City DPM standards on Arterial Roadways and 25 feet max. on all other streets</td> <td>S</td> </tr> </table> <ul style="list-style-type: none"> Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped. 	City DPM standards on Arterial Roadways and 25 feet max. on all other streets	S																				
City DPM standards on Arterial Roadways and 25 feet max. on all other streets	S																						

6.0 Building Design Standards

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Building Design Standards Specific to Mixed-Use Character Zone

6.4.9. Façade Composition

- (i) Buildings shall maintain a **façade articulation** rhythm of 20-30 feet along all **'A' Streets** and Civic Spaces and 30-50 feet for façades along Paseo del Norte or Unser Boulevard.
- (ii) This **articulation** rhythm may be expressed by changing materials or color; using design elements such as fenestration, columns, and **pilasters**; or varying the setback of portions of the **façade**.
- (iii) Buildings shall be designed and built in tripartite architecture with a distinct Base, Middle, and Cap.
- (iv) Retail storefront buildings shall include a **transom**, display window area, and bulkhead at the base.
- (v) Storefronts on **façades** that span multiple tenants shall use architecturally compatible materials, colors, details, shade structures, signage, and lighting fixtures.
- (vi) Building entrances should be defined and articulated by architectural elements such as lintels, pediments, **pilasters**, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building **façade**.

- (vii) Buildings should generally maintain the alignment of horizontal elements along the block.
- (viii) Architectural features emphasizing the corner of the building, such as use of pediments, gabled **parapets**; **cornices**; shade structures; **blade signs**; arcades; **colonnades**; and balconies may be used along commercial storefronts to add pedestrian interest.

6.4.10. Commercial and Mixed-Use Building Materials

- (i) At least 60% of each building's base **façade** (excluding doors and windows) along any **'A' Street** shall be finished in one of the following materials:
 - a. Masonry (three-step process stucco, brick, stone, cast stone, glass, or glass block)
 - b. Hardi plank
 - c. Split face concrete block or pre-cast, or poured in place concrete
 - d. Cementitious fiber clapboard
 - e. Other primary building materials approved by the Planning Director or his/her designee on a case-by-case basis.
- (ii) No more than 40% of each **façade** along any **'A' Street** shall use accent materials such as wood, architectural metal panel, or **EIFS**.
 - a. Cementitious-fiber clapboard shall be prohibited on mixed-use frontages. On the upper floors of any commercial frontage, no more than 20% of a **'B' Street** or **alley façade** shall be cementitious-fiber clapboard (not sheet), which shall have at least a 50-year warranty.

6.0 Site Development Standards SU-2 VHMX

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- (iii) Roofing materials visible from any public **ROW** shall be factory-finished standing seam metal, slate, synthetic slate, or similar materials.
- (iv) Glazing along '**A**' Streets shall not be opaque.
- (v) Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced.

6.4.11. Residential Building Materials

- (i) The following shall be permitted finishes for all street fronting **façades** (except **alleys**) of residential buildings. No more than three different materials shall be used on any single façade:
 - a. Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
 - b. Lap sided wood
 - c. Masonry (three-step process stucco, brick; stone; man-made stone)
 - d. Architectural Metal Panels
 - e. Hardi plank
 - f. Other primary building materials approved by the Planning Director or his/her designee on a case-by-case basis.
- (ii) The following may only be allowed up to 40% as an accent material:
 - a. **EIFS** or similar material over a cementitious base, rock, glass block, and tile.

- (iii) Side and rear **façades** shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Roofing materials visible from any public **ROW** shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.
- (v) Glazing along '**A**' Streets shall not be opaque.
- (vi) Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced.

6



6.5. Neighborhood Transition
6.5.1. Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development Standards.

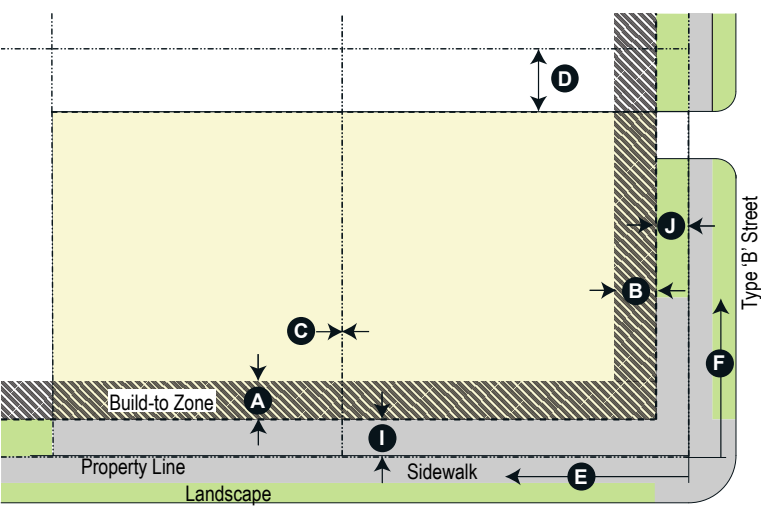
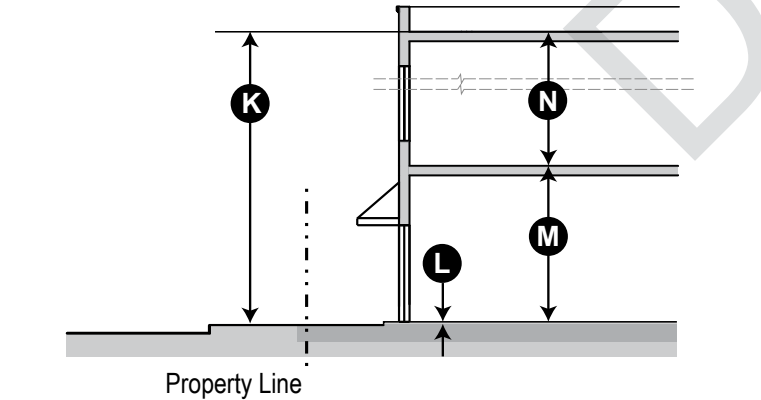
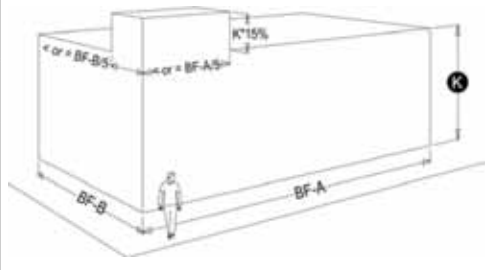
The Neighborhood Transition Zone site development standards are intended to address development between proposed Volcano Heights character zones and existing residential areas. Development standards in this zone are intended to appropriately blend the areas between new construction and existing buildings outside the Plan area.

Generally, this zone may accommodate small-scale, low-rise commercial and urban residential development. The goal is to have a reasonable buffer between existing buildings and any higher-density new construction.

In addition, the site shall be planned in such a manner as to facilitate low-intensity, residential-scale office, retail, and live-work buildings in a 1-2 story environment.



6.0 Site Development Standards SU-2 VHNT

6.5.2 Building Placement	(i) Build-To Zone (BTZ)	Notes												
 <p>Legend</p> <ul style="list-style-type: none"> Property Line (dashed line) Setback Line (dotted line) Building Area (yellow) Landscape Zone (green) Build-to Zone (hatched) Sidewalk (grey) 	<table border="1"> <tr> <td>Front - 'A' Street and Civic Space</td> <td>0 - 10 feet (see #1)</td> <td>A</td> </tr> <tr> <td>Front - 'B' Streets</td> <td>0 - 20 feet</td> <td>B</td> </tr> </table>	Front - 'A' Street and Civic Space	0 - 10 feet (see #1)	A	Front - 'B' Streets	0 - 20 feet	B	<p>#1 - Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.</p>						
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	<p>(ii) Setback</p>	<table border="1"> <tr> <td>Front ('A' Street and Civic Space)</td> <td>5 feet (min.)</td> <td>I</td> </tr> <tr> <td>Front ('B' Streets)</td> <td>10 feet (min.)</td> <td>J</td> </tr> </table>	Front ('A' Street and Civic Space)	5 feet (min.)	I	Front ('B' Streets)	10 feet (min.)	J	<p>#2 - Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.</p> <p>#3 - Corner building street façades shall be built to the BTZ for a minimum of 25 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the BTZ standards.</p>					
	Front ('A' Street and Civic Space)	5 feet (min.)	I											
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	<p>(iii) Building Frontage Required</p>	<table border="1"> <tr> <td>% of building built to 'A' Street/Civic Space BTZ</td> <td>75% (min.) (see #3 and #6)</td> <td>E</td> </tr> <tr> <td>% of building built to 'B' Street BTZ</td> <td>30% (min.) (see #3 and #6)</td> <td>F</td> </tr> </table>	% of building built to 'A' Street/Civic Space BTZ	75% (min.) (see #3 and #6)	E	% of building built to 'B' Street BTZ	30% (min.) (see #3 and #6)	F	<p>#5 - Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high street screen. Furthermore, service areas along all streets and alleys shall be defined by a street screen that is at least as high as the service equipment being screened. Required street screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the appropriate Plant List in Appendix E of this Plan. The required street screen shall be located at the setback line along the corresponding frontage.</p>					
	% of building built to 'A' Street/Civic Space BTZ	75% (min.) (see #3 and #6)	E											
% of building built to 'B' Street BTZ	30% (min.) (see #3 and #6)	F												
<p>6.5.3 Block Standards (for development/redevelopment greater than 50% of the block)</p>	<table border="1"> <tr> <td>Block Face Dimensions</td> <td>200 feet (min.) 600 feet (max.)</td> <td></td> </tr> <tr> <td>Block Perimeter</td> <td>2000 feet (max.)</td> <td></td> </tr> </table>	Block Face Dimensions	200 feet (min.) 600 feet (max.)		Block Perimeter	2000 feet (max.)								
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<p>6.5.4 Height Standards</p>	<p>Height Standards</p>													
	<table border="1"> <tr> <td>Maximum structure height</td> <td>2 stories or 26 feet (max.)</td> <td>K</td> </tr> <tr> <td>First floor-to-floor height</td> <td>12 feet (min.) (see #4)</td> <td>M</td> </tr> <tr> <td>Ground Floor finish level (for ground floor commercial-ready buildings)</td> <td>12 inches max. above sidewalk</td> <td>L</td> </tr> <tr> <td>Upper floor-to-floor height</td> <td>10 feet (min.) (see #4)</td> <td>N</td> </tr> </table>	Maximum structure height	2 stories or 26 feet (max.)	K	First floor-to-floor height	12 feet (min.) (see #4)	M	Ground Floor finish level (for ground floor commercial-ready buildings)	12 inches max. above sidewalk	L	Upper floor-to-floor height	10 feet (min.) (see #4)	N	<p>#6 - Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.</p> 
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Ground Floor finish level (for ground floor commercial-ready buildings)	12 inches max. above sidewalk	L												
Upper floor-to-floor height	10 feet (min.) (see #4)	N												

6.0 Site Development Standards

<p>6.5.6 Parking and Service Access</p>	<p><i>(i) Parking Location</i></p>	<p>6.5.7 Other Standards</p>
<p>Legend</p> <ul style="list-style-type: none"> Property Line Building Footprint Surface Parking Area Above Grade Parking Area 	<p>Surface/At-grade Parking</p> <p>'A' Street/ Civic Space setback: Shall be located behind the principal building O</p> <p>'B' Street setback: Min. of 3 feet behind building façade line along that street Q</p> <p>Side and Rear setback (distance from property line): 0 feet min. (see # 2 and 6.5.7(iii)) P R</p> <p>Above-grade Parking</p> <p>Setback along 'A' & 'B' Streets or Civic Space: May be built up to the building façade line along that street O*</p> <p>Side and Rear setbacks (distance from property line): 0 feet min. (see # 2 and 6.5.7(iii)) P</p> <p>(ii) Required Off-Street Parking Spaces</p> <p>Non-residential uses within 250 feet of single-family residential: 1 space per every 300 gross square feet</p> <p>Residential Uses: 1 space/unit minimum</p>	<p><i>(i) Encroachments</i></p> <ol style="list-style-type: none"> Canopies, signs, shade structures and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 feet. In no case shall an encroachment be located over an on-street parking or travel lane. [Encroachments are subject to license and fees per the DPM, Chapter 8.] Building projections on all other façades may not be closer than 5 feet to any abutting property line. <p><i>(ii) Arcades and Colonnades</i></p> <ol style="list-style-type: none"> Arcades and colonnades are permitted within the build-to zone and shall be a minimum of 6 feet in depth. The minimum interior clearance height within an arcade or colonnade shall be 14 feet. <p><i>(iii) Privacy Fence</i></p> <ol style="list-style-type: none"> A privacy fence (masonry or opaque vegetation) 6 feet high shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies. See also Section 10.6.2.
<p>6.5.8 Façade Elements</p>	<p><i>(iii) Driveways and Service Access</i></p>	
<p><i>(i) Doors and Windows:</i></p> <ol style="list-style-type: none"> There shall be no blank walls greater than 30 feet in width of any building along 'A' Streets, Mandatory 'B' Streets, and Civic Spaces. For non-mandatory 'B' Streets there is no requirement. Doors and windows on ground floor of all buildings shall be a minimum of 25% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement. Windows on upper floor façades along all 'A' Streets and Civic Spaces shall be a minimum of 20% of each upper floor façade area, which is measured between 3 feet and 9 feet above each finished floor. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces. 	<p>Parking driveway width: City DPM standards on Arterial Roadways and 25 feet max. on all other streets S</p> <ul style="list-style-type: none"> Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. T Porte cocheres may be permitted on 'A' Streets to provide drop-off and valet service. Shared driveways and cross access easements are encouraged between lots to minimize curb cuts. If driveway and/or off-street service loading and unloading access is provided from an 'A' Street, such access shall be deemed as temporary, and cross access easements along the rear of the property shall be required when adjoining properties are undeveloped. 	

6.0 Building Design Standards SU-2 VHNT & VHET

Building Design Standards Specific to Neighborhood and Escarpment Building Design Standards Specific to Transition Character Zones

6.5.9. **Façade Composition**

- (i) Buildings shall maintain a **façade articulation** rhythm of 20-30 feet along all **'A' Streets**.
- (ii) This **articulation** rhythm may be expressed by changing materials or color; using design elements such as fenestration, columns, and **pilasters**; or varying the setback of portions of the **façade**.
- (iii) Buildings shall be designed and built in tripartite architecture with a distinct Base, Middle, and Cap.
- (iv) Building entrances may be defined and articulated by architectural elements such as lintels, pediments, **pilasters**, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building **façade**.
- (v) Buildings shall generally maintain the alignment of horizontal elements along the block.
- (vi) Garages for Residential Buildings shall be located on **alleys** at the rear of residential buildings; pull-through detached garages are allowed if the garage door is set back behind the rear **façade** of the main structure.

- (vii) All garage doors shall be divided into single bays separated by at least a 16-inch pier or column. Front-loaded garages on residential **lots** less than 40 feet wide shall not be allowed. Townhouses and courtyard apartments shall use rear-loaded garages.
- (viii) Residential, front-loaded garages or carports shall be no greater than 12 feet wide and set back at least 20 feet measured from the front **façade** of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street.
- (ix) On corner **lots**, the garage may be rotated with windows facing an **'A' Street** or Civic Space with driveway access from the **'B' Street** or **alley**.

6.5.10. **Non-residential and Mixed-Use Building Materials**

- (i) The following primary building materials shall be permitted for **façades** (excluding doors and windows) along any **'A' Street** or Civic Space:
 - a. Masonry (stucco using a 3-step process, brick, stone, cast stone, glass, split-face concrete, pre-cast concrete panels, tile or glass block)
 - b. Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
 - c. Wood
 - d. Architectural metal panels

6.0 Building Design Standards

e. Other materials will be considered as primary building materials on a case-by-case basis and approved by the Planning Director or his/her designee.

(ii) **EIFS** shall not be permitted along any **'A' Street** or Civic Space **façade**.

(iii) All building **façades** along all other streets or **alleys** shall be of a similar finished quality and color that blend with the front of the building. Building materials for these **façades** may be any of the primary materials listed above.

a. **EIFS** shall be limited to 25% of all other **façades**.

(iv) Roofing materials visible from any public **ROW** shall be factory finished standing seam metal, slate, synthetic slate, or similar materials.

(v) Glazing along **'A' Streets** shall not be opaque.

(vi) Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced.

6.5.11. **Residential Building Materials**

(i) The following shall be permitted finishes for all street-fronting **façades** (except **alleys**) of residential buildings. No more than three different materials shall be used on any single **façade**:

- a. Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
- b. Lap sided wood

c. Masonry (three-step process stucco, brick; stone; man-made stone)

d. Architectural metal panels

e. Hardi plank

f. Other primary building materials approved by the Planning Director or his/her designee on a case-by-case basis.

(ii) The following may only be allowed up to 40% as an accent material:

a. **EIFS** or similar material over a cementitious base, rock, glass block, and tile.

(iii) Side and rear **façades** shall be of finished quality and of the same color and materials that blend with the front of the building.

(iv) Roofing materials visible from any public **ROW** shall be clay barrel tile, copper, factory finished standing seam metal, slate, synthetic slate, or similar materials.

(v) An enclosed garage or carport shall be designed and constructed of the same material as the primary building.

(vi) Glazing along **'A' Streets** shall not be opaque.

(vii) Glazing shall be rated low-reflective value and may not have highly reflective coatings or finishes, so that mirror effect is reduced.

6.0 Site Development and Building Design Standards SU-2 VHET

6.6. Escarpment Transition

6.6.1. Illustrations and Intent

Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development Standards.

The Escarpment Transition Zone site development standards are intended to address development between character zones toward the center of the Plan area and the Petroglyph National Monument east of the Plan boundary. Development standards in this district are intended to blend the areas between development and **Major Public Open Space**, as well as stepping down the intensity of uses and building heights closer to the Monument boundary.

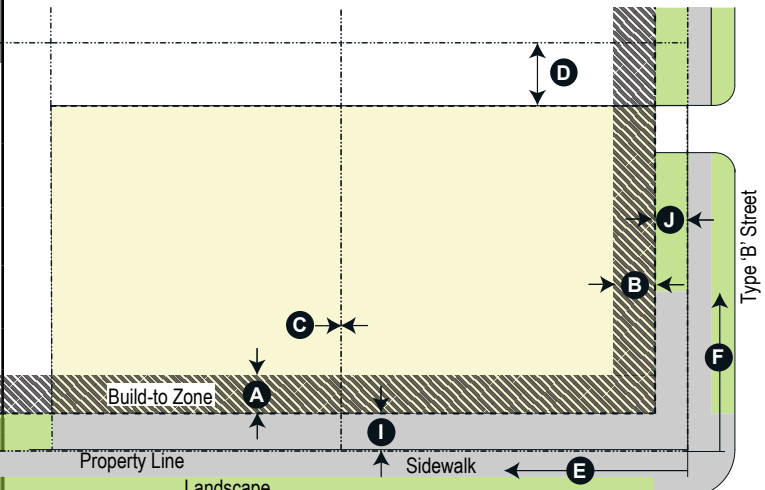
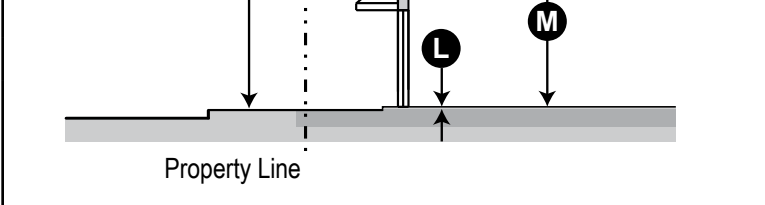
Generally, this zone may accommodate low-rise commercial, single-family development, and limited urban residential development. The goal is to have a reasonable buffer between development and **sensitive lands** to the east.

In addition, Escarpment Transition sites shall be planned in such a manner as to facilitate low-intensity, residential-scale office, retail, and **live-work** buildings in a 1-2 story environment that accommodates natural topography, terrain, and natural environment.

- 6.6.2. Building Design Standards Specific to Escarpment Transition shall be as per **Section 6.5.9-6.5.12** in this Plan.



6.0 Site Development Standards

6.6.2 Building Placement	(i) Build-To Zone (BTZ)	Notes	
 <p>Legend</p> <ul style="list-style-type: none"> Property Line (dashed line) Setback Line (dotted line) Type 'A' Street / Civic Space (yellow area) Building Area (light yellow area) Landscape Zone (green area) Build-to Zone (hatched area) Sidewalk (grey area) 	Front - 'A' Street and Civic Space 0 – 5 feet (see #1) A	#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk.	
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	(ii) Setback		#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
	Front ('A' Street and Civic Space) 5 feet (min.) I		
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	Side or Rear (distance from property line) 0 feet (min.) (see #2 and 6.6.7(iii)) C D	#3 – Corner building street façades shall be built to the BTZ for a minimum of 25 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the BTZ standards.	
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	% of building built to 'A' Street/Civic Space BTZ 75% (min.) (see #3 and #6) E		
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	6.6.3 Block Standards (for development/redevelopment greater than 50% of the block)	Height Standards	
Block Face Dimensions 250 feet (min.) 600 feet (max.)	Maximum structure height 2 stories or 26 feet (max.) (See also Section 7.2) K		
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6.6.4 Height Standards	None	#5 – Any frontage along all 'A' Streets and Civic Space not defined by a building at the BTZ shall be defined by a 4-foot high street screen . Furthermore, service areas along all streets and alleys shall be defined by a street screen that is at least as high as the service equipment being screened. Required street screens shall be of either the same building material as the principal structure on the lot or masonry or a living screen composed of shrubs planted to be opaque at maturity. Species shall be selected from the appropriate Plant List in Appendix E of this Plan. The required street screen shall be located at the setback line along the corresponding frontage.	
		#6 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.	

6.0 Site Development Standards SU-2 VHET

<p>6.6.6 Parking and Service Access</p>	<p><i>(i) Parking Location</i></p>	<p>6.6.7 Other Standards</p>																					
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