



5.0 SITE DEVELOPMENT AND BUILDING DESIGN STANDARDS SPECIFIC TO ZONES

5.0 SITE DEVELOPMENT AND BUILDING DESIGN STANDARDS

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5.1. Town Center Zone

5.1.1. 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.

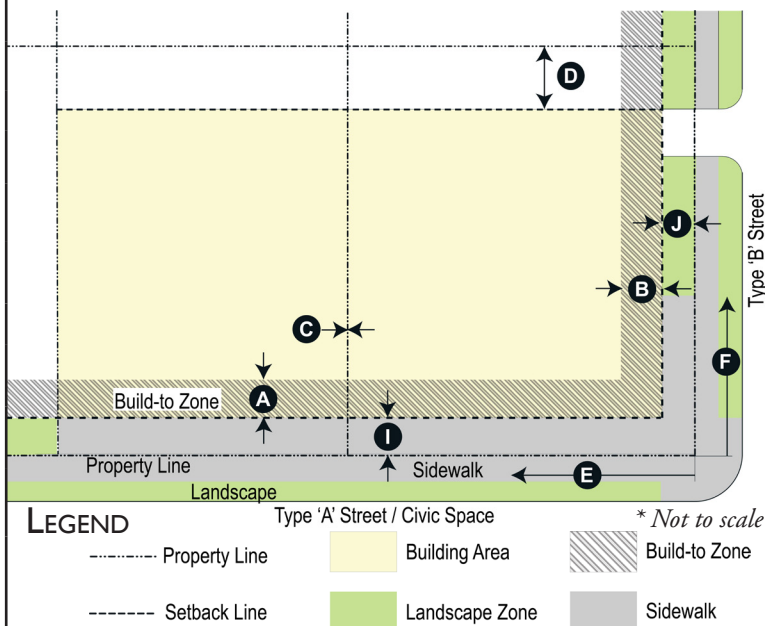
With the smallest **block sizes** of all the zones and the tallest potential **structure heights**, this **character zone** generally accommodates development of neighborhood-serving and destination retail, employment centers, urban residential, and entertainment uses. The goal is to encourage transit-oriented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

In addition, Town Center development sites shall be planned in such a manner as to accentuate 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.

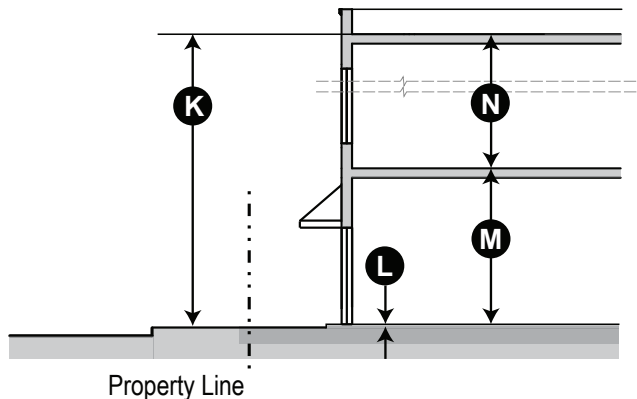


5.0 SITE DEVELOPMENT STANDARDS SU-2 VHTC

5.1.2 Building Placement



5.1.4 Height Standards



(i) Build-To Zone (BTZ) [measured from setback]

Front (if 'A' Street and/or Civic Space) 0 – 10 feet (see #1)

Front (if 'B' Street) 0 – 15 feet

(ii) Setback [measured from property line]

Front (if 'A' Street and/or Civic Space) 5 feet (max. .)

Front (if 'B' Street) 10 feet (max.)

Side or Rear (distance from property line) 0 feet (min.) (See #2)

(iii) Building Frontage Required

% 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)

5.1.3 Block Standards

[for development/redevelopment > 50% of the block]

Block Face Dimensions 225 feet (min.)
500 feet (max.)

Block Perimeter 2000 feet (max.)

Height Standards

Maximum structure height 3 stories or 40 feet (max.) (See #7 and Sections 6.3 and 6.4)

First floor-to-floor height 12 feet (min.) (See #4 and Section 5.1.5)

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)

5.1.5 Commercial-ready Requirements

Ground floors of all buildings fronting the **Transit Boulevard** shall be built to **commercial-ready** standards for a minimum of the first 30 feet of the building's depth, as measured from the front façade, including 15-foot minimum first floor-to-floor height, ingress and egress, handicap access, and first floor elevation flush with the sidewalk.

Notes

#1 – Area between the building and the edge of the **BTZ** at the sidewalk shall be paved flush with the public sidewalk. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

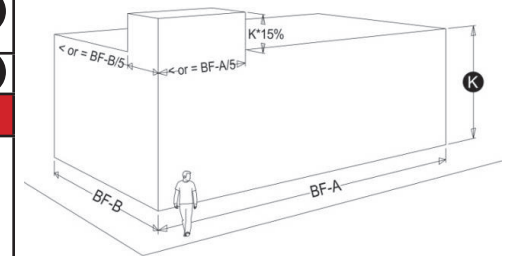
#3 – Corner building street façades shall be built to the **BTZ** for a minimum of 30 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the **BTZ** standards.

#4 – Floor to floor heights shall not apply to parking structures.

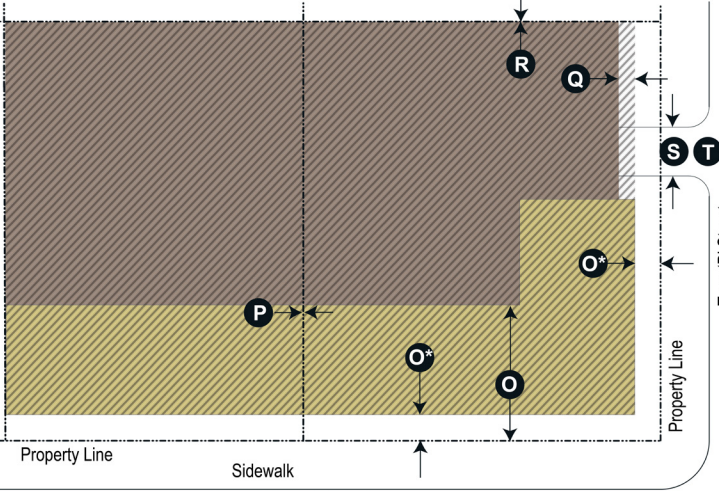
#5 – **Attics and mezzanines** less than 7 feet (avg.) in height shall not be counted as a story.

#6 – Civic open space within the **BTZ** shall count toward the frontage requirement.

#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



5.0 SITE DEVELOPMENT STANDARDS

5.1.6 Parking and Service Access	(i) Parking Location	5.1.7 Other Standards
 <p>Legend</p> <ul style="list-style-type: none">----- Property LineBuilding FootprintSurface Parking AreaAbove Grade Parking Area <p>* NOT TO SCALE</p>	Surface/At-grade Parking [See also Section 6.8.4 starting on page 123]	(i) <i>Encroachments</i>
	'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 Note # 2) 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 (distance from property line)	0 feet (min.) (see Note # 2) 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	None
5.1.8 Façade Elements	(iii) Driveways and Service Access	(ii) <i>Arcades and Colonnades</i>
(i) <i>Doors and Windows:</i>	Parking driveway width	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. [See also Section 11.2.8 starting on page 207.]
		2. Building projections on all other façades may not be closer than 5 feet to any abutting property line.
(ii) <i>Façade Articulation:</i> Along Paseo del Norte, façades shall incorporate a corner element, articulated by a horizontal break of 3 feet max.	<ul style="list-style-type: none">• Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. [See also Section 6.8.3 starting on page 123.]• 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 is to be deemed as temporary, and cross access easements along the rear of the property may be required when adjoining properties are undeveloped.	(iii) <i>Walls and Fences:</i> Chain link fences and plastic vinyl fences shall not be permitted in the Town Center zone. [See also Section 9.7.4 starting on page 156 for other design standards.]
		(iv) <i>General Site Development Standards:</i> See Section 6.0 starting on page 109.

5.0 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.

5.1.9. **Intent/Purpose:** Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

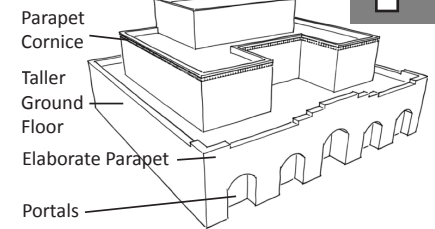
5.1.10. **Guidelines**

- (i) Buildings should generally have a rectangular layout scheme with single or multiple components with mostly flat front and square, round, or octagonal corner towers.
- (ii) Building **façades** may be symmetrical or asymmetrical, but the central part of the building should be expressed with well-balanced façade compositions.
- (iii) 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. [See **Example A** for an illustration.]
- (iv) Buildings should be 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. [See **Example B** for an illustration.]

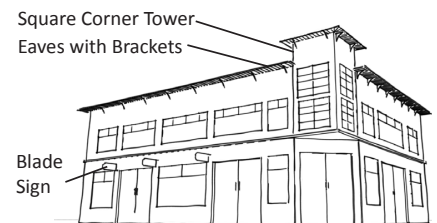
- (v) Storefronts should be inset with recessed entry or under an arcade or fit into arch openings, covered with shade **structures**. [See **Example C** for an illustration.]
- (vi) Shade structures, **blade signs**, arcades, **galleries**, café seating, and balconies should be used along commercial storefronts fronting an '**A**' Street or **Civic Space** to add pedestrian interest.
- (vii) **Courtyards** and **plazas** should be incorporated where possible, particularly along '**A**' Streets.

5.1.11. **Massing and Façade Composition**

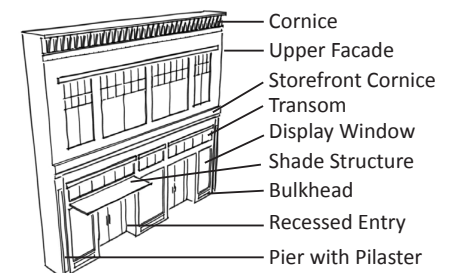
- (i) **Articulation** along the base **façade** shall maintain a prevalent rhythm of 20-30 feet along all '**A**' Streets. This **façade** rhythm may be expressed by changing materials or color, using design elements such as columns and **pilasters**, or varying the setback of portions of the building façade.
- (ii) Doors or windows shall form regular patterns of openings, accentuated by balconies or equivalent architectural features.
- (iii) An expression line or equivalent architectural element shall delineate the base and cap of all buildings. A **parapet cornice** or equivalent architectural element shall delineate the caps of **façades** that do not use a pitched roof.
- (iv) Commercial and mixed-use building **façades** shall maintain the alignment of horizontal elements along the block.



EXAMPLE A – PORTAL AND PARAPET



EXAMPLE B – EAVES AND TOWER ELEMENT



EXAMPLE C – STOREFRONT

5.0 BUILDING DESIGN STANDARDS

- (v) If a single-family building (e.g. townhouse) 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 a single-family building is set back 10 feet or more from the property line and is not elevated at least 18 inches above the grade of the sidewalk, a 3-foot high fence or wall shall be provided at the front property line.

5.1.12. Building Materials

- (i) At least 75% of a building's base **façade** along all '**A**' **Streets** and **Civic Spaces** shall be composed of masonry, brick, or stucco using a process other than a one-step process.
- (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 50% 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** may be cementitious-fiber clapboard (not sheet), which shall have at least a 50-year warranty.
- (i) Other primary building materials shall be considered on a case-by-case basis by the Planning Director or his/her designee.
- (ii) 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.

5.1.13. Windows

- (i) Glazing along '**A**' **Streets** shall not be opaque.
- (ii) To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited.
- (iii) Ornamental arches of various designs, where used, shall be deeper on the ground floor and shallower on upper floors.

5.0 BUILDING DESIGN STANDARDS SU-2 VHTC

5.1.14. **Architectural Details and Other Elements**

At least two (2) of the following detail elements shall be incorporated to provide visual interest:

- (i) detailing around principal openings including but not limited to decorative trim, carving, transoms, columns, pilasters, pediments, and/or architraves,
- (ii) window details such as but not limited to window sills, decorative leading, color, opaque treatments, multipane windows, soldier course, transoms, and/or lintels,
- (iii) metal railings at balconies,
- (iv) shade structures,
- (v) roof towers,
- (vi) forecourts,
- (vii) fountains or water features using recycled or reclaimed water,
- (viii) plazas,
- (ix) pedestrian furniture and/or life-size game boards,
- (x) masonry screen products for see-through walls or portions of walls,
- (xi) free-standing arbors, canopies, or towers,
- (xii) tower elements, and/or
- (xiii) other equivalent element, as approved by the Planning Director or his/her designee.

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5.0 Site Development and Building Design Standards

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5.2. Regional Center Zone

5.2.1. Illustrations and Intent

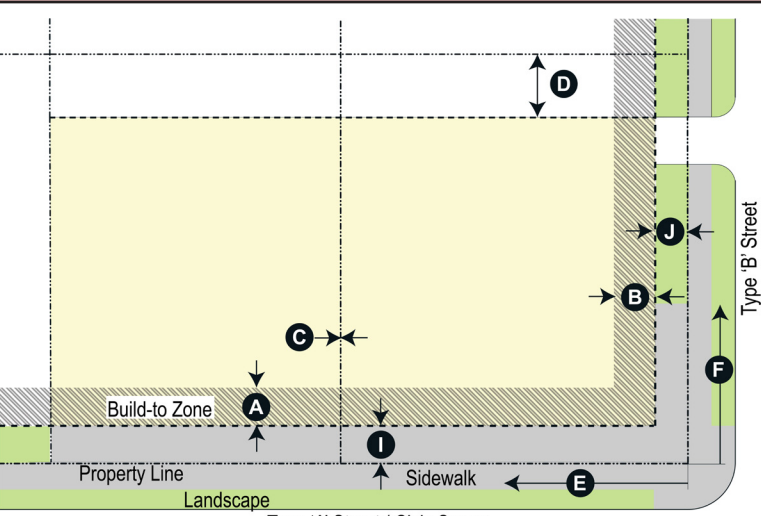
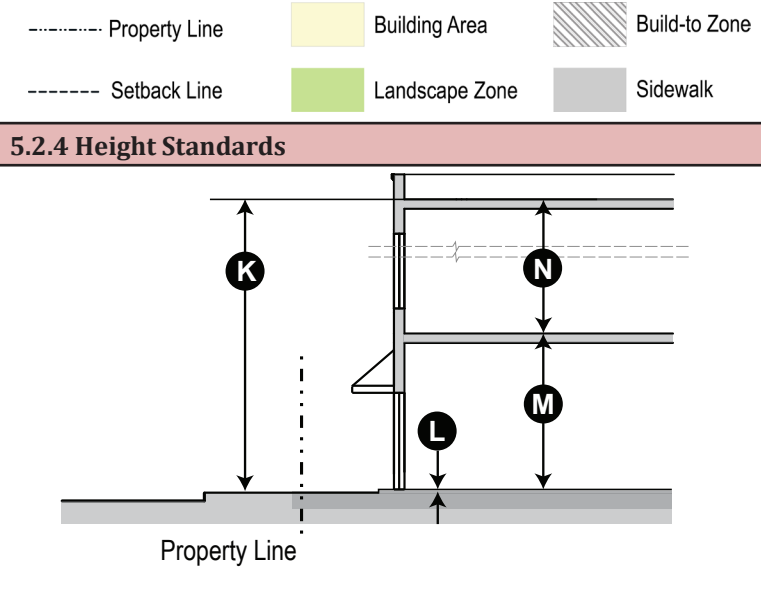
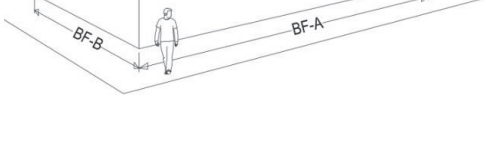
Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development Standards.

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.

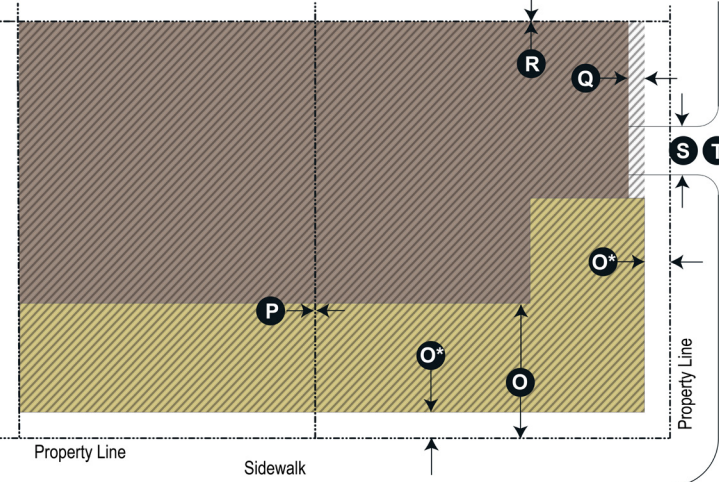
Generally, this **character zone** allows for a wide range of retail, office, service, and light industrial uses more dependent on the automobile. The goal is to encourage employment and destination retail that serves a broader, regional area as well as new residents and existing neighbors.

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.

5.0 SITE DEVELOPMENT STANDARDS SU-2 VHRC

5.2.2 Building Placement	(i) Build-To Zone (BTZ) [measured from setback]	Notes
 <p>Legend</p> <ul style="list-style-type: none"> ----- Property Line ----- Setback Line Building Area Landscape Zone Build-to Zone Sidewalk <p>Type 'A' Street / Civic Space</p> <p>* Not to scale</p>	Front (if 'A' Street and/or 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. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.
	Front (if 'B' Street) 0 – 15 feet B	
	(ii) Setback [measured from property line]	
	Front (if 'A' Street and/or Civic Space) 5 feet (max.) I	#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
	Front (if 'B' Street) 10 feet (max.) J	
	Side or Rear (distance from property line) 0 feet min. (see #2) 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.
	(iii) Building Frontage Required	
	% of building built to 'A' Street/Civic Space BTZ 60% (min.) (see #3 and #6) E	
	% of building built to 'B' Street BTZ 20% (min.) (see #3 and #6) F	#4 – Floor to floor heights shall not apply to parking structures.
	5.2.3 Block Standards	#5 – Attics and mezzanines less than 7 feet (avg.) in height shall not be counted as a story.
 <p>5.2.4 Height Standards</p>	[for development/redevelopment > 50% of the block]	#6 – Civic open space within the BTZ shall count toward the frontage requirement.
	Block Face Dimensions 300 feet (min.) 800 feet (max.)	
	Block Perimeter 2200 feet (max.)	
	Height Standards	
	Maximum structure height 3 stories or 40 feet (max.) (See also #7 and Sections 6.3 and 6.4) 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	
	5.2.5 Commercial-ready Requirements	
	Commercial-ready buildings are not required. Where non-residential or mixed-use buildings are constructed, see requirement for ground floor finish level in Height Standards above.	

5.0 SITE DEVELOPMENT STANDARDS

5.2.6 Parking and Service Access	(i) Parking Location	5.2.7 Other Standards
 <p>LEGEND</p> <p>----- Property Line Building Area Build-to Zone</p> <p>----- Setback Line Landscape Zone Sidewalk</p> <p>Type 'A' Street / Civic Space * Not to scale</p>	Surface/At-grade Parking [See also Section 6.8.4 starting on page 123]	(i) Encroachments
	'A' Street/ Civic Space setback	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. [See also Section 11.2.8 starting on page 207.]
	'B' Street setback	2. Building projections on all other façades may not be closer than 5 feet to any abutting property line.
	Side and Rear setback (distance from property line)	(ii) Arcades and Colonnades
5.2.8 Façade Elements	Above-grade Parking	1. Arcades and colonnades are permitted within the build-to zone and shall be a minimum of 6 feet in depth.
(i) Doors and Windows:	Setback along 'A' & 'B' Streets or Civic Space	2. The minimum interior clearance height within an arcade or colonnade shall be 12 feet.
1. There shall be no blank walls greater than 50 feet in width of any building along 'A' Streets, Primary 'B' Streets, and Civic Spaces. For Secondary 'B' Streets there is no requirement.	Side and Rear setbacks (distance from property line)	(iii) Walls and Fences: Chain link fences and plastic vinyl fences shall not be permitted in the Regional Center Zone. [See also Section 9.7.4 starting on page 156 for other design standards.]
2. Doors and windows on the ground floor of all buildings shall constitute a minimum of 30% of the ground floor façade area along all 'A' Streets and Civic Spaces. Along 'B' Streets there is no requirement.	(ii) Required Off-Street Parking Spaces	(iv) General Site Development Standards: See Section 6.0 starting on page 109.
3. Windows on upper floor façades along all 'A' Streets and Civic Spaces shall constitute a minimum of 20% of each upper floor façade area, which is measured between 3 feet and 9 feet above each finished floor.	Non-residential uses within 250 feet of single-family residential	
4. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces.	Residential Uses	
	1 space per every 300 gross square feet	
	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	
	• Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. [See also Section 6.8.3 starting on page 123.]	
	• 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 is to be deemed as temporary, and cross access easements along the rear of the property may be required when adjoining properties are undeveloped.	

5.0 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.

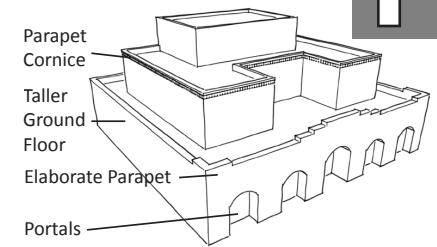
5.2.9. **Intent/Purpose:** Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

5.2.10. **Guidelines**

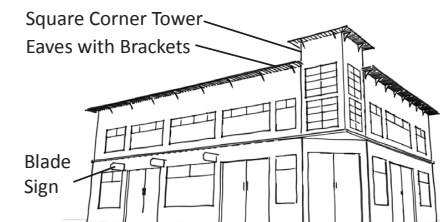
- (i) Building entrances should be defined and articulated by architectural elements such as lintels, pediments, **pilasters**, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, 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**.
- (ii) Buildings should generally maintain the alignment of horizontal elements along the block.
- (iii) Architectural features emphasizing the corners of buildings, such as pedimented, gabled **parapets**; **cornices**; shade structures; **blade signs**; arcades; **colonnades**; projecting roofs, and balconies should be used along commercial storefronts to add pedestrian interest. [See **Examples A-C** for illustrations.]

5.2.11. **Massing and Façade Composition**

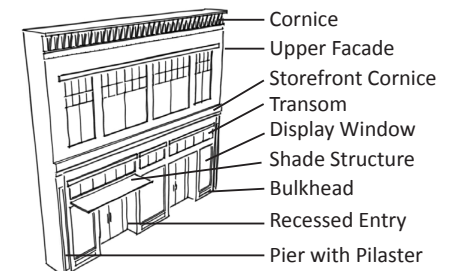
- (i) Buildings shall maintain a rhythm of **façade articulation** between 30-50 feet along all **'A' Streets** or **Civic Spaces**. This **articulation** rhythm may be expressed by changing materials or color; using design elements such as fenestration, columns, and **pilasters**; or varying the setback of portions of the **façade**.
- (ii) Buildings shall be designed and built with a distinct Base, Middle, and Cap.
- (iii) An expression line or equivalent architectural element shall delineate the Base and Cap of all buildings. A **parapet cornice** or equivalent architectural element shall delineate the caps of **façades** that do not use a pitched roof.
- (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) 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.



EXAMPLE A – PORTAL AND PARAPET



EXAMPLE B – EAVES AND TOWER ELEMENT



EXAMPLE C – STOREFRONT

5.0 BUILDING DESIGN STANDARDS

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5.2.12. **Non-residential 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, stone, cast stone, brick, glass, glass block, or stucco using a process other than a one-step process;
 - 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); and/or
 - 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 high.
- (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.

5.2.13. **Residential Building Materials**

- (i) The following shall be permitted finishes for all street-fronting **façades** (except **alleys**) of residential buildings. No more than three (3) different materials shall be used on any single façade:
 - a. cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
 - b. masonry, brick, stone, man-made stone, or stucco using a process other than a one-step process.
- (ii) The following shall 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.

5.2.14. **Windows**

- (i) Glazing along **'A' Streets** shall not be opaque.
- (ii) To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited.

5.0 BUILDING DESIGN STANDARDS SU-2 VHRC

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5.2.15. **Architectural Details and Other Elements**

At least one (1) of the following detail elements shall be incorporated to provide visual interest:

- (i) detailing around principal openings including but not limited to decorative trim, carving, transoms, columns, pilasters, pediments, and/or architraves,
- (ii) window details such as but not limited to window sills, decorative leading, color, opaque treatments, multipane windows, soldier course, transoms, and/or lintels,
- (iii) metal railings at balconies,
- (iv) shade structures,
- (v) roof towers,
- (vi) forecourts,
- (vii) fountains or water features using recycled or reclaimed water,
- (viii) plazas,
- (ix) pedestrian furniture and/or lifesize game boards,
- (x) masonry screen products for see-through walls or portions of walls,
- (xi) free-standing arbors, canopies, or towers,
- (xii) tower elements, and/or
- (xiii) other equivalent element, as approved by the Planning Director or his/her designee.

5.0 Site Development and Building Design Standards



5.3. Village Center Zone

5.3.1. 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.

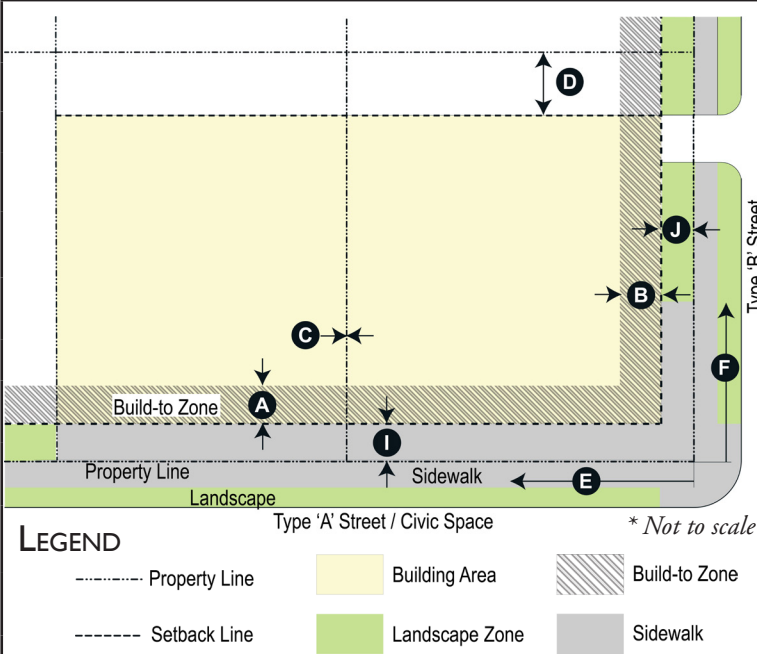
Generally, this **character zone** accommodates higher-density development near an intersection of **Primary Streets**. The goal is to provide slightly higher-density development to add gravity for surrounding development in the Mixed Use Zone. The limited size of the zone should accommodate a range 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.

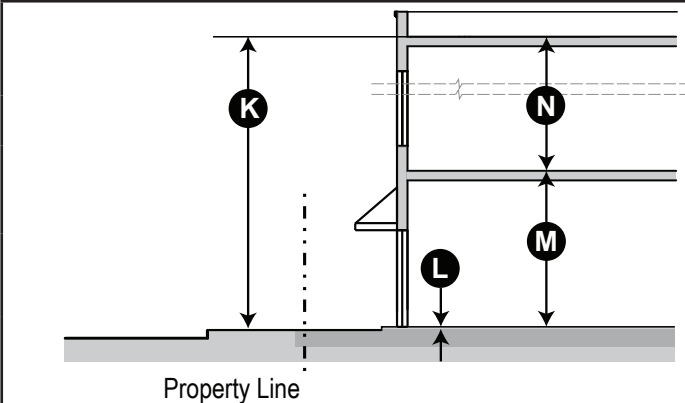


5.0 SITE DEVELOPMENT STANDARDS SU-2 VHVC

5.3.2 Building Placement



5.3.4 Height Standards



(i) Build-To Zone (BTZ) [measured from setback]

Front (if 'A' Street and/or Civic Space) 0 – 10 feet (see #1) **A**

Front (if 'B' Street) 0 – 20 feet **B**

(ii) Setback [measured from property line]

Front (if 'A' Street and/or Civic Space) 5 feet (max.) **I**

Front (if 'B' Street) 10 feet (max.) **J**

Side or Rear (distance from property line) 0 feet (min.) (see #2) **C D**

(iii) Building Frontage Required

% of building built to 'A' Street/Civic Space BTZ 60% (min.) (see #3 and #6) **E**

% of building built to 'B' Street BTZ 30% (min.) (see #3 and #6) **F**

5.3.3 Block Standards

[for development/redevelopment > 50% of the block]

Block Face Dimensions 300 feet (min.) 700 feet (max.)

Block Perimeter 2000 feet (max.)

Height Standards

Maximum structure height 3 stories or 40 feet (max.) (See also #7 and Sections 6.3 and 6.4) **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**

5.3.5 Commercial-ready Requirements

Commercial-ready buildings are not required. Where non-residential or mixed-use buildings are constructed, see requirement for ground floor finish level in Height Standards above.

Notes

#1 – Area between the building and the edge of the BTZ at the sidewalk shall be paved flush with the public sidewalk. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.

#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

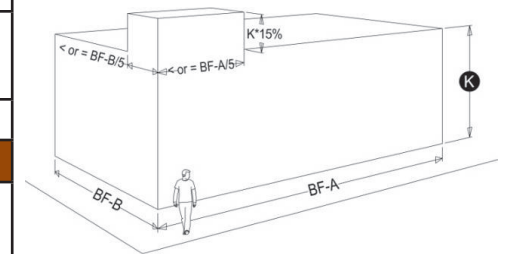
#3 – Corner building street façades shall be built to the BTZ for a minimum of 30 feet from the corner along both streets or the width of the corner lot, whichever is less. Recessed entrances are permitted as long as the upper floors meet the BTZ standards.

#4 – Floor to floor heights shall not apply to parking structures.

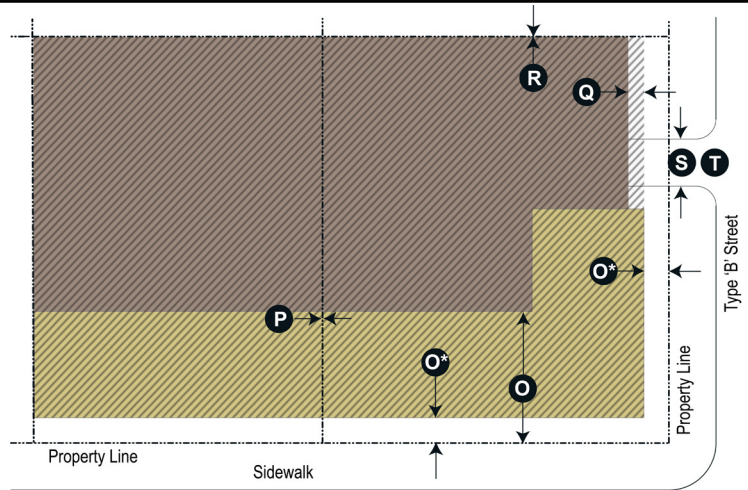
#5 – Attics and mezzanines less than 7 feet (avg.) in height shall not be counted as a story.

#6 – Civic open space within the BTZ shall count toward the frontage requirement.

#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



5.0 SITE DEVELOPMENT STANDARDS

5.3.6 Parking and Service Access	(i) Parking Location	5.3.7 Other Standards
 <p>LEGEND</p> <ul style="list-style-type: none"> ----- Property Line Building Footprint Surface Parking Area Above Grade Parking Area <p>Type 'A' Street / Civic Space</p> <p>Type 'B' Street</p> <p>* Not to scale</p>	Surface/At-grade Parking [See also Section 6.8.4 starting on page 123]	(i) Encroachments
	'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) 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 (distance from property line)	0 feet min. (see # 2) P
5.3.8 Façade Elements	(ii) Required Off-Street Parking Spaces	(ii) Arcades and Colonnades
<p>(i) Doors and Windows:</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 and Civic Spaces. There shall be no blank walls greater than 50 feet in width of any building along Primary 'B' Streets. For Secondary 'B' Streets there is no requirement. Doors and windows on the ground floor of all buildings shall constitute 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 constitute 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. <p>(ii) Façade Articulation: Along Paseo del Norte, façades shall incorporate a corner element, articulated by a horizontal break of 3 feet max.</p>	(iii) Driveways and Service Access	(iii) Walls and Fences: Chain link fences and plastic vinyl fences shall not be permitted in the Village Center Zone. [See also Section 9.7.4 starting on page 156 for other design standards.]
	<p>Parking driveway width</p> <p>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. [See also Section 6.8.3 starting on page 123.] T Porte cochères 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 is to be deemed as temporary, and cross access easements along the rear of the property may be required when adjoining properties are undeveloped. 	(iv) General Site Development Standards: See Section 6.0 starting on page 109.

5.0 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.

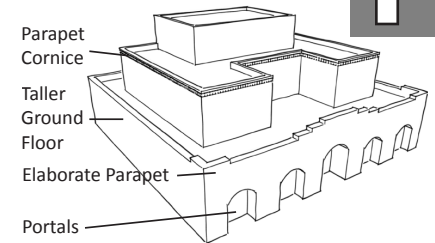
5.3.9. **Intent/Purpose:** Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

5.3.10. **Guidelines**

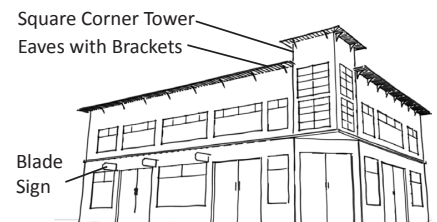
- (i) Buildings should generally have a rectangular layout scheme with single or multiple components with mostly flat front and square, round, or octagonal corner towers.
- (ii) Building **façades** may be symmetrical or asymmetrical, but the central part of the building should be expressed with well-balanced façade compositions.
- (iii) The ground floor should be taller and include heavier massing than floors above. An arcade or **colonnade** may be incorporated. [See **Examples A** for illustration.]
- (iv) Storefronts should be inset with recessed entry, under the **portal**, arcade, or fit into arches openings, often with shade structures. [See **Examples A-C** for illustrations.]
- (v) 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. [See **Examples B & C** for illustrations.]

5.3.11. **Massing and Façade Composition**

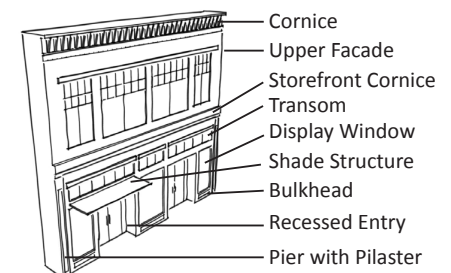
- (i) Buildings shall maintain a prevalent **façade articulation** rhythm of 20-30 feet or multiples thereof along all **'A' Streets** or **Civic Spaces**. This **articulation** rhythm may be expressed by changing materials or color, using design elements such as columns and **pilasters**, or varying the setback of portions of the building **façade**.
- (ii) Doors or windows shall form regular patterns of openings, some accentuated by balconies.
- (iii) 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.
- (iv) If a single-family 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 a single-family structure is set back 10 feet or more from the property line and is not elevated at least 18 inches above the grade of the sidewalk, a 3-foot high fence shall be provided at the front property line.



EXAMPLE A – PORTAL AND PARAPET



EXAMPLE B – EAVES AND TOWER ELEMENT



EXAMPLE C – STOREFRONT

5.0 BUILDING DESIGN STANDARDS

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5.3.12. Building Materials

- (i) At least 60% of a building's **façade** along all **'A' Streets** or **Civic Spaces** shall be composed of masonry, brick, or stucco using a process other than a one-step process.
- (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 may 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.

5.3.13. Windows

- (i) Glazing along **'A' Streets** shall not be opaque.
- (ii) To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited.
- (iii) Ornamental arches of various designs, where used, shall be deeper on the ground floor and shallower on upper floors.

5.3.14. Architectural Details and Other Elements

At least two (2) of the following detail elements shall be incorporated to provide visual interest:

- (i) detailing around principal openings including but not limited to decorative trim, carving, transoms, columns, pilasters, pediments, and/or architraves,
- (ii) window details such as but not limited to window sills, decorative leading, color, opaque treatments, multipane windows, soldier course, transoms, and/or lintels,
- (iii) metal railings at balconies,
- (iv) shade structures,
- (v) roof towers,
- (vi) forecourts,
- (vii) fountains or water features using recycled or reclaimed water,
- (viii) plazas,
- (ix) pedestrian furniture and/or lifesize game boards,
- (x) masonry screen products for see-through walls or portions of walls,
- (xi) free-standing arbors, canopies, or towers,
- (xii) tower elements, and/or
- (xiii) other equivalent element, as approved by the Planning Director or his/her designee.

5.0 Site Development and Building Design Standards SU-2 VHMX

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5.4. Mixed-Use Zone

5.4.1. Illustrations and Intent

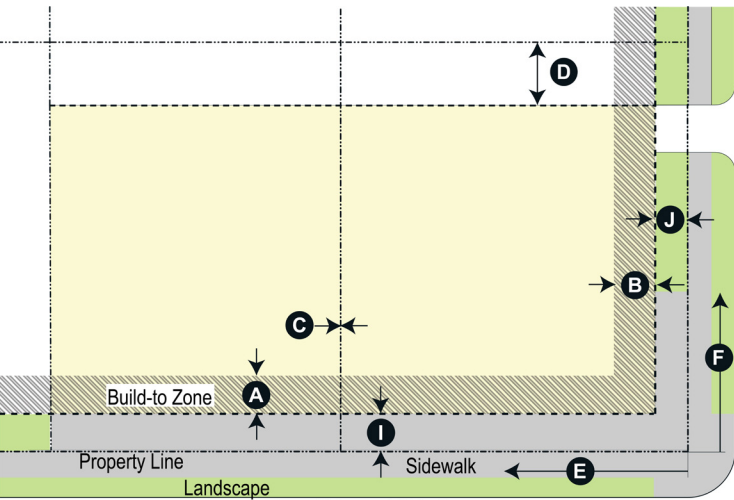
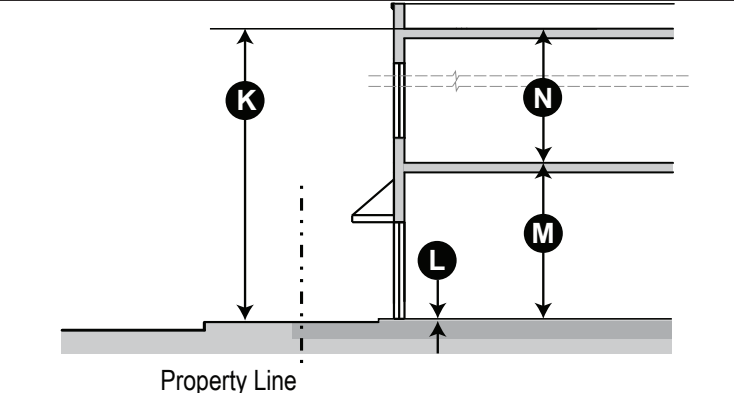
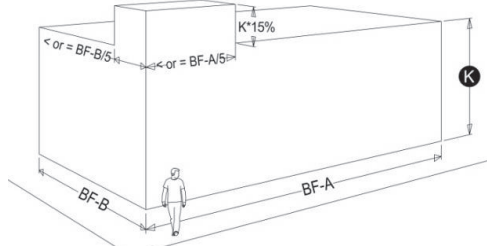
Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific Site Development Standards.

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 Boulevard.

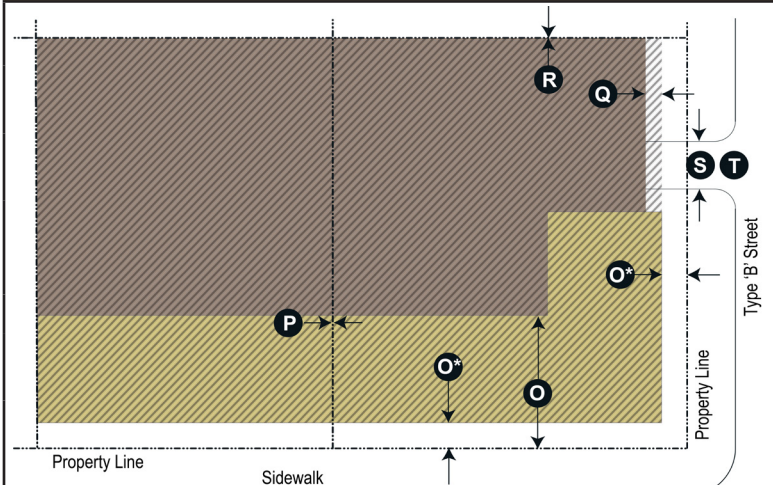
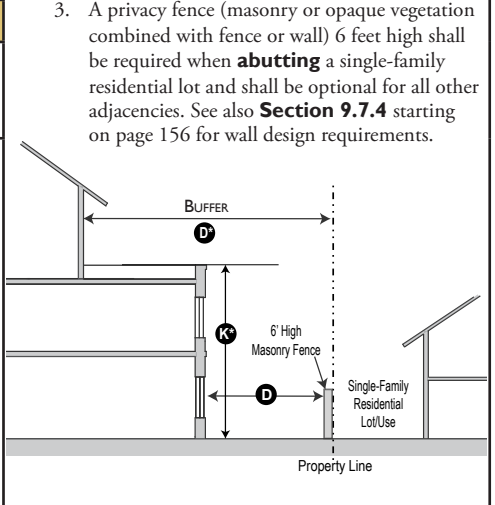
Generally, this zone may accommodate large-format office sites with surface parking within the interior of the lot/block and screened from public view along **'A' Streets**. The goal is to minimize the impact of large, surface parking lots and encourage an "office park" look.

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.



5.4.2 Building Placement	(i) Build-To Zone (BTZ) [measured from setback]	Notes
 <p>LEGEND</p> <ul style="list-style-type: none"> Property Line Setback Line Building Area Landscape Zone Build-to Zone Sidewalk <p>Type 'A' Street / Civic Space * Not to scale</p>	Front (if 'A' Street and/or 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. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.
	Front (if 'B' Street) 0 – 20 feet B	
	(ii) Setback [measured from property line]	#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.
	Front (if 'A' Street and/or Civic Space) 5 feet (max.) I	
	Front (if 'B' Street) 10 feet (max.) J	
	Side or Rear (distance from property line) 0 feet (min.) (see #2 and Section 5.4.7(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.
	(iii) Building Frontage Required	
	% of building built to 'A' Street/Civic Space BTZ 50% (min.) (see #3 and #6) E	#4 – Floor to floor heights shall not apply to parking structures.
	% of building built to 'B' Street BTZ 25% (min.) (see #3 and #6) F	
	5.4.3 Block Standards [for development/redevelopment > 50% of the block]	#5 – Attics and mezzanines less than 7 feet (avg.) in height shall not be counted as a story.
	Block Face Dimensions 300 feet (min.) 1200 feet (max.)	#6 – Civic open space within the BTZ shall count toward the frontage requirement.
	Block Perimeter 3600 feet (max.)	#7 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.
	Height Standards	
	Maximum structure height 2 stories or 26 feet (max.) (See also #7 and Sections 6.3 and 6.4) 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	
	5.4.5 Commercial-ready Requirements	
	Commercial-ready buildings are not required. Where non-residential or mixed-use buildings are constructed, see requirement for ground floor finish level in Height Standards above.	

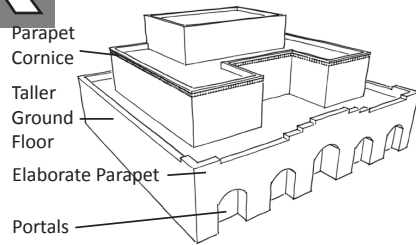
5.0 SITE DEVELOPMENT STANDARDS SU-2 VHMX

5.4.6 Parking and Service Access	(i) Parking Location	5.4.7 Other Standards
 <p>LEGEND</p> <p>----- Property Line</p> <p>Building Footprint</p> <p>Surface Parking Area</p> <p>Above Grade Parking Area</p> <p>Type 'A' Street / Civic Space</p> <p>Type 'B' Street</p> <p>* Not to scale</p>	<p>Surface/At-grade Parking [See also Section 6.8.4 starting on page 123]</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 Section 5.4.7(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 Section 5.4.7(iii)) P</p>	<p>5.4.7 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. [See also Section 11.2.8 starting on page 207.] 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 shall be established on all development sites adjacent to single family detached residential lots at 25 feet parallel to any lot line that is common with a single-family detached 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 combined with fence or wall) 6 feet high shall be required when abutting a single-family residential lot and shall be optional for all other adjacencies. See also Section 9.7.4 starting on page 156 for wall design requirements.
	<p>(ii) Required Off-Street Parking Spaces</p> <p>Non-residential uses within 250 feet of single-family residential 1 space per every 400 gross square feet</p> <p>Residential Uses 1 space/unit minimum</p>	
<p>5.4.8 Façade Elements</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, Primary 'B' Streets, and Civic Spaces. For Secondary 'B' Streets there is no requirement. Doors and windows on the ground floor of all buildings shall constitute 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 constitute 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>(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>(iii) Driveways and Service Access</p> <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. [See also Section 6.8.3 starting on page 123.] T Porte cochères 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 is to be deemed as temporary, and cross access easements along the rear of the property may be required when adjoining properties are undeveloped. 	

5.0 BUILDING DESIGN STANDARDS

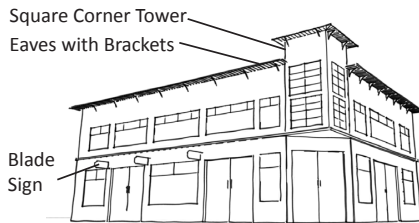
Building Design Standards Specific to Mixed-Use Character Zone: The following standards shall be used for new development or redevelopment within the Mixed Use Zone.

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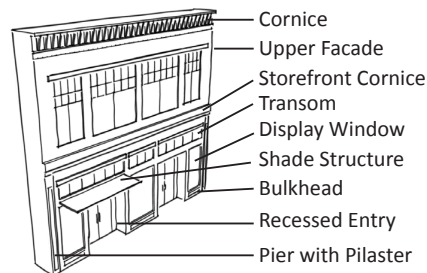


EXAMPLE A – PORTAL AND PARAPET

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EXAMPLE B – EAVES AND TOWER ELEMENT



EXAMPLE C – STOREFRONT

5.4.9. Intent/Purpose: Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

5.4.10. Guidelines

- (i) Building entrances should be defined and articulated by architectural elements such as lintels, pediments, **pilasters**, columns, porticos, porches, overhangs, railings, balustrades, and/or 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**.
- (ii) Buildings should generally maintain the alignment of horizontal elements along the block.
- (iii) Architectural features emphasizing the corner of the building, such as use of pediments, gabled **parapets**; **cornices**; shade structures; **blade signs**; arcades; **colonnades**; and balconies should be used along commercial storefronts to add pedestrian interest. [See **Examples A-C** for illustrations.]

5.4.11. 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. 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**.
- (ii) Buildings shall be designed and built with a distinct Base, Middle, and Cap.
- (iii) Retail storefront buildings shall include a **transom**, display window area, and bulkhead at the base.
- (iv) Storefronts on **façades** that span multiple tenants shall use architecturally compatible materials, colors, details, shade structures, signage, and lighting fixtures.

5.0 BUILDING DESIGN STANDARDS SU-2 VHMX

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5.4.12. **Non-residential 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, stone, cast stone, brick, glass, glass block, or stucco using a process other than one-step process;
 - b. hardi plank;
 - c. split face concrete block or pre-cast, or poured in place concrete;
 - d. cementitious fiber clapboard; and/or
 - 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** may be cementitious-fiber clapboard (not sheet), which shall have at least a 50-year warranty.
- (iii) Roofing materials visible from any public **ROW** shall be factory-finished standing seam metal, slate, synthetic slate, or similar materials.

5.4.13. **Residential Building Materials**

- (i) The following shall be permitted finishes for all street fronting **façades** (except **alleys**) of residential buildings. No more than three (3) 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, brick, stone, man-made stone, or stucco using a process other than a one-step process;
 - d. architectural metal panels;
 - e. hardi plank; and/or
 - f. other primary building materials approved by the Planning Director or his/her designee on a case-by-case basis.
- (ii) The following shall 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.

5.0 BUILDING DESIGN STANDARDS

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5.4.14. **Windows**

- (i) Glazing along **'A' Streets** shall not be opaque.
- (ii) To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited.
- (iii) Ornamental arches of various designs, where used, shall be deeper on the ground floor and shallower on upper floors.

5.4.15. **Architectural Details and Other Elements**

At least one (1) of the following detail elements shall be incorporated to provide visual interest:

- (i) detailing around principal openings including but not limited to decorative trim, carving, transoms, columns, pilasters, pediments, and/or architraves,
- (ii) window details such as but not limited to window sills, decorative leading, color, opaque treatments, multipane windows, soldier course, transoms, and/or lintels,
- (iii) metal railings at balconies,
- (iv) shade structures,
- (v) roof towers,
- (vi) forecourts,
- (vii) fountains or water features using recycled or reclaimed water,
- (viii) plazas,
- (ix) pedestrian furniture and/or lifesize game boards,
- (x) masonry screen products for see-through walls or portions of walls,
- (xi) free-standing arbors, canopies, or towers,
- (xii) tower elements, and/or
- (xiii) other equivalent element, as approved by the Planning Director or his/her designee.

5.0 Site Development and Building Design Standards SU-2 VHET

5.5. Escarpment Transition

5.5.1. 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 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.

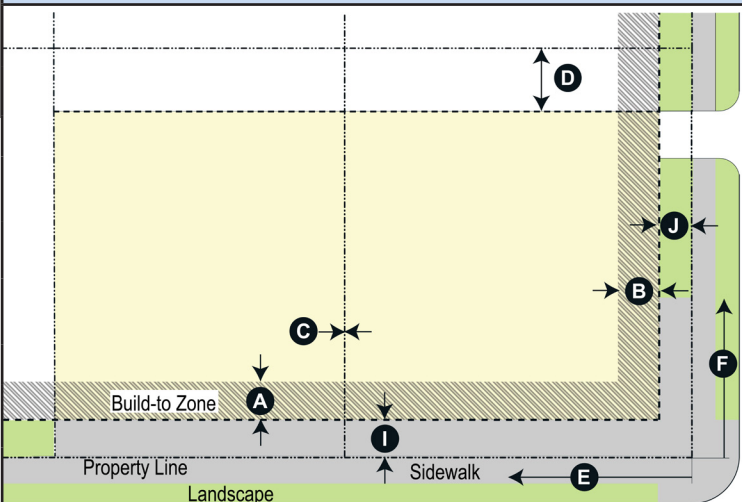
Generally, this zone may accommodate low-rise commercial, single-family development, and limited urban residential development. The goal is to have a reasonable buffer between development and **sensitive lands** to the east.

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.



5.0 SITE DEVELOPMENT STANDARDS

5.5.2 Building Placement



LEGEND

----- Property Line	Building Area	Build-to Zone
----- Setback Line	Landscape Zone	Sidewalk

Type 'A' Street / Civic Space

* Not to scale

(i) Build-To Zone (BTZ) [measured from setback]

Front (if 'A' Street and/or Civic Space) 0 – 10 feet (see #1) **A**

Front (if 'B' Street) 0 – 20 feet **B**

(ii) Setback [measured from property line]

Front (if 'A' Street and/or Civic Space) 5 feet (max.) **I**

Front (if 'B' Street) 10 feet (max.) **J**

Side or Rear (distance from property line) 0 feet (min.) (see Note # 2) **C D**

(iii) Building Frontage Required

% of building built to 'A' Street/Civic Space BTZ 60% (min.) (see #3 and #6) **E**

% of building built to 'B' Street BTZ 30% (min.) (see #3 and #6) **F**

5.5.3 Block Standards

[for development/redevelopment > 50% of the block]

Block Face Dimensions 250 feet (min.) 600 feet (max.)

Block Perimeter 2000 feet (max.)

Height Standards

Maximum structure height 2 stories or 26 feet (max.) (See also #6 and Section 6.3) **K**

First floor-to-floor height 12 feet (min.) (see #4) **M**

(Non-residential and Mixed Use only)

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**

(Non-residential and Mixed Use only)

Notes

#1 – Area between the building and the edge of the **BTZ** at the sidewalk shall be paved flush with the public sidewalk. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level.

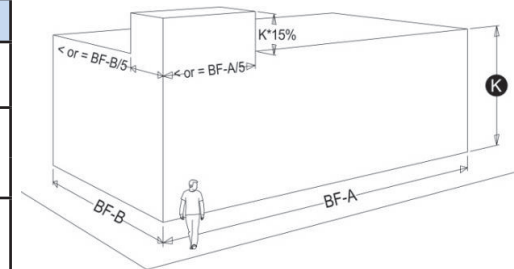
#2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable.

#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.

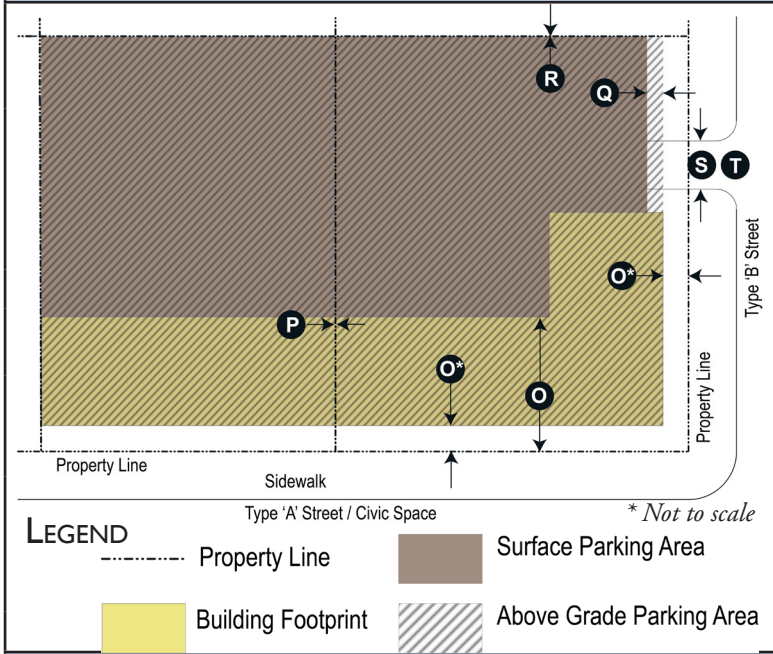
#4 – **Attics and mezzanines** less than 7 feet (avg.) in height shall not be counted as a story.

#5 – Civic open space within the **BTZ** shall count toward the frontage requirement.

#6 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.



5.0 SITE DEVELOPMENT STANDARDS SU-2 VHET

5.5.5 Parking and Service Access	(i) Parking Location	5.5.6 Other Standards
 <p>LEGEND</p> <p>----- Property Line</p> <p>Building Footprint</p> <p>Surface Parking Area</p> <p>Above Grade Parking Area</p> <p>* Not to scale</p>	Surface/At-grade Parking [See Section 6.8.4 starting on page 123]	(i) Encroachments
	'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) 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 (distance from property line)	0 feet min. (see Note # 2) P
	(ii) Required Off-Street Parking Spaces	(ii) Arcades and Colonnades
	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	(iii) Privacy Screen: A privacy screen (masonry or living fence with opaque vegetation combined with fence or wall) 6 feet high shall be required where non-residential uses abut an existing single-family residential lot and shall be optional for all other adjacencies. [See also Section 9.7.4 starting on page 156 for design requirements for wall design.]
	Parking driveway width	City DPM standards on Arterial Roadways and 25 feet max. on all other streets S
5.5.7 Façade Elements <i>(i) Doors and Windows:</i> <ol style="list-style-type: none"> There shall be no blank walls greater than 30 feet in width of any building along 'A' Streets and Civic Spaces. For '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 3-9 feet above each finished floor. Primary entrance doors for all buildings shall be on 'A' Streets or Civic Spaces. 	Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces . [See also Section 6.8.3 starting on page 123.]	(iv) General Site Development Standards: See Section 6.0 starting on page 109.
	<ul style="list-style-type: none"> 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 is to be deemed as temporary, and cross access easements along the rear of the property may be required when adjoining properties are undeveloped. 	

SU-2 VOLCANO HEIGHTS NEIGHBORHOOD AND ESCARPMENT TRANSITION

5.0 BUILDING DESIGN STANDARDS

Building Design Standards Specific to Neighborhood and Escarpment Transition Character Zones: The following standards shall be used for new development or redevelopment within the Neighborhood and Escarpment Transition Zones.

5.5.8. **Intent/Purpose:** Building Design Standards provide performance-based requirements intended to result in high-quality development and pedestrian-friendly environment in order to provide predictability over time and along corridors for property owners, neighbors, investors, and the public.

5.5.9. Guidelines

- (i) 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**.
- (ii) Buildings should generally maintain the alignment of horizontal elements along the block.

5.5.10. Façade Composition

- (i) Buildings shall maintain a façade **articulation** rhythm of 20-30 feet along all **'A' Streets**. 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**.

- (ii) Buildings shall be designed and built with a distinct base, middle, and cap.
- (iii) If a single-family 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 a single-family structure is set back 10 feet or more from the property line and is not elevated at least 18 inches above the grade of the sidewalk, a 3-foot high fence shall be provided at the front property line.

5.5.11. 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, stone, cast stone, brick, glass, glass block, split-face concrete, pre-cast concrete panels, tile, or stucco using a process other than a one-step process;
 - b. cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
 - c. wood;
 - d. architectural metal panels; and/or
 - e. other materials as approved on a case-by-case basis by the Planning Director or his/her designee.
- (ii) **EIFS** shall not be permitted along any **'A' Street** or **Civic Space façade**.

5.0 BUILDING DESIGN STANDARDS SU-2 VHNT & VHET



- (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) To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited.

5.5.12. Residential Building Materials

- (i) The following shall be permitted finishes for all street-fronting **façades** (except **alleys**) of residential buildings. No more than three (3) 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, brick, stone, man-made stone, or stucco using a process other than a one-step process ;
 - d. architectural metal panels;
 - e. hardi plank; and/or

- f. other primary building materials approved by the Planning Director or his/her designee on a case-by-case basis.
- (ii) The following shall 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. [See also **Section 7.7** starting on page 129.]
- (vi) Glazing along **'A' Streets** shall not be opaque.
- (vii) To reduce mirror effect, windows shall be either glazing rated low-reflective value or a combination of glass and coating or finish to satisfy the equivalent standard. Highly reflective coatings and/or finishes are prohibited.

5.0 SITE DEVELOPMENT STANDARDS



5.6. Neighborhood Transition

5.6.1. 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 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.

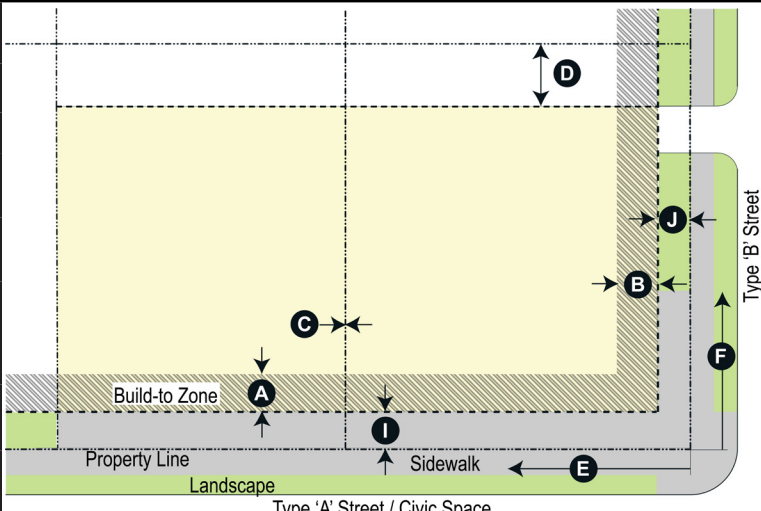
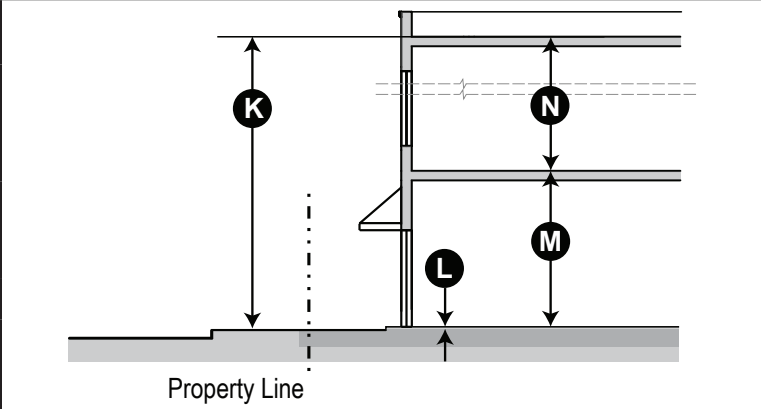

Generally, this zone may accommodate small-scale, low-rise commercial and urban residential development. The goal is to have a reasonable buffer between existing buildings and any higher-density new construction in other character zones.

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

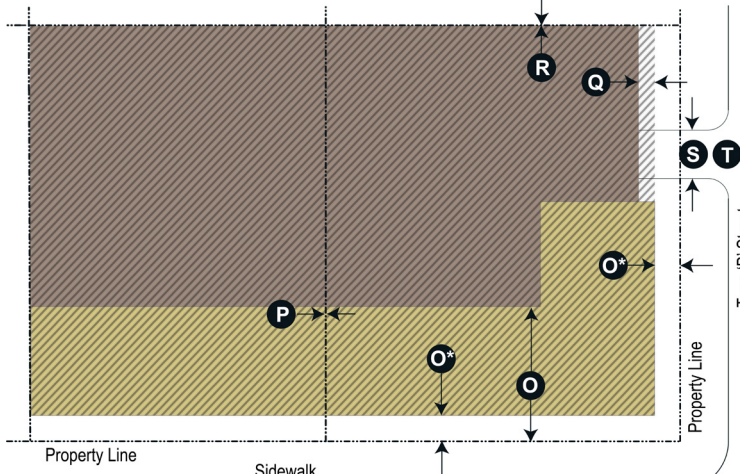
5.6.2. Building Design Standards Specific to Neighborhood Transition shall be as per **Section 5.5.8-5.5.12** in this Plan.



5.0 SITE DEVELOPMENT STANDARDS SU-2 VHNT

5.6.2 Building Placement	(i) Build-To Zone (BTZ) [measured from setback]	Notes
 <p>LEGEND</p> <ul style="list-style-type: none"> Property Line Setback Line Building Area Landscape Zone Build-to Zone Sidewalk <p>Type 'A' Street / Civic Space</p> <p>* Not to scale</p>	Front (if 'A' Street and/or Civic Space) 0 – 10 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. Where topography poses challenges, a majority of the sidewalk shall be provided at the level of the building, with appropriate approved transitions to the changed topography level. #2 – Side and rear setbacks shall be based on minimum fire separation required between buildings, if applicable. #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. #4 – Attics and mezzanines less than 7 feet (avg.) in height shall not be counted as a story. #5 – Civic open space within the BTZ shall count toward the frontage requirement. #6 – Corner buildings may exceed the maximum building height by 15% for 20% of the building's frontage along each corresponding street façade.
	Front (if 'B' Street) 0 – 20 feet B	
	(ii) Setback [measured from property line]	
	Front (if 'A' Street and/or Civic Space) 5 feet (max.) I	
	Front (if 'B' Street) 10 feet (max.) J	
	Side or Rear (distance from property line) 0 feet (min.) (see #2) C D	
	(iii) Building Frontage Required	
	% of building built to 'A' Street/Civic Space BTZ 60% (min.) (see #3 and #6) E	
	% of building built to 'B' Street BTZ 30% (min.) (see #3 and #6) F	
	5.6.3 Block Standards [for development/redevelopment > 50% of the block]	
5.6.4 Height Standards	Height Standards	
 <p>Property Line</p>	Maximum structure height 2 stories or 26 feet (max.) [See also #6 and Section 6.3] K	
	First floor-to-floor height (Non-residential and Mixed Use only) 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 (Non-residential and Mixed Use only) 10 feet (min.) (see #4) N	 <p>Diagram showing building height standards: K (Maximum structure height), N (Upper floor-to-floor height), M (First floor-to-floor height), L (Ground Floor finish level). Dimensions include BF-B, BF-A, and K*15%.</p>

5.0 SITE DEVELOPMENT STANDARDS

5.6.5 Parking and Service Access	(i) Parking Location	5.6.6 Other Standards	
 <p>LEGEND</p> <p>----- Property Line</p> <p>Type 'A' Street / Civic Space</p> <p>Building Footprint</p> <p>Surface Parking Area</p> <p>Above Grade Parking Area</p> <p>* Not to scale</p>	Surface/At-grade Parking	(i) <i>Encroachments</i>	
	'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 Note # 2)	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 (distance from property line)	0 feet (min.) (see Note # 2)	P
	(ii) Required Off-Street Parking Spaces		(ii) <i>Arcades and Colonnades</i>
	Non-residential uses within 250 feet of single-family residential	1 space per every 300 gross square feet	1. Arcades and colonnades are permitted within the build-to zone and shall be a minimum of 6 feet in depth.
	Residential Uses	1 space/unit minimum	2. The minimum interior clearance height within an arcade or colonnade shall be 14 feet.
(iii) Driveways and Service Access		(iii) <i>Privacy Screen</i> : A privacy screen (masonry or living fence with opaque vegetation combined with fence or wall) 6 feet high shall be required where non-residential uses abut an existing single-family residential lot and shall be optional for all other adjacencies. [See also Section 9.7.4 starting on page 156 for requirements for wall design.]	
(i) <i>Doors and Windows</i> :	Parking driveway width	(iv) <i>General Site Development Standards</i> : See Section 6.0 starting on page 109.	
	<ul style="list-style-type: none">There shall be no blank walls greater than 30 feet in width of any building along 'A' Streets and Civic Spaces. For '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.		
	<ul style="list-style-type: none">Driveways and off-street loading and unloading shall not be located on 'A' Streets or Civic Spaces. [See also Section 6.8.3 starting on page 123.]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 is to be deemed as temporary, and cross access easements along the rear of the property may be required when adjoining properties are undeveloped.		