

C. COMMERCIAL CORRIDOR OVERLAY AMENDMENTS INTRODUCTION

This section provides the proposed use allowances, development standards, and design standards in the Sacramento County Zoning Code (Zoning Code) for the Commercial Corridor Overlay. The Commercial Corridor Overlay is proposed as a new combining zoning district placed on properties in addition to its base zoning district. Generally, the regulations of the base zoning district apply; however, additional standards and rules of the combining zoning district add to or modify those regulations as described below.

There are [15 commercial corridors](#) within unincorporated Sacramento County. An interactive map of the commercial corridors is available on the County's [Online Map](#) by navigating to the Layers tab, Planning category, and clicking the Commercial Corridor layer. With this effort, the Commercial Corridor Overlay is proposed to be placed on the following corridors:

- Florin Road West
- Auburn Boulevard North
- Stockton Boulevard South
- Fair Oaks Boulevard West
- Fair Oaks Boulevard East
- Watt Avenue Central
- Folsom Boulevard
- Keifer Boulevard

This document is organized as follows.

- Subsection C.1. Commercial Corridor Overlay Use Allowances: identifies proposed changes to use allowances for properties with the Commercial Corridor Overlay.
- Subsection C.2. Commercial Corridor Overlay Lot and Development Standards: identifies lot and development standards for all development (i.e., commercial, residential, mixed-use, etc.) with the Commercial Corridor Overlay.
- Subsection C.3. Commercial Corridor Overlay Design Standards: provides the proposed Chapter 8.0, Commercial Corridor Overlay Design Standards, of the Countywide Design Guidelines and Standards.

Adaptive Reuse

Adaptive reuse is the repurposing of existing buildings for another use. For the purposes of this document, adaptive reuse is the repurposing of existing non-residential buildings (i.e., commercial, office) to multifamily uses.

Adaptive reuse projects face physical constraints that preclude compliance with standards that are imposed on new build projects, particularly when no substantial alterations are proposed. In light of this, adaptive reuse accommodations to standards are noted in Subsections C.2 and C.3.

C.1. COMMERCIAL CORRIDOR OVERLAY USE ALLOWANCES

Use allowances for properties in the Commercial Corridor Overlay will defer to its base zoning district, with the following prohibitions, modified use standards, and allowances summarized in the table below. Existing use allowances are provided in [Table 3.1](#) and [Table 3.2](#) of the Zoning Code.

No. Proposed Prohibited Uses	
1	Recreational Vehicle Parking, Travel Trailer Park (Commercial C.14)
2	Construction-Landscape Materials Sales Yard/Equipment Rental, Outdoor (Commercial G.13)
3	Automobile Sales (Commercial H.2)
4	Automobile Service Station (Commercial H.3)
5	Vehicle Lease, Rental, and/or Sales (No Automobile Sales) (Commercial H.5)
6	Major Vehicle Repair (Commercial H.6)
7	Minor Vehicle Sales (Commercial H.7)
8	Automobile Wash Facilities (Commercial H.8)
9	Vehicle Wholesale and/or Storage (Commercial H.13)
10	Mobile Food Commissary (Commercial H.14)
11	Truck and Large Vehicle Lease, Rent, Repair, Wash, Sales, Wholesale, and/or Storage (Commercial H.15)
12	Utility Truck and/or Trailer Rental Center (Commercial H.16)
13	Vehicle Auction (Commercial H.17)
14	Boat/Motorized RV Lease, Rent, Repair, Wash, Sales, Wholesale, and/or Storage (Commercial H.18)
15	Mini Storage (Industrial C.2)
16	Storage of Towed or Damaged Vehicles and Boats (Industrial C.4)
17	Warehousing (Industrial C.5)
18	Hazardous Materials Storage and/or Distribution (Industrial C.6)
19	Light Fleet Vehicle Service and Storage Facility (Industrial D.5)
Proposed Modified Use Standards	
20	Wireless Community Facilities (Institutional G.1-G.4): include overlay in Group 1 zoning
21	Research and Development Laboratory (Industrial B.7): use must be fully indoors in overlay
22	Service Yard, Workshop (Industrial B.8): use must be fully indoors in overlay
23	Drive Through (Accessory U): must be rear queuing in the overlay
Proposed Allowed Uses	
24	Dwelling, Single Family Detached (Residential A.7): permitted by right in LC base zone in overlay

Proposed Allowed Uses, <i>continued</i>	
25	Night Market (new use category): permitted with TUZ in LC and GC base zones in overlay
26	Food Truck Plaza/Court (new use category): permitted with UPZ in GC base zone in overlay

Notes

- GC: General Commercial
- LC: Light Commercial
- TUZ: Temporary Use Permit
- UPZ: Conditional Use Permit by the Zoning Administrator

C.2. COMMERCIAL CORRIDOR OVERLAY LOT AND DEVELOPMENT STANDARDS

The table below summarizes the proposed lot and development standards for all development (i.e., commercial, residential, mixed-use, etc.) with the Commercial Corridor Overlay.

No.	Lot/Development Standard	Proposed
1	Minimum lot standards (area, frontage/width, and depth)	No minimum requirements
2	Maximum allowed density	As allowed in base zone
3	Minimum density	LC: 10 units/ac All other zones: as allowed in base zone
4	Floor area ratio (FAR)	Minimum and maximum FARs (range) may be established unique to each commercial corridor
5*	Minimum front yard setback	12.5 ft (without PUPF) / 20 ft (with PUPF, 5 ft sidewalks) / 23 ft (with PUPF, 8 ft sidewalks)
6*	Minimum interior side and rear yard setbacks, adjacent to AR and residential zones	10 ft (1 and 2 story) 20 ft (3 story +) For single family residential development in the overlay: 5 ft (all stories)
7*	Minimum interior side and rear yard setbacks, all other circumstances	0 ft (all stories)
8*	Minimum side street yard setback	12.5 ft (without PUPF) / 20 ft (with PUPF, 5 ft sidewalks)/ 23 ft (with PUPF, 8 ft sidewalks)
9*	Minimum alley setback	0 ft (all stories)
10	Upper story setback	Buildings may be stepped back to achieve minimum setback for upper stories
11*	Maximum height and stories	75 ft and 7 story

No.	Lot/Development Standard	Proposed
12	Minimum open space	40 sf/unit; can be provided as private open spaces ¹ , common gathering spaces ² , or combination of both. Requirement does not apply to single family residential development in the overlay.
13	Minimum vehicle parking	No minimum off-street parking requirements
14	Minimum bicycle parking and bicycle parking facility class	As required by Zoning Code Section 5.9.9.B based on use
15	Walls and fences, front and side street yard	If proposed, open ornamental security fence not to exceed 7 ft in height
16	Walls and fences, interior property lines	Adjacent to AR and residential zones: solid wood fence or masonry wall of at least 6 ft in height
17	General landscape requirements	As required by Zoning Code Section 5.2.4.B.1 (general requirements), Section 5.2.4.G (care and maintenance), Section 5.2.4.H (removal and replacement), Section 5.2.4.I (replanting and replacement fee). For single family residential development in the overlay, as required by Zoning Code Section 5.2.4.C .
18	Required landscape areas	At least 75 percent of required landscaped area shall consist of live plant material. Landscaped planter areas shall have a minimum inside width of 7 feet where trees are provided, and 4 feet where shrubs or groundcover are provided. Landscaping is required in the following areas, as applicable to proposed development: 1. Between the ROW and street-facing building, patios/plazas/outdoor dining areas, and parking areas (see No. 19) 2. Along internal pedestrian walkways connecting building entrances to parking areas, common gathering areas, shared amenities, and public sidewalks 3. Within and along the perimeter of common gathering spaces (for multifamily development)

No.	Lot/Development Standard	Proposed
18	Required landscape areas, <i>continued</i>	<p>4. Adjacent to private open space areas and ground-floor units to provide screening or separation (for multifamily development)</p> <p>5. Along interior property lines adjacent to AR and residential zones (see No. 20)</p> <p>6. Along the perimeter of and within parking areas (see Nos. 19, 21, 22)</p> <p>7. Around mechanical equipment, waste enclosures, loading areas, utility areas, and similar service areas to provide buffering.</p> <p>For single family residential development in the overlay, as required by Zoning Code Section 5.2.4.C.</p>
19	Landscape screening of frontage areas, between ROW and street-facing building, patios/plazas/outdoor dining areas, and parking areas	<p>Between ROW and building: planter with trees, shrub, ground cover, and other natural growth.</p> <p>Between ROW and patios/plazas/outdoor dining areas: must have a landscaped area between these features and adjacent ROW for at least 50 percent of the length of the feature.</p> <p>Between ROW and parking areas: minimum 7 ft wide planter with trees, shrubs, ground cover, and other natural growth.</p>
20	Landscape screening along interior property lines	<p>Adjacent to AR and residential zones: minimum 7 ft wide continuous planter with trees and other plant materials to provide dense visual screen.</p> <p>Requirement does not apply to single family residential development in the overlay</p>
21	Parking area landscaping	<p>As required by Zoning Code Section 5.2.4.F, generally:</p> <p>Minimum 8 ft wide planter at ends of vehicle parking rows.</p> <p>Minimum 6 ft wide interior planters every 7 vehicle spaces for multifamily and mixed use, 8 vehicle spaces for all other circumstances.</p> <p>Minimum 50 percent shade tree coverage of total parking area.</p>

No.	Lot/Development Standard	Proposed
21	Parking area landscaping, <i>continued</i>	Minimum 5 ft landscape separation between parking area and building for multifamily and mixed use.
22	Parking area screening	Adjacent to AR and residential zones: 6 ft tall wall and landscaping
23	Waste enclosure setbacks	From public ROW, private streets: 19.5 ft (without PUPF) / 27 ft (with PUPF, 5 ft sidewalks) / 30 ft (with PUPF, 8 ft sidewalks) from AR and residential zones: 10 ft
24	Waste enclosure requirements	All waste containers shall be located within an enclosed masonry area, 6 to 8 ft tall, with appropriate solid gate
25	Minimum loading dock setback	75 ft from property line shared with AR and residential zones

Notes

* Building setback and height standards (Nos. 5-9, 11) do not apply to adaptive reuse projects. Landscape screening along interior property lines (No. 20) does not apply if the existing building is located less than 10 ft from an interior property line adjacent to AR and residential zones. Expansions proposed with an adaptive reuse project are required to comply with these standards (Nos. 5-9, 11, 20).

¹ Private open space: ground-level patio, stoop, or porch; and balcony for upper stories, for the exclusive use of that unit.

² Common gathering space: versatile, centrally located outdoor environments designed to facilitate resident engagement and recreation; these areas accommodate a diverse range of amenities, including but not limited to barbecue areas, picnic tables, community gardens, dog parks, athletic courts and fields, swimming pools, playgrounds, courtyards, plazas, or rooftop decks.

C.3. COMMERCIAL CORRIDOR OVERLAY DESIGN STANDARDS

The text below is proposed as a new chapter (Chapter 8.0) to the Countywide Design Guidelines and Standards.

Countywide Design Guidelines and Standards

8.0 Commercial Corridor Overlay Design Standards

8.1 Introduction

The objective design standards set forth in this Chapter supplement the development standards in the Zoning Code and serve as the minimum requirements for **all development (i.e., commercial, residential, mixed-use, etc.) in the Commercial Corridor Overlay**. The objective design standards further the goals, objectives, and policies of the General Plan which encourage commercial corridor revitalization and high-quality design in the unincorporated County.

An objective design standard is one that involves no personal or subjective judgment by a public official and is verifiable by reference to an external and uniform benchmark, including criteria available and known to both an applicant and the public official.

Purpose

The purpose of this Chapter is to advance:

- Consistency, by disclosing design expectations to developers in advance of filing a Planning application, and to facilitate the fair and consistent application of standards across proposed development;
- Quality, by establishing the minimum standards for desired development characteristics;
- Reinvestment, by adopting standards responsive to development constraints and incentivize new places to live, work, and shop in the Commercial Corridor Overlay.

Organization of this Chapter

This Chapter is organized into two main design categories with the following design elements.

1. Site and Landscape Design
 - Site Planning and Circulation
 - Common Gathering Spaces
 - Landscaping
 - Site Lighting
 - Fencing and Walls
 - Accessory Structures and Mechanical/Utility Equipment

2. Architectural and Building Design
 - Building Design and Access
 - Private Open Space

The Site and Landscape Design category encompasses sitewide logistics and environmental integration. The Architectural and Building Design category prescribes the aesthetic form and functional details of structures. This organization is intended to create a logical flow from macro-level site planning (i.e., considerations for circulation and safety) to micro-level architectural elements (i.e., building massing and accessory structures).

Each design element includes a design principle, rationale, and design standards as defined below.

- **Design Principle:** represents the overarching design rule on which the Design Standard is based.
- **Rationale:** provides the underlying reason or explanation for the Design Principle.
- **Design Standard:** states the objective measurable standard established to implement the Design Principle and is the basis for achieving design approval.

Adaptive Reuse Accommodation

Adaptive reuse is the repurposing of existing buildings for another use. For the purposes of this Chapter, adaptive reuse is the repurposing of existing non-residential buildings (i.e., commercial, office) to multifamily uses in the Commercial Corridor Overlay.

Adaptive reuse projects face physical constraints that preclude compliance with standards that are imposed on new build projects, particularly when no substantial alterations are proposed. In recognition of these realities and constraints, only design standards that are demarcated by the “AR” symbol are applicable to adaptive reuse projects in the Commercial Corridor Overlay.

8.2 Site and Landscape Design

8.2.A Site Planning and Circulation

Design Principle: New development shall be located at or near the front property line, adjacent to the public right-of-way, creating a building interface along and connected to the public realm.

Rationale: Appropriate building location and circulation can help to create an interesting and safe streetscape that promotes interaction and visibility. For example, pedestrian-oriented ground floor retail combined with residential development can provide “eyes on the street,” and increased activity and security for the corridor.

Design Standards:

1. Building Orientation: Buildings shall be sited to prioritize eyes on the street and common gathering spaces for community safety.

2. Pedestrian Access from Primary Buildings: On-site walkways shall connect proposed primary building entrances(s) to a public sidewalk on each public street frontage. Walkways shall be a minimum of 4 feet wide, hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material. Where a walkway is parallel and adjacent to a vehicular travel lane, it shall be raised or separated from the vehicular travel lane by: (a) a planting strip that is a minimum of 7 feet wide where trees are provided, and 4 feet wide where shrubs or groundcover are provided, (b) a raised curb that is a minimum of 6 inches high, or (c) permanent bollards at least 3 feet in height, spaced a maximum of 5 feet on-center.
3. Surface Parking: No more than 10 percent of the total number of proposed surface parking stalls shall be located within 75 feet of a property line abutting a public street. Lots with a minimum lot depth of less than 120 feet are exempt from this surface parking standard.
4. Parking Lot Walkways to Entrances: Pedestrian walkways shall connect all primary building entrance(s) to all proposed surface parking areas on the site. **AR**
5. Curbs or Other Barriers: Surface parking areas, loading and unloading areas, and storage, sale, rental, and service areas shall be improved with minimum 6 inch high curbs or other barriers that prevent parked vehicles, equipment, or other objects from projecting into the public right-of-way and landscaped areas.
6. Paving Required: Non-permeable, dark surface paving (such as standard asphalt) shall be limited to required storage and service areas, outdoor merchandise and equipment sales and rental areas, and all areas accommodating vehicular use including off-street parking, driveways, maneuvering, and loading areas for vehicles and equipment. All other areas shall be improved with landscaping or other pervious surfaces.
7. Paving Materials: Paving materials shall consist of decorative pavers, asphaltic concrete, or concrete paving, or alternative treatments providing comparable strength and performance for vehicles intended to use the facility.
8. Primary Vehicular Entries: Primary vehicular entries shall incorporate enhanced paving for a minimum depth of 10 feet from the property line or public right-of-way as measured from the back of sidewalk, and spanning the full width of the drive aisle. Acceptable materials include concrete pavers, stamped concrete, or integral colored stamped concrete.
9. Trash Enclosures: Trash enclosures shall be screened from public view and located to allow unobstructed access for the commercial waste hauler. For residential or mix-use development involving residential, site placement must minimize negative impacts to residents and allow for landscape buffering. **AR**

8.2.B Common Gathering Spaces

Common gathering spaces are defined as versatile, centrally located outdoor environments designed to facilitate resident engagement and recreation. These areas accommodate a diverse range of

amenities, including but not limited to: barbecue areas, picnic tables, community gardens, dog parks, athletic courts and fields, swimming pools, playgrounds, courtyards, plazas, or rooftop decks.

Design Principle: Common gathering spaces in residential or mixed-use development shall prioritize pedestrian-focused, interconnected, and multifunctional design to create quality spaces. The standards in this design element do not apply to non-residential development.

Rationale: Incorporating quality common gathering spaces in residential development improves livability and creates space for interactions. Thoughtfully designed common gathering spaces create engaging environments that boost pedestrian activity, foster community, and improve residents' well-being.

Design Standards:

1. Minimum Dimensions: Common gathering spaces provided shall have a minimum width dimension of 10 feet in all directions. **AR**
2. Paving: Common gathering spaces shall be delineated with enhanced paving such as articulated scoring, pavers, stamped and/or color concrete. **AR**
3. Accessibility: All common gathering spaces shall be centrally-located and accessible to all residents and may be located at-grade, on a podium, or on a rooftop. Common gathering spaces shall be connected to the primary building entrance by an accessible route. **AR**
4. Shading: Common gathering spaces shall provide a minimum of 20 percent shade coverage via permanent structures such as fabric sails, metal or wood canopies, building overhangs, or functional art. Play structures shall be 100 percent shaded. **AR**

8.2.C Landscaping

Design Principle: Landscaping shall be designed as an integral component of the site, utilizing native and climate adapted plantings to unify architectural elements, define outdoor spaces, and elevate the overall aesthetic character of the development.

Rationale: Thoughtful landscaping creates a functional, sustainable, and aesthetically cohesive environment that enhances property value, improves user experience, and harmonizes with the surrounding architecture.

Design Standards:

1. Unpaved Areas: All unpaved areas shall be landscaped. **AR**
2. 2-Foot, 6-Foot Rule: All mature landscape shall follow the 2-foot, 6-foot rule. Mature groundcovers shall not exceed 2 feet in height. Tree canopies shall be limbed up to a minimum of 6 feet or more clear from ground or adjacent walkways. **AR**

3. Visibility: Shrubs between walkways and building entries or windows shall not exceed 30 inches at maturity. Windows shall be free from obstructions so that there is a clear view from the units to the street, common gathering spaces, and parking areas. **AR**
4. Passive Solar Design: To support passive solar design, trees adjacent to the east, west, and south building facades shall be species that maximize summer shading while facilitating winter solar heat gain. **AR**
5. Trees: Trees shall be planted along pedestrian pathways, in setbacks, and common areas spaced at intervals of no more than 75 percent of the selected species mature canopy size, not to exceed 30 feet on center. **AR**
6. Water Efficiency: All landscaping shall meet or exceed the requirements of the Water Efficient Landscape Ordinance. Landscaped areas shall be provided with automatic irrigation systems. **AR**

8.2.D Site Lighting

Design Principle: Lighting shall be of proper scale and character in relation to adjacent properties and uses. Lighting shall not intrude or create a nuisance towards adjacent properties. At the same time, lighting shall provide adequate visibility and security for users and residents.

Rationale: Lighting not only provides for increased security and visibility but can also contribute to the design of a project.

Design Standards:

1. Lighting Control: Lighting shall be constructed with full shielding and/or recessed to avoid light trespassing to adjoining properties. Each fixture shall be directed downward and away from adjoining properties and public streets, so that no light fixture directly illuminates an area outside of the site, and the light source is not visible from adjacent properties. There shall be no flashing, moving, or animated lights. **AR**
2. Safety and Security Lighting: Illumination shall be a minimum of 0.25 foot-candles at grade level for surface areas of alcoves, walkways, and yards other than required for exits. Illumination shall be a minimum of 1 foot-candle at floor level for open parking areas. **AR**
3. Lighting Color Temperature: Outdoor lighting for surface parking areas and vehicle maneuvering areas must not exceed a correlated color temperature of 3,000 Kelvin to minimize glare, skyglow, and light trespass/spill light. **AR**

8.2.E Fencing and Walls

Design Principle: Site fencing and walls shall utilize high-quality materials and rhythmic architectural elements to define property limits without creating visual monotony or blank walls.

Rationale: Fencing and walls utilized for security and privacy should be integrated into the overall design.

Design Standards:

1. Sound walls, masonry walls, and fences shall include a cap and incorporate masonry columns at terminations and corners, and within straight sections at intervals not to exceed 100 feet on center. Masonry columns are not required on interior property lines, except where they terminate at the public right-of-way. **AR**
2. Metal fencing may include decorative tube or wrought iron fencing. All gating (pedestrian and auto) shall be complimentary to the proposed fencing. Chain link fencing and barbed wire is prohibited. **AR**
3. Wood fencing along interior property lines shall be constructed as “Good Neighbor” fencing with alternating panels or with equivalent enhancements provided on both sides. Wood fencing visible from the public right-of-way shall be enhanced and shall present a continuous finished side facing the right-of-way. A stain or preservative shall be applied. **AR**

8.2.F Accessory Structures and Mechanical/Utility Equipment

Design Principle: Accessory structures and mechanical/utility equipment shall be designed as integrated components of the overall site and located away from street views and/or screened and buffered appropriately.

Rationale: Unsightly and poorly located structures/equipment can detract from the compatibility with site and building design creating hazards for pedestrians and autos.

Design Standards:

1. Architectural Treatment: The architectural detailing, roof pitch, material and color palette of all accessory structures (excluding trash enclosures and carports) shall be the same as the primary structure. **AR**
2. Trash Enclosures: Trash enclosures shall
 - a. Be appropriately sized to contain both trash and recycling containers, and include green waste and organic food waste containers, as required.
 - b. Be constructed of concrete block. Split face block, brick or stone veneer, stucco or similar quality materials are permitted. The use of unsurfaced (precision or smooth face) concrete block alone is not permitted but can be used in combination with other quality materials that complement the primary building’s architecture.
 - c. Provide a cover (roof) for the entire waste area, as permitted by the local waste hauler.
 - d. Be screened utilizing dense, evergreen landscaping with a minimum of 3 feet in height at maturity. **AR**

3. Service Elements and Utility Equipment: Landscaping and/or architectural treatments shall be provided to screen views of service elements (including storage areas, HVAC systems, and other mechanical equipment) and utility equipment (including transformers, water apparatus, electric and gas meters, electrical panels, and junction boxes) when visible from public streets. Screening fences or walls shall be constructed of durable, opaque material such as wood, brick, rock, or other masonry material and shall not consist of chain link fencing. Where shrubs are used for screening, shrubs shall be a minimum 3 feet in height at maturity. **AR**

8.3 Architectural and Building Design

8.3.A Building Design and Access

Design Principle: Building design and access shall interact and engage with the public realm to create vibrant places to live, work, and shop.

Rationale: Building design and access is crucial to ensure the functionality of a building, as well as the integration of it within the surrounding development and community, while also ensuring usability. Building design and access can also promote increased community, safety, and sense of community.

Design Standards:

1. Transparency: Exterior walls of non-residential uses facing a public street shall include windows, transparent doors, or other openings (with clear glazing) along at least 40 percent of the ground-floor street-facing building wall area.¹
2. Blank Wall Limit: Along any ground-floor building elevation facing a public street, exterior walls may run in a continuous plane for no more than 30 feet without a: window, door (transparent, semi-transparent, or opaque), or other opening, or a column, pilasters or other articulation greater than 12 inches in depth, or a substantial material change, which means a change in material between wood, metal, glass, brick, architectural block, stone, or other allowed exterior material. **AR**

¹ This standard applies only to ground floor non-residential uses, including mixed-use projects where the ground floor is non-residential. This standard does not apply to lodging uses or alley-facing facades. The ground floor building wall area is calculated by including the entire street-facing building facade between a height of 2 feet and 12 feet, or the height of the ground floor ceiling, whichever is higher, as measured from the adjoining sidewalk. Glazing or openings for bicycle rooms, gyms, or activity rooms that are a part of a residential building may count toward the minimum transparency percentage where the room is adjacent to, or directly visible from, a lobby or primary interior common area (with or without a separating door or wall).

3. Facade Articulation: Proposed building facades exceeding 60 feet facing public streets shall incorporate at least two of the following features:
 - a. Recess windows by at least 6 inches from surrounding exterior wall surfaces, as measured from window frame to finished exterior wall.
 - b. Offset a minimum of 25 percent of the facade, including all building levels, at a depth of at least 1 foot from the remainder of the facade.
 - c. Include at least one projection or recess of at least 4 feet in depth, or two projections or recesses at least 2 feet in depth at an interval of no more than 50 horizontal feet. For a building with 2 or more stories, the projection or recess shall be present on at least 2 stories.
 - d. Provide a vertical feature such as a pilaster of at least 12 inches in both width and depth that extends the full height of the facade at an interval of no more than 50 horizontal feet.
 - e. For buildings of at least 4 stories, distinguish the ground level of the building from upper levels by a change in building material.
 - f. For buildings of at least 4 stories, distinguish the top floor of the building from lower levels by a change in facade materials, along with a change in plane at least 3 inches in depth at the transition between the two materials.
 - g. Include a horizontal design feature such as a water table, belt course, or bellyband, or other similar feature applied to the transition between the ground floor and upper floors.

AR
4. Facade Length: Proposed building facades facing public streets shall not exceed 150 feet in length (measured horizontally along building wall) without a facade break of at least 8 feet in width and 3 feet in depth, open to the sky.
5. Prohibited Primary Materials: Prohibited exterior building materials for proposed building facades facing public streets include unfinished plywood or oriented strand board, and vinyl siding. Unfinished concrete masonry units (unfinished concrete block) may be used for no more than 25 percent of the public street-facing building wall area. **AR**
6. Entrance: At least one primary entrance for ground-floor non-residential tenants or multi-tenant buildings shall face the adjacent public street, be accessible from sidewalk or publicly accessible walkway, and be clearly identifiable as a primary entrance. **AR**
7. Window Location and Orientation: Proposed buildings shall design and orient windows on facades sharing a property line with agricultural-residential and single family residential zones to minimize the visual intrusion into adjoining properties by locating windows, balconies, and decks away from windows of adjoining residences (on-site or off-site). **AR**
8. Solar Reflectivity: On roofs and exterior facades, use materials with high solar reflectivity to minimize heat absorption and localized heat island effect. **AR**

8.3.B Private Open Space

Private open spaces shall be defined as a ground-level patio, stoop, or porch; and balcony for upper stories, for the exclusive use of that unit.

Design Principle: Private open space shall be a clearly delineated, high-utility area directly connected to the individual residential unit that serves as an extension of the living space to enhance resident's experience. The standards in this design element do not apply to non-residential development.

Rationale: Private open spaces that are functionally viable and allow the "quiet enjoyment" of home fosters a sense of individual ownership within a high-density environment.

Design Standards:

1. Minimum Dimensions: Private open space shall meet the following minimum clear depths: balconies: 4 feet; patios/terraces: 6 feet. **AR**
2. Area Delineation: Porches, patios, and balconies shall be screened from directly adjacent units and clearly delineated by a wall or fence. In addition, ground-level patios shall be provided with a 4 foot landscape separation between patios and adjacent walks with landscape screening. **AR**
3. Mechanical Equipment: Air conditioners or other mechanical equipment are not permitted within private open space areas. **AR**
4. Shading: Private open spaces on intensely sunlit facades shall incorporate sun shading devices, operable shutters with positive ventilation, solar screens, canopies, covered porches, patios and balconies, or brise-soleils (exterior sun baffle) for shade purposes. **AR**