

**El Dorado County
Interim Objective Design Standards for
Multifamily Residential and Mixed-Use Development Projects that
Qualify for State Streamlining and Ministerial Provisions**

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1.0 Introduction

The Interim Objective Design Standards (IODS) provide specific measurable elements of design that are required for all multi-family residential and mixed-use projects that qualify for state streamlined, ministerial review. The intent of the IODS is to set clear standards that facilitate the development of high-quality and integrated affordable housing while accounting for the County’s design preferences. This document provides interim objective design standards for multifamily and mixed-use housing projects that qualify for streamlined and ministerial processing under California State Law.

1.1 Applicability

- A. The IODS apply to new multi-family residential and mixed-use development, as well as additions to existing multifamily residential and mixed-use development. Projects within Specific Plans or Planned Development Combining Zones would be subject to the IODS and the existing objective requirements of the specific plan or zone. The Specific Plan and

Planned Development Combining Zone shall control, except in instances where it is silent on a matter, in which case the IODS shall be applied. These standards do not apply to lands within the Lake Tahoe Basin, or Projects in Process as defined in El Dorado County Zoning Ordinance Section 130.10.040.C (Effect of Zoning Ordinance Changes to Projects in Process). These IODS shall remain in full force and effect until such time as new permanent community-specific objective design standards are adopted by the County.

For the purposes of this chapter, "multi-family residential projects" are projects with two or more residential units, and "mixed-use development projects" are those projects with a mix of multi-family residential and non-residential uses proposed as part of the same development project. Multi-family residential or mixed-use development projects shall demonstrate adherence to state streamlining and ministerial provisions and shall adhere to requirements contained in these IODS in order to gain administrative approval.

Multi-family residential and mixed-use development projects that qualify for streamlined processing under state law, as may be amended from time to time, may be subject to additional or different development standards from those found in this Chapter. In the event of conflicts between these standards and those required by state law, the requirements of state law shall control.

- B. Additions to existing multi-family residential or mixed-use buildings.** For additions to existing buildings containing permitted multi-family residential or mixed use, the standards of this chapter shall apply to the entirety of each building undergoing an addition if the building undergoing an addition requires a demolition that is equal to or greater than fifty percent (50%) of the gross floor area of the building. If the addition requires demolition that is less than fifty percent (50%) of the gross floor area of the building undergoing an addition, the design of the addition shall use the same building and roof style, form, materials, and color found on the existing building.
- C.** Multi-family residential or mixed-use development projects that deviate from the objective design standards or are not consistent with the objective design standards of this chapter shall be subject to the standard discretionary review process established in Article 5 of the El Dorado County Zoning Ordinance (Zoning Ordinance) and be processed as outlined in Section 1.3 (Review Process) below in this chapter.
- D.** For mixed-use development projects, the standards shall apply to the entirety of the development project and are not limited to the residential portions.
- E.** These standards are in addition to the applicable objective development standards found in the Zoning Ordinance, which includes the Zoning Ordinance. Standards referenced in the County Code, including but not limited to, Outdoor Lighting Standards, Parking Standards, Landscaping and Irrigation Standards, and Design and Improvements Standards Manual, shall be required of all projects. For example, Mixed-Use projects shall be required to comply with the objective standards of Zoning Ordinance Section 130.40.180 (Mixed Use Development). In the event of conflicting provisions between this chapter and applicable Zoning Ordinance regulations, the strictest standard shall control.

F. Organization. The IODS are organized by topic. Descriptive diagrams are provided to help articulate the standards visually. In the event of a conflict or inconsistency between the text of this document and any illustration, figure, table, heading, caption, or map, the text shall take precedence.

G. Interpretation. The following standards provide direction on interpreting this chapter:

1. Mandatory and Discretionary Terms
 - a. The words "shall," and "will" are mandatory, establishing a duty or obligation to comply with the specific Standard.
 - b. The words "shall not," "will not" and "not permitted" are mandatory and represent the prevention of action.
 - c. The words "may," and "should" are permissive.
2. Unless otherwise specifically indicated, lists or items or examples that use terms such as "for example," "including," and "such as," or similar language are intended to provide examples and are not an exhaustive list of all possibilities.
3. Unless context clearly suggests otherwise, conjunctions must be interpreted as follows:
 - a. "And" indicates that all connected terms, items, conditions, provisions, and events apply.
 - b. "Or" indicates that one or more of the connected terms, items, conditions, provisions, or events apply
4. Where features are required in intervals, the measurements shall occur from left to right when viewing the elevation.

1.2 Review Process

A. Streamlined permit review. Determination of compliance with the IODS and other applicable objective standards will occur during building permit review. Any development project found to not comply with these standards will have the option of revising submitted plans for the building permit or applying for a discretionary planning permit as described below.

B. Standard discretionary permit review. Any multi-family residential or mixed-use development project that deviates from these standards shall be subject to all applicable provisions of Zoning Ordinance Article 5 (Planning Permit Processing) and shall be subject to a discretionary Design Review Permit under the procedure specified in Section

130.52.030 (Design Review Permit). For purposes of these standards, a Design Review Permit shall apply to all multi-family and mixed-use development located within the County's Community Regions and Rural Centers and shall not be limited to the specific areas described in Section 130.52.030. Such projects shall include a review by the identified review authority as specified in Section 130.50.030 (Review Authority for Allowed Uses and Permit Decisions). If the project is within a community design review area, then it will need to be presented to the respective Design Review Committee.

2.0 Multifamily Residential Development

2.1 Site Planning

The purpose of this section is to ensure development is consistent and compatible with the overall site conditions and neighboring uses. It outlines standards for key site level features that are essential to quality design outcomes, particularly when viewed from the street.

A. Site design.

1. Buildings shall comply with the setbacks established in the Zoning Ordinance, applicable specific plan, or applicable planned development combining zone.
2. Projects shall comply with Zoning Ordinance Chapter 130.33 (Landscaping Standards) and the adopted Landscaping and Irrigation Standards and Chapter 130.34 (Outdoor Lighting) and the adopted Outdoor Lighting Standards.

B. Building orientation.

1. Projects located adjacent to or across the street from other street-facing residential developments shall orient the buildings to the street with individual entries, patio areas, and landscaping facing the street.
2. For projects adjacent to open space, parks, or other common gathering spaces, each residential unit along the building side adjacent to the public space shall have at a minimum one window facing the public space.
3. When a project includes multiple buildings, building walls that are internal to the site and face another building shall not position windows and entrances directly across from windows and entrances of another building to improve indoor privacy.

C. Circulation.

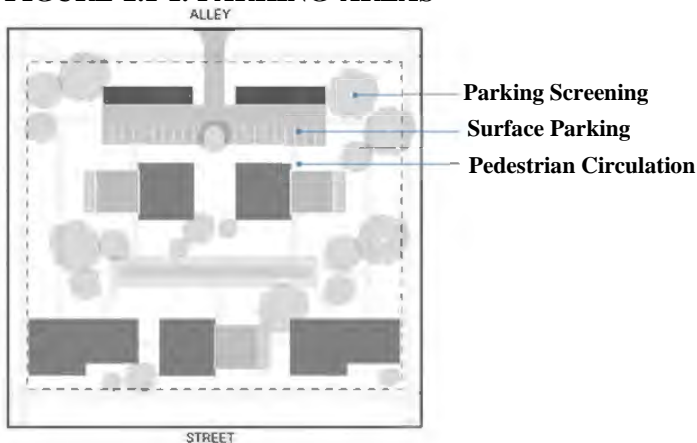
1. When not already existing, frontage improvements (i.e., sidewalks, curb, gutter, street improvements, etc.) shall be installed along the project frontages in accordance with County Standards.

2. Driveways shall be installed per County Standards.
3. Site circulation shall allow for and facilitate emergency access to the site, and all buildings, and shall comply with County Standards and other applicable local and state laws.
4. All pedestrian circulation walks shall be designed to provide access to the disabled in compliance with the Americans with Disabilities Act (ADA), California Building Standards Code Title 24 and the County's Improvement Standards.
5. A continuous minimum five (5) foot-wide pedestrian path shall connect the public building entrance to the public sidewalk where one exists or is required by County Code.

D. Parking.

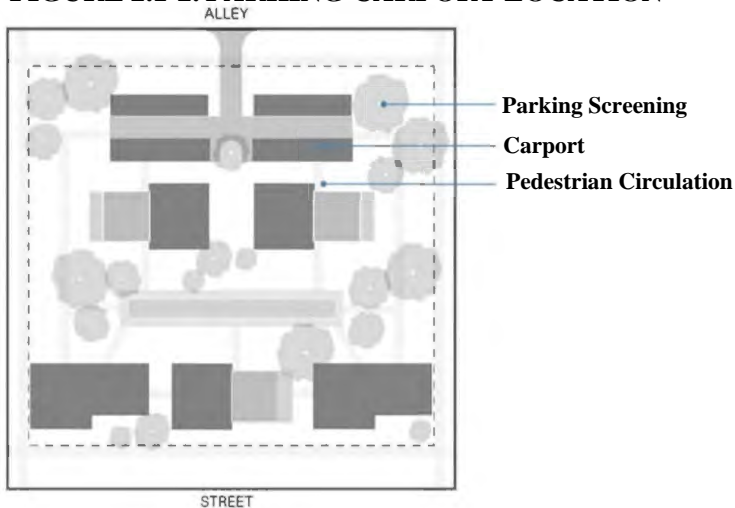
1. Parking areas shall be screened from the street and property lines, unless it is an alley or unless the parking spaces are accessible parking spaces required by Building Code or other applicable ADA regulations as enforced by the County.
2. Parking areas, which include carports/garages, shall not be located along residential neighborhood street frontages.
3. On-site parking shall adhere to Zoning Ordinance Chapter 130.35 (Parking and Loading) and the adopted Parking and Loading Standards.
4. Parking carports and garages shall be designed as part of the overall project and use the same materials, colors, and details found on the residential buildings.
5. Parking Area. All on-site landscaping, including parking lot landscaping, shall be landscaped pursuant to Chapter 130.33 (Landscaping Standards), the adopted Landscape and Irrigation Standards, the County's Design and Improvement Standards Manual (DISM) and the 2015 California Model Water Efficient Landscape Ordinance (MWELO) California Code of Regulations, Title 23, §490 *et seq.*
6. Tandem parking is prohibited.

FIGURE 2.1-1. PARKING AREAS



7. Parking carports
 - a. Carports shall not be used for storage but shall be reserved for parking.
 - b. Carports may be attached to the residential structure.
 - c. Carports shall be oriented to consider solar access for solar panels.
 - d. Carports shall be oriented and the roofs sloped to avoid snowshed on public rights-of-way, sidewalks, and internal pedestrian paths.
 - e. Prefabricated metal carports shall include materials and colors found on the primary buildings and include a minimum manufacturer warranty of twenty (20) years from color fading or other weather or climate-induced degradation of the material.
 - f. Each carport structure shall be separated from additional parking spaces and/or other carports by a landscaping area as defined in the County's Landscaping and Irrigation Standards.
 - h. Storage areas may be incorporated into carports either above, behind, or beside the carport.
 - i. The ends of each cluster of carports shall be concealed with low walls up to four feet in height and/or landscaping at least six feet in height.

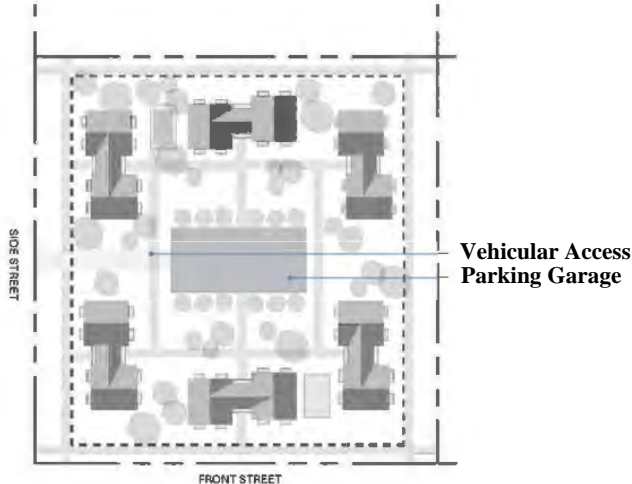
FIGURE 2.1-2. PARKING CARPORT LOCATION



8. Parking garages

- a. Parking garages shall be limited to two (2) stories in height.
- b. Parking garages shall be screened from property lines through the use of landscaping and trees or other buildings.
- c. Parking garages may be detached or attached to a structure containing the primary use.
- d. Garage design.
 - (1) For projects with five (5) or more dwelling units, garages shall be located behind the primary uses. For projects with four (4) or fewer dwelling units, garages may be located on the same plane as or in front of the residential unit.
 - (2) Parking areas tucked under residential structures shall be in a fully enclosed garage.
 - (3) Parking garages shall have massing breaks every fifty (50) feet along the street frontage. Massing breaks shall be a minimum of twelve (12) inches deep, and four (4) feet wide, and extend the full height of the building. At least fifteen percent (15%) but no more than thirty percent (30%) of the area of each façade on all public street and public-facing facades shall be covered by a secondary high quality / durable material different from the primary façade material.

FIGURE 2.1-3. PARKING GARAGE LAYOUT

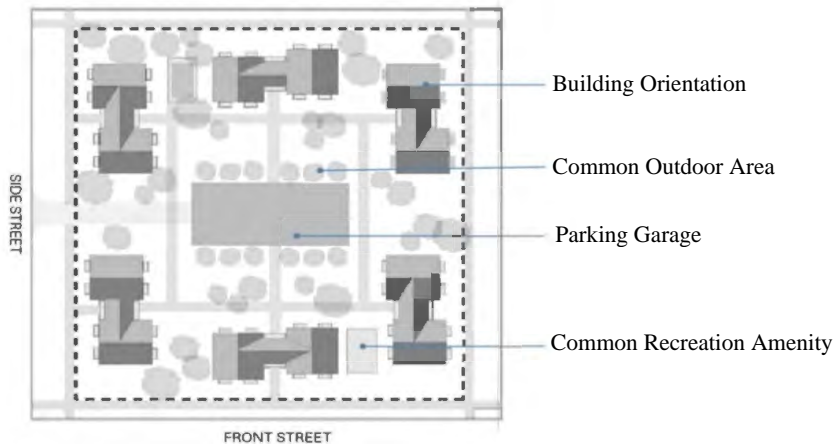


E. Common outdoor areas.

1. Common outdoor area requirements. Common outdoor areas shall be defined as usable outdoor space that is designed and/or programmed for recreation and leisure. All multi-family and mixed-use developments with five (5) or more dwelling units shall incorporate the following. See Figure 2.1-4:
 - a. The project shall be designed to provide the equivalent of a minimum of one hundred (100) square feet of common outdoor area for each dwelling unit.
 - b. Each common outdoor area shall maintain a minimum dimension of twenty (20) feet in any direction and shall not include rights-of-way, vehicle access, parking areas, or landscaping associated with a parking area.
 - c. Rear setbacks that meet the definition of common outdoor area are credited as usable common outdoor areas up to a maximum of fifteen percent (50%) when they are at least twenty (20) feet in all dimensions.
 - d. Common recreational amenities, as defined below, shall be provided for the common outdoor areas.
 - e. Up to twenty-five percent (25%) of any required common outdoor area may be paved or hard surface if the surfaces are to be used for recreational purposes (e.g., basketball court, swimming pool, walking paths).
 - f. The common outdoor area space requirement may be reduced to fifteen percent (15%) of the total site if at least fifteen percent (15%) of the total

site is devoted to private outdoor areas reserved for the exclusive use of individual residents, such as private yards, patios, and balconies.

FIGURE 2.1-4. COMMON OUTDOOR AREA AND RECREATION AMENITIES



F. Common recreational amenities.

1. Outdoor seating shall be provided at a ratio of one (1) bench that is a minimum of six (6) feet long or two (2) seats per every ten (10) units. Seats and benches shall be constructed of stainless steel, wood or a material of comparable quality and durability. Seats shall be either a single chair or stool. Benches shall accommodate at least two (2) seated adults.
2. All multi-family residential developments shall provide a minimum of one indoor or outdoor recreational amenity at a rate of one amenity for every twenty-five (25) units.
3. Common recreational amenities shall be provided within the common outdoor areas or in a common building.
4. One of the following recreational amenities shall be required to fulfill this common recreational amenity requirement:
 - a. Barbecue area with plumbed gas stub, concrete pad, picnic tables, and roof. Barbecue area shall be no smaller than two hundred (200) square feet with a minimum of three (3) barbecues and three (3) tables;
 - b. Recreation building with community room, including exercise equipment;
 - c. Fenced pervious dog play area that is a minimum of six hundred (600) square feet in size and has regularly maintained waste stations. Fencing shall be a maximum of four feet in height, shall be metal or wood and fifty

percent (50%) transparent. Chain link or barbed wire are prohibited. No lighting shall be permitted, and the hours of operation shall be sunrise to sunset. The fenced dog play area shall be located outside of any Zoning Ordinance setbacks;

- d. Formal and maintained outdoor recreation areas (e.g., bocce courts, basketball courts, volleyball courts); and
 - e. Children's outdoor play area with play equipment. Individual play areas shall have a minimum area of six hundred (600) square feet and minimum dimension of fifteen (15) feet in any direction with a pour-in-place recycled rubber surface or similar surface with a minimum projected lifespan of at least ten (10) years. Children's play areas shall contain a minimum of two (2) structured play modules, such as a play structure and swing area. This area shall be protected from any adjacent streets or parking lots with a fence or other barrier at least four (4) feet in height. Fencing shall allow visibility into the play area.
 - g. Communal garden that has a minimum area of six hundred (600) square feet and minimum dimension of fifteen (15) feet in any direction.
 - f. Applicants choosing to provide a recreational amenity that is not listed above may seek approval through the discretionary review process.
4. For every twenty-five (25) two-bedroom or larger units, a children's play area is required, as defined above. If more than one play area is required, the play areas may be combined. The play areas may be used to meet the required total number of recreational amenities.

G. Fencing and wall design.

- 1. Proposed developments shall adhere to all Zoning Ordinance requirements pertaining to fences, walls, and retaining walls.
- 2. Projects abutting single-family residential zoned properties shall provide a masonry block wall along the shared project boundary except at pedestrian access points. Walls shall be split face or stucco covered with integral color matching the façade.
- 3. Fencing proposed along open space shall be an open type wrought iron material, to allow views of the open space.

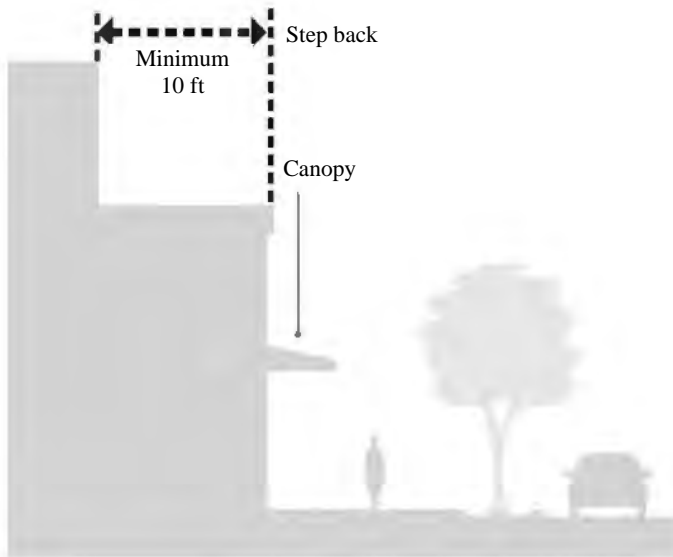
2.2 Wall Form

The purpose of this section is to ensure buildings are designed to reduce their overall perceived scale and to provide visual variety from all observable scales.

A. Building massing. Massing is used to express or break up the form of a building and is one of the most important ways a building is experienced. The specific organization of building massing can minimize the perceived scale of large buildings and enhance the pedestrian experience. Major massing breaks are considered those that break the building into discernable volumes. Major massing breaks shall be achieved by incorporating the following features. See Figure 2.2-3.

1. Building elevation length. No building façade or elevation visible from the public right-of-way, legal edge of non-County maintained roadway, and property lines, shall be greater than two hundred (200) feet in length.
2. Step Backs. For buildings three (3) stories or taller in height, a minimum step back of ten (10) feet from the ground floor building walls that front a public street or pedestrian walk is required for the third story or at thirty (30) feet measured from the lower story building walls at finish grade, whichever is less. See Figure 2.2-1.

FIGURE 2.2-1. BUILDING STEP BACKS AND CANOPY



3. Massing breaks. Buildings shall have massing breaks (i.e., articulation) at least every fifty (50) feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Massing breaks shall be a minimum of eighteen (18) inches deep and four (4) feet wide and extend the full height of the building. See Figure 2.2-2.

FIGURE 2.2-2. BUILDING ARTICULATION

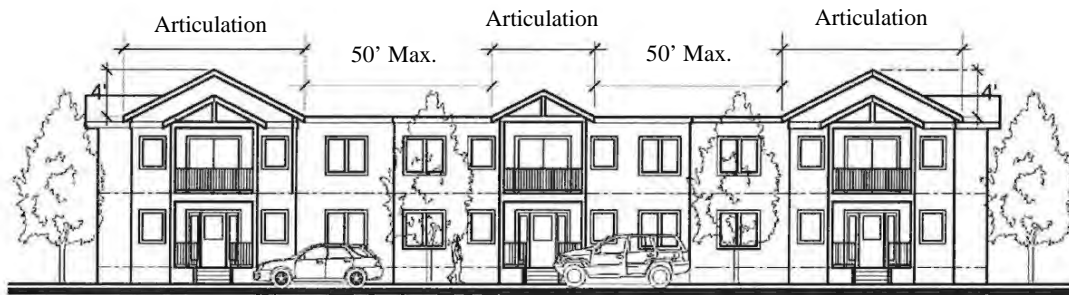
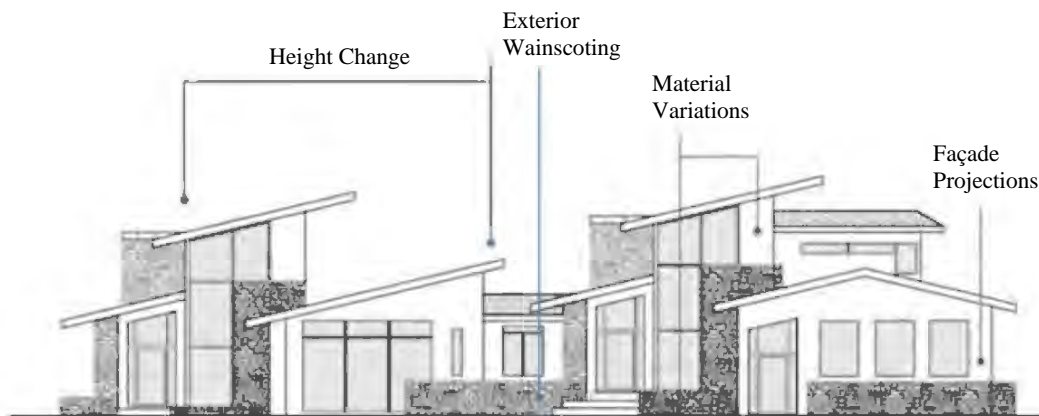


FIGURE 2.2-3. TYPES OF MASSING BREAKS



2.3 Building Colors and Materials

The purpose of this section is to ensure the materials and colors used reflect the architectural character and history of the County.

A. Building colors.

1. Neon or fluorescent colors are prohibited in all instances.
2. All structures shall include at least one primary color and a maximum of two (2) accent colors, in addition to the color of the roofing material. Accent colors are colors that are not a shade, tone, or tint of the base color.
3. Adjacent buildings shall not use the same primary color(s).
4. Bright accent colors (such as white or off-white, turquoises, yellows, pinks,

purples) comprising no more than five percent (5%) of the total building façade may be included. If two bright accent colors are utilized, they shall together comprise no more than five percent (5%) of the building façade.

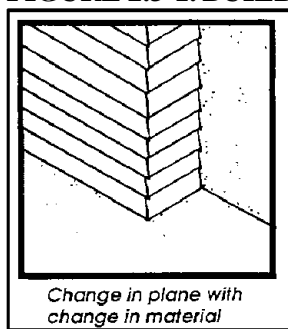
5. When an existing building is undergoing an exterior remodel beyond maintenance and repair, the updated colors shall comply with this section. Property owners shall provide proof of compliance prior to any future siding replacement of buildings, other than like-for-like maintenance.

B. Exterior building materials. This section identifies the requirements for exterior building materials, unless specifically identified.

1. Permitted Materials.
 - a. Wood, including board and batten, logs, natural wood, painted or stained wood, and hand-hewn lumber;
 - b. Metal, including weathered and matte finish corrugated metal, hand-forged metals, iron, copper, and rolled steel;
 - c. Rough-cut, smooth cut, and natural stone and artificial rock or imitation stone with similar durability to natural rock and stone;
 - d. Concrete, including board formed concrete, and stained or pre-colored concrete;
 - e. Steel structural elements;
 - f. Smooth fiber cement board, except for projects within the -DH Overlay District;
 - g. Wire and cable to be utilized only for railings, except for projects within the Historic Design (-DH) Overlay District; or
 - h. Alterations to structures defined as historic in the Zoning Ordinance Chapter 130.80 (Glossary) shall use colors, finishes, and materials to match the historic structure.
2. Materials allowed under specific circumstances. The following materials are allowed when the following requirements are met (see Figure 2.3-1):
 - a. Unpainted brick in a primarily standard running bond pattern (horizontal) is appropriate in multi-family residential and mixed-use projects. Brick may be applied to the ground floor of the structure and shall comprise up to a

- maximum of fifty percent (50%) of the building façade. Alternative brick patterns may be used to frame architectural features;
- b. Use of stucco shall not exceed ten percent (10%) of façades that face the street; and/or
 - c. Aluminum cladding systems. Smooth, nonreflective aluminum plank, panel, or batten cladding systems may be used on multi-family residential or mixed-use projects. Use of the aluminum cladding systems may comprise up to thirty percent (30%) of the building façade.
3. Prohibited Materials. The following materials are prohibited as exterior building materials (see Figure 2.3-1):
- a. Synthetic material, such as vinyl or plastic siding and trim;
 - b. Concrete Masonry Units
4. Façade designs shall incorporate a minimum of two (2) different building materials to provide articulation.
5. Exterior Wainscoting. A high quality/durable material, such as stone or brick, that is different from the primary façade material, shall be applied to the base of the building (minimum four [4] feet tall) for at least thirty percent (30%) of the length of each façade on all public street and public facing facades. The wainscoting shall begin and end at wall plane breaks and shall not occur on the same plane. See Figure 2.3-2.

FIGURE 2.3-1. BUILDING MATERIALS AT WALL EDGES



6. Accent material for entry. When a façade is fifty (50) feet or longer, the building shall include an entryway accent material that is distinct from the building façade. The entryway accent material shall cover a minimum of twenty percent (20%) of the wall surface surrounding the entryway, including windows and doors.

7. Additions shall use only the materials and colors found on the original structure and shall use the same materials as the original structure for window/door trim and lighting fixtures. This standard does not apply if the addition is paired with rehabilitation of the entire structure, and existing materials are replaced.
7. When an existing building is undergoing an exterior remodel, the materials shall comply with this section. Property owners shall provide proof of compliance prior to any future siding replacement of buildings, other than like-for-like maintenance.
8. Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.

2.4 Roofs

The roof is a major component of the architectural character of a building. The form, materials, and design shall adhere to the following standards.

A. Roofline articulation. Rooflines shall be vertically articulated at least every fifty (50) feet along the street frontage, through the use of varying roof height and/or form.

B. Roof types.

1. The following roof types shall be permitted.
 - a. Gable, including clipped gable and A-frame roofs.
 - b. Shed roofs
 - c. Hipped roofs
2. The following uses of flat roofs shall be permitted:
 - a. Any flat portions that provide for utility or equipment placement shall comprise a maximum of ten percent (10%) of the roof surface. Flat portions shall not be visible from streets, common outdoor areas or common recreation amenities.
 - b. Flat roofs may comprise more than ten percent (10%) but no more than thirty-five percent (35%) of the roof surface on structures that are larger than ten thousand (10,000) square feet.
3. Up to two (2) roof types are allowed per building. Each roof shall not comprise more than sixty percent (60%) of the total roofed area. Multiple pitches of the same roof type are permitted. For instance, a building could include a 4:12 shed roof, as

well as a 4:12 gable roof and 7:12 gable roof.

4. Building roofs and pitches shall be designed to minimize or prevent snow shedding onto common sidewalks and walking areas.
 - a. Buildings with roofs that are located ten (10) feet or less from a property line shall be designed so that the pitch of any portion of the roof within ten (10) feet of the property line is not directed toward the property line.
 - b. All roofs that have a pitch greater than 7:12 shall use a non-shedding roof material such as composition shingle.

C. Roof materials.

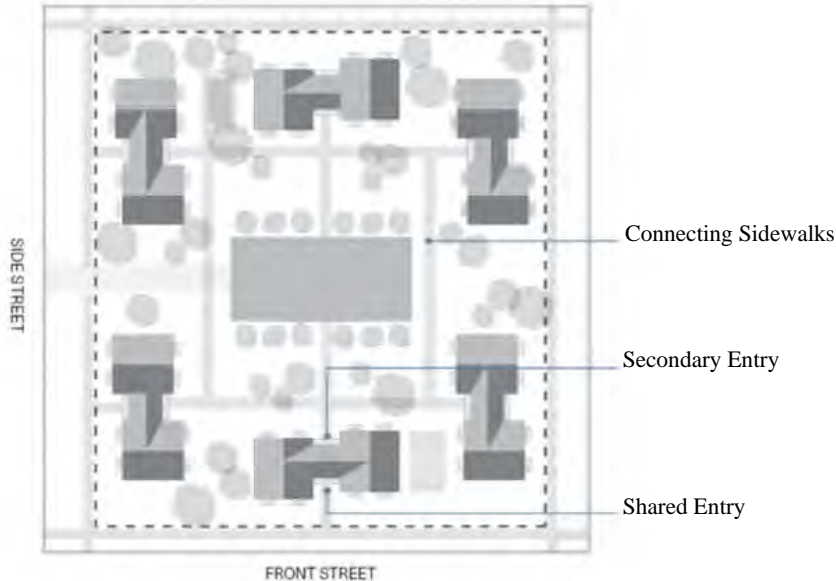
1. Roofs shall utilize one of the following materials:
 - a. Thick or dimensional asphalt shingle in dark earth tone colors (e.g., greens, browns, grays);
 - b. Metal: Standing seam, box rip, corrugated or similar in dark earth tone colors (e.g., greens, browns, grays, blacks, rust);
 - c. "Class A fire rated" treated wood shake;
 - d. Slate;
 - e. Flat concrete tiles/shingles in dark earth tone colors;
 - f. Copper or terne metal treated;
 - g. Matte shingles made of recycled materials in dark earth tone colors (i.e., greens, browns, grays); and
 - h. Granulated cap sheet, asphalt, and bitumen materials on flat roofs may be used to create light-colored rooftops for solar reflection. White roofs are allowed only on flat roofs where the roof cannot be seen from the public right-of-way.
2. Prohibited roofing materials. The following roofing materials are prohibited.
 - a. Untreated, unpainted aluminum or metal;
 - b. Brightly colored materials, including as turquoises, yellows, pinks, purples, neons, whites;

- c. White rock/gravel;
- d. Untreated smooth or corrugated metal;
- e. Shiny or reflective materials. Exceptions are noted in section above.

2.5 Building Entries and Staircases

- A. Building entries.** Building entries may be located on the exterior of the building and provide access to each unit or may consist of shared exterior entries in which residences are accessed through an interior common area, hall or walkway.
1. All ground-floor building entries for residential units not otherwise covered shall contain a roof overhang or canopy. The roof overhang or canopy shall extend out at a depth and width that is a minimum of fifty percent (50%) larger than the entry door width.
 2. For buildings with shared entries, building entries are required along all street-facing elevations. Secondary shared entries may be provided on other façades. Secondary shared entries shall be oriented to common areas such as courtyards, landscaped areas, or parking areas. See Figure 2.5-1.

FIGURE 2.5-1. SHARED ENTRIES AND SECONDARY ENTRIES



3. Residential projects on corner lots shall engage both streets by providing entries on both street-facing elevations.

4. Buildings shall orient private entries to streets, common outdoor areas or parking areas.

B. Exterior staircases.

1. Exterior staircases shall be screened from the street and property lines.
2. Exterior staircases shall be designed with a full roof cover (see Figure 2.5-2). A minimum of twenty-five percent (25%) of the square footage of the staircase structure, including roof and/or walls, shall consist of the same materials and colors as the primary structure.

FIGURE 2.5-2. EXTERIOR STAIRCASES



2.6 Building Architectural Elements

There is no specific architectural style required for multi-family and mixed-use residential development. The goal is to construct a high-quality and integrated residential or mixed-use development.

A. Windows and doors.

1. Window frames shall not contain vinyl, composite, or other synthetic materials.
2. Windows and doors shall be trimmed consistent with the architectural style.

B. Balconies, porches, decks, and patios.

1. All residential units shall have one private balcony, patio, or deck that is a minimum of forty-eight (48) square feet with no dimension less than six (6) feet. Each private outdoor space shall be accessible to only one (1) dwelling unit. See Figure 2.6-1.
2. Residential roof-top decks are prohibited.
3. Private exterior space shall be reserved for and immediately accessible to the dwelling it is designed to serve.
4. Balconies shall be unenclosed, except for required railings.
5. Fences and railings for balconies, porches, and decks shall use metal, wood, cable, or materials found on the structure of the building.
6. If a private, at grade-level patio is provided, it shall be enclosed through fencing or railing, or other solid material.

FIGURE 2.6-1. PRIVATE BALCONIES & PORCHES



C. Amenities.

1. Support structure design. Materials, colors and architectural finishes of accessory buildings, including but not limited to, laundry facilities, recreation buildings, sales/lease offices, shall use the style, materials, colors and architectural finishes

of the primary building(s) on site.

2.7 Utilities and Service Areas

A. Utility locations.

1. Air conditioning units, electrical meter boxes, and other private utilities shall be screened from public view through features, including but not limited to, landscaping, low walls, roof parapets. Utilities shall not be located along the front of the building or street-facing façade.

B. Service areas.

1. All waste and service areas shall be accessed from an alley or side street when one exists.
2. All waste and service areas shall be located so that their use does not interfere with on-site parking or circulating areas and adjacent uses.
3. All waste and service areas shall be screened from the public right-of-way, private roadway, and property lines.
4. All waste and service areas shall not block access to designated snow storage areas.
5. All refuse containers shall be placed within screened storage areas or enclosures.
6. A minimum three-foot landscape buffer should be provided on all non-accessible sides of trash enclosures.
7. Trash enclosure location, dimensions, and design shall comply with County Standards.

3.0 Mixed-Use Development

3.1 Additional Standards for Mixed-Use Development

- A. Purpose.** The following standards shall be implemented by mixed-use projects in addition to the standards described above. The following standards consist of general development standards applying to all mixed-use development and standards specific to horizontal or vertical mixed-use developments.
- B. Allowed land uses.** Approved uses shall be those uses allowed, without a discretionary planning permit, in the applicable zone district(s) in which the project is located.
- C. Zoning Ordinance compliance.** In addition to the objective development standards found in state law, if applicable, and the design standards described above, mixed-use

development projects shall comply with the objective standards of Zoning Ordinance Section 130.40.180 (Mixed Use Development).

D. Development standards.

1. Architectural features of any nonresidential buildings, or portions of buildings, proposed as part of a single mixed-use development project shall be designed utilizing the same architectural style, colors, materials, architectural elements as the residential components of the same project.
2. Vertical mixed-use projects are defined as any development that incorporates two or more different use categories stacked within a multi-story mixed use building. Vertical mixed-use projects shall also meet the following design requirements:
 - a. Ground-floor transparency: For ground-floor commercial uses, exterior walls facing a street shall include windows, doors, or other openings for at least seventy percent (70%) of the building wall area located between thirty (30) inches and eight (8) feet above the level of the sidewalk. For office, hotel, and multi-purpose ground-floor uses, transparency shall be at least fifty percent (50%). No wall may run in a continuous plane for more than ten (10) feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, sales areas, lobbies, or similar active spaces, or into window displays at least five feet deep.
 - b. Building entry areas. Pedestrian entries to commercial uses shall be either recessed in a vestibule three (3) to five (5) feet in depth or covered by an awning, portico or other architectural projection that provides weather protection.
 - c. Residential dwelling units shall not be located within the ground floor space.
 - d. Mixed use buildings with nonresidential ground floor uses shall design the ground floor with a minimum fifteen (15) foot ceiling height to accommodate a variety of uses. See Figure 3.1-1.

Figure 3.1-1. MIXED USE GROUND FLOOR HEIGHT



2. Horizontal mixed-use projects include any development that incorporates two or more different use categories alongside one another, either in a single mixed use building or as two (2) or more separate buildings on one (1) project site. Horizontal mixed-use projects shall also meet the following design requirement:
 - a. Service entries, loading areas, and trash areas associated with commercial uses should not conflict with residential uses located on-site.
3. Parking areas shall be screened from the street through the use of buildings, landscaping, and trees.

4.0 Definitions

For the purposes of these standards, the following definitions shall apply:

Accent colors are colors that are not a shade, tone, or tint of the base or primary color.

Architectural projection. A building feature that extends from the face of the wall of the primary building. Examples include uncovered balconies, bays, porches, canopies, variations in massing proportions, or similar protrusions of a building.

Articulation. Dividing a building's mass into smaller parts through the placement of architectural features such as windows, doors, molding, columns, or other three-dimensional façade enhancements that create a clear and distinct section of the building.

Building Massing. Overall form, shape and volume of a building.

Building Recess. A building feature that is set back from the primary building elevation. Examples include covered balconies, covered porches, open galleries, arcades, loggias, or similar building elements that create a stepping back effect.

Building wall projection. A building wall projection creates a horizontal change outward in living area from the primary building elevation and creates a visual difference of light and shadow.

Exterior Wainscoting. Decorative accent material that covers the bottom of the wall.

Façade. The exterior face of a building on any side. A façade includes multiple wall planes that make up the overall face of the building. Architectural projections, such as a porch or balcony, are not considered a façade.

Mixed Use Development.

Horizontal Mixed-Use Development. Any development that incorporates two or more different use categories alongside one another, either in one mixed-use building, or as two or more separate buildings on one parcel.

Vertical Mixed-Use Development. Any development that incorporates two or more different use categories stacked in one multi-story mixed use building.

Objective Standards. Standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal (California Government Code, Section 65913.4)

Parking Garage. A covered and fully enclosed structure for the sole purpose of vehicular parking. A single parking garage may provide parking to serve one (1) or more residential units.

Structural Bay. Division of a building between architectural or structural elements, such as columns or walls.