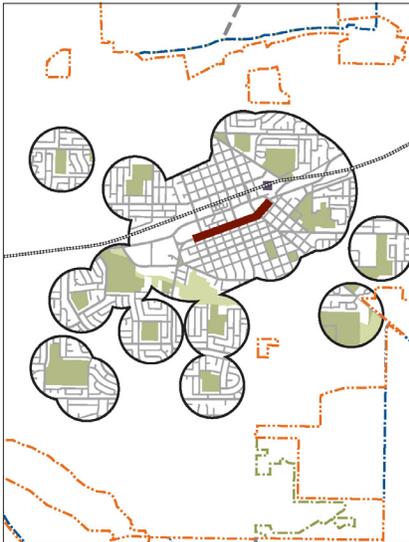




3.02.110 Transect Zones

Key
 --- ROW / Property Line ■ Building Area
 -- Build-to Line (BTL)

C. Building Placement		D. Building Form	
Build-to Line (Distance from ROW / Property Line)		Lot Size	
Front 1'	0'	See Part 3 (Building Types)	
BTL defined by facade	80% min.	Height	
Side Street 1'	0'	Main Building 1'	3 stories max. up to 35' to eave/parapet
BTL defined by facade	30% or 50' min. for building deeper than 50'	Ground Floor Finish Level	6" max. above sidewalk
Setback (Distance from ROW / Property Line)		Ground Floor Ceiling	14 min. clear
Side	0' min.	Upper Floor Ceiling	8 min. clear
Rear	0' min.	* Does not apply to accessory structures. See 4.02.030 (Accessory Structures)	
* On cross-slope into the BTL may be set 12' back from property line, when using a Terrace Shopfront frontage.		Flagpole	
* BTL set 12' back from property line when using a Gallery frontage.		Ground-floor Commercial/Residential space along primary street frontage shall have a minimum depth of 40', excluding vertical circulation and parking.	
Miscellaneous		Restrictions	
Street facades must be built to BTL along first 30' from every intersection, except for chamfered corners up to 10' in width and depth.		Ground-floor Commercial/Residential space shall have a minimum depth of 40', excluding vertical circulation and parking.	
Entire BTL must be defined by a building or a 2'0" to 3'6" high decorative fence or stucco or masonry wall, except for entry ways, driveways and walkways.		All floors must have a primary entrance along the front facade or to a courtyard.	
Distance between 0' or 8' min.		No parking signs allowed between sidewalk and building.	
Main Buildings on same lot		Herald roof forms are not allowed.	



Development Code City of Livermore, CA



Adopted: May 1, 2010

Chapter 2.02: Traditional Neighborhood Development and Transit-Oriented Development Site Planning Standards

Sections:

- 2.02.010 Applicability
- 2.02.020 Site Planning Standards for Walkable Urban Neighborhoods

2.02.010 Applicability

- A. These standards are applicable to any parcel greater than ten acres that is using the Transect zones for implementation to create a walkable urban environment. See Chapter 3.02 (Transect Zones).
- B. These standards supplement Chapter 2.01 (General Subdivision and Site Planning Standards).

2.02.020 Site Planning Standards for Walkable Urban Neighborhoods

A. General neighborhood layout.

- 1. Any site over ten acres must be planned with a pedestrian shed, generally described as a quarter mile radius, to determine its focal point.
- 2. Any site over 160 acres must be planned with one or more pedestrian sheds to determine neighborhood centers.
- 3. Pedestrian shed types include Linear, Long, and Network.
- 4. No more than 15% of land should fall outside of a pedestrian shed unless it is being designated as TI-Natural or civic space.

B. Transect zone allocation.

- 1. Traditional neighborhood development

Table 2.1 Traditional Neighborhood Development Required Allocation Mix of Transect Zones¹		
Sites less than 10 acres	Minimum % of Land	Maximum % of Land
Sites less than 10 acres		
Shall allocate zones as set forth in the NMU zone. See 3.02.030 (Neighborhood Mixed-Use)		
Sites greater than or equal to 10 acres but less than 40 acres		
T3 Neighborhood	0% min.	25% max.
T4 Neighborhood	25% min.	80% max.
T4 Neighborhood Open	0% min.	50% max.
T4 Main Street Open	10% min.	50% max.
T4 Main Street	10% min.	30% max.

Sites greater than or equal to 40 acres

T3 Neighborhood	10% min.	30% max.
T4 Neighborhood	25% min.	70% max.
T4 Neighborhood Open	0% min.	50% max.
T4 Main Street Open	10% min.	50% max.
T4 Main Street	10% min.	40% max.

¹ Percentages shown above may be adjusted up to 10% at the Director's discretion.

2. Transit-oriented development (TOD)
(placeholder for future regulations)

C. Neighborhood centers/main streets.

1. For each pedestrian shed, no less than 400 linear feet of frontage should be designated for T4 Main Street or T4 Main Street-Open measured from the edge of lots.
 - a. T4 Main Street should not be less than 120 feet of frontage, 60 feet on each street side.
 - b. These designated lots shall have a minimum depth of 130 feet, lots less than 130 feet may be approved by the Director.
2. This frontage should create a two-sided main street.
3. The main street must be parallel or perpendicular and directly engaging a primary through street.
4. The main street must be proximate to the center of a pedestrian shed.

D. Civic space requirements.

1. Civic space requirements
 - a. Projects shall meet the standards set forth in Part 8 Specific to Civic Space Types.
 - b. Projects shall set aside a minimum of five percent of the project area as Civic Space. This number shall be calculated after street rights-of-way are taken out.
 - c. Each residential lot shall be within 1,000 feet of an existing or proposed playground or tot lot.
 - d. Civic spaces shall be fronted by buildings or by thoroughfares with building frontages on all sides.
 - e. For sites greater than ten acres, there shall be multiple civic spaces, dispersed throughout the pedestrian shed, within the neighborhood to meet these requirements.
2. Civic Buildings/Use
 - a. Sites greater than five acres shall provide a public meeting space that is a minimum of 30 feet x 30 feet and a maximum size of 2,000 square feet. No additional parking shall be required for this space.

- b. Schools shall be dedicated according to the General Plan, but shall be placed near a neighborhood center.
- c. For sites greater than 40 acres, one civic lot suitable for a child day care building may be required, subject to the Director's discretion, within each pedestrian shed.

3.02.040 Neighborhood Mixed-Use (NMU) Zone

A. Purpose.

The intent of the Neighborhood Mixed-Use zone (NMU) is to reinforce the walkability and identity of neighborhoods by providing a pedestrian-oriented main street shopping environment that provides day-to-day amenities and services, and a variety of urban housing options within Livermore.

B. Applicability.

1. This zone is applicable to areas designated as NMU on the zoning map.
 - a. The existing site located at Pine Street and Rincon Avenue (APN 098035100605) and the site located at South Livermore Avenue and Pacific Avenue (APNs 098A041210605, 098A041210608, 098A041210603 and 098A041210606) shall be able to maintain and/or add on building square footage and be subject to the Neighborhood Commercial (CN) zoning requirements found in Appendix A, rather than the NMU zoning requirements. Once these sites develop using the NMU zone, the CN zone shall be null and void. Sites shall not be permitted to use the NMU zone until such time as the entire site develops. The CN and NMU zones shall not be used at the same time. The total floor area shall not exceed the maximum floor area ratio specified in the CN zone. Subject to the floor area ratio limitation in the CN zone, no more than 50% (subject to the Director's discretion to allow a larger limit), of the existing building's floor area shall require compliance with the NMU zone. Maintenance and remodeling of the existing buildings, consistent with CN standards, shall not be considered as demolition of such buildings.
2. This zone may also be applied to other parcels, through a zoning map amendment process, in locations in which it makes sense to provide a neighborhood main street environment to complete a walkable neighborhood. A General Plan amendment may be required.
3. This zone may be applied to up to 10 acres of a parcel, 80 acres or more designated as Urban Medium Residential, and Urban Medium High Residential on the General Plan land use map to create a complete walkable neighborhood rather than just housing. A General Plan amendment may be required.
4. This zone may also be applied to parcels designated as Neighborhood Commercial, Office Commercial, and Community Serving General Commercial on the General Plan land use map to create mixed-use center or allow for the transformation of auto-dependent areas in to more walkable mixed-use environments. A General Plan amendment may be required.

C. Building form standards.

1. This zone is unlike other zones in that development is to be regulated by using a required mix of the T4 Main Street, T4 Main Street-Open, T4 Neighborhood, and T4 Neighborhood-Open transect zones to create a diverse and vibrant neighborhood mixed-use environment. Table 3.2 shows the required range of the mix of Transect zones within NMU planning sites.

Transect Zone	Minimum % of Land	Maximum % of Land
T4 Neighborhood	25% min.	80% max.
T4 Neighborhood Open	0% min.	50% max.
T4 Main Street Open	10% min.	50% max.
T4 Main Street	10% min.	20% max.

D. **Block standards.** See Section 2.01.020 (Subdivision Design Standards for All Zones) for applicable block standards for Transect zones.

E. **Frontage standards.**

1. Allowed frontages are determined by zone.
2. Min. 30% of residential units within T4 Neighborhood must have porches.
3. Min. 25% of T4 Main Street lineal frontage must have galleries.
4. See Chapter 4.03 (Frontage Standards) for complete frontage design standards.

F. **Thoroughfares.**

1. Must be selected from those defined and regulated in Part 7 (Thoroughfare Types).

G. **Civic space standards.**

1. For standards specific to Civic Space Types see Part 8 (Civic Space Types).
2. Projects shall set aside five percent of the project area as civic space (calculated after street rights-of-ways are taken out), except as follows:
 - a. Sites less than four acres: No civic spaces required.
 - b. Sites less than eight acres and within 1,000 feet of a public park of at least one acre and with a playground: No civic spaces required.
3. Each residential lot shall be within 1,000 feet of an existing or proposed playground or tot lot.
4. Civic spaces shall be fronted by buildings or by thoroughfares with building frontage on all sides.

H. **General development standards.**

1. When adjacent to existing residential uses all structures more than two stories in height shall be placed a minimum of 50 feet from adjoining property lines.

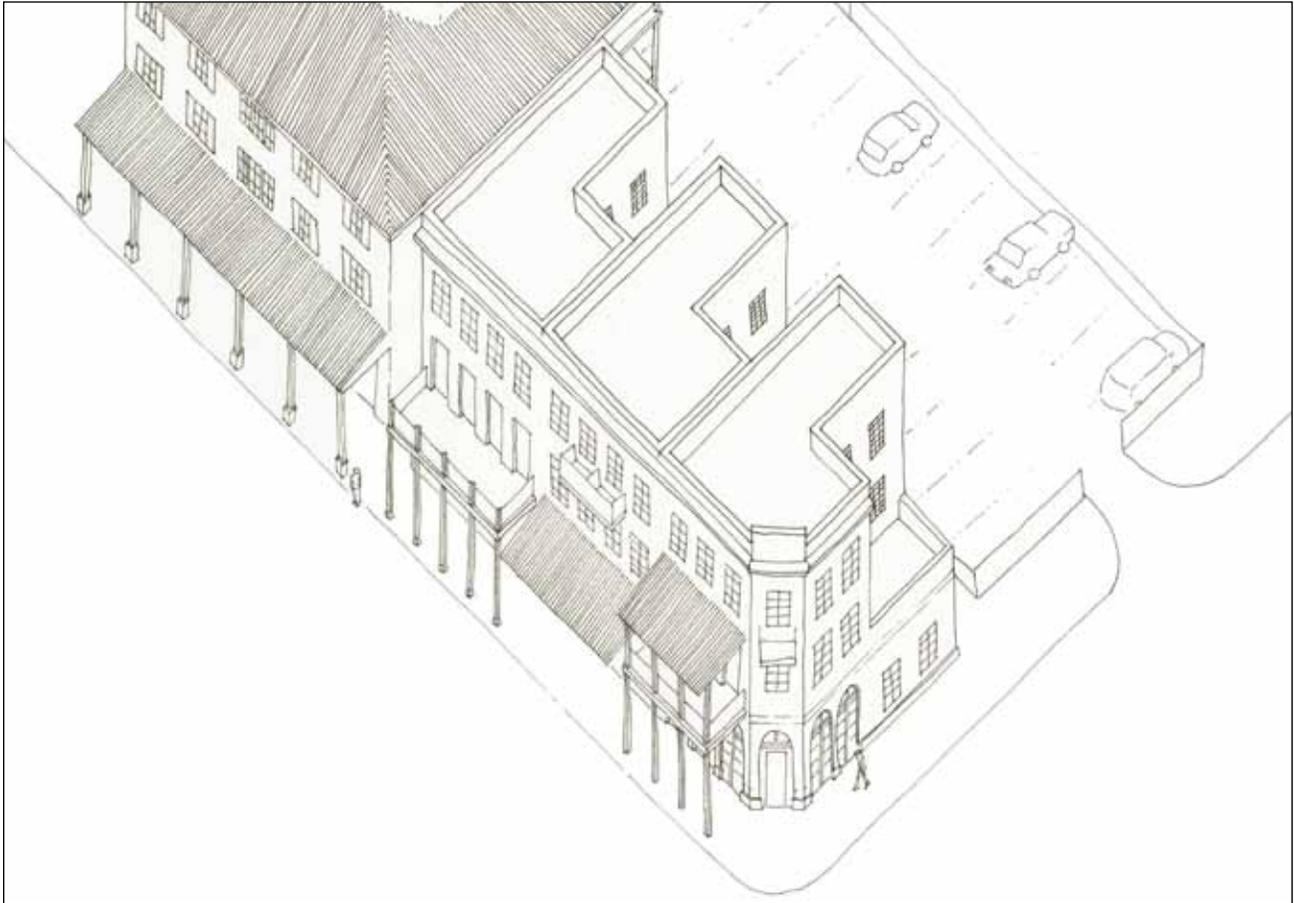
I. **Regulating plan standards.**

1. A Regulating Plan with street and block framework and transect zone application must be created and approved as part of the review process (see figure 3.1 for Regulating Plan example). See handout for submittal requirements for NMU projects.
2. Transect zone allocation.
 - a. T4 Main Street-Open must be adjacent to T4 Main Street.
 - b. T4 Neighborhood-Open must be adjacent to T4 Main Street or T4 Main Street-Open.
 - c. T4 Main Street must be applied to define a two-sided retail street.
 - (1) Minimum length of each side of the Main Street is 150 feet.



Figure 3.1: Example of a Regulating Plan

3.02.110 T4 Main Street (T4MS) Standards



General Note: the illustration above is intended to provide a brief overview of the Transect Zone and are descriptive in nature.

A. Purpose

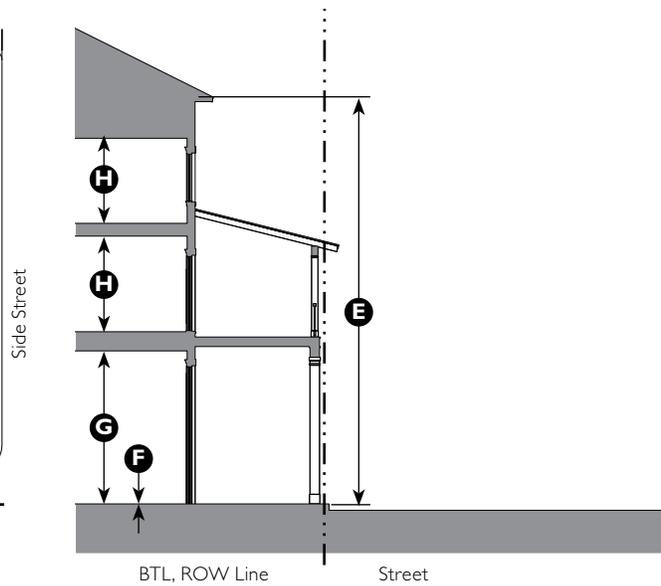
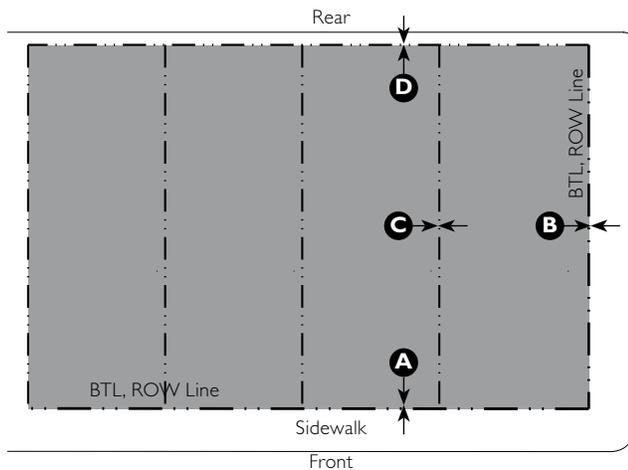
This Zone's primary purpose is to integrate vibrant main-street commercial and retail environments within walking distance of neighborhoods that will provide day-to-day commercial amenities, reinforce an existing or potential transit stop, and serve as a focal point within the neighborhood.

B. Allowed Building Types¹

Commercial Block

¹ See Part 5 (Building Types) for descriptions and regulations.

T4 Main Street (T4MS) Standards



Key

- - - ROW / Property Line ■ Building Area
- - - Build-to Line (BTL)

C. Building Placement

Build-to Line (Distance from ROW / Property Line)

Front ^{1,2}	0'	A
BTL defined by facade	80% min.	
Side Street ^{1,2}	0'	B
BTL defined by facade	30% or 50' min. for buildings deeper than 50'	

Setback (Distance from ROW / Property Line)

Side	0' min.	C
Rear	0' min.	D

¹ On cross-slope lots the BTL may be set 12' back from property line, when using a Terrace Shopfront frontage.

² BTL set 12' back from property line when using a Gallery frontage.

Miscellaneous

Street facades must be built to BTL along first 30' from every intersection, except for chamfered corners up to 10' in width and depth.

Entire BTL must be defined by a building or a 2'0" to 3'6" high decorative fence or stucco or masonry wall, except for entry ways, driveways and walkways.

Distance between Main Buildings on same lot	0' or 8' min.
---	---------------

D. Building Form

Lot Size

See Part 5 (Building Types).

Height

Main Building ³	3 stories max. up to 35' to eave/parapet	E
Ground Floor Finish Level	6" max. above sidewalk	F
Ground Floor Ceiling	14' min. clear	G
Upper Floor(s) Ceiling	8' min. clear	H

³ Does not apply to accessory structures. See 4.02.030 (Accessory Structures)

Footprint

Ground-floor Commercial/Flex/Residential space along primary street frontage shall have a minimum depth of 40', excluding vertical circulation and parking.

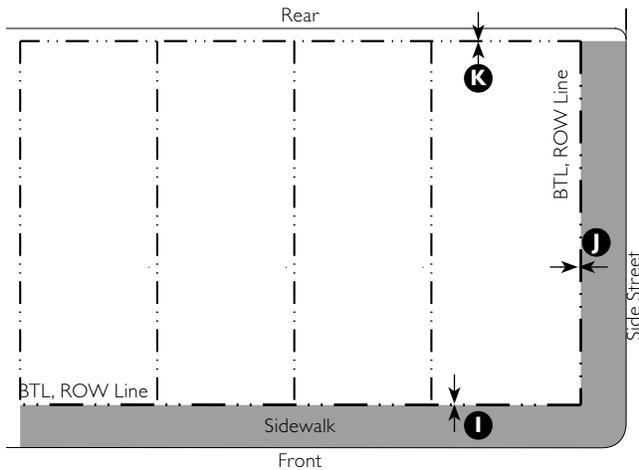
Miscellaneous

50' max. distance between ground floor entries.

All floors must have a primary entrance along the front facade or to a courtyard.

No planting strips allowed between sidewalk and building

Mansard roof forms are not allowed.



Key

- ROW / Property Line
- Build-to Line (BTL)
- Encroachment Area

E. Allowed Use Types

Ground Floor ¹	Com/Ser
Upper Floor ¹	Res/Com/Ser

¹ See 3.02.110.H (T4MS Use Table) for specific use

F. Frontage Types and Encroachments

Encroachments into Setback²

Front	0' max.	Ⓚ
Side Street or Civic Space	0' max.	Ⓜ
Side Setbacks ≥10'	0' max.	
Rear	0' max.	Ⓚ

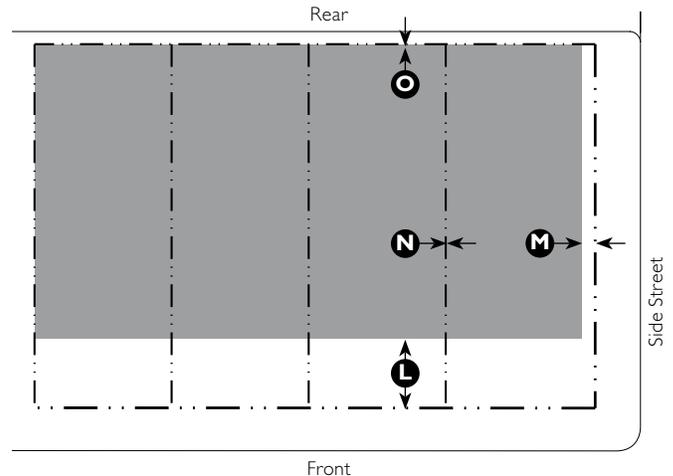
² Encroachments are not allowed within a Street ROW. See 4.02.020.B (Encroachments) for complete list of allowed encroachments.

Required Frontage Types³

Forecourt	Terrace Shopfront ⁴
Shopfront	Gallery

³ See 4.03 (Frontage Standards) for descriptions and regulations.

⁴ Only allowed on cross slope lots.



Key

- ROW / Property Line
- Parking Area

G. Required Parking

Spaces

Residential Uses	
Studio or 1 Bedroom	1 space/unit min.
2+ Bedrooms	2 spaces/unit min.
Commercial or Service	
All except Restaurant	1 space/500 sf
Restaurant ≤ 1,500 sf	1 space/150 sf
Restaurant 1,501 to 6,000 sf	1 space/100 sf
Restaurant > 6,000 sf	1 space/60 sf

Setback (Distance from ROW/Property Line)

Front	20' min.	Ⓚ
Side Street from property line	5' min.	Ⓜ
Side from property line	0' min.	Ⓝ
Rear property line/rear alley	0' min./5' min.	Ⓞ

Miscellaneous

Tandem parking is allowed for off-street parking only if both spaces are behind the required setback and are for the same residential unit.

See Chapter 4.04 (Parking Standards) for additional general parking requirements.

T4 Main Street (T4MS) Standards

H.T4MS Use Table

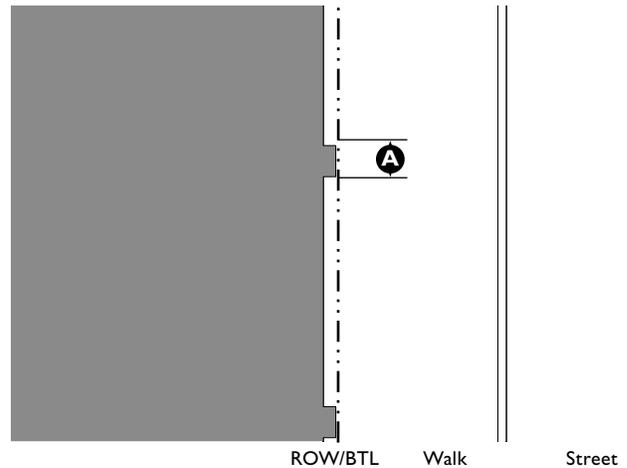
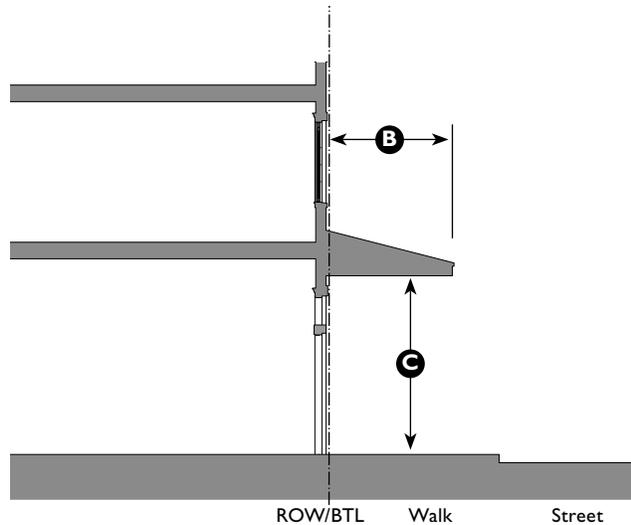
Land Use Type ^{1,2}	Specific Use Restrictions	Permit Required
Agricultural		
Community Gardens		P
Recreation, Education, and Public Assembly		
Commercial Recreation Facility:		
Indoor < 3000 sf		P
Fitness Facility < 3000 sf		P
Public and Quasi-Public	6.02.090	CUP
Studio: Art, Dance, Martial Arts, Music, Etc. <3000 sf		P
Residential		
Home Occupation	6.02.060	HOP
Mixed-Use Project: Residential Component		
		P
Residential Accessory Use or Structure		
		P
Health Facility:		
Residential care, 1 - 6 clients	6.02.050	P
Residential care, 7 or more clients		CUP

Key	
P	Permitted Use
CUP	Conditional Use Permit Required
HOP	Home Occupation Permit Required
ZUP	Zoning Use Permit Required
—	Use Not Allowed

End Notes

¹ A definition of each listed use type is in Part II.
² Uses not listed are specifically prohibited, unless Director determines use is consistent pursuant to the Code.

Land Use Type ^{1,2}	Specific Use Restrictions	Permit Required
Commercial		
Neighborhood-Serving Retail		
≤ 10,000 sf		P
> 10,000 Sf		CUP
Neighborhood Market		
≤ 10,000 sf		P
> 10,000 sf		CUP
Café, Coffee Shop, Restaurant		
		P
Bar, Pub		
		CUP
Services: Business, Financial, Professional		
ATM		
		P
Bank, Financial Services		
		P
Business Support Services		
		P
Medical Services: Clinic, Urgent Care		
		P
Medical Services: Doctor Office		
		P
Medical Services: Extended Care		
		CUP
Office: Business, Service		
		P
Office: Professional, Administrative		
		P
Services: General		
Child Day Care Facility		
	6.02.020	
Small family day care home		
		P
Large family day care home		
		ZUP
Family day care center		
		CUP
Personal Service		
		P



Key

- ROW / Property Line
- Build-to Line (BTL)

4.03.080 Shopfront

Description

The main facade of the building is at or near the property line and a canopy or awning element overlaps the sidewalk along the majority of the frontage. The canopy is a structural cantilevered shed roof and the awning is canvas or similar material and is often retractable.

Size

Space between shopfront windows or doors	2' max.	A
Transparency %, ground floor	75% min.	
Door recess	5' max.	

Awning

Awning depth	4' min.	B
Setback from curb	2' min.	
Height clear	8' min.	C

Miscellaneous

- Residential windows shall not be used.
- Doors allowed to recess as long as main facade is at BTL.
- Operable awnings are encouraged.
- Rounded and hooped awnings are discouraged.
- Encourage shopfronts with accordion style doors/windows or other operable windows that allow the space to open to the street.



Downtown Livermore provides many good examples of shopfronts.



An example of a shopfront with high percentage of ground-floor transparency.



D. Awning/Canopy Sign (Transect Zone Only)

Description		
Awnings and canopies are a traditional storefront fitting and can be used to protect merchants' wares and keep storefront interiors shaded and cool in hot weather. Retail tenant signs may be painted, screen printed, or applied on the awnings.		
Location		
Clear Height	8' min.	H
Projection	within 2' of curb	
Signs per Awning/Canopy	1 valance/projecting; 1 sloping plane per awning	
Miscellaneous		
Only the tenant's store name, logo, and/or address should be applied to the awning. Additional information is prohibited.		
Open-ended awnings are strongly encouraged.		
Vinyl or plastic awnings are strongly discouraged.		

Size		
Sign Area		A
Valance	75% coverage max.	
Sloping plane	25% coverage max.	
Projecting	1 square foot per linear foot of shopfront max.	
Width (per canvas awning)	20' max.	B
Valance Height	12" min.	C
Letter Height		
Valance	8" max.	D
Sloping plane	18" max.	E
Projecting	12" max.	F
Thickness	8" max.	G

5.01.110 Courtyard Apartment

General Note: the drawings and photos below are illustrative.



A. Description

The Courtyard Apartment building type consists of structures that contain multiple attached and stacked units, accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or up to three units may share a common entry. This type is typically integrated sparingly into single-family neighborhoods or more consistently into neighborhoods with other medium-density types such as duplexes, fourplexes, or courtyard apartments. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.



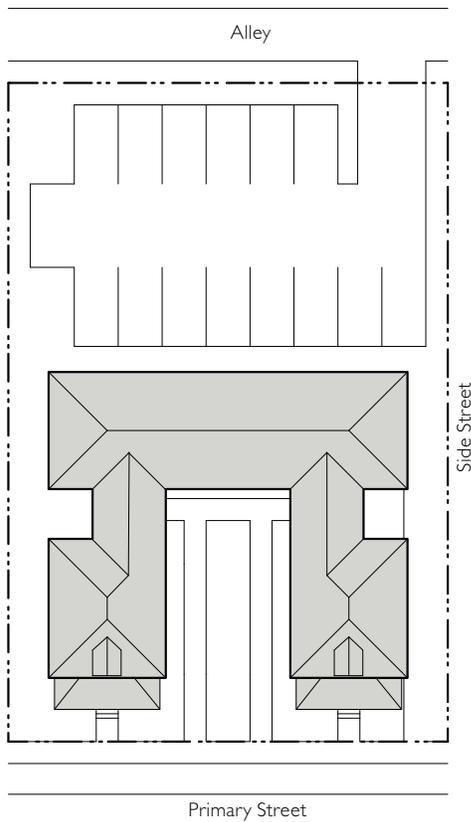
C-shaped courtyard building with short wall defining the threshold for the sidewalk into the courtyard, from which all units are entered.



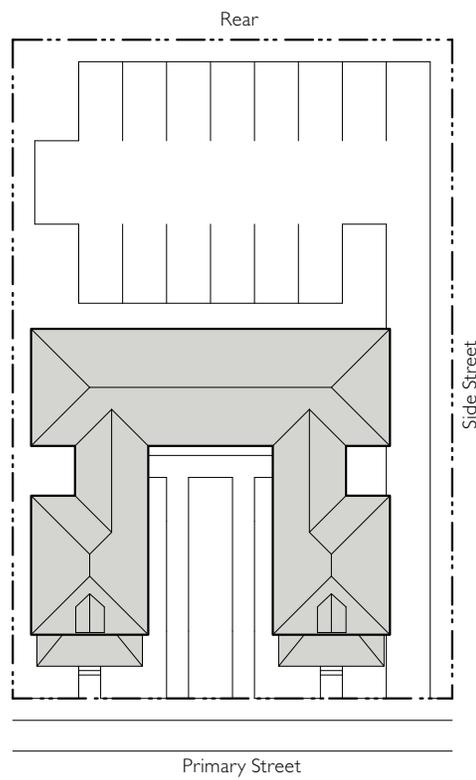
Entries from units engaging and activating the courtyard.



Courtyard building with stoooped entries and seating area as the focal point for the shared space.



Typical Alley Loaded Plan Diagram



Typical Front Loaded Plan Diagram

Key

--- ROW / Property Line ■ Building Area

B. Lot	
Lot Size	
Width	100' min., 150' max.
Depth	100' min., 150' max.
C. Pedestrian Access	
Main Entrance Location	Public Courtyard
No more than 3 units may enter from one stoop or corridor.	
D. Frontages	
Allowed Frontages	
Porch	
Stoop	
E. Vehicle Access and Parking	
Parking spaces may be enclosed, covered or open.	
Garages may be detached or tuck-under.	

F. Open Space, Usable	
Courtyard	
Width/depth/height ratio	1:1
Width/depth	20' min.
% of width of building	50% max.
Edge of courtyard not defined by building shall be defined by 2'-6" to 3' tall wall.	
No private open space is required.	
G. Building Size and Massing	
Main Body	
Width	80' max.
Secondary Wing	
Width	30' max.
Detached Garage	
Depth	30' max.