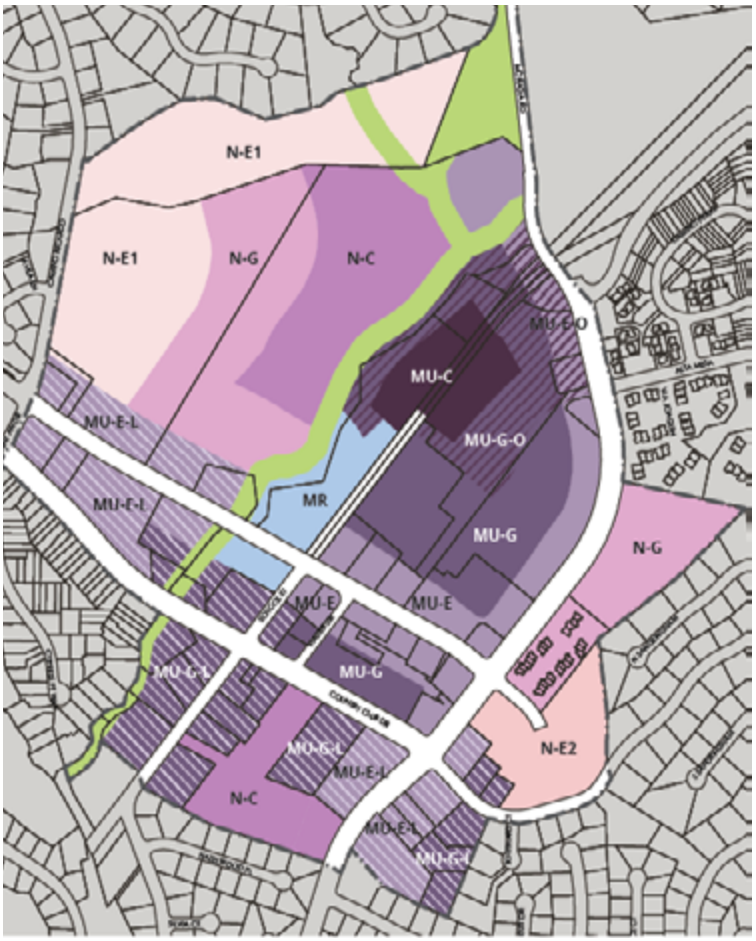
MORAGA CENTER SPECIFIC PLAN

ZONING CHAPTERS



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Chapter 8.50: Moraga Center Zones

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8.50.010.A: Purpose and Intent

8.50.010.A.1 Purpose and Intent

The Moraga Center Zones included in this Chapter are established to implement the 2007 Moraga Center Specific Plan (MCSP)'s vision to create an attractive and vibrant mixed-use "urban village" for the 187-acre Moraga Center Specific Plan area. The Zones provide regulations that govern the form, use, and character of private development, as well as public realm elements including thoroughfares and civic spaces. This Chapter responds to the MCSP's guidance to create regulations supporting the development of medium intensity residential neighborhoods and mixed-use areas that, when taken together can effectively create an attractive, vibrant, walkable, and transit-supportive heart for the entire Moraga community.

8.50.010.A.2 Moraga Center Zones - A Form-Based Code

The Zones included in this Chapter emphasize the intended form and character of the MCSP Specific Plan subareas while taking a more flexible approach with regards to allowed land uses, in keeping with the intent of the Specific Plan to allow flexibility in buildout. These Zones are organized as a Form-Based Code (FBC).

In 2004, California officially acknowledged FBCs as viable alternatives to conventional, use-based zoning by passing AB 1268. Form-Based Codes are an alternative approach to zoning that reinforces walkable, sustainable, mixed-use environments and development patterns, while building upon the existing character of a place. The Form-Based Codes Institute defines Form-Based Codes as follows:

> *Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-Based Codes are an alternative to conventional zoning.*

8.50.010.A.3 Applicability

The provisions of this Chapter shall apply to the development of all land within the MCSP Specific Plan in accordance with the zones designated on the Zoning Map (Section 8.50.020.A.2).

8.50.010.A.4 Relationship to Moraga Center Specific Plan

While the MCSP establishes a series of land use designations for the MCSP area, this Chapter establishes a series of Zones that implement the land use goals and policies of the Specific Plan, described in Table 8.50.010.A.4.a (Specific Plan Land Use Implementation) and standards and allowable land uses in these Zones as described in Section 8.50.020 (Specific to Zones). In the event of any conflict between the standards of this Chapter and the standards in the MCSP, the standards in this Chapter shall govern.

Table 8.50.010.A.4.a: Specific Plan Land Use Implementation

Specific Plan Land Use Designation	Zones Implementing Land Use
Mixed Retail/Residential (12-20 du/ac)	MU-C Mixed Use - Core
	MU-G Mixed Use - General
	MU-E Mixed Use - Edge
Mixed Office/Residential (12-20 du/ac)	MU-G Mixed Use - General
	MU-E Mixed Use - Edge
Community Commercial	MU-G Mixed Use - General
	MU-E Mixed Use - Edge
	MR SPA Moraga Ranch Special Planning Area
Senior Residential (20 du/ac)	NC Neighborhood Core
Residential (10-12 du/ac)	NG Neighborhood General
Residential (6 du/acre)	NE2 Neighborhood Edge 2
Residential (3 du/acre)	NE Neighborhood Edge 1

8.50.010.A.5 Relationship to Other Town Ordinances and Laws

If a provision of this Chapter is inconsistent with another provision of Title 8 (Planning and Zoning) of the Moraga Municipal Code, or with a provision found in other adopted codes or ordinances of the Town, the more restrictive provision shall govern, unless the terms of the more restrictive provision specify otherwise.

8.50.010.A.6 Quick Code Guide

Figure 8.50.010.A.6.a provides an overview describing how to use the regulations in this Chapter.

8.50.010.A.6.a: Quick Code Guide for Moraga Center Projects

Step	Instructions	Code	Title
1	Find the zone(s) for your parcel	8.50.020.A.2.a	Moraga Center Zoning Map
2	If the site is larger than four acres, or creates new thoroughfares and/ or modifies existing right of way, comply with the standards for walkable neighborhood design, including thoroughfares and civic spaces	8.50.040	Walkable Neighborhood Design
3	Comply with the standards specific to your zone(s)	8.50.020	Specific to Zones
4	Comply with the supplemental regulations for height and parking	8.50.030.A	General Standards
5	Choose and comply with the standards specific to your building type(s)	8.50.030.B	Building Types
6	Choose and comply with the standards specific to your frontage type(s)	8.50.030.C	Frontage Types
7	Follow the procedures and comply with the requirements for permit application(s) as applicable	8.50.050	Permits and Procedures

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Section 8.50.020: Specific to Zones

8.50.020.A: Establishment and Designation of Zones **020-3**

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8.50.020.C: Use Table **020-39**

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8.50.020.A: Establishment and Designation of Zones

8.50.020.A.1 Zones Established

As of xx/xx/xxx, the following zones are hereby established to provide a mix of intensity of development and a mix of uses that are compatible with the vision and intent of the Moraga Center Specific Plan.

8.50.020.A.2 Zoning Map

The zones established in this Section are mapped on Figure 8.50.020.A.2.a (Moraga Center Zoning Map).

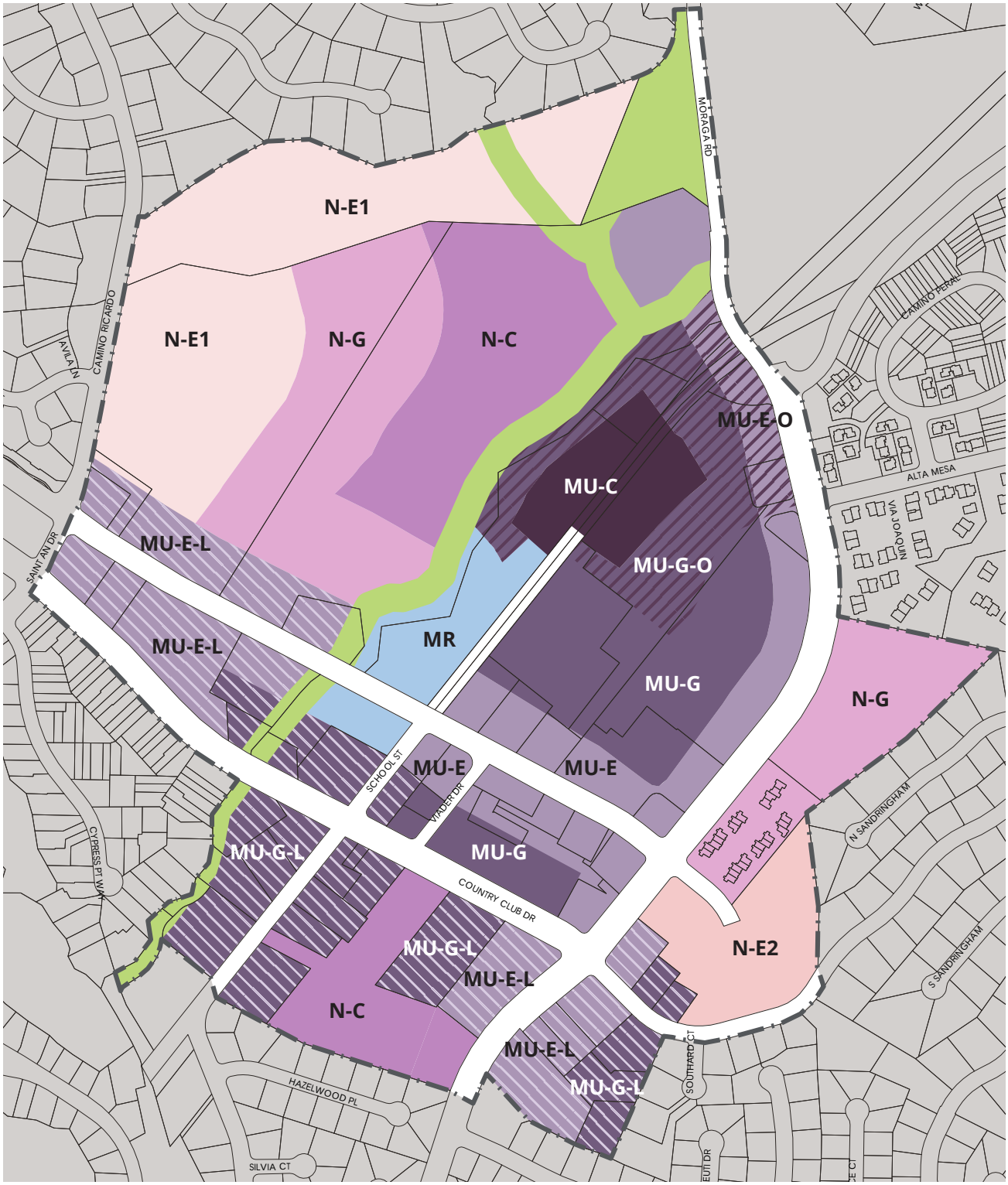

Figure 8.50.020.A.2.a: Moraga Center Zoning Map

Key

- Specific Plan Boundary
- Open Space
- Mixed Use - Core (MU-C)
- Mixed Use - General: Open (MU-G-O)
- Mixed Use - General (MU-G)
- Mixed Use - General: Limited (MU-G-L)
- Mixed Use - Edge: Open (MU-E-O)
- Mixed Use - Edge: (MU-E)
- Mixed Use - Edge: Limited (MU-E-L)
- Moraga Ranch - Special Planning Area
- Neighborhood - Core (N-C)
- Neighborhood - General (N-G)
- Neighborhood - Edge 2 (N-E2)
- Neighborhood - Edge 1 (N-E1)

8.50.020.B: Moraga Center Zones

8.50.020.B.1 Purpose and Applicability

a. This Section provides regulatory standards governing building form and land use within the Moraga Center Specific Plan area.

b. The standards of this Section shall apply to all proposed development within the Moraga Center zones, and shall be considered in combination with the standards in Section 8.50.030 (Supplemental to Zones) and Section 8.50.040 (Walkable Neighborhood Design). If there is a conflict between any standards, the more restrictive standards shall apply.

c. Uses not listed in Section 8.50.020.C (Use Table) are not permitted in the zone.

8.50.020.B.2 Zones Overview

a. The standards in this Section provide building form standards, use, and parking standards for each zone. Some zones have a sub-zone that allows the same built form but with either additional or limited ground floor and upper floor uses. Table 8.50.020.B.2.a provides an overview of the Moraga Center Zones.

b. Buildable Sites and Building Types.

   (1) The term "Buildable Site" in this Section refers to a potential site boundary that may or may not equate to a legal parcel. Buildable sites expressed in this Section intend to accommodate one primary building type, accessory structures including one carriage house (when applicable), and private open space associated with the primary building type.

c. Accessory Buildings and Structures.

   (1) Carriage Houses as described in 8.50.030.B.4 are allowed, where allowed by the applicable zone.

   (2) Other Accessory buildings and structures are allowed and regulated in Section 8.50.030.A.3.

d. **Density**. Minimum lot and buildable site sizes described in each Zone intend to promote the clustering of development into walkable patterns and to preserve open space. Net density calculated on a lot-by-lot basis may exceed maximum allowable densities for each Zone, provided that the maximum allowable density for each Zone is not exceeded.

Table 8.50.020.B.2.a: The Moraga Center Zones: Summary Table

Less Urban

N-E1 Neighborhood - Edge 1	N-E2 Neighborhood – Edge 2	N-G Neighborhood – General	N-C Neighborhood - Core
Intent	**Intent**	**Intent**	**Intent**
Detached single-family houses and carriage houses on medium- to large-size lots organized in a form that serves to transition to adjacent low density single-family neighborhoods.	Detached single-family houses and carriage houses on small to medium-size lots organized in a compact and connected street/ block pattern.	A mixture of housing types ranging from single-family houses to duplexes, small multiplexes, and cottage courts. Streets form a connected and compact pattern, encouraging walkability to nearby neighborhood nodes.	A mix of primarily multi-family housing types, including apartment houses, townhouses, and live/work units. The frequently attached building types serve as a good transition between residential neighborhoods and main streets.
Desired Form	**Desired Form**	**Desired Form**	**Desired Form**
Primarily Detached Buildings	Primarily Detached Buildings	Detached with some Attached Buildings	Primarily Attached Buildings
Buildings set back from sidewalk	Buildings uniformly set back from sidewalk	Buildings uniformly set back from sidewalk	Buildings closely and uniformly set back from sidewalk
Up to 2.5 Stories (35 ft)	Up to 2.5 Stories (35 ft)	Up to 2.5 Stories (35 ft)	Up to 3.5 stories (45 ft)
Porch and Common Yard Frontage	Porch and Common Yard Frontage	Dooryard, Stoop, Forecourt, and Porch Frontage	Dooryard, Stoop, Forecourt, and Porch Frontage
General Use	**General Use**	**General Use**	**General Use**
Residential	Residential	Residential	Residential

Table 8.50.020.B.3.a: The Moraga Center Zones: Summary Table (continued)

More Urban → Special

MU-E Mixed Use – Edge	MU-G Mixed Use – General	MU-C Mixed Use – Core	MR Moraga Ranch - Special Planning Area
Sub-Zone: MU-E Open	Sub-Zone: MU-E Open		
Sub-Zone: MU-E Limited	Sub-Zone: MU-E Limited		
Intent	**Intent**	**Intent**	**Intent**
To provide a mix of buildings and services uniformly placed along designated Scenic Corridors.	To provide neighborhood serving retail and services in a mixed-use, pedestrian-oriented environment.	To provide a vibrant, pedestrian-oriented, mixed-use environment.	To provide a unique, destination-oriented setting on the historic Moraga Ranch. Restored historic buildings and new infill structures are arranged in a picturesque setting with ample open space.
Desired Form	**Desired Form**	**Desired Form**	**Desired Form**
Primarily Detached Buildings	Mix of Attached and Detached Buildings	Primarily Attached Buildings	Primarily Detached Buildings
Buildings uniformly set back from sidewalk	Buildings at or near Back of Sidewalk	Buildings at Back of Sidewalk	Buildings arranged in park-like setting
Up to 2.5 Stories (35 ft)	Up to 2.5 stories (35 ft)	Up to 3.5 stories (45 ft)	Up to 2.5 Stories (35 ft)
Porch and Common Yard Frontage	Shopfront, Dooryard, Stoop, and Porch Frontage	Gallery and Shopfront Frontage	All Frontage Types
General Use	**General Use**	**General Use**	**General Use**
Commercial and Service, with Residential in the "Open" Zone	Commercial and Service, with Residential in the "Open" Zone	Primarily ground floor Commercial with Residential and/or Office on upper stories	Commercial, Service, and Civic Uses

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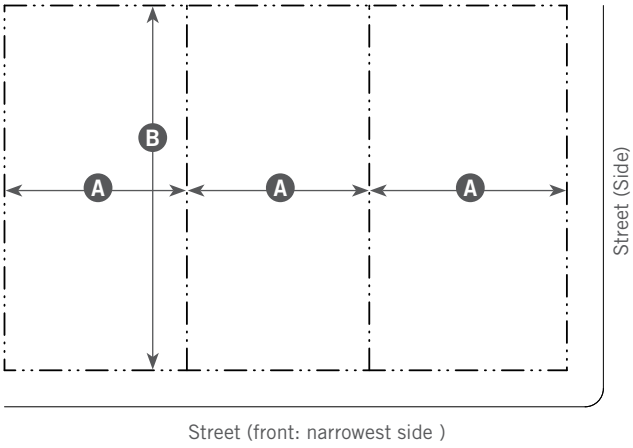
N-E1 Neighborhood – Edge 1

8.50.020.B.4 Neighborhood - Edge 1

A. Intent	
Detached single-family houses and carriage houses on medium- to large-size buildable sites organized in a form that serves to transition to adjacent low density single-family neighborhoods.	Primarily Detached Buildings
	Buildings set back from sidewalk
	Up to 2.5 Stories (35 ft)
	Porch and Common Yard Frontage
	Gross density: 3 du/a
	Minimum Lot Size: 7,500 sf

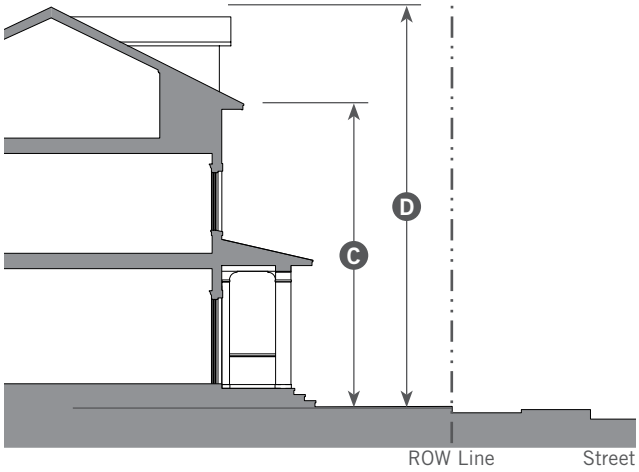
B. Sub-Zone(s)
None

General note: The drawing above is intended to provide a brief overview of this Zone and is illustrative only.



Key

-··- ROW / Lot Line



Key

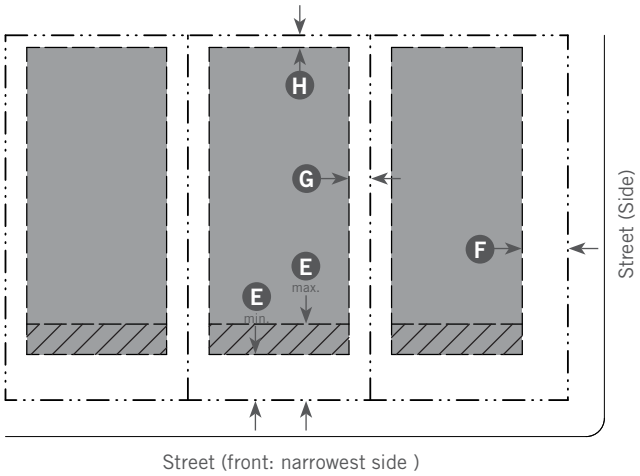
-··- ROW Line

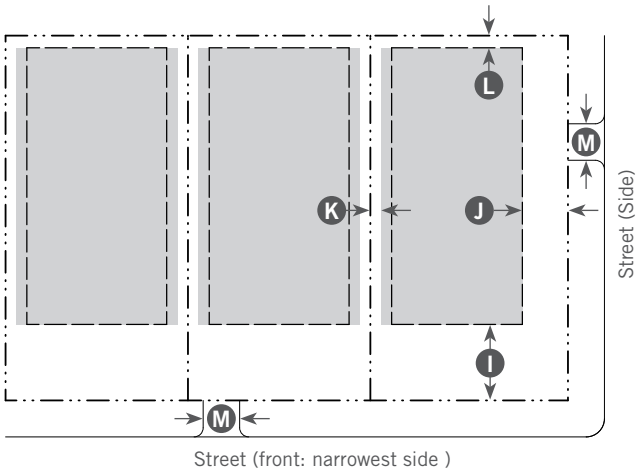
C. Allowed Building Types			
Building Type	Buildable Site Width (A)	Buildable Site Depth (B)	Standards
Village House	75' min.	100' min.	8.50.030.B.5
Carriage House	n/a		8.50.030.B.4

See Sub-Section 8.50.030.A.3 for additional standards for Accessory Buildings and Structures.

D. Building Form		
Height		
Main Building		
Stories	2.5 stories max.[1]	
To Eave/Parapet	28' max.	(C)
Overall Building Height	35' max.	(D)
Carriage House	2 stories max.	
Accessory Building(s)	See 8.50.030.A.3	

[1] For standards regarding measurement of half-stories, see Sub-Section 8.50.030.A.1.f (Half-Story).





Key

- ROW / Buildable Site Line
- Building Setback Line
- Buildable Area
- Façade Zone

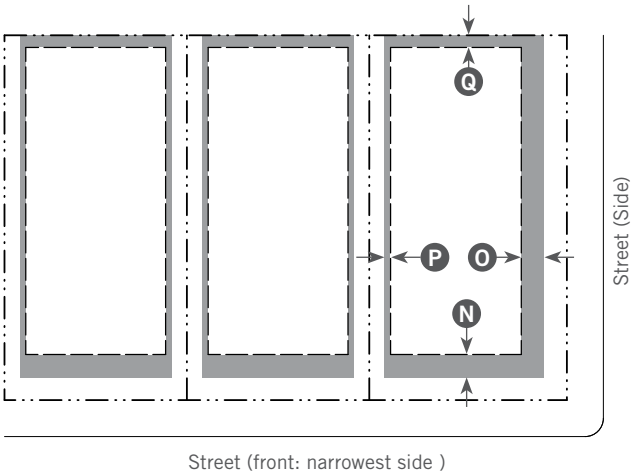
Key

- ROW / Buildable Site Line
- Building Setback Line
- Parking Area

E. Building Placement		
Setback (Distance from ROW / Buildable Site Line)		
Front	20' min.; 30' max.	E
Side Street	20' min.	F
Side	10' min.	G
Rear	15' min.	H

Where existing adjacent buildings are in front of the regulated Façade Zone, the building may be set to align with the façade of the frontmost immediately adjacent property.

F. Parking		
Minimum Required Spaces		
Residential Uses		
Primary Living Unit	2 per unit (covered)	
Secondary Living Unit	1 per unit	
All other Residential Uses, Recreation, Education, and Assembly Uses, Office and Service Uses, and Food and Retail Uses	See Table 8.50.030.A.2.a (Number of Motor Vehicle Parking Spaces Required)	
Parking areas shall comply with Sub-Section 8.50.030.A.2 (Additional Parking Regulations in Moraga Center Districts).		
Location (Distance from ROW / Buildable Site Line)		
Front Setback	30' min.	I
Side Street Setback	20' min.	J
Side Setback	5' min.	K
Rear Setback	5' min.	L
Miscellaneous		
Driveway Width Within Front/ Side Setback	8' max.	M
Driveways may be shared between adjacent parcels.		



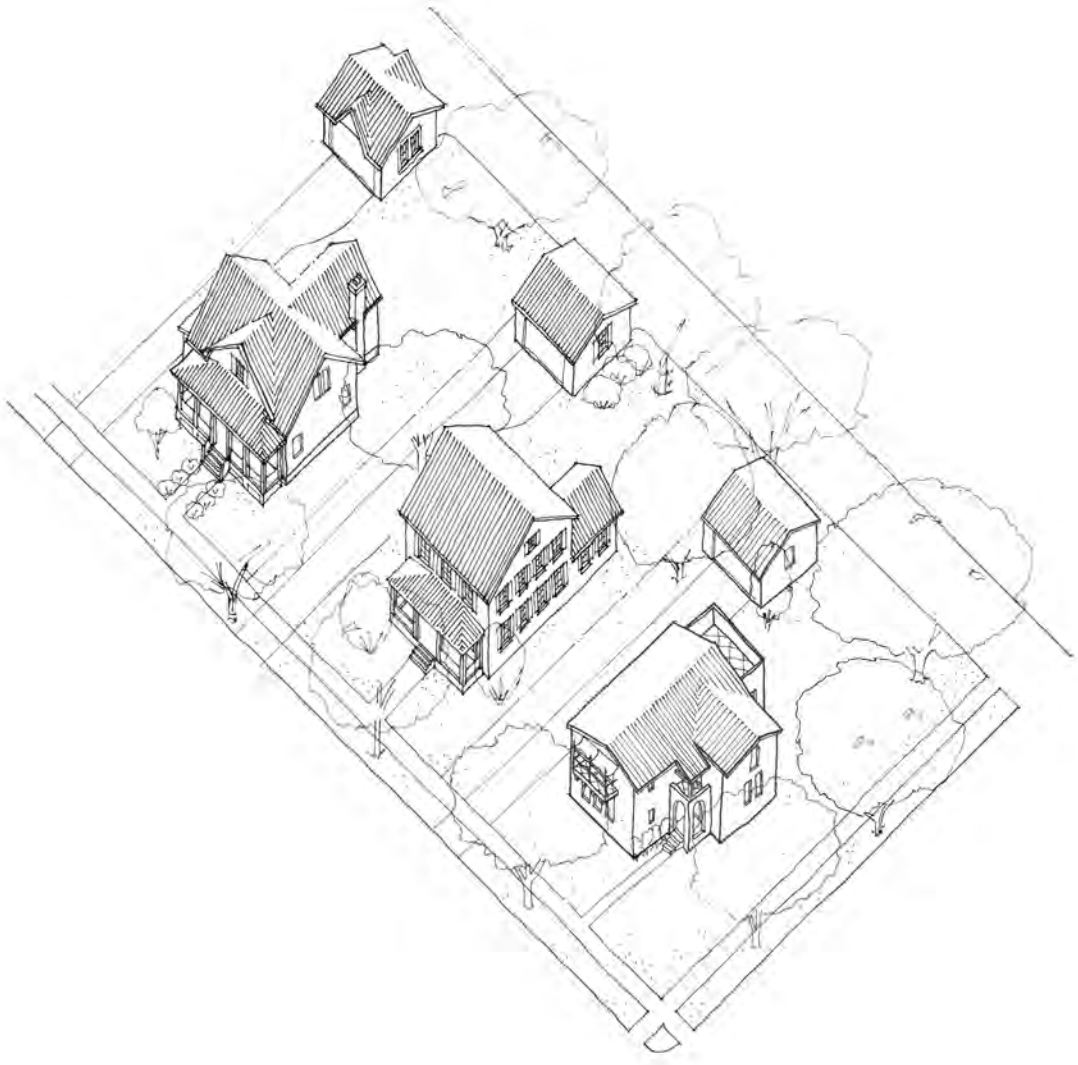
Key

-··- ROW / Buildable Site Line Encroachment Area

G. Encroachments and Frontage Types		
Encroachments into Required Setbacks		
Front	10' max.	N
Side Street	5' max.	O
Side	3' max.	P
Rear	5' max.	Q
Encroachments are not allowed within a street ROW, alley ROW, or across a Buildable Site Line.		
Allowed Frontage Types		
Common Yard	Porch: Engaged	
Porch: Projecting		
See Section 8.50.030.C (Specific to Private Frontages) for description of frontage types and additional standards.		

N-E2 Neighborhood – Edge 2

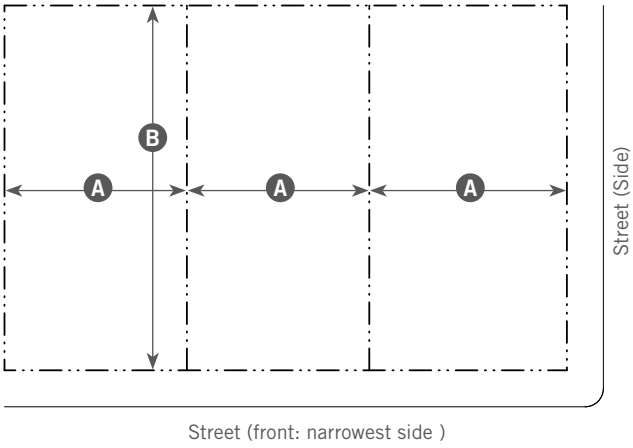
8.50.020.B.5 Neighborhood - Edge 2



A. Intent	
Detached single-family houses and carriage houses on medium- to large-size buildable sites organized in a form that serves to transition to adjacent low density single-family neighborhoods.	Primarily Detached Buildings
	Buildings set back from sidewalk
	Up to 2.5 Stories (35 ft)
	Porch and Common Yard Frontage
	Gross density: 6 du/a
	Minimum Lot Size: 4,000 sf

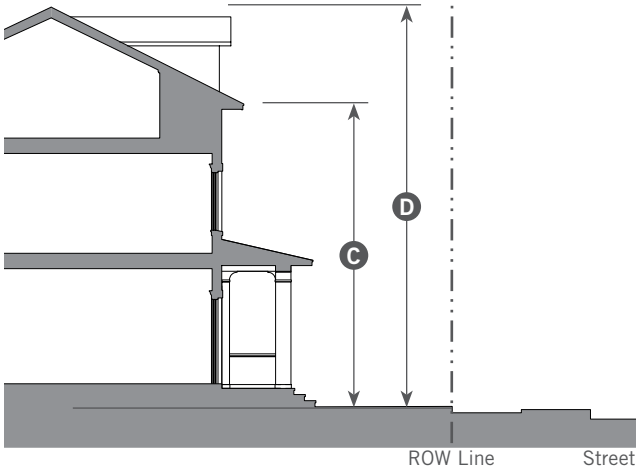
B. Sub-Zone(s)
None

General note: The drawing above is intended to provide a brief overview of this Zone and is illustrative only.



Key

-··- ROW / Buildable Site Line



Key

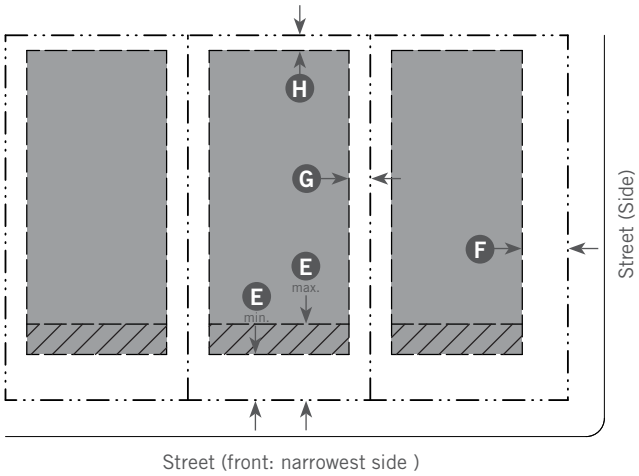
-··- ROW Line

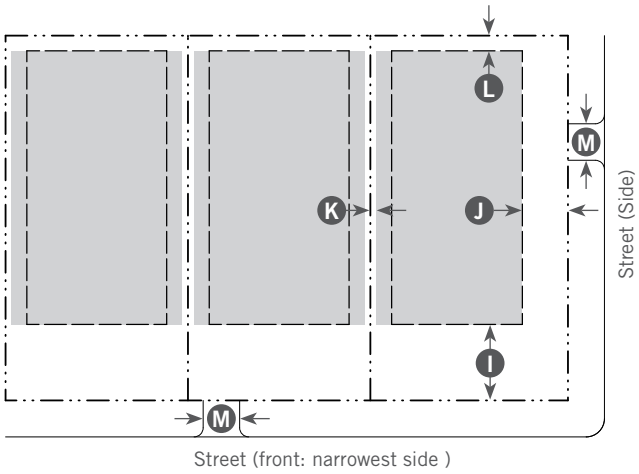
C. Allowed Building Types			
Primary Building Type	Buildable Site Width (A)	Buildable Site Depth (B)	Standards
Village House	50' min.	80' min.	8.50.030.B.5
Carriage House	n/a		8.50.030.B.4

See Sub-Section 8.50.030.A.3 for additional standards for Accessory Buildings and Structures.

D. Building Form		
Height		
Main Building		
Stories	2.5 stories max.[1]	
To Eave/Parapet	28' max.	(C)
Overall Building Height	35' max.	(D)
Carriage House	2 stories max.	
Accessory Building(s)	See 8.50.030.A.3	

[1] For standards regarding measurement of half-stories, see Sub-Section 8.50.030.A.1.f (Half-Story).





Key

- ROW / Buildable Site Line
- Building Setback Line
- Buildable Area
- Façade Zone

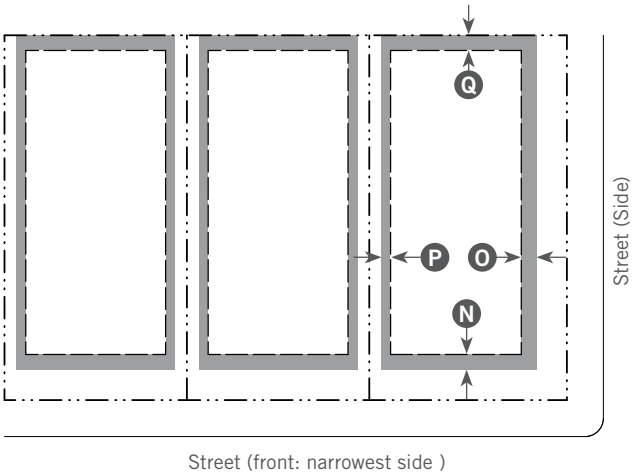
Key

- ROW / Buildable Site Line
- Building Setback Line
- Parking Area

E. Building Placement		
Setback (Distance from ROW / Buildable Site Line)		
Front	15' min.; 25' max.	E
Side Street	15' min.	F
Side	7' min.	G
Rear	10' min.	H

Where existing adjacent buildings are in front of the regulated Façade Zone, the building may be set to align with the façade of the frontmost immediately adjacent property.

F. Parking		
Minimum Required Spaces		
Residential Uses		
Primary Living Unit	2 per unit (covered)	
Secondary Living Unit	1 per unit	
All other Residential Uses, Recreation, Education, and Assembly Uses, Office and Service Uses, and Food and Retail Uses	See Table 8.50.030.A.2.a (Number of Motor Vehicle Parking Spaces Required)	
Parking areas shall comply with Sub-Section 8.50.030.A.2 (Additional Parking Regulations in Moraga Center Districts).		
Location (Distance from ROW / Buildable Site Line)		
Front Setback	25' min.	I
Side Street Setback	15' min.	J
Side Setback	2' min.	K
Rear Setback	5' min.	L
Miscellaneous		
Driveway Width Within Front/ Side Street Setback	10' max.	M
Driveways may be shared between adjacent parcels.		



Key

-··- ROW / Buildable Site Line ■ Encroachment Area

G. Encroachments and Frontage Types		
Encroachments into Required Setbacks		
Front	5' max.	N
Side Street	5' max.	O
Side	3' max.	P
Rear	5' max.	Q
Encroachments are not allowed within a street ROW, alley ROW, or across a Buildable Site Line.		
Allowed Frontage Types		
Common Yard	Porch: Engaged	
Porch: Projecting		
See Section 8.50.030.C (Specific to Private Frontages) for description of frontage types and additional standards.		

N-G Neighborhood - General

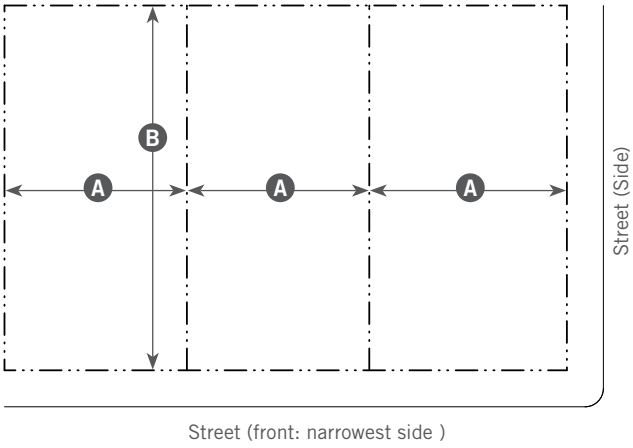
8.50.020.B.6 Neighborhood - General

A. Intent	
A mixture of housing types ranging from single-family houses to duplexes, small multiplexes, and cottage courts. Streets form a connected and compact pattern, encouraging walkability to nearby neighborhood nodes.	Detached with some Attached Buildings
	Buildings uniformly set back from sidewalk
	Up to 2.5 Stories (35 ft)
	Dooryard, Stoop, Forecourt, and Porch Frontage
	Gross density: 12 du/a
	Minimum Lot Size: 2,250 sf

B. Sub-Zone(s)

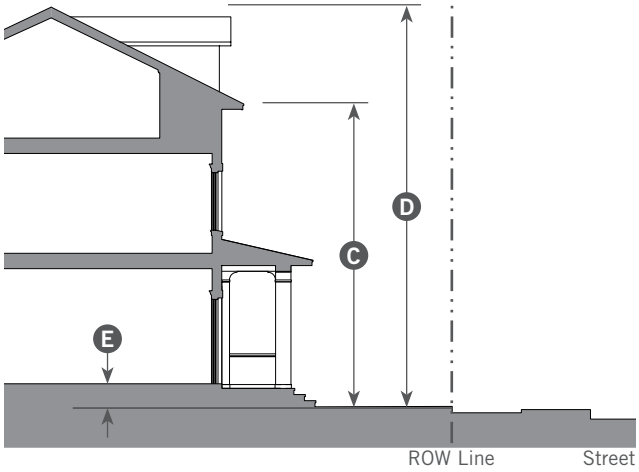
None

General note: The drawing above is intended to provide a brief overview of this Zone and is illustrative only.



Key

-··- ROW / Buildable Site Line



Key

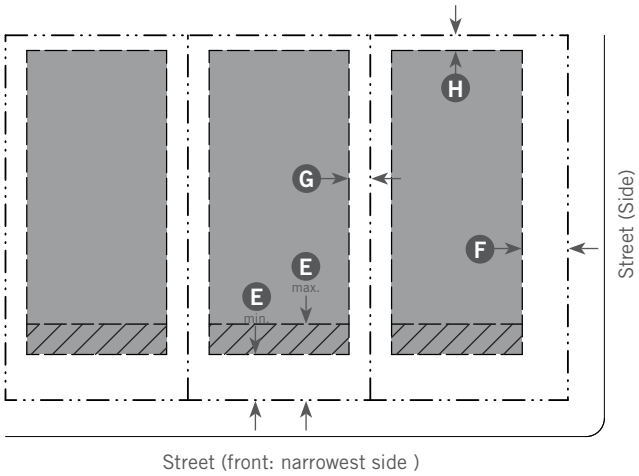
-··- ROW Line

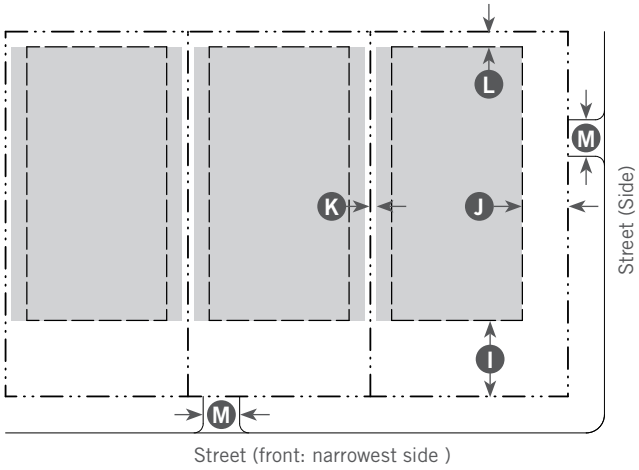
C. Allowed Building Types			
Primary Building Type	Buildable Site		Standards
	Width A	Depth B	
Village House	50' min.	80' min.	8.50.030.B.5
Cottage House	30' min.	75' min.	8.50.030.B.6
Cottage Court	100' min.	100' min.	8.50.030.B.7
Duplex	50' min.; 75' max.	100' min.	8.50.030.B.8
Mansion Apartment	50' min.; 100' max	100' min.	8.50.030.B.10
Carriage House	n/a		8.50.030.B.4

See Sub-Section 8.50.030.A.3 for additional standards for Accessory Buildings and Structures.

D. Building Form		
Height		
Main Building		
Stories	2.5 stories max.[1]	
To Eave/Parapet	28' max.	C
To Eave/Parapet	35' max.	D
Carriage House	2 stories max.	
Accessory Building(s)	See 8.50.030.A.3	
Ground Floor Finish Level		E
Residential	6" min.	

[1] For standards regarding measurement of half-stories, see Sub-Section 8.50.030.A.1.f (Half-Story).





Key

- ROW / Buildable Site Line
- Building Setback Line
- Buildable Area
- Façade Zone

Key

- ROW / Buildable Site Line
- Building Setback Line
- Parking Area

E. Building Placement		
Setback (Distance from ROW / Buildable Site Line)		
Front	15' min.; 25' max.	E
Side Street	15' min.	F
Side[2]	7' min.	G
Rear	5' min.	H

Where existing adjacent buildings are in front of the regulated Façade Zone, the building may be set to align with the façade of the frontmost immediately adjacent property.

[2] No side setback required along common property line between Duplex types.

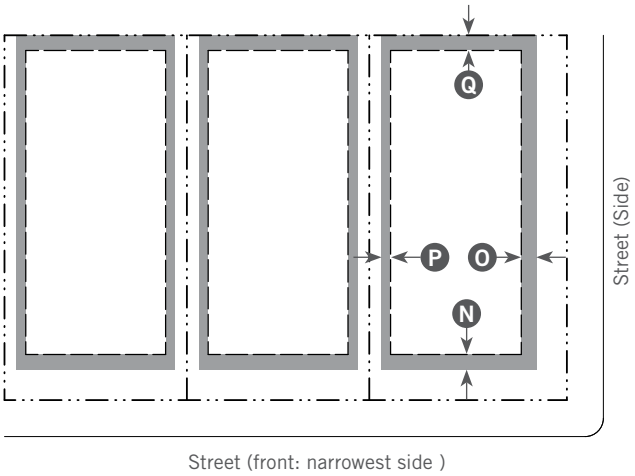
Any buildings adjacent to Laguna Creek shall set back 50 feet from top of bank or 50 feet from the edge of riparian vegetation that is protected by a state or federal agency, whichever is greater, to any architectural projection on a building. A greater or lesser setback may be required based on site-specific conditions, as documented in a hydrology report.

F. Parking		
Minimum Required Spaces		
Residential Uses		
Primary Living Unit	1 per unit	
Secondary Living Unit	1 per unit	
All other Residential Uses, Recreation, Education, and Assembly Uses, Office and Service Uses, and Food and Retail Uses	See Table 8.50.030.A.2.a (Number of Motor Vehicle Parking Spaces Required)	

Parking areas shall comply with Sub-Section 8.50.030.A.2 (Additional Parking Regulations in Moraga Center Districts).

Location (Distance from ROW / Buildable Site Line)		
Front Setback	25' min.	I
Side Street Setback	15' min.	J
Side Setback	2' min.	K
Rear Setback	5' min.	L
Miscellaneous		
Driveway Width Within Front/ Side Street Setback	8' max.	M

Driveways may be shared between adjacent parcels.



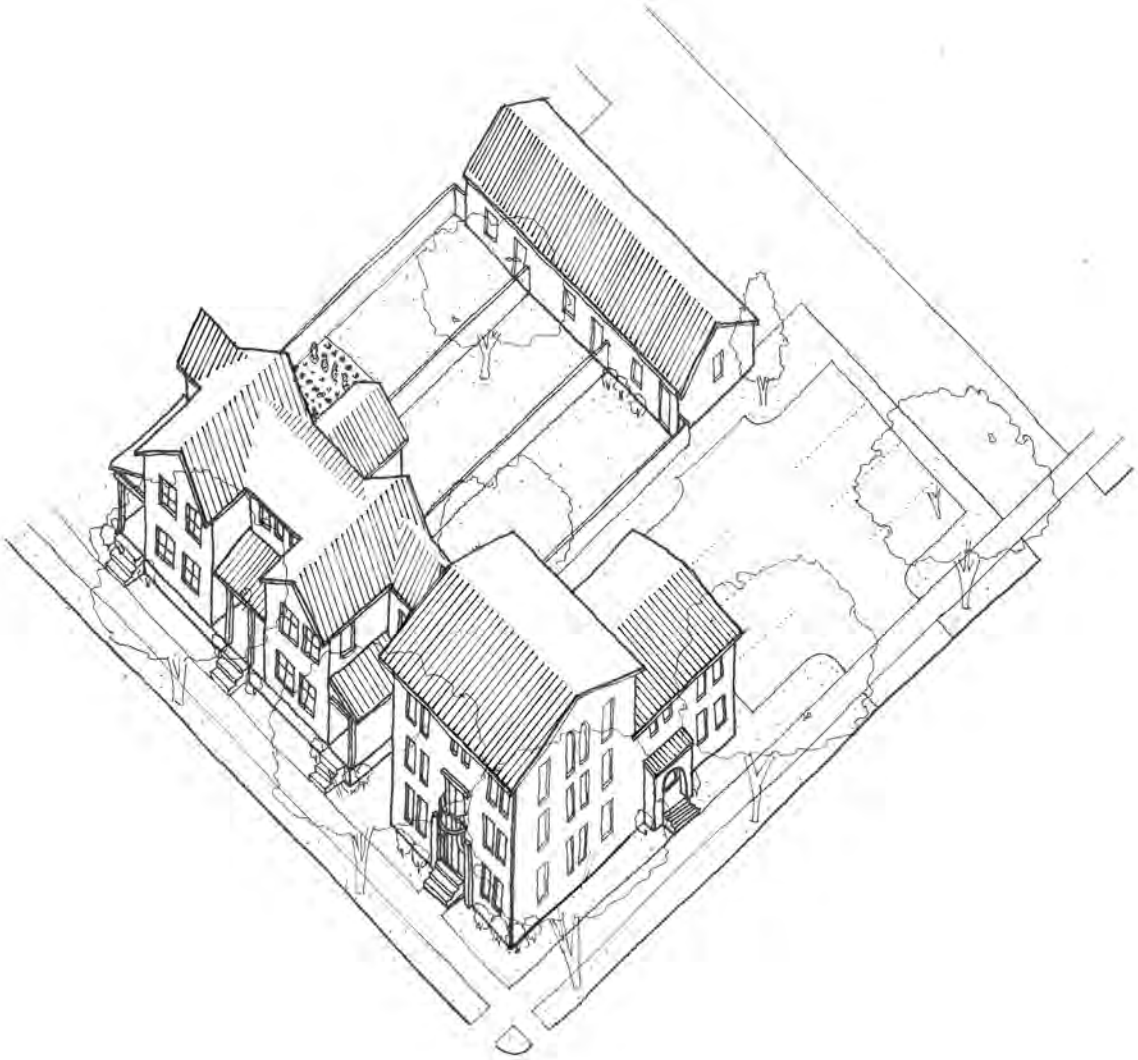
Key

-··- ROW / Buildable Site Line Encroachment Area

G. Encroachments and Frontage Types		
Encroachments into Required Setbacks		
Front	5' max.	N
Side Street	5' max.	O
Side	3' max.	P
Rear	5' max.	Q
Encroachments are not allowed within a street ROW, alley ROW, or across a Buildable Site Line.		
Allowed Frontage Types		
Porch: Projecting	Dooryard	
Porch: Engaged	Forecourt	
Stoop		
See Section 8.50.030.C (Specific to Private Frontages) for description of frontage types and additional standards.		

N-C Neighborhood - Core

8.50.020.B.7 Neighborhood - Core



A. Intent

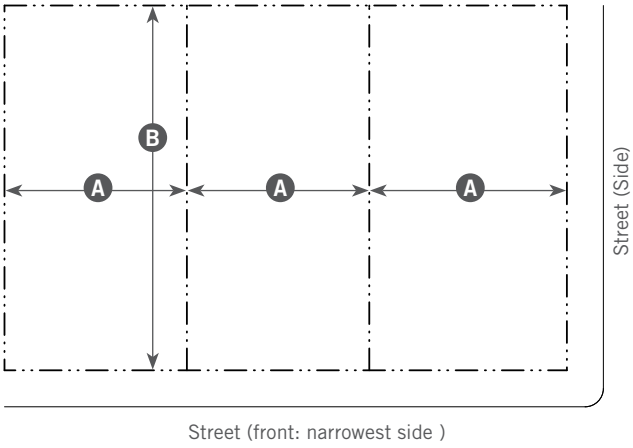
A neighborhood of primarily multi-family housing types, including apartment houses, townhouses, and live/work units. The frequently attached building types often serve as a good transition between residential neighborhoods and main streets.

- Primarily Attached Buildings
- Buildings closely and uniformly set back from sidewalk
- Up to 3.5 Stories (45 ft)
- Dooryard, Stoop, Forecourt, and Porch Frontage
- Gross density: 20 du/a
- Minimum Lot Size: 1,440 sf

B. Sub-Zone(s)

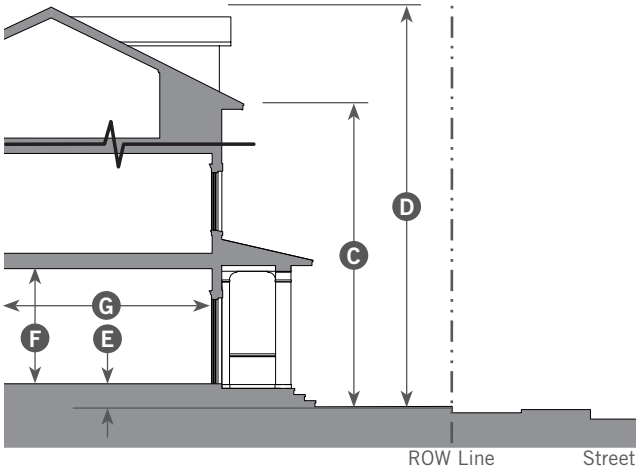
None

General note: The drawing above is intended to provide a brief overview of this Zone and is illustrative only.



Key

-··- ROW / Buildable Site Line



Key

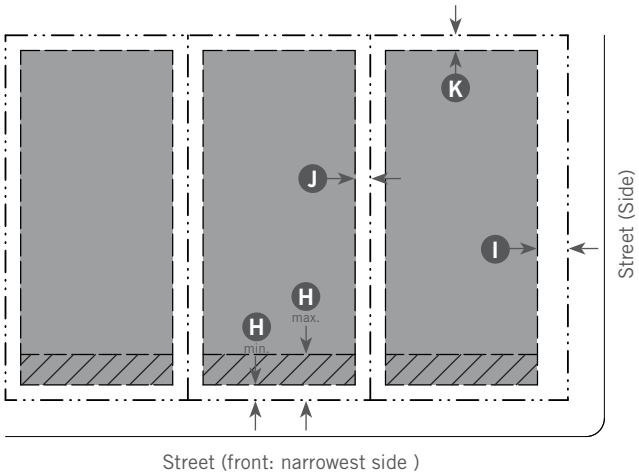
-··- ROW Line

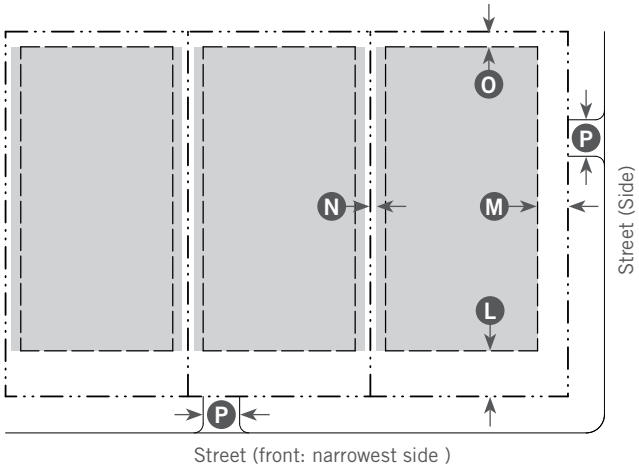
C. Allowed Building Types			
Primary Building Type	Buildable Site Width (A)	Buildable Site Depth (B)	Standards
Cottage House	30' min.	75' min.	8.50.030.B.6
Cottage Court	100' min.	100' min.	8.50.030.B.7
Duplex	50' min.; 75' max	100' min.	8.50.030.B.8
Townhouse	18' min.; 110' max.	80' min.	8.50.030.B.9
Mansion Apartment	50' min.; 100' max.	100' min.	8.50.030.B.10
Apartment House	75' min.; 150' max.	100' min.	8.50.030.B.11
Live/Work	18' min.; 110' max	80' min.	8.50.030.B.12
Carriage House	n/a		8.50.030.B.4

See Sub-Section 8.50.030.A.3 for additional standards for Accessory Buildings and Structures.

D. Building Form		
Height		
Main Building		
Stories	3.5 stories max.[1]	
To Eave/Parapet	36' max.	C
Overall Building Height	45' max.	D
Carriage House	2 stories max.	
Accessory Building(s)	See 8.50.030.A.3	
Ground Floor Finish Level		E
Residential	6" min.	
Non-residential	6" max.	
Ground Floor Ceiling	10' min.	F
Footprint		
Depth, Habitable Ground-Floor Space	18' min.	G

[1] For standards regarding measurement of half-stories, see Sub-Section 8.50.030.A.1.f (Half-Story).





Key

- ROW / Buildable Site Line
- Building Setback Line
- Buildable Area
- Façade Zone

Key

- ROW / Buildable Site Line
- Building Setback Line
- Parking Area

E. Building Placement

Setback (Distance from ROW / Buildable Site Line)		
Front	5' min.; 15' max.	H
Side Street	10' min.	I
Side[2]	5' min.	J
Rear	5' min.	K

Where existing adjacent buildings are in front of the regulated Façade Zone, the building may be set to align with the façade of the frontmost immediately adjacent property.

[2] No side setback required along common property line between Duplex, Townhouse, or Live/Work types.

Any buildings adjacent to Laguna Creek shall set back 50 feet from top of bank or 50 feet from the edge of riparian vegetation that is protected by a state or federal agency, whichever is greater, to any architectural projection on a building. A greater or lesser setback may be required based on site-specific conditions, as documented in a hydrology report.

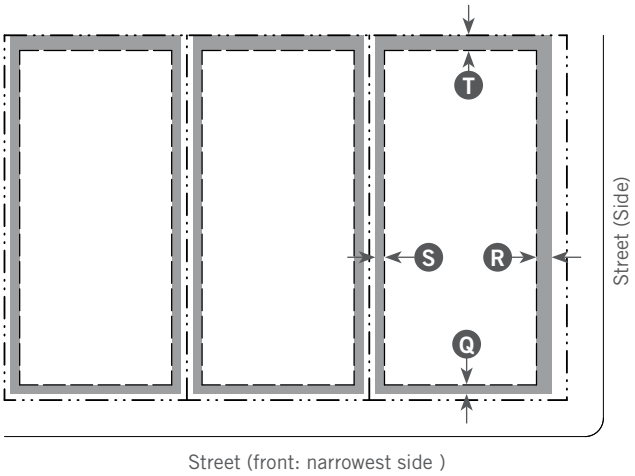
F. Parking

Minimum Required Spaces	
Residential Uses	
Primary Living Unit	1 per 1,500 sf
Secondary Living Unit	1 per unit
Senior Housing	1 per unit
All other Residential Uses, Recreation, Education, and Assembly Uses, Office and Service Uses, and Food and Retail Uses	See Table 8.50.030.A.2.a (Number of Motor Vehicle Parking Spaces Required)

Parking areas shall comply with Sub-Section 8.50.030.A.2 (Additional Parking Regulations in Moraga Center Districts).

Location (Distance from ROW / Buildable Site Line)		
Front Setback	15' min.	L
Side Street Setback	10' min.	M
Side Setback	2' min.	N
Rear Setback	5' min.	O
Miscellaneous		
Driveway Width Within Front/ Side Street Setback	8' max.	P

Driveways may be shared between adjacent parcels.



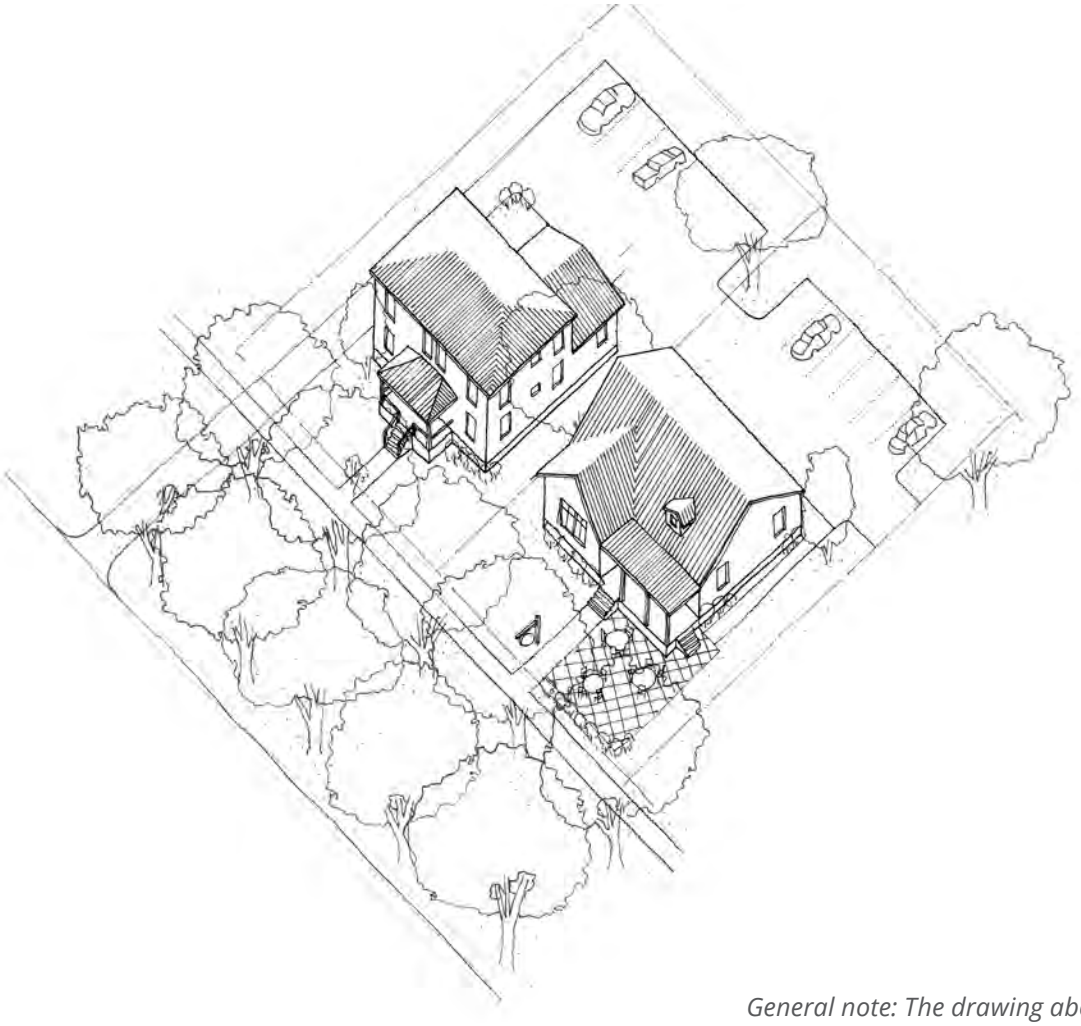
Key

ROW / Buildable Site Line Encroachment Area

G. Encroachments and Frontage Types		
Encroachments into Required Setbacks		
Front	3' max.	Q
Side Street	5' max.	R
Side	3' max.	S
Rear	5' max.	T
Encroachments are not allowed within a street ROW, alley ROW, or across a Buildable Site Line.		
Allowed Frontage Types		
Porch: Projecting	Dooryard	
Porch: Engaged	Forecourt	
Stoop		
See Section 8.50.030.C (Specific to Private Frontages) for description of frontage types and additional standards.		

MU-E Mixed Use - Edge

8.50.020.B.8 Mixed Use - Edge



General note: The drawing above is intended to provide a brief overview of this Zone and is illustrative only.

A. Intent

To provide a mix of buildings and services uniformly placed along designated Scenic Corridors. (See Chapter 8.132 – Scenic Corridors.)

Primarily Detached Buildings
Buildings uniformly set back from sidewalk
Up to 2.5 Stories (35 ft)
Porch and Common Yard Frontage
Gross density: 20 du/a
Minimum Lot Size: 1,440 sf

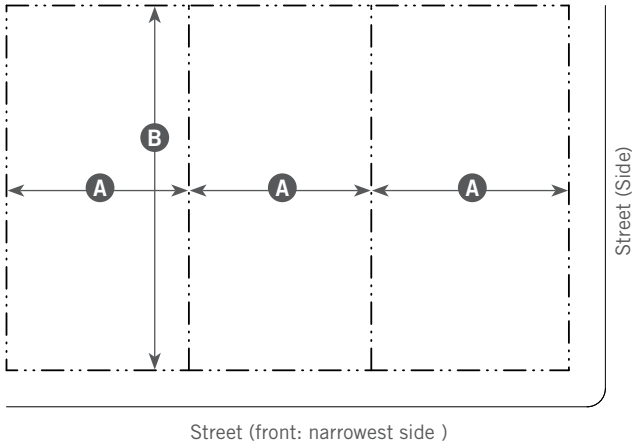
B. Sub-Zone(s)

Mixed Use – Edge: Open

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

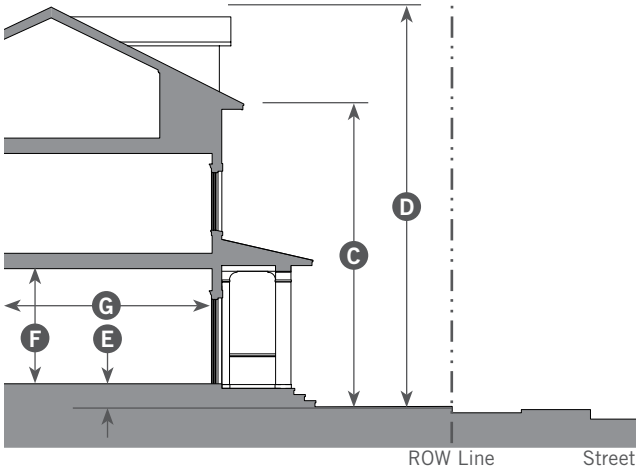
Mixed Use - Edge: Limited

The limited sub-zone provides the same building form but allows a more limited set of uses.



Key

-··- ROW / Buildable Site Line



Key

-··- ROW Line

C. Allowed Building Types			
Primary Building Type	Buildable Site Width A	Buildable Site Depth B	Standards
Cottage House	30' min.	75' min.	8.50.030.B.6
Cottage Court	100' min.	100' min.	8.50.030.B.7
Townhouse	18' min; 65' max.	80' min.	8.50.030.B.9
Mansion Apartment	50' min.; 100' max.	100' min.	8.50.030.B.10
Apartment House	75' min.; 125' max.	100' min.	8.50.030.B.11
Live/Work	18' min.; 65' max.	80' min.	8.50.030.B.12

See Sub-Section 8.50.030.A.3 for additional standards for Accessory Buildings and Structures.

D. Building Form		
Height		
Main Building		
Stories	2.5 stories max.[1]	
To Eave/Parapet	28' max.	C
Overall Building Height	35' max.	D
Accessory Building(s)	See 8.50.030.A.3	
Ground Floor Finish Level		E
Residential	18" min.	
Non-residential	6" max.	
Ground Floor Ceiling	10' min.	F

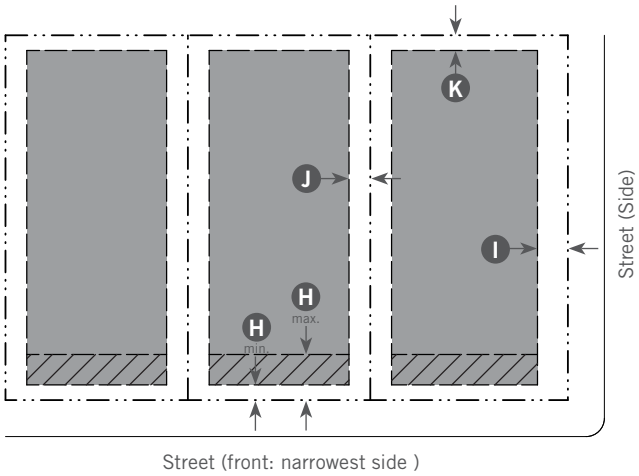
[1] For standards regarding measurement of half-stories, see Sub-Section 8.50.030.A.1.f (Half-Story).

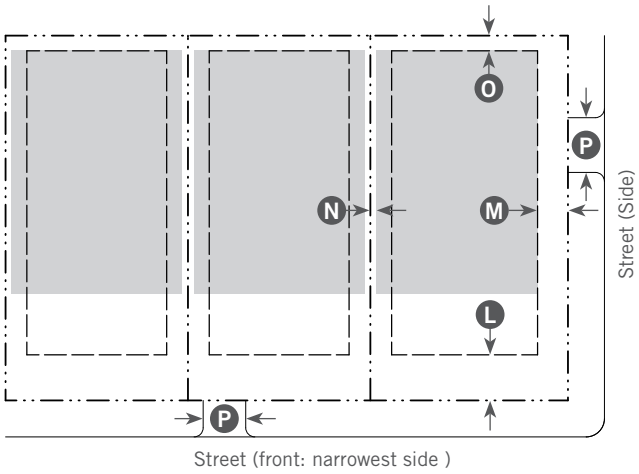
Ground floor lobbies and common areas in multi-unit buildings may have a ground floor finish level less than 18".

Footprint		
Depth, Habitable Ground-Floor Space	18' min.	G

Miscellaneous

Non-residential loading docks, overhead doors, and other service entries may not be located on street-facing façades.





Key

- ROW / Buildable Site Line
- Building Setback Line
- Buildable Area
- Façade Zone

Key

- ROW / Buildable Site Line
- Building Setback Line
- Parking Area

E. Building Placement		
Setback (Distance from ROW / Buildable Site Line)		
Front	8' min.; 15' max.	H
Side Street	10' min.	I
Side[2]	7' min.	J
Rear	5' min.	K

Where existing adjacent buildings are in front of the regulated Façade Zone, the building may be set to align with the façade of the frontmost immediately adjacent property.

[2] No side setback required along common property line between Townhouse or Live/Work types.

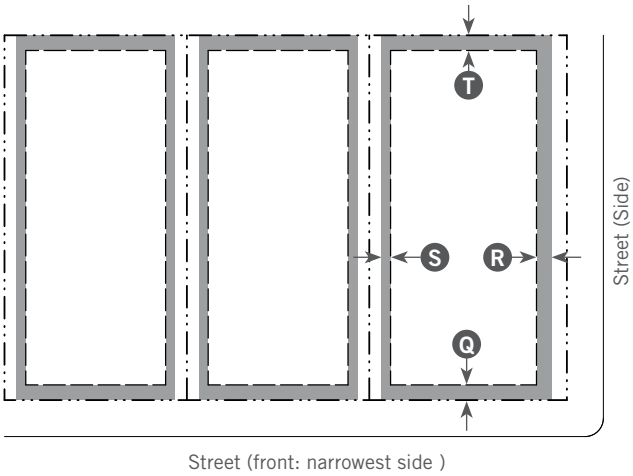
Any buildings adjacent to Laguna Creek shall set back 50 feet from top of bank or 50 feet from the edge of riparian vegetation that is protected by a state or federal agency, whichever is greater, to any architectural projection on a building. A greater or lesser setback may be required based on site-specific conditions, as documented in a hydrology report.

F. Parking		
Minimum Required Spaces		
Residential Uses		
Primary Living Unit	1 per 1,500 sf	
Senior Housing	1 per unit	
All other Residential Uses, Recreation, Education, and Assembly Uses, Office and Service Uses, and Food and Retail Uses	See Table 8.50.030.A.2.a (Number of Motor Vehicle Parking Spaces Required)	

Parking areas shall comply with Sub-Section 8.50.030.A.2 (Additional Parking Regulations in Moraga Center Districts).

Location (Distance from ROW / Buildable Site Line)		
Front Setback	35' min.	L
Side Street Setback	10' min.	M
Side Setback	2' min.	N
Rear Setback	5' min.	O
Miscellaneous		
Driveway Width in Front/Side St. Setback		P
≤ 40 spaces	14' max.	
> 40 spaces	18' max.	

Driveways may be shared between adjacent parcels.



Key

-·-·- ROW / Lot Line

--- Building Setback Line

Encroachment Area

G. Encroachments and Frontage Types		
Encroachments into Required Setbacks		
Front	5' max.	Q
Side Street	5' max.	R
Side	3' max.	S
Rear	5' max.	T

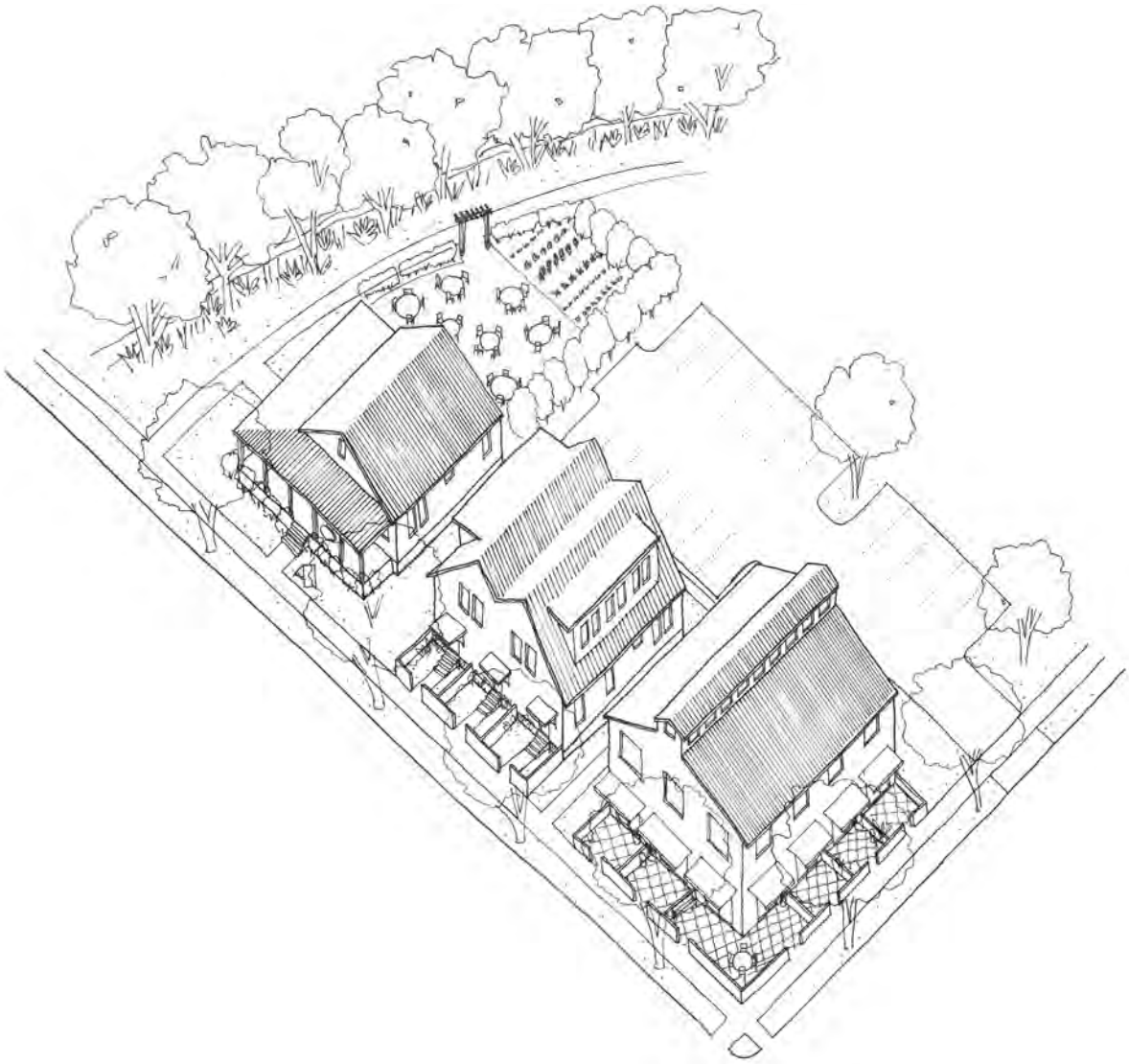
Awnings may encroach further into the street ROW to within 2' of the face of curb. An encroachment permit will be required. All other encroachments are not allowed within a street ROW, alley ROW, or across a Buildable Site Line.

Allowed Frontage Types	
Common Yard	Stoop
Porch: Projecting	Dooryard
Porch: Engaged	

See Section 8.50.030.C (Specific to Private Frontages) for description of frontage types and additional standards.

MU-G Mixed Use - General

8.50.020.B.9 Mixed Use - General



A. Intent	
To provide neighborhood serving retail and services in a mixed-use, pedestrian-oriented environment.	Mix of Attached and Detached Buildings
	Buildings at or near Back of Sidewalk
	Up to 2.5 stories (35 ft)
	Shopfront, Dooryard, Stoop, and Porch Frontage
	Gross density: 20 du/a
	Minimum Lot Size: 1,440 sf

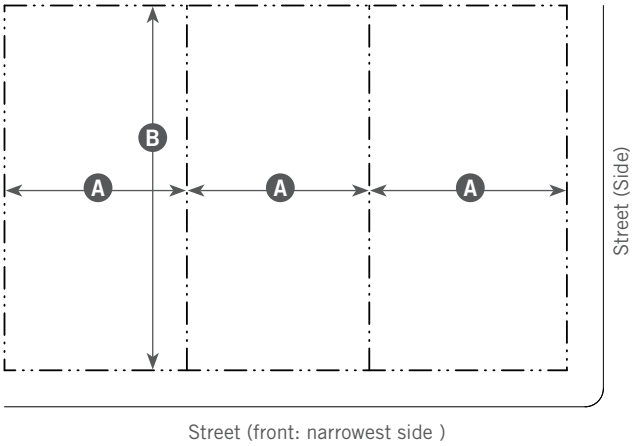
B. Sub-Zone(s)

Mixed Use – General: Open

The open sub-zone provides the same building form but allows for a more diverse mix of uses.

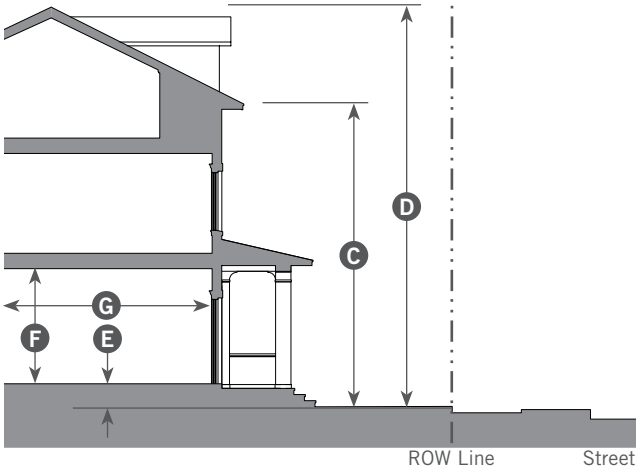
Mixed Use - General: Limited

The limited sub-zone provides the same building form but allows a more limited set of uses.



Key

-··- ROW / Buildable Site Line



Key

-··- ROW Line

C. Allowed Building Types			
Primary Building Type	Buildable Site Width (A)	Buildable Site Depth (B)	Standards
Cottage House	30' min.	75' min.	8.50.030.B.6
Cottage Court	100' min.	100' min.	8.50.030.B.7
Townhouse	18' min.; 110' max.	80' min.	8.50.030.B.9
Mansion Apartment	50' min; 100' max.	100' min.	8.50.030.B.10
Apartment House	75' min.; 150' max.	100' min.	8.50.030.B.11
Live/Work	18' min.; 110' max.	80' min.	8.50.030.B.12
Carriage House	n/a		8.50.030.B.4

See Sub-Section 8.50.030.A.3 for additional standards for Accessory Buildings and Structures.

D. Building Form		
Height		
Main Building		
Stories	2.5 stories max.[1]	
To Eave/Parapet	28' max.	C
Overall Building Height	35' max.	D
Carriage House	2 stories max.	
Accessory Building(s)	See 8.50.030.A.3	
Ground Floor Finish Level		E
Residential	18" min.	
Non-residential	6" max.	
Ground Floor Ceiling	10' min.	F

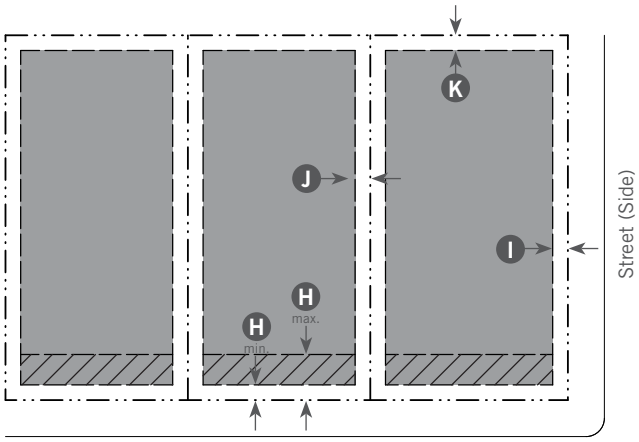
[1] For standards regarding measurement of half-stories, see Sub-Section 8.50.030.A.1.f (Half-Story).

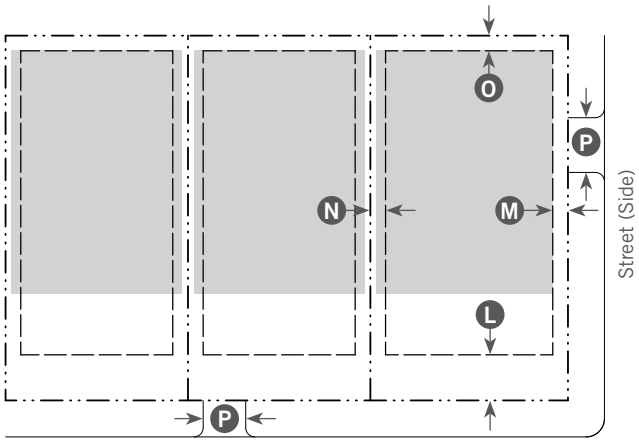
Ground floor lobbies and common areas in multi-unit buildings may have a 2" to 6" ground floor finish level.

Footprint		
Depth, Habitable Ground-Floor Space	18' min.	G

Miscellaneous

Non-residential loading docks, overhead doors, and other service entries may not be located on street-facing façades.





Key

- ROW / Buildable Site Line
- Building Setback Line
- Buildable Area
- Façade Zone

Key

- ROW / Buildable Site Line
- Building Setback Line
- Parking Area

E. Building Placement

Setback (Distance from ROW / Buildable Site Line)		
Front	5' min.; 15' max.	H
Side Street	5' min.	I
Side[2]	5' min.	J
Rear	5' min.	K

Where existing adjacent buildings are in front of the regulated Façade Zone, the building may be set to align with the façade of the frontmost immediately adjacent property.

[2] No side setback required along common property line between Townhouse or Live/Work types.

Any buildings adjacent to Laguna Creek shall set back 50 feet from top of bank or 50 feet from the edge of riparian vegetation that is protected by a state or federal agency, whichever is greater, to any architectural projection on a building. A greater or lesser setback may be required based on site-specific conditions, as documented in a hydrology report.

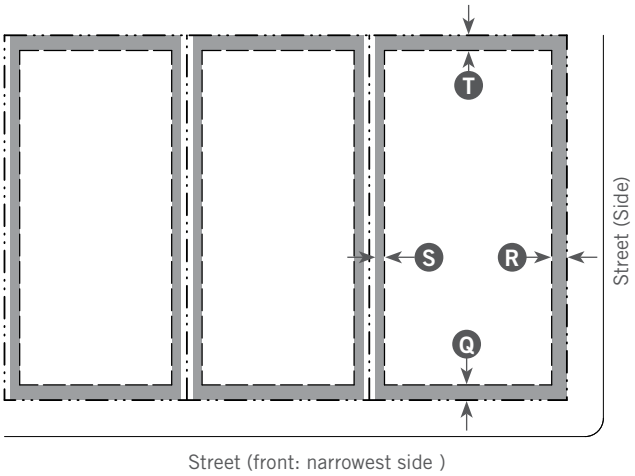
F. Parking

Minimum Required Spaces	
Residential Uses	
Primary Living Unit	1 per 1,500 sf
Secondary Living Unit	1 per unit
Senior Housing	1 per unit
All other Residential Uses, Recreation, Education, and Assembly Uses, Office and Service Uses, and Food and Retail Uses	See Table 8.50.030.A.2.a (Number of Motor Vehicle Parking Spaces Required)

Parking areas shall comply with Sub-Section 8.50.030.A.2 (Additional Parking Regulations in Moraga Center Districts).

Location (Distance from ROW / Buildable Site Line)		
Front Setback	35' min.	L
Side Street Setback	5' min.	M
Side Setback	0' min.	N
Rear Setback	5' min.	O
Miscellaneous		
Driveway Width in Front/Side St. Setback		P
≤ 40 spaces	14' max.	
> 40 spaces	18' max.	

Driveways may be shared between adjacent parcels.



Key

-··· ROW / Buildable Site Line ■ Encroachment Area

G. Encroachments and Frontage Types		
Encroachments into Required Setbacks		
Front	5' max.	Q
Side Street	5' max.	R
Side	3' max.	S
Rear	5' max.	T

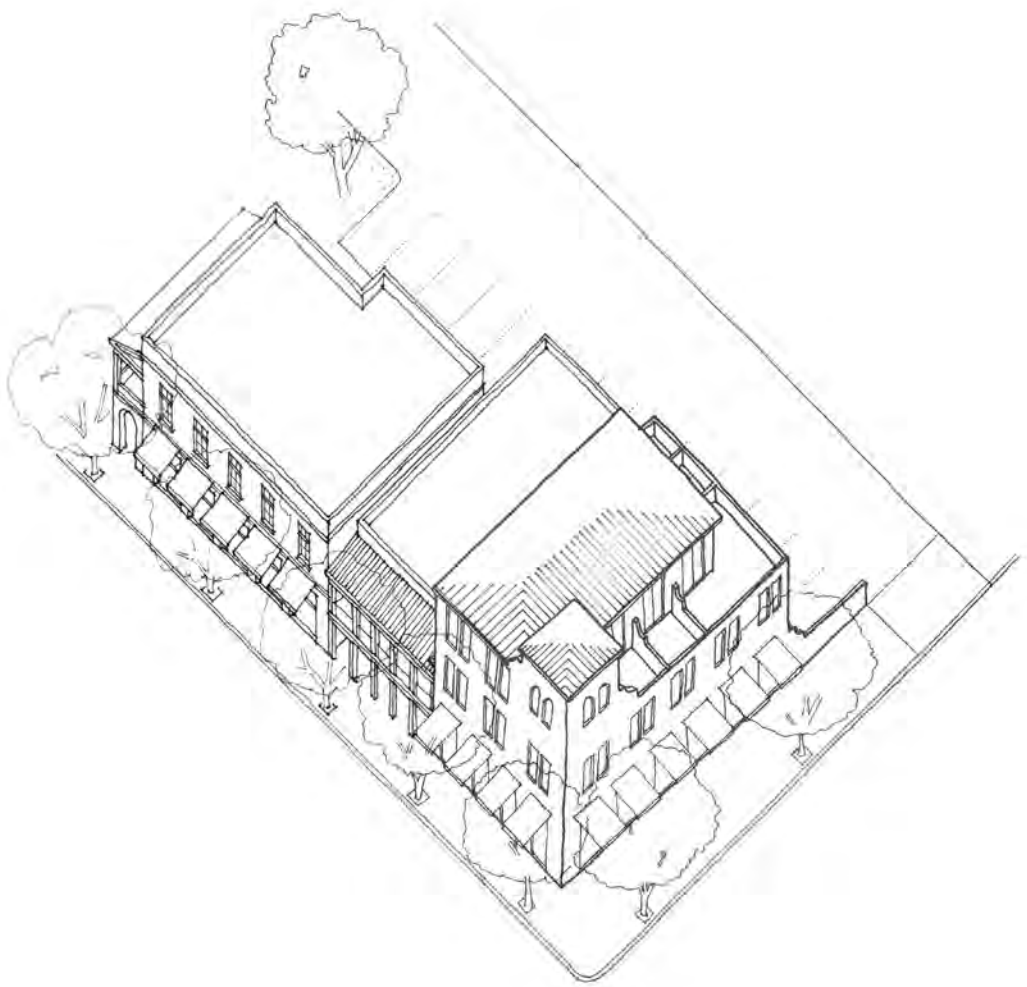
Awnings may encroach further into the street ROW to within 2' of the face of curb. An encroachment permit will be required. All other encroachments are not allowed within a street ROW, alley ROW, or across a Buildable Site Line.

Allowed Frontage Types	
Porch: Projecting	Dooryard
Porch: Engaged	Shopfront
Stoop	

See Section 8.50.030.C (Specific to Private Frontages) for description of frontage types and additional standards.

MU-C Mixed Use - Core

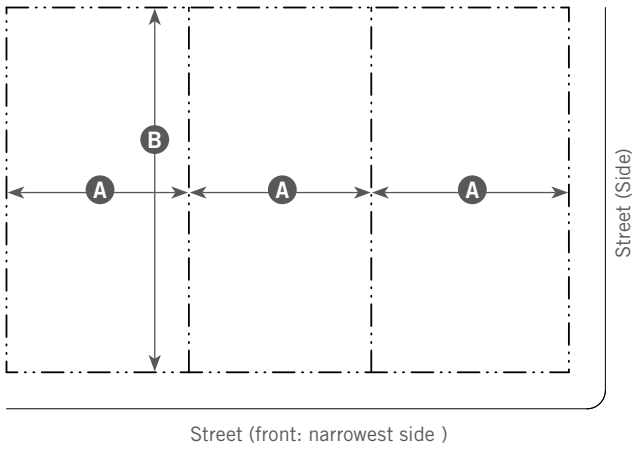
8.50.020.B.10 Mixed Use - Core



A. Intent	
To provide a vibrant, pedestrian-oriented, mixed-use environment.	Primarily Attached Buildings
	Buildings at Back of Sidewalk
	Up to 3.5 stories (45 ft)
	Gallery and Shopfront Frontage
	Gross density: 20 du/a
	Minimum Lot Size: 1,440 sf

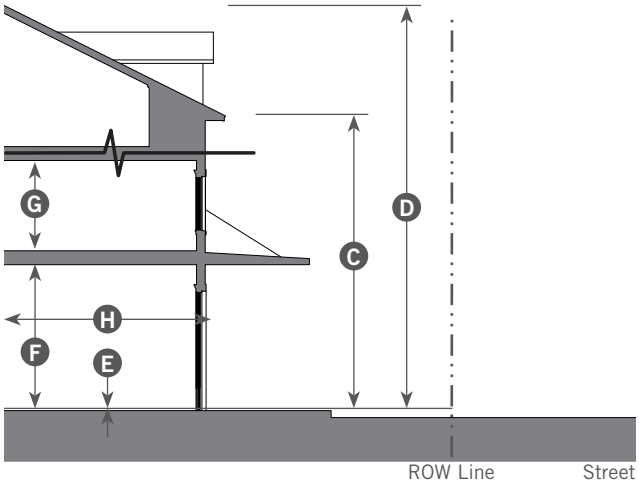
B. Sub-Zone(s)
None

General note: The drawing above is intended to provide a brief overview of this Zone and is illustrative only.



Key

-··- ROW / Buildable Site Line



Key

-··- ROW Line

C. Building Types			
Primary Building Type	Buildable Site Width (A)	Buildable Site Depth (B)	Standards
Live/Work	18' min.; 110' max.	80' min.	8.50.030.B.12
Main Street	25' min.; 180' max.	100' min.	8.50.030.B.13

See Sub-Section 8.50.030.A.3 for additional standards for Accessory Buildings and Structures.

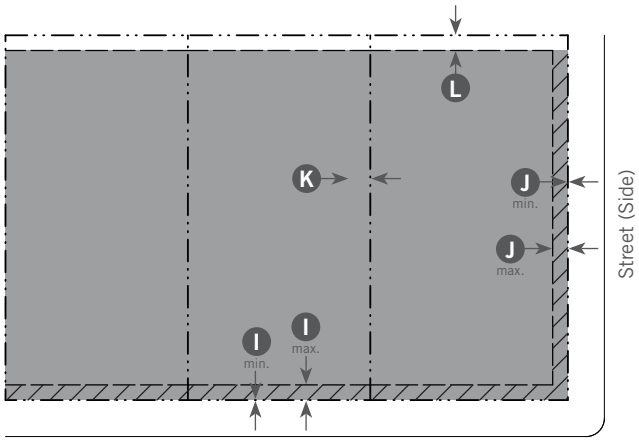
D. Building Form		
Height		
Main Building	3.5 stories max.[1]	
To Eave/Parapet	36' max.	C
Overall Building Height	45' max.	D
Accessory Building(s)	See 8.50.030.A.3	
Ground Floor Finish Level	6" max.	E
Ground Floor Ceiling	14' min.	F
Upper Floor(s) Ceiling	9' min.	G

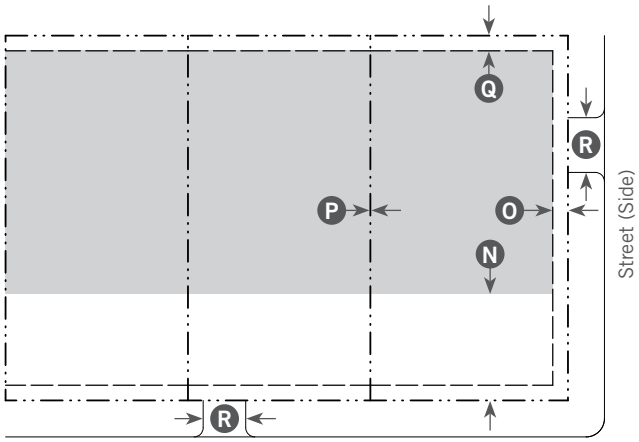
[1] For standards regarding measurement of half-stories, see Sub-Section 8.50.030.A.1.f (Half-Story).

Footprint		
Depth, Habitable Ground-Floor Space	24' min.	H
Miscellaneous		

50' max distance between entries to ground floor uses.

Non-residential loading docks, overhead doors, and other service entries may not be located on street-facing façades.





Key

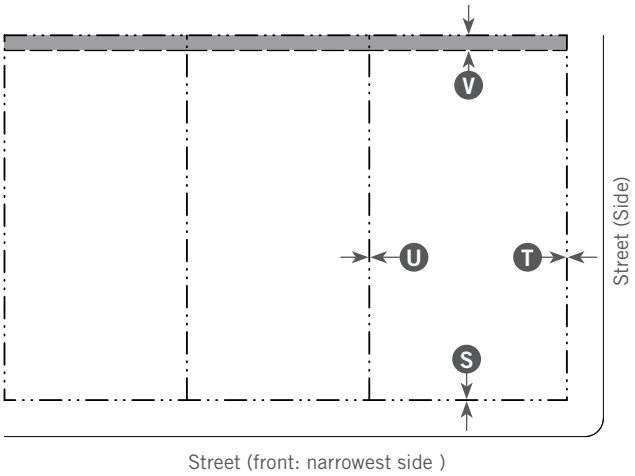
- ROW / Buildable Site Line
- Building Setback Line
- Buildable Area
- Façade Zone

Key

- ROW / Buildable Site Line
- Building Setback Line
- Parking Area

E. Building Placement		
Build-to Line (BTL) (Distance from ROW / Buildable Site Line)		
Front	0' min.; 5' max.	I
Side Street	0' min.; 5' max.	J
BTL Defined by a Building		
Front	85% min.	
Side Street	60% min.	
Setback (Distance from ROW / Buildable Site Line)		
Side	no min.	K
Rear	5' min.	L
At corners, the BTL shall be defined by a building for the first 30' from the corner.		M
Any buildings adjacent to Laguna Creek shall set back 50 feet from top of bank or 50 feet from the edge of riparian vegetation that is protected by a state or federal agency, whichever is greater, to any architectural projection on a building. A greater or lesser setback may be required based on site-specific conditions, as documented in a hydrology report.		
Miscellaneous		
A building form with a chamfered corner is allowed only on corners and if a corner entry is provided.		
Planting strips not allowed between sidewalk and building.		

F. Parking		
Minimum Required Spaces		
Residential Uses		
Primary Living Unit	1 per 1,500 sf min.	
Senior Housing	1 per unit	
All other Residential Uses, Recreation, Education, and Assembly Uses, Office and Service Uses, and Food and Retail Uses	See Table 8.50.030.A.2.a (Number of Motor Vehicle Parking Spaces Required)	
Parking areas shall comply with Sub-Section 8.50.030.A.2 (Additional Parking Regulations in Moraga Center Districts).		
Location (Distance from ROW / Buildable Site Line)		
Front Setback	35' min.	N
Side Street Setback	5' min.	O
Side Setback	0' min.	P
Rear Setback	5' min.	Q
Miscellaneous		
Driveway Width Within Front Setback		R
≤ 40 spaces	14' max.	
> 40 spaces	18' max.	
Driveways may be shared between adjacent parcels.		



Key

-··- ROW / Buildable Site Line Encroachment Area

G. Encroachments and Frontage Types		
Encroachments into Required Setbacks		
Front	0'	S
Side Street	0'	T
Side	0'	U
Rear	5' max.	V

Awnings and Galleries may encroach further into the street ROW to within 2' of the face of curb. An encroachment permit will be required. All other encroachments are not allowed within a street ROW, alley ROW, or across a Buildable Site Line.

Allowed Frontage Types	
Shopfront	Gallery

See Section 8.50.030.C (Specific to Private Frontages) for description of frontage types and additional standards.

MR Moraga Ranch - Special Planning Area

8.50.020.B.11 Moraga Ranch - Special Planning Area

A. Intent

To provide a unique, destination-oriented setting on the historic Moraga Ranch. Restored historic buildings and new infill structures are arranged in a picturesque setting with ample open space.

Primarily Detached Buildings

Buildings arranged in a park-like setting

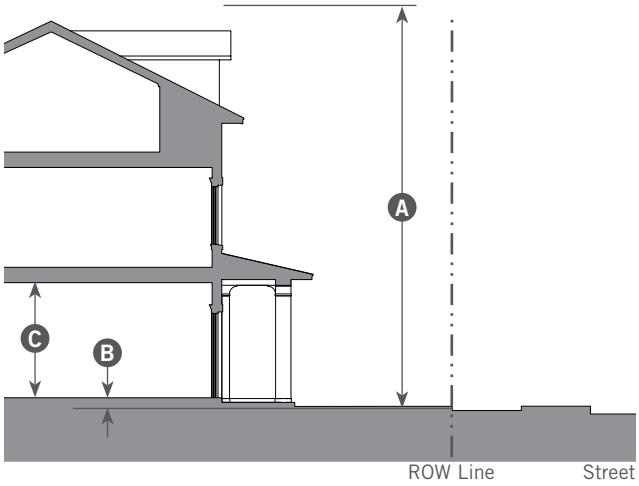
Up to 2.5 Stories (35 ft)

Common Yard, Porch, Stoop, Forecourt, Dooryard, Shopfront, Gallery frontage

B. Sub-Zone(s)

None.

General note: The drawing above is intended to provide a brief overview of this Zone and is illustrative only.



Key

-··- ROW / Buildable Site Line

C. Allowed Building Types

All building types in Section 8.50.030.B may be utilized to determine the form and parameters of new buildings in the Moraga Ranch Special Planning Area. Additional building types may be proposed at the discretion of the Review Authority.

See Sub-Section 8.50.030.A for additional standards for Accessory Buildings and Structures.

D. Building Form

Height		
Overall Building Height	35' max.	A
Ground Floor Finish Level		B
Non-residential	6" max.	
Ground Floor Ceiling	10' min.	C

E. Building Placement

Setback (Distance from ROW / Buildable Site Line)	
Front	0' min.
Side	0' min.
Rear	0' min.

Any buildings adjacent to Laguna Creek shall set back 50 feet from top of bank or 50 feet from the edge of riparian vegetation that is protected by a state or federal agency, whichever is greater, to any architectural projection on a building. A greater or lesser setback may be required based on site-specific conditions, as documented in a hydrology report.

F. Parking

Minimum Required Spaces	
Service or Retail Uses	
≤ 1,500 sf	None
>1,500 sf	2/1,000 sf above first 1,500 sf
All other Residential Uses, Recreation, Education, and Assembly Uses, Office and Service Uses, and Food and Retail Uses	See Table 8.50.030.A.2.a (Number of Motor Vehicle Parking Spaces Required)

Parking areas shall comply with Sub-Section 8.50.030.A.2 (Additional Parking Regulations in Moraga Center Districts).

Location (Distance from Property/Buildable Site Line)	
Front Setback (School Street)	35' min.
Side Street Setback (Moraga Way)	25' min.
Side Setback	0' min.
Rear Setback	5' min.

Miscellaneous	
Driveway Width in Front Setback	
≤ 40 spaces	14' max.
> 40 spaces	18' max.

Driveways may be shared between adjacent parcels.

G. Encroachments and Frontage Types

Encroachments into Required Setbacks	
Front	0'
Side Street	0'
Side	0'
Rear	5' max.

Awnings and Galleries may encroach further into the street ROW to within 2' of the face of curb. All other encroachments are not allowed within a street ROW, alley ROW, or across a Buildable Site Line.

Allowed Frontage Types

All frontage types in Section 8.50.030.C may be utilized to determine the form and parameters of new frontages in the Moraga Ranch Special Planning See Section 8.50.030.C (Specific to Private Frontages) for description of frontage types and additional standards.

8.50.020.C: Use Table

Please see section 8.50.060.A.2 for definitions of the land use classifications.

Residential Land Uses	Neighborhood				Mixed-Use			
	N-E1	N-E2	N-G	N-C	MU-E	MU-G	MU-C	MR-SPA
Group Home[3]	P	P	P	P	P [1]	P [1]	P	-
Home Occupation	P	P	P	P	P [1]	P [1]	P	-
Live-Work [3]	-	-	MUP	MUP	P	P	P	-
Mixed Use Residential [3]	-	-	-	P	P [1]	P [1]	P	-
Multi-Family Residential [3]	-	MUP	P	P	P [1]	P [1]	MUP	-
Residential Care Facility								
≤ 7 [3]	P	P	P	P	P [1]	P [1]	P	-
> 7 [3]	-	-	-	MUP	MUP [1]	MUP [1]	MUP	-
Rooming and Boarding House [3]	-	-	-	-	MUP [1]	MUP [1]	MUP	-
Secondary Living Unit [3]	P	P	P	P	P [1]	P [1]	P	-
Senior/Retirement Housing [3]	-	-	-	MUP	MUP [1]	MUP [1]	MUP	-
Single Family Residential [3]	P	P	P	-	P [1]	P	-	-
Transitional and Supportive Housing [3]	P	P	P	P	P [1]	P [1]	P	-
Recreation, Education, and Assembly Land Uses	**Neighborhood**				**Mixed-Use**			
	N-E1	N-E2	N-G	N-C	MU-E	MU-G	MU-C	MR-SPA
Health/Fitness Facility								
≤ 5,000 sf	-	-	CUP	CUP	P	P	P	P
> 5,000 sf	-	-	-	-	P	P	P	P
Library, Museum, Public Art Gallery	-	-	CUP	CUP	P	P	P	P
Meeting Facility (public or private)[4]	CUP	CUP	MUP	MUP	P	P	P	P
Park/Playground/Trail	P	P	P	P	P	P	P	P
Recreation								
Indoor	-	-	MUP	MUP	P	P	P	P
Outdoor	-	-	-	-	MUP	MUP	MUP	MUP
School								
K-12 (public or private)	-	-	P	P	P	P	P	P
College/University (public or private)	-	-	CUP	CUP	CUP	CUP	CUP	CUP
Studio; art, dance, music, etc.	-	-	-	-	MUP	MUP	MUP	MUP
Theater, cinema, performing arts	-	-	CUP	MUP	P	P	P	P

Key

P Permitted **MUP** Minor Use Permit **CUP** Conditional Use Permit

TUP Temporary Use Permit **-** Not Permitted

Office and Service Land Uses	Neighborhood				Mixed-Use			
	N-E1	N-E2	N-G	N-C	MU-E	MU-G	MU-C	MR-SPA
Administrative/Professional Office	-	-	-	-	P	P	P	P
Automotive Services and Repair								
Gasoline/service station	-	-	-	CUP	CUP	CUP	CUP	-
Limited repair services	-	-	-	-	CUP	CUP	-	-
Vehicle washing and detailing	-	-	-	-	CUP	CUP	CUP	-
Vehicular repair and painting	-	-	-	-	CUP	CUP	-	-
Bed and Breakfast	-	-	MUP	MUP	MUP	P	P	P
Business Services	-	-	-	CUP	P	P	P	P
w/Drive-through service	-	-	-	-	CUP	CUP	CUP	-
Civic/Government	-	-	-	MUP	P	P	P	P
Commercial Service								
Minor	-	-	-	-	P	P	P	P
Major	-	-	-	-	MUP	MUP	-	MUP
w/outside storage	-	-	-	-	CUP	CUP	-	-
Day Care								
Small House	P	P	P	P	P	P	P	-
Large House	-	MUP	MUP	MUP	MUP	MUP	MUP	MUP
Commercial	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Hotel/Motel	-	-	-	-	P	P	P	CUP
Hospital	-	-	-	-	CUP	CUP	CUP	CUP
Medical Services	-	-	-	-	MUP	MUP	CUP	CUP
Personal services	-	-	-	CUP	P	P	P	P
Restricted	-	-	-	-	CUP	CUP	CUP	CUP
Veterinary Clinic/Animal Boarding	-	-	-	-	CUP	CUP	-	-
Retail and Food Land Uses	**Neighborhood**				**Mixed-Use**			
	N-E1	N-E2	N-G	N-C	MU-E	MU-G	MU-C	MR-SPA
Alchohol Sales - Off Site	-	-	-	-	CUP [2]	CUP [2]	CUP	CUP
Bar/Nightclub	-	-	-	-	CUP [2]	CUP [2]	CUP	CUP
Micro-Brewery/Micro-Distillery/Winery [5]	-	-	-	-	MUP [2]	MUP [2]	CUP	CUP
Retail, General								
≤ 5,000 sf	-	-	-	-	P [2]	P [2]	P	P
> 5,000sf and ≤ 10,000 sf	-	-	-	-	P [2]	P [2]	MUP	P
> 10,000 sf	-	-	-	-	MUP [2]	MUP [2]	CUP	MUP
Outdoor sales and display	-	-	-	-	CUP [2]	CUP [2]	CUP	CUP

Key

P Permitted **MUP** Minor Use Permit **CUP** Conditional Use Permit

TUP Temporary Use Permit **-** Not Permitted

Food Sales	-	-	-	-	P [2]	P [2]	P	P
Convenience (mini-mart)	-	-	-	-	CUP [2]	CUP [2]	CUP	CUP
Restaurant	-	-	-	-	P [2]	P [2]	P	P
w/Outdoor Seating	-	-	-	-	MUP [2]	MUP [2]	MUP	MUP
w/Drive Through Service	-	-	-	-	CUP [2]	CUP [2]	-	-
Other Land Uses	**Neighborhood**				**Mixed-Use**			
	N-E1	**N-E2**	**N-G**	**N-C**	**MU-E**	**MU-G**	**MU-C**	**MR-SPA**
Broadcasting Facilities	-	-	-	-	CUP	CUP	-	-
Public Services								
Minor	P	P	P	P	P	P	P	P
Major	-	-	-	-	-	-	-	-
Research and Development	-	-	-	-	CUP	CUP	-	-
Telecommunications	-	-	-	-	CUP	CUP	-	-
Temporary Uses [6]	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP
Agricultural Land Uses	**Neighborhood**				**Mixed-Use**			
	N-E1	**N-E2**	**N-G**	**N-C**	**MU-E**	**MU-G**	**MU-C**	**MR-SPA**
Animal Farming	P	P	P	P	-	-	-	-
Community Agriculture	CUP	CUP	CUP	CUP	-	-	-	-

Land Use Limitations/Notes

[1] Permitted only in Open sub-zone.

[2] Not Permitted in Limited sub-zone.

[3] Consistent with the housing types allowed in the districts.

[4] A CUP is required if liquor is sold or if facilities exceed 100 seats.

[5] If grapes are grown on the site of a winery, it will be regulated as an agricultural use.

[6] Temporary uses are subject to the requirements and procedures of Section 8.50.050.F.

Key

P Permitted **MUP** Minor Use Permit **CUP** Conditional Use Permit

TUP Temporary Use Permit **-** Not Permitted

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Section 8.50.030: Supplemental to Zones

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8.50.030.A: General Standards

8.50.030.A.1 Additional Height Regulations

a. **Introduction.** This Sub-Section establishes the methodology used to measure the height of a building. The methodology applies to primary and accessory buildings and structures.

The Moraga Center zones use several methods to regulate the building height, including regulating the overall building height, the height to the eave or parapet and the number of stories. These methods are used together to help ensure that new development is consistent with the character and scale of the MCSP vision.

b. **Applicability**. The standards in this Sub-Section are applicable to all development within the Moraga Center Zones. The maximum height of a building or structure is established in Section 8.50.020 (Specific to Zones). Section 8.04.070 (Building Height) continues to apply when determining height limits within the Moraga Center Zones.

c. **Overall Building Height.** Overall building height shall be measured vertically from the finished grade adjacent to the building exterior to the building height plane.

(1) **Building Height Plane.** The building height plane is an imaginary plane that is used to determine the height of the building. It is determined as follows:

(A) The plane shall be parallel to the natural grade of the site; and

(B) The plane shall be set vertically at the highest point of the coping of a flat roof, the top of a mansard roof, or the highest point of the highest pitched roof.

(2) Building Height on Sloped Sites. On sloped sites where a structure is stepped down a slope, the aggregate building height may result in a height greater than the maximum allowed building height, unless the Planning Director finds that the building height proposed for the structure will have an adverse affect on neighboring properties and/or is incompatible with the natural terrain or vegetation.

d. **Building Height to Eave/Parapet.** Building height to eave/parapet shall be measured vertically from the finished grade adjacent to the building exterior to the eave or top of the parapet.

e. **Building Height by Story.** A story shall be measured as follows for purposes of regulating the height of the building:

(1) A story that meets the height regulations in Table 8.50.030.A.2.a (Maximum Height of a Floor) shall be counted as one story. A story that exceeds the height regulations in Table 8.50.030.A.2.a shall be counted as two or more stories.

(2) Basements with an exterior exposed wall greater than four feet shall count as a story. The height of the exterior wall shall be measured from the finished grade to the finished floor of the story above.

(3) Stories on Sloped Sites. On sloped sites where a structure is stepped down a slope, the total number of stories may exceed the maximum allowed, unless the Planning Director finds that the additional stories proposed for the structure will have an

adverse affect on neighboring properties and/or is incompatible with the natural terrain or vegetation.

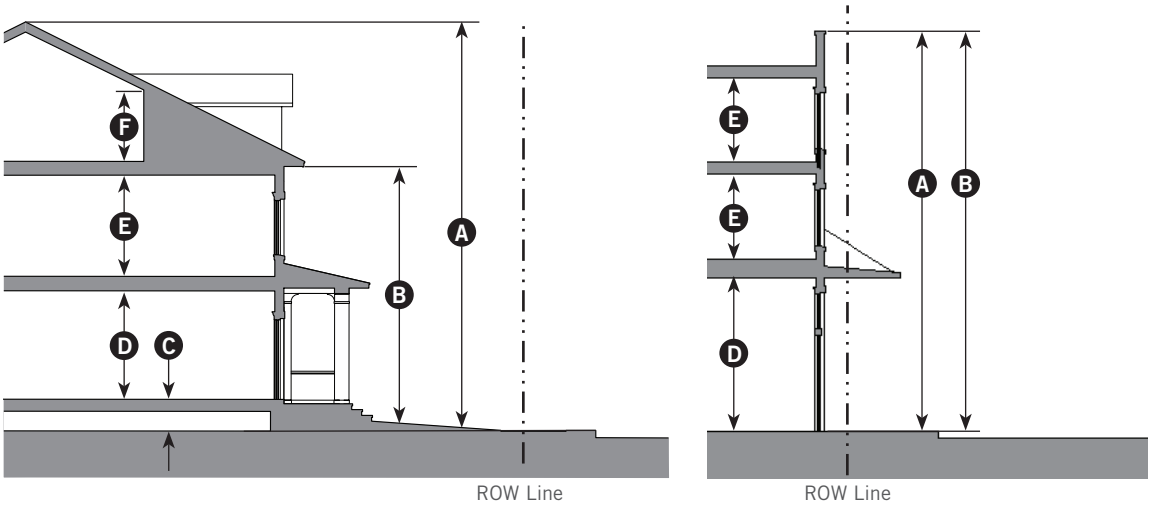
f. **Half-Story.** Finished attics shall be measured as a knee wall maximum height of five feet and a finished floor to finished ceiling maximum height of nine feet.

g. **Knee Wall.** A short wall, not necessarily high enough for a person to stand up next to, that supports rafters and encloses a finished attic or the top half-story of a building.

Table 8.50.030.A.2.a Maximum Height of a Floor[1]

	Non-Residential, except Civic Uses	Multi-Family Residential	Single-Family Residential
Single Story	20' max.	16' max.	14' max.
Multi-Story Buildings			
Ground Floor	16' max.	16' max.	14' max.
All Other Floors	12' max.	12' max.	14' max.

[1] All heights are measured finished floor to highest point of the finished ceiling.



Moraga Center Zones Building Height Measurements (not drawn to scale)

Key		
A Overall Building Height	B Height to Eave / Parapet	C Crawl Space
D Ground Floor	E Other Floors	F Knee Wall

8.50.030.A.2 Additional Parking Regulations in Moraga Center Districts

a. **Purpose.** The purpose of this Sub-Section is to regulate and ensure the provision of adequate parking and access for motor vehicles and bicycles within the Moraga Center Specific Plan area. The Sub-Section also provides options for adjusting parking requirements and providing parking alternatives. These standards ensure that the parking needs of new land uses and development are met, while being designed and located in a manner consistent with the desired character and development patterns of the Moraga Center.

b. **Applicability.** The parking standards of this Sub-Section shall apply to the following within the MCSP area:

(A) New development;

(B) Changes in land use; and,

(C) Changes made subsequent to adoption date xx/xx/xxxx, in intensity of buildings or structures of 15 percent or more of:

(i) Gross floor area;

(ii) Seating capacity;

(iii) Dwelling units;

(iv) Parking spaces; and/or,

(v) Other units of measurement listed in Table 8.50.030.A.2.a (Number of Motor Vehicle Parking Spaces Required).

(1) The standards in this Sub-Section supersede those found in Chapter 8.76 (Off-Street Parking and Loading) of the Municipal Code. Should any conflict arise between the regulations found in this Sub-Section and Chapter 8.76, the standards found in this Sub-section shall apply.

(2) All parking spaces provided shall meet the location, design, landscaping and improvement requirements in this Sub-Article.

c. **Bicycle Parking**

(1) Applicability. Bicycle parking is not required for single-family residential developments and uses.

(2) **Required Spaces**

(A) Developments shall provide the greater of:

(i) Two bicycle parking spaces; or

(ii) Bicycle parking spaces equal to five percent of required off-street parking spaces.

(B) Bicycle spaces shall be provided in accordance with the following standards:

(i) Bicycle parking shall consist of either a lockable enclosure (locker) in which the bicycle is stored or a rack to which the bicycle can be locked;

(ii) Lockers and racks shall be securely anchored to the pavement or a structure;

(iii) Racks shall be designed and installed to permit the frame and one or both wheels to be secure;

(iv) Racks may be installed within pervious pavement or gravel areas where appropriate as determined by the Planning Director;

(v) When located within a parking area: curbs, fences, planter areas, bumpers, or similar barriers shall be installed and maintained for the mutual protection of bikes, motor vehicles and pedestrians, unless determined by the Planning Director to be unnecessary; and

(vi) Bicycle parking shall be placed in a convenient, highly-visible, active, and well-lit location not more than 100 feet walking distance of the main entrance, but shall not interfere with pedestrian movements.

(3) **Bicycle Parking Space Dimensions.** All bicycle parking shall meet the following minimum dimensions:

(A) Each bicycle parking space shall include a minimum area of 72 inches in length and 24 inches in width that is clear of obstructions;

(B) No part of the rack shall be located closer than 30 inches to a wall or other obstruction;

(C) The front or back of the rack shall be located no less than 48 inches from a sidewalk or pedestrian way; and

(D) A minimum of 30 inches shall be provided between adjoining racks.

d. **General Parking Standards**

(1) **Storage and/or Parking of Heavy Trucks, Trailers, Recreational Vehicles, Boats, Campers, Mobile Homes, and similar Vehicles.** Parking or storage of heavy trucks (vehicles over 20,000 GVW), trailers, recreational vehicles, boats, campers, mobile homes, or similar vehicles in any zone for residential or storage purposes shall be prohibited except as follows:

(A) The vehicle shall be stored in the rear or interior side setback behind the front of the building, garage, or carport and substantially screened from view;

(B) There is a principal use of the property, to which such storage would be accessory;

(C) No living quarters shall be maintained or any business conducted from within while such trailer or vehicle is so parked or stored; and

(D) The required parking on the parcel is maintained in addition to the area used for the stored vehicle(s).

(2) **Off-Site/Premises Parking.** If a property owner is unable to provide the required parking on-site, the owner may at the discretion of the Planning Director satisfy the parking requirement off-site provided that:

(A) Required parking may be provided in off-street parking facilities on another property within 1,320 feet of the site proposed for development, as measured:

(i) Along the street right of way.

(ii) Between the closest edge of such parking facilities to the closest edge of the site being served.

(B) Pedestrian access between the use or the site and the off-premise parking area shall be via sidewalk or walkway.

(C) The owner shall provide a recorded parking agreement reflecting the arrangement with the other site. The shared parking arrangement shall require a recorded covenant running with the land, recorded by the owner of the parking lot, guaranteeing that the required parking will be maintained exclusively for the uses served and remain for the duration of the use.

(D) If the off-premise parking facility is shared, the Planning Director may allow a reduction in the number of required parking spaces. The reduction shall be based on the Shared Parking practices procedures outlined in this Section.

e. **Number of Motor Vehicle Parking Spaces Required**

(1) **Parking Requirements.** The number of required motor vehicle spaces for residential, retail, and service uses are regulated in Section 8.50.020 (Specific to Zones). For those regulated uses, the requirements of Table 8.50.030.A.2.a (Number of Motor Vehicle Parking Spaces Required) shall not apply. For all other uses not listed in Section 8.50.020 (Specific to Zones), the requirements of Table 8.50.030.A.2.a (Number of Motor Vehicle Parking Spaces Required) shall apply.

(A) Fractional parking requirements, when applicable, shall be rounded up to the next whole number.

(B) Parking may be covered or uncovered unless specified in Section 8.50.020 (Specific to Zones).

(C) Parking requirements for uses not addressed in Section 8.50.020 or not listed in Table 8.50.030.A.2.a shall be determined at the discretion of the Planning Director.

(2) **Maximum Number of Parking Spaces.** Developments over 20,000 square feet shall not exceed the minimum number of parking spaces by more than five percent. The Planning Director may allow an additional five percent increase in the number of parking spaces if an applicant can show through a parking demand study that additional parking spaces are required.

Table 8.50.030.A.2.a: Number of Motor Vehicle Parking Spaces Required	
Use	**Number of Required Spaces**
Residential Land Uses	
Senior Housing	1 per unit
Residential Care Facility	1 per 6 beds plus 1 per employee
Rooming and Boarding House	1 per 3 beds/residents
Group Home	1 per 3 beds/residents
Transitional and Supportive Housing	1 per 6 beds plus 1 per employee
Live/Work	Res. Req. plus 1 per 300 gsf of work area
Recreation, Education, and Assembly Uses	
Under 5,000 sf	None
Library, Museum, Public Art Gallery	1 per 500 gsf
Meeting Facility, Public or Private	1 per 200 sf plus 1 per 4 people at maximum capacity
Recreation, Indoor/Outdoor	
Bowling Alleys	1 per 300 gsf
Golf Courses and Related Facilities	4 per hole plus 1 per employee
Private Swim Clubs and Recreation Centers	1 per 75 gsf of water area
Recreational Vehicle Park	1 per recreational vehicle and/or travel trailer plus required spaces for accessory area
Skating Rinks: Ice or Roller	1 per 300 gsf
Tennis, Racquetball, or Handball Courts	2 per court
Other	1 per every 4 people of facility's maximum capacity plus 1 space per employee
School, College, University (Public or Private)	
Grades K-8	1 per employee plus 1 per 2 classrooms
Grades 9-12	1 per employee plus 1 per 4 students
Trade	1 per employee plus 1 per 3 students at capacity class attendance period
Colleges and Universities	1 per 4 students at capacity class attendance period
Theater, Cinema, or Performing Arts Facility	1 per 4 persons at maximum capacity
Office and Service Land Uses	
Bed and Breakfast	1 per guest room
Day Care (Small or Large)	3 spaces min; 1 per nonresident employee and one space for pick-up/drop-off purposes.
Hotel/Motel	1 per guest room, plus 1 per 10 guest rooms
Hospital	1 per 2 beds
All Other Service or Retail Uses	2 per 1,000 sf
Retail and Food Land Uses	
All Retail and Food Uses	2 per 1,000 sf

(3) **Parking Adjustments**

(A) **Recreation, Education, and Assembly Uses.**

(i) Parking requirements based on gross square feet may take a reduction of 5,000 sf; or

(ii) Parking requirements not based on gross square feet may take a reduction of up to 12 spaces.

(iii) The Planning Director may require uses under 5,000 sf to provide parking in instances where that use is likely to generate significant parking demand.

(B) **Senior Citizen Housing.** The minimum parking requirement provided for in Table 8.50.030.A.2.a Number of Motor Vehicle Parking Spaces Reqiurement shall be reduced by 25% for each passenger vehicle made available permanently for use by the residents of each 75 such units or fraction thereof, provided that not less than 0.5 space shall be provided for each Residential Dwelling Unit served.

(C) **Transit.** A parking reduction of up to 20 percent may be approved by the Planning Director for any use within one-quarter mile of an active bus stop or other transit stop.

(D) **On-Street Parking Spaces.** Spaces adjacent to the lot may count towards the required residential guest parking, if applicable, and non-residential use parking requirements.

(E) **Bicycle Parking Substitution.** Required vehicular parking spaces may be reduced at a rate of one vehicular parking space for every two bicycle parking spaces provided above the minimum required by Sub-Section 8.50.030.A.2.c (Bicycle Parking). Reduction in parking shall not exceed a maximum of 20 percent of the required motor vehicle parking spaces.

(F) **Shared Parking Simplified.** For two use types, shared parking shall be calculated as follows. The sum of the required parking for the two use types shall be divided by the factor listed in the table below. If the use is not listed below then the shared parking shall be based on Subsection 8.50.030.A.1.E.5(e) (Shared Parking Study).

Table 8.50.030.A.2.b: Shared Parking Factor for Two Uses

	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail	1.2	1.3	1.2	1.0

(G) **Shared Parking Study.** When three or more use types share parking or a use type is not listed in Table 8.50.030.A.1.a, the amount of required parking may be reduced as follows:

(i) The Planning Director, with a recommendation from the Planning Commission as appropriate, may grant a reduction in the parking requirements set forth in this Section in the following cases:

(a) Where uses in the same or adjoining development, having different peak hour demand, seek to share parking. The applicant must submit to the Planning Director an analysis and substantiated projections of peak parking demand for the entire development to justify the shared use of parking spaces for separate uses.

(b) Where the special nature of a certain development (e.g., special types of housing projects inhabited by persons with low or no automobile ownership) does not require the amount of parking listed in Table 8.50.030.A.1.a (Number of Motor Vehicle Parking Spaces Required) or Section 8.50.020 (Specific to Zones).

(c) Where fewer parking spaces are needed due to special designs and traffic mitigation measures incorporated in the parking lot design and circulation plan.

(ii) The Planning Director, and Planning Commission as appropriate, shall consider the following in determining whether a reduction is warranted:

(a) The likelihood that the reduced number of parking spaces can satisfy demand;

(b) The amount of time during the year when the number of spaces provided may be insufficient and the amount of resulting parking overflow;

(c) The impact of periodic overflows upon the public streets and other parking facilities; and

(d) The nature of surrounding land uses, character of surrounding road system, and nearby circulation pattern.

(iii) Unless requested by Planning Director, the burden to demonstrate that a reduction in parking requirements is warranted shall rest with the applicant.

f. **Parking Spaces, Lot Design and Layout**

(1) **Accessible Parking.** All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the federal American with Disabilities Act (ADA).

(2) **Dimensional Standards for Parking Spaces and Aisles**

(A) **General.** Standard car parking spaces and parking lot aisles shall comply with the minimum dimension standards established in Table 8.50.030.A.1.c.

(B) **Vertical Clearance.** All parking spaces shall have a minimum overhead clearance of seven feet.

(C) **Reduction for Sidewalk and Planter Overhangs.** When a parking space abuts a sidewalk or planter; the front two feet of the required parking space length may overhang the planter or sidewalk provided that wheel stops or curbing are provided and the remaining area outside of the overhang meets the minimum width requirements of the sidewalk or planter.

(D) **Spaces near Obstructions**

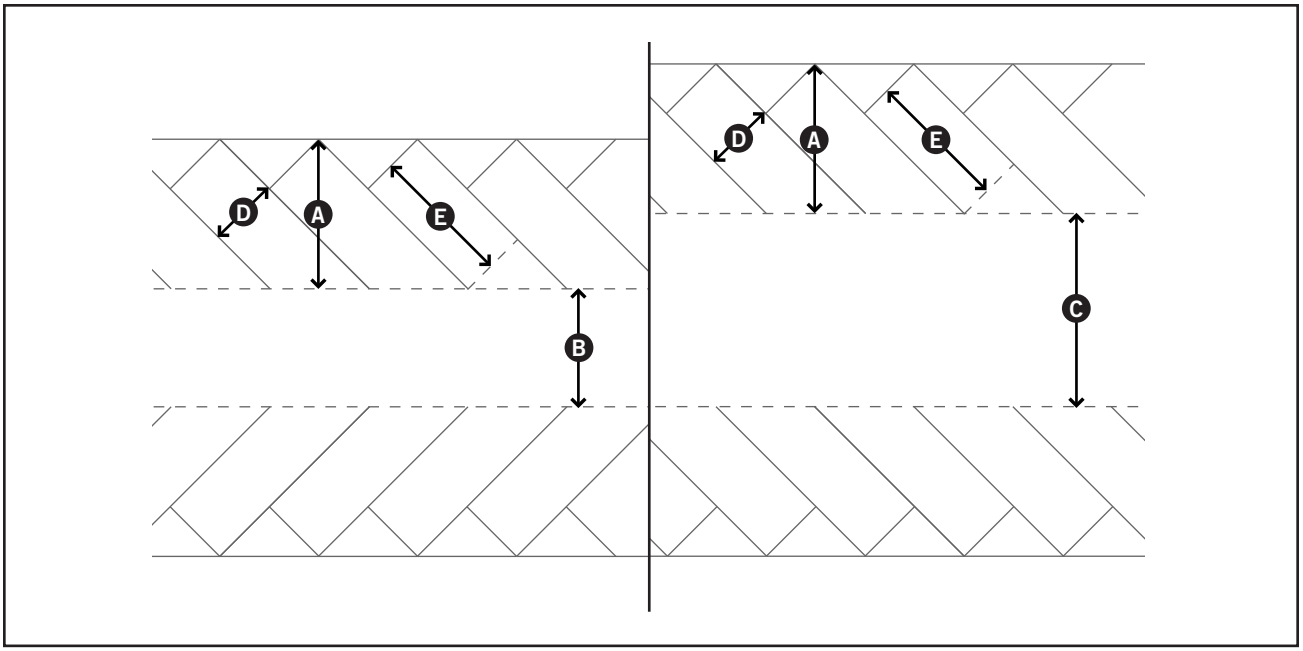


Table 8.50.030.A.2.c: Minimum Dimensional Requirements for Off-Street Parking Spaces and Aisles

Angle	Parking Row Depth (A)	Drive Aisle Width: One-Way (B)	Drive Aisle Width: Two-Way (C)	Space Width (D)	Space Length (E)
Parallel	8'[1]	12'	20'	8'[1]	20'
30°	17'	11'	24'	9'	20'
45°	20'	13'	24'	9'	20'
60°	21'	18'	24'	9'	18'
Perpendicular	18'	24'	24'	9'	18'
Tandem	36'	24'	24'	9'	36'

[1] Width of on-street parallel parking shall be determined by standards set forth in Section 8.50.040.C (Thoroughfare Standards).

(i) When the side of a parking space abuts a wall or other structure that is taller than six inches, the width of the parking space shall be increased by two feet.

(ii) This provision does not apply to parking spaces abutting support columns in a parking garage.

(E) **Dimensional Adjustments.** Parking structures may be subject to dimensional adjustments based on utilization, but in no case shall the standard parking space width be less than eight feet. Reduction in design standards shall be subject to approval by the Planning Director or Public Works Director.

(3) **Location**

(A) Location of required on-site parking in all zones is regulated by setbacks set forth in Section 8.50.020 (Specific to Zones), and the following:

(i) Parking lots with 20 or fewer spaces: all off-street parking areas shall be separated at least five feet from buildings in order to provide a sidewalk between the building and parking area.

(ii) Parking lots with more than 20 spaces: all off-street parking areas shall be separated at least 10 feet from buildings in order to make room for a sidewalk, landscaping, and other planting between the building and the parking area.

(iii) This separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.

(B) Required parking is not permitted in the required front yard setbacks.

(C) Required parking in the exterior side yard is allowed when the parking space is a minimum of 20 feet from the exterior side property line and the parking space is located behind the front of the building.

(4) **Access.** The following standards are applicable to off-street parking lot access design and include parking for single-family residences unless modified by Section 8.50.020 (Specific to Zones).

(A) Each required off-street parking space shall open directly onto an aisle or driveway as specified in Table 8.50.030.A.1.c (Minimum Dimensional Requirements for Off-Street Parking Spaces and Aisles). All off-street parking facilities shall be designed with an appropriate means of vehicular access to a street or to an alley to cause the least interference with traffic movements.

(B) Parking spaces in any parking lot or parking structure for any use other than single-family dwellings shall not be designed or located so as to permit a vehicle to enter or exit a parking space directly from a public thoroughfare and shall meet the following standards:

(i) Ingress to and egress from parking spaces shall be from an on-site aisle or driveway.

(ii) Exception, parking spaces within lots of up to eight spaces may be designed or located so as to permit a vehicle to enter or exit a parking space directly from a public alley or rear lane.

(C) Driveways to the public thoroughfares shall be by forward motion of the vehicle.

(D) Driveways from a public thoroughfare to off-street parking areas in all residential zones shall meet the following:

(i) Driveways shall be a minimum of 10 feet wide; and

(ii) If a driveway serves more than two dwelling units or is longer than 150 feet, the driveway shall have a minimum width and turnaround that comply with Fire Department requirements and applicable Engineering standards.

(E) Vehicular entrances to parking structures shall be a maximum of 20 feet wide so as not to dominate the street frontage of buildings.

(F) The design and construction of all off-street parking access drives shall meet the requirements of the Engineering Standards.

(5) **Materials**

(A) All off-street parking areas and driveways shall be surfaced with materials as approved by the Engineering Division and maintained in accordance with the Engineering Standards.

(B) Driveway materials shall extend and include the area between the property line and the street.

(C) The use of pervious or semi-pervious parking area surfacing materials–including, but not limited to "grasscrete," or recycled materials such as glass, rubber, used asphalt, brick, block and concrete–may be approved by the Engineering Division for required vehicular surface area on a site, provided such areas are properly maintained. Where possible, such materials should be used in areas proximate to and in combination with on-site stormwater control devices.

(6) **Tandem Parking.** Tandem parking is allowed in all zones for all residential uses as follows:

(A) Two tandem parking spaces may satisfy the parking requirement of one residential unit; and

(B) Tandem parking spaces shall not be for required accessible parking spaces.

g. **Loading and Service Areas**

(1) **Site Plans.** Site plans involving uses which require loading facilities must be designed to ensure the functional separation between loading spaces/truck turnaround areas and vehicular/pedestrian areas.

(2) **Internal Site Circulation Lanes.** Internal site circulation lanes are to be designed with adequate turning radii to accommodate the size and efficient maneuvering of delivery vehicles.

(3) **Location**

(A) Outdoor storage, trash collection, and loading areas are required to be located on the same lot as the building or lot served by the loading area.

(B) Outdoor storage, trash collection, and loading areas shall not be located within 20 feet of the public or private rights-of-way and shall not be visible or shall be screened from public or private rights-of-way.

(C) Outdoor storage, trash collection, and loading areas shall be located to maintain the maximum possible distance from adjacent single-family development while also complying with the other applicable standards of this Development Code.

(D) Shopping cart containment areas shall not be located adjacent to internal public spaces, plazas, or commercial streets.

(4) **Outdoor Loading Bay Area Standards.** Outdoor loading bay area standards are as follows:

(A) **Dimensions.** Each outdoor loading bay area's minimum dimensions shall be 12 feet wide and 60 feet long. At no time shall any part of a truck or van be allowed to extend into a public thoroughfare or right-of-way while the truck or van is

being loaded or unloaded. If the outdoor loading area is covered, but not totally enclosed, the minimum height of the outdoor loading bay area shall be 14 feet.

(B) **Maneuvering Space.** Adequate off-street truck maneuvering space shall be provided on the lot and not within any public street right-of-way or other public lands.

(C) **Obstructions.** All loading spaces and maneuvering spaces shall be kept accessible and free from obstructions at all times.

(D) **Fire Exit or Emergency Access.** Off-street loading facilities shall be designed to not interfere with any fire exits or emergency access facilities to either a building or site.

Table 8.50.030.A.3.a: Standards for Accessory Buildings and Structures in Moraga Center Zones

Standards for Accessory Buildings	
Max. number per lot	1
Max. area	
Sheds	80 sf
All other Accessory Buildings	120 sf
Max. wall height	8'
Max. overall height	20' [1]
Setbacks	
Front, Side Street	In accordance with 8.50.020.B
Side, Rear	3'
Standards for Accessory Structures [2]	
Setbacks	
Front	In accordance with 8.50.020.B [3]
Side Street	5'
Side, Rear	3'
Single arbor-style entry elements [4]	
Max. height	9'
Max. width	5'
Max. depth	3' (into front yard setback)

End Notes:

[1] Any accessory structure > 12' in height requires review and approval by the Planning Director.

[2] If an accessory structure is >6' in height, placement in interior side and rear yards requires review and approval by the Planning Director.

[3] Swimming pools, open play structures, tennis courts, play courts, decks, and other similar accessory structures as determined by the Planning Director must be placed a minimum of 50' from the front property line.

[4] Only located over a walkway or pathway; May not create site obstructions (see Section 8.80.010).

8.50.030.B: Specific to Building Types

8.50.030.B.1 Purpose

This Sub-Section sets forth the standards applicable to the development of each building type. These standards supplement the standards for each zone in which the building types are allowed. These standards are intended to provide a range of mixed-use, multifamily, and single-family prototypes that are compatible with neighboring development and with each other in creating a village center for Moraga.

8.50.030.B.2 Applicability

a. The requirements of this Sub-Section shall apply to all proposed development within the Moraga Center zones, and shall be considered in combination with the standards for the applicable zone in Section 8.50.020 (Specific to Zones) and in the rest of this Sub-Section.

b. Development with Civic and Agricultural land uses otherwise allowed in this Chapter shall comply with the standards for the applicable zone in Section 8.50.020 (Specific to Zones), but shall not be required to meet the standards of this Sub-Section.

8.50.030.B.3 Building Types Overview

a. This Sub-Section provides an overview of the allowed building types. The names of the building types are not intended to limit uses within a building type. For example, a detached house may have non-residential uses within it, such as a restaurant or office as may be allowed within the zone.

b. Secondary wings and accessory structures shall have a smaller footprint, a narrower width, and a depth not greater than the main building.

c. Table 8.5.030.B.3.a (Building Types General) provides an overview of building types.

Table 8.50.030.B.3.a: Building Types General

Building Type		Zones
	Carriage House. This type is a structure typically located at the rear of a lot. It typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level as a complement to Village and Cottage Houses. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods. **House-Scale Building**	N-E1, N-E2, N-G, N-C, MR, MU-E, MU-G, MU-C
	Village House. This type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, or near a neighborhood main street where it can accommodate retail, restaurant, and other non-residential uses as allowed by the zone. **House-Scale Building**	N-E1, N-E2, N-G, N-C, MR, MU-E, MU-G, MU-C
	Cottage House. This type is a small detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, or near a neighborhood main street where it can accommodate retail, restaurant, and other non-residential uses as allowed by the zone. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. **House-Scale Building**	N-E1, N-E2, N-G, N-C, MR, MU-E, MU-G, MU-C
	Cottage Court. The Cottage Court Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear and becomes an important community-enhancing element of this type. Cottages are typically 1 to 1.5 stories in height. This type is appropriately scaled to fit within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. This type may also accommodate retail, service, and other non-residential uses as allowed by the zone. Syn: **Bungalow Court** **House-Scale Buildings**	N-E1, N-E2, N-G, N-C, MR, MU-E, MU-G, MU-C

Key | # By Right | # By Review | # Not Allowed

Table 8.50.030.B.3.a: Building Types General (continued)

	Building Type	Zones
	Duplex. This type is a small- to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street and within a single building massing. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. **House-Scale Building**	N-E1, N-E2, **N-G**, **N-C**, **MR**, MU-E, MU-G, MU-C
	Townhouse. A small- to medium-sized typically attached structure that consists of 2–8 Townhouses placed side-by-side. As allowed by the transect zone, this type may also occasionally be detached with minimal separations between buildings. This type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. Syn: **Rowhouse** **House-Scale Building <3 units; Block-Scale Building >3 units**	N-E1, N-E2, N-G, **N-C**, **MR**, **MU-E**, **MU-G**, MU-C
	Mansion Apartment. This type is a medium-sized structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. This type may also accommodate retail, service, and other non-residential uses as allowed by the zone. **House-Scale Building**	N-E1, N-E2, **N-G**, **N-C**, **MR**, **MU-E**, **MU-G**, MU-C

Key **#** **By Right** **#** **By Review** # **Not Allowed**

Table 8.50.030.B.3.a: Building Types General (continued)

	Building Type	Zones
	Apartment House. The Apartment House Building Type is a medium-to-large-sized structure that typically consists of 7–18 side-by-side and/or stacked dwelling units (or more when senior housing is used), typically with one shared entry. This type is appropriately scaled to fit within medium-density neighborhoods or sparingly within larger lot predominantly single-family neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. This type may also accommodate retail, service, and other non-residential uses as allowed by the zone. **House-Scale Building**	N-E1, N-E2, N-G, N-C, MR, MU-E, MU-G, MU-C
	Live/Work. The Live/Work Building Type is a small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. It is especially appropriate for accommodating home-based businesses, incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands. **House-Scale Building <3 units; Block-Scale Building >3 units**	N-E1, N-E2, N-G, N-C, MR, MU-E, MU-G, MU-C
	Main Street. The Main Street Building Type is a small- to medium-sized structure, typically attached. It may be a commercial building or a vertical mixed-use building with ground-floor retail or service uses, and upper-floor service, office, or residential uses. This type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability. **Block-Scale Building**	N-E1, N-E2, N-G, N-C, MR, MU-E, MU-G, MU-C

Key | # By Right | # By Review | # Not Allowed

8.50.030.B.4 Carriage House

An alley-loaded Carriage House with small living unit over garage

Example of a Carriage House accessed by an alley

1.5-story Carriage House with small living space above

A. Description

This type is a structure typically located at the rear of a lot. It typically provides either a small residential unit, home office space, or other small commercial or service use that may be above a garage or at ground level as a complement to Village and Cottage Houses. This Type is important for providing affordable housing opportunities and incubating small businesses within walkable neighborhoods.

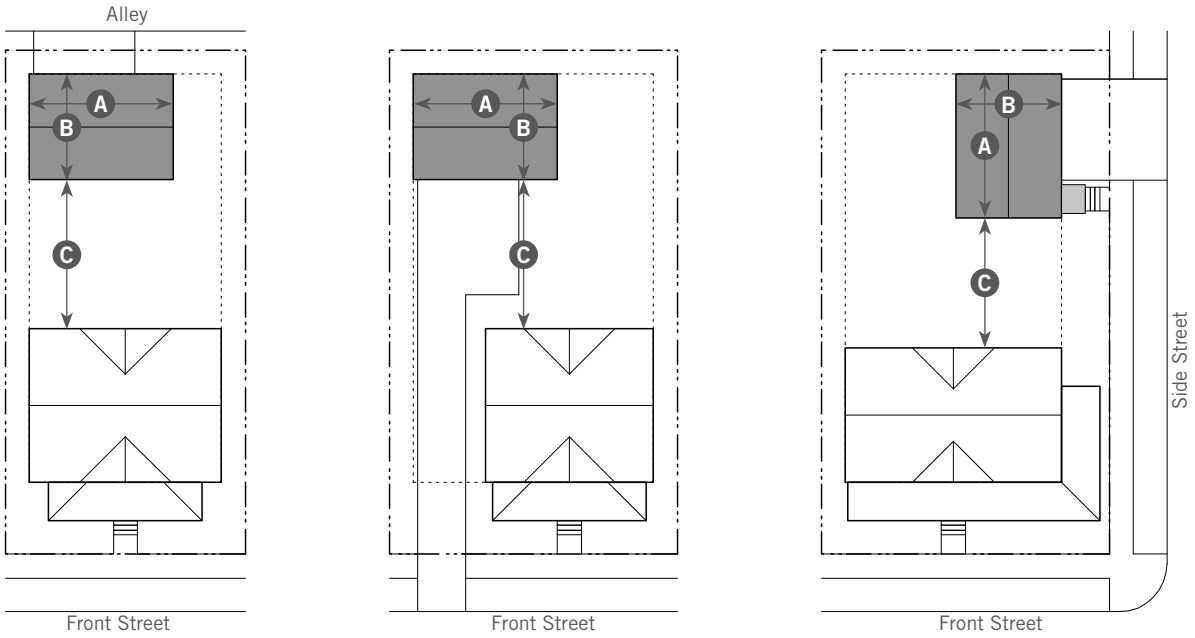
House-Scale Building

N-E1	N-E2	N-G	N-C	MR	MU-E
MU-G	MU-C				

Key

# Allowed	# By Review	# Not Allowed

General Note: Photos on this page are illustrative, not regulatory.



Key

ROW / Lot Line	Building
Setback Line	Frontage

B. Lot

Only allowed on lots where the primary building has a residential use and is one of the following building types: Village House, Cottage House

C. Number of Units

Units per Building	1 max.
Carriage Houses per Lot	1 max.

D. Building Size and Massing

Main Body

Width	36' max.	A
Depth	30' max.	B
Separation from Main Building	10' min.[1]	C

[1] Carriage house may be connected to the main building by an uninhabitable space such as a breezeway.

Miscellaneous

Carriage houses shall not be taller or have a larger footprint than the main building on the lot.

E. Allowed Frontage Types

Stoop	8.50.030.C.7

Carriage Houses are not required to have a frontage type.

F. Pedestrian Access

Main Entrance Location	Side street, alley, or internal to the lot

The main entrance may not be through a garage.

G. Vehicle Access and Parking

Parking may be accessed from the alley, side street or front street.

Parking may be accessed from the front only when there is no adjacent alley or side street.

H. Private Open Space

The private open space requirements for the lot shall be determined by the main building on the lot. No additional private open space is required for a carriage house.

8.50.030.B.5 Village House

A two story Village House

A single story Village House with recessed stoop entry

A one and one half story Village House with commercial use.

A. Description

The Village House Building Type is a medium-sized detached structure on a medium-sized lot that incorporates one unit. It is typically located within a primarily single-family residential neighborhood in a walkable urban setting, or near a neighborhood main street where it can accommodate retail, restaurant, and other non-residential uses as allowed by the zone.

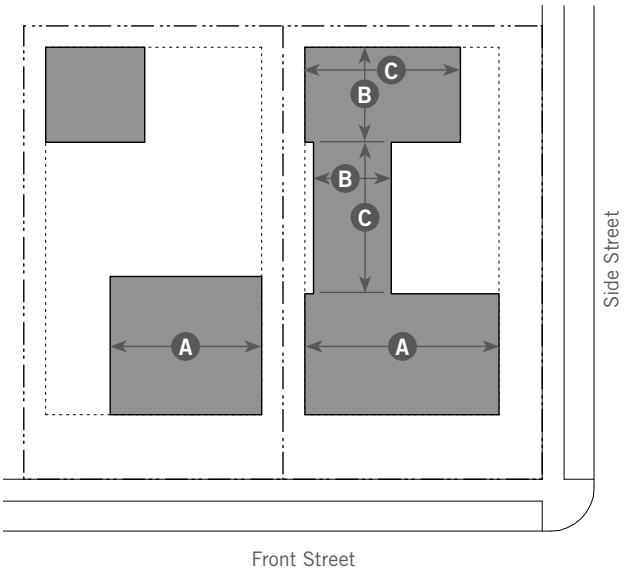
House-Scale Building

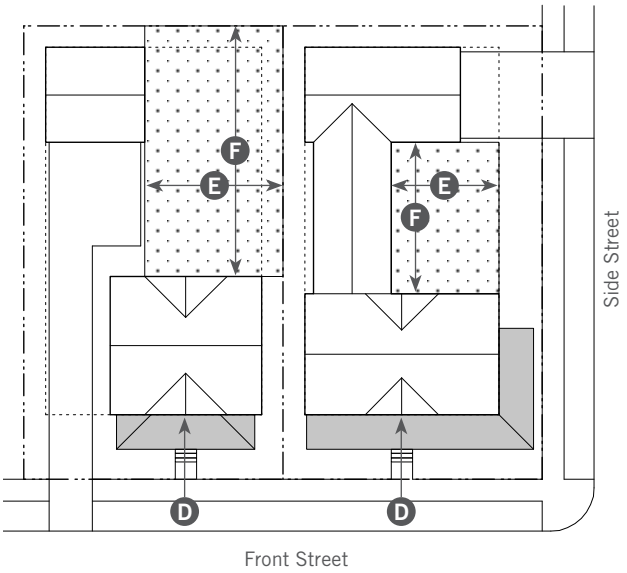
N-E1	N-E2	N-G	N-C	MR	MU-E
MU-G	MU-C				

Key

# Allowed	# By Review	# Not Allowed

General Note: Photos on this page are illustrative, not regulatory.





Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Frontage
- Private Open Space

B. Number of Units		
Units per Building	1 max.	
Medium Houses per Lot	1 max.	
C. Building Size and Massing		
Main Body		
Width	48' max.	A
Secondary Wing(s)		
Width	20' max.	B
Depth	30' max.	C

D. Allowed Frontage Types		
Common Yard	8.50.030.C.4	
Porch: Projecting	8.50.030.C.5	
Porch: Engaged	8.50.030.C.6	
E. Pedestrian Access		
Main Entrance Location	Front Street	D
F. Private Open Space		
Width	20' min.	E
Depth	20' min.	F
Area	500 sf min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space shall be located behind the main body of the building.

8.50.030.B.6 Cottage House

A Cottage House with a projecting porch that is an appropriate scale for a walkable neighborhood

A two story Cottage House with a projecting porch

A single-story Cottage House with commercial use.

A. Description

The Cottage House Building Type is a small, detached structure on a small lot that incorporates one unit. It is typically located within a primarily single-family neighborhood in a walkable urban setting, or near a neighborhood main street where it can accommodate retail, restaurant, and other non-residential uses as allowed by the zone. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

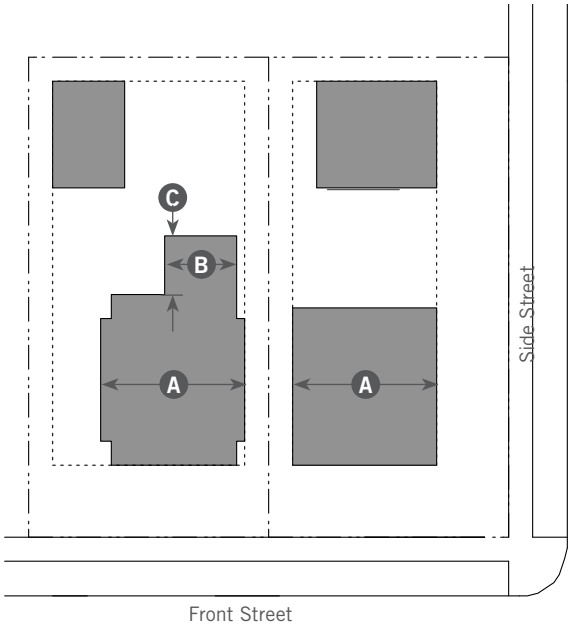
House-Scale Building

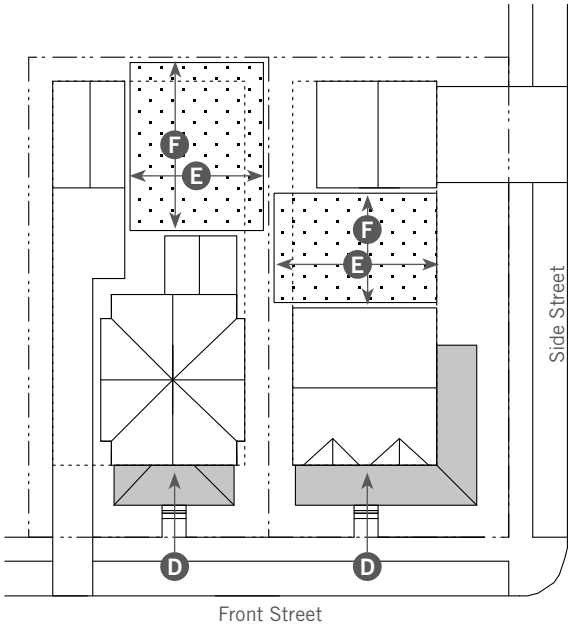
N-E1	N-E2	N-G	N-C	MR	MU-E
MU-G	MU-C				

Key

# Allowed	# By Review	# Not Allowed

General Note: Photos on this page are illustrative, not regulatory.





Key

- ROW / Lot Line
- Setback Line
- Building

B. Number of Units		
Units per Building	1 max.	
Medium Houses per Lot	1 max.	
C. Building Size and Massing		
Main Body		
Width	36' max.	A
Secondary Wing(s)		
Width	20' max.	B
Depth	30' max.	C

Key

- ROW / Lot Line
- Setback Line
- Frontage
- Private Open Space

D. Allowed Frontage Types		
Porch: Projecting	8.50.030.C.5	
Porch: Engaged	8.50.030.C.6	
Stoop	8.50.030.C.7	
E. Pedestrian Access		
Main Entrance Location	Front Street	D
F. Private Open Space		
Width	15' min.	E
Depth	15' min.	F
Area	300 sf min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space shall be located behind the main body of the building.

8.50.030.B.7 Cottage Court

A Cottage Court made of uniquely-detailed, one-story cottages, with two rear attached units enclosing the court

A Cottage Court with commercial uses. Image courtesy Google.

A Cottage Court with raised stoop entries

A. Description

The Cottage Court Building Type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear and becomes an important community-enhancing element of this type. Cottages are typically 1 to 1.5 stories in height.

This type is appropriately scaled to fit within primarily single-family or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. This type may also accommodate retail, service, and other non-residential uses as allowed by the zone.

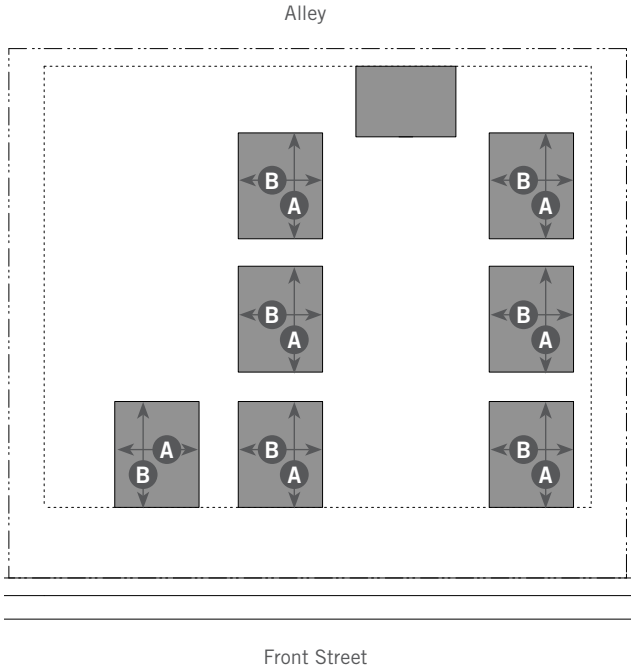
House-Scale Buildings

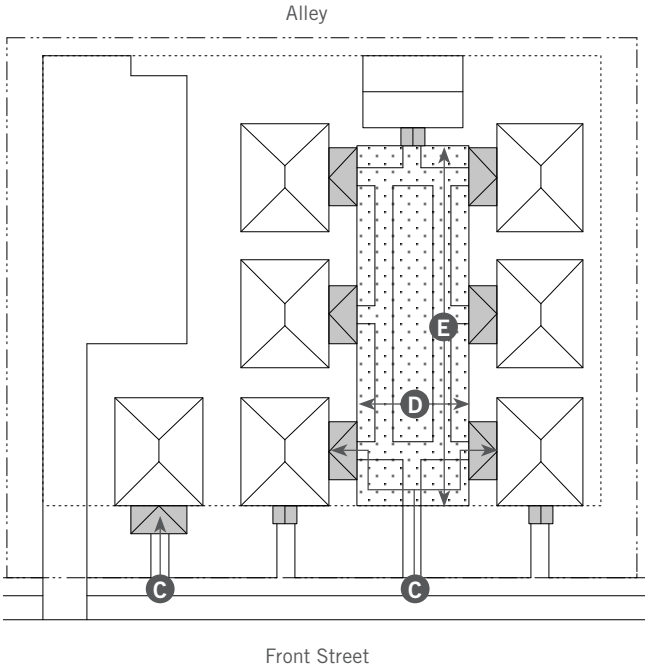
N-E1	N-E2	N-G	N-C	MR	MU-E
MU-G	MU-C				

Key

# Allowed	# By Review	# Not Allowed

General Note: Photos on this page are illustrative, not regulatory.





Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Frontage
- Private Open Space

B. Number of Units		
Units per Building	1 max.	
Cottages per Lot	3 min.; 9 max.	
C. Building Size and Massing		
Main Body		
Width	36' max.	A
Depth	24' max.	
Secondary Wing(s)		
Width	20' max.	B
Depth	30' max.	C

D. Allowed Frontage Types		
Porch: Projecting	8.50.030.C.5	
Porch: Engaged	8.50.030.C.6	
Stoop	8.50.030.C.7	
E. Pedestrian Access		
Main Entrance to Shared Court	Front Street	C
Main Entrance to Individual Units	Front Street, Side Street, or Shared Court	
F. Common Open Space		
Width	28' min.	D
Depth	28' min.	E
Area	300 sf per unit min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.

8.50.030.B.8 Duplex

A Duplex with side-by-side units and separate projecting porch entrances

A duplex with stacked units with separate entrances

A duplex with stacked units and a shared stoop entrance

A. Description

The Duplex Building Type is a small- to medium-sized structure that consists of two side-by-side or stacked dwelling units, both facing the street, and within a single building massing. This type has the appearance of a medium to large single-family home and is appropriately scaled to fit within primarily single-family neighborhoods or medium-density neighborhoods. It enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

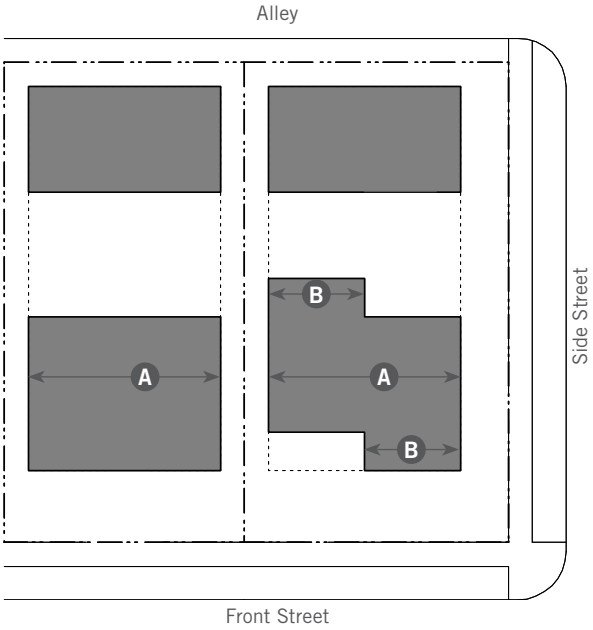
House-Scale Building

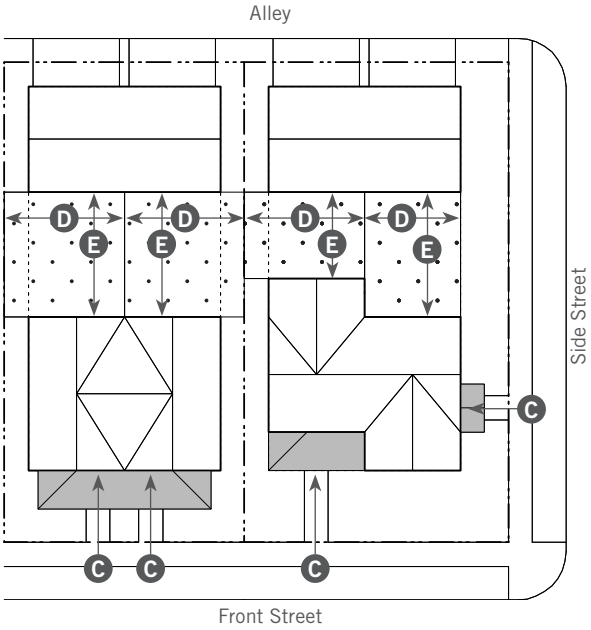
N-E1	N-E2	N-G	N-C	MR	MU-E
MU-G	MU-C				

Key

# Allowed	# By Review	# Not Allowed

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW / Lot Line
Setback Line
Building

Key

ROW / Lot Line
Setback Line
Frontage
Private Open Space

B. Number of Units		
Units per Building	2 max.	
Duplexes per Lot	1 max.	
C. Building Size and Massing		
Main Body		
Width	48' max.	A
Secondary Wing(s)		
Width	30' max.	B

D. Allowed Frontage Types		
Porch: Projecting	8.50.030.C.5	
Porch: Engaged	8.50.030.C.6	
Stoop	8.50.030.C.7	
E. Pedestrian Access		
Main Entrance Location	Front street[1]	C
Each unit shall have an individual entry facing the street on or no more than 10' behind the front facade.		
[1] On corner lots, each unit shall front a different street.		
F. Private Open Space		
Width	15' per unit, min.	D
Depth	15' per unit, min.	E
Area	300 sf per unit min.	
Required street setbacks and driveways shall not be included in the private open space area calculation.		
Required private open space shall be located behind the main body of the building.		

8.50.030.B.9 Townhouse

Two and one-half story Townhouses with engaged and projecting porches and gable-ended roofs

Townhouses massed as a single building

A row of two and one-half story Townhouses with stoops

A. Description

The Townhouse Building Type is a small- to medium-sized typically attached structure that consists of 2–8 Townhouses placed side-by-side. This type may also occasionally be detached with minimal separations between the buildings. This type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability.

Syn: **Rowhouse**

House-Scale Building <3 units

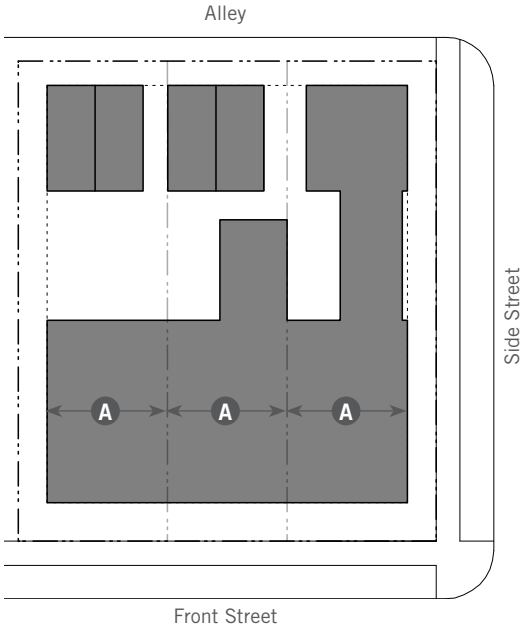
Block-Scale Building >3 units

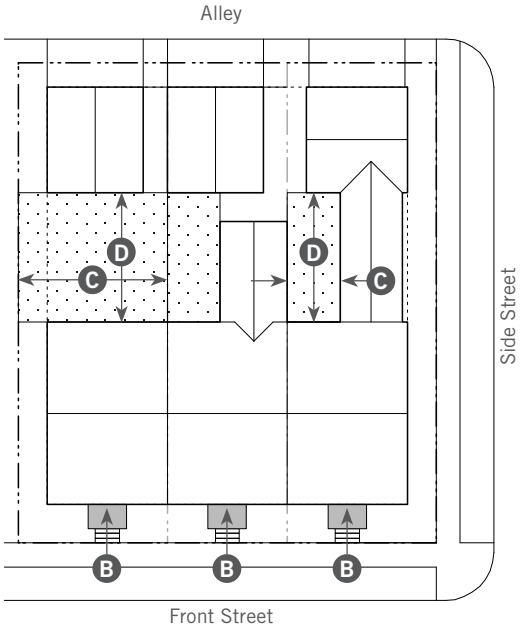
N-E1	N-E2	N-G	N-C	MR	MU-E
MU-G	MU-C				

Key

# Allowed	# By Review	# Not Allowed

General Note: Photos on this page are illustrative, not regulatory.





Key

- ROW / Lot Line
- Shared Lot Line[1]
- Setback Line
- Building

[1]Townhouses may have a shared Lot Line.

Key

- ROW / Lot Line
- Setback Line
- Frontage
- Private Open Space

B. Number of Units		
Units per Townhouse	1 per floor max.	
Townhouses Attached in a Single Building	2 min.; 8 max.	

C. Building Size and Massing		
Main Body		
Width per Townhouse	18' min.; 36' max.	A

Townhouses attached in a single building longer than 150' must be designed to read as a series of buildings no wider than 100' each.

D. Allowed Frontage Types	
Porch: Projecting	8.50.030.C.5
Porch: Engaged	8.50.030.C.6
Stoop	8.50.030.C.7

E. Pedestrian Access		
Main Entrance Location	Front street	B

Each unit shall have an individual entry facing a street.

F. Private Open Space		
Width	8' per unit min.	C
Depth	8' per unit min.	D
Area	100 sf per unit min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space shall be located behind the main body of the building.

8.50.030.B.10 Mansion Apartment

A Mansion Apartment, scaled to a medium-density neighborhood, with all units accessed from a central entry

A Mansion Apartment with shared recessed stoop

A small Mansion Apartment with shared stoop

A. Description

The Mansion Apartment Building Type is a medium structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized family home and is appropriately scaled to fit sparingly within primarily single-family neighborhoods or into medium-density neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. This type may also accommodate retail, service, and other non-residential uses as allowed by the zone.

House-Scale Building

N-E1	N-E2	N-G	N-C	MR	MU-E
MU-G	MU-C				

Key

# Allowed	# By Review	# Not Allowed

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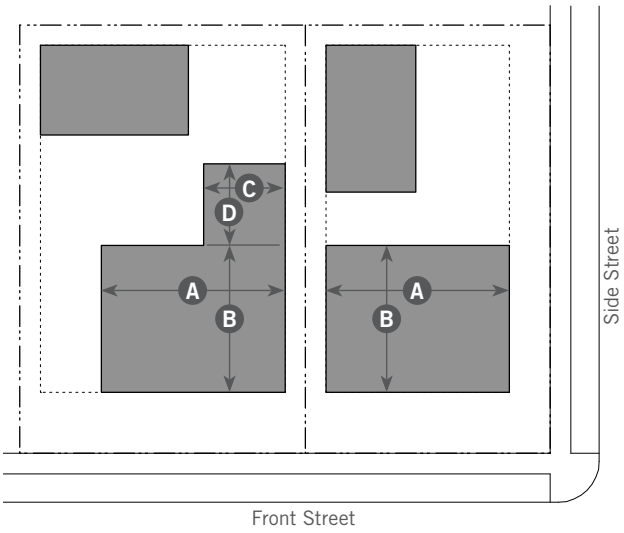

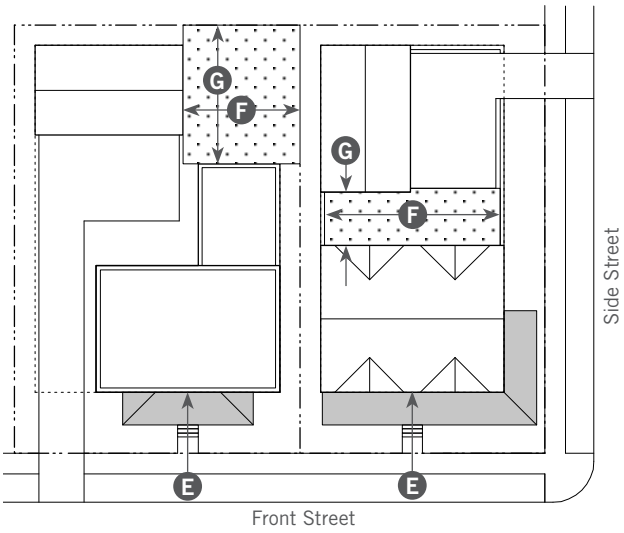

Key

ROW / Lot Line
Setback Line
Building

B. Number of Units		
Units per Building	3 min.; 6 max.	
Mansion Apartments per Lot	1 max.	
C. Building Size and Massing		
Main Body		
Width	48' max.	A
Depth	48' max.	B
Secondary Wing(s)		
Width	30' max.	C
Depth	30' max.	D

The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.

Key

ROW / Lot Line
Setback Line
Frontage
Private Open Space

D. Allowed Frontage Types		
Porch: Projecting	8.50.030.C.5	
Porch: Engaged	8.50.030.C.6	
Stoop	8.50.030.C.7	
E. Pedestrian Access		
Main Entrance Location	Front street	E

Units located in the main body shall be accessed by a primary entry along the front street.

Each unit may have an individual entry.

F. Private Open Space		
Width	8' min.	F
Depth	8' min.	G
Area	100 sf per unit min.	

Required street setbacks and driveways shall not be included in the private open space area calculation.

Required private open space shall be located behind the main body of the building and may be shared, private, or a combination of both.

8.50.030.B.11 Apartment House

An Apartment House offers denser living options while still maintaining the scale of a single-family neighborhood

An Apartment House with commercial uses.

An Apartment House with stacked units and a stoop entry

A. Description

The Apartment House Building Type is a medium-to-large-sized structure that typically consists of 7–18 side-by-side and/or stacked dwelling units (or more when senior housing is used), typically with one shared entry. This type is appropriately scaled to fit within medium-density neighborhoods or sparingly within larger lot predominantly single-family neighborhoods. This type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of housing types and promoting walkability. This type may also accommodate retail, service, and other non-residential uses as allowed by the zone.

House-Scale Building

N-E1	N-E2	N-G	N-C	MR	MU-E
MU-G	MU-C				

Key

# Allowed	# By Review	# Not Allowed

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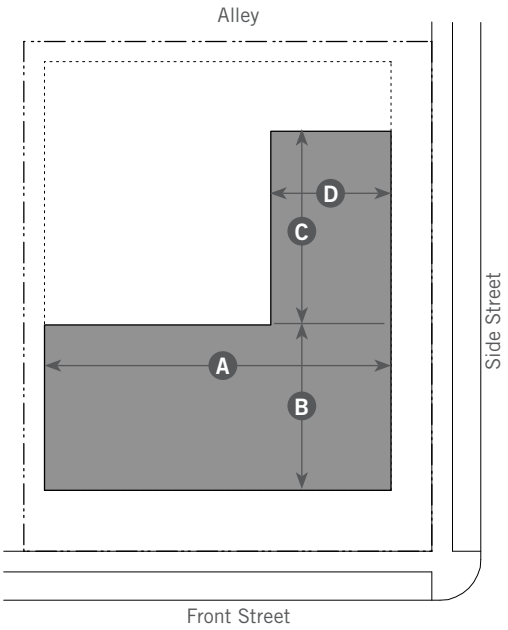

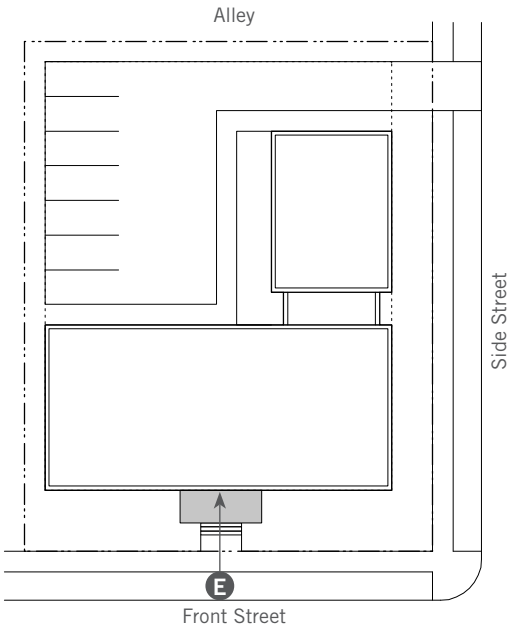

Key

- ROW / Lot Line
- Setback Line
- Building

B. Number of Units		
Units per Building	7 min.; 18 max. typ.[1]	
Apartment Houses per Lot	1 max.	

[1] Senior housing and related uses may exceed the maximum number of units.

C. Building Size and Massing		
Main Body		
Width	80' max.	A
Depth	75' max.	B
Secondary Wing(s)		
Width	48' max.	C
Depth	36' max.	D

The footprint area of an accessory structure may not exceed the footprint area of the main body of the building.

Key

- ROW / Lot Line
- Setback Line
- Frontage
- Private Open Space

D. Allowed Frontage Types	
Porch: Projecting	8.50.030.C.5
Stoop	8.50.030.C.7

E. Pedestrian Access		
Main Entrance Location	Front street	E

Units located in the main body shall be accessed by a common entry along the front street.

On corner lots, units in a secondary wing may enter from the side street.

F. Private Open Space

No private open space requirement.

8.50.030.B.12 Live/Work

Live/Work buildings with shopfronts offer zero-commute living and working spaces

Generous ground-floor ceiling heights provide flexibility

Live/Work units provide space for smaller uses

A. Description

The Live/Work Building Type is a small to medium-sized attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for residential, service, or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a neighborhood main street. It is especially appropriate for accommodating home-based businesses, incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands.

House-Scale Building <3 units

Block-Scale Building >3 units

N-E1	N-E2	N-G	N-C	MR	MU-E
MU-G	MU-C				

Key

# Allowed	# By Review	# Not Allowed

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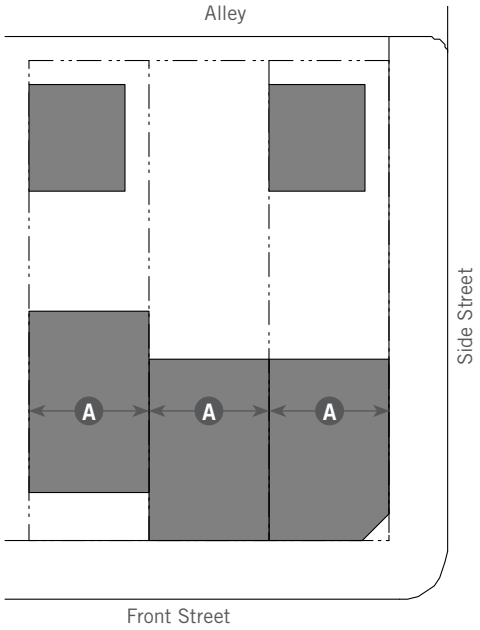
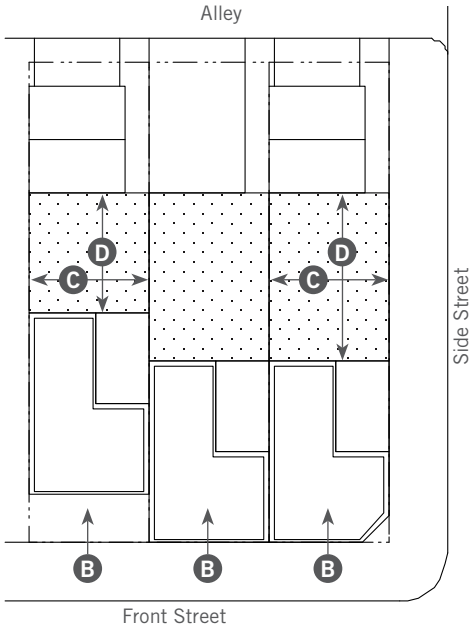




Key

- ROW / Lot Line
- Building
- Setback Line

B. Number of Units	
Units per Live/Work Building	2 max.
Live/Work Buildings Attached in a Single Building	2 min.; 8 max.

C. Building Size and Massing		
Main Body		
Width per Live/Work Building	18' min.; 36' max.	A

Attached Live/Work buildings forming a single building longer than 150' must be designed to read as a series of buildings no wider than 100' each.

Key

- ROW / Lot Line
- Setback Line
- Frontage
- Private Open Space

D. Allowed Frontage Types	
Forecourt	8.50.030.C.8
Dooryard	8.50.030.C.9
Shopfront	8.50.030.C.10
Gallery	8.50.030.C.11

E. Pedestrian Access		
Main Entrance Location	Front street	B

Work space and living quarters shall have separate entries.

F. Private Open Space		
Width	8' min.	C
Depth	15' min.	D

8.50.030.B.13 Main Street

A two story Main Street building with shopfront frontage with awnings

Main Street building with bay windows

Main Street building with massing that shapes corner plaza

A. Description

The Main Street Building Type is a small- to medium-sized structure, typically attached. It may be a commercial building or a vertical mixed-use building with ground-floor retail or service uses, and upper-floor service, office, or residential uses. This type makes up the primary component of a neighborhood main street and portions of a downtown main street, therefore being a key component to providing walkability.

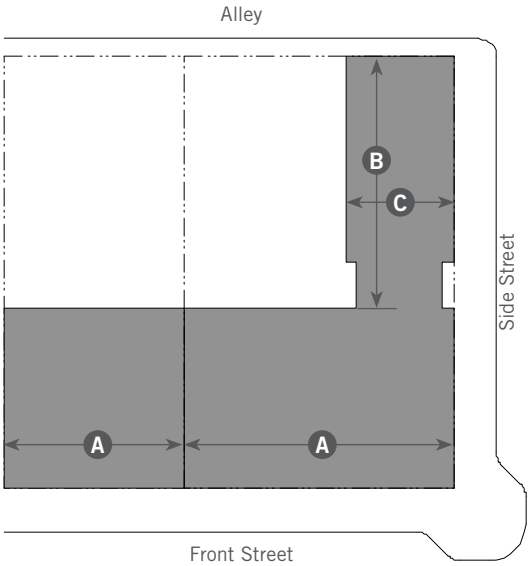
Block-Scale Building

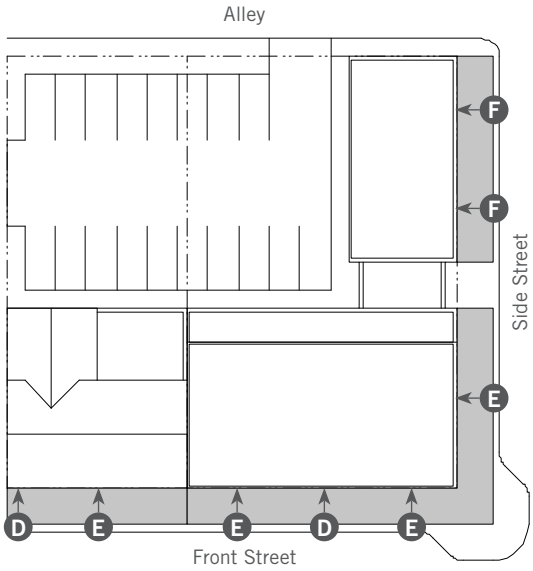
N-E1	N-E2	N-G	N-C	MR	MU-E	MU-G	MU-C

Key

# Allowed	# By Review	# Not Allowed

General Note: Photos on this page are illustrative, not regulatory.





Key

ROW / Lot Line
Setback Line
Building

Key

ROW / Lot Line
Setback Line
Frontage
Private Open Space

B. Number of Units		
Units per Building	no min./no max.	
C. Building Size and Massing		
Main Body		
Width	150' max.	A
Secondary Wing(s)		
Width	100' max.	B
Depth	65' max.	C

Buildings wider than 100' must be designed to read as a series of buildings no wider than 75' each.

D. Allowed Frontage Types	
Forecourt	8.50.030.C.8
Dooryard	8.50.030.C.9
Shopfront	8.50.030.C.10
Gallery	8.50.030.C.11

E. Pedestrian Access

Upper floor units located in the main building shall be accessed by a common primary entry along the front street.	D
Ground floor units may have individual entries along the front street or side street.	E
On corner lots, units in a secondary wing/ accessory structure may enter from the side street.	F

F. Private Open Space

No private open space requirement.

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8.50.030.C: Specific to Private Frontages

8.50.030.C.1 Purpose

This Sub-Section sets forth the standards applicable to the development of private frontages. Private frontages are the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building). These standards supplement the standards for each transect zone in which the frontage types are allowed. For each frontage type, a description, a statement of the type's intent, and design standards are provided. These standards are intended to ensure development that establishes or reinforces the highly-valued character and scale of Vallejo's neighborhoods and centers.

8.50.030.C.2 Applicability

a. The requirements of this Sub-Section shall apply to all proposed development within the Moraga Center zones, and shall be considered in combination with the standards for the applicable zone in Section 8.50.020 (Specific to Zones) and in the rest of this Sub-Section.

b. Development with Civic and Agricultural land uses otherwise allowed in this Chapter shall comply with the standards for the applicable zone in Section 8.50.020 (Specific to Zones), but shall not be required to meet the standards of this Sub-Section.

8.50.030.C.3 Frontage Types Overview

Table 8.050.030.C.3.a (Frontage Types General) provides an overview of the allowed frontage types.

Table 8.50.030.C.3.a: Frontage Types General

The private frontage is the area between the building facade and the lot line.

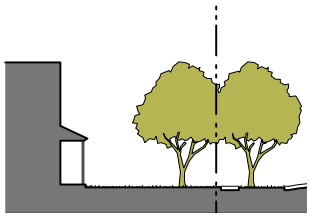
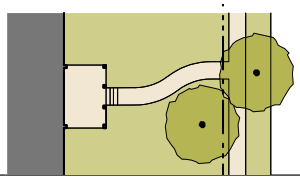
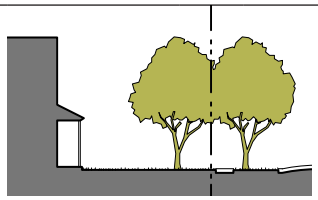
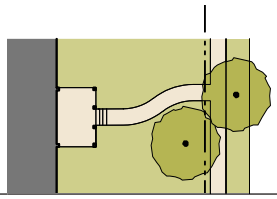
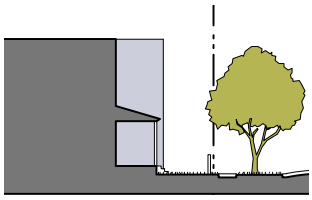
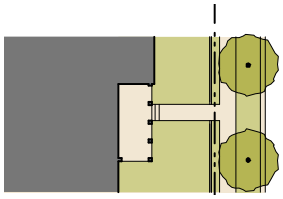
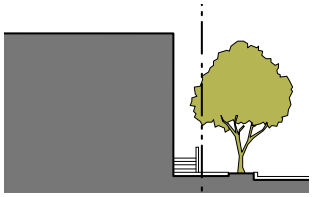
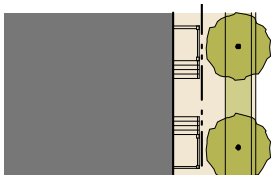
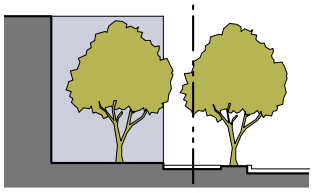
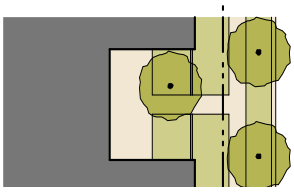
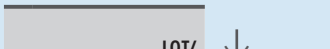
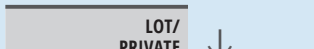
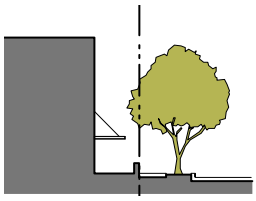
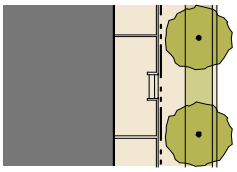
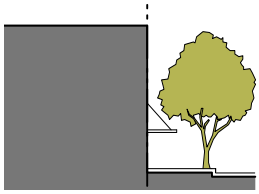
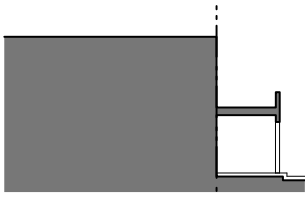
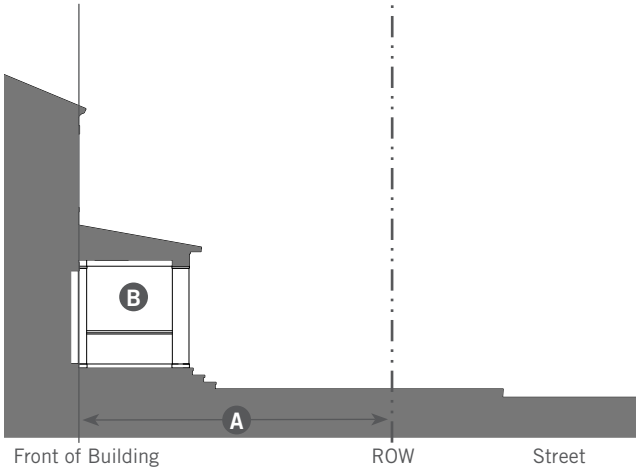
	SECTION	PLAN
	LOT/ PRIVATE FRONTAGE › ‹ › ‹ R.O.W.	LOT/ PRIVATE FRONTAGE › ‹ › ‹ R.O.W.
Common Yard. The main facade of the building has a large planted setback from the frontage line providing a buffer from the higher-speed thoroughfares. The front yard is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.		
Porch: Projecting. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line.		
Porch: Engaged. The main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.		
Stoop. The main facade of the building is near the frontage line, and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.		
Forecourt. The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.		

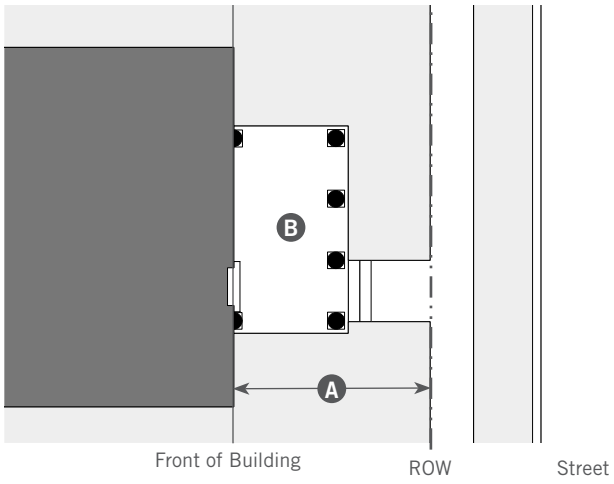
Table 8.50.030.C.3.a: Frontage Types General (continued)

The private frontage is the area between the building facade and the lot line.

	SECTION	PLAN
		
Dooryard. The main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.		
Shopfront. The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This type is intended for retail use. It has substantial glazing at the sidewalk level and may include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. **Syn: Retail Frontage, Awning**.		
Gallery. The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This type is intended for buildings with ground-floor commercial uses and may be one or two stories. The gallery should provide the primary circulation along a frontage and extend far enough from the building to provide adequate protection and circulation for pedestrians.		

8.50.030.C.4 Common Yard





Key

–·–· ROW / Lot Line — Front of Building

A. Description

In the Common Yard Frontage Type, the main facade of the building has a large planted setback from the frontage line providing a buffer from the street. The front yard remains is visually continuous with adjacent yards, supporting a landscape that generates an open and green streetscape.

B. Size

Depth	20' min.	A

C. Miscellaneous

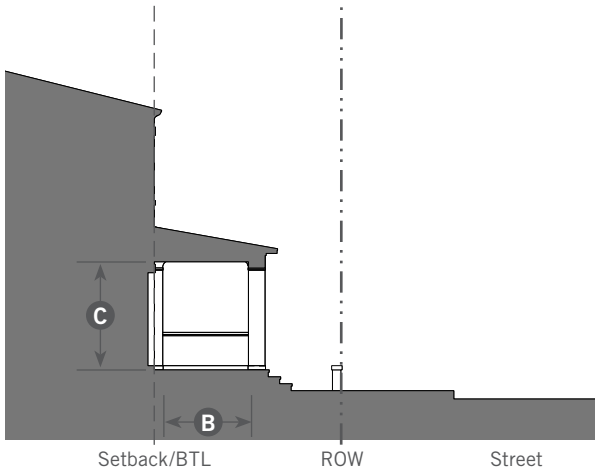
10' min. between porch and sidewalk

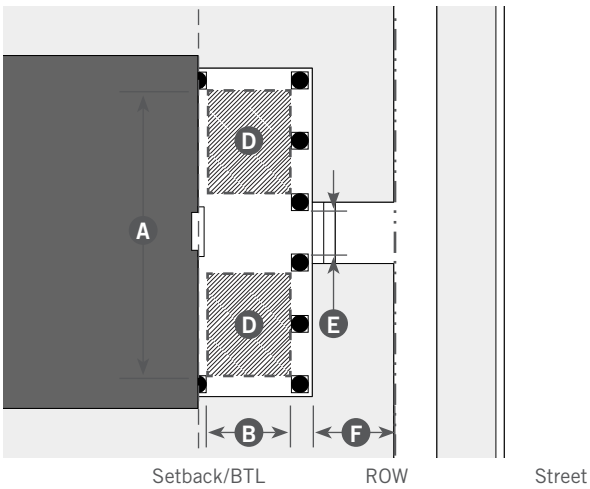
Common Yards shall be used in conjunction with another allowed frontage type, such as the Porch. B

These front yards form a visually continuous common yard.

Example of a common yard making the streetscape visually larger than if individually separate front yards.

8.50.030.C.5 Porch: Projecting





Key

–·–·– ROW / Lot Line ----- Setback Line/BTL

A. Description

In the Porch: Projecting Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The projecting porch is open on three sides and all habitable space is located behind the setback line

B. Size

Width, Clear	8' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C
Height	2 stories max.	
Furniture Area, Clear	4' x 6' min.	D
Path of Travel	3' wide min.	E
Distance between Porch and Sidewalk	5' min.	F

C. Miscellaneous

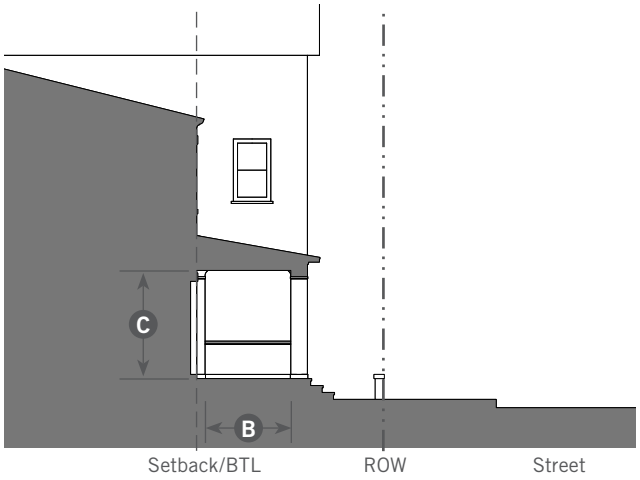
Projecting porches must be open on three sides and have a roof.

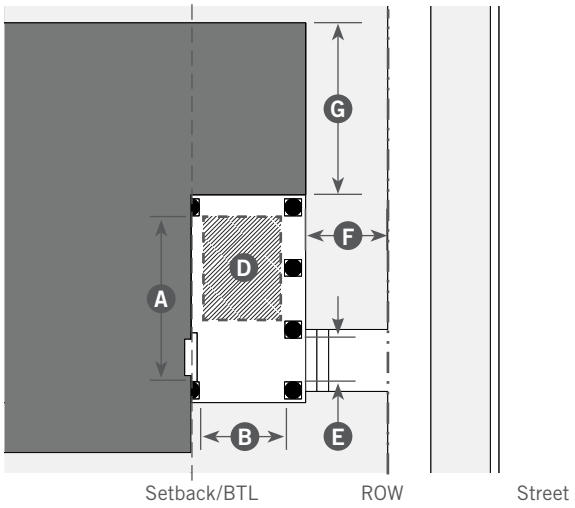
In zones where both porches and encroachments are allowed, a porch is an allowable encroaching element.

Example of projecting porch that extends the living area into the front yard

Example of wrap-around projecting porch on the front and side street facades

8.50.030.C.6 Porch: Engaged





Key

–··– ROW / Lot Line ----- Setback Line/BTL

A. Description

In the Porch: Engaged Frontage Type, the main facade of the building has a small-to-medium setback from the frontage line. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street. The engaged porch has two adjacent sides of the porch that are engaged to the building while the other two sides are open.

B. Size

Width, Clear	8' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C
Height	2 stories max.	
Furniture Area, Clear	4' x 6' min.	D
Path of Travel	3' wide min.	E
Width between Porch and Sidewalk	5' min.	F

C. Miscellaneous

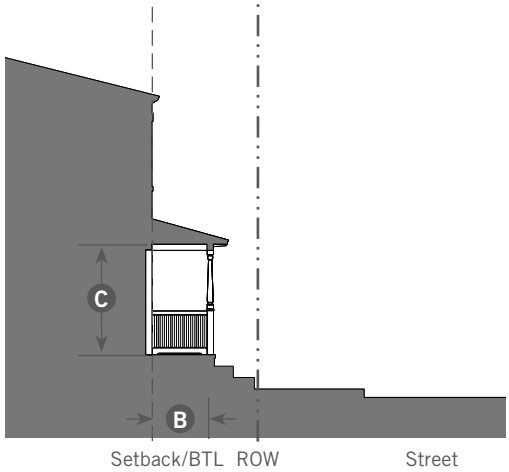
Up to 2/5 of the building facade may project beyond the setback line into the encroachment area for this frontage type. G

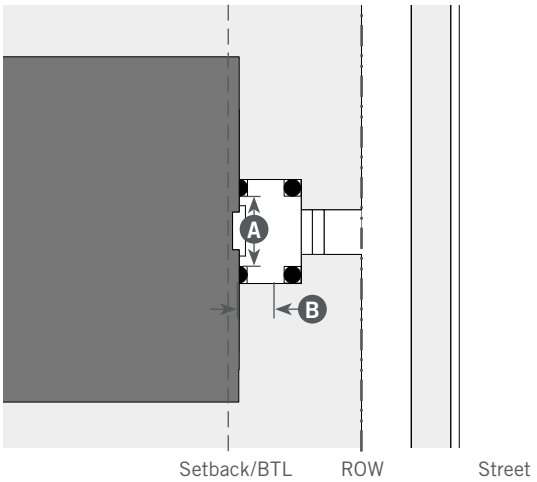
Engaged porches must be open on two sides and have a roof.

Example of an engaged porch

Two-story porch on a mixed-use building

8.50.030.C.7 Stoop





Key

–·–·– ROW / Lot Line ----- Setback Line/BTL

A. Description

In the Stoop Frontage Type, the main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This type is appropriate for residential uses with small setbacks.

B. Size

Width, Clear	5' min.; 8' max.	A
Depth, Clear	5' min.; 8' max.	B
Height, Clear	8' min.	C
Height	1 story max.	
Depth of Recessed Entries	6' max.	

C. Miscellaneous

Stairs may be perpendicular or parallel to the building facade.

Ramps shall be parallel to facade or along the side of the building.

Entry doors are covered or recessed to provide shelter from the elements.

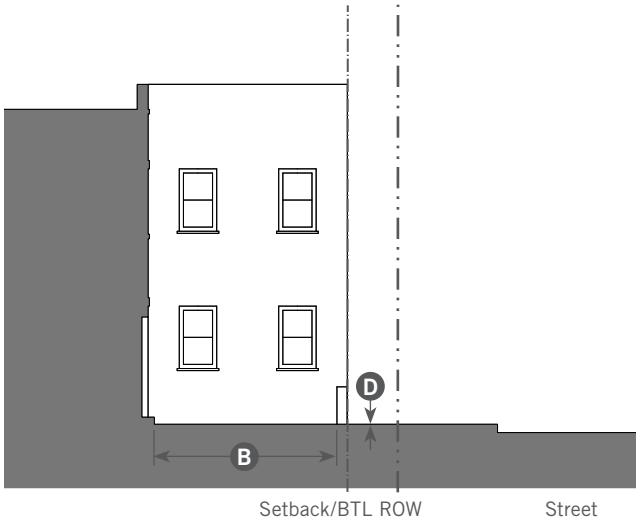
Gates are not permitted.

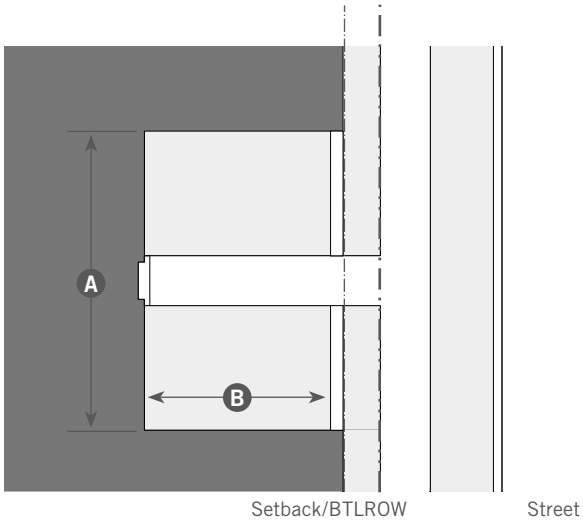
All doors face the street.

High stoop clears space for low windows along a steep street.

Example of uniquely shaped stoop

8.50.030.C.8 Forecourt





Key

–··– ROW / Lot Line ----- Setback Line/BTL

A. Description

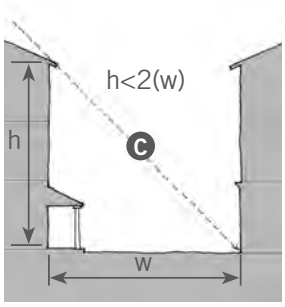
In the Forecourt Frontage Type, the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

B. Size

Width, Clear	12' min.	A
Depth, Clear	12' min.	B
Ratio, Height to Width	2:1 max.	C
Height from sidewalk	4' max.	D

C. Miscellaneous

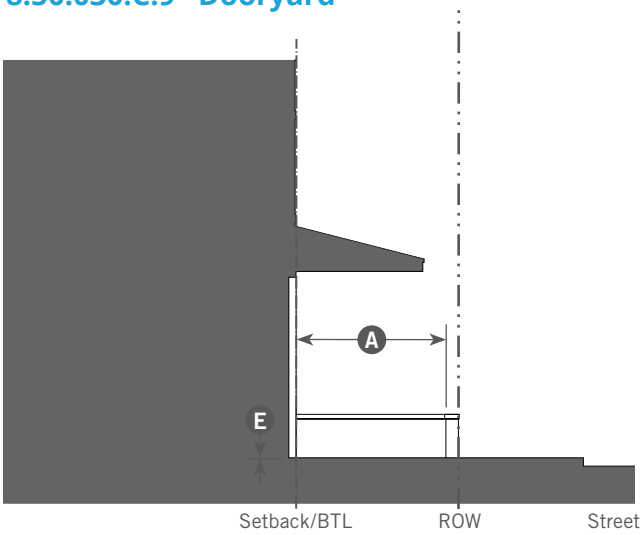
The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.

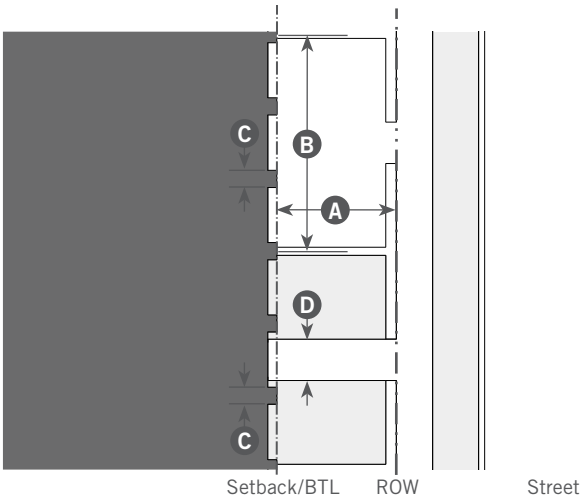


This forecourt visually extends the public realm into the lot.

This residential forecourt provides an entry yard and breaks down the overall massing along the street.

8.50.030.C.9 Dooryard





Key

–·–·– ROW / Lot Line ----- Setback Line/BTL

A. Description

In the Dooryard Frontage Type, the main facade of the building is set back a small distance, and the frontage line is defined by a low wall, fence, or hedge, creating a small dooryard. The dooryard does not provide public circulation along a public ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential or commercial.

B. Size

Depth, Clear	8' min.	A
Length	50' max.	B
Distance between Glazing	4' max.	C
Ground Floor Transparency	50% min.[1]	
Depth of Recessed Entries	5' max.	
Path of Travel	3' wide min.	D
Finish Level above Sidewalk	3' 6" max.	E
Finish Level below Sidewalk	6' max.	

[1] For live/work, retail and service uses only

C. Miscellaneous

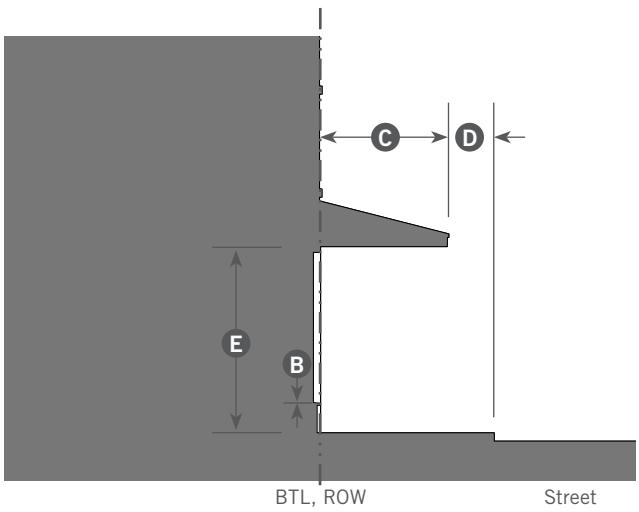
For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail.

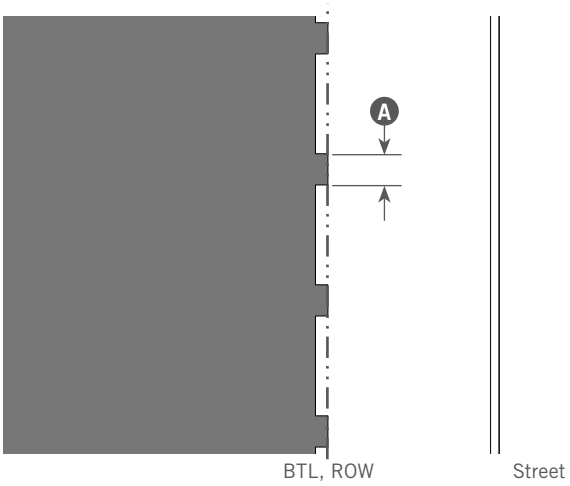
Shall not be used for circulation for more than one ground floor entry.

A series of traditional dooryards with low fences defining the private edge, and stairs engaging the sidewalk

An example of a series of small commercial dooryards

8.50.030.C.10 Shopfront





Key

–·–· ROW / Lot Line ----- Setback Line/BTL

A. Description

In the Shopfront Frontage Type, the main facade of the building is at or near the frontage line with at-grade entrance along the sidewalk. This type is intended for retail use, has substantial glazing between the bulkhead and the ground floor ceiling, and may include an awning that overlaps the sidewalk. The Shopfront may be used in conjunction with other frontage types.

B. Size

Distance between Glazing	2' max.	A
Ground Floor Transparency	75% min.	
Depth of Recessed Entries	5' max.	
Bulkhead	8" min.; 30" max.	B

C. Awning

Depth	4' min.	C
Setback from Curb	2' min.	D
Height, Clear	8' min.	E

D. Miscellaneous

Residential windows shall not be used.

Doors may be recessed when main facade is at BTL.

Operable awnings and open-ended awnings are allowed.

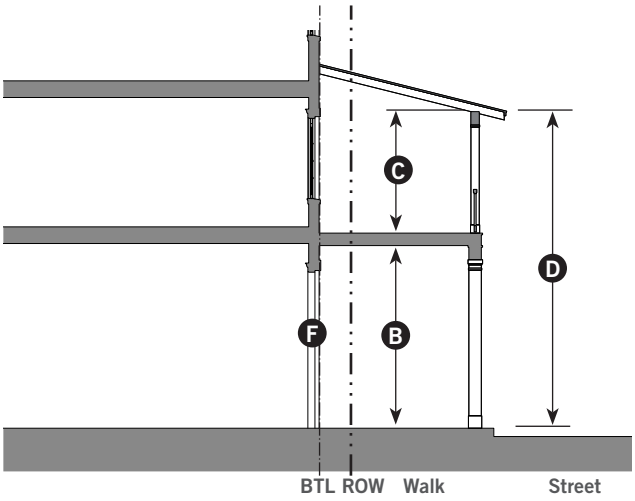
Rounded and hooped awnings are not allowed unless part of a historically designated building.

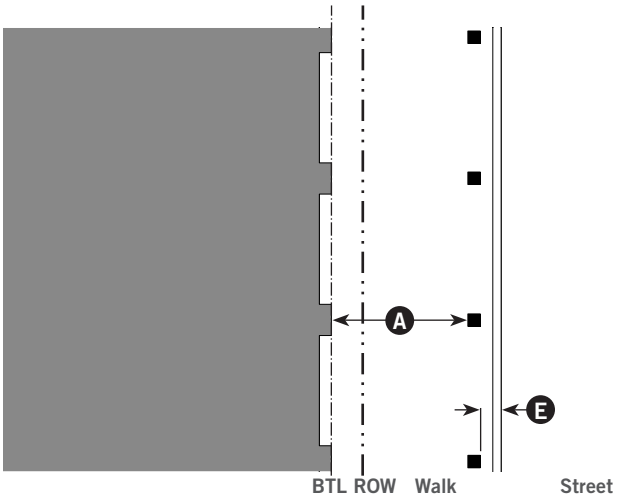
Accordion-style doors/windows or other operable windows that allow the space to open to the street are allowed.

Example of a shopfront with a recessed entrance.

Example of a shopfront with pilastered bays

8.50.030.C.11 Gallery





Key

–·–·– ROW / Lot Line ----- Setback Line/BTL

A. Description

The main façade of the building is at or near the frontage line and the gallery element overlaps the sidewalk of the right-of-way. This Frontage Type is intended for buildings with ground-floor commercial or retail uses and may be one or two stories. Due to the overlap of the right-of-way, an easement is usually required. Alternatively the lot line shall be aligned with the edge of the gallery and curb, and a sidewalk is established within an easement under the gallery.

B. Size

Depth, Clear	8' min.	A
Ground Floor Height, Clear	11' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Setback from Curb	2' min.; 3' max.	E

C. Miscellaneous

Galleries must also follow all of the regulations for the Shopfront Frontage Type.	F
Upper-story galleries facing the street must not be used to meet primary circulation requirements.	
Galleries must have a consistent depth along a frontage.	
Gallery must project over a sidewalk.	

A two story gallery where the second floor is uncovered.

A two-story gallery frontage.

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Section 8.50.040: Walkable Neighborhood Design

8.50.040.A: General to Walkable Neighborhood Design **040-3**

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8.50.040.A: General to Walkable Neighborhood Design

8.50.040.A.1 Purpose

This Sub-Section provides standards to create walkable neighborhoods within the Moraga Center, in order to achieve the following goals and objectives:

a. Improve the built environment and human habitat.

b. Promote development patterns that support safe, effective, and multimodal transportation options, including auto, pedestrian, bicycle, and transit, and therefore minimize vehicle traffic by providing for a mixture of land uses, walkability, and compact community form.

c. Provide a variety of housing types to serve the needs of a diverse population.

d. Remove barriers and provide incentives for walkable urban projects.

e. Promote the greater health benefits of a pedestrian-oriented environment.

f. Reduce auto-dependent development.

8.50.040.A.2 Applicability

a. The standards in this Sub-Section are applicable to development projects within the Moraga Center Zones that are 4 acres or greater in size and create new thoroughfares and/or modify existing right of way.

b. The organization of thoroughfares on the Thoroughfare Types Diagram (8.50.040.A.2.a) and Civic Spaces on the Civic Space Types Diagram (8.50.040.A.2.b), in coordination with the Zoning Map (8.50.020.A.2.a) illustrste a successful organization of the site into a pedestrian-oriented network of streets, blocks, and civic spaces and compliance with the standards of this Sub-Section.

8.50.040.A.3 Thoroughfares, Blocks and Connectivity

Thoroughfares define the public streets that refine neighborhoods into walkable environments. Care should be taken in the layout and sizing of thoroughfares, as wide thoroughfares and a lack of connectivity reduce the pedestrian friendliness of the area.

a. **Design**

(1) Thoroughfares shall be compliant with the standards in Section 8.50.040.C (Thoroughfare Standards) and may be selected from the Allowed Thoroughfares included in Sub-Section 8.50.040.C.4 (Allowed Thoroughfares).

(2) The potential location of thoroughfares is shown in Figure 8.50.040.A.2.a (Thoroughfare Types Diagram). Thoroughfares shall be designed in accordance with Section 8.50.040.C and the block network according to standards established in Subsections 8.50.030.A.3.B (Block Size), 8.50.030.A.3.C (Connectivity), and 8.50.030.A.3.D (Bicycle Network Connectivity).

(3) Thoroughfares that pass from one zone to another shall adjust their public frontages to match the character of the zone. For example a thoroughfare that goes from a more urban zone with retail shops to a less urban zone with various residential building types may change in character from wide sidewalks with trees in tree grates to a narrower sidewalk with an adjacent planting strip.

b. **Block Size**

Individual block faces and the total block perimeter shall follow the standards established in Table 8.50.030.A.3.a (Block Size).

Table 8.50.040.A.3.a Block Size

Zone	Block	
	Face Length	Perimeter Length
NE-1 Neighborhood Edge 1	900 ft. max.	2,600 ft. max.
NE-2 Neighborhood Edge 2	900 ft. max.	2,600 ft. max.
NG Neighborhood General	900 ft. max.	2,400 ft. max.
NC Neighborhood Core	900 ft. max.	2,400 ft. max.
MU-E Mixed Use Edge	600 ft. max.	2,000 ft. max.
MU-G Mixed Use General	600 ft. max.	2,000 ft. max.
MU-C Mixed Use Center	600 ft. max.	2,000 ft. max.

c. **Connectivity**

(1) **Interconnected Thoroughfares.** Proposed thoroughfares shall be interconnected and shall connect with adjacent thoroughfares external to the site to provide multiple routes for pedestrian and vehicle trips from, to, and within the site.

(2) Thoroughfares shall terminate/connect to other thoroughfares. Thoroughfares shall not terminate on alleys and lanes.

(3) **Thoroughfare Extensions and Thoroughfare Stubs**

(A) Where a plan for development adjoins land yet to be developed or redeveloped, thoroughfares shall be extended to the adjacent undeveloped land, as prescribed by the maximum block length requirements, to provide access to the undeveloped land when it is developed or redeveloped.

(B) Where a plan adjoins developed or entitled parcels, thoroughfares shall connect to existing or entitled thoroughfare right-of-ways and stubs.

(4) **Dead-End Thoroughfares and Cul-de-Sacs**

(A) Thoroughfares shall not include dead-end thoroughfares or cul-de-sacs except where through-streets cannot be provided because of an environmental feature (e.g., a stream channel or significant topography).

(B) Where dead-end thoroughfares are provided due to physical site constraints, the length of such thoroughfares shall not exceed 150 feet, as measured from the center of the closest intersection to the center of the cul-de-sac bulb, and these thoroughfares shall provide a suitable pedestrian connection through the site and vehicular turn-around.

d. **Bicycle Network Connectivity**

(1) Bicycle facilities shall be in compliance with the Moraga Walk | Bike Plan.

8.50.040.A.4 Mix of Civic Buildings and Civic Spaces

Civic buildings and civic spaces provide important gathering places for communities and access to outdoor activities. The civic buildings and civic spaces should be carefully located and accessible to all. The following standards shall be met for providing and locating civic buildings and civic spaces.

a. **General**

(1) The design of civic spaces shall meet the standards set forth in Section 8.50.040.B (Civic Space Standards).

(2) The types and potential locations of civic spaces are shown in Figure 8.50.040.A.2.b: Civic Space Types Diagram. Civic spaces are subject to the standards in Section 8.50.040.B and in Sub-Sections 8.50.040.A.4.B (Civic Space Allocation) and 8.50.040.A.4.C (Civic Building Allocation).

b. **Civic Space Allocation**

(1) Each residential building shall be within 1/4 mile (1,320 feet) of an existing or proposed playground or tot lot (a small playground for young children).

(2) Development 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 subtracted from the project area. The following are exceptions:

(A) For individual sites less than four acres, no civic spaces beyond the playground requirements of Subsection 1 are required.

(B) For individual sites less than ten acres and within 1/4 mile (1,320 feet) of an existing public park of at least one acre, no civic spaces beyond the playground requirements of Subsection 1 are required.

(3) For sites equal to or greater than ten acres, the required amount of civic space shall be distributed throughout the neighborhood as multiple smaller civic spaces.

c. **Civic Building Allocation**

(1) Individual sites greater than four acres or providing 100 residential units or more shall provide an indoor public meeting space. The size of this facility shall be determined by the Planning Director based on an analysis of existing meeting and recreational facilities in the area.

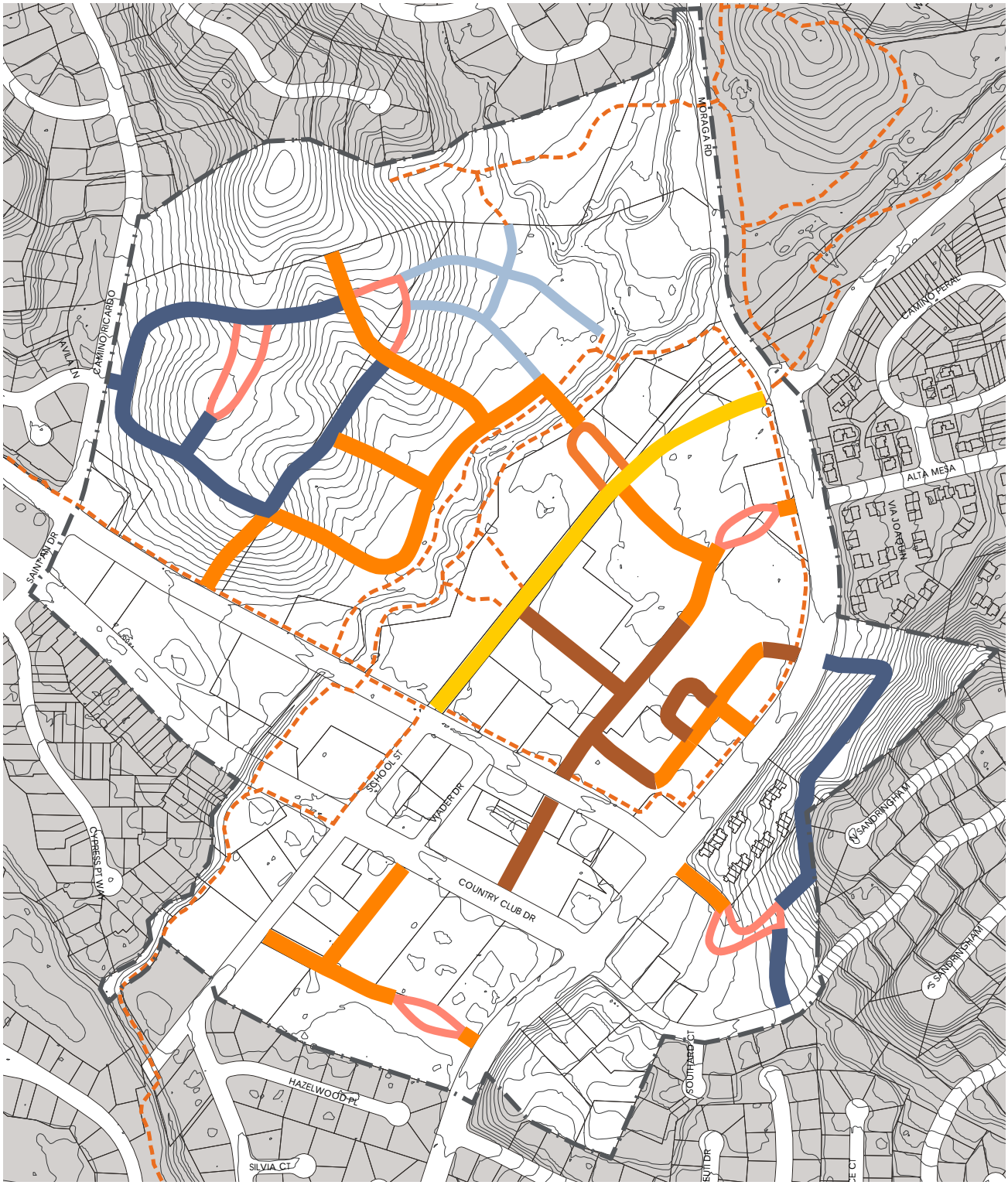

Figure 8.50.040.A.2.a: Thoroughfare Types Diagram (non-regulatory)

Thoroughfare Types:

- Main Street with Bicycle Lanes
- Typical 60-ft ROW Street
- Commercial Street with Diagonal Parking
- Multi-Use Trail
- One-Way with Parallel Parking
- One-Way with Diagonal Parking
- 52-ft ROW Residential Street
- Pedestrian Mews

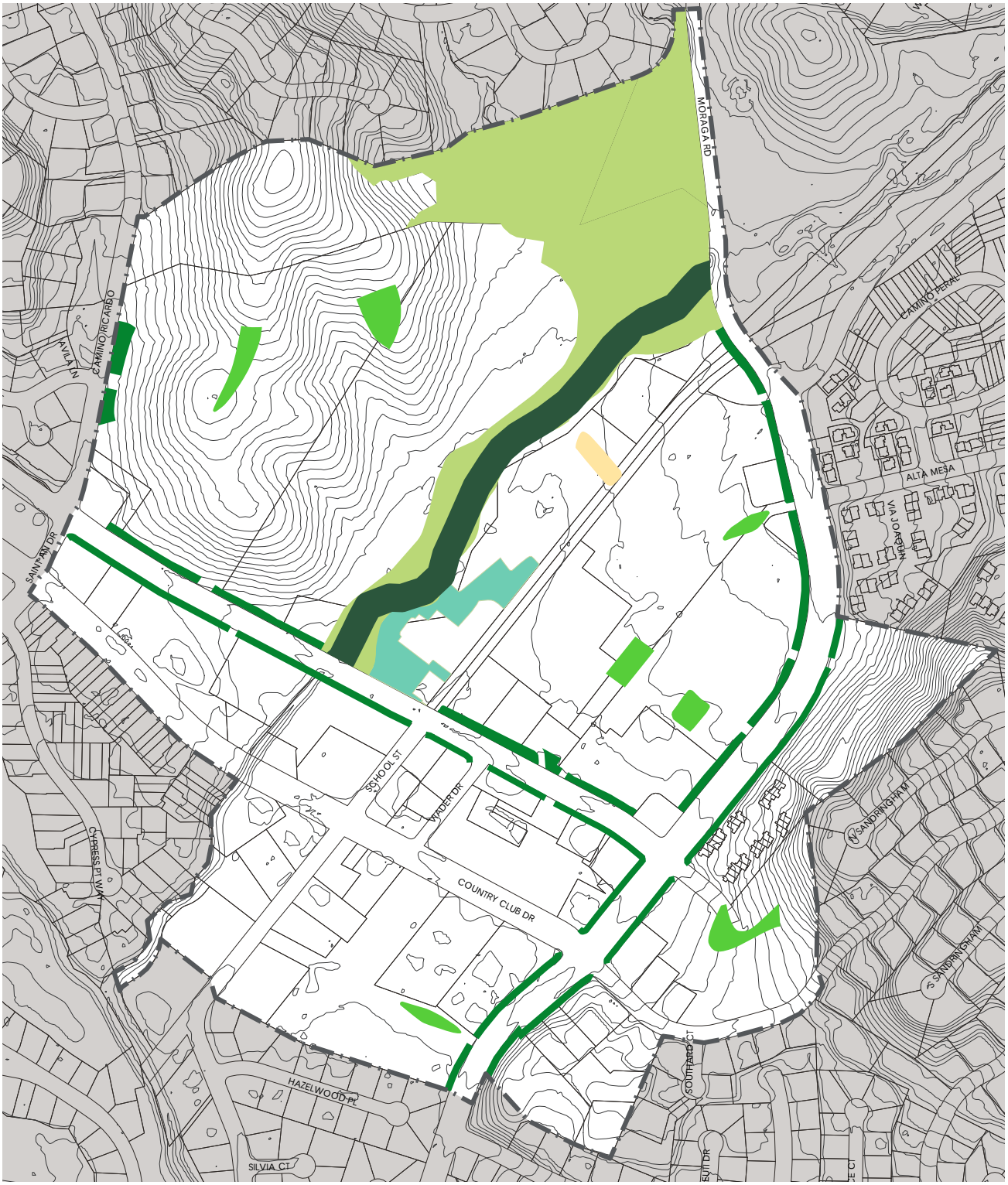

Figure 8.50.040.A.2.b: Civic Space Types Diagram (non-regulatory)

Civic Space Types:

- Open Space
- Greenway
- Green
- Plaza
- Pocket Park
- Scenic Corridor

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8.50.040.B: Civic Space Standards

8.50.040.B.1 Design of Civic and Open Spaces

a. **Civic Space, Open Space, and Civic Buildings**.

This Section sets forth the standards applicable to existing and new civic spaces, open spaces, and civic buildings.

b. **Civic Space Types**.

(1) The following standards support the Moraga Center zones with a diverse palette of parks and other publicly accessible civic spaces, publicly or privately owned.

(2) Multiple civic space types are defined in Table 8.50.040.B.1.a (Civic Space Type Standards). Two of the civic space types, Playgrounds and Community Gardens, may be incorporated into any of the other types or may stand alone.

c. **Civic Space Design.**

(1) In Table 8.50.040.B.1.a (Civic Space Type Standards) and Sections 8.50.040.B.2 through 8.50.040.B.9, the illustration, description, and general character of each civic space type are illustrative and not regulatory.

(A) **Typical Uses.** Sections 8.50.040.B.2 through 8.50.040.B.9 list the typical uses and facilities provided within the civic space. This list is not intended to be a complete list of activities allowed nor is it intended that every civic space contain each of the facilities listed. Proposed facilities larger than the indicated gross square footage (gsf) require review and approval by the Director.

(2) The service area and size standards of each civic space type are regulatory.

(A) **Service Area.** Describes how the civic space relates to the Moraga Center as a whole and the intended area to be served by the civic space.

(B) **Size.** The overall range of allowed sizes of the civic space.

(3) **Scenic Corridor.** Sub-Sections 8.50.040.B.10.a and 8.50.040.B.10.b provide regulatory standards along the Moraga Road and Moraga Way frontages in order to implement Moraga General Plan policies for Scenic Corridors within the Moraga Center. Both frontages may be used, provided that:

(A) Sub-Section 8.50.040.B.10(a) (Scenic Corridor - Frontage Road) is intended for areas where ground floor retail activity is present and/or appropriate.

(B) Sub-Section 8.50.040.B.10(b) (Scenic Corridor - Attached Green) is intended for areas where ground floor residential and office activity is present and/or appropriate.

(4) **Building Frontage.** The facades on the lots attached to or across a thoroughfare from a civic space shall be designed as a "front" on to the civic space for a minimum of 75 percent of the civic space perimeter, in combination with the allowed frontage, as illustrated in Figure 8.50.040.B.1.a.

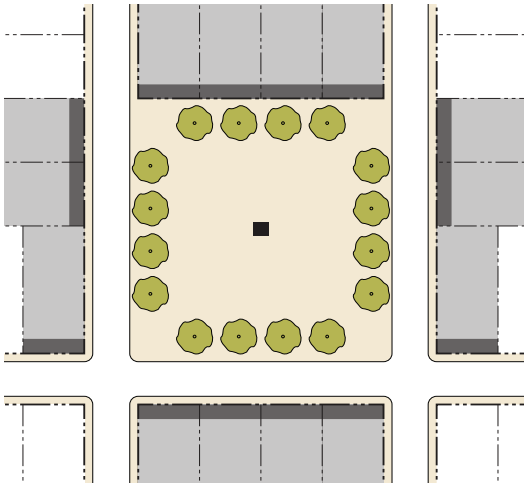


Figure 8.50.040.B.1.a: Building Frontage

Key: = front

(5) **Accessory Structure Standards.**

(A) Civic and open spaces shall be designed and furnished to be consistent with the character of the zone in which they are located. Such consistency may require accessory structures to maintain building setbacks, frontage, massing, disposition and character similar to adjacent development as determined by the Director.

(B) Typical accessory uses found in civic spaces:

(i) Restrooms;

(ii) Concessions;

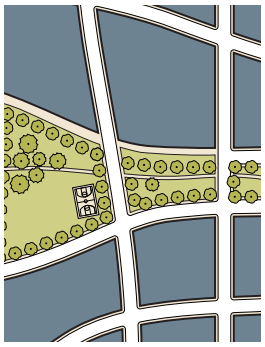
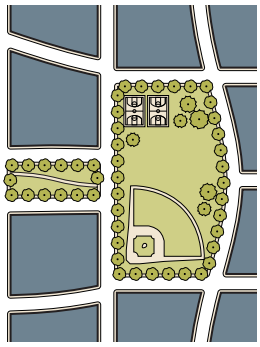
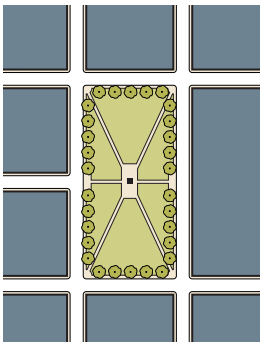
(iii) Maintenance;

(iv) Community gathering room <800 sf; and/or

(v) Other: with Director approval.

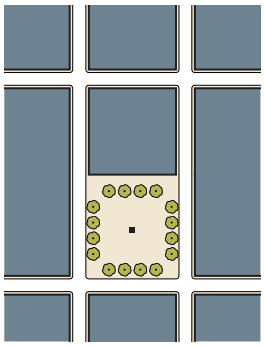
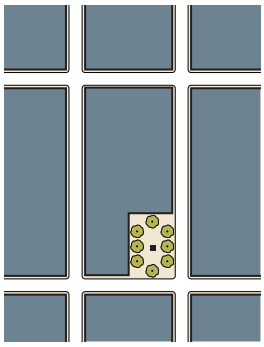
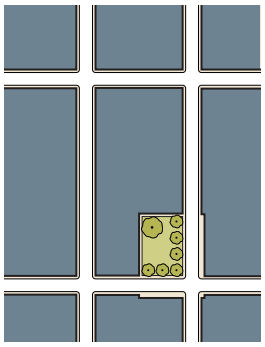
d. **Commerical Uses in Civic Spaces.** In those civic space types where temporary commercial uses are allowed, this use shall be ancillary to civic or recreational uses and shall be subject to approval by the Town.

Table 8.50.040.B.1.a Civic Space Type Overview

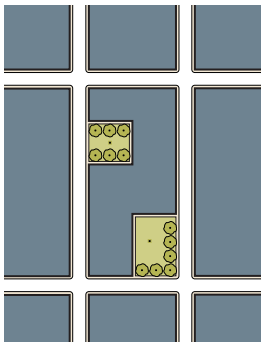
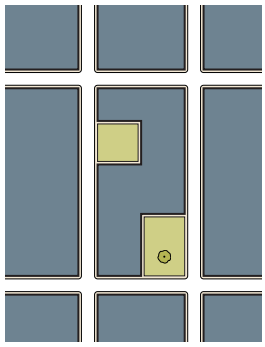
Zone	N-E1 N-E2 N-G N-C MR MU-E MU-G MU-C	N-E1 N-E2 N-G N-C MR MU-E MU-G MU-C	N-E1 N-E2 N-G N-C MR MU-E MU-G MU-C
Civic Space Type	**Greenway**	**Green**	**Neighborhood Square**
Illustration			
Description	Linear space for community gathering and strolling for nearby residents and employees, defined by tree-lined streets on its flanks and by the fronting buildings across the street. Greenways can serve an important role as a green connector between destinations.	Open space available for unstructured and limited amounts of structured recreation.	Neighborhood focal point available for civic purposes, commercial activity, and passive uses.
Service Area	Multiple Neighborhoods	Neighborhood	Neighborhood
Reference to Specific Standards	8.50.040.B.2	8.50.040.B.3	8.50.040.B.4

Key	# **By Right**	# **By Review**	# **Not Allowed**

Table 8.50.040.B.1.a Civic Space Type Overview (continued)

Transect Zone	N-E1 N-E2 N-G **N-C** MR MU-E MU-G **MU-C**	N-E1 N-E2 N-G **N-C** MR **MU-E** **MU-G** **MU-C**	**N-E1** **N-E2** **N-G** **N-C** **MR** **MU-E** **MU-G** **MU-C**
Civic Space Type	**Plaza**	**Pocket Plaza**	**Pocket Park**
Illustration			
Description	Community-wide focal point primarily for civic purposes and commercial activities. Commercial activities are subordinate to civic activity.	Small-scale open space available for civic and commercial activity, intended as intimate spaces for seating or dining into which neighborhood activity may spill. Pocket plazas can also be used to create a formal space in front of a prominent building entrance.	Small-scale open space serving the immediate neighborhood, available for informal activities in close proximity to neighborhood residences.
Service Area	Multiple Neighborhoods	Neighborhood	Neighborhood
Reference to Specific Standards	8.50.040.B.5	8.50.040.B.6	8.50.040.B.7

Key	# **By Right**	# **By Review**	# **Not Allowed**

Table 8.50.040.B.1.a	Civic Space Type Overview (continued)		
Transect Zone	**N-E1** **N-E2** **N-G** **N-C** **MR** **MU-E** **MU-G** **MU-C**	**N-E1** **N-E2** **N-G** **N-C** **MR** **MU-E** **MU-G** **MU-C**	N-E1 N-E2 N-G N-C MR **MU-E** MU-G MU-C
Civic Space Type	**Playground**	**Community Garden**	**Scenic Corridor**
Illustration			
Description	Small-scale open space designed and equipped for the recreation of children. These spaces should serve as quiet, safe places protected from the street and typically in locations where children do not have to cross any major streets. An open shelter, play structures or interactive art and fountains may be included with landscaping between. Playgrounds may be included within all other civic space types.	Small-scale open space designed as a grouping of garden plots available to nearby residents for small-scale cultivation. Community gardens may be fenced to protect edible plants from wildlife and may include a small accessory structure for storage. Community gardens may be included within all other civic space types.	A well-landscaped open space corridor along Moraga Road and Moraga Way that provides a consistent, well-designed landscaped frontage and implements the Moraga General Plan's vision for scenic roadways that strengthen cohesive community identity and reflect Moraga's semi-rural character.
Service Area	Neighborhood	Neighborhood	Multiple Neighborhoods
Reference to Specific Standards	8.50.040.B.8	8.50.040.B.9	8.50.040.B.10

Key	**#** **By Right**	**#** **By Review**	# **Not Allowed**

8.50.040.B.2 Greenway

Note: Images on this page are illustrative, not regulatory.

N-E1 | N-E2 | N-G | N-C | MR | MU-E | MU-G | MU-C

A. Description

Linear space for community gathering and strolling for nearby residents and employees, defined by tree-lined streets on its flanks and by the fronting buildings across the street. Greenways can serve an important role as a green connector between destinations.

Service Area Multiple Neighborhoods

B. General Character

Formal or informal

Hardscape and softscape paths and trails

Spatially defined by tree-lined streets and adjacent buildings

C. Size

Min. 4 acres Min. Width= 60' Min. Length= 1/2 mi

D. Typical Uses

Passive recreation, walking, running

Formal or informal seating

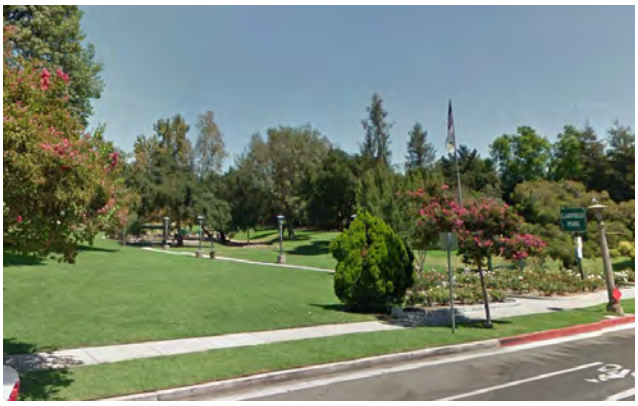
E. Typical Elements

Picnic areas/ Picnic tables

Sports courts, Children's play structure

Accessory structure/uses <5,000 sf

8.50.040.B.3 Green



Note: Images on this page are illustrative, not regulatory.

N-E1 | N-E2 | N-G | N-C | MR | MU-E | MU-G | MU-C

A. Description

Open space available for unstructured and limited amounts of structured recreation.

Service Area Neighborhood

B. General Character

Informal or formal

Primarily planted areas with paths to and between recreation areas and civic buildings

Spatially defined by tree-lined streets and adjacent buildings

C. Size

Min. 1 acre Min. Width= 200' Min. Length= 200'

D. Typical Uses

Passive and active recreation, civic uses, temporary commercial uses

E. Typical Elements

Sports courts/ Sports fields

Picnic areas/ Picnic tables

Children's play structure

Accessory structure/uses <5,000 sf

8.50.040.B.4 Neighborhood Square

Note: Images on this page are illustrative, not regulatory.

N-E1 | N-E2 | N-G | **N-C** | **MR** | MU-E | **MU-G** | **MU-C**

A. Description		
Neighborhood focal point available for civic purposes, commercial activity, and passive uses.		
Service Area	Neighborhood	
B. General Character		
Formal, urban		
Mix of hardscape & planted areas in formal patterns		
Spatially defined by buildings and tree-lined streets		
Walkways and plantings at all edges, shaded seating		
Civic element provided		
C. Size		
Min. 1/2 acre	Min. Width= 80'	Min. Length= 200'
D. Typical Uses		
Passive or active recreation		
Commercial and civic uses		
Casual seating and/or outdoor dining		
E. Typical Elements		
Accessory structure/uses <5,000 sf		
Public art		
Children's play structure		

8.50.040.B.5 Plaza

Note: Images on this page are illustrative, not regulatory.

N-E1 | N-E2 | N-G | **N-C** | **MR** | MU-E | MU-G | **MU-C**

A. Description
Community-wide focal point primarily for civic purposes and commercial activities. Commercial activities are subordinate to civic activity.
Service Area Multiple Neighborhoods
B. General Character
Formal, urban
Hardscaped with planting accents in formal patterns
Spatially defined by buildings and tree-lined streets
Civic element provided
C. Size
Min. 1/2 acre Min. Width= 80' Min. Length= 150'
D. Typical Uses
Civic uses
Commercial uses in support of civic uses
Passive recreation, outdoor seating
E. Typical Elements
Public art
Accessory structure/uses <5,000 sf
Small stage or outdoor performance space

8.50.040.B.6 Pocket Plaza

Note: Images on this page are illustrative, not regulatory.

N-E1 | N-E2 | N-G | **N-C** | **MR** | **MU-E** | **MU-G** | **MU-C**

A. Description

Small-scale open space available for civic and commercial activity, intended as intimate spaces for seating or dining into which neighborhood activity may spill. Pocket plazas can also be used to create a formal space in front of a prominent building entrance.

Service Area Neighborhood

B. General Character

Formal, urban

Primarily hardscape with landscape accents

Spatially defined by building frontages and upper story facades

C. Size

Min. 2,500 sf Min. Width= 50' Min. Length= 50'

D. Typical Uses

Civic activity

Commercial in support of civic activity

Casual seating and/or outdoor dining

E. Typical Elements

Accessory structure/uses <1,000 sf

8.50.040.B.7 Pocket Park

Note: Images on this page are illustrative, not regulatory.

N-E1 | N-E2 | N-G | N-C | **MR** | MU-E | MU-G | MU-C

A. Description		
Small-scale open space serving the immediate neighborhood, available for informal activities in close proximity to neighborhood residences.		
Service Area	Neighborhood	
B. General Character		
Formal or informal, urban		
Combination of planted areas and hardscape		
Spatially defined by buildings and adjacent street trees		
Walkways along edges or across space		
Civic element provided		
C. Size		
Min. 1,600 sf	Min. Width= 40'	Min. Length= 40'
D. Typical Uses		
Civic activity		
Passive recreation, casual seating		
Commercial uses in support of civic activity		
E. Typical Elements		
Children's play structure		
Accessory structure/uses <200 sf		

8.50.040.B.8 Playground

Note: Images on this page are illustrative, not regulatory.

N-E1 | N-E2 | N-G | N-C | **MR** | MU-E | MU-G | MU-C

A. Description

Small-scale open space designed and equipped for the recreation of children. These spaces should serve as quiet, safe places protected from the street and typically in locations where children do not have to cross any major streets. An open shelter, play structures or interactive art and fountains may be included with landscaping between. Playgrounds may be included within all other civic space types.

Service Area	Neighborhood

B. General Character

Focused toward children

Play structure, interactive art, and/or fountains

Shade and seating provided

Protected from traffic; fenced with minimal exits

Spatially defined by decorative fencing and trees

C. Size

Min. Width = None	Min. Length = None

D. Typical Uses

Active and passive recreation

Casual seating

8.50.040.B.9 Community Garden

Note: Images on this page are illustrative, not regulatory.

N-E1 | N-E2 | N-G | N-C | **MR** | MU-E | MU-G | MU-C

A. Description

Small-scale open space designed as a grouping of garden plots available to nearby residents for small-scale cultivation. Community gardens may be fenced to protect edible plants from wildlife and may include a small accessory structure for storage. Community gardens may be included within all other civic space types.

Service Area	Neighborhood

B. General Character

Plant beds (in-ground or raised)

Decorative fencing, when fencing present

Spatially defined by adjacent buildings and street trees

C. Size

Min. Width = None	Min. Length = None

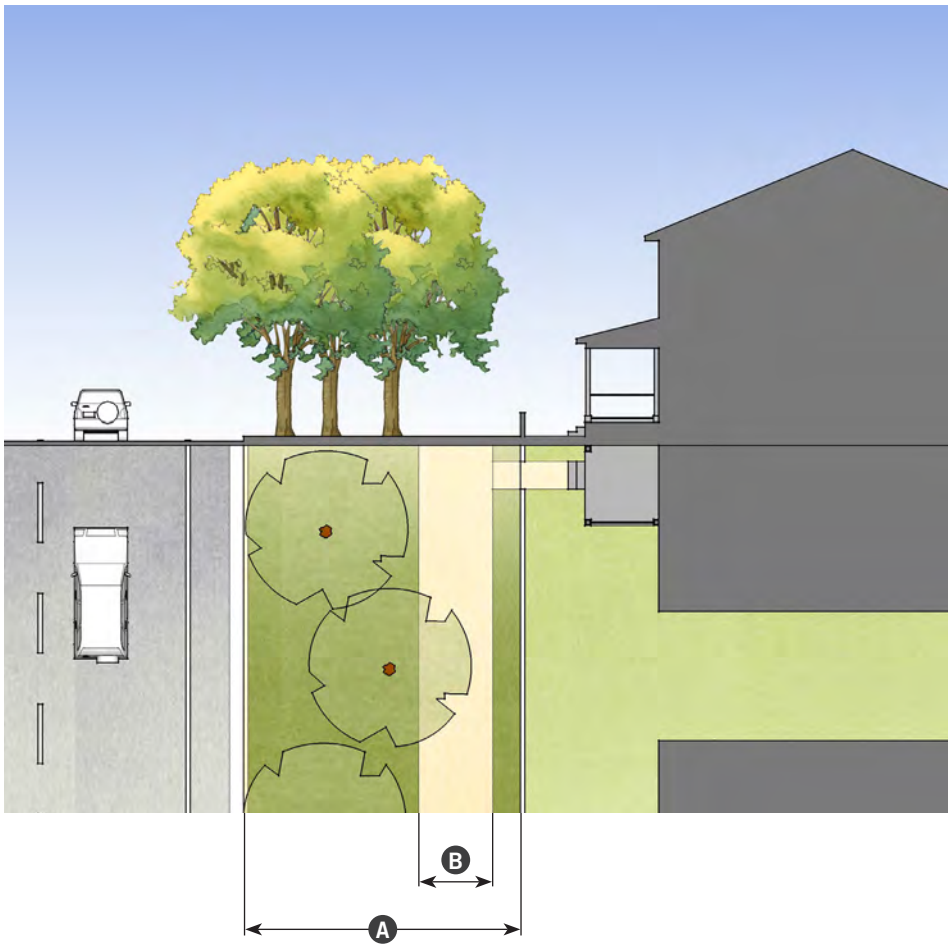
D. Typical Uses

Food production

Passive recreation

Accessory structure/uses < 500 sf

8.50.050.B.10 Scenic Corridor



N-E1 | N-E2 | N-G | N-C | MR | **MU-E** | MU-G | MU-C

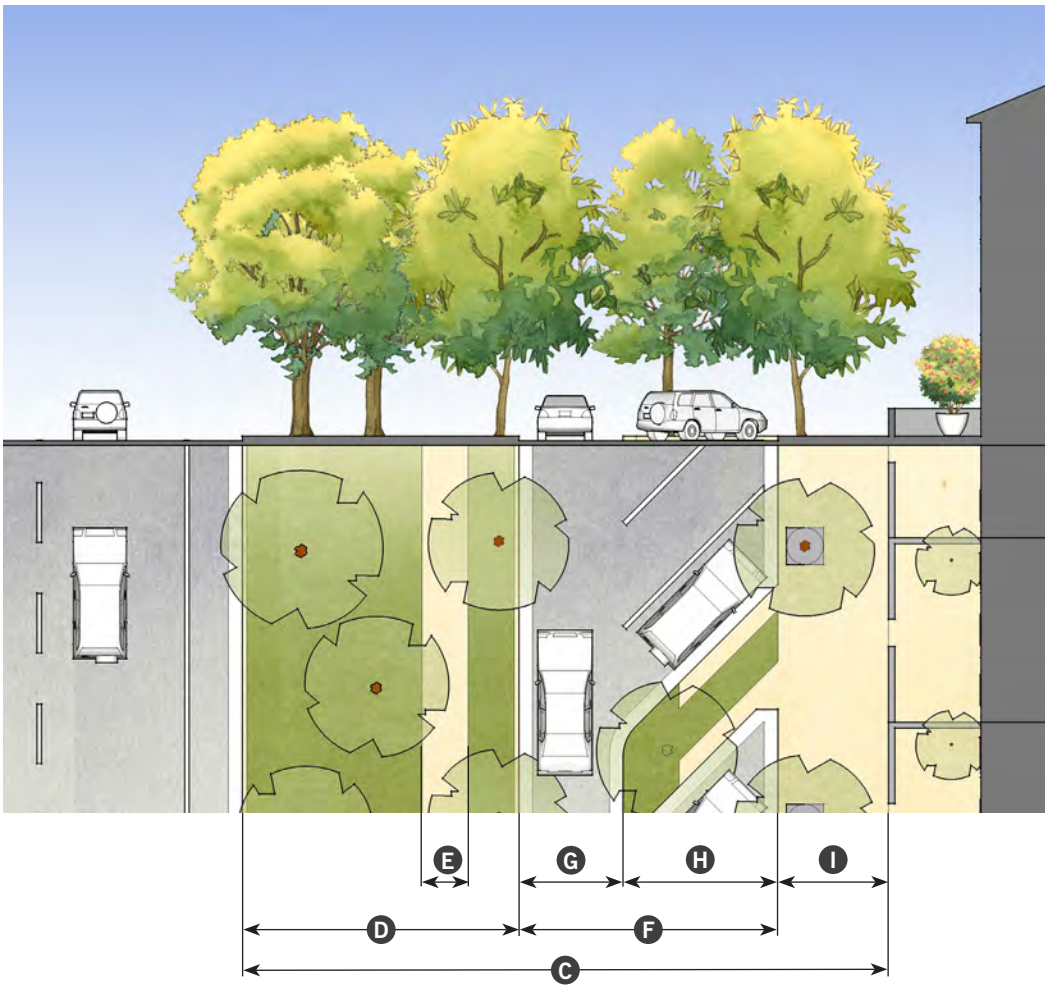
A. Description

A well-landscaped open space corridor along Moraga Road and Moraga Way that provides a consistent, well-designed landscaped frontage and implements the Moraga General Plan's vision for scenic roadways that strengthen cohesive community identity and reflect Moraga's semi-rural character.

Service Area	Multiple Neighborhoods

B. Attached Green (For Areas with Ground-Floor Residential or Office)

Overall Widths		
Overall Width	30'	A
Scenic Corridor Assembly		
Planter Type	Continuous planter	
Landscape Type	2 rows min. trees @ 30' o.c. avg.	
Walkway Type	8' trail	B



C. Frontage Road (For Areas with Ground-Floor Retail)		
Overall Widths		
Overall Width	70'	C
Scenic Corridor Assembly		
Landscape Setback	30'	D
Planter Type	Continuous planter	
Landscape Type	2 rows min. trees @ 30' o.c. avg.	
Walkway Type	8' trail	E

Public Frontage Assembly		
Drainage Collection Type	Curb and gutter	
Planter Type (Sidewalk)	4' x 4' tree well	
Landscape Type	Trees @ 30' o.c. avg.	
Lighting Type	Post or column	
Pavement Width	28'	F
Traffic Lanes	1 @ 12'	G
Bicycle Lanes	None[1]	
Parking Lanes	1 @ 16', marked	H
Walkway Type (Sidewalk)	12' sidewalk	I
Curb Type	Square	

[1] Frontage Road may be organized with back-in angled parking, in which case the single traffic lane may be marked with a "sharrow" (shared bicycle/vehicle lane) configuration.

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8.50.040.C: Thoroughfare Standards

8.50.040.C.1 Purpose

a. This Section sets forth the standards for streets appropriate for use within the Moraga Center zones.

b. Thoroughfares have been designed to balance the needs of pedestrians with vehicles and to establish a high-quality, pedestrian-friendly environment.

8.50.040.C.2 Movement Types and Design Speed

Movement types are intended to assist in appropriate thoroughfare design for the necessary level of pedestrian and bicyclist safety and comfort at any given location. Design speed is the primary determinant of movement type. Anticipated movement types and design speeds (along with their assigned lane widths and curb radii) are provided for each thoroughfare type in Sub-Sections 8.50.040.C.7(a)-(j).

Following is a list of movement types:

a. **Yield.** Drivers generally proceed slowly, with caution, and yield to approaching traffic when vehicles are parked on both sides of the thoroughfare creating essentially one through lane. A Yield thoroughfare is the functional equivalent of traffic calming. In addition to Yield movement use on normal thoroughfares, this movement is used for alleys and rear lanes. For these applications, the primary purpose is access to rear loaded driveways/access for residential and commercial property. The travel lane for Rear Lanes can be configured for one-way or two-way operation. When used for two-way travel, parking is required on both sides of street in order to facilitate the Yield movement type and drivers exiting garages or driveways will need to yield to those vehicles occupying the lane; therefore, the number of properties connected to the rear lane should be considered.

b. **Slow.** Drivers generally proceed carefully with an occasional stop to allow a pedestrian to cross or another car to park. The character of the thoroughfare should make drivers uncomfortable exceeding the design speed due to the presence of parked cars, sense of spatial enclosure from buildings and street trees, tight turning radii, and other design elements. Design speed is 20-25 mph.

c. **Low.** Drivers generally expect to travel without delay at the appropriate design speed. Thoroughfare design supports safe pedestrian movement at the higher design speed. This movement type is appropriate for thoroughfares designed to traverse longer distances to connect with higher intensity locations. Design speed is 30-35 mph.

The design criteria for Yield, Slow, and Low thoroughfares shall be commensurate with local thoroughfares. Design speeds higher than 35 mph shall not be used in areas intended to support moderate or high levels of pedestrian or bicycle activity due to concerns with pedestrian safety and comfort.

8.50.040.C.3 Intersections

a. Street design of narrow streets and compact intersections requires designers to pay close attention to the operational needs of transit, fire and rescue, waste collection and delivery trucks. For this reason, early coordination with transit, fire and rescue, waste collection and other stakeholder groups is essential.

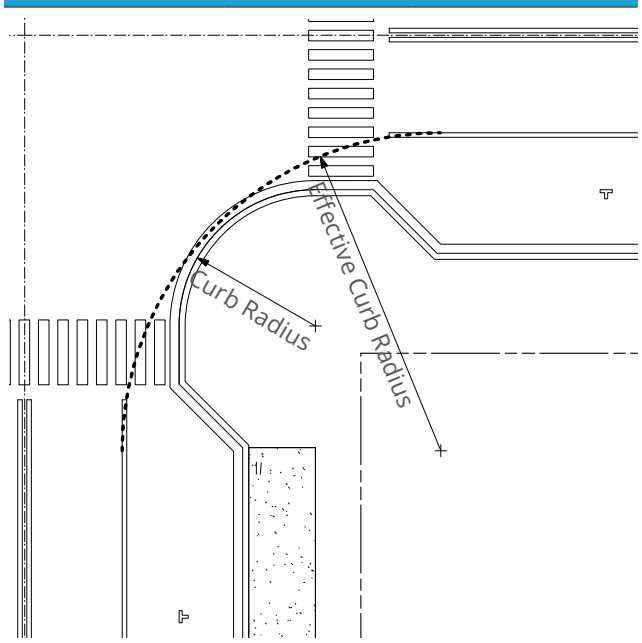
b. More regular encroachment of turning vehicles into opposing lanes will occur at compact intersections. Therefore, frequency of access, traffic volumes and the speeds on intersecting streets at those intersections shall be considered when designing intersections. For fire and rescue, determination of the importance of that street for community access should be determined, e.g. primary or secondary access.

c. The designer shall use turning templates or software to evaluate intersections to ensure that adequate operation of vehicles can occur. Location of on-street parking around intersections may be evaluated during this analysis to identify potential conflicts between turning vehicles and on-street parking. Bike lanes and on-street parking will increase the effective curb return radius, when curb extensions are not employed, by providing more room for the wheel tracking of turning vehicles.

d. Curb radius design at intersections shall provide curb radius in accordance with Table 8.50.040.C.3.a (Curb Radius). These dimensions require the provision of an effective curb radius and/or mountable curbs that meet the needs of fire and emergency access.

e. Roundabouts should be considered as an alternative to traffic signals. Roundabouts can provide reduced vehicle speeds, reduced conflict points, separation of vehicle-vehicle conflict points from vehicle-pedestrian conflict points, and provide a two-step crossing for pedestrians.

Table 8.50.030.C.4.a: Curb Radius

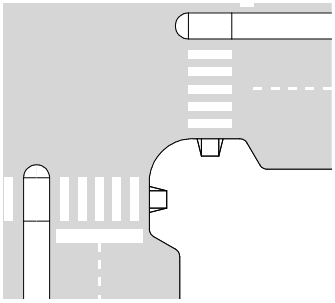
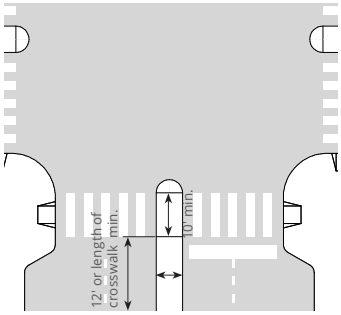
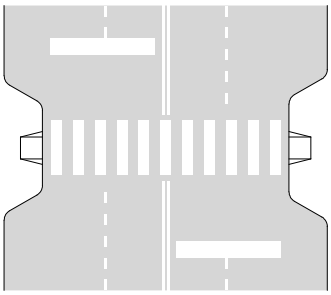
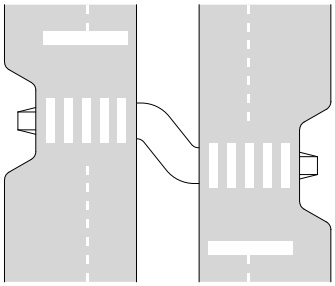


Movement Type	Speed	Curb Radius[1]
Yield	<20 mph	10
Slow	20-25 mph	10' - 15'
Low	30-35 mph	15' - 20'

8.50.040.C.4 Pedestrian Crossings

Pedestrian crossings at intersections and mid-block locations shall be designed in accordance with the standards in Table 8.50.040.C.4.a as applicable.

Table 8.50.040.C.4.a: Pedestrian Crossings

Type	Description	
Directional Curb Ramps	Perpendicular corner curb ramps with a separate ramp installed in each direction shall be used where feasible instead of single, diagonal corner ramps.	
Crosswalks	Crosswalks shall be designed per the California Manual of Uniform Traffic Control Devies (CA MUTCD).	
Medians	Medians, where provided, shall provide a median refuge for pedestrians at the intersection.	
Mid-block Crossings	Mid-block crossings, where provided, shall have mid-block curb extensions.	
Thoroughfares with Medians	On thoroughfares with medians and/or bisecting a civic space where mid-block crossings are provided, the crossing paths between the median and curbs shall be offset from one another.	

8.50.040.C.5 Additional Considerations in Thoroughfare Design

a. Other factors that the Director may determine need to be considered in the selection of an appropriate thoroughfare type include the following:

(1) **Topography.** Thoroughfares that traverse steep slopes may need to incorporate additional design consideration for such elements as drainage facilities, additional width for bicycle lanes on the uphill side of the thoroughfare, etc.

(2) **Parking.** The provision of parking on site or on the thoroughfare may need to be considered in the selection of the appropriate thoroughfare type.

(3) **Truck Access.** Thoroughfares that provide access to high volumes of large trucks may need additional design considerations to mitigate potential negative effects on walkability.

(4) **Bus and Transit Service.** Thoroughfares that will serve as public transit or school bus routes may need additional design considerations, including, but not limited to, the location of bus stops and 11' effective travel lane widths.

(5) **Fire/Emergency Access.** Additional design considerations may be needed to accommodate Fire/Emergency Access, including, but not limited to, the location of rolled curbs and bulb-outs to accommodate fire truck outriggers.

(6) **Continuity.** The continuity of vehicular lanes, bicycle facilities, and public frontages needs to be considered in the design of thoroughfares.

b. All lane dimensions shall be measured to the face of the curb. Where no curb and gutter is required, the lane dimension shall be to the edge of the pavement. For yield movement thoroughfare types, lane dimensions assume two-way traffic and are for a single lane accommodating two-way traffic.

c. **Green infrastructure.** All public streets shall incorporate green infrastructure, where feasible. Reference Contra Costa Clean Water Program for specific guidance.

8.50.040.C.6 Public Lighting

a. **Maximum Lamp Output and Back Uplight Glare (BUG) Rating:** All lighting installations shall be designed and installed to be compliant with the following Lighting Zones as defined by the IDA/IES Model Lighting Ordinance (MLO) as listed in Table 8.50.040.C.6.a. Light should be shielded such that the lamp itself or the lamp image is not directly visible.

(1) Lighting that is exempt from these regulations:

(A) Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.

(B) Exit signs and other illumination required by building codes.

(C) Lighting for stairs and ramps, as required by the building code.

(D) Low voltage landscape lighting, but such lighting should be shielded in such a way as to eliminate glare and light trespass.

Table 8.50.040.C.6.a: Lighting Zones

See 8.50.060.A.1 Definitions of Specialized Terms and Phrases for descriptions of each lighting zone.

Moraga Center Zone	Lighting Zone
MU-C Mixed Use - Core	LZ3
MU-G Mixed Use - General	LZ2
MU-E Mixed Use - Edge	LZ1
MR SPA Moraga Ranch Special Planning Area	LZ1
NC Neighborhood Core	LZ2
NG Neighborhood General	LZ1

(2) General Guidelines:

(A) More light does not always translate to better safety and security. For safety and security, it is more important that the right amount is provided, in the right place, at the right time. Light provided in excess of what is needed, in the wrong locations and/or at the wrong time translates into wasted light and energy.

(B) Use the lowest wattage of lamp as possible. For cost saving purposes, consider compact fluorescent lamps rather than incandescent, as they use much less energy and have a much longer lifetime.

(C) Specify and use fixtures that carry approval of the International Dark Sky Association.

(D) Whenever possible, turn off the lights.

(3) Public Lighting Types. Light fixture types and poles located along thoroughfares and public right-of-ways shall be selected from Table 8.50.040.C.6.b.

Table 8.50.040.C.6.b: ROW Public Lighting

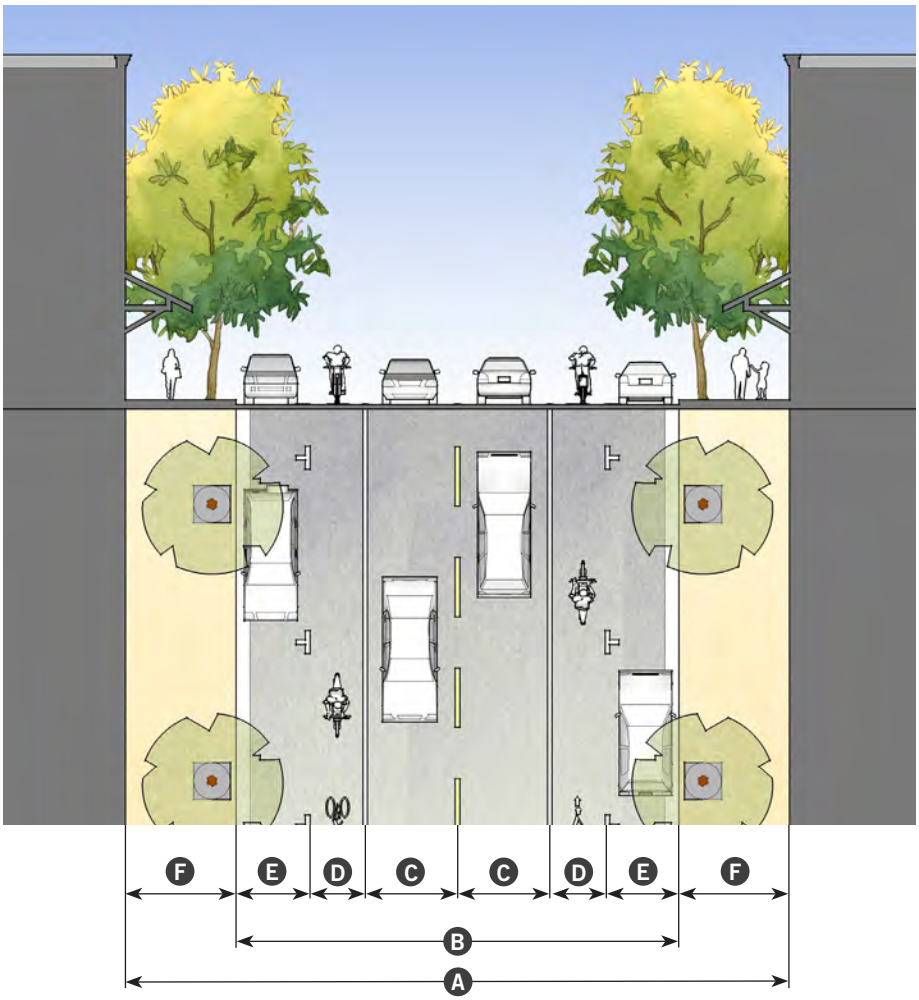
This table shows the types of light poles and fixtures allowed within the zones. Within these fixture types, the Director of Public Works shall be included in the selection of light poles, light fixtures, and spacing.

Fixture Type	Pipe	Post	Column
Illustration			

8.50.040.C.7 Thoroughfare Types

Sub-Sections 8.50.040.C.7(a) through (i) illustrate allowed thoroughfares for use in the Moraga Center area.

8.50.040.C.7.a Main Street with Bicycle Lanes (School Street)



A. Application	
N-E1 N-E2 N-G N-C **MR** **MU-E** **MU-G** **MU-C**	
Movement Type	Slow
Design Speed	25 mph

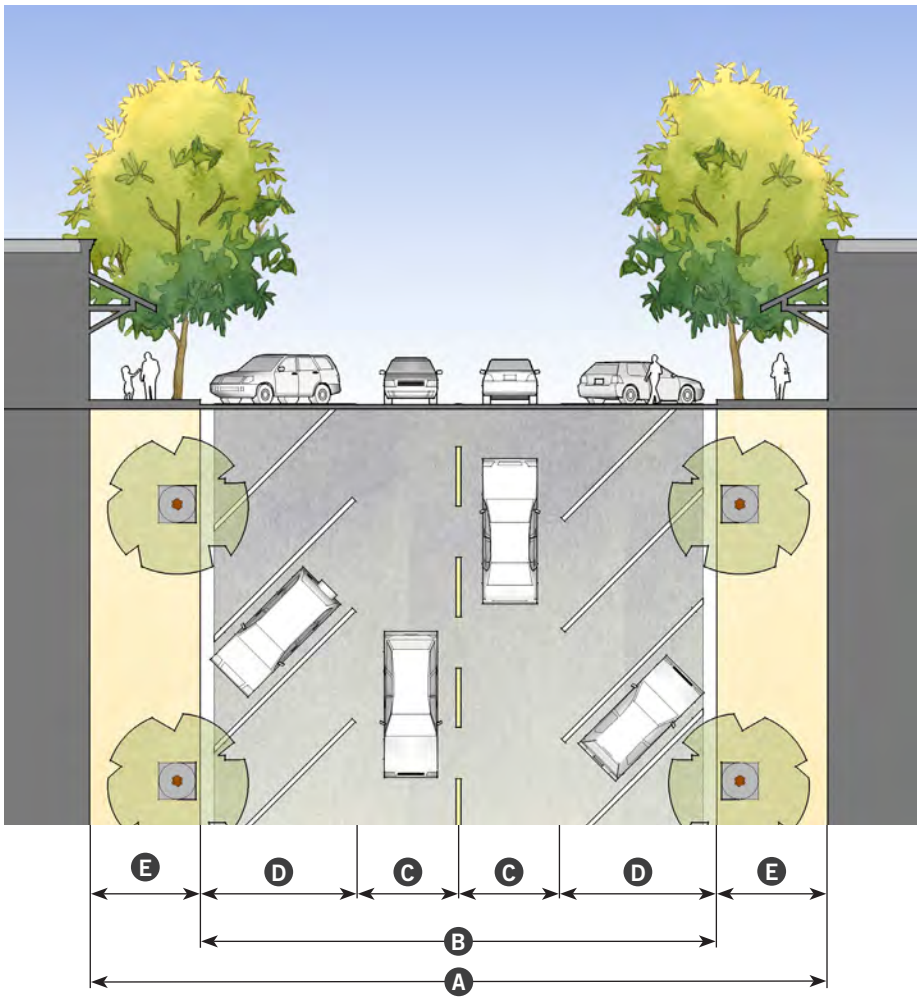
B. Overall Widths		
Right-of-Way (ROW) Width	72'	A
Pavement Width	48'	B

C. Lane Assembly		
Traffic Lanes	2 @ 10'	C
Bicycle Lanes	2 @ 6'	D
Parking Lanes	2 @ 8', marked	E
Medians	None	

D. Public Frontage Assembly		
Drainage Collection Type	Curb and gutter	
Planter Type	4' x 4' tree well	
Landscape Type	Trees at 30' o.c. avg.	
Lighting Type	Post or column	
Walkway Type	12' sidewalk	F
Curb Type	Square	

Key	# By Right	# By Review	# Not Allowed

8.50.040.C.7.b Commercial Street with Diagonal Parking



A. Application		
N-E1 N-E2 N-G N-C **MR** **MU-E** **MU-G** **MU-C**		
Movement Type	Slow	
Design Speed	20 mph	
B. Overall Widths		
Right-of-Way (ROW) Width	80'	A
Pavement Width	56'	B

C. Lane Assembly		
Traffic Lanes	2 @ 12'	C
Bicycle Lanes	None	
Parking Lanes	2 @ 16', marked	D
Medians	None	
D. Public Frontage Assembly		
Drainage Collection Type	Curb and gutter	
Planter Type	4' x 4' tree well	
Landscape Type	Trees at 30' o.c. avg.	
Lighting Type	Post or column	
Walkway Type	12' sidewalk	E
Curb Type	Square	

Key **#** By Right **#** By Review # Not Allowed

8.50.040.C.7.c Typical 60-ft ROW Street

A. Application		
N-E1 N-E2 **N-G** **N-C** **MR** **MU-E** **MU-G** **MU-C**		
Movement Type	Slow	
Design Speed	25 mph	
B. Overall Widths		
Right-of-Way (ROW) Width	60'	A
Pavement Width	48'	B

C. Lane Assembly		
Traffic Lanes	2 @ 10'	C
Bicycle Lanes	None	
Parking Lanes	2 @ 8', marked	D
Medians	None	
D. Public Frontage Assembly		
Drainage Collection Type	Curb and gutter	
Planter Type[1]	7' continuous planter	E
Landscape Type	Trees at 30' o.c. avg.	
Lighting Type	Post or column	
Walkway Type [1]	5' sidewalk	F
Curb Type	Square	

[1] In Mixed Use zones, public frontage shall be comprised of 12' sidewalks and 4' x 4' tree wells.

Key	# By Right	# By Review	# Not Allowed

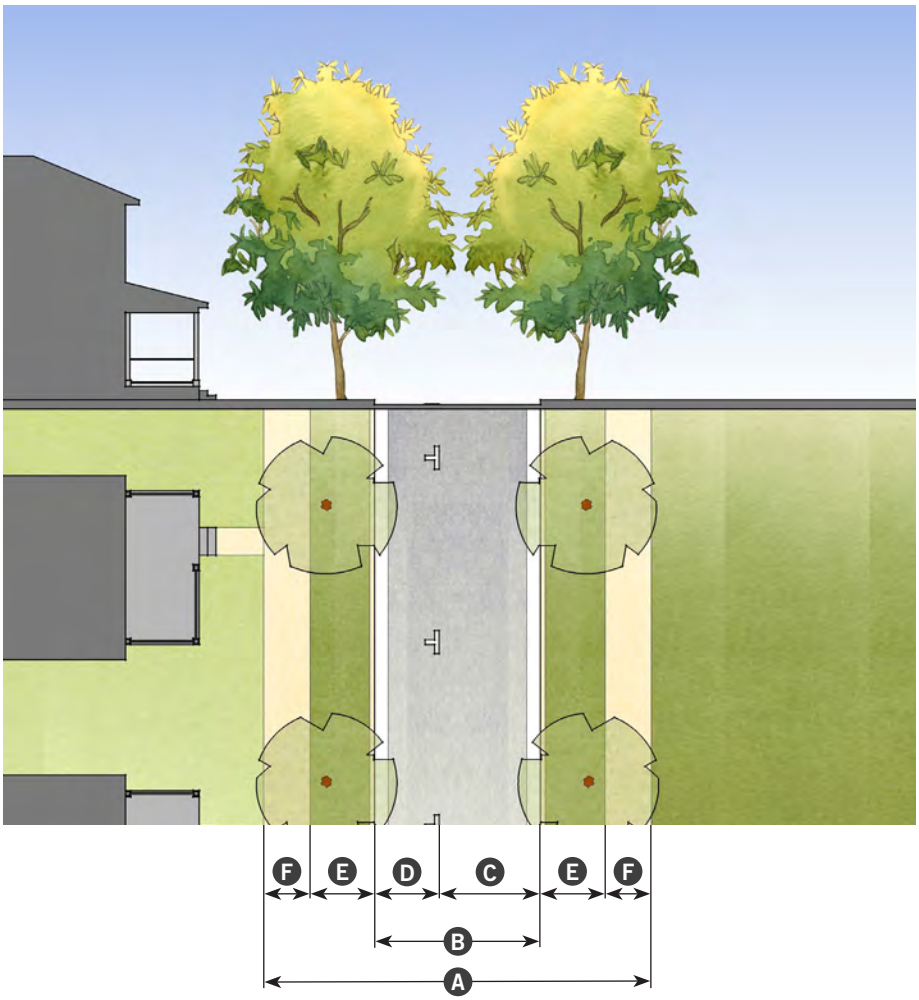
8.50.040.C.7.d 52-ft ROW Residential Street

A. Application		
N-E1 N-E2 N-G N-C MR MU-E MU-G MU-C		
Movement Type	Slow	
Design Speed	25 mph	
B. Overall Widths		
Right-of-Way (ROW) Width	52'	A
Pavement Width	28'	B

C. Lane Assembly		
Traffic Lanes	2 @ 10'	C
Bicycle Lanes	None	
Parking Lanes	1 @ 8', marked	D
Medians	None	
D. Public Frontage Assembly		
Drainage Collection Type	Curb and gutter	
Planter Type	7' continuous planter	E
Landscape Type	Trees at 30' o.c. avg.	
Lighting Type	Pipe or post	
Walkway Type	5' sidewalk	F
Curb Type	Square	

Key | # By Right | # By Review | # Not Allowed

8.50.040.C.7.e One-Way Street with Parallel Parking

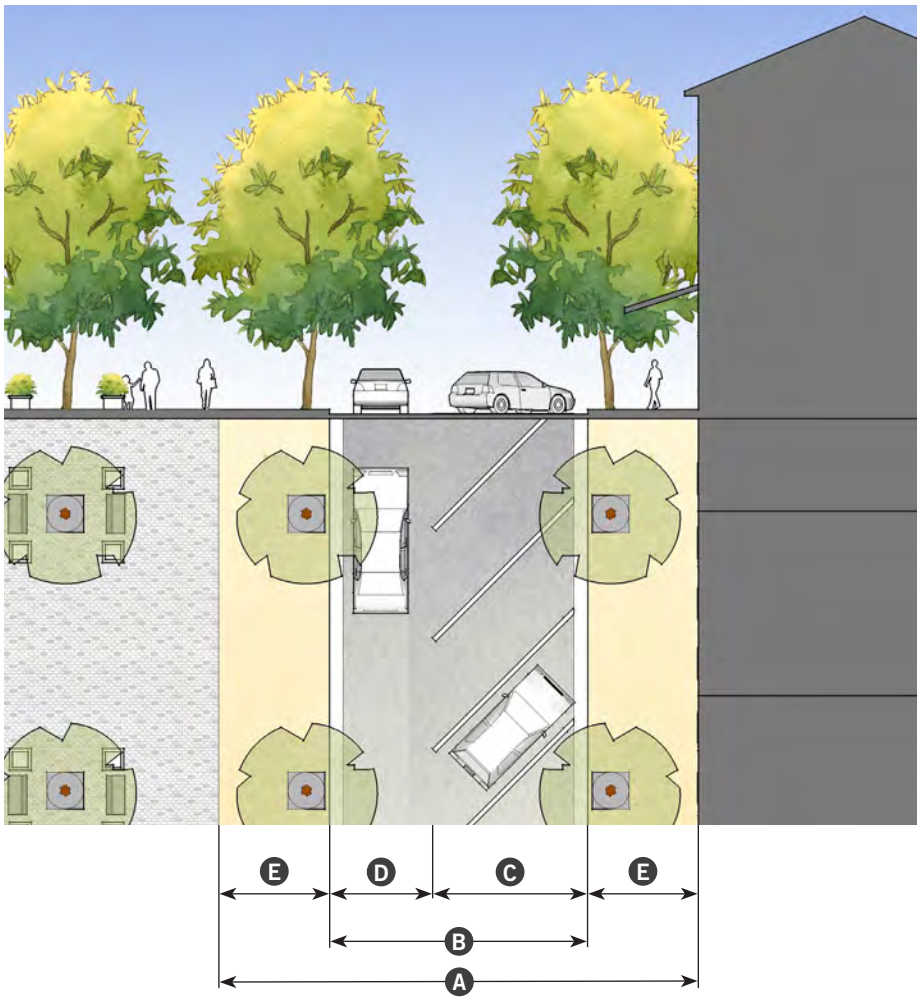


A. Application		
N-E1 N-E2 N-G N-C MR MU-E MU-G MU-C		
Movement Type	Slow	
Design Speed	25 mph	
B. Overall Widths		
Right-of-Way (ROW) Width	42'	A
Pavement Width	18'	B

C. Lane Assembly		
Traffic Lanes	1 @ 10'	C
Bicycle Lanes	None	
Parking Lanes	1 @ 8', marked	D
Medians	None	
D. Public Frontage Assembly		
Drainage Collection Type	Curb and gutter	
Planter Type	7' continuous planter	E
Landscape Type	Trees at 30' o.c. avg.	
Lighting Type	Pipe or post	
Walkway Type	5' sidewalk	F
Curb Type	Square	

Key	# By Right	# By Review	# Not Allowed

8.50.040.C.7.f One-Way Street with Diagonal Parking

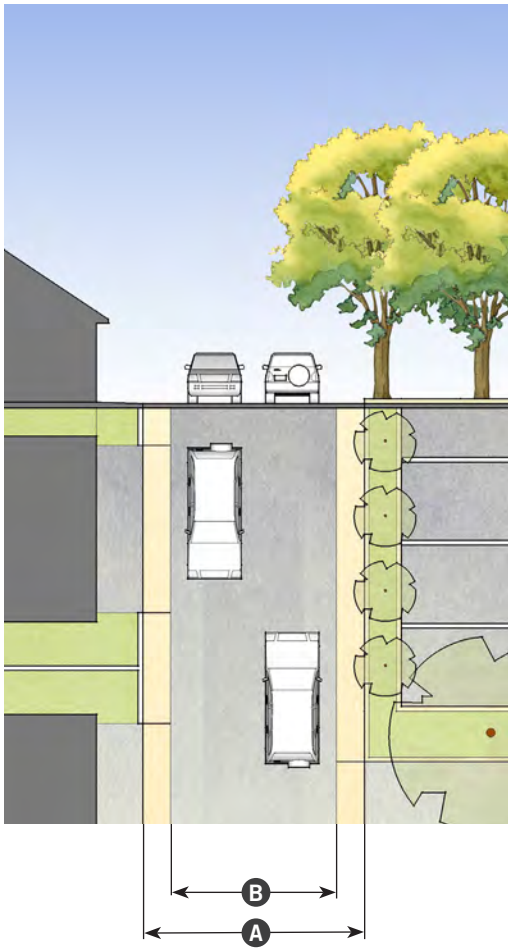


A. Application		
N-E1 N-E2 N-G N-C **MR** **MU-E** **MU-G** **MU-C**		
Movement Type	Slow	
Design Speed	25 mph	
B. Overall Widths		
Right-of-Way (ROW) Width	52'	A
Pavement Width	28'	B

C. Lane Assembly		
Traffic Lanes	1 @ 12'	C
Bicycle Lanes	None	
Parking Lanes	1 @ 16', marked	D
Medians	None	
D. Public Frontage Assembly		
Drainage Collection Type	Curb and gutter	
Planter Type	4' x 4' tree well	
Landscape Type	Trees at 30' o.c. avg.	
Lighting Type	Post or column	
Walkway Type	12' sidewalk	E
Curb Type	Square	

Key	# By Right	# By Review	# Not Allowed

8.50.040.C.7.g Commercial Alley

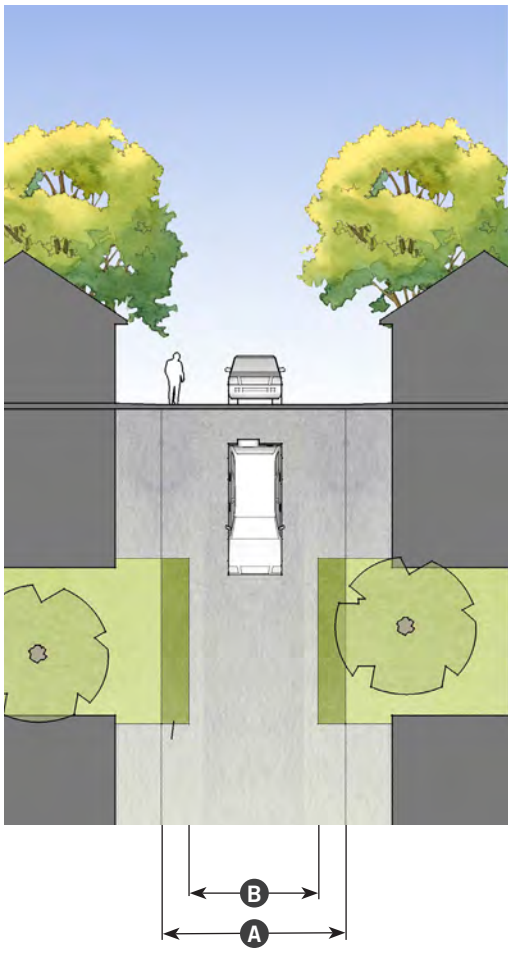


A. Application		
N-E1 N-E2 N-G N-C MR MU-E MU-G MU-C		
Movement Type	Yield	
Design Speed	<20 mph	
B. Overall Widths		
Right-of-Way (ROW) Width	24'	A
Pavement Width	18'	B

C. Lane Assembly		
Traffic Lanes	1 @ 18'	B
Bicycle Lanes	None	
Parking Lanes	None	
Medians	None	
D. Public Frontage Assembly		
Drainage Collection Type	Valley gutter or sheet flow	
Planter Type	None	
Landscape Type	None	
Lighting Type	Pipe or post (if provided)	
Walkway Type	None	
Curb Type	Rolled or flush	

Key	# By Right	# By Review	# Not Allowed

8.50.040.C.7.h Residential Lane

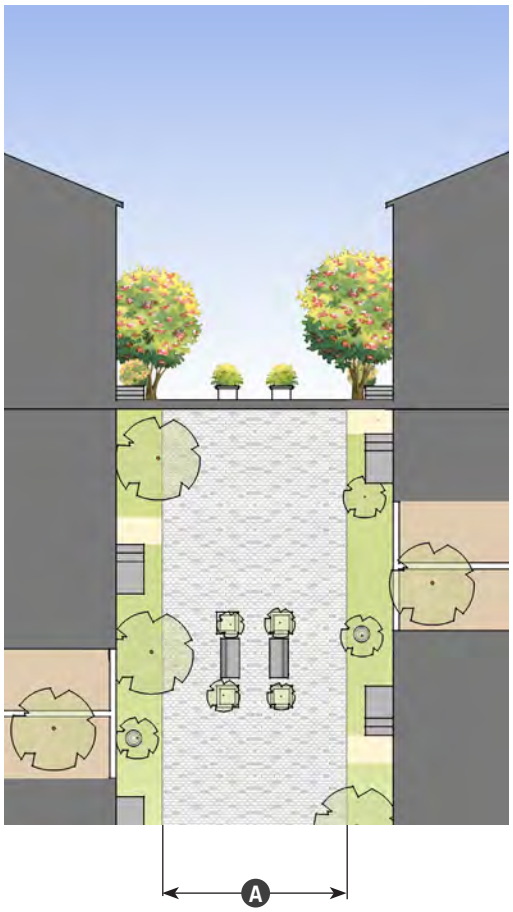


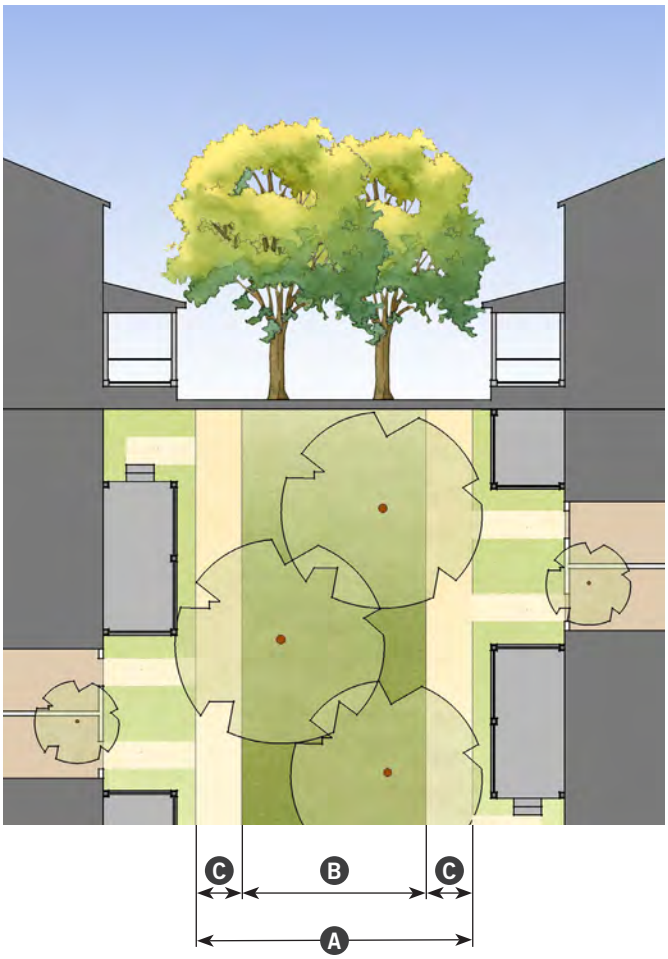
A. Application		
N-E1 N-E2 N-G N-C MR MU-E MU-G MU-C		
Movement Type	Yield	
Design Speed	<20 mph	
B. Overall Widths		
Right-of-Way (ROW) Width	20'	A
Pavement Width	14'	B

C. Lane Assembly		
Traffic Lanes	1 @ 14'	B
Bicycle Lanes	None	
Parking Lanes	None	
Medians	None	
D. Public Frontage Assembly		
Drainage Collection Type	Valley gutter or sheet flow	
Planter Type	None	
Landscape Type	None	
Lighting Type	Pipe or post (if provided)	
Walkway Type	None	
Curb Type	Rolled or flush	

Key	# By Right	# By Review	# Not Allowed

8.50.040.C.7.i Pedestrian Mews



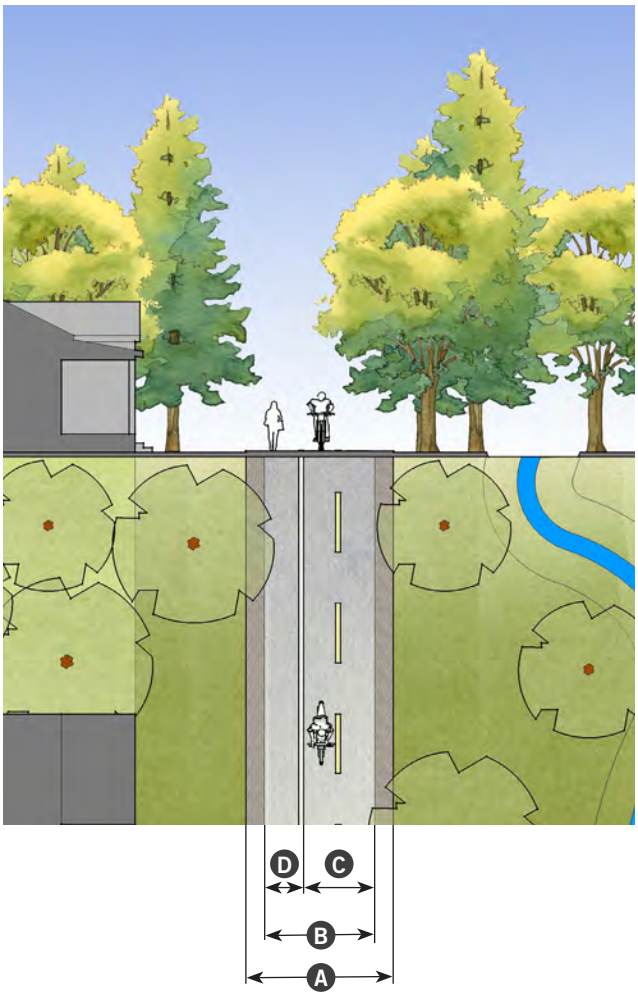


Hardscape Mews	
A. Application	
N-E1 N-E2 **N-G** **N-C** MR **MU-E** **MU-G** MU-C	
Movement Type	n.a.
Design Speed	n.a.
B. Overall Widths	
Right-of-Way (ROW) Width	20' min. A
D. Public Frontage Assembly	
Drainage Collection Type	Valley gutter or sheet flow
Planter Type	4'x4' tree well
Lighting Type	Post or column
Walkway Type	20' pavers

Green Mews	
A. Application	
N-E1 N-E2 **N-G** **N-C** MR **MU-E** **MU-G** MU-C	
Movement Type	n.a.
Design Speed	n.a.
B. Overall Widths	
Right-of-Way (ROW) Width	30' min. A
D. Public Frontage Assembly	
Drainage Collection Type	Valley gutter or sheet flow
Planter Type	20' min. continuous planter B
Lighting Type	Post or column
Walkway Type	5' sidewalks along edges C

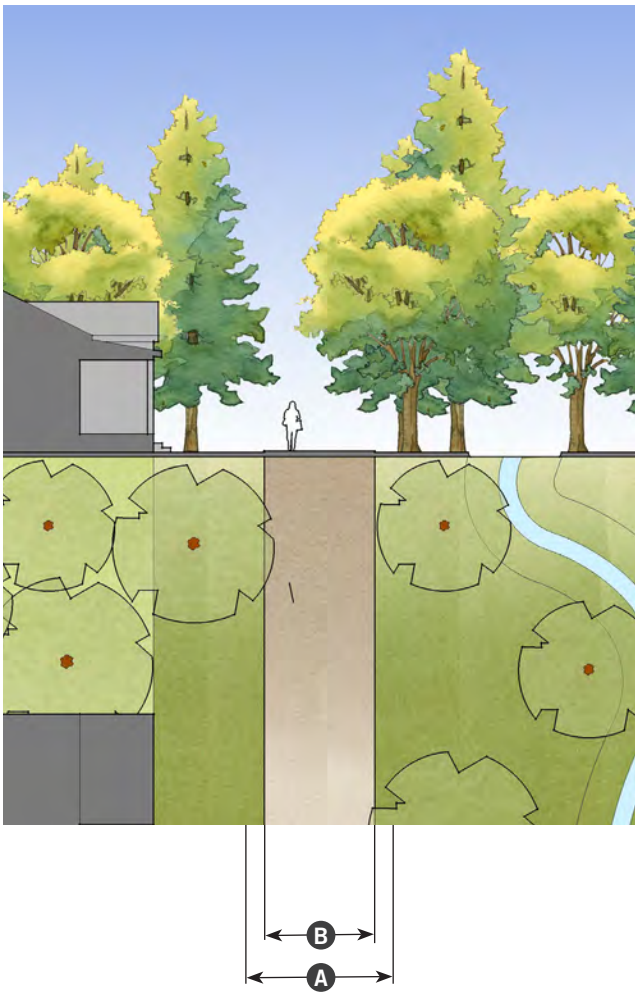
Key **#** **By Right** **#** **By Review** # **Not Allowed**

8.50.040.C.7.i(1) Multi-use Path



A. Overall Widths		
Right-of-Way (ROW) Width	16'	A
Pavement Width	12'	B

8.50.040.C.7.i(2) Multi-use Trail



B. Public Frontage Assembly		
Drainage Collection Type	Sheet flow	
Planter Type	None	
Landscape Type	None	
Lighting Type	Post or column	
C. Multi-Use Trail Assembly		
Pedestrian Lanes	1 @ 4'	D
Bicycle Lanes	2 @ 4'	C
D. Multi-Use Path Assembly		
Shared path	1 @ 12'	

Key	# By Right	# By Review	# Not Allowed

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Section 8.50.050: Permits and Procedures

8.50.050.A: Applicability and Purpose **050-3**

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8.50.050.A: Applicability and Purpose

8.50.050.A.1 Purpose and Applicability

a. This Section provides permit approval procedures for development projects within the Moraga Center Zones, intended to implement the goals and policies of the Moraga Center Specific Plan.

   The procedures set forth in this Section apply to any new development and improvements or other modifications to existing development on any property within the Moraga Center Districts under the provisions of this Chapter (8.50). These procedures reference other chapters and sections of the Code as applicable. All other provisions and applicable standards contained within the Code shall continue to apply unless specifically replaced or otherwise identified as not applicable in this Section. When in conflict with other Sections of the Code, the standards of this Section shall control.

   The permit types required for development within the Moraga Center Zones are contained in Section 8.50.020.C (Use Table).

b. **Minimum Requirements.** The provisions of Chapter 8.50 are minimum requirements for the protection and promotion of the public health, safety, and general welfare. When this Code provides for discretion on the part of Review Authority, that discretion may be exercised to impose conditions on the approval of any project proposed in the Moraga Center Districts subject to this Chapter.

c. **Non-Conforming Uses or Structures.** All applications for new structures or modifications to existing structures under the provisions of this Chapter shall comply with the Town's Non-Conforming Standards in Chapter 8.20 of this Code.

8.50.050.A.2 Planning Approvals and Review Authority

Table 8.50.050.A.2.a: Planning Approvals and Review Authority

Planning Permit Approvals[1]	Applicable Section	Director	Design Review Board	Planning Commission[5]	Town Council
Temporary Use Permit	Section 8.50.050.F	D	—	—	—
Minor Use Permit	Section 8.50.050.C	D	—	A	A
Conditional Use Permit	Section 8.50.050.C	R	—	D	A
Minor Modification	Section 8.50.050.E	D	—	A	A
Design Review Permit – Director[2]	Section 8.50.050.D	D[3]	A	A	A
Design Review Permit – Design Review Board[2]	Section 8.50.050.D	R	D[4]	A	A

Action Definitions

R = "Recommend" and means that the review authority makes a recommendation to a higher decision making body;

D= "Decision" and means that the review authority makes the final decision on the matter;

A= "Appeal" and means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body.

Table Notes

[1] For projects requiring a Use Permit and Design Review Permit, applications shall be processed concurrently and reviewed and approved or denied by the highest review authority designated in this Table. See Section 8.50.050.B.2 (Application Review).

[2] The Review Authority for Design Review Permit Applications is based on the type of development activity outlined in Table 8.50.050.D.3.a (Design Review Permit Review Authority).

[3] The Planning Director may refer any application for a Design Review Permit to the Design Review Board for review and recommendation. See Section 8.50.050.B.2 (Design Review Board Referral).

[4] The Design Review Board may refer any Design Review Permit application to the Planning Commission for decision. See Section 8.72.090 (Procedure for review).

[5] The Planning Commission may take over processing a Design Review Permit or refer any Design Review Permit application to the Design Review Board for review and recommendation. See Section 8.72.110.

8.50.050.B: Application Requirements, Review, and Processing

8.50.050.B.1 Application Requirements

All development applications shall be filed with the Town of Moraga Planning Department (Department) in accordance with this Section. Applications shall include the information and materials specified in Section 8.72.070 (Required Information for Design Review Application).

8.50.050.B.2 Application Review

a. The Planning Director (Director) or his or her designee shall review all applications to ensure that the proposal complies with all applicable requirements of this Code. The Director shall process the application in accordance with Section 8.12.050 (Processing Application and Setting Public Hearing). During the course of the review process, the Director may require the submittal of additional information or revised plans, in which case, the applicant shall be notified in writing of any revisions or additional information required. Failure to submit the required information within 60 calendar days, or within a longer period of time designated by the review authority may be cause for denial.

b. **Multiple Permit Application Processing.**

   (1) Concurrent Filing. An applicant for a development project that requires the filing of more than one application (e.g., Conditional Use Permit and Design Review Permit, etc.), shall file all related applications concurrently, together with all application fees required by the Town of Moraga Master Fee Schedule, unless the concurrent filing requirements are waived by the Director.

   (2) Concurrent Processing. Multiple applications for the same project shall be processed concurrently, and shall be reviewed, and approved or denied concurrently by the highest review authority designated by Table 8.50.050.A.2.a (Planning Approvals and Review Authority) to any of the required application (e.g., a project that requires a Design Review Permit and Conditional Use Permit shall have both applications decided by the Planning Commission, instead of the Design Review Board acting upon the Design Review Permit as otherwise required by Table 8.50.050.A.2.a (Planning Approvals and Review Authority).

c. **Design Review Board Referral.** The Director may refer any application for a Design Review Permit to the Design Review Board for review. The Design Review Board may recommend modifications or conditions of approval to ensure the findings listed in Sub-Section 8.50.050.D.3.c (Findings and Decision for Design Review Permits) are made.

   The Director shall provide written notice to the Design Review Board and applicant of a referral. The Design Review Board shall provide the Director or Planning Commission with any recommendations within 60 calendar days from the date the project was referred.

8.50.050.B.3 Noticing Requirements

a. Noticing is required prior to a decision on a Minor Use Permit, and for public hearings for Conditional Use Permit and Design Review Permit applications in Moraga Center Zones per Sub-Sections 8.50.050.C.3.c and 8.50.050.D.3 (Hearings Required). Required noticing shall be provided in compliance with Section 8.12.070 (Noticing requirements) and Sections 8.72.130 (Notice requirements) and 8.72.150 (Time frame and manner for giving notice).

b. Where the application does not require another planning permit or approval, any person may request that the Director hold a public hearing on a MUP application. Such request must be made in writing to the Director prior to the end of the public comment period as stated on the notice of decision on a MUP application. If requested, the Director shall conduct a hearing on the application for the MUP within thirty (30) calendar days of the date of the notice of decision for the MUP application, at which all reasonable evidence and credible testimony shall be considered.

8.50.050.C: Minor Use and Conditional Use Permits

8.50.050.C.1 Purpose

A Minor Use Permit (MUP) or Conditional Use Permit (CUP) provides a process for reviewing uses that may be appropriate in the applicable District, but whose effects on a site and surroundings cannot be determined before being proposed for a specific site. The purpose of a MUP is to provide sufficient flexibility and to reduce processing times for projects that are consistent with the Moraga Center Specific Plan and the provisions of this Code. A CUP provides a process for review of uses that warrant more extensive review. Both an MUP and a CUP may require conditions of approval to mitigate or eliminate potential impacts.

8.50.050.C.2 Applicability

A MUP or CUP is required to authorize certain land uses in Moraga Center Zones, per Table 8.50.020.C (Use Table).

8.50.050.C.3 Review Procedure

a. **Review Authority.** Use Permit applications shall be reviewed and approved or denied by the review authority indicated by Table 8.5.050.A.2.a (Planning Approvals and Review Authority). The Director may also choose to refer any MUP application to the Planning Commission for review and decision. CUP applications shall be reviewed and approved or denied by the Planning Commission as indicated by Table 8.5.050.A.2.a.

b. **Use Determination.** Uses not listed in Table 8.50.020.C (Use Table), but that are comparable to uses that are either permitted or conditionally permitted in the applicable zoning district, may be allowed by the applicable review authority with the approval of a CUP when the uses are necessary to the development of the community and the Moraga Center District, and are consistent with the findings required in Sub-Section d below (Findings and Decision).

c. **Hearings Required.** Hearings shall be conducted in compliance with Section 8.12.080 (Rules Governing Conduct of Hearing—Opportunity to Be Heard and Burden of Proof). Hearings for the Use Permits identified in Table 8.5.050.A.2.a (Planning Approvals and Review Authority) are required as follows:

   (1) Minor Use Permit: No public hearing is required (administrative review).

   (2) Conditional Use Permit: Planning Commission hearing is required.

d. **Findings and Decision.** It is the responsibility of the applicant to provide evidence in support of the findings required for a MUP or CUP. An application for a MUP or CUP may be approved, approved subject to conditions, or denied by the review authority. The review authority shall approve, with or without conditions, a MUP or CUP only after the consideration of the specific findings for a CUP (Section 8,12.120 (Specific findings necessary for a conditional use permit). Within the MCSP area, the following supplemental findings shall apply to an application for an MUP or a CUP:

(1) The proposed use is consistent with the General Plan and Moraga Center Specific Plan;

(2) The proposed use is allowed with a MUP or CUP within the applicable zone and complies with all other applicable provisions of this Code;

(3) The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity; and

(4) The site is physically suitable in terms of:

(A) Its design, location, shape, size, and operating characteristics of the proposed use;

(B) The provision of public and emergency vehicle (e.g., fire and medical) access;

(C) Public protection services (e.g., fire protection, police protection, etc.);

(D) The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.); and

(E) The type, density, and intensity of use being proposed will not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare, or be materially detrimental or injurious to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

8.50.050.D: Design Review Permit

8.50.050.D.1 Purpose

a. The purpose of this Section is to provide a Design Review Permit process to ensure that all approved site and structural development:

(1) Promotes the orderly development within the Moraga Center Specific Plan Area in compliance with the provisions of this Chapter and Code, and is consistent with the goals, objectives, and policies of the Moraga Center Specific Plan;

(2) Preserves and enhances the Town of Moraga's existing community character;

(3) Encourages high quality and aesthetically pleasing development using best practices in design and construction;

(4) Respects the physical and environmental characteristics of the site and minimizes impacts to the natural environment; and

(5) Ensures safe and convenient access and circulation for pedestrians, bicycles, and motor vehicles.

8.50.050.D.2 Applicability

a. The provisions of Chapter 8.72 (Design Review) do not apply to applications covered under this Chapter of the Code unless otherwise referenced below. Prior to issuance of a building or grading permit, Design Review shall be conducted for all of the following construction or development activities within the Moraga Center Zones:

(1) All structures erected to accommodate any of the land use activities allowed per Table 8.50.050.D.3.a (Design Review Permit Review Authority) below,

(2) All additions or alterations to existing buildings, except:

(A) Those exemptions described in 8.72.060.B (Generally - Design Review in Single-Family Land Use Districts - Design review procedure for additions or alterations - Exceptions);

(B) Secondary dwelling units that are within an existing building envelope and that require no exterior changes to the building.

Design Review may also be required in compliance with this Section in combination with the granting of a Minor Use Permit or Conditional Use Permit in any Moraga Center Zone. If so, a Design Review Permit and required Use Permits (Minor or Conditional) shall be processed concurrently, with the final decision made by the highest review authority in accordance with Table 8.50.050.A.2.a (Planning Approvals and Review Authority).

8.50.050.D.3 Review Procedure

a. **Review Authority.** Applications for Design Review Permits shall be reviewed and approved or denied in accordance with Table 8.50.050.D.3.a (Design Review Permit Review Authority).

Table 8.50.050.D.3.a. Design Review Permit Review Authority[1] [2]

Non-Residential and Mixed-Use	Planning Director	Design Review Board	Planning Commission
New Non-Residential Development[3]	R	D	A
Additions to Existing Non-residential Structures - Minor. 1. Additions to existing non-residential structures where the addition matches the existing architecture, colors and materials, up to 10% of existing floor area or 500 square feet, whichever is less. 2. Alterations that do not change existing building envelope (reference 8.72.090.a)	D	A	A
Additions to Existing Non-Residential Structures - Major.[4] 1. Additions to existing nonresidential structures greater than or equal to 10% of the existing floor area, or 500 square feet, whichever is greater.	R	D	A
Residential	**Planning Director**	**Design Review Board**	**Planning Commission**
Single-family dwelling or Duplex New construction of single-family dwelling or duplex	R	D	A
Addition or Alteration to Single-family dwelling - Minor Addition or alteration of an existing single-family dwelling < 750 sf or 25% of existing floor area - ground floor/single story	D	A	A
Addition or Alteration to Single-family dwelling - Major Addition or alteration of an existing single-family dwelling ≥ 750 sf or 25% of existing floor area (ground floor) or any additional floor area upper story	R	D	A
Retirement/Senior Housing or Residential Care Facility, minimum 20 du/ac (ref. 8.34.080)	D	—	A
Multi-Family Development – 3 or More Units. Any new construction, major or minor additions, or alterations that do not change the existing building envelope.	R	D	A
Residential and Non-Residential Subdivisions Reference 8-72.040.A and the Subdivision Ordinance	R	D	A

Other	Planning Director	Design Review Board	Planning Commission
Site Improvements related/not related to a development project: [5] 1. Minor >10,000 sf 2. Major ≤ 10,000 sf	R	—	D
All Projects within the Moraga Ranch Special Planning Area[6]:			
1. Streamlined review if new construction is consistent with a Master Plan of Development	D	A	A
Parking Lots – Minor New Public or private parking lots or structures ≤ 10,000 square feet.	D	—	A
Parking Lots – Major New Public or private parking lots or structures ≥ 10,000 square feet.	R	—	D

Action Definitions

R = "Recommend" and means that the review authority makes a recommendation to a higher decision making body;

D= "Decision" and means that the review authority makes the final decision on the matter;

A= "Appeal" and means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body.

Table Notes

[1] Any new construction, addition or alteration requiring an exception to the Design Guidelines will be referred to the Design Review Board.

[2] Any new construction, addition or alteration within 500 feet of Moraga Way or Moraga Road is also subject to the regulations in Chapter 8.132 – Scenic Corridors

[3] Parking structures are considered non-residential buildings and will follow the same review procedures, with the same thresholds.

[4] Refer to designated Scenic Corridor requirements.

[5] Excludes minor site improvements such as parking lot repaving or restriping.

[6] All projects in the Moraga Ranch Special Planning Area (i.e., new construction, additions, and alterations) will follow the same procedures for all other Zones in the Moraga Center area.

b. **Hearings Required.** Hearings shall be conducted in compliance with Section 8.12.080 (Rules Governing Conduct of Hearing—Opportunity to Be Heard and Burden of Proof). Hearings required for the Design Review Permits identified in Table 8.50.050.D.3.a (Design Review Permit Review Authority) are as follows:

(1) Design Review Permit – Director: No public hearing is required.

(2) Design Review Permit – Design Review Board: One Public Hearing is required.

c. **Findings and Decision.**

(1) It is the responsibility of the applicant to provide evidence in support of the findings required for a Design Review Permit. All applications shall be reviewed in accordance with the findings established in Section 8.72.050.B (Standards for reviewing applications under Section 8.72.030) for single-family developments and Section 8.72.080.B (Standards for reviewing applications) for all other developments. Within the MCSP area, the following supplemental findings shall also apply to a design review permit application:

(A) The proposed project would be compatible with surrounding development and would not negatively impact the existing character of the Community;

(B) The location, size, design, and operating characteristics of the proposed project would promote the orderly growth of the Town and would not be detrimental to the public interest, health, safety, convenience, or welfare of neighboring properties or to that of the overall community;

(C) Site and architectural design and functional plan of the structure(s) and related improvements, including landscaping, are of reasonable aesthetic quality and implement the objectives of the Moraga Center Specific Plan;

(D) Structure(s) and related improvements, including access and parking, are suitable for the proposed use of the property, consistent with the intent of the applicable zone, promote orderly development in the vicinity of the subject site, and provide adequate consideration of the existing and contemplated uses of land;

(E) The design and layout of the proposed project are consistent with the General Plan, the Moraga Center Specific Plan, and the development standards of this Code;

(2) In addition to the findings referred to above, within the MCSP area, new developments must also be in compliance with the MCSP Design Guidelines (Appendix B of the MCSP).

d. **Conditions of Approval.** In approving Design Review Permit applications, the review authority may impose any conditions deemed reasonable and necessary to ensure that the approval will comply with the findings required by Sub-Section C above (Findings and Decision).

8.50.050.E: Minor Modifications

8.50.050.E.1 Purpose

The purpose of a Minor Modification is to streamline and expedite the permitting process involving minor deviations to Zoning Code requirements that may be appropriate due to parcel size, access constraints, existing conditions on adjacent parcels, adaptive reuse of existing structures, or other circumstances. The applicable review authority shall have the authority to grant Minor Modifications to certain development standards and regulations of this Code when such requests constitute a reasonable use of the property not permissible under a strict interpretation of this Code.

8.50.050.E.2 Applicability

When the strict interpretation of this Code precludes a reasonable use and enjoyment of the property not otherwise permissible under the existing regulations, the Director may grant approval of Minor Modifications listed in Table 8.50.050.E.2.a (Minor Modifications Allowed) that do not increase the number of dwelling units or intensity of use.

Table 8.50.050.E.2.a. Minor Modifications Allowed

Type of Minor Modification Allowed	Maximum Modification
Decrease/increase in frontage standards (front setback)	5%
Decrease/increase in required rear or side setback	10%
Increase in height maximums	5%
Increase in driveway width (or impervious surface maximums)	10%
A decrease or increase in the number of parking spaces	Determined on a case-by-case basis based on use and potential for shared parking (See Section 8.76.080).
A reduction in the landscaping requirements	Determined on a case-by-case basis.
A reduction in open space requirements	10%

8.50.050.E.3 Review Procedure

a. **Review Authority.** Minor modification applications shall be reviewed and approved or denied by the Planning Director, as indicated by Table 8.50.050.A.2.a (Planning Approvals and Review Authority).

b. **Hearings Required.** A public hearing is not required for a Minor Modification decision (administrative review).

c. **Findings and Decision**. It is the responsibility of the applicant to provide evidence in support of the findings required for a Minor Modification. An application for a Minor

Modification may be approved, approved subject to conditions, or denied by the review authority. The review authority shall approve, with or without conditions, a Minor Modification only after the following findings are made. Within the MCSP area, the following supplemental findings shall also apply to a design review permit application:

(1) The minor modification will not increase the number of dwelling units or intensity of uses permitted under the Code and Moraga Center Specific Plan.

(2) The maintenance or operation of the use, building or structure shall not be detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity or to property and improvements in the neighborhood and vicinity,

(3) The maintenance or operation of the use, building or structure shall be consistent with the Moraga Center Specific Plan and compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, scale of structures and open space and any other applicable features relative to a compatible and attractive development of the area,

(4) Granting the minor modification would not grant special privileges not enjoyed by surrounding property owners.

8.50.050.F: Temporary Use Permits

8.50.050.F.1 Purpose

This Subsection establishes procedures and standards for the short-term activities allowed with a Temporary Use Permit (TUP) as specified in this Section. These are activities that may not be appropriate as permanent uses, but may be acceptable because of their temporary nature and potential to contribute to the objectives of the Moraga Center Specific Plan, if reviewed and appropriately conditioned in compliance with this Section.

8.50.050.F.2 Applicability

A TUP is required to authorize temporary land uses in Moraga Center Districts, in accordance with Sub-section 8.50.020.C (Use Table).

8.50.050.F.3 Review Procedure

a. **Review Authority**. TUP applications shall be reviewed and approved or denied by the Planning Director indicated by Table 8.5.050.A.2.a.

b. **Exempt Temporary Uses.** The following activities are allowed without a TUP, but may require other permits as specified.

(1) Construction yards - On-site. On-site contractor's construction yard for an approved construction project including storage or cargo containers. The construction yard shall be removed immediately upon completion of the construction project, or the expiration of the building permit authorizing the project construction, whichever occurs first.

(2) Emergency Facilities Emergency public health and safety needs/land use activities, as determined by the Council.

(3) Garage Sales. Garage sales may be held in compliance with the following standards:

(A) Sales last no longer than two days;

(B) Sales are held no more than three times yearly;

(C) Sales are conducted on the owner's or tenant's property. Multiple family sales are permitted if they are held on the property of one of the participants;

(D) No goods purchased for resale may be offered for sale;

(E) No consignment goods may be offered for sale;

(F) Signs for garage sales are subject to 8.88.050.I (Signs Allowed without a Permit - Personal Property Sales Sign).

c. **Allowed Temporary Uses.** TUPs may authorize the following short-term activities listed in Table within the specified time limits, but in no event for more than 12 months. Activities that do not fall within the categories defined below shall comply with the development permit requirements and development standards for permanent uses

described in Section 8.5.020 (Specific to Zones) and Section 8.5.030 (Supplemental to Zones).

Table 8.50.050.F.3.a. Allowed Temporary Uses

Use	Examples	Timeframe
Events	Art and craft exhibits, carnivals, circuses, fairs, farmer's markets, festivals, flea markets, food events, open-air theaters, outdoor entertainment/sporting events, promotional events, rummage sales, swap meets, and other special events.	10 days
Seasonal Sales Lots	Seasonal sales activities (e.g. Christmas tree lots, pumpkins, agricultural products grown on the premises, etc.) including temporary residence/security trailers for use by the owner/operator of the sales lot.	60 days
Model Homes & Sales Office	A model home(s) and/or sales office associated with a residential project.	12 months
Temporary Structures	A temporary classroom, office, or similary structure (not used for storage), including a manufactured or mobile unit, may be approved as an accessory use.	12 months
Temporary Storage Containers	A temporary storage or cargo container not associated with an active building permit may be approved for a maximum of 30 days. The storage container shall be located on-site.	90 days
Temporary Office and Living Quarters	A trailer or mobile home used as a temporary work and/or living quarters when associated with an active construction site.	12 months
Recurring Temporary Events	e.g. farmer's markets, flea markets)	60 calendar days per year
Similar Short-term Activities accredited by the Director that is compatible with the applicable zone and surrounding land uses.	A short-term activity that the Director determines is similar to the other activities listed in this Section, and compatible with the applicable zone and surrounding land uses.	TBD, at discretion of Planning Director

(1) Events. Art and craft exhibits, carnivals, circuses, fairs, farmer’s markets, festivals, flea markets, food events, open-air theaters, outdoor entertainment/sporting events, promotional events, rummage sales, swap meets, and other special events.

(2) Seasonal Sales Lots. Seasonal sales activities (e.g., Christmas tree lots, pumpkins, agricultural products grown on the premises, etc.) including temporary residence/security trailers for use by the owner/operator of the sales lot.

(3) Model Homes & Sales Office. A model home(s) and/or sales office associated with a residential project.

(4) Temporary Structures. A temporary classroom, office, or similar structure (not used for storage), including a manufactured or mobile unit, may be approved as an accessory use.

(5) Temporary Storage Containers. A temporary storage or cargo container not associated with an active building permit may be approved for a maximum of 30 days. The storage container shall be located on-site.

(6) Temporary Office and Living Quarters. A trailer or mobile home used as a temporary work and/ or living quarters when associated with an active construction site.

(7) Similar Short-term Activities. A short-term activity that the Director determines is similar to the other activities listed in this Section, and compatible with the applicable zone and surrounding land uses.

d. **Hearings Required.** A public hearing is not required for a TUP.

e. **Findings and Decision.** It is the responsibility of the applicant to provide evidence in support of the findings required for a TUP. An application for a TUP may be approved, approved subject to conditions, or denied by the review authority. The review authority shall approve, with or without conditions, a TUP only after the consideration of the following findings for a TUP:

(1) The location, operation and time period of the temporary use will not constitute a hazard to the public interest, health, safety, or general welfare.

(2) The operation of the temporary use will not be detrimental to adjoining properties through the creation of excessive dust, light, noise, odor, or other objectionable characteristics.

(3) The proposed lot is adequate in size and shape to accommodate the temporary use without detriment to the enjoyment of other properties located adjacent to and in the vicinity of the subject lot.

(4) The proposed lot is adequately and safely served by streets having sufficient capacity and improvements to accommodate the quantity of traffic that the temporary use will or could reasonably be expected to generate.

(5) Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available either on-site or at an acceptable off-site location.

(6) The location of the temporary use is within private property as authorized by the property owner and will not occur within public right-of-way.

f. **Condition of the Site Following Temporary Use**. Each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use.

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8.50.050.G: Post Decision Procedures

8.50.050.F.1 Purpose

This section establishes the procedures for actions after a decision by the applicable Review Authority has been made.

8.50.050.F.2 Decision and Appeals

A person desiring to appeal an action taken under the provisions of this chapter shall do so by filing a written notice of appeal and payment of appeal fee with the town planner within ten (10) calendar days after the action taken which is the subject of the appeal.

The following determinations and actions of the Review Authority identified in Table XX (Planning Approvals and Review Authority) may be appealed to the next highest Review Authority:

a. Interpretations. Any determination on the meaning or applicability of the regulations contained in this Code that are believed to be in error, and cannot be resolved with the Director; and

b. Enforcement actions. Any enforcement action filed in compliance with Section 8.04.160 (Enforcement) of this Code.

Appeals for decisions on applications covered under the provisions of this Chapter shall comply with the provisions of Article 4 of Chapter 8.12 (Decision and Appeals).

8.50.050.F.3 Permit Time Limits, Extensions and Revocation

Time limits, extensions and revocation for all permits granted under the provisions of this Chapter (8.50) shall comply with applicable requirements of Chapter 8.16 (Variance, Conditional Use and Design Review Permits) of the Code.

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Section 8.50.060: Definitions

8.50.060.A: Definitions **060-3**

8.50.060.A.1 Definitions of Specialized Terms and Phrases 060-3

8.50.060.A.2 Land Use Definitions 060-11

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8.50.060.A: Definitions

8.50.060.A.1 Definitions of Specialized Terms and Phrases

A. Definitions

Accessory building. A subordinate, detached building the use of which is incidental to that of a primary building on the same lot. Examples of accessory buildings include, but are not limited to, a garage, carport, tool house, home office or work studio, greenhouse, pool house, playhouse and shed. Does not include a Carriage House.

Accessory structure. A subordinate structure the use of which is incidental to that of a primary building on the same lot. Examples of accessory structures include, but are not limited to, a pergola, trellis, open play structure, swimming pool, tennis court, play court, and deck.

Addition. The enlargement of an improvement accomplished by appending a new improvement.

Adjacent. Sharing a common lot line, or having lot lines separated only by an alley.

Adjacent Buildings. Two or more buildings located upon adjacent lots.

Apartment House. See 8.50.030.B.11 (Apartment House).

Alley. A public or private way to be used primarily for vehicular access to the back or side of a parcel of real property that abuts a street.

Alteration. A change in the dimensions or configuration of an existing improvement's structural support system.

Awning. A roof or cover which projects from a wall of a building over a window or door, made of canvas, aluminum or similar material, which may be fixed in place or be retractable.

B. Definitions

Bay, Bay Window. A window that projects from the main wall of a building that may begin on the ground floor and extend to upper floors.

Block Face. Perimeter edge of a block.

Buildable Area. The area in which a building is permitted to be constructed.

Building Entrance. A point of pedestrian ingress and egress to a building.

Building Form. The overall shape and dimensions of a building.

Building Type. A structure defined by its combination of configuration, disposition and function.

Build-to Line (BTL). A line parallel to a lot line or right-of-way where a building façade must be placed.

C. Definitions

Carriage House. See 8.50.030.B.4 (Carriage House).

Ceiling Height, Ground Floor. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Ceiling Height, Upper Floor(s). Height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

Chamfered Corner. An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

Civic. A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, transit, and public parking facilities.

Civic Building. A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

Civic Space. An outdoor area dedicated for civic activities. See 8.50.040.B (Civic Space Standards).

Common Areas. A portion of a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner and is available for use by all persons who reside in a dwelling unit within the building or on the lot.

Common Yard. See 8.50.030.C.4 (Common Yard).

Construction. The performance of any act in connection with making an improvement to a lot, building or structure.

Corner Entry. An entrance located on the corner of a building.

Cottage House. See 8.50.030.B.6 (Cottage House).

Cottage Court. See 8.50.030.B.7 (Cottage Court).

Crawl Space. A shallow unfinished uninhabitable space beneath the floor or under the roof of a building, that provides access to utility, structural and other building components not readily accessible from the habitable portions of the building.

D. Definitions

Depth, Ground-Floor Space. The distance from the street-facing façade to the rear interior wall of the ground-floor space available to an allowed use.

Detached. Separate or unconnected.

Detached House(s). Separate or disconnected building.

Development. See "Construction".

Director. Planning Director or his or her duly appointed representative.

Distance Between Entries. The horizontal distance measured parallel to the façade between entrances to a building or buildings.

Dooryard. See 8.50.030.C.9 (Dooryard).

Driveway. A vehicular lane within a lot, or shared between two lots, usually leading to a garage, other parking or loading area.

Duplex. See 8.50.030.B.8 (Duplex).

Dwelling Unit. An enclosed space used or intended to be used for living, sleeping, cooking, and eating.

Dwelling Unit, Stacked. A dwelling unit situated immediately above or below another dwelling unit.

E. Definitions

Elevated Ground Floor. A ground floor situated above the grade plane at street-level.

Encroachment. Any architectural feature, structure or structural element, such as a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, beyond the build-to-line, into the public frontage, or above a height limit.

Entry. An opening, such as a door, passage, or gate, that allows access to a building.

F. Definitions

Façade. The vertical surface of a building.

Façade Zone. The area between the minimum and maximum setback lines along the front and side street of a parcel.

Facility. An improvement, structure or building that is designed and used for a particular purpose.

Fence. A structure made of wire, wood, metal, masonry or other material, and typically used as a screen or enclosure for a yard or open space or as a divider along a lot line.

Finish Level, Ground Floor. Height difference between the finished floor on the ground floor and the adjacent public walk. In the case of a loading dock frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Regulations for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Flex Space. A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, such as residential or live/work, until the commercial demand has been established.

Floorplate. An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

Floorplate, Commercial. The square footage area measurement of a floorplate dedicated to commercial uses.

Floorplate, Residential. The square footage area measurement of a floorplate dedicated to residential uses.

Footprint. The outline of the area of ground covered by a building or structure.

Footprint Area. The total square footage contained within a footprint.

Forecourt. See 8.50.030.C.8 (Forecourt).

Freestanding Wall. A wall that is separate from a building and supported by independent means.

Front. See "Lot Line, Front".

Frontage. The distance measured between the two points on the principal road, street or access that are farthest apart. See 8.04.020 (Definitions).

(1) **Frontage, Private.** The area between the building façade and the shared lot line between the public right-of-way and the lot.

(2) **Frontage, Public.** The area between the curb of the vehicular lanes and the edge of the right-of-way.

Frontage Line. The lot line(s) of a lot fronting a thoroughfare or other public way, or a civic space.

Frontage Type. See 8.50.030.C (Specific to Private Frontages).

Furniture Area. An area of space that allows for the placement of furniture without restricting the movement of pedestrians.

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Gallery. See 8.50.030.C.11 (Gallery).

Garage. A structure, or part thereof, used or intended to be used for the parking and storage of motor vehicles.

Glazing. Openings in a building in which glass is installed.

Gross Floor Area. The total floor area inside the building envelope, including the external walls, but not including the roof.

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

H. Definitions

No specialized terms beginning with the letter H are defined at this time.

I. Definitions

Improvement. The product of any modification to a lot, structure or building.

Infill. The development of vacant land that was bypassed by earlier waves of development and is now largely surrounded by developed land.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

No specialized terms beginning with the letter K are defined at this time.

L. Definitions

Landing. A level area at the top or bottom of a staircase or between one flight of stairs and another.

Lighting Zones. A range of classifications, established by the International Dark-Sky Association, to describe the base (ambient) light levels desired by a community in a given environmental context. The five zones are:

(1) **LZ0: No ambient lighting.** Areas where the natural environment will be seriously and adversely affected by lighting. Impacts include distrubing the biological cycles of flora and fauna and/or detracting from human enjoyment and appreciation of the natural environment. Human activity is subordinate in importance to nature. The vision of human residents and users is adapted to total darkness, and they expect to see little or no lighting. When not needed, lighting should be extinguished.

(2) **LZ1: Low ambient lighting.** Areas where lighting might adversely affect flora and fauna or disturb the character of the area. The vision of human residents and users is adapted to low light levels. Lighting may be used for safety, security and/or convenience but it is not necessarily uniform or continuous. After curfew, most lighting should be extinguished or reduced as activity levels decline.

(3) **LZ2: Moderate ambient lighting.** Areas of human activity where the vision of human residents and users is adapted to moderate light levels. Lighting may typically be used for safety, security and/or convenience but it is not necessarily uniform or continuous. After curfew, lighting may be extinguished or reduced as activity levels decline.

(4) **LZ3: Moderately high ambient lighting.** Areas of human activity where the vision of human residents and users is adapted to moderately high light levels. Lighting is generally desired for safety, security and/or convenience and it is often uniform and/or continuous. After curfew, lighting may be extinguished or reduced in most areas as activity levels decline.

(5) **LZ4: High ambient lighting.** Areas of human activity where the vision of human residents and users is adapted to high light levels. Lighting is generally considered necessary for safety, security and/or convenience.

Live/Work (Building). See 8.50.030.B.12 (Live/Work).

Loading Dock(s). A platform where cargo from vehicles or trains can be loaded or unloaded.

Lot Area. The total square footage or acreage of horizontal area included within the lot lines.

Lot Coverage. The portion of the lot expressed as a percentage that is covered in buildings or other structures.

Lot Depth. The horizontal distance between the front lot line and rear lot line of a lot measured perpendicular to the front lot line.

Lot Line. The legal perimeter and geometry of a parcel of property demarcating one property from another.

(1) **Lot Line, Front.** One of the following:

(A) The frontage line in the case of a lot having a single frontage line;

(B) The shortest frontage line in the case of a corner lot with two frontage lines, neither of which are adjacent to a thoroughfare or a parcel with Independent Frontage ;

(C) The frontage line generally perceived to be the front lot line in the case of a corner lot with three or more frontage lines, none of which are adjacent to a thoroughfare or a parcel with Independent Frontage;

(D) The frontage line adjacent to a thoroughfare in the case of a corner lot with two or more frontage lines, one of which is adjacent to a thoroughfare;

(E) The frontage line adjacent to a parcel with Independent Frontage in the case of a corner lot with two or more frontage lines, one of which is adjacent to a parcel with Independent Frontage; or

(F) The frontage line adjacent to the front lot line of an adjacent lot in the case of a through lot.

(2) **Lot Line, Near.** Nearest lot line to a given point on a parcel.

(3) **Lot Line, Rear.** That lot line opposite the front lot line.

(4) **Lot Line, Side.** Lot lines connecting the front and rear lot lines.

Lot Width. The horizontal distance between the lot lines measured parallel to the front lot line.

M. Definitions

Main Body. The primary massing of a building.

Main Building. The building that serves as the focal point for all activities related to the principal use of the lot.

Main Façade. The front façade of a Main Building.

Main Street Building. See 8.50.030.B.13 (Main Street).

Mansion Apartment. See 8.50.030.B.10 (Mansion Apartment).

Major. Having a greater size, scope, effect, characteristic or quality relative to the other corresponding sizes, scopes, effects, characteristics or qualities; or being the greater of two or more.

Massing. The overall shape or arrangement of the bulk or volume of buildings and structures.

Minor. Having a lesser size, scope, effect, characteristic or quality relative to the average size, scope, effect, characteristic or qualities; or being the lesser of two or more.

Mixed-Use. Multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

N. Definitions

New Construction. Structures for which the "start of construction" commenced on or after the effective date of this Ordinance.

O. Definitions

Open Space. See “Civic Space."

Open Zone. A sub-zone within a Zone that allows for a greater range of land uses within the zone’s building form standards.

Overhead Doors. Doors constructed in horizontally hinged sections that are equipped with hardware that rolls the sections into an overhead position, clear of the opening.

P. Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel. See "Lot".

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Passive Recreation. See “Recreation, Passive.”

Path of Travel. A continuous, unobstructed way of pedestrian passage.

Pedestrian Shed. An area centered on a major destination. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge. Pedestrian sheds are used for planning walkable urban areas.

Permitted Use. Uses that are allowed by right and are not subject to the conditions of approval, mandatory review periods, or expiration periods as required for Conditional Use Permits or Minor Use Permits.

Planting Strips. A landscaped or grassy area located between a street and a sidewalk.

Porch. A covered shelter projecting in front of a building entrance.

(1) **Porch, Engaged.** See 8.50.030.C.5 (Porch: Engaged).

(2) **Porch, Projecting.** See 8.50.030.C.6 (Porch: Projecting).

Public Assembly. A gathering of members of the public.

Public Use. A use undertaken by a political subdivision, its agents or assigns.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Recessed Entry. An entrance to a building that is set back from the façade of the building.

Recreation, Active. Recreational pursuits usually performed with others and often requiring equipment which required physical alteration to the area in which they are performed. Such areas are intensively used, and include but are not limited to playgrounds, sport courts, baseball/softball and other field sports, and swimming pools.

Recreation, Passive. Recreational pursuits involving existing natural resources which can be carried out with little alteration or disruption to the area in which they are performed. This includes, but is not limited to, such activities as walking, hiking, bicycling, bird and animal watching, and picnicking.

Right-of-Way. (R.O.W.) Land, property, or an interest therein, dedicated to transportation purposes.

(1) **Right-of-Way, Public.** A right-of-way dedicated to use by the general public.

Rowhouse. See "Townhouse".

S. Definitions

Secondary Wings. A structure physically attached to, and secondary and incidental to, the Main Body of a Main Building.

Service Entries. Building access for service providers.

Setback, Building. The mandatory clear distance between a lot line and a structure.

Setback, Parking. The mandatory clear distance between a lot line and parking.

Shared Parking. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Shopfront. See 8.50.030.C.10 (Shopfront).

Sidewalk. A paved right-of-way intended exclusively for pedestrian use and often installed between a street and lot frontages.

Site. One or more adjacent lots under common ownership.

Street, Front. Street located along the front lot line of a parcel.

Street, Side. Street located along a lot line of a parcel that is not along the front lot line.

Stoop. See 8.50.030.C.7 (Stoop).

Storefront. The portion of a shopfront frontage composed of the display window and/or entrance and its components, including windows, doors, transoms and sill pane.

(1) **Story, Half.** A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows.

Structure. An improvement permanently attached to real property.

T. Definitions

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Thoroughfare. A way for use by vehicular, pedestrian, and bicycle traffic that provides access to lots and open spaces, and that incorporates vehicular lanes and public frontages. See 8.50.040.C (Thoroughfare Standards)

Townhouse. See 8.50.030.B.9 (Townhouse).

Transect. A cross-section of the environment showing a range of different habitats. The Rural-to-Urban Transect of the human environment is divided into multiple transect zones that describe the physical form and character of a place according to the intensity of its land use and urbanism.

Transit Stop. A location where buses stop to load and unload passengers. A transit stop sometimes includes a shelter or a dedicated platform along the sidewalk.

U. Definitions

Unit. A discrete portion of a building.

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

Use Permit, Minor. See 8.10.030.C (Minor Use and Conditional Use Permits).

V. Definitions

Village House. See 8.50.030.B.5 (Village House).

W. Definitions

Walkable Urban Development Pattern. Refers to areas pedestrian-oriented in nature and that contain services, retail, or restaurants within a short walking distance, i.e. historic neighborhoods, Downtown.

Walkway. A paved way located on one or more lots, used for pedestrian traffic and used exclusively by the lot owner or owners, their guests and invitees.

X. Definitions

No specialized terms beginning with the letter X are defined at this time.

Y. Definitions

Yard. The open space, other than a court, on the same lot with the building which is unobstructed from the ground upward to the sky. In determining the dimensions of a yard the line of the building means a line drawn parallel to the nearest lot line through the point of a building which is the nearest building to the lot line, without regard to parts of the building designated as parts not to be considered in measuring yard dimensions. See 8.04.020 (Definitions).

(1) **Yard, Front.** The area between the Buildable Area on a lot and the front lot line.

(2) **Yard, Side.** The area bounded by the Building Area on a lot, and both side lot lines.

(3) **Yard, Rear.** The area between the Buildable Area on a lot and the rear lot line.

Z. Definitions

No specialized terms beginning with the letter Z are defined at this time.

8.50.060.A.2 Land Use Definitions

A. Definitions

Administrative/Professional Office. Executive, management, professional, or administrative offices. Examples of these uses include accounting services, insurance agent offices, real estate offices, travel agencies, news services, telemarketing, utility company offices, elected official satellite offices, as well as professional or consulting service offices such as law, architecture, engineering, accounting, or similar. Does not include Commercial Services or Business and Financial/Professional Services.

Alcohol Sales, off-site: Sales activity associated with alcoholic beverages be-ing purchased for off-site consumption such as occurs at a liquor store. A liquor store is distinct from food sales with alcohol sales as the liquor store primarily sells wine, beer, and/or spirits whereas the food sales primarily sells food and home goods. Alcohol sales, off site may also sell convenience merchandise including food products.

Animal farming: The raising and keeping of small farm animals.

Automotive services and repair: Activity focused on the repair and maintenance of motor vehicles that is performed on a site allowed to have such activity. Automotive repair includes vehicle repair and painting, gasoline/service stations, facilities providing limited repair services such as oil change or tire repair/replacement, and vehicle washing and detailing.

(1) **Gasoline/service stations.** A building and/or lot or use having pumps and storage tanks where motor vehicle fuels or lubricating oil or grease or accessories for motor vehicles are dispensed, sold, or offered for sale at retail only; where deliveries are made directly into motor vehicles, including greasing and oiling on the premises and car washing; and where repair services is incidental to the use. Incidental accessory retail sales are limited to a maximum of 2,500 square feet of convenience market.

(2) **Limited repair services.** Incidental minor repairs to include replacement of parts and service to passenger cars, but not including those activities described under "Vehicle repair and painting".

(3) **Vehicle repair and painting.** General repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision service including body or frame, straightening or repair, overall painting, or paint shop.

(4) **Vehicle washing and detailing.** A facility where the exterior and, in some cases, the interior of motor vehicles, is cleaned and detailed.

B. Definitions

Bar/Nightclub: An establishment focused on on-site alcoholic beverage sales that may also include limited food sales and music and/or dancing. Typically open later than most restaurants.

Bed and Breakfast. The use of a residential facility to provide accommodations and morning meals for overnight guests on a paid basis.

Broadcasting Facilities. A site for the transmission, transfer, or distribution of radio, television or telephone service and related activities.

Business Services. An establishment that provides business and financial services. Examples of these services include: banks, savings and loans, 24-hour ATMs, computer-related services (rental, repair); office equipment sales and service, copying, quick

printing, and blueprinting services; film processing and photofinishing (retail); land mailing and mail box services (not operated by the USPS).

C. Definitions

Civic/Government. Governmental agencies and not-for-profit organizations dedicated to public services and/or civic and cultural services, such as the arts, culture, education, transit, and munipal parking facilities.

Commercial Services

(1) **Commercial Services, Major.** A business engaged in the delivery of services and the repair and service of equipment and materials, rather than the sale of products, but which do not involve the manufacturing, assembling, packaging, or process of merchandise and does not include outside storage of materials. Examples include contractor/subcontractor offices, carpenter's shops, electrical repair shops, janitorial service, landscape maintenance, window cleaning, exterminators and plumbers, bulk laundry and cleaning plants, and linen supply services. Does not include Business Services; Personal Services; Commercial Services, Minor; or Repair, Vehicular. Commercial services may include, as an accessory use only, retail sales of items related to the services being provided.

(2) **Commercial Services, Minor.** Activity focused on the repair and maintenance of miscellaneous items such as clothing, vacuum cleaners, clocks, bicycles, leather goods, musical instruments, locks and other hardware with the repair activity usually occurring on-site. These uses may also include accessory retail sales of products related to the services provided.

(3) **Commercial Services (w/incidental outside storage).** Commercial Services establishments that includes the storage of materials and/or equipment outside, such as service contractor's storage yard, equipment (non-automobile) storage yard, or utility storage yard.

Community Agriculture. A site for growing or harvesting food crops or ornamental crops by an individual or group of individuals for personal or group use, consumption, donation, to be sold for profit, or may provide agricultural education activities. Agricultural education activities include volunteer programs, tours, youth programs and food production classes.

Convenience Store (mini-mart). A retail store with extended opening hours and in a convenient location that carries a limited selection of everyday items, such as packaged foods and drugstore items.

D. Definitions

Day Care. Facilities that provide non-medical care and supervision of minor chil¬dren for periods of less than 24 hours. This land use includes the following types of facilities, all of which are required to be licensed by the California State Department of Social Services.

(1) **Small House Day Care.** A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for either six or fewer children, or eight or fewer children provided that no more than two of the children are under the age of two and at least two of the children are over the age of six. Children under the age of 10 years who reside in the home count as children served by the day care facility.

(2) **Large House Day Care.** A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for seven to 14 children. Children under the age of 10 years who reside in the home count as children served by the day care facility.

(3) **Commercial Day Care.** A day care facilitiy located in a single-family residence where an occupant of the residence provides care and supervision for more than 14 children. Children under the age of 10 years who reside in the home count as children served by the day care facility.

Drive-Through. Facilities that are designed or operated to enable customers to receive a service or purchase goods while remaining in their vehicles.

E. Definitions

No land uses beginning with the letter E are defined at this time.

F. Definitions

Food Sales (on or off site). Retail sales of food and beverages, where a regular or substantial portion is for off-site preparation and consumption. May include the incidental sale of household goods to food sales and the sale of alcoholic beverages provided no more than 15% of the gross floor area is dedicated to the sale of alcoholic beverages. Typical uses include grocery stores, delicatessens, health food stores, meat markets, candy shops, and produce markets. It may include incidental sales of prepared food for take-out consumption, such as an onsite bakery associated with a grocery store.

G. Definitions

Group Home. A residential facility for 8 or fewer unrelated persons providing living facilities, sleeping rooms, and meals in a family-like environment. The number listed does not include the operator, members of the operator's family, or persons employed by the operator as staff, except that the total number of persons living in a group home shall not exceed 10. This use shall be considered as a single-family dwelling. Residents are supervised by a sponsoring entity or its staff which furnishes rehabilitative services to the group home residents. A group home is owned or operated under the auspices of a nonprofit association, private care provider, government agency, or other legal entity, other than the residents themselves or their parents or other individuals who are their legal guardians. A group home imposes no time limit on how long an individual can reside in the group home. A group home is a relatively permanent living arrangement where tenancy is measured in years. This category does not include a home for the developmentally disabled or other institutional uses such as a residential care facility.

H. Definitions

Health / Fitness. A facility that provides exercise training and equipment and related services promoting health, and that may include on-site shower facilities and ancillary food and beverage sales or service. Includes fitness centers, gymnasium, or athletic clubs which may include exercise machines, weight facilities, group exercise rooms, and/or indoor recreation facilities such as pools, sauna, spa, racquetball, or tennis courts.

Hospital. A site for the provision of medical, psychiatric, or surgical services on an in-patient and out-patient basis, and includes ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, and visitors.

Hotel / Motel. Lodging facilities and services that are provided to overnight guests on a paid, less-than-weekly basis.

I. Definitions

No land uses beginning with the letter I are defined at this time.

J. Definitions

No land uses beginning with the letter J are defined at this time.

K. Definitions

No land uses beginning with the letter K are defined at this time.

L. Definitions

Library, museum, or public art gallery. Public or quasi-public facilities that are dedicated to the display, preservation and/or lending of materials and objects of cultural, artistic or scientific interest and significance. Examples include: aquariums, arboretums, art galleries and exhibitions, botanical gardens, historic sites and exhibits, libraries, and museums. May also include accessory retail uses such as gift/book shops, restaurant, etc.

Live/Work. An integrated housing unit and working space occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

(1) Complete kitchen space and sanitary facilities in compliance with the Building Code; and

(2) Working space reserved for and regularly used by one or more occupants of the unit.

M. Definitions

Medical Services. A facility other than a hospital where medical, dental, mental health, massage (certified, therapeutic, non-sexual), surgical, and/or other personal health care services are provided on an outpatient basis (for example, chiropractors, medical doctors, psychologists, psychiatrists, counseling or guidance services, etc.).These facilities may also include incidental medical laboratories and pharmacies that may prepare and sell prescription drugs and also sell non-prescription drugs, medical supplies, and other health products as an accessory use.

Meeting Facility (public or private). An indoor facility for public (non-profit) or private meetings, including: community centers; clubhouses; religious assembly facilities (e.g., churches, mosques, synagogues, etc.); civil and private auditoriums; and union halls, meeting halls for clubs and other membership organizations, etc. Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use, and which are typically used only by on-site employees and clients, and occupy less floor area on the site than other offices they support. Does not include: recreation- community, indoor, or outdoor, entertainment, indoor or outdoor, or other commercial entertainment facilities. Related on-site facilities such as day care centers and schools are separately defined, and separately regulated.

Micro-Brewery/Micro-Distillery/Winery. A small-scale facility engaged in the production, bottling, and packaging of beer, wine, or distilled spirits on site. Its products are primarily intended for local and/or regional consumption. Sale of beverages for

off-site consumption is also permitted in keeping with the regulations of the Alcohol Beverage Control (ABC) and Bureau of Alcohol, Tobacco, and Firearms (ATF). May include the distribution of beverages for consumption at other sites.

Multi-Family. The use of a site for three or more dwelling units, within one or more buildings, and includes tri-plex and quad-plex (mansion apartments), townhouses, bungalow court apartments (cottage courts), and multi-unit apartment complexes (apartment houses).

Mixed-Use. Multiple functions (such as residential, retail, and/or office) within the same building, property, or the same general area through superimposition or within the same area through adjacency. Mixed-use includes buildings with both residential and non-residential uses, or buildings with a mixture of two non-residential uses (such as offices, restaurant, and retail).

N. Definitions

No land uses beginning with the letter N are defined at this time.

O. Definitions

No land uses beginning with the letter O are defined at this time.

P. Definitions

Parks/Playgrounds. Open space facilities intended for passive or active recreational use, available to the general public, and typically under the management or control of a public agency. Does not include Recreation- Indoor, or Outdoor.

Personal Services. The provision of services of a personal, non-medical nature to customers . Examples of these uses include: barber shops and beauty salons; nail salons, and massage salons (certified, therapeutic, non-sexual). These uses may also include accessory retail sales of products related to the services provided.

Personal Services (restricted). Personal services that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. Examples of these uses include:

(1) Commercial Blood Plasma Centers

(2) Bail bond

(3) Fortune tellers, psychics, and palm and card readers

(4) Pawnshops

(5) Spas and hot tubs for hourly rental

(6) Tattoo and body piercing services

(7) Cigarette/e-cigarettes/vapor shops

(8) Hookah lounges

(9) Non-certified massage

Public Services, Major. Services for the public that include water treatment facility, wastewater treatment facility, and other services that provide major public infrastructure services for urban development.

Public Services, Minor. Services for the public that include utility substations, pumping stations and other transmission and distribution facilities.

Q. Definitions

No land uses beginning with the letter Q are defined at this time.

R. Definitions

Recreation

(1) **Indoor, for profit:** A recreational use conducted by a for-profit entity providing indoor amusement and entertain¬ment services for a fee or admission charge within an enclosed building This use includes bowling alleys, pool/billiard parlors, indoor shooting range, ice and roller-skating rinks, penny arcades, and electronic video arcades.

(2) **Outdoor, for profit:** A recreational use conducted by a for-profit entity that provide outdoor amusement and entertainment services for a fee or admission charge in open, partially enclosed, or screened facilities. This use includes driving ranges, batting cages, paintball courses, outdoor shooting range, miniature golf courses, golf courses, swimming pools, tennis courts, and outdoor racquetball courts. May include smaller accessory structures.

Research and Development. The use of a site for industrial or scientific research, including electronics research laboratories, space research or development firms, and pharmaceutical research labs, and excluding the manufacture of products or components. Additionally, the use of a site can include developing, testing, and assembling electrical components of software for the following: computers, radios, telephones, medical instruments, software packages, or similar equipment.

Residential Care Facility: A housing arrangement chosen voluntarily by the residents, or the residents' guardians, conservators or other responsible persons; where 75 percent of the residents have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal. RCF projects may include basic services and community spaces and facilities (for example parking, laundry, dining, grooming, healthcare, and recreation areas) for the exclusive use of the residents and their guests. RCF projects include assisted living facilities, congregate housing and skilled nursing facilities as defined below.

(1) **Assisted Living Facility.** A residential building or buildings that also provide housing, personal and health care, as permitted by the Department of Social Services, designed to respond to the daily, individual needs of the residents. Assisted Living Facilities may include kitchenettes (small refrigerator, sink and/or microwave oven) within individual rooms. Assisted Living Facilities are required to be licensed by the California Department of Social Services, and do not include skilled nursing services.

(2) **Skilled Nursing Facility.** These facilities provide a wide range of care and supervision, and also provide health care (skilled nursing) so that residents can receive medical care without leaving the facility. Residents can expect to remain, even if they become physically incapacitated later in life. Skilled Nursing Facilities require mul¬tiple licensing from the State Department of Social Services, the State Department of Health Services, and the State Department of Insurance.

Restaurant. A retail business selling food and/or beverages for on- premises consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premises consumption (such as juice bars, sandwich shops, coffee shops) and establishments where customers are served food at

their tables for on premise consumption that may also provide food for take-out. This classification does not include drive-through restaurants.

(1) **w/ Outside Seating.** Restaurant activity (breakfast, lunch, dinner) associated with a restaurant that occurs outside of the building typically along the street-facing façade of the building and/or within the public right-of-way on the sidewalk (permit required). This classification does not include drive-through restaurants.

(2) **Drive Through.** The component of a restaurant establishment that caters exclusively to customers while in their vehicles.

Retail, General: The sale or rental of commonly used goods and merchandise for personal or household use. Examples include antiques, art supplies and framing, apparel, books, cameras, cosmetics, department stores, drugstores, fabrics, flowers, furniture stores, hardware stores, home appliances, household cleaning and maintenance products, household electronic equipment, jewelry, luggage, musical instruments, office supplies, paint, records/CDs, specialty stores, sporting equipment, tobacco products, toys and games, and variety stores. Does not include sale of automotive parts, food sales, onsite production, or outside storage of goods of materials.

(1) **w/ Outside Sales and Display.** A site used for the outside storage and display of merchandise such as a plant nursery or hardware store.

Rooming and Boarding House: A residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities, and individual or shared bath facilities, are rented to individuals who are not related to the person renting or operating the facility, under separate rental agreements or leases under which the rent may be paid on a more frequent basis than monthly (e.g. daily or weekly), either written or oral, whether or not an owner, agent, or rental agent is in residence. Includes fraternity and sorority houses.

S. Definitions

Secondary Living Unit. "Secondary living unit" or "second unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as the single-family dwelling is situated. A secondary living unit also includes the following:

(1) An efficiency unit, as defined in Section 17958.1 of Health and Safety Code.

(2) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

Senior /Retirement Housing: Independent living centers and multi-family residential projects reserved for senior citizens, as defined in Section 51.3 of the California Civil Code, where common facilities may be provided (for example, parking, laundry, dining, grooming, healthcare, and recreation areas for the exclusive use and enjoyment of the residents and their guests, but where each dwelling unit has individual living, sleeping, bathing, and kitchen facilities.

School

(1) **K- 12 (public or private).** An institution established for the purposes of offering instruction to pupils in programs for preschool children, kindergarten programs, or any combination of grades one through 12.

(2) **College, University (public or private).** Institutions of higher learning including public and private universities, colleges, and other institutions of higher learning.

Single Family: The use of a site for only one dwelling unit.

Studio: art, dance, martial arts, music: Small-scale facilities focused on the instruction of students of any age group. Examples of these facilities include: individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; and gymnastics instruction, aerobics, and gymnastics studios with no other fitness facilities or equipment. Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists. Does not include Recreation- Indoor.

T. Definitions

Telecommuncations: Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, re¬peater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable televi¬sion transmission facilities utilizing hard-wired or direct cable connections.

Temporary Use. Short-term ac¬tivities that are not allowed on a permanent basis but because of their temporary, non-permanent or seasonal nature, are acceptable. Such uses include but are not limited to farmer's markets, festivals, parades, and construction activity.

Theater, Cinema or Performing Arts. An indoor facility for group entertainment, other than sporting events. Examples of these facilities include: civic theaters, facilities for "live" theater and concerts, and movie theaters.

Transitional and Supportive Housing. Transitional housing is defined in Gov¬ernment Code Section 65582 as rental housing developments operated under program require¬ments that require termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point no less than six months from the beginning of the assistance. Transitional housing may be designed for homeless individuals or family transitioning to permanent housing. Supportive housing is defined in Government Code Section 65582 and has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target popula¬tion as defined in the Government Code 65582.

U. Definitions

No land uses beginning with the letter U are defined at this time.

V. Definitions

No land uses beginning with the letter V are defined at this time.

W. Definitions

No land uses beginning with the letter W are defined at this time.

X. Definitions

No land uses beginning with the letter X are defined at this time.

Y. Definitions

No land uses beginning with the letter Y are defined at this time.

Z. Definitions

No land uses beginning with the letter Z are defined at this time.