Moraga Center Specific Plan Implementation

Steering Committee #2

June 25 2015

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1 Analysis of Specific Plan Development Standards

Graphic Analysis

Constraints and Opportunities

Key Issues

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Existing Standards

Table 4-9: Development Standards: Community Commercial, Office, Mixed Retail/Residential and Mixed Office/Residential

Development Requirement	Community Commercial and Office	Mixed Retail-Residential and Mixed Office-Residential
Minimum Lot Area (sq. ft.)	10,000	10,000
Minimum Lot Frontage (feet)	100	100
Minimum Lot Depth (feet)	100	100
Maximum Residential Density[6]	N/A.	20
Maximum Building Height (Primary)	35	45
Maximum Building Height (Accessory)	N/A.	12
Maximum Stories	2	3
Minimum Front Yard Setback (feet)	0	0
Minimum Side Yard Setback (feet)		
- Interior	0	0
- Corner	0	0
Minimum Rear Yard Setback (feet)	0	0
Minimum Building Separation (ft.) (a)		
- 2 stories	N/A.	25
- 3 stories	N/A.	35
Maximum Floor Area Ratio Factor (FAR)	0.6	0.85
Maximum Lot Coverage (%)	60	60

Table Notes:

(a) Where two different building heights are adjacent, taller building controls separation.

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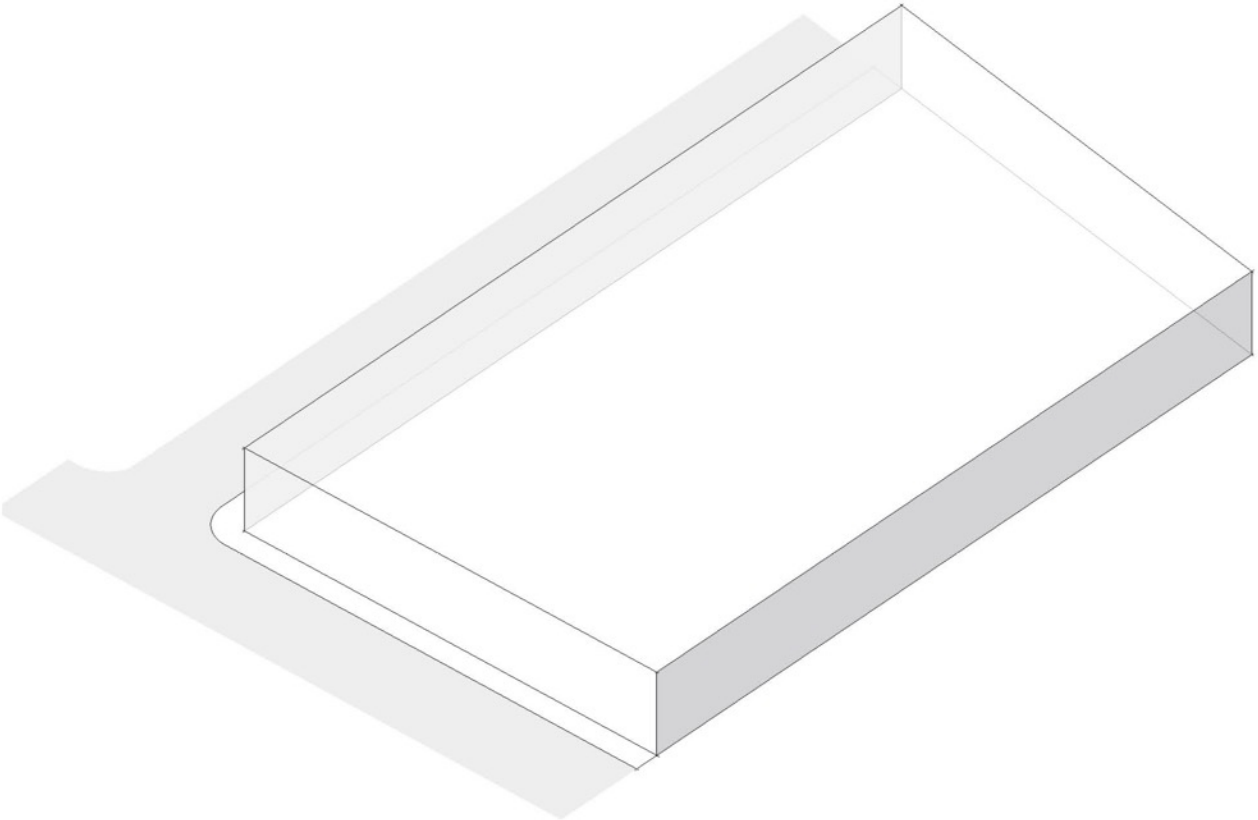
Case Study Sites

- Community Commercial
- Mixed Office Residential
- Mixed Retail Residential

Community Commercial: Development Standards

Community Commercial:	
Minimum Lot Area	10,000 sf
Maximum Residential Density	N/A
Maximum Building Height	35 ft
Maximum Stories	2
Setbacks:	
Front Yard	0 ft
Side Yard	0 ft
Side Street	0 ft
Rear Yard	0 ft
Maximum Floor Area Ratio	.6
Maximum Lot Coverage	60%
Required Off-Street Parking, by use:	
Retail stores/shops	1 space/250 sf
Banks, business and professional offices	1 space/250 sf



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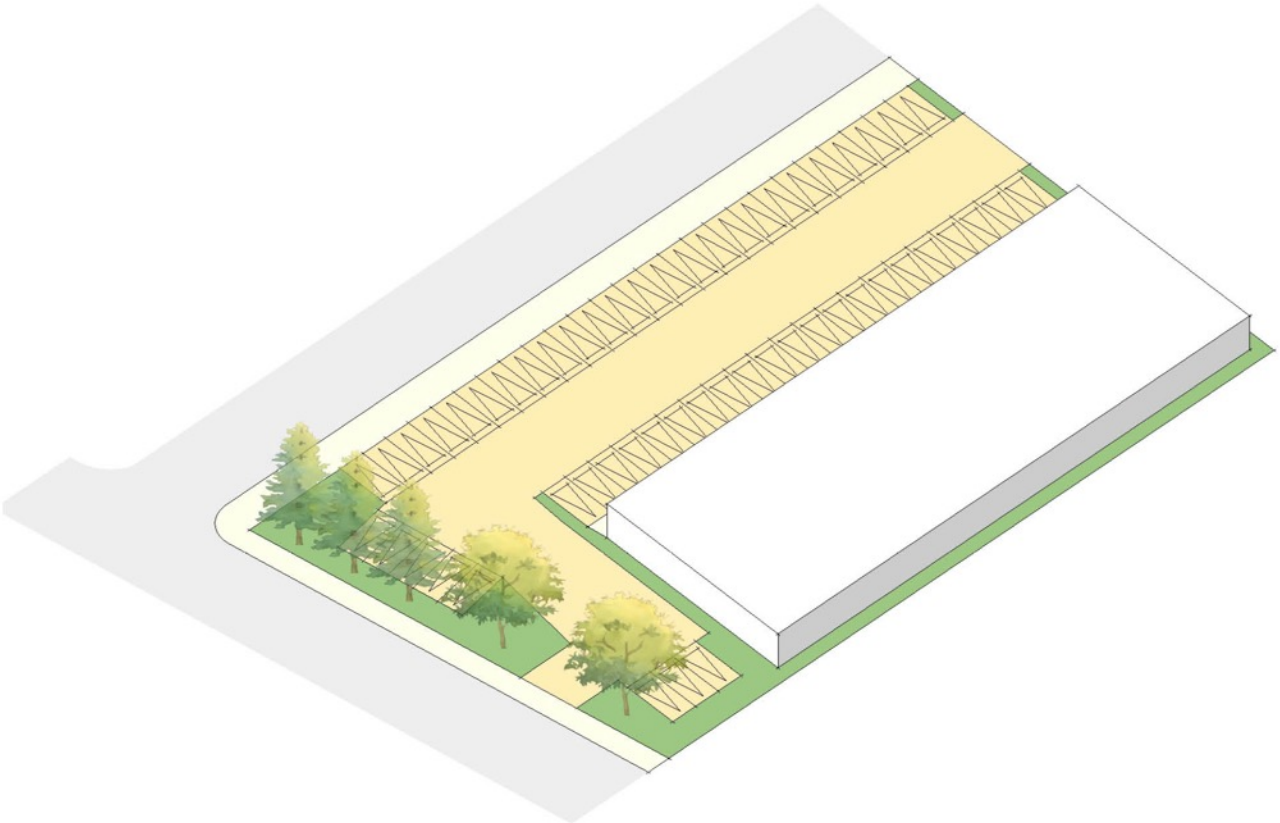
Community Commercial: What the Standards Allow

Example Build-Out:	
Lot Area	37,875 sf (0.87 acre)
Commercial Space Area	13,464 sf
Off-Street Parking	54 spaces
Lot Coverage	36%
Floor Area Ratio	.36



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Community Commercial: What the SP Vision Intends

- "Buildings adjoining School Street should be placed directly adjoining the sidewalk, in accordance with the 'downtown' theme of the Village shopping district." (MCSP, p. 38)

- "Special attention should be given to creating a high-quality pedestrian environment through the use of pedestrian amenities.... Through traffic and parking lot access should be directed away from main pedestrian areas..." (MCSP Design Guidlines, 1.2.8)

- "Where allowed, vertical mixed-use can provide affordable housing, create a lively and active street environment, put people right in the heart of the Village, and use land much more efficiently than spreading out uses horizontally on a site by instead stacking one on top of another.... Care should be taken to 'soften' the effect of upper floors." (MCSP Design Guidelines, 1.2.1)

- "Building forms should be articulated with pedestrian scaled storefronts and a sidewalk oriented retail presence that creates the desired Village character." (MCSP Design Guidelines, 3.0)

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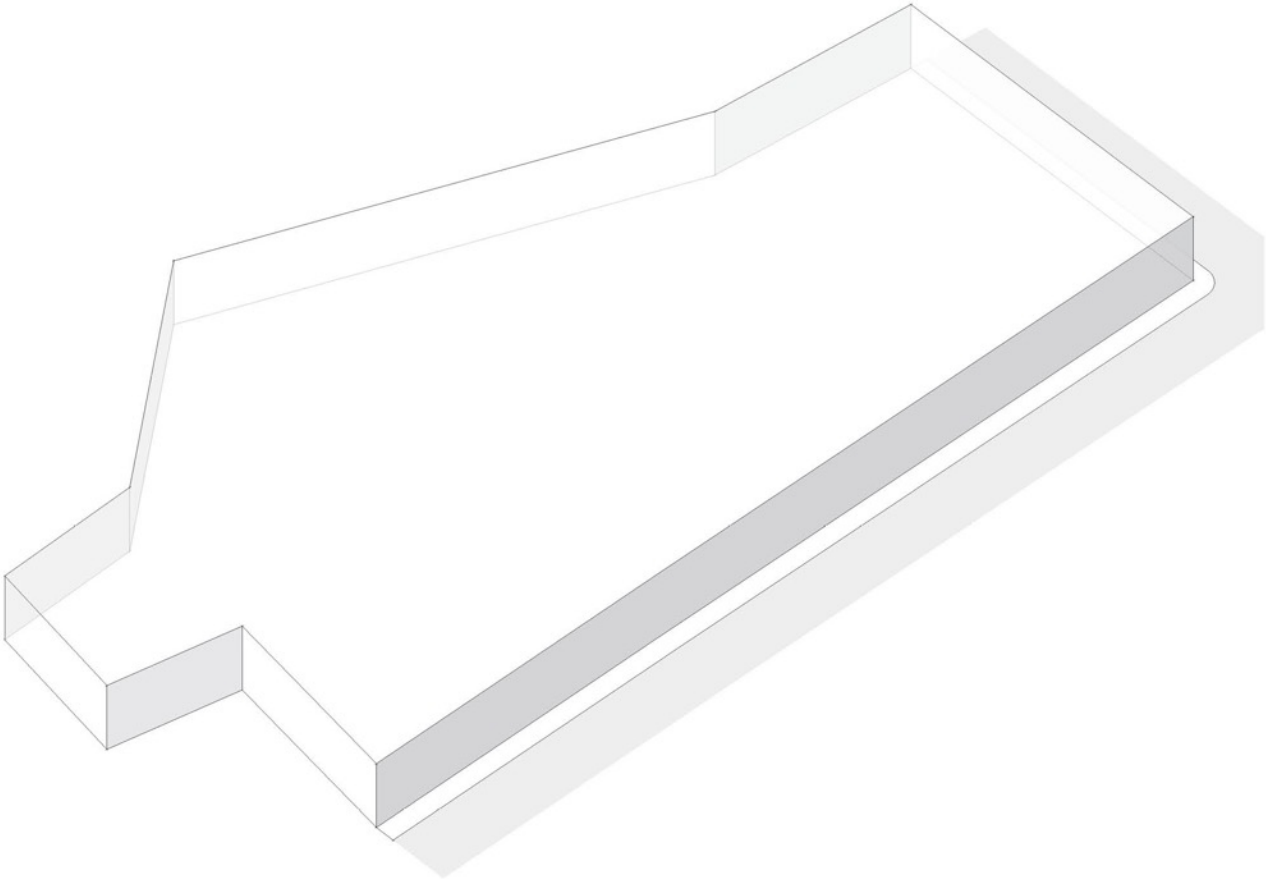
Mixed Retail-Residential: Development Standards

Mixed Retail-Residential:	
Minimum Lot Area	10,000 sf
Maximum Residential Density	12 (20) du/acre
Maximum Building Height	45 ft
Maximum Stories	3
Setbacks:	
Front Yard	0 ft
Side Yard	0 ft
Side Street	0 ft
Rear Yard	0 ft
Maximum Floor Area Ratio	.85
Maximum Lot Coverage	60%
Minimum Building Separation:	
2 Stories	25 ft
3 Stories	35 ft
Required Off-Street Parking, by use:	
Retail stores/shops	1 space/250 sf
Banks, business and professional offices	1 space/250 sf
Residential	2 covered sp/du, plus 1 guest sp/ every 2 du



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Mixed Retail-Residential: What the Standards Allow

Example Build-Out:	
Lot Area	142,300 sf (3.27 acres)
Commercial Space	15,600 sf
Dwelling Units	39
Parking Spaces (Commercial)	63 spaces
Parking Spaces (Residential)	98 spaces
Lot Coverage	35%
Floor Area Ratio	.59

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Mixed Retail-Residential: What the SP Vision Intends

- "While new development near the creek must be sensitive in its design, the proximity of the creek to the School Street extension creates a tremendous opportunity for creekside living, dining, shopping, socializing, and recreation - all important elements of the Moraga Center Specific Plan." (MCSP, p. 1)

- "The complementary retail and residential land uses to be developed in the central part of the MCSP area will create an attractive, pedestrian-friendly 'Village' environment." (MCSP, p. 29)

- "Pedestrian orientation will be a principal focus for all retail and service commercial buildings within the 'Village' portion of the planning area, along the extension of School Street." (p. 35)

- "Buildings adjoining School Street should be placed directly adjoining the sidewalk, in accordance with the 'downtown' theme of the Village shopping district." (MCSP, p. 38)

- "Specific to the Mixed Commercial/Residential/ Office land use classification, use of multi-story mixed use buildings with storefronts, awnings, and ample landscaping is encouraged to create a greater sense of street enclosure where people are comfortable walking and spending time." (MCSP Design Guidelines, 4.1.1)

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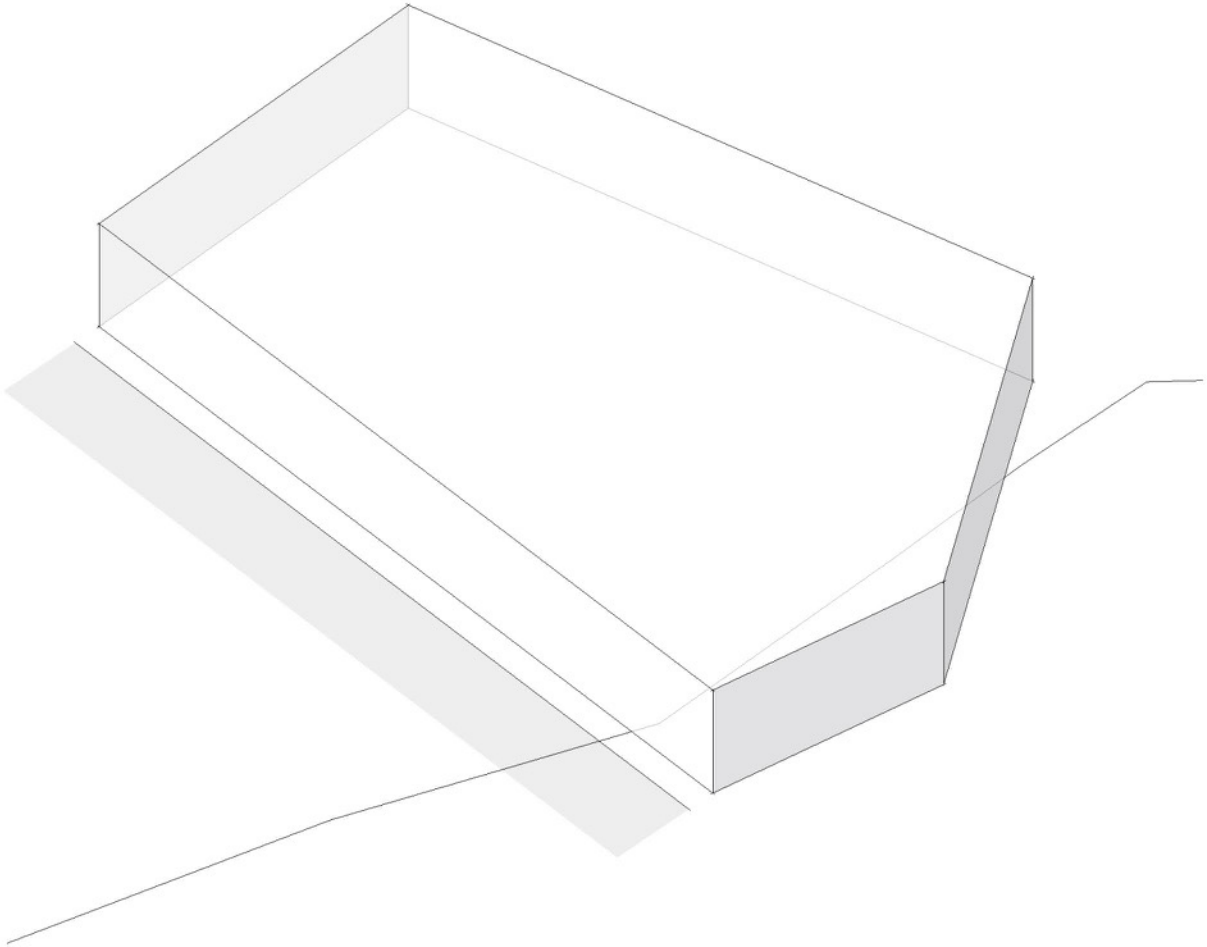
Mixed Office-Residential: Development Standards

Mixed Office-Residential:	
Minimum Lot Area	10,000 sf
Maximum Residential Density	12 (20) du/acre
Maximum Building Height	45 ft
Maximum Stories	3
Setbacks:	
Front Yard	0 ft
Side Yard	0 ft
Side Street	0 ft
Rear Yard	0 ft
Maximum Floor Area Ratio	.85
Maximum Lot Coverage	60%
Minimum Building Separation:	
2 Stories	25 ft
3 Stories	35 ft
Required Off-Street Parking, by use:	
Banks, business and professional offices	1 space/250 sf
Residential	2 covered sp/du, plus 1 guest sp/ every 2 du



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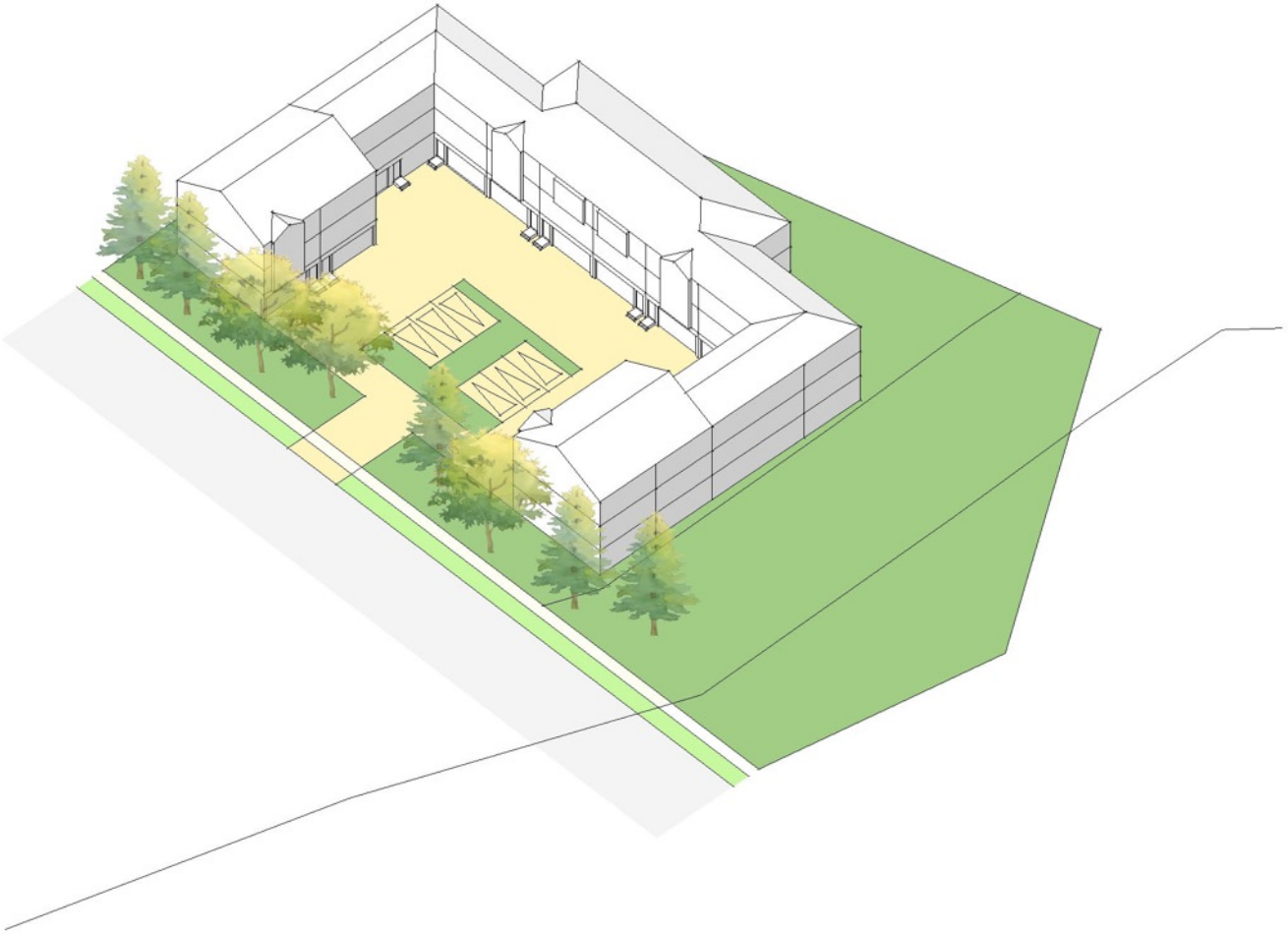
Mixed Office-Residential: What the Standards Allow

Example Build-Out:	
Lot Area	44,350 sf (1.02 acre)
Office Space	0 sf
Dwelling Units	12 units
Off-Street Parking (Office)	0 sp
Off-Street Parking (Residential)	30 sp
Lot Coverage	22%
Floor-Area Ratio	.67



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Mixed Office-Residential: What the SP Vision Intends

- "The Village character and development intensity being proposed in parts of the MCSP will result in buildings oriented toward the street, not just located adjacent to it." (MCSP Design Guidelines, 1.2.4)

- "The complementary retail and residential land uses to be developed in the central part of the MCSP area will create an attractive, pedestrian-friendly 'Village' environment." (MCSP, p. 29)

- "Remaining opportunities for intensification of retail, cultural, entertainment, recreational, and office uses within the existing Moraga Center are encouraged, and should be supported by compatible architectural elements, increased building height and FAR development standards, and consideration of shared parking credits between commercial uses within the MCSP area." (MCSP, p. 38)

- "Specific to the Mixed Commercial/Residential/ Office land use classification, use of multi-story mixed use buildings with storefronts, awnings, and ample landscaping is encouraged to create a greater sense of street enclosure where people are comfortable walking and spending time." (MCSP Design Guidelines, 4.1.1)

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Scenic Corridors: What the SP Vision Intends

- "Moraga Road and Moraga Way, two of the town's major scenic corridors, play pivotal roles in the circulation concept through the MCSP.... However, the Village character and development intensity being proposed in parts of the MCSP will result in buildings oriented toward the street, not just located adjacent to it. In these areas, planting and paving treatments that **respect setback requirements but create a pedestrian streetscape rather than greenbelt may be appropriate**." (MCSP Design Guidlines, 1.2.4)

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Opportunity: Recommended Implementation Tools

- **Streamlining of the Entitlement Process for Individual Projects:** Prepare necessary legislation to implement MCSP policies calling for *establishment of permitted uses without supplemental findings*, creation of zoning chapters to carry out the maximum 12 DUA and 6 DUA Districts.
- **Special Incentives for Moraga Ranch:** Consider processing fee waivers and *other mechanisms* to encourage further building improvements and expansion of approved uses with the Moraga Ranch Sub-Area 1.
- **Other Development Incentives**

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2 Implementation Procedures & Policies

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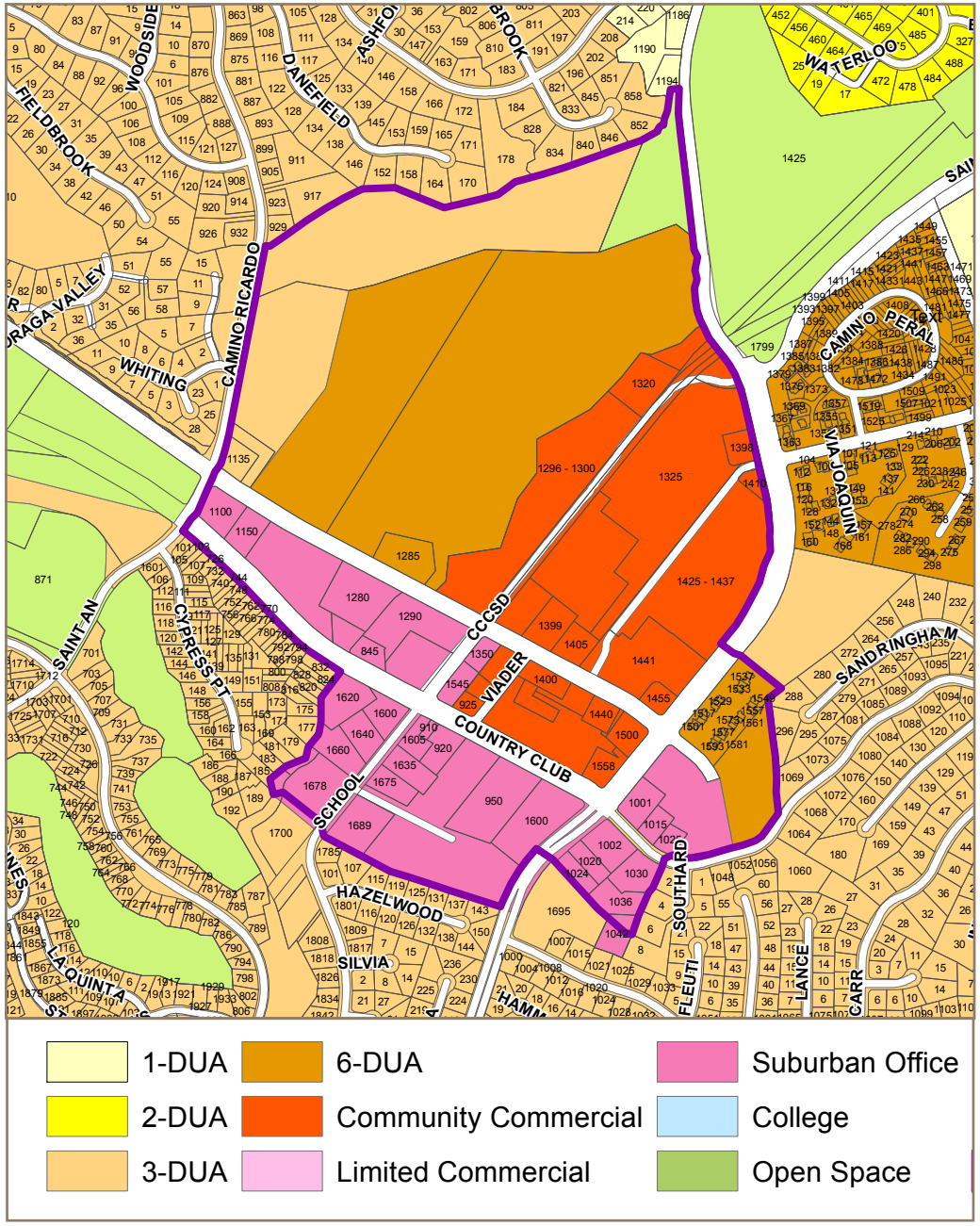
Existing Zoning



- All projects require Rezoning unless consistent with both the Plan and Ordinance
- All projects require Design Review (Chapter 8.72)
- Planning Commission notified for Uses subject to Findings (8.36.020) and required review for Conditional Uses (e.g. 8.36.030, 8.44.030)
- Projects over 10 acres Require a Planned Development Plan (Chapter 8.48)

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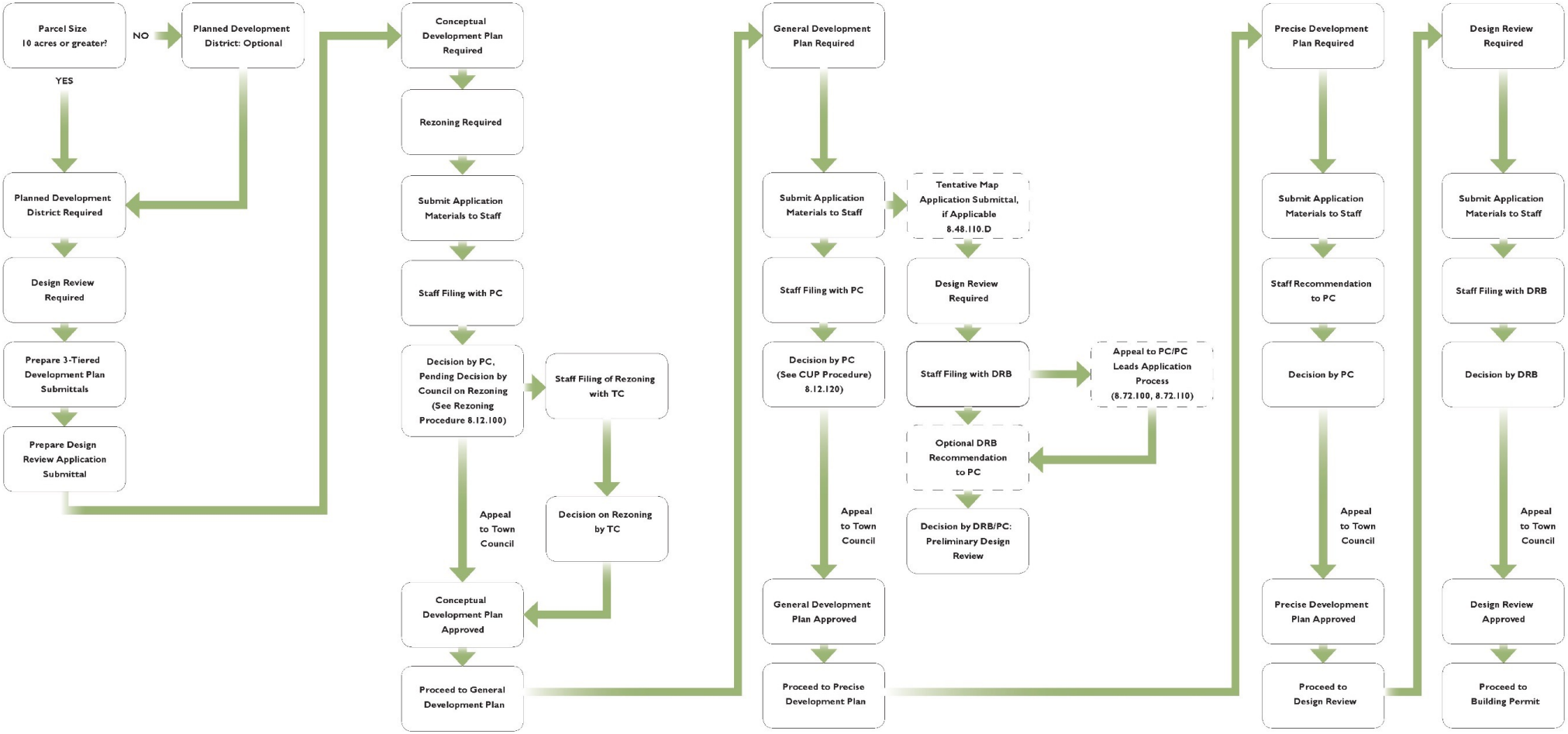
Planned Development Plan Process



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3 Code Update Strategies

Best Practices

Implementation Recommendations

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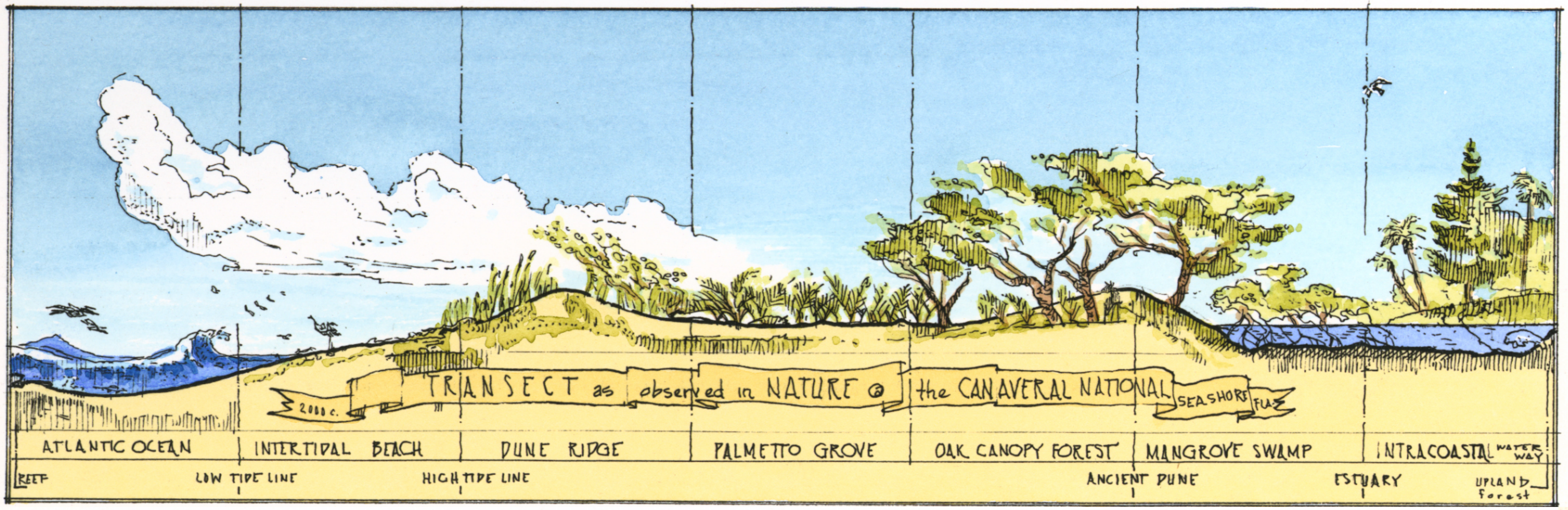
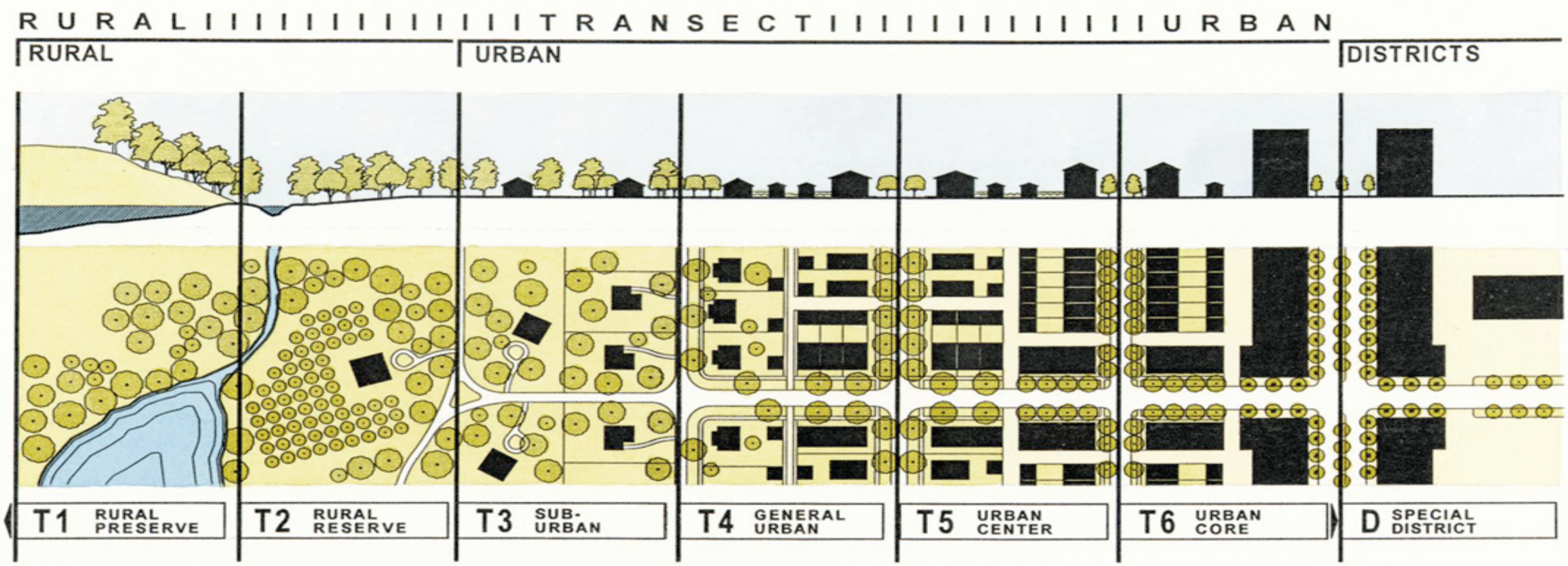
Rural-to-Urban Transect



Title: A natural Transect Illustration
Source: James Wassell



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Case Study: Winter Springs, FL Town Center

- ~200 acres
- Code Adopted 2012
- Currently ~40% developed
- Notable Features
  - Utilizes Transect Zones
  - Includes Thoroughfare Standards,
  - Specific Standards for "liner buildings"
  - No minimum parking required.

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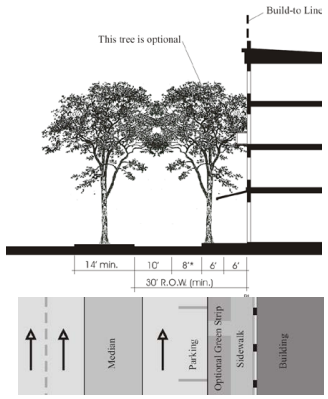
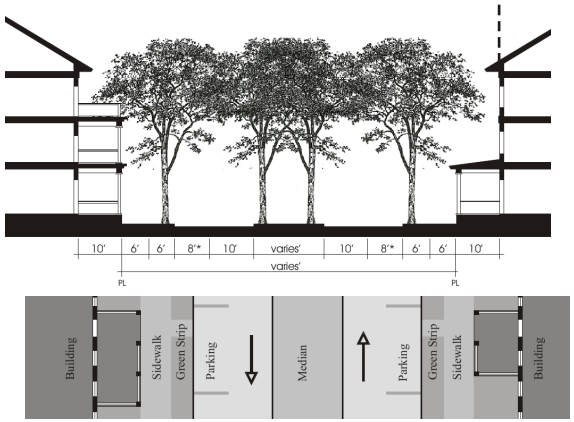
Case Study: Winter Springs, FL Town Center



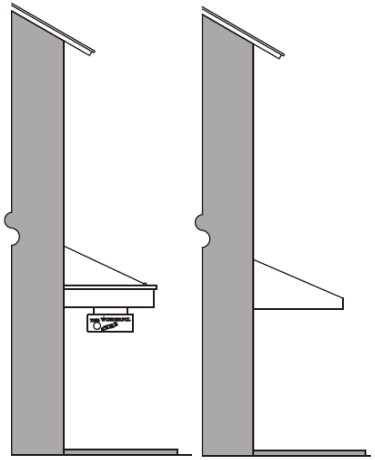
3) **Urban Boulevard** (Acceptable option for the Town Center Street)



42

SEC. 20-326. BUILDING ELEMENTS.

(a) AWNINGS AND MARQUEES:



Depth =	5 ft. minimum.
Height =	10 ft. minimum clear.
Length =	25% to 100% of building front.

The above requirements apply to first-floor awnings. There are no minimum requirements for awnings above the first floor.

Winter Park, FL

Marquees and awnings shall occur forward of the principle plane and may encroach within the right-of-way, but shall not extend past the curb line.

Awnings shall be made of fabric. High-gloss or plasticized fabrics are prohibited.

Winter Park, FL

Reston, VA

53

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Case Study: Winter Springs, FL Town Center

Case Study: Winter Springs, FL Town Center

In lieu of landscape strips, landscape islands can be provided. No more than six (6) consecutive parking stalls are permitted without a landscape island of at least six (6) feet in width and extending the entire length of the parking stall. A minimum of one (1) tree shall be planted in each landscape island.

9. LARGE FOOTPRINT BUILDINGS:
Buildings with a footprint greater than twenty thousand (20,000) square feet may be built within the Town Center District by special exception only. In these cases, the maximum lot width as noted in each applicable transect zone will be waived. Such buildings must abide by all rules in this division with the following special limitations:

Undesirable large Footprint Buildings have blank facades and sit behind a field of parking.

Desirable Large Footprint Buildings are wrapped in a liner of smaller buildings with doors and windows facing the street.

a. To encourage use by pedestrians and decrease the need for solely auto-oriented patronage, large-Footprint buildings must reinforce the urban character of the Town Center and shall therefore continue a connected system of walkable street frontages.

b. Loading docks, service areas and trash disposal facilities shall not face streets, parks, squares or significant pedestrian spaces.

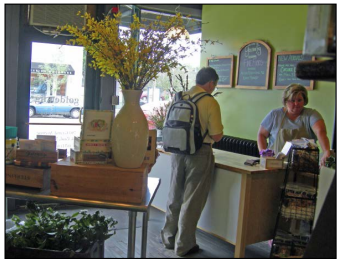
29

(d) OPACITY AND FACADES: Each floor of any building facade facing a park, square or street shall contain transparent windows covering from fifteen (15) percent to seventy (70) percent of the wall area.

RETAIL STOREFRONT AREAS ONLY:
In order to provide clear views of merchandise in stores and to provide natural surveillance of exterior street spaces, the ground-floor along the building frontage shall have transparent storefront windows covering no less than fifty (50) percent of the wall area. Storefronts facing Main Street, parks and squares shall remain unshuttered at night and shall utilize transparent glazing material, and shall provide view of interior spaces lit from within. Doors or entrances with public access shall be provided at intervals no greater than fifty (50) feet, unless otherwise approved by the development review committee.

St. Augustine, FL

Park Avenue, Winter Park, FL



St. Paul, MN

62

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Case Study: Livermore, CA Development Code

- Citywide Code Update with Form-Based Code for infill areas
- Code Adopted 2010
- Notable Features
  - Utilizes Transect Zones
  - NMU Zone designed to apply site-planning standards and T-Zones to suburban shopping centers

Development Code

City of Livermore, CA

LIVERMORE CALIFORNIA

Adopted: May 1, 2010

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Case Study: Livermore, CA Development Code

3.02.040 Neighborhood Mixed-Use (NMU) Zone

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

B. **Applicability.**

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

C. **Building form standards.**

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

Figure 3.1: Example of a Regulating Plan

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Case Study: Livermore, CA Development Code

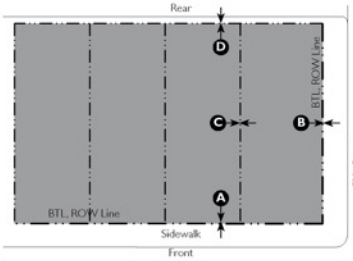
3.02.110 T4 Main Street (T4MS) Standards

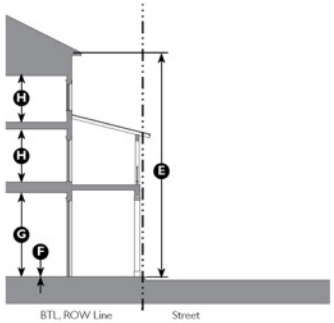
General Note: the illustration above is intended to provide a brief overview of the Transect Zone and are descriptive in nature.

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

B. Allowed Building Types[1]
Commercial Block
[1] See Part 5 (Building Types) for descriptions and regulations.

T4 Main Street (T4MS) Standards





Key

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

C. Building Placement		
Build-to Line (Distance from ROW / Property Line)		
Front [1,2]	0'	A
BTL defined by facade	80% min.	
Side Street [1,2]	0'	B
BTL defined by facade	30% or 50' min. for buildings deeper than 50'	
Setback (Distance from ROW / Property Line)		
Side	0' min.	C
Rear	0' min.	D
[1] On cross-slope lots the BTL may be set 12' back from property line, when using a Terrace Shopfront frontage.		
[2] BTL set 12' back from property line when using a Gallery frontage.		
Miscellaneous		
Street facades must be built to BTL along first 30' from every intersection, except for chamfered corners up to 10' in width and depth.		
Entire BTL must be defined by a building or a 2'0" to 3'6" high decorative fence or stucco or masonry wall, except for entry ways, driveways and walkways.		
Distance between Main Buildings on same lot	0' or 8' min.	

D. Building Form		
Lot Size		
See Part 5 (Building Types).		
Height		
Main Building [3]	3 stories max. up to 35' to eave/parapet	E
Ground Floor Finish Level	6" max. above sidewalk	F
Ground Floor Ceiling	14' min. clear	G
Upper Floor(s) Ceiling	8' min. clear	H
[3] Does not apply to accessory structures. See 4.02.030 (Accessory Structures)		
Footprint		
Ground-floor Commercial/Flex/Residential space along primary street frontage shall have a minimum depth of 40', excluding vertical circulation and parking.		
Miscellaneous		
50' max. distance between ground floor entries.		
All floors must have a primary entrance along the front facade or to a courtyard.		
No planting strips allowed between sidewalk and building		
Mansard roof forms are not allowed.		

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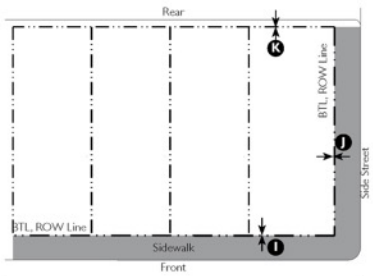
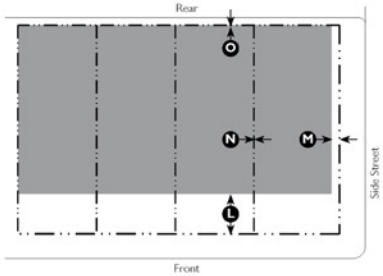
Case Study: Livermore, CA Development Code



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



Key
- ROW / Property Line
- Parking Area

E. Allowed Use Types	
Ground Floor[1]	Com/Ser
Upper Floor[1]	Res/Com/Ser

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

F. Frontage Types and Encroachments		
Encroachments into Setback [2]		
Front	0' max.	I
Side Street or Civic Space	0' max.	J
Side Setbacks ≥10'	0' max.	
Rear	0' max.	K

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

Required Frontage Types [3]	
Forecourt	Terrace Shopfront [4]
Shopfront	Gallery

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

[4] Only allowed on cross slope lots.

G. Required Parking		
Spaces		
Residential Uses		
Studio or 1 Bedroom	1 space/unit min.	
2+ Bedrooms	2 spaces/unit min.	
Commercial or Service		
All except Restaurant	1 space/500 sf	
Restaurant ≤ 1,500 sf	1 space/150 sf	
Restaurant 1,501 to 6,000 sf	1 space/100 sf	
Restaurant > 6,000 sf	1 space/60 sf	
Setback (Distance from ROW/Property Line)		
Front	20' min.	L
Side Street from property line	5' min.	M
Side from property line	0' min.	N
Rear property line/rear alley	0' min./5' min.	O

Miscellaneous

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

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

H. T4MS Use Table

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

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

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

End Notes

[1] A definition of each listed use type is in Part 11.

[2] Uses not listed are specifically prohibited, unless Director determines use is consistent pursuant to the Code.

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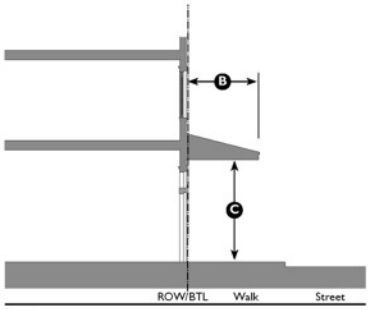
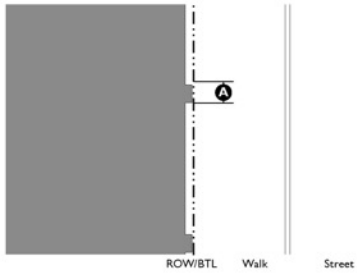
Case Study: Livermore, CA Development Code





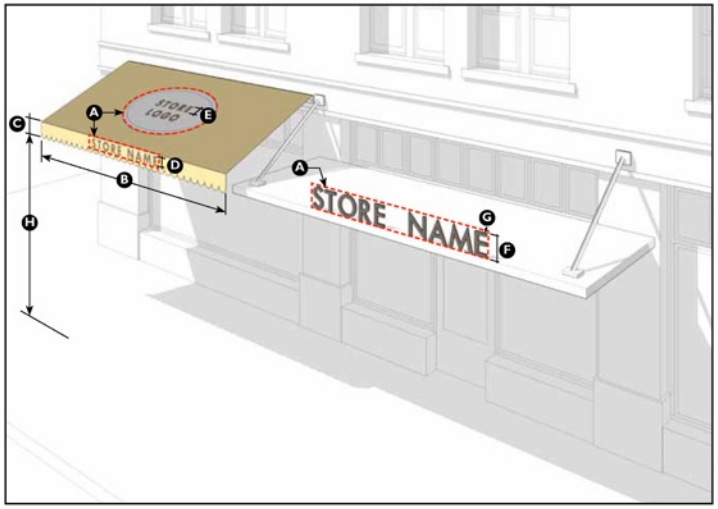
Key

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

4.03.080 Shopfront		
Description		
The main facade of the building is at or near the property line and a canopy or awning element overlaps the sidewalk along the majority of the frontage. The canopy is a structural cantilevered shed roof and the awning is canvas or similar material and is often retractable.		
Size		
Space between shopfront windows or doors	2' max.	A
Transparency %, ground floor	75% min.	
Door recess	5' max.	
Awning		
Awning depth	4' min.	B
Setback from curb	2' min.	
Height clear	8' min.	C
Miscellaneous		
Residential windows shall not be used.		
Doors allowed to recess as long as main facade is at BTL.		
Operable awnings are encouraged.		
Rounded and hooped awnings are discouraged.		
Encourage shopfronts with accordion style doors/ windows or other operable windows that allow the space to open to the street.		

Downtown Livermore provides many good examples of shopfronts.

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



D. Awning/Canopy Sign (Transect Zone Only)

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

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

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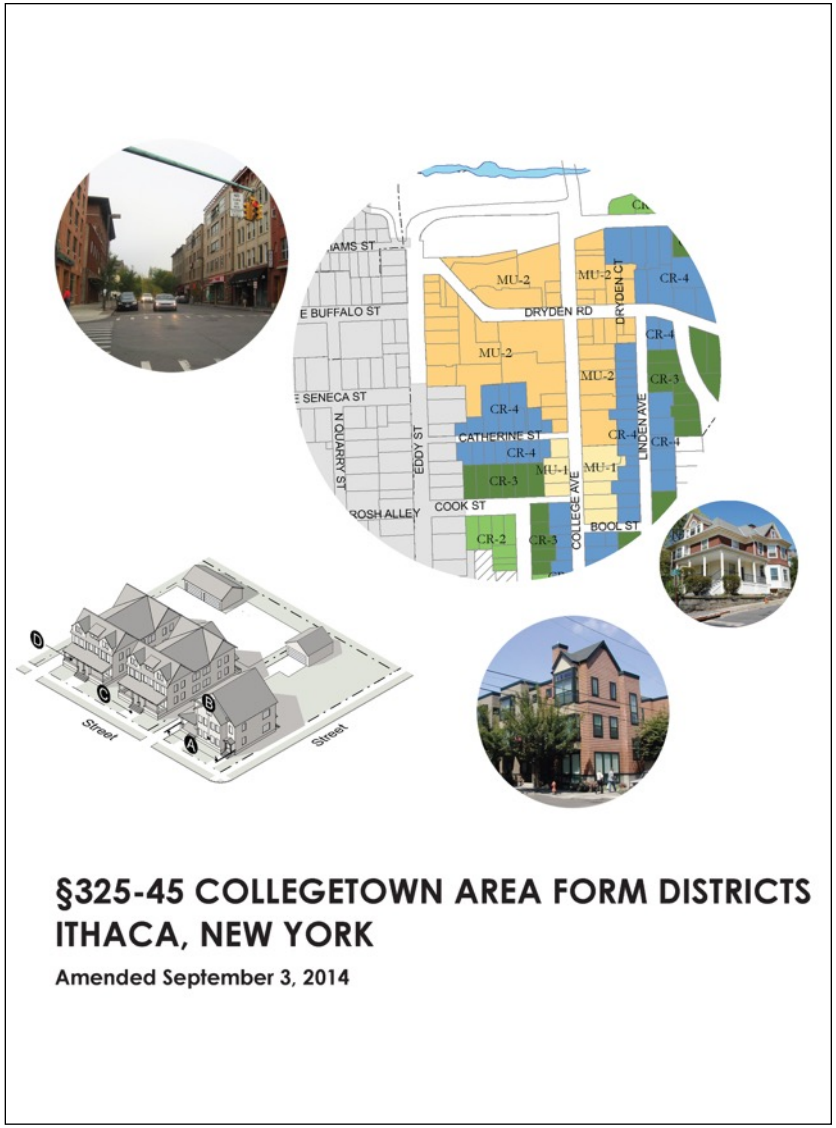
Case Study: Collegetown Area Form Districts

- Code for Ithaca, New York
- Code Adopted 2009
- Notable Features
  - Integrates Design Review Process
  - Standards to promote parcel-by-parcel infill
  - Parking setbacks, ratios, and locations established by zone



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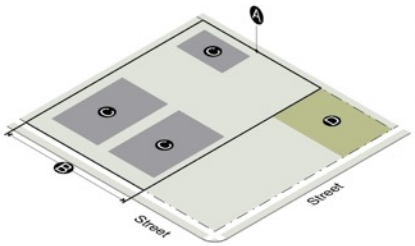
Case Study: Collegetown Area Form Districts

(3) Collegetown Residential 3 (CR-3)

LOT CRITERIA



LOT SIZE

A	Area, min	
	1. One-family or two-family dwelling	3,000 sf
	2. Multiple dwelling and other uses	3,500 sf
B	Width at street line, min	
	1. One-family or two-family dwelling	30'
	2. Multiple dwelling and other uses	40'

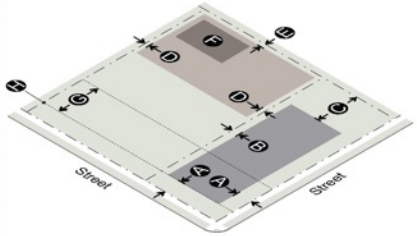
LOT COVERAGE

C	Lot coverage by buildings, max	40%
D	Green space, min	30%

MIN OFF-STREET PARKING

1. Residence	
a. Up to 3 bed or sleeping rooms per dwlg. unit	1 space
b. 4 and 5 bed or sleeping rooms per dwlg. unit	2 spaces
c. Each add'l bed or sleeping room per dwlg. unit	1 space
2. Home occupation	1 space
3. Other uses	See §325-20D(3)(b)

SITING



PRINCIPAL BUILDING

A	Front setback, min	10'
B	Side setback, min	5'
C	Rear setback (whichever is less), min	20' or 20% of lot depth
	Spacing between primary structures on same parcel, min	10'

ACCESSORY STRUCTURE

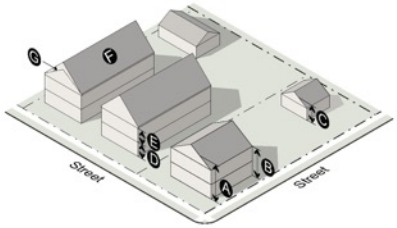
D	Side setback, min	3'
E	Rear setback, min	3'
F	Square footage of footprint per unit, max	500 sf

PARKING LOCATION

G	Garage setback from front facade, min	20'
H	Parking setback	at front facade

(3) Collegetown Residential 3 (CR-3)

HEIGHT



PRINCIPAL BUILDING

A	Height (stories/feet), max	3/35'
B	Height (stories/feet), min	2/20'
	Habitable space in the 3rd story must be fully contained within the pitched roof. See §325-45.2B(11)	

ACCESSORY STRUCTURE

C	Height, (stories/feet), max	2/20'

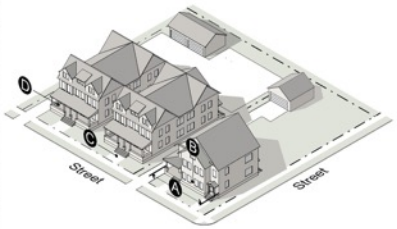
FLOOR HEIGHT (PRINCIPAL BUILDING)

D	Street-level (floor to floor), min	9'
E	2nd story (floor to floor), min	9'

ROOF

F	Pitched roof	Required
	Shed roof not allowed as primary roof	
G	Pitch of principal gable, min/max	6:12/12:12

ACTIVATION



STREET FACADE

A	Facade length, max	45'
B	Length of blank wall, max	8'

DOORS AND ENTRIES

C	Functioning entry on the street-facing facade, min	1
	For corner lots, one functioning entry is required on a street-facing facade	

PORCH

D	Front porch	Required

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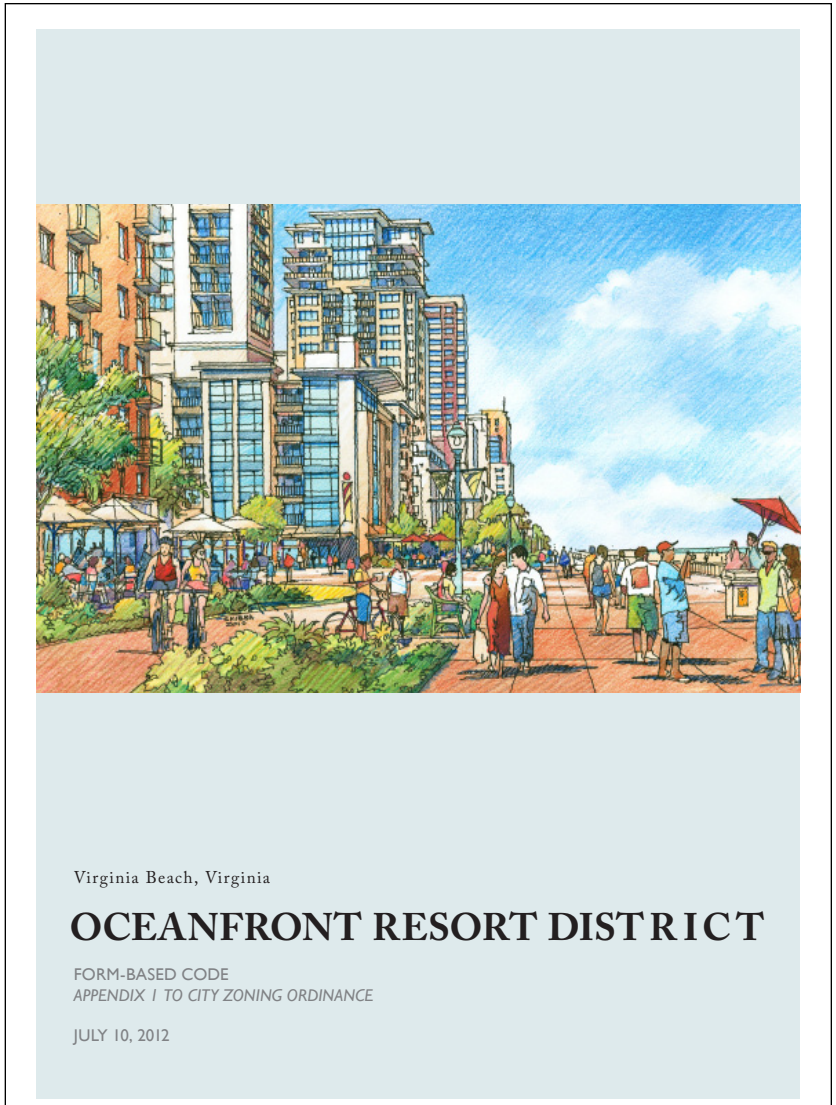
Case Study: Virginia Beach Oceanfront Resort District

- Adopted 2012
- Notable Features
  - Nonconforming Provisions encourage incremental improvements
  - Optional Forms of Development review procedure



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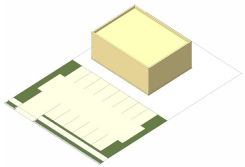
Case Study: Virginia Beach Oceanfront Resort District

Sec. 2.11 Nonconformities

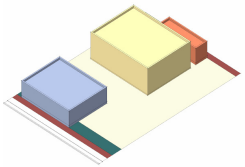
2.11.1 Build-to Requirements

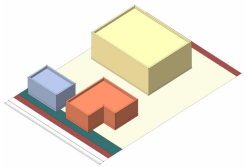
Where a lot or site does not meet the build-to requirement, the following rules apply.:

2.11.2 New Buildings



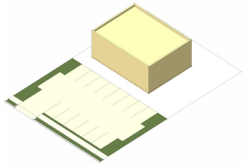
Existing Site



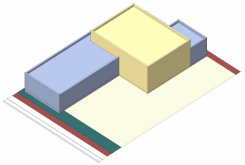


Examples of Permitted and Non Permitted New Structures. All new buildings must be placed within the build-to zone until the build-to has been met. New buildings outside of the build-to zone are not allowed until the build-to for the entire site has been met.

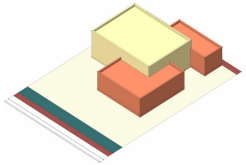
2.11.3 Additions to an Existing Building



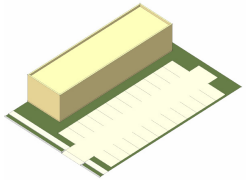
Existing Site



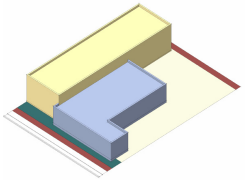
Examples of Permitted Additions. Any addition to the front must be placed within the build-to zone. Rear additions are allowed because the extension is not increasing the degree of the nonconformity.



Examples of Non Permitted Additions. Additions outside of the build-to zone are not allowed until the build-to has been met.



Existing Site

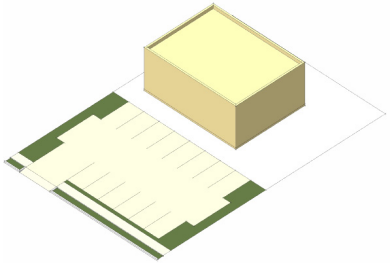


Example of a Permitted Addition. Any addition to the side of the building must be placed within the build-to zone.

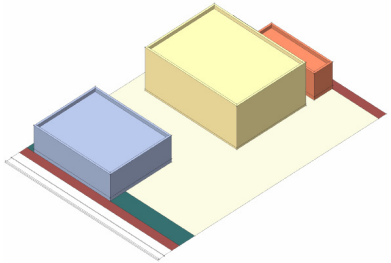
KEY:

- EXISTING STRUCTURE
- PERMITTED ADDITION
- ADDITION NOT PERMITTED (UNTIL BUILD-TO ZONE REQUIREMENT IS MET)
- STREET AND ALLEY SETBACK
- BUILD-TO ZONE

2.11.2 New Buildings

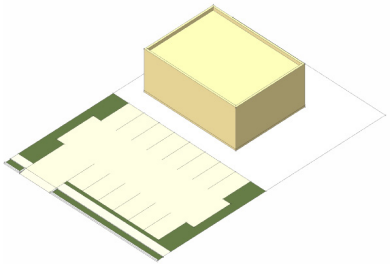


Existing Site

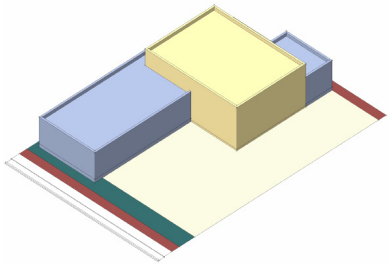


Examples of Permitted and Non Permitte
must be placed within the build-to zone until
buildings outside of the build-to zone are not
entire site has been met.

2.11.3 Additions to an Existing Building



Existing Site



Examples of Permitted Additions.
Any addition to the front must be placed within the build-to zone. Rear additions are allowed because the extension is not increasing the degree of the nonconformity.

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Implementation Recommendations

- Amendment to Zoning Ordinance to insert new MCSP-specific zoning districts
- Insert as a new chapter (8.50), after Chapter 8.48 - Planned Development District
- Additional Districts could be inserted in this Chapter
- "Moraga Center Form District," or "Village Center Form District," with the various SP subareas inserted as subdistricts in this chapter
- Will require careful review of existing Ordinance for any inconsistencies with other regulations that would still be applicable

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Thank You

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