# OBJECTIVE DESIGN STANDARDS

## One- to Three-Story Multifamily Residential and Mixed-Use Developments

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## PURPOSE

The City of Oakland's Objective Design Standards (ODS) for 1- to 3-Story Multifamily* Residential and Mixed Use Developments are intended to serve as part of a predictable, objective, and streamlined entitlement process for applicable new housing development. These standards explain a set of clear, measurable, and upfront design review criteria, helping applicants to prepare project designs that meet these requirements prior to submitting for Planning entitlement. Unlike other subjective "design guidelines," ODS eliminate ambiguity and uncertainty inherent in discretionary design review, resulting in expedited and predictable outcomes for high-quality developments that uphold Oakland's heritage and enrich the local community.

ODS complement the zoning standards specified in the City's Planning Code (Oakland Municipal Code (OMC) Title 17), and further the goals, policies, and actions of the Oakland General Plan. Notably, ODS advance the ability of the City to achieve the objectives contained in the 2023-2031 Housing Element, and are consistent with its goals, policies, and programs related to housing production, zoning reform, streamlining design review, and expediting permit approval.

Under the Housing Accountability Act (HAA) (Gov. Code § 65589.5), the City's ability to deny or reduce the density of a housing project is limited if it meets all applicable objective general plan, zoning, and design standards, including ODS. These standards provide clear expectations and ensure compliance, guaranteeing project approval if all applicable zoning and other related objective criteria are met.

## APPLICABILITY

The Objective Design Standards (ODS) apply Citywide to all 1- to 3-Story Multifamily* Residential and Mixed-Use Developments, supporting Oakland's Housing Element goal of promoting "Missing Middle Housing." This includes detached and attached structures such as stacked apartments, townhomes, rowhomes, and other multifamily building types, offering diverse, medium density housing options that balance affordability, complementing existing neighborhood design, and providing a transition from lower density neighborhoods to higher density areas. The standards in this document are mandatory, unless a proposal meets a defined exception within the ODS.

Ministerial Review Process.

While Objective Design Standards (ODS) refers to the design standards that are applied to certain types of development, ministerial review refers to the process of review. Under a ministerial review process, applications are approved or denied based only on applicable objective standards. Because the City has no discretion to deny a project qualifying for ministerial review and meeting applicable standards, projects subject to ministerial review do not undergo the same administrative process as discretionary projects, and the California Environmental Quality Act does not apply.

* *Multifamily* according to the Oakland Planning Code are developments that contain 5 or more dwelling units.

## RELATIONSHIP TO OTHER REGULATIONS

The ODS complement but do not replace the zoning standards in the Oakland Planning Code (OMC Title 17). If any design standard in this document conflicts with the City's Planning Code, the Planning Code standard shall always prevail. ODS draw from existing adopted City regulations, design criteria, and Area plans - including Design Review Manual for One – and Two-Unit Residences, Design Guidelines for Corridors and Commercial Areas, Small Project Design Guidelines, Broadway Valdez Specific Plan, Central Estuary Area Plan, Coliseum Area Specific Plan, Downtown Oakland Specific Plan, Lake Merritt Station Area Plan, West Oakland Specific Plan, and many other documents, including best practices from other cities. However, ODS shall supersede all design guidelines in any of these documents for projects eligible for ODS. If an eligible housing project is reviewed ministerially and meets all ODS, the City's existing design guidelines will not apply. All OMC regulations under purview of other City Departments such as Building, OakDOT, Public Works, and other Departments still apply. City of Oakland Standard Conditions of Approval will also continue to apply.

**To learn more about ODS** please visit the City's ODS Website and refer to the following documents:

Oakland ODS Factsheet

Relationship Between Zoning and ODS

## DOCUMENT ORGANIZATION

This document covers site design, building orientation, facade treatments, various building components, and additions to historic structures. It includes separate sections for sloped sites, and developments with commercial ground floors. Each section includes a brief statement of purpose outlining design principles or rationale, followed by specific mandatory design standards associated with these principles.

## HOW TO USE THIS DOCUMENT

**Step 1:** Confirm the zoning district and establish the broad regulatory framework for development - including building height, setbacks, density, and all other applicable Planning Code regulations.

**Step 2:** Confirm the building type that is being considered for development on the site. This document includes standards for 1- to 3-story Multifamily buildings. If a proposal includes a 4- to 8-story Multifamily building, One-Family home, or Two- to Four-Family buildings, refer to other ODS documents that apply to those development types.

**Step 3:** Project applicants should prepare project designs that follow the design standards in this document. Identify the relevant "Immediate Context Area" or "Existing Context" (see the following General Provision section for more details), and be attentive to applicable special context requirements within the design standards. Plans and other project submittals shall clearly show graphically how the proposal meets each of the applicable standards.

## GENERAL PROVISIONS

Some terms used in this document are defined in Planning Code Chapter 17.09. For additional definitions, please refer to Glossary in Attachment A. Terms defined in the glossary are *italicized* through the document.

**General Submittal Requirement:** Project plans and other submittals shall clearly demonstrate, through visual representation, how the proposal complies with each applicable standard, enabling Planning staff to verify compliance. If Planning staff cannot verify compliance with the objective design standards, a submittal may be deemed incomplete, not accepted for review, or rejected and returned to the applicant for resubmittal.

## Immediate Context Area and Existing Context

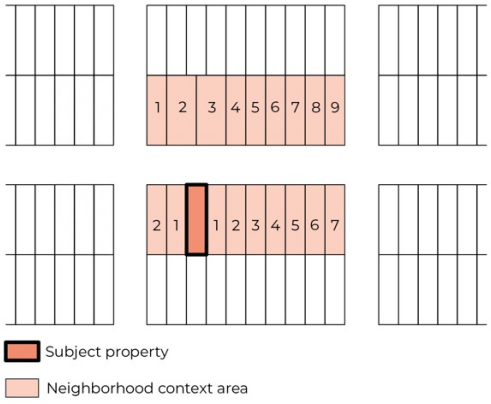
Some specific objective design standards require project applicants to survey the surrounding area and incorporate certain existing architectural elements or features from the “Immediate Context Area” or “Existing Context” into the new project design. The "majority" of buildings or features in the "Immediate Context Area" or “Existing Context” is defined here as 60% of those features or buildings.

**“Immediate Context Area”** applies to areas outside of Corridor Zones and includes up to 20 lots within the same block as the subject lot. It consists of:

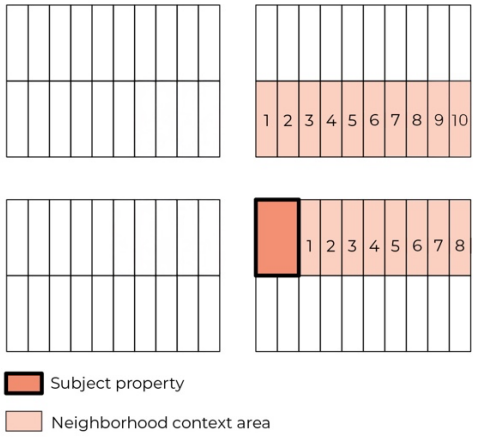
a. Same-Side Lots: 10 lots on the same side of the street - 5 on each side of the subject lot, counted from its side property lines. However, if fewer than 5 lots exist before reaching a side street, the remaining number of lots out of the 5 are added to the other side.

b. Opposite-Side Lots: The 10 closest lots directly across the street.

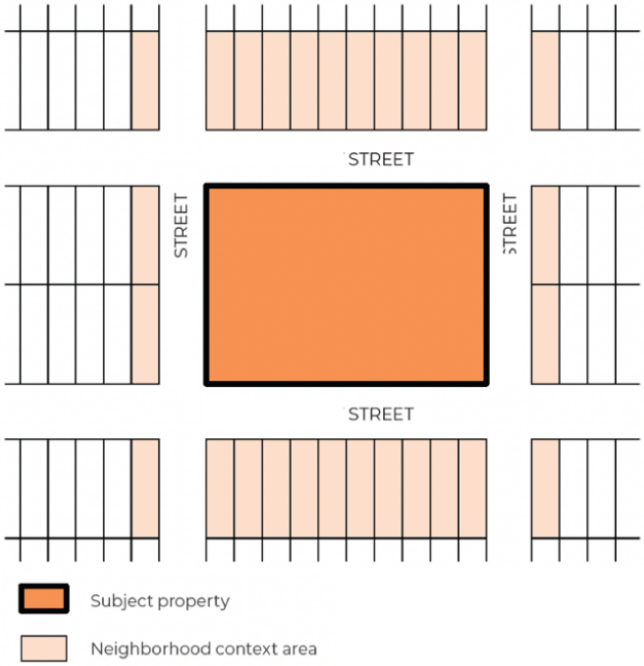
Note: Lots beyond the subject block or across side streets are not included. If fewer than 10 lots exist on the same side or opposite side of the street, the Immediate Context Area is based on the number of existing lots on both sides of the street of the same block.




Corner Lots:




For lots that cover an entire City block, the “Immediate Context Area” shall be defined as all lots across the street from each side of the subject lot and all lots that front the same street intersections as the subject lot.

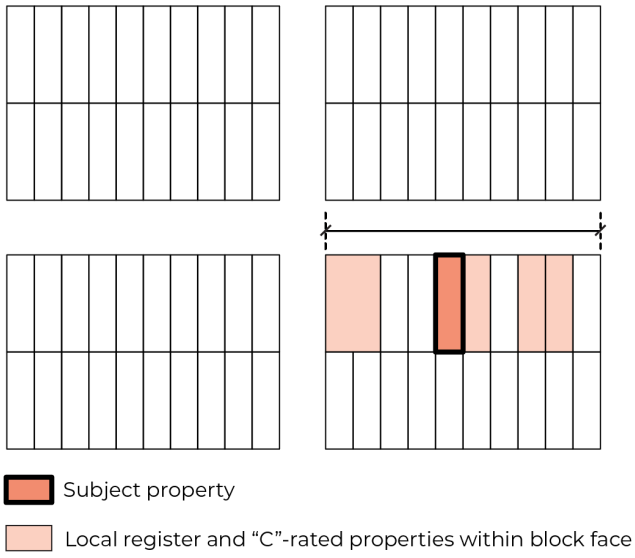



**"Existing Context"** and associated context transition standards apply to developments within the Corridor zones and shall be defined as:

a. Block face as measured from corner to corner on the same side of the block with the subject property.

b. Only Local Register* and "C"-rated Potentially Designated Historic Properties (PDHPs) within a block face contribute to existing context.

Note: Please refer to the section below and the actual standards to determine when and how Immediate Context Area or Existing Context apply, as the requirements and applicability vary between different objective design standards.




**Historic Preservation Terms** (for full definitions refer to Planning Code Section 17.09.030: https://library.municode.com/ca/oakland/codes/planning_code):

*Local Register Properties include all Designated Historic Properties** (DHPs) and Potentially Designated Historic Properties (PDHPs) rated "A" or "B", or any properties located within Areas of Primary Importance (APIs), or properties within the S-7 and S-20 Preservation Districts.

**Designated Historic Properties are defined in Planning Code Chapter 17.09 as landmarks, contributors or potential contributors to Preservation Districts, or Heritage Properties.

***Planning Code Chapter 17.09 defines PDHPs as any building or property that is determined by the City's Cultural Heritage Survey to have an existing or contingency rating of "A", "B", or "C", or to contribute or potentially

contribute to an Area of Primary Importance (API) or an Area of Secondary Importance (ASI).

To find out your property's historic designation, please see the city's Zoning Map. Select your parcel, click on Complete Parcel Information, and scroll down to "Historic Resources Information". If there is an Historic rating, it will be listed on the third row labeled "OCHS Rating". For further information on Historic Ratings, please refer to this webpage and the Planning Code.

The applicant is responsible for photo-documenting the "Immediate Context Area" for developments located outside of Corridor zones; or the "Existing Context" area for developments within the Corridor zoning districts described below (all of the Local Register and "C"-rated PDHPs located within the same city *block* and on the same side of the street as the development site). Each photograph must show building street *frontages* on the above lots and be labeled with the address pictured. These photographs shall be submitted to Planning as a part of the proposal.

For the purposes of this document, any non-residential properties are not contributing to the Immediate Context Area or Existing Context.

## Corridors and Transit Areas

Corridors and Transit Areas (referred to as "Corridors") include areas or portions thereof within the following zoning districts: D-DT-P, D-DT-C, D-DT-CX, D-DT-R, D-DT-RX, D-DT-CPW, D-DT-AG, RU-4, RU-5, CN-1, CN-2, CN-3, CC-1, CC-2, D-BV-1, D-BV-2, D-BV-3, CR-2, D-LM (all zones), S-15, S-15-W and D-CO-1, fronting the major streets with heavy transit activity. These major streets include Telegraph, College, San Pablo, Bancroft, and Shattuck Avenue; International Blvd; Broadway; Foothill Blvd, MacArthur Blvd., and other major thoroughfares. Corridors also include areas within most of Downtown, Jack London District, Lake Merritt, and other parts of the city with high commercial activity. Parcels with *frontages* along the Corridors are subject to specific provisions specified in these objective design standards, which differ from provisions applicable to parcels located off-Corridors. Please refer to the Corridor and Transit Areas Map for detailed information and to find out if a subject lot is within a Corridor area.

## 1. SITE PLANNING, ORGANIZATION, AND DESIGN

### 1.1 Building Orientation and Access

| Building Orientation and Access Standards | Yes | No | N/A |
|---|---|---|---|
| **1.1.1 Building Orientation.** The front facade of front-yard adjacent or street-adjacent principal building(s) shall face the principal street, unless the proposal is behind another on-site principal building. This facade shall include the primary building entrance or individual ground floor unit entrances. | ☐ | ☐ | ☐ |
| **1.1.2 Entry Orientation**. Entries of front yard-adjacent or street-facing principal buildings shall face the principal street. Exception: Developments with multiple units that face a shared access easement. | ☐ | ☐ | ☐ |
| **1.1.3 Pedestrian Access.** The following shall be met: | | | |
| a. A paved pedestrian walkway at least 3-feet-wide shall connect each building entry to the adjacent sidewalk. | ☐ | ☐ | ☐ |
| b. Street-facing entries: The walkway shall be separate from driveways. | ☐ | ☐ | ☐ |
| c. Entries facing a shared access easement (e.g. open space or a driveway): When the walkway is adjacent to a driveway, it shall be differentiated by paving material, pattern, or color. | ☐ | ☐ | ☐ |
| d. Exception for non-street-facing entries: A paved driveway may serve as the access route for building entries located behind another principal building instead of a separate walkway. | ☐ | ☐ | ☐ |
| **1.1.4 Development Abutting Two or More Street Frontages.** Multifamily buildings on corner lots shall orient front facades toward the corner and all adjacent public street fronts (property lines abutting public rights-of-way). The primary pedestrian entry shall be located from the *principal* street. | ☐ | ☐ | ☐ |
| **1.1.5 Internal Site Circulation.** For sites wider than 200 linear feet in areas with grid street patterns or nearly rectilinear street patterns, any new streets, midblock connections, and internal pedestrian walkways shall be aligned with the existing neighborhood street grid. | ☐ | ☐ | ☐ |

### 1.2 Additional Standards for Townhomes and Rowhomes

| Standards for Multifamily Townhouse and Rowhouse Type Developments | Yes | No | N/A |
|---|---|---|---|
| **1.2.1 Townhouse Configuration.** Townhomes, rowhomes and other similar attached developments shall be configured in one of the following ways: | | | |
| a. In a row, with entries and front facades facing a principal street, a shared driveway, or shared open space. | ☐ | ☐ | ☐ |
| b. In a row or rows perpendicular to the front lot line or a principal street, with entries and front facades for non-front yard adjacent units facing landscaped central open space or a shared driveway. | ☐ | ☐ | ☐ |
| **1.2.2 Unit Modulation.** A development shall provide modulation for separate attached units using at least one of the following methods: | | | |
| a. Rhythmic massing offsets, volumetric projections or recessions of at least 1 foot. | ☐ | ☐ | ☐ |
| b. Rhythmic plane changes of at least 1 foot. | ☐ | ☐ | ☐ |
| c. A variation of roofline or parapet heights between units by at least 1 foot. | ☐ | ☐ | ☐ |
| d. Use of pitched or angled roofs for individual townhome units. | ☐ | ☐ | ☐ |
| **1.2.3 Shared Driveways and Curb Cut Frequency.** When two adjacent townhome garage entries, carports, or other types of adjacent on-site parking spaces are proposed on the same lot, their driveways shall share a single curb cut. | ☐ | ☐ | ☐ |

### 1.3 Vehicular Access and Parking

| Vehicular Access and Surface Parking Standards | Yes | No | N/A |
|---|---|---|---|
| **1.3.1 Shared Driveways and Curb Cut Frequency.** The following standards shall apply: | | | |
| a. When only one curb cut is provided for a corner parcel, it shall be located along the *secondary street*. | ☐ | ☐ | ☐ |
| b. Exception: If more than one building is provided on one site, up to one curb cut per habitable multifamily building is allowed on each street. | ☐ | ☐ | ☐ |
| **1.3.2 Curb Cut Location.** If curb cuts are proposed for vehicular access, the following standards shall apply: | | | |

| | | | |
|---|---|---|---|
| a. Curb cuts shall not occur on *principal streets* designated as Corridors, unless no other street *frontage* is available. | ☐ | ☐ | ☐ |
| b. If the principal street is not a Corridor, but the only available secondary street(s) include existing or proposed Protected Bike Lanes (as defined in Oakland Bike Plan), the curb cuts shall be placed on the principal street. | ☐ | ☐ | ☐ |
| c. For projects on two or more non-Corridor streets, if one street includes a Protected Bike Lane, curb cuts shall be placed on a street without a Protected Bike Lane. | ☐ | ☐ | ☐ |
| d. Unless otherwise specified in the Zoning, curb cuts shall be at least 10 feet away from publicly accessible open spaces, on-site pedestrian entrances, and bicycle entrances, except for sites with less than 80 feet of street frontage. | ☐ | ☐ | ☐ |
| **1.3.3 Surface Parking Location.** Surface parking shall be located to the rear of buildings in relation to the *principal* street *frontage,* except as specified below: | ☐ | ☐ | ☐ |
| a. For projects in zones where Planning Code allows front parking and for projects in the Regional Commercial (CR) Zoning Districts. | ☐ | ☐ | ☐ |
| b. For developments in Hillside Zones and on lots sloped more than 20% when parking is required by Zoning. | ☐ | ☐ | ☐ |
| c. Side parking is allowed for Mixed-Use buildings with commercial uses such as grocery stores or medical uses on the ground floor. | ☐ | ☐ | ☐ |
| **1.3.4 Parking Stall Location.** When parking stalls in a surface parking lot are parallel to the edge of the sidewalk, the first parking stall shall be located at least 10 feet away from the curb cut when accessing it from a public street. | ☐ | ☐ | ☐ |
| **1.3.5 Pedestrian Circulation.** All surface parking facilities with 10 or more spaces shall have a continuous network of pedestrian routes with marked pedestrian crossings at all intersections with a vehicular way. | ☐ | ☐ | ☐ |
| **1.3.6 Tree Canopy Cover.** For parking lots of 10 of more spaces, trees shall provide a tree canopy cover that shades a minimum of 50% of each on-site surface parking area at *maturity*. The applicant shall provide a landscape plan-showing the surface area canopy coverage anticipated at maturity. Exception: Projects with carports with solar panels above proposed parking. | ☐ | ☐ | ☐ |
| Parking Garages Standards | Yes | No | N/A |
| **1.3.7 Orientation**. If a standalone parking structure of 4 or more spaces is provided, a facade with shortest length shall be parallel to the street. | ☐ | ☐ | ☐ |
| **1.3.8 Garage Door Recess.** Garage doors shall recess by at least 6 inches from any building or garage facade. Exception: This standard does not apply to any detached garages that are set back behind the primary structure. | ☐ | ☐ | ☐ |

1.4 Services and Utilities

| Services and Utilities Standards | Yes | No | N/A |
|---|---|---|---|
| **1.4.1 Trash Staging.** If a multifamily development has multiple street *frontages* and trash collection staging or pickup is required to be along the street due to physical constraints, these staging areas shall be located (and shown on a site plan) along secondary street frontages. | ☐ | ☐ | ☐ |
| **1.4.2 Exposed Elements.** Electrical elements including wires, conduit, junction boxes, ballasts, and panel boxes shall be *concealed* from public view or painted to match exterior walls. | ☐ | ☐ | ☐ |
| **1.4.3 Utilities and Transformers.** One of the following standards shall be met: | | | |
| a. Utilities serving private property, including transformers, shall be located on private property; or | ☐ | ☐ | ☐ |
| b. Transformers that are required to be installed on or adjacent to the street or sidewalk shall either be in below-grade vaults or enclosed in the building. | ☐ | ☐ | ☐ |
| **1.4.4 Off-Street Loading and Service Access.** If proposed, off-street loading and service areas for residential uses shall be located either within surface parking lot areas, integrated within the envelope of a building, or placed within other open paved area on-site, and shall be screened from the street and adjacent properties. | ☐ | ☐ | ☐ |
| **1.4.5 No Utilities in Open Space.** Utility and mechanical equipment shall not be located within any required open space areas, unless they are enclosed below-grade. | ☐ | ☐ | ☐ |

1.5 Open Space

| Open Space Standards | Yes | No | N/A |
|---|---|---|---|
| **1.5.1 Children's Play Area.** A minimum of one children's play area shall be provided if a development provides 1,000 square feet or more of contiguous group usable open space.<br>Exception: Children's play areas are not required in *group useable open spaces* designated for senior housing.<br>Note: the play area shall count as a part of total group useable open space. | ☐ | ☐ | ☐ |
| **1.5.2 Children's Play Area.** When required by standard 1.5.1, each children's play area shall be designed to provide all the following: | | | |
| a. A minimum dimension of 15 feet in any direction, and | ☐ | ☐ | ☐ |
| b. A minimum of 6 linear feet of seating within 10 feet of the play area. | ☐ | ☐ | ☐ |
| **1.5.3 Children Play Area Equipment.** When required by standard 1.5.1, play areas shall include equipment and soft pavement surface. | ☐ | ☐ | ☐ |
| **1.5.4 Children Play Area Protection.** When required by standard 1.5.1, play areas shall be protected from any adjacent streets or parking lots or other areas such as dog playing areas or athletic fields or courts with a fence or other barrier at least 42 inches in height. | ☐ | ☐ | ☐ |
| **1.5.6 Group Usable Open Space Design.** Projects providing 500 square feet or more of contiguous group usable open space shall include a minimum of one of the following amenities, projects providing 1,000 to 2,000 square feet of contiguous group usable open space shall include a minimum of two of the following amenities, and projects providing more than 2,000 square feet of contiguous open space shall include at least three of the following amenities: | ☐ | ☐ | ☐ |
| a. Outdoor fitness area. | ☐ | ☐ | ☐ |
| b. Outdoor active recreation area or play area. | ☐ | ☐ | ☐ |
| c. Group seating. | ☐ | ☐ | ☐ |
| d. Joint cooking and eating area such as BBQ facilities. | ☐ | ☐ | ☐ |
| e. Pet run area and dedicated relief area. | ☐ | ☐ | ☐ |
| f. Gardening area for residents.<br>Note: If multiple group useable spaces are provided, the amenity requirement is for the entire site. | ☐ | ☐ | ☐ |

1.6 Mid-Block Connections

| Mid-block Connections Standards | Yes | No | N/A |
|---|---|---|---|
| **1.6.1 Mid-block Connection Width.** When provided, mid-block connections shall have a minimum 20-foot width at any point that include both a travel path clear from obstructions and adjacent *landscape* areas. | ☐ | ☐ | ☐ |
| **1.6.2 Vertical Clearance.** When building projections extend more than 4 feet over a mid-block connection, they shall maintain a minimum 15-foot vertical clearance, measured from the ground to the bottom of the building projection. | ☐ | ☐ | ☐ |
| a. Building projections that extend 4 feet or less over a mid-block connection shall maintain a minimum 8-foot vertical clearance. | ☐ | ☐ | ☐ |

1.7 Lighting

| Lighting Standards | Yes | No | N/A |
|---|---|---|---|
| **1.7.1 Light Fixtures and Orientation.** All site lighting, including any bollard lighting, shall be directed downwards or toward building surfaces. All lighting fixtures shall be *fully shielded* or designed with *fully cut-off* capability to reducing light spillage and glare.<br>Exception: Architectural up-lighting on building facades. | ☐ | ☐ | ☐ |
| **1.7.2 Pedestrian Circulation.** If a project includes access pathways on the interior of the site as a part of a development, pedestrian and bicycle circulation routes shall have a continuous light coverage from site entrance to the building entrance. This shall be shown on a landscape or site lighting plan. | ☐ | ☐ | ☐ |
| **1.7.3 Entry Lights.** Exterior lighting shall be provided at all pedestrian and bicycle entrances. | ☐ | ☐ | ☐ |

## 2. FACADE TREATMENTS AND BUILDING ELEMENTS

2.1 Mitigation of Blank Walls and Facades

| Mitigation of Blank Walls Standards | Yes | No | N/A |
|---|---|---|---|
| **2.1.1 Blank Facades.** Facades that face front property line shall have windows and at least one entry door. | ☐ | ☐ | ☐ |
| **2.1.2 Blank Facades.** Facades that front to a street shall have no *blank walls* equal to 15 feet or longer, unless required by structural demands of a building in the Building Code. When unavoidable, all blank walls shall meet the standards for blank wall treatments specified in standard 2.2.3. | ☐ | ☐ | ☐ |
| **2.1.3 Corner Blank Walls.** At building corners fronting a *principal street*, a blank wall longer than 15 feet shall not be located within the first 20 feet measured from the building corner. | ☐ | ☐ | ☐ |
| **2.1.4 Treatments.** All continuous *blank walls* on the ground floor fronting any public street, sidewalk, walkway, or public open space shall have at least one of the following design treatments. Blank wall treatments shall be clearly represented and called out on the submitted drawings. | ☐ | ☐ | ☐ |
| a. Murals that are at least 8 feet in any dimension and cover at least 75% of the blank wall area. If this option is selected, it shall be memorialized in the project's conditions of approval stating that a mural shall be preserved (and maintained as necessary) for the life of the building to maintain conformance with this design criteria. | ☐ | ☐ | ☐ |
| b. Public art that complies with Municipal Code requirements for private development and cover at least 50% of the blank wall area. | ☐ | ☐ | ☐ |
| c. Decorative features such as ironwork, grilles, panels, mosaics, or relief sculptures that cover no less than 50% of a blank wall area. Additional option for parking garages: ventilation grills that match the window patterns and *articulation* of the street-facing building facade. | ☐ | ☐ | ☐ |
| d. Ornamentation such as frieze, swag or similar running at least 75% the length of the blank wall area, at least 12 inches in height, placed within the upper half of the ground floor height. | ☐ | ☐ | ☐ |
| e. Planting that covers a minimum of 75% of the blank wall area. These can be permanent vertical trellis and planters with climbing plants, or free-standing plant species adjacent to building walls such as trees or tall shrubs. If planting is provided, irrigation shall be provided to ensure survival. If this option is selected, it shall be memorialized in the project's conditions of approval stating that required plantings shall be maintained (and re-planted as necessary) for the life of the building to maintain conformance with this requirement. | ☐ | ☐ | ☐ |

2.2 Facade Treatments

| Facade Treatment Standards | Yes | No | N/A |
|---|---|---|---|
| **2.2.1 Facade Treatments and Building Modulation.** New buildings and street-facing additions shall be articulated using at least two of the following: | | | |
| a. Window bays that project from the street-facing building facade no more than 3 feet. Any projections into public right-of-way must comply with Zoning and OakDOT permitting requirements. | ☐ | ☐ | ☐ |
| b. Modular or rhythmic massing offsets or volumetric projections or recessions of at least 1 foot. | ☐ | ☐ | ☐ |
| c. Modular or rhythmic plane changes of at least 1 foot. | ☐ | ☐ | ☐ |
| d. Balconies or Juliet balconies on front facade. | ☐ | ☐ | ☐ |
| e. A variation of roofline or parapet heights between defined building modules or units by at least 1 foot. | ☐ | ☐ | ☐ |
| f. Window screening devices such as lattices, louvers, perforated metal screens, awnings, sunshades, or canopies that are a minimum of 18 inches deep, are a part of a window trim or assembly. | ☐ | ☐ | ☐ |
| g. Rhythmic pattern of columns, pilasters or fins that are a maximum of 25 feet on center and project from the street-facing building facade by at least 6 inches in depth spanning upper floors. | ☐ | ☐ | ☐ |
| h. Permanently fixed awnings, sunshades, canopies, or screens that are at least 18 inches deep. If this option is selected, it shall be memorialized in the project's conditions of approval stating that required awnings or other canopies shall be maintained (and repaired as necessary) for | ☐ | ☐ | ☐ |

| | | | |
|---|---|---|---|
| the life of the building to maintain conformance with this requirement. | | | |
| i. A horizontal expression line or a design feature, such as a water table, bellyband, belt course, or *cornice*, that is applied above the ground floor or building base, creating a transition to the upper floors. This feature should extend across at least 80% of the facade length and shall also meet standard 3.4.1 Ground Floor Context Transition if such context exists. | ☐ | ☐ | ☐ |
| j. Covered and recessed entries (such as porches) that are a minimum of 4 feet wide and 3 feet deep. Note that this treatment shall be selected if 60% or more of existing buildings in the Immediate Context Area include covered and recessed entries. | ☐ | ☐ | ☐ |
| k. Decorative molding, trims, architectural inlays or reliefs, in a rhythmic pattern with a minimum depth of 4 inches. | ☐ | ☐ | ☐ |
| l. Pressed brick, stone, tile, or architectural terra cotta surfaces for at least 60% of street-facing facade. | ☐ | ☐ | ☐ |
| m. *Cornices* at the *roof line* for flat roofs or eaves for sloped roofs. | ☐ | ☐ | ☐ |
| **2.2.2 *Articulation* and Materials.** Each street-facing building facade shall maintain a consistent level of detailing and material quality across its entire surface. | ☐ | ☐ | ☐ |

2.3 Building Entrances

| General Building Entrances Standards | Yes | No | N/A |
|---|---|---|---|
| **2.3.1 Building Entrance Recess or Projection.** All building entrances, including shared entries, lobbies, gate entries, and individual ground-floor units, shall include a projection, recess, or combination of both, totaling at least 12 square feet. Examples of such entries include *porch, portico, patio, deck, alcove* or another type of covered or recessed entryway. | | | |
| a. If a recess is utilized, it shall be at least 3 feet in depth and 4 feet in width. | ☐ | ☐ | ☐ |
| b. If a projection is proposed, the covered area shall extend at least 3 feet from the entry facade or a gate entry (subject to any OakDOT permitting requirements if within the public right-of-way) and be at least 4 feet in width. This option shall be used for any gate entries leading to lobbies or shared entries. | | | |
| **2.3.2 Stoops.** Stoops shall only be allowed under one of the following conditions: | | | |
| a. In Zones where ground floor grade separation is required by the Planning Code. | ☐ | ☐ | ☐ |
| b. If at-grade entries are not physically feasible due to a street cross slope of 10% or more. | ☐ | ☐ | ☐ |
| c. If there is another ADA accessible entry provided into the unit or building. | ☐ | ☐ | ☐ |

2.4 Shared Building Entrances

| Shared Building Entrance Standards | Yes | No | N/A |
|---|---|---|---|
| **2.4.1 Primary Building Entrance for Lobbies or Shared Entries.** When a shared building entry is provided, including any gate entrances, the following standards shall be met: | | | |
| a. The primary shared entrance shall be at-grade (no steps) to promote universal accessibility, unless unreconcilable physical site conditions such as cross-slope over 20% preclude creation of at-grade entries. | ☐ | ☐ | ☐ |
| b. The primary shared entrance for street-facing buildings, including lobbies, vestibules, or gate entrances, shall face the street. | ☐ | ☐ | ☐ |
| c. Entry shall have a vertical clearance of at least 8 feet in height measured from the *finished floor* at the door to a surface above (e.g. finished floor of a story above, canopy, balcony, or other surface) and be at least 4 feet wide. | ☐ | ☐ | ☐ |
| d. A door that is either a double door or a single door with side-lites or full-length windows to achieve at least 6 feet in width. | ☐ | ☐ | ☐ |
| e. Door frame and/or trim of 4 inches minimum width. | ☐ | ☐ | ☐ |
| f. Door recessed from trim or wall by at least 3 inches. | ☐ | ☐ | ☐ |
| **2.4.2 Exterior Access Limitations.** Unenclosed exterior access corridors with unit entrance doors above the ground floor shall not be permitted on public street-facing building facades and side elevations adjacent to other properties and visible from either a public right-of-way or from the adjacent properties. | ☐ | ☐ | ☐ |

2.5 Individual Building Entrances

| Individual Residential Entrance Standards | Yes | No | N/A |
|---|---|---|---|
| **2.5.1 Porch Context.** For proposals in Areas of Primary Importance (APIs) and Areas of Secondary Importance (ASIs), if 60% or more of existing residential buildings in the Immediate Context Area have porches or another type of covered or recessed entries, a proposed street-facing building shall provide a covered or recessed porch, patio, or deck that is a minimum 4 feet wide and 3 feet deep. | ☐ | ☐ | ☐ |
| **2.5.2 Ground Floor Entry.** If ground floor residential units are fronting Corridors and include entries from the street, these residential units shall provide one of the following: | | | |
| a. A minimum 6-foot front *setback* that extends for at least half of the width of each residential unit, including the ground-floor entry area. The following Transitional Features shall be provided in the setback zones:<br>i. A planting area, which may be at ground level or in raised planters up to 42 inches in height, abutting the sidewalk in at least the first 18 inches of the setback depth, for at least half of the width of each residential unit, planted using live plant materials.<br>ii. A low wall, fence, gate, raised planter or another similar vertical transition feature (up to 42 inches in height), in combination with planting. .<br>iii. The remainder of the setback area between the street-facing building facade and property line that is not a part of a *stoop*, *porch*, ramp, pedestrian pathway, or planting areas shall be set with decorative paving materials such as pavers, bricks, tile, colored concrete, or another decorative paving material. | ☐ | ☐ | ☐ |
| b. If an elevated ground floor entry is required by the Planning Code or the first option (a) is not physically feasible due to a cross slope of 10% or more, *ground floor units* shall be elevated between 2.5 and 5 vertical feet above the closest sidewalk level.<br>Exception: A dwelling unit can be elevated higher than 5 vertical feet above the sidewalk level if required due to a designated flood or sea level rise area or if the site's cross slope requires that | ☐ | ☐ | ☐ |
| **2.5.3 Entry from Sidewalk.** At least 60% of street-facing ground floor units shall be accessed from the adjacent sidewalk or shared access easement. | ☐ | ☐ | ☐ |
| **2.5.4 Individual Ground Floor Residential Unit Entrances.** Individual residential entrances for residential units that face the street shall meet all the following: | | | |
| a. Entrance doors for ground-floor units along a street-facing facade shall either face the street or be perpendicular to the street or angled in between as long as the entrance door is within a street-facing recessed entry from the front building facade that is a minimum 4 feet wide and 3 feet deep. | ☐ | ☐ | ☐ |
| b. All the following Transitional Features shall be provided in the areas between the sidewalk and individual residential entrances, if any such areas exist: | ☐ | ☐ | ☐ |
| i. Planting strip(s) of at least 18 inches deep abutting the sidewalk. The planting strip(s) can be raised up to 42 inches as planters. If raised planters are provided, they shall be made of concrete, steel, or similar durable material. | ☐ | ☐ | ☐ |
| ii. A low wall, fence, and/ gate or other similar vertical transition feature (up to 42 inches in height). | ☐ | ☐ | ☐ |
| **2.5.5 Recessed Entrances for Ground Floor Residential Units**. Recessed entrances shall have a minimum vertical clearance of 8 feet as measured from front of landing in front of the door to the underside of the ceiling or projecting element defining the entryway and shall be minimum 4 feet wide and 3 feet deep. | ☐ | ☐ | ☐ |
| **2.5.6 Porch Columns.** When columns or pillars are provided for entry porches, their widths and depths shall be a minimum of 4 inches. If columns are round, they shall have a minimum diameter of 6 inches. | ☐ | ☐ | ☐ |

## 2.6 Awnings, Sunshades, Screens and Canopies

| Awnings, Sunshades, Screens and Canopies Standards | Yes | No | N/A |
|---|---|---|---|
| **2.6.1 Context Transition.** When proposed, awnings, canopies, *cornices*, and similar horizontal elements at the ground floor or building base shall match the height of these features on adjacent buildings. If adjacent buildings have these elements at varying heights, the proposed design shall select one height and match it. If there are no adjacent buildings with such elements, this requirement does not apply. | ☐ | ☐ | ☐ |
| **2.6.2 Ground Floor Awnings and Sunshades.** When provided, the following standards shall be met: | | | |
| a. Awnings and sunshades at the ground level shall maintain a vertical clearance of at least 8 feet from the sidewalk (subject to any OakDOT permitting requirements if within the public right-of-way). | ☐ | ☐ | ☐ |
| b. When transom windows are provided, awnings, canopies, and similar weather protection elements shall be installed under the transom windows to allow for light to enter the storefront through the transom windows. | ☐ | ☐ | ☐ |

| | | | |
|---|---|---|---|
| c. Awnings shall be either sloped or follow the window contour if a window is arched. | ☐ | ☐ | ☐ |
| d. Awnings shall not extend over columns or structural piers/pilasters and shall be divided into sections to reflect vertical divisions of the *facade*. | ☐ | ☐ | ☐ |
| e. No more than one awning shall be provided for each storefront entry or window. | ☐ | ☐ | ☐ |
| f. Canvas awnings shall not be used for residential entrances. Vinyl awnings shall be prohibited. | ☐ | ☐ | ☐ |

2.7 Roofs and Parapets

| Roofs and Parapets Standards | Yes | No | N/A |
|---|---|---|---|
| **2.7.1 Roof Form Context.** For proposals in Areas of Primary Importance (APIs), if the Immediate Context Area has 60% or more roofs of similar shape, new buildings shall provide a similar roof shape for a minimum of 50% of their roof area that faces the street. For example, if the Immediate Context Area has a context of sloped roofs, the new buildings shall also provide a sloped roof for at least 50% of their street-facing portion of the roof area. This standard applies only to buildings located outside of Corridor zones. | ☐ | ☐ | ☐ |
| **2.7.2 Roof Eaves/Overhangs Context.** For proposals in Areas of Primary Importance (APIs), if the Immediate Context Area has 60% or more of pitched roofs with eaves or overhangs, then any proposed project shall also have a pitched roof with overhangs of 12 inches or more along street *frontage*. This standard does not apply to buildings located in Corridor zones. | ☐ | ☐ | ☐ |
| **2.7.3 Pitched Roof Treatment.** When provided, pitched roofs shall be articulated using overhangs that extend a minimum 12 inches and maximum 36 inches, including the eave and gutter profile. | ☐ | ☐ | ☐ |
| **2.7.4 Parapet Coping/Caps.** When parapets are provided, they shall include a cap. | ☐ | ☐ | ☐ |
| **2.7.5 Roof Edge Flashing.** If proposed, weather protection for flat roof edges and parapets, such as metal flashing, shall match building roofline color. Unpainted metal flashing shall be prohibited. | ☐ | ☐ | ☐ |
| **2.7.6 Rooftop Mechanical Equipment.** Any equipment shall be located at least 5 feet from the edge of any roof of a street-facing public facade and screened with a device that matches the materials and texture of the building exterior. Height of the screening device shall be at least as high as the highest point of the equipment. | ☐ | ☐ | ☐ |

2.8 Balconies and Decks

| Balconies Standards | Yes | No | N/A |
|---|---|---|---|
| **2.8.1 Side-Facing Balconies or Decks.** Balconies and upper floor or rooftop decks shall be set back at least 5 feet from the shared interior side property line. | ☐ | ☐ | ☐ |
| **2.8.2 Privacy Screening.** Balconies and decks, including rooftop decks, within 10 feet of a shared side property line shall have solid, non-transparent railings at least 36 inches high on the sides facing shared side property lines. | ☐ | ☐ | ☐ |
| **2.8.3 Stair and Elevator Penthouses.** Stair and elevator penthouses shall be set back at last 5 feet from the street-facing building facade and shall be designed in the same style, materials, and finishes as the main building. | ☐ | ☐ | ☐ |
| **2.8.4 Balcony as Entrance Cover.** When balconies are located above building entrances, they shall be designed to provide coverage or act as a projection for the building entrance and be center aligned with building entrance. | ☐ | ☐ | ☐ |
| **2.8.5 Equipment on Balconies.** Permanent storage boxes, condensers for air-conditioning units, or other mechanical equipment shall not occupy more than 25% of the *balcony* area and shall not project beyond the balcony. Vents and louvers for such equipment shall be allowed. | ☐ | ☐ | ☐ |
| **2.8.6 Deck Projection.** Street-facing decks on stilts shall be prohibited. | ☐ | ☐ | ☐ |

2.9 Windows and Glazing

| Windows and Glazing Standards | Yes | No | N/A |
|---|---|---|---|
| **2.9.1 Window Shadow Detail.** Street-facing windows shall provide a shadow detail using at least one of the following methods: | | | |
| a. Inset window from the building *facade* or exterior window trim by at least 2 inches. | ☐ | ☐ | ☐ |
| b. Exterior window trim that is at least 3 inches wide and 2 inches thick. | ☐ | ☐ | ☐ |
| c. Windows projecting from building facade or exterior trim by at least 3 inches, or window screening devices such as lattices, louvers, perforated metal screens, awnings, sunshades, or canopies that are a minimum of 12 inches deep and are a part of a window trim or assembly. | ☐ | ☐ | ☐ |
| d. Windows grouped in banks that are recessed by at least 2 inches from the rest of building facade. | ☐ | ☐ | ☐ |
| **2.9.2 Sill Height.** Windows that are located on upper stories closer than 10 feet from and facing existing | ☐ | ☐ | ☐ |

| | | | |
|---|---|---|---|
| residential buildings on an adjacent property shall have sill height at least 42 inches above the *finished floor* unless the window is placed at an angle of at least 30 degrees, measured perpendicular to the adjacent interior property line. | | | |
| **2.9.3 Window Materials Context.** For proposals located in Areas of Primary Importance (APIs), street-facing windows shall be either metal, wood, or a material with wood-like appearance. | ☐ | ☐ | ☐ |

2.10 Exterior Materials

| Materials Standards | Yes | No | N/A |
|---|---|---|---|
| **2.10.1 High Quality Durable Materials for Ground Floors.** All non-fenestrated areas on the street-facing ground floor facades of buildings with a zero front lot line setback shall use one or more of the following durable, low-maintenance, high-quality materials and textures:<br>a. Natural stone (such as marble, granite or other).<br>b. Cast stone.<br>c. Brick – real or veneer.<br>d. Ceramic tile.<br>e. Glass.<br>f. Heavy Timber or Mass Timber.<br>g. Horizontal wood siding, and wood shingles. *<br>h. Board and batten siding with batten dimension at least 1"x2", and Z-bar covered by trim*<br>i. Terracotta.<br>j. Pre-cast concrete, glass-fiber reinforced concrete.<br>k. High-quality, cast-in-place concrete, including board-form concrete.<br>l. Cement plaster or Stucco (light sand or smooth trowel finish.) *<br>m. Cement fiber or similar synthetic siding resembling wood siding or shingles that must be smooth surfaced (without imitation of raised wood grain). *<br>n. Steel and metal.<br>o. High-density fiber cement panels of minimum 7/16" inch thick.<br>*Note: These materials are not allowed on ground floor facades along Corridors, unless they are above a bulkhead made of another approved durable material from this list. | ☐ | ☐ | ☐ |
| **2.10.2 Prohibited Materials.** T1-11 siding, foam/spray stucco, and vinyl siding and trim (not windows) are prohibited. | ☐ | ☐ | ☐ |
| **2.10.3 Material Transitions.** Transitions between different materials, when provided, shall be coordinated with plane changes and occur at the junction of two perpendicular or intersecting planes. If material changes must be in the same plane, architectural elements such as trims, cornices, or similar features shall be utilized to create a defined corner or edge for the material transition. | ☐ | ☐ | ☐ |
| **2.10.4 Variation in Materials.** The following shall be met: | | | |
| a. At least two materials or textures shall be used on all street-fronting building *facades* longer than 100 feet in width, in addition to glazing and railings. | ☐ | ☐ | ☐ |
| b. The primary material shall be used for a minimum of 60% of the building *frontage*, excluding windows, safety railings (vertical edge boundary), base bulkheads, and trim. | ☐ | ☐ | ☐ |
| **2.10.5 Materials Context.** If 60% or more of buildings within the Immediate Context Area or Existing Context feature the same prominent material on at least 50% of their street-facing facades, the proposal shall incorporate this material on at least 50% of its facade unless the prominent material is one of the prohibited materials listed in 4.8.2.<br>Note: Except for Local Register Properties, if the context material is wood siding, an alternative material such as cement fiber siding, that visually matches the context siding is acceptable. | ☐ | ☐ | ☐ |
| **2.10.6 Avoiding Historical Imitation.** New detached buildings on a lot with Local Register Properties at the front or side of the main historic building shall use the same forms, materials, and color range of the historic building, but in a manner that does not replicate or duplicate the exact detailing of the existing historic building. | ☐ | ☐ | ☐ |

## 3. STANDARDS FOR BUILDINGS IN HILLSIDE ZONES AND ON SLOPED LOTS

3.1 Hillside Zones and Sloped Lots

| Hillside and Sloped Lots Standards | | | |
|---|---|---|---|
| **3.1.1 Stepping for Sloping Lots.** Stepping for building footprint slopes more than 20% shall be achieved using at least one of the following: | | | |
| a. Changing the elevations of *finished floors* and/or roofs for no more than one story between steps. | ☐ | ☐ | ☐ |
| b. Adding floors at higher grade elevations as allowed by the underlying Zoning district. | ☐ | ☐ | ☐ |
| c. Stepping back upper floors at the lowest point of the slope by a minimum of 5 feet. | ☐ | ☐ | ☐ |
| **3.1.2 Skirt Wall Height on Hillside.** *Skirt wall* height for buildings on hillsides shall be limited as follows:<br>On *footprint slopes* of 20-60%, skirt wall heights shall not exceed 2 feet per 10% of slope, with a maximum skirt wall height of 4 feet for a 20% slope, 6 feet for a 30% slope, 8 feet for a 40% slope, 10 feet for a 50% slope, and 12 feet for a 60% slope.<br>Exception: This standard shall not be required for buildings on lots with slope greater than 60%. | ☐ | ☐ | ☐ |
| **3.1.3 Skirt Wall Design.** At least one of the following design methods shall be used to reduce *skirt wall* bulk: | | | |
| a. Including horizontal belt course and a cap at the top of the skirt wall. | ☐ | ☐ | ☐ |
| b. Changing material at the skirt wall to contrast with primary building volume. | ☐ | ☐ | ☐ |
| c. Integrating landscaped terraces at the skirt wall. | ☐ | ☐ | ☐ |
| d. Recessing the skirt wall from the face of the upper floors. | ☐ | ☐ | ☐ |
| **3.1.4 Materials in Fire Zones**. Projects located in a Very High Fire Hazard Severity Zone (VHFHSZ) (as adopted by the City) shall not use untreated wood products for exterior siding and roofs, including wood shingles or shakes without fire-resistant treatment.<br>Note: All regulations under the Building and Fire Codes shall still apply. | ☐ | ☐ | ☐ |
| **3.1.5 Garages on Lots with a Cross Slope.** On a site that has a cross slope* of more than 10 percent, garages and driveways shall be located on the lower side of the lot.<br>*A Cross Slope here means a slope along the front property line between side property lines. | ☐ | ☐ | ☐ |

## 4. STANDARDS FOR PROJECTS WITH GROUND FLOOR COMMERCIAL

4.1 Commercial Ground Floor

| Commercial Ground Floor Standards | Yes | No | N/A |
|---|---|---|---|
| **4.1.1 Ground Floor Context Transition.** New buildings with ground floor commercial spaces fronting a street shall have a ground floor expression line* that matches the ground floor expression line height and dimension of adjacent Local Register Properties and "C"-rated PDHP's. If more than one such property is adjacent with different height and dimension of the expression line, the project shall match the height and dimension of either one.<br>*Expression Line is a horizontal building element such as trim, *massing* change, material change or architectural elements such as a belly band, belt course, a water table, or a *cornice*. | ☐ | ☐ | ☐ |
| **4.1.2 Ground floor height.** Unless otherwise mentioned in the underlying Zoning district, the minimum ground floor height shall be 15 feet (measured from the sidewalk grade to the second story floor as per Zoning Code requirements) for buildings containing ground floor non-residential facilities. | ☐ | ☐ | ☐ |
| **4.1.3 Commercial Space Viability.** If commercial space is proposed for the ground floor, it shall include vent shafts, exhaust vents, and stub outs for plumbing. | ☐ | ☐ | ☐ |
| **4.1.4 Building Corners.** Proposed storefront elements including windows, transparent facades, bulkheads, awnings and sunshades, transom windows, lintels, and horizontal elements such as cornices at building corners shall wrap around the corner such that these elements extend from the primary street to the secondary street at least 10 feet. | ☐ | ☐ | ☐ |

| | | | |
|---|---|---|---|
| **4.1.5 Finished Floor.** The *finished* ground floor level for all commercial *active frontages* shall be within 3 vertical feet of the sidewalk grade. For sites with a *principal* street slope of 10% or more, the finished ground floor level shall be within 5 vertical feet of the sidewalk grade.<br>Exception: When a site is in a designated flood or sea level rise area, the finished ground floor level is allowed to be raised so that it is at least 1 vertical foot above the designated flood or sea rise level. | ☐ | ☐ | ☐ |
| **4.1.6 Wall Plane.** To avoid a continuous flat wall plane, storefront windows, bulkheads, and other surfaces shall recess or project at least 3 inches but no more than 12 inches from the primary building facade. | ☐ | ☐ | ☐ |
| **4.1.7 Outdoor Seating or Dining.** Any proposal for outdoor seating in the public right-of-way must receive OakDOT approvals (separate from Planning). When outdoor seating or dining is provided in the area between the public right-of-way and building facade at the ground level, the following shall apply: | | | |
| a. At least 5 feet wide unobstructed access is maintained at building entrances. | ☐ | ☐ | ☐ |
| b. Outdoor seating and dining areas shall include receptacles for refuse and recycling. These elements shall be shown on plans. | ☐ | ☐ | ☐ |
| **4.1.8 Commercial Ground Floor Treatments.** The commercial ground floor of 3-story buildings and street-facing additions shall be articulated using at least one of the following: | | | |
| a. Columns or pilasters that are a maximum of 25 feet on center and project from the street facing building by at least 6 inches in depth and at least 1 foot in width. | ☐ | ☐ | ☐ |
| b. Permanently fixed awnings, sunshades, canopies, or screens that are at least 18 inches deep. | ☐ | ☐ | ☐ |
| c. A horizontal expression line or a design feature, such as a water table, bellyband, belt course, or *cornice*, that is applied above the ground floor or building base, creating a transition to the upper floors. This feature should extend across at least 80% of the facade length. | ☐ | ☐ | ☐ |
| d. Distinct materials from the remainder of the facade above ground floor that is a minimum of 20% of the building area of the base with no change less than 3 feet by 10 feet, along with a change in plane of at least 2 inches from the wall surface of the remainder of the building. This option shall comply with Section 4.8 for high quality materials. | ☐ | ☐ | ☐ |
| e. Surface detailing for at least 60% of the ground floor facade length (tile, brick, or other architectural accents). | ☐ | ☐ | ☐ |
| f. A belt course with a change in material of at least 3 feet in height as measured from the sidewalk grade or a feature such as frieze or similar ornamentation at least 12 inches in height, placed between 4 and 7 feet above grade. Either of these features shall cover at least 60% of the base facade length. | ☐ | ☐ | ☐ |
| Commercial Entrance Standards | Yes | No | N/A |
| **4.1.9 Commercial entrances.** Pedestrian entries to ground-floor and upper-floor commercial uses shall meet all following standards: | | | |
| a. Mixed-use projects on corner lots or with *frontages* on multiple streets, shall have a primary ground-floor commercial entrance on the principal street or at a corner. | | | |
| b. All commercial *active uses* located at the ground level shall provide at least one at-grade entrance from the public right- of-way. Exception: Designated flood or sea level rise areas. | ☐ | ☐ | ☐ |
| c. For commercial use frontages that are equal or exceed 100 feet in length, there shall be a minimum of one entrance for each 100 feet of *frontage* or portion thereof. | ☐ | ☐ | ☐ |
| d. In addition, at least two of the following standards shall be met: | | | |
| i. Entrances shall be recessed at least 3 feet in depth from the rest of the ground floor building *facade* OR if the entrance is a part of a bay formed by columns or pilasters at the ground floor, the entire ground floor commercial space may be recessed by no more than 5 feet measured from the rest of the building facade above the ground floor excluding any projections. | ☐ | ☐ | ☐ |
| ii. Entrances that are covered by a roof, canopy, permanently fixed awning, or other permanent architectural projection that provides weather protection that is at least 12 square feet in size. | ☐ | ☐ | ☐ |
| iii. Exterior entry vestibule or alcove floors that are paved with tile, stone, or other hard-surface material distinct from the adjacent sidewalk. This standard may also be met by scoring concrete and using integrated color. | ☐ | ☐ | ☐ |

## 4.2 Storefronts

| Storefront Elements Standards | Yes | No | N/A |
|---|---|---|---|

| | | | |
|---|---|---|---|
| **4.2.1 Storefront Elements.** Commercial facades shall provide at least three of the following or meet Exception (e): | ☐ | ☐ | ☐ |
| a. Transom or Clerestory window with a window trim. If transom windows are proposed, they shall be at least 18 inches high. | ☐ | ☐ | ☐ |
| b. Lintel with piers that connect lintel to the ground. | ☐ | ☐ | ☐ |
| c. Entry recess to create an alcove that is at least 3 feet wide and 3 feet deep. | ☐ | ☐ | ☐ |
| d. To support storefront windows, a bulkhead of at least 6 inches and no more than 24 inches in height, measured from the adjacent sidewalk. In addition, the following shall be met: | ☐ | ☐ | ☐ |
| i. Storefront windows shall be set at or within 3 inches of the face of the bulkhead or the bulkhead materials shall be incorporated into the sill detailing. | ☐ | ☐ | ☐ |
| ii. If bulkhead is proposed, transom windows or another transom element shall be provided. | ☐ | ☐ | ☐ |
| iii. If bulkhead is proposed, all materials must be durable and resistant to surface damage, such as tile, polished stone slabs, wood panels, pressed brick, metal and formed concrete. Prohibited materials for bulkheads are stucco, wood shingles, board-and-batten siding, rustic materials such as rough-sawn wood, vinyl, and cultured stone. If any of the materials in this standard conflict with standard 2.10.1, materials in this standard shall prevail for bulkheads only. | ☐ | ☐ | ☐ |
| e. Exception: Provide glass storefronts with at least 8 feet high glass display windows, and entry doors with transparent glass sections of least 50%. | ☐ | ☐ | ☐ |
| **4.2.2 Transom Windows.** When a transom or clerestory window is provided, a clearance of at least 18 inches shall be maintained between a dropped ceiling and a transom window to allow light to enter the room. | ☐ | ☐ | ☐ |
| **4.2.3 Security Gates or Screens on Storefronts.** When proposed for storefronts, the security facilities shall meet the following standards: | | | |
| a. New storefronts shall be constructed with an internally housed (in an enclosed housing box) or completely internal security gate system. This also applies to scissor gates. | ☐ | ☐ | ☐ |
| b. The security gate housing must be located as follows in the matter of preference:<br>1. On the interior of the storefront.<br>2. The outer face of the security gate housing is set so as not to protrude beyond the building *streetwall*.<br>3. The security gate tracks are recessed or set into reveals along the sides of the storefront. | ☐ | ☐ | ☐ |
| c. Security gates shall be composed entirely of open metal mesh. A solid metal panel at the base that does not exceed the height of a bulkhead it covers is acceptable. If there is no bulkhead, the metal plate shall not be higher than 12 inches from the grade. Exception: a solid security door is allowed if a mural or other type of art is included on the surface of the door. | ☐ | ☐ | ☐ |
| **4.2.4 Windows for Ground-Floor Commercial Uses and Common Areas.** Windows and glazing at ground-floor commercial facades shall have no opaque, semi-opaque or dark tinted glass. | ☐ | ☐ | ☐ |

## 5. ADDITIONAL STANDARDS FOR HISTORIC PROPERTIES

In addition to standards in the checklist above, these standards apply to additions to a Local Register Property or a Potentially Designated Historic Property (PDHP) that result in new dwelling unit(s). Any reference to "the existing building" means the existing main building(s) on the same lot as the proposed project.

*Note: Standards below apply in addition to all other standards specified in this checklist. If any standard in this section creates a conflict with any standard in the checklist above, the standard(s) from this section shall apply. These standards do not apply to Accessory Dwelling Units (ADUs).*

| Standards for Additions to Historic Buildings Resulting in Additional Dwelling Unit(s) | Yes | No | N/A |
|---|---|---|---|
| **5.1 Retention of Existing Features.** The construction of additions shall not alter the existing historic building structure except as necessary for integration. The construction of *additions* shall preserve, repair, or replace in-kind in a manner that visually matches any existing original architectural details or | ☐ | ☐ | ☐ |

materials of the existing building portion that is being modified, except as necessary to construct and integrate an addition.

**5.2 Avoiding Historical Imitation.** New additions to Local Register Properties at the front or side of a main historic building shall use the same forms, materials, and color range of the historic building, but in a manner that does not replicate or duplicate the exact detailing of the existing historic building. ☐ ☐ ☐

**5.3 Entrances.** Any *addition* to existing historic buildings that would obstruct pedestrian access to the existing building's primary entrance shall include a new pathway to the primary entrance. ☐ ☐ ☐

**5.4 Retention of Front Porches.** An addition or alteration shall not result in the enclosure of an existing street-facing front porch.
Exception for projects that propose raising a building portion that include a porch: the porch may be converted into a balcony, deck, or enclosed, but it shall not be removed and shall retain its original historic features. ☐ ☐ ☐

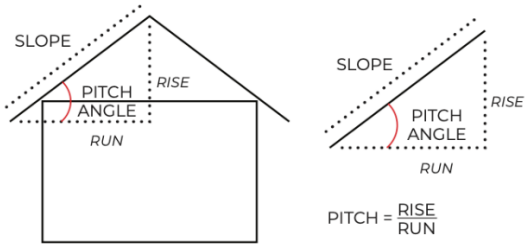
**5.5 Porches and Decks.** If there is an existing front *porch* or street-facing deck, any front addition shall preserve, repair, or replace in-kind the existing porch or deck. Any new porches or street-facing decks shall exhibit the same shape and proportions and match the same architectural details as those of the existing buildings on site.

Exception: A *porch* is allowed to be modified to accommodate a removal of steps and a grade separation to enhance accessibility. All other elements and proportions of the porch must be preserved, repaired, or replaced in kind. ☐ ☐ ☐

**5.6 Roof Form.** The roof area of street-facing *additions* shall exhibit the same *roof form** and roof slope category** as the existing historic building(s) on site. This standard shall also apply to rear additions on corner lots.

*Examples of roof forms are gable, hip, mansard, gambrel, flat, shed, bonnet, and false front.
**Roof slope categories:

| Slope Category | Roof Pitch *(rise:run)* |
|---|---|
| FLAT | ≤ 1:12 |
| LOW | ≤ 1:12 and ≤4:12 |
| MODERATE | > 4:12 and ≤7:12 |
| STEEP | > 7:12 |




☐ ☐ ☐

**5.7 Roof Eaves.** *Additions* shall match any eaves and overhangs on the existing historic building, if any exist, including eave depth. ☐ ☐ ☐

**5.8 Windows.** The following standards shall be met:

a. Any street-facing addition with new wall area above, below, next to, or in front of the existing historic building, shall match existing predominant (50% or more) street-facing window type. Window type refers to hung, casement, slider, or other commonly recognized types but does not include lites or divisions. ☐ ☐ ☐

b. If the existing windows are not original, new windows shall visually match those traditionally associated with the building's architectural design.
   i. If the style is unknown, new windows shall maintain the original window opening orientation (vertical or horizontal).
   ii. If original window openings were modified, street-facing windows shall match the predominant orientation (vertical or horizontal) of at least 60% of windows in the Immediate Context Area. The applicant shall be responsible for photo-documenting windows in the "Immediate Context Area" and illustrate window alignment. Such illustration could be in a form of annotated photographs that clearly show existing windows.
   iii. Exception: If no consistent window orientation exists in the Immediate Context Area, (b) shall not apply. ☐ ☐ ☐

c. Window materials shall visually match the existing. Different window materials are allowed if the new material is visually the same in appearance with or visually match the typical dimensions of the ☐ ☐ ☐

| | | | |
|---|---|---|---|
| existing materials. | | | |
| d. Exception: This standard does not apply to windows in commercial ground floors. | ☐ | ☐ | ☐ |
| **5.9 Windows for Non-Steet-Facing Additions.** For additions on lots with Local Register Properties only, for any *additions,* including non-street-facing elevations, windows shall visually match style, trim, and sill of the existing windows. The proposed street-facing windows shall exhibit visually the same orientation (i.e., horizontal or vertical). Exception: new windows required for egress. | ☐ | ☐ | ☐ |
| **5.10 Window Trim.** Window trim for street facing windows shall visually match depth and width of window trim on the existing building. | ☐ | ☐ | ☐ |
| **5.11 Windows/Openings for Upper Story Additions.** Any part of the *addition* that faces a street shall include windows or other openings such as doors to balconies or dormers. Street-facing windows shall match predominant existing window orientation (vertical or horizontal) and be vertically center-aligned with existing street-facing windows. | ☐ | ☐ | ☐ |
| **5.12 Roof Form of Upper Story Additions.** Roof form shall be of the same type (e.g. gable, hip, mansard, gambrel, flat, shed, bonnet, false front) as the roof form of the existing building. | ☐ | ☐ | ☐ |
| **5.13 Upper Story Additions for Historic Buildings with Flat Roofs.** One of the following standards shall be met: | | | |
| a. The upper floor addition(s) shall be recessed (stepped back) a minimum of 10 feet from the street-facing facade; or | ☐ | ☐ | ☐ |
| b. The upper floor(s) addition shall be delineated from the first floor with a trim or another horizontal design feature such as a belt course or bellyband, applied to the transition between the first floor and upper floor(s) and new addition materials and textures shall be visually distinct from the existing. | ☐ | ☐ | ☐ |
| **5.14 Upper Story Additions for Historic Buildings with Pitched Roofs.** One of the following options shall be used to create the addition: | | | |
| a. Expanding the existing roof shape by using dormers along the long side of a gable roof; or | ☐ | ☐ | ☐ |
| b. Extending and opening the back of a hip roofed attic or including a side-facing gable roof or hipped roof; or | ☐ | ☐ | ☐ |
| c. Stepping back the upper story addition a minimum of 5 feet from the street-facing facade and using the same roof form, type, and roof slope category for the addition, as the existing building as per standard 5.3 above. | ☐ | ☐ | ☐ |
| **5.15 Additions by Raising an Existing Historic Building on Street-Facing Facades.** When a story is added by raising the existing structure, the following standards shall apply: | | | |
| a. New addition materials and textures shall be visually distinct from the existing. | ☐ | ☐ | ☐ |
| b. Existing roof shape, form, and type shall be preserved. | ☐ | ☐ | ☐ |
| c. Street-facing windows shall match existing window alignment (vertically center-aligned) and window trim. | ☐ | ☐ | ☐ |
| d. When a portion of, or the entire existing building is raised for an addition along the street frontage, the addition shall not be on open stilts. | ☐ | ☐ | ☐ |
| **5.16 Raised Basement.** If the basement level is raised to create the addition, the raised portion of the basement shall meet the following standards: | | | |
| a. The height of the raised basement shall not be higher than 2/3 of the first-floor height. | ☐ | ☐ | ☐ |
| b. Exterior materials for the raised portion of the basement shall visually match existing basement materials. | ☐ | ☐ | ☐ |

## ATTACHMENT A. GLOSSARY AND DEFINITIONS

Please refer to Planning Code Chapter 17.09 Definitions for any definitions of terms not defined in this section. The terms below are *italicized* throughout the document.

Active Uses - Uses and occupancy types that encourage physical and/or visual engagement between building tenants, visitors, and the public outside of these spaces. Examples include retail storefronts, bars and restaurants, entertainment venues and businesses, personal services businesses, art galleries, gyms and fitness studios, offices, salons, lobbies, community rooms and other examples.

Active Frontages - Building ground floor frontages with occupied spaces that encourage engagement between the building tenants and the public space. They allow visual or physical access to the active uses within the building from sidewalks.

Addition – New construction or extension that is added to an existing building or when a new building added on a lot with an existing building that result in creation of a new residential unit(s). It expands the footprint of the original structure, increasing its overall size and/or functionality, or increasing a total building footprint on a lot.

Articulation - The way portions of a building form are expressed (materials, color, texture, pattern, modulation, etc.) and come together to define the structure.

Balcony – Balconies are exterior floor systems projecting from a structure and supported by that structure, with no additional independent support. They have private entrances from living space and are generally smaller than decks in size, enclosed with a railing.

Blank Facade or Wall - Blank Wall Definition: Any portion of a street wall (including the wall of a parking structure) equal to 15 feet of more without fenestration. Blank walls include any wall area that is not transparent, including solid doors without fenestration and mechanical areas. Faux windows do not count as fenestration.

Block - The area bounded by public street rights-of-way, by publicly owned open space, or by utility or transportation parcels (such as railroads).

Conceal - Hide or keep from sight or public view by using architectural elements.

Cornice - A projecting horizontal feature that crowns a facade or used as a horizontal articulation on a building facade.

Facade - Any exterior face or wall of a building.

Finished Floor - Finished floor level refers to the uppermost surface of a floor once construction has been completed and all floor finishes have been applied.

Fully Cut-off Fixtures – Light fixtures that do not allow light to be emitted above the fixture and reduce glare by limiting the light output.

Fully Shielded Fixtures – Light fixtures that project light below a horizontal plane running through the lowest point on the fixture where light is emitted.

Ground Floor Residential/Dwelling Unit – A dwelling unit at the first level of a building's finished floor.

Group Useable Open Space – Private open space that is shared between all building occupants and visitors.

Juliet Balcony – A shallow balcony consisting of a balustrade connection to the building facade without a deck to walk on. It typically gives an appearance of a balcony without protruding more than a couple feet from the building facade.

Landscape/Landscaping - Pervious areas containing organic and inorganic elements such as plants, soil, mulch, trees, and shrubs, rocks, pathways, pavers, and other elements.

Massing - The three-dimensional bulk of a structure - height, width, and depth.

Massing Break – Changes or variations in the form, size, or volume of a building.

Maturity (planting) - Maturity is when a tree reaches 12.1 inches diameter at four and a half feet above grade. For plants other than trees, maturity is the average size for a plant at full growth.

Porch - A roofed area outside at building entry, typically attached to the front walls of the house.

Primary Building Entrance - A single entrance to a building that provides access to the maximum area in the building program. A building can have several uses and more than one separate entrance for each of those uses, but a building can have only one primary entrance; all others are secondary building entrances.

Principal Street – Is a street a building is facing. See Planning Code Section 17.101K.080 for how to identify principal and secondary streets.

Private Usable Open Space - These are outdoor spaces for use by a single unit's residents accessible only from that unit. Some examples of private open spaces are balconies, decks, patios, porches, private gardens, private yards and terraces.

Rhythmic - A regularly spaced or other repeating pattern of vertically oriented objects or architectural elements such as a bays, columns, windows, sunshades, awnings, doors, projections etc.

Roof Forms - Roof form means one or more roof types used in a structure, including but not limited to: gable, hip, gambrel, shed, mansard, flat, and dormers.

Roof Line – Outline or contour formed by the top edge of a roof as it meets the walls or other structural elements of a building. It defines the shape and profile of the roof when viewed from the exterior.

Secondary Street - A street of lower classification according to OakDOT Streets Map when a lot is facing more than one street. See Planning Code Section 17.101K.080 for how to identify principal and secondary streets.

Setback - The minimum distance by which buildings, structures, and parking shall be separated from any lot line, as defined in the Planning Code.

Side Parking – Parking area between a main building and a side lot line.

Skirt Wall – A skirt wall is a wall, typically located at the base of a structure, designed to enclose or cover the gap between the ground and the bottom edge of the building.

Stoop - A set of steps leading from the sidewalk or street either to the entrance of a building or to a landing or a small porch attached to the building.