

Exhibit A



18.XX.XXX

**Objective Design & Development Standards
Multi-Family & Mixed-Use Residential Development
R3 and MU-R Zones**

Draft
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18.XX.XX1 Residential R3 Mixed Use MU-P Zoning Districts Land Uses and Permit Requirements

A. General ODDS

1. **Purpose.** The purpose of the Objective Design & Development Standards (ODDS) is to support the goals and policies of the General Land Use Element that address intent, purpose, and general physical characteristics of Sand City's West End District and provide property owners and developers with predictable requirements for design approval.
2. **Intent.** The ODDS site and building standards build upon and enhance the 'Industrial Chic' aesthetic simple geometric forms, building elements, materials of the West End. Moreover, the ODDS are intended to support a range of market-rate, affordable, and mixed-use housing types.
3. **Applicability.** The ODDS are supplemental to the development standards applicable to multifamily residential development and mixed-use development with a multi-family component as established within the Municipal Code Chapters 18.12 and 18.13 for the R3 MU-P and R3 zones only. Such projects shall comply with all applicable General Plan policies and Engineering standards as established in the Sand City Municipal Code.

The Standards only apply to new development and not to renovations or building remodels. These ODDS requirements are to be applied uniformly, completely, and without discretion.

18.XX.XX2 Multifamily Public Realm and Site Planning Development Standards

- A. **Intent.** The ODDS are intended to establish an environment where pedestrian safety emphasized, the visual impacts of parked vehicles is reduced, and vibrant open space amenities are provided that enhance the livability and enjoyment of all sites for residents, employees, and visitors.
- B. **Purpose.** The ODDS prescribe the function, character, and minimum design requirements for building location, site uses, and infrastructure serving multifamily sites.
- C. **Public Realm Standards.** The public realm ODDS define the required site perimeter improvements to ensure that they strengthen the greater neighborhood pedestrian circulation network and provide universal Americans with Disabilities Act (ADA) compliant safe, direct, and convenient public access to sites. For MU-P zoned sites, standards are provided to accommodate street-oriented amenity seating and gathering spaces.

The ODDS apply to public right-of-way sidewalks and any necessary public easements adjacent to developments sites as specified in Figure 18.XX.XXX.1. Standards do not apply to private streets. Unless identified in the ODDS, all improvements shall be consistent with the Sand City General Plan Circulation and Public Facilities Element policies, and engineering standards adopted under Ordinance 82-8.

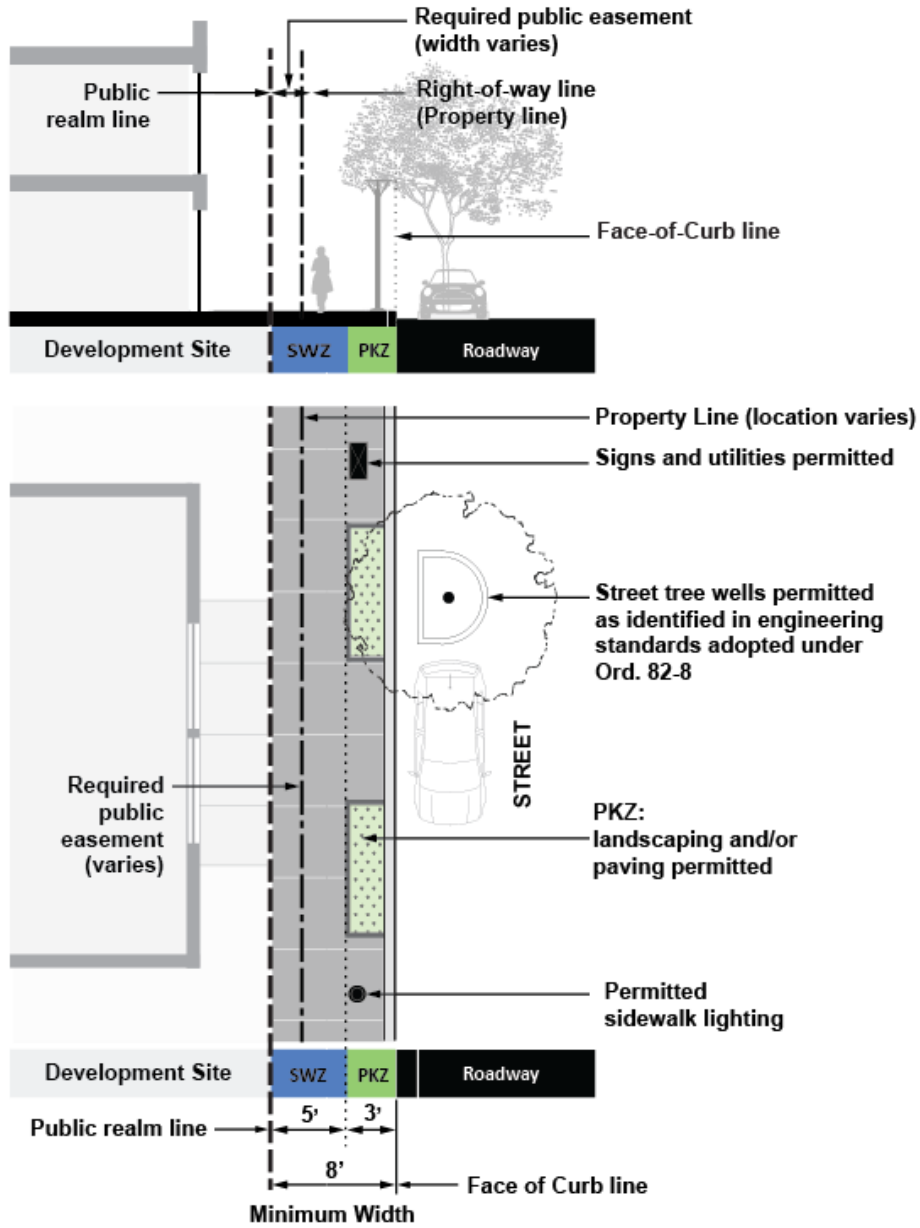
- 1. **Public Realm Width.** All new developments fronting public streets shall provide a minimum eight (8) foot wide public sidewalk or a combination of a sidewalk and landscaping, measured from the face of the curb to the public realm-line.
- 2. **Public easement.** A public realm easement shall be required on frontages where there is less than eight (8) feet distance between the face-of-curb line and the existing right-of-way (property line). A public realm easement is not required if the distance between the existing face-of-curb line and the right-of-way (property line) is eight (8) feet or greater. In these instances, the public-realm line shall be the right-of-way line (property line).
- 3. **Public Realm Zones.** Two zones comprise the public realm.
 - a. **Parkway Zone (PKZ).** The PKZ shall be a minimum of three (3) feet in width measured from the face-of-curb to the Sidewalk Zone (SWZ).
 - i. Landscaping – landscaping is permitted in the PKZ area. Landscaping shall be a combination of drought tolerant Monterey Bay native and native-compatible shrubs, succulents, and ground cover. All landscaping shall comply with requirements identified in the Sand City Municipal Code Chapter 15.12.040 Landscaping Standards for New Projects and Chapter 15.12.045 Model Water Efficient Landscape Ordinance. Turf grass shall be prohibited.
 - ii. Paving – poured in place concrete, brick, concrete, or stone unit pavers are permitted. Stamped concrete shall be prohibited.
 - iii. Illumination – roadway light poles and fixtures and sidewalk illuminating decorative light poles and fixtures are permitted.

- v. Utilities – above-grade fire hydrants, transmission line poles, utility boxes, traffic control devices, and below-grade utility lines and vaults shall be permitted.
- vi. Signs – roadway or wayfinding signs shall be permitted. Permanent advertising or development identification monument or pole signs shall be prohibited.

b. Sidewalk Zone (SWZ). There shall be a required 5-foot SWZ width measured between the PKZ and the public realm line.

- i. Accessibility— the required SWZ width shall remain clear of all obstructions to maintain universal access. Steps and rough textured surface treatments are prohibited within the SWZ.
- ii. Paving— the SWZ shall consist of poured in place concrete or concrete, brick, or stone unit pavers. Stamped concrete is prohibited.
- iii. Street furniture—permanent or temporary street furniture shall be prohibited.
- iv. Landscaping— planting material in beds or pots shall be prohibited. Any landscape material planted in the PKZ shall not project into the SWZ.
- v. Signs—temporary or permanent signs shall be prohibited.
- vi. Walls and fences—temporary or permanent fences or enclosures shall be prohibited.
- vii. Illumination— roadway and sidewalk-oriented light poles and fixtures shall be prohibited.
- viii. Utilities— above-grade fire hydrants, transmission line poles, utility boxes, and traffic control devices shall be prohibited. Below grade utility lines and vaults shall be permitted.

**FIGURE 18.XX.XXX.1
STREET AND PUBLIC REALM STANDARDS**



D. Site Development Standards. The intent of the site development standards is to address the full range of potential site conditions in Sand City's West End. Those include typical minimum lot sizes and sites consolidated from multiple lots in a whole block. The ODDS identify and regulate site uses including building size and orientation, residential entries, off street parking and vehicular access, site landscaping, site and public realm illumination, utilities, freestanding walls, fences and gates, and solid waste container enclosures. The standards apply to residential and mixed-use buildings consisting of commercial and residential uses in the R3 and MU-P zones.

1. Public Realm Transition Standards. The ODDS prescribe requirements for at-grade first floor residential, commercial, and industrial uses and above-grade first floor residential units fronting the public realm. The intent of the ODDS is to address all potential first floor and building location conditions, ensure adequate privacy for first floor residential units is provided, and prescribe the use and character of the transition as an open space buffer or parking area between the public sidewalk and the fronting building façade.

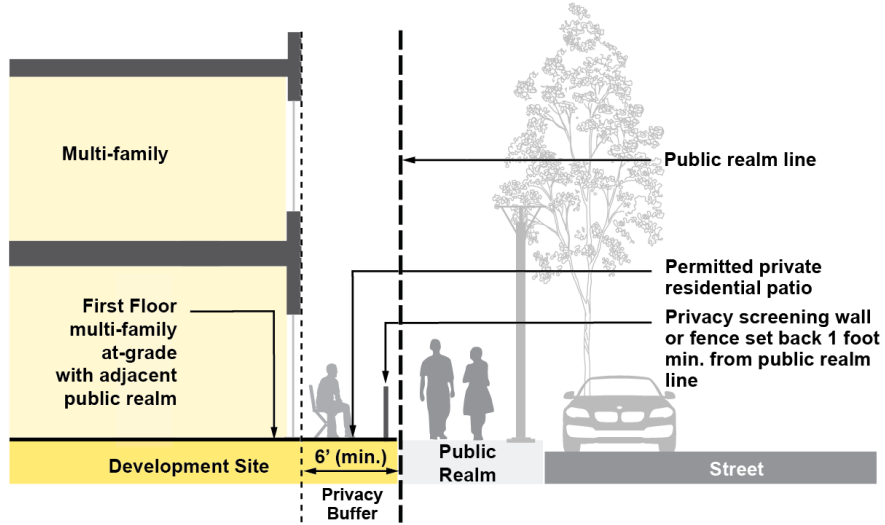
a. At-Grade Residential Use Transition. ODDS apply where at-grade residential uses front public rights-of-way or public open space. Development shall comply with all standards as specified in Figure 18.XX.XXX.2:

ii. Privacy Buffer. A minimum six (6)-foot wide transition area measured from the public realm line to the first floor residential unit, common space, or lobby façade shall be provided.

ii. Private outdoor residential use – at-grade patios, porches or stoops are permitted within the transition privacy buffer area. Enclosure patio walls or fences that do not exceed forty two (42) inches in height above the finished grade of the adjacent public realm sidewalk shall be permitted. Privacy walls or fences shall be set back a minimum of one (1) foot from the public realm line.

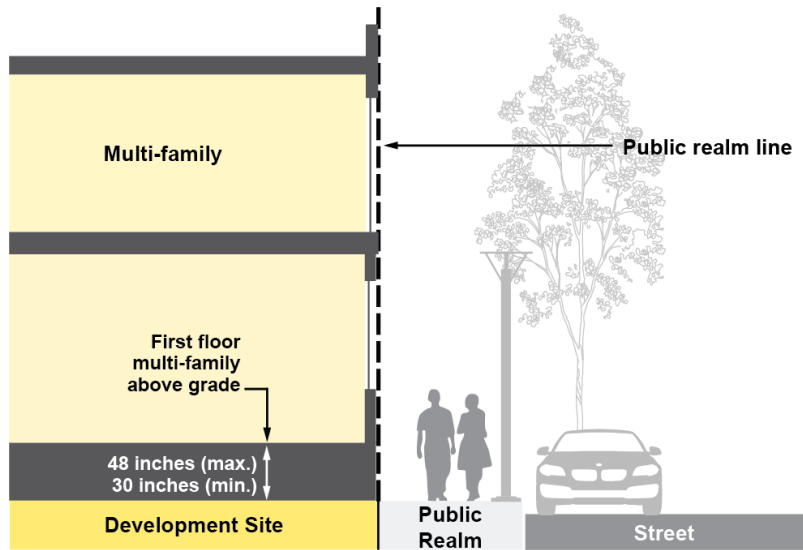
iii. Landscaping – transition area shall be landscaped a minimum of sixty (60) percent of the privacy buffer area, excluding any paved outdoor residential use area. Landscaping shall be a combination of drought tolerant Monterey Bay native and native-compatible shrubs, succulents, and ground cover. All landscaping shall comply with requirements identified in the Sand City Municipal Code Chapter 15.12.040 Landscaping Standards for New Projects and Chapter 15.12.045 Model Water Efficient Landscape Ordinance. Turf grass shall be prohibited.

**FIGURE 18.XX.XXX.2
PUBLIC REALM TRANSITION STANDARDS
AT-GRADE RESIDENTIAL USE**



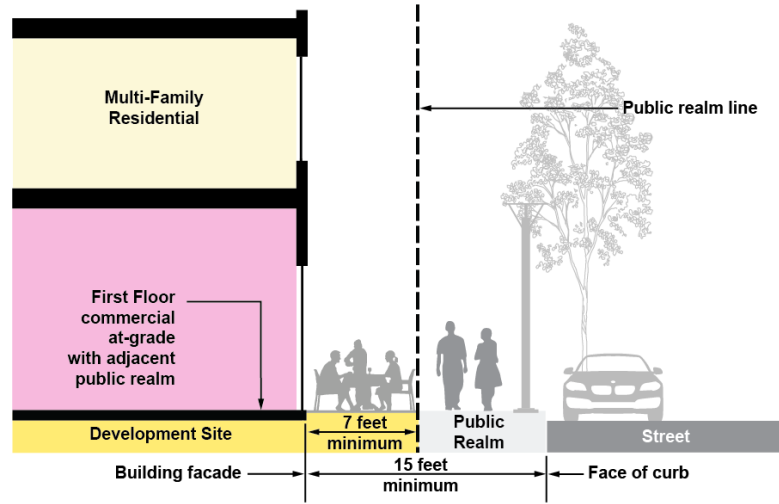
- b. **Above-Grade Residential Use Transition.** ODDS apply where at-grade residential uses are constructed along the public realm line. An elevation change shall be provided as a privacy buffer between first floor residential units and the public realm sidewalk. All development shall comply with all standards as specified in Figure 18.XX.XXX.3:
 - i. **Minimum above grade transition height** – a minimum of thirty (30) and a maximum of forty-eight (48) inch elevation change measured between the first floor finished floor and the adjacent public realm sidewalk grade shall be provided.
 - ii. **Private outdoor resident space** – above-grade recessed balconies are permitted where the first floor is setback a minimum of six (6) feet. Enclosure walls or railing shall not exceed forty-two (42) inches in height above the first floor finished grade.

**FIGURE 18.XX.XXX.3
PUBLIC REALM TRANSITION STANDARDS
ABOVE GRADE RESIDENTIAL USE**



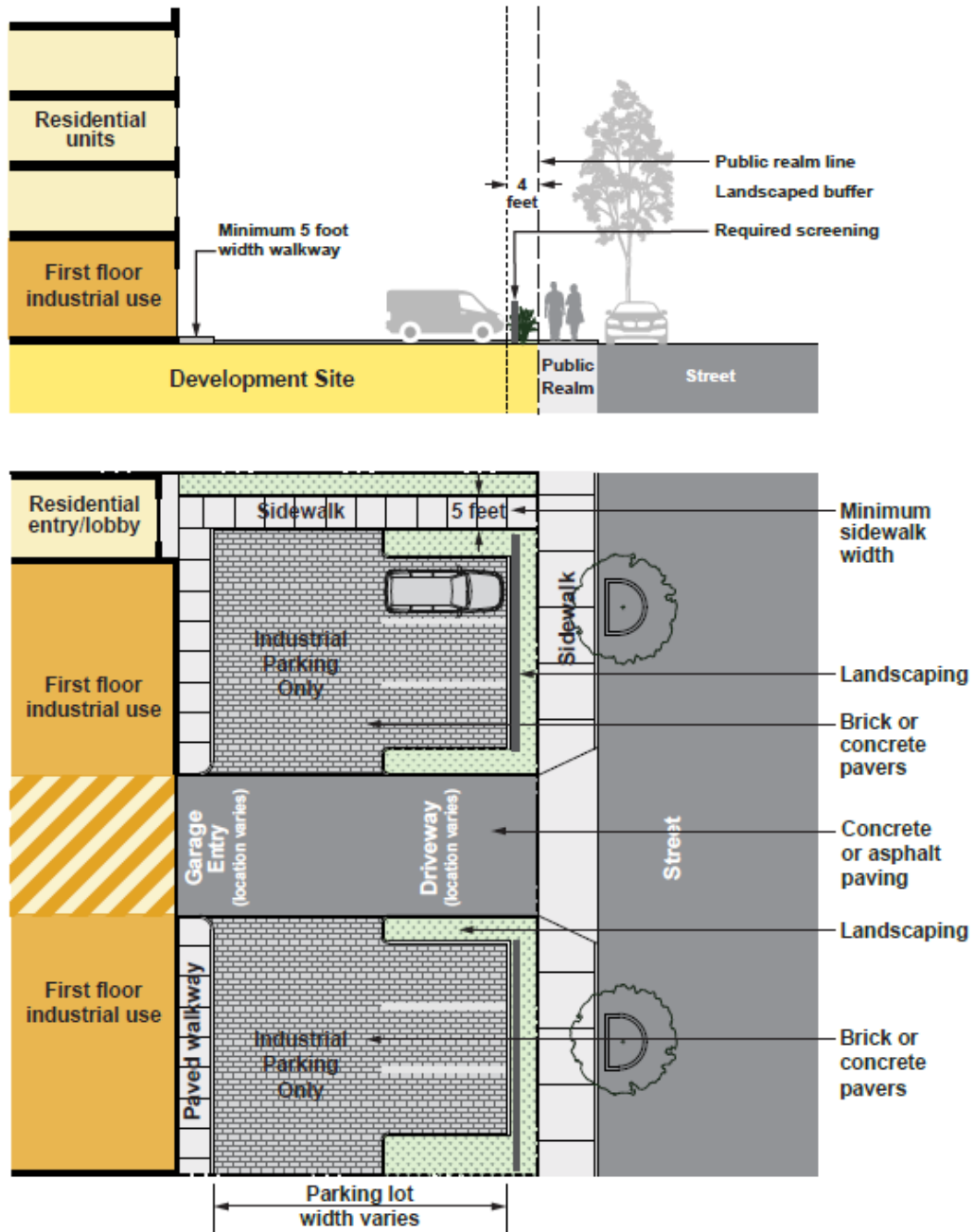
- c. **At-Grade Commercial Use Transition.** ODDS apply where MU-P mixed use residential uses with a commercial ground floor use front the right-of-way line or public realm line. The ODDS identify the minimum private amenity area between the required first floor storefront and the public realm sidewalk. All development shall comply with the standards specified in Figure 18.XX.XXX.4:
- i. **Minimum setback** – a minimum of seven (7) foot wide private open space amenity area between the required first floor storefront façade and the public realm sidewalk shall be provided.
 - ii. **Steps, elevated stoops, or terraces** – shall be prohibited.
 - iii. **Paving and Landscaping**– the transition area shall consist of poured in place concrete, brick, stone, or concrete unit pavers a minimum of 50 percent of the total area. Landscaping shall comprise a maximum of fifty (50) percent of the transition area. Landscaping shall be a combination of drought tolerant Monterey Bay native and native-compatible shrubs, succulents, and ground cover. All landscaping shall comply with requirements identified in the Sand City Municipal Code Chapter 15.12.040 Landscaping Standards for New Projects and Chapter 15.12.045 Model Water Efficient Landscape Ordinance. Turf grass shall be prohibited.
 - iv. **Utilities** – All wall mounted utility meters, boxes, or lines shall not project into the public realm. All utilities facing the public realm shall be fully screened as required in section 18.XX.XX2.J of this document.

**FIGURE 18.XX.XXX.4
PUBLIC REALM TRANSITION STANDARDS
AT-GRADE COMMERCIAL USE**



- d. **First Floor Industrial Uses.** Parking lots are permitted between a first floor industrial use and the public realm line. Parking areas between first floor industrial uses and public realm lines shall comply with the standards indicated in figure 18.XX.XX5.
- i. **Parking lot** – Industrial use parking shall be permitted. Parking lot shall meet all parking design requirements as specified in 18.XX.XXX. Residential and guest parking shall be prohibited in the industrial parking lot. No storage or warehousing of industrial materials shall be permitted within the parking lot.
 - ii. **Parking lot screening** – Parking areas shall be separated by a four (4) foot landscaped buffer between the parking area and the public realm line. A screening masonry wall and/or landscape hedge screen of at least four (4) feet in height shall be provided within the landscaped buffer.
 - iii. **Walkways** – A minimum of a five (5) foot wide paved walkway shall be provided between the building façade and the parking area.
 - iv. **Driveway** – Driveways shall provide access to internal circulation. Driveways and associated curb cuts shall be a maximum of 20 feet in width.

**FIGURE 18.XX.XXX.5
TRANSITION STANDARDS
FIRST FLOOR INDUSTRIAL USES**

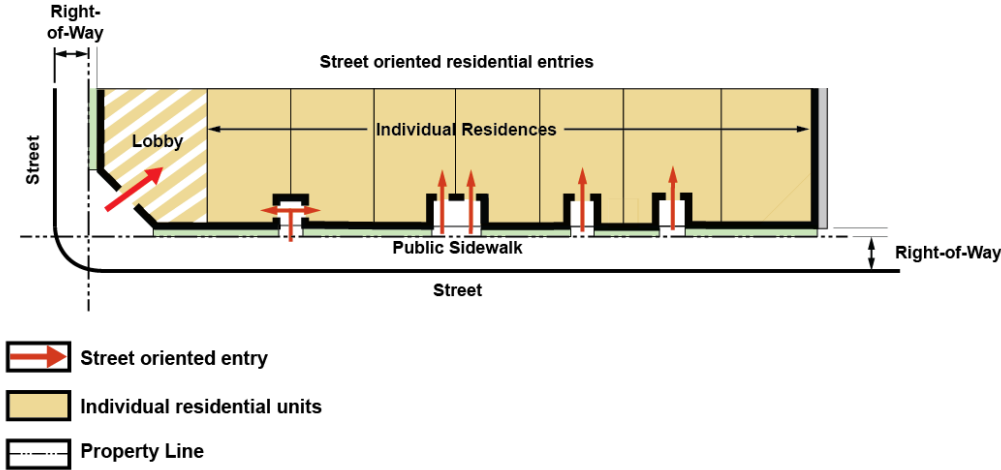


2. **Building Orientation Standards** – Standards require that buildings be oriented to the public realm and provide direct pedestrian access to public sidewalks from building entries.
3. **Residential Entries.** The following ODDS apply to first floor street or publicly accessible common open space-facing façades of residential or mixed-use buildings. The primary

orientation of a building or unit entrances on a multifamily residential site shall be designed in accordance with the following standards:

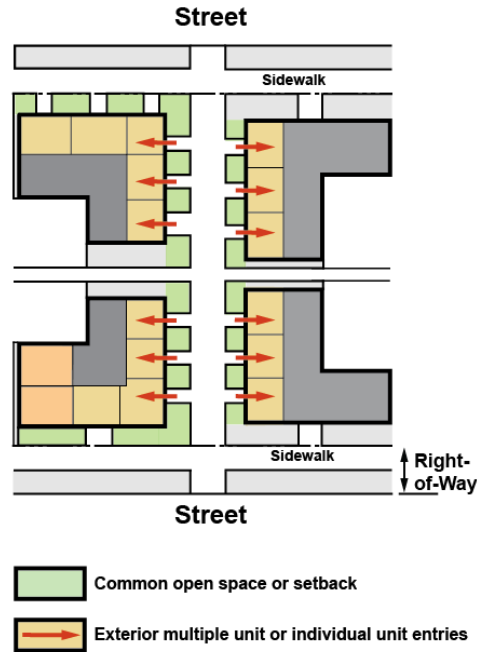
- a. **Street-Oriented Lobby Entries.** Buildings fronting a public street shall have a primary residential door entrance oriented to the public street or oriented to a public street intersection. Direct and unobstructed universal access shall be provided between the public sidewalk and the residential primary building entrance as illustrated in Figure 18.XX.XXX.6.
- b. **Street-oriented Individual Unit Entries.** Multi-family residential buildings with first floor exterior residential unit entries shall front, and be accessed from, the public sidewalk. Entries shall be setback a minimum of ten (10) feet from the public realm line and be accessed to the public sidewalk by a five (5) foot minimum width walkway, ramp, and/or stairs as illustrated in Figure 18.XX.XXX.6.

**FIGURE 18.XX.XXX.6
RESIDENTIAL ENTRY STANDARDS**



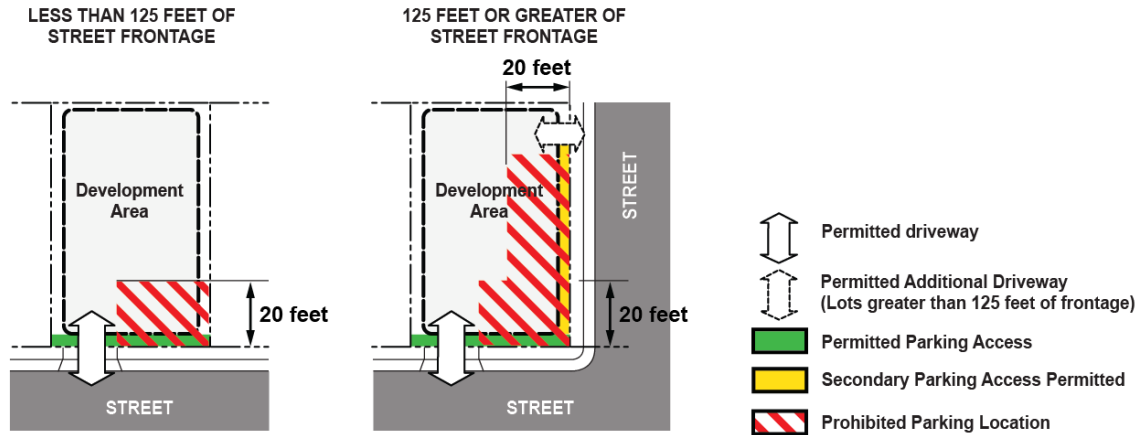
- c. **Common Open Space-oriented Entries.** First floor residential entries are permitted to be directly accessible from common open space paseos, courtyards, or plazas as illustrated in Figure 18.XX.XXX.7. Common open space entries shall have direct sightlines and continuous and unobstructed universal sidewalk access between the entries and common space or public sidewalks.

**FIGURE 18.XX.XXX.7
COMMON SPACE UNIT ENTRY STANDARDS**



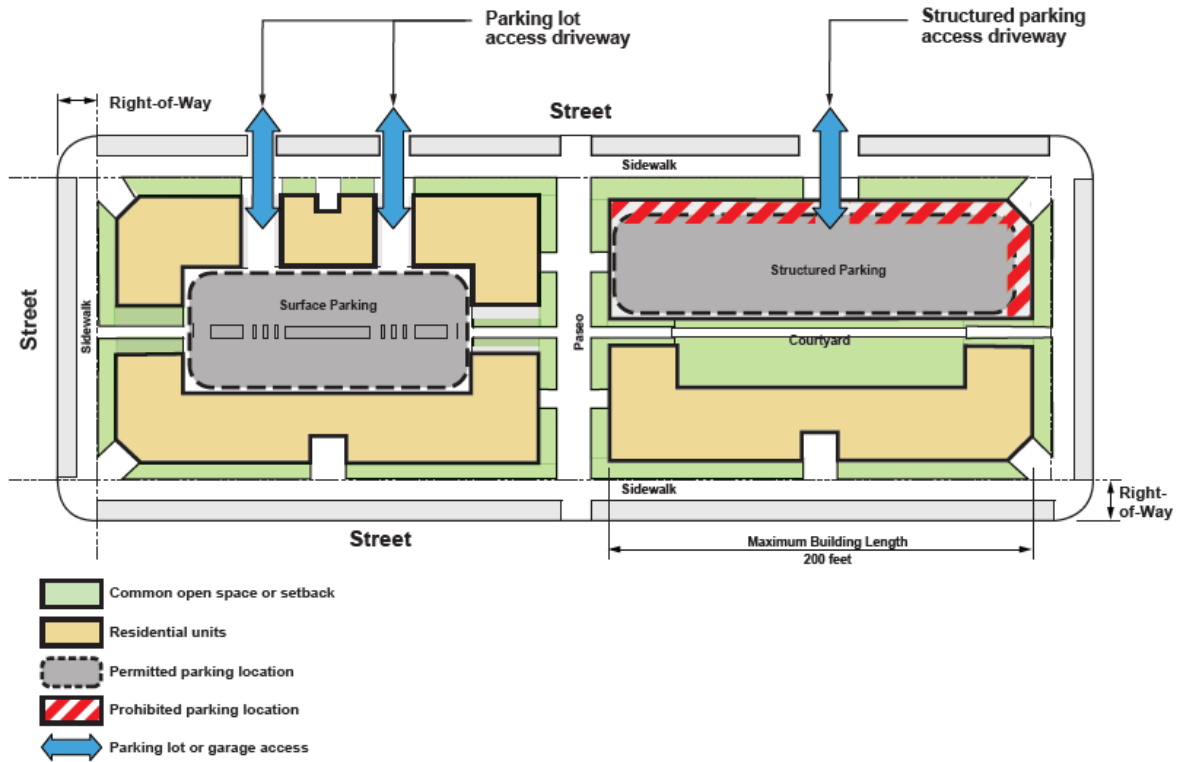
- E. Off-Street Parking Standards.** The following ODDS prescribe the access, location and screening of resident and guest parking for mixed-use and residential development only. The ODDS are intended to ensure adequate motor vehicle access is provided while minimizing the number of pedestrian conflict points at driveway-sidewalk crossings, internal parking areas are efficiently located to maximize multi-family buildable area, and parking is screened to minimize the visual impacts on the public realm. Parking standards are differentiated into standards for small lots up to ten thousand (10,000) square feet, and standards for larger, consolidated parcels. In addition to these standards, all applicable off-street parking requirements, provisions, and standards for the amount and design of parking facilities shall be consistent with Sand City Municipal Code Chapter 18.64 - Parking and Loading Areas.
- 1. Parking Location – Sites Up To 10,000 Square Feet.** Resident and guest parking shall be located within, to the side, or behind buildings as specified in Figure 18.XX.XX.8.
 - a. Prohibited locations–** between any street right-of-way line and any building frontage. All parking stalls shall be located a minimum of 20 feet behind any street frontage.

**FIGURE 18.XX.XXX.8
OFF-STREET PARKING STANDARDS
PARKING ACCESS AND LOCATION - SMALL SITES**



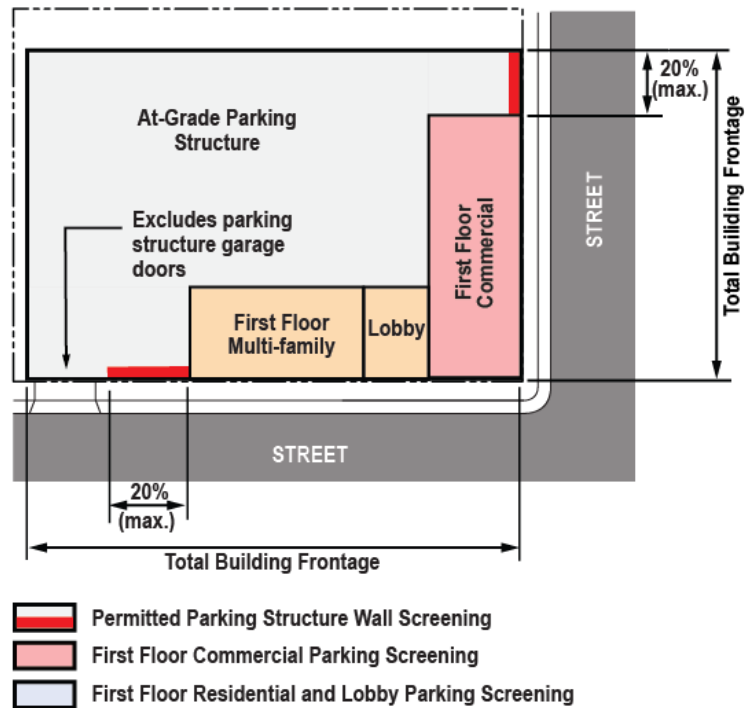
2. **Parking Location – Sites Greater Than 10,000 Square Feet.** Resident and guest parking shall be located within, to the side, or behind buildings as specified in Figure 18.XX.XX.9.
 - a. **Prohibited locations**– between any street right-of-way line and any building frontage. All parking stalls shall be located a minimum of 20 feet behind any street-frontage.

**FIGURE 18.XX.XXX.9
OFF-STREET PARKING STANDARDS
PARKING ACCESS AND LOCATION - LARGE SITES**



3. **Driveways.** Driveway access from shall comply with the following standards as specified in Figure 18.XX.XX.9.
 - a. **Sites with less than one hundred and twenty-five (125) feet of frontage.** Permitted to have one driveway access point.
 - b. **Sites with one hundred and twenty-five (125) feet or greater of frontage.** Permitted to have one (1) additional driveway access point. Distance between driveways shall be a minimum of seventy-five (75) feet.
4. **Parking in Structure Screening.** Parking screening utilizing building first floor residential units, lobbies, common area, stairwell, and elevator uses shall be provided as the primary means of screening at-grade parking spaces. Where parking cannot be screened by first floor conditioned building uses, all at-grade parking structures shall be screened from view from all street frontages as specified in Figure 18.XX.XXX.10.

**FIGURE 18.XX.XXX.10
OFF-STREET PARKING STANDARDS
PARKING STRUCTURE SCREENING**



- a. **Parking lot screening walls**– shall include architectural modulation, articulation, materials, and colors consistent with the overall building ground floor façade. Screen walls shall be a minimum of eight (8) feet in height with an opacity of no less than 75 percent. The opacity requirement is permitted to be met with a combination of wall and evergreen landscape screening as specified in the parking lot screening standards.
 - b. **Maximum screen walls frontage**– where parking is provided within the first floor of a building structure, screen walls shall not exceed twenty (20) percent in cumulative length (excluding any parking structure door) of any building first floor primary façade along any street-facing lot frontage.
 1. **All landscaping**- shall comply with all landscaping requirements identified in the Sand City Municipal Code Chapter 15.12.040 Landscaping Standards for New Projects and Chapter 15.12.045 Model Water Efficient Landscape Ordinance.
 2. **Minimum Common Area Landscaping.** No less than 20 percent of the total required at-grade common open space area shall be composed of irrigated landscaped beds, planters, or pots.
- F. **Site Lighting.** Minimum illumination requirements of development sites and adjacent public realm shall be provided to ensure nighttime safety for residents and other users. Lighting shall be permitted to animate gathering areas and extend hours of the day that residents use sidewalks and common spaces for development in R3 and MU-P zones. No lighting shall create any unnecessary nuisance for site residents and adjoining property occupants.

1. **General Provisions.** All multi-family and mixed-use exterior lighting shall be designed, located and installed in order to prevent over-lighting, energy waste, glare, light trespass and unintentional sky glow. Lighting shall be permitted to highlight building, landscape features, and provide illumination for mixed use business operations.
 2. **Public Realm and Common Area Lighting.** Sidewalk lighting shall have a maximum light pole and luminaire height of fifteen (15) feet. Sidewalk lighting shall have an average of two (2) foot candles and a minimum of one (1) foot candle and a maximum of 5-foot candles.
 3. **Accent Lighting.** Glare-free direct accent light fixtures with an illumination ratio of less than thirty to one (30:1) shall be permitted to highlight façade articulation, artwork, and landscape specimen plantings.
 4. **Parking Lot, Service Area, and Driveway Lighting.** Parking area light pole and luminaire height shall be no greater than eighteen (18) feet above the parking lot finished grade. Parking lot lighting shall not exceed an overall average illumination of one and a half (1.5) foot-candles.
- G. Utilities Standards.** Utilities required for the function and operation of any multifamily development shall be integrated into sites, façades, and roofs to ensure that they do not detract from the visual quality of a public realm or building façades, or pose health or safety hazards to residents, visitors, and employees. All development shall comply with any utility service provider requirements for access, maintenance, and service; and any applicable Sand City Engineering Division design standards and specifications for installation. For all multifamily and mixed-use buildings and sites, the following standards shall be met:
1. **Site Underground Utilities.** New and existing utilities service connections including wires, cable, pipelines and equipment shall be placed entirely below ground when located within a multifamily or mixed development site and right-of-way along the length of the front yard property line, except when the following conditions are met:
 - a. **Feasibility.** Where undergrounding of utilities within a site is not feasible due to utility or infrastructure conflicts, topographic conditions, or site limitations. The Sand City Engineering Division shall have the authority to waive, limit, or modify the requirement for such improvements.
 - b. **Existing Site Utilities.** All shall be underground when the cost of undergrounding is greater than five (5) percent of the valuation of the project as determined by the summation of the valuation on all required development permits.
 2. **Roof-mounted Utilities.** Exposed mechanical equipment shall be visually screened by an opaque, solid, non-reflective visual barrier. Architectural screening shall be comprised of parapets, screen walls, trellis systems, or mechanical penthouses. Screens shall include common design form and finish materials of the multifamily or mixed-use building façades. Screening shall be as high or higher than the equipment it screens.
- H. Freestanding Walls, Fences, and Gates Standards.** The ODDS shall be applied for at-grade visual screening between multifamily sites, the public realm, and adjacent development;

enclosing at-grade internal resident common open space; and private individual residential areas.

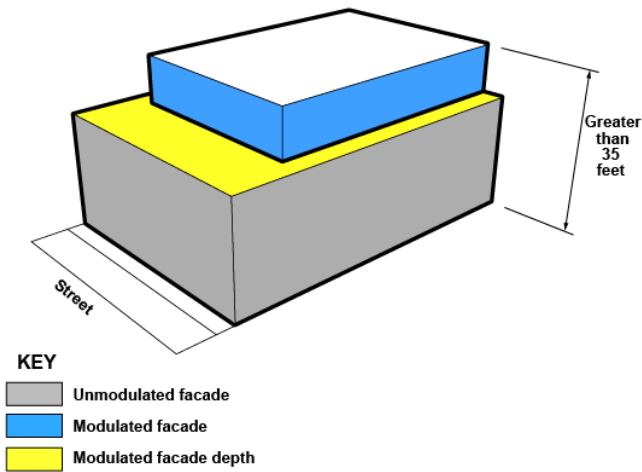
1. **Emergency Access.** All wall fences shall not restrict access for fire department vehicles. The fire official shall have the authority to waive, limit, or modify the standards and requirements of this ordinance.
 2. **Swimming Pool Enclosure Fences.** All fences required to enclosure swimming pools, hot tubs, spas, and associated facilities shall be exempt from these standards and shall comply with all California Building Code requirements and OD standards DS.
 3. **Individual Residential Unit Enclosure Walls.** All walls and fences shall have a minimum of seventy-five (75) percent opacity. All walls, fences combined with evergreen landscaping shall have a minimum of seventy-five (75) percent opacity.
 4. **Prohibited Materials.** Fences and gates constructed of chain link or vinyl are prohibited fronting the public realm.
- I. **Solid Waste Container Enclosures Standards.** Garbage and recycling areas shall be properly located and screened from view from the public realm. Where possible, solid waste containers shall be located in a designated trash room of a building. Solid waste enclosures shall comply the following standards:
1. **Placement.** Containers shall be placed behind the front façade of all buildings.
 2. **Collection Vehicle Access.** Unobstructed vehicular service drive access to containers shall be provided.
- J. **Building Design Standards.** ODDS regulate building massing, form, and scale, facade modulation and articulation, roof forms and materials, facade color and materials, facade lighting, weather protection/awnings, and murals.

Unless otherwise noted, development shall comply with the Sand City Municipal Code design development standard requirements of the R3 or MU-P zoned district in which they are located, including but not limited to building setback requirements, distance between buildings, required height, and lot coverage.

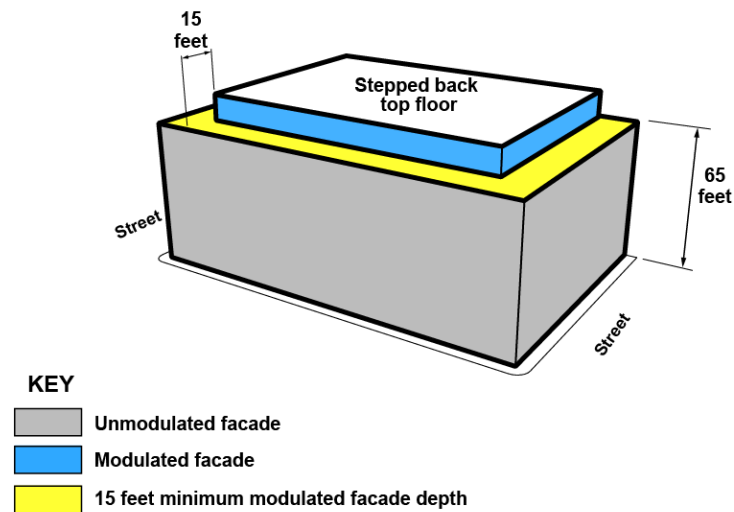
1. **Intent.** The ODDS are intended to create buildings that are consistent with the vernacular characteristics of existing West End cottages and light industrial buildings. The standards prescribe buildings with simple, geometric forms and rectangular openings. Building facades shall have minimal horizontal and vertical modulation, articulation shall be limited to include only recesses, and roofs shall be limited to only simple forms. Facades shall include minimal or no ornamentation and be clad with industrial materials.
2. **Mass & Scale.** All new buildings shall meet the following modulation standards for all sides of a building.
 - a. **Vertical Modulation** – Variation of building facade height shall be prohibited between the first finished floor to the top plate of the building. Steeping of building form and volume shall be permitted only as illustrated in Figures 18.XX.XXX.11. and 18.XX.XXX.12

- i. Top floors of buildings constructed on sites less than 10,000 square feet acre or less top floors greater than thirty-five (35) feet in height shall be permitted to step back as illustrated in Figure 18.XX.XXX.11.
- ii. For buildings constructed on sites greater than one (1) acre in area, top floors of buildings greater than sixty-five (65) feet in height shall be permitted to step back. Buildings shall be permitted to step back a maximum of three (3) floors as illustrated in Figure 18.XX.XXX.12.
- ii. Top floor step backs shall be a minimum of fifteen (15) feet in width.

**FIGURE 18.XX.XXX.11
VERTICAL MODULATION STANDARDS
LOTS LESS THAN 10,000 SQUARE FEET**



**FIGURE 18.XX.XXX.12
VERTICAL MODULATION STANDARDS
LOTS 10,000 SQUARE FEET AND GREATER**

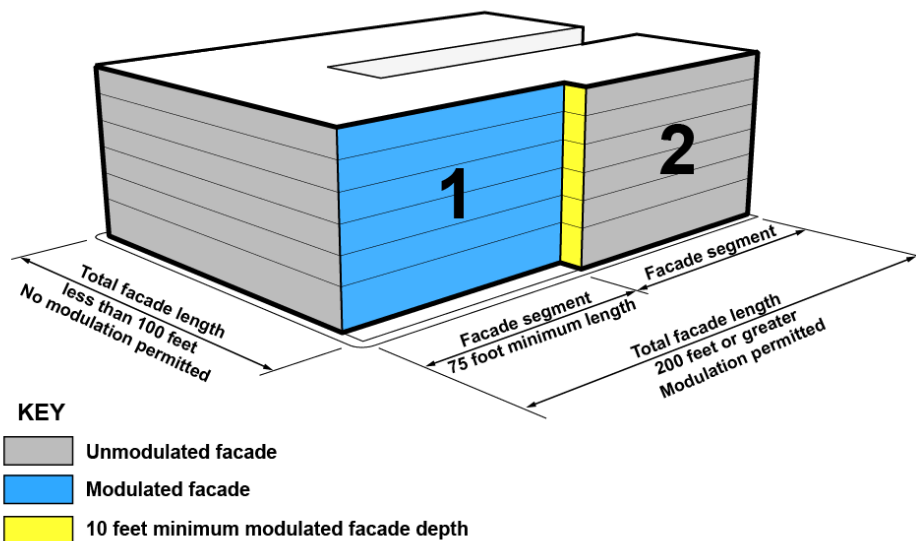


- b. Horizontal Modulation.** The ODDS prescribe required building recesses or projections. Where horizontal modulation is required, all floors shall be modulated equally and consistently.

Modulated facade segments shall meet all the requirements as illustrated in Figure 18.XX.XXX.12

- i. Facades less than one hundred (100) feet in length shall not be modulated.
- ii. Facades greater than two hundred (200) (100) feet in length shall be modulated.
 - 1) A maximum of three (3) segments shall be permitted.
 - 3) Façade segments shall be a minimum of seventy-five (75) feet in length.
 - 4) The modulated façade segments shall be a minimum of ten (10) feet in depth.

**FIGURE 18.XX.XXX.12
HORIZONTAL MODULATION STANDARDS**



- 3. Façade Articulation.** The ODDS prescribe the permitted application of functional and decorative architectural elements to façade segments. Building facades are permitted to include a maximum of two (2) façade articulation options for each façade segment, as illustrated in Figure 18.XX.XXX.13

a. Horizontal Bands Option-

- i. Bands shall be located along floor plate lines only.
- ii. A minimum of one (1) and a maximum of three (3) bands shall be permitted for any façade segment.
- iii. Bands shall be differentiated from the façade plane by a change in at a minimum one (1) of the following: a) cladding material, b) cladding material orientation, c) color, d) texture.

- iv. Bands shall have a minimum width of eight (8) inches and no maximum width. Bands shall be a minimum of four (4) inches in depth with a maximum depth of twelve (12) inches. A minimum depth shall not be required if the band is differentiated by a change in a combination of material, color and texture.

b. Recessed Base Option-

- i. Recessed base shall extend the entire length of the façade segment to which it is applied.
- ii. Recessed bases shall be permitted but not required to be differentiated from the facade above by a change in cladding material or color.
- iii. A recessed base shall not vary in height.
- iv. Horizontal recessed base depth shall not be less than two (2) feet and no greater than five (5) feet in depth.

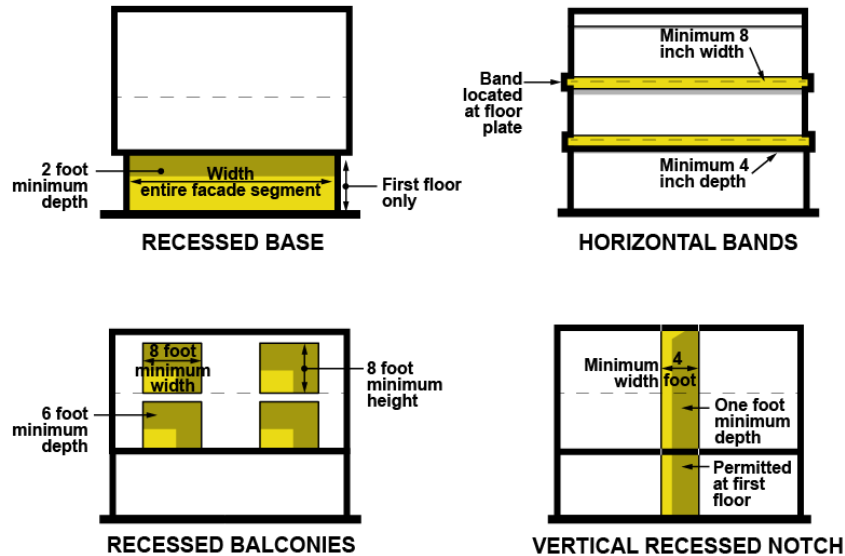
c. Recessed Balconies Option-

- i. Façade segments shall be permitted to include a maximum of five (5) recessed balconies per floor.
- ii. Recessed balconies shall be a minimum of eight (8) feet in height and shall have no maximum height. Balcony height shall not be permitted to vary along a facade segment.
- iii. Recessed balconies shall be a minimum of eight (8) feet in width and shall have no maximum width. Balcony width and depth height shall be permitted to vary along a facade segment.
- iv. Recessed balconies shall have a minimum depth of six (6) feet and shall have no maximum depth. Balcony depth height shall be permitted to vary along a facade segment.

d. Vertically Recessed Notch-

- i. Vertically recessed notches shall be the full height of a façade segment measured from the second-floor plate line to the roof eave or parapet line. For mixed use buildings, a recessed notch is permitted but not required to extend to the ground floor.
- ii. A maximum of one (1) vertically recessed notch shall be permitted per building façade segment.
- iii. Vertically recessed notch width shall a minimum of four (4) feet. No maximum width shall be required.
- iv. Vertically recessed notch depth shall be no less than two (2) feet. No maximum depth shall be required.

**FIGURE 18.XX.XXX.13
FACADE ARTICULATION OPTIONS**



4. Fenestration – Window Arrangement. Building facades shall be permitted to include a maximum of two (2) window arrangement options per facade segment. Requirements apply only to facades above the second-floor plate line for mixed use buildings. Window arrangement shall be provided as illustrated in Figure 18.XX.XXX.14.

a. Vertical Stacked Window Arrangement Option-

- i. Windows height shall be equal or greater than window width.
- ii. Windows shall align vertically either along one (1) edge or align on-center for all floors.

b. Horizontal Stacked Window Arrangement Option-

- i. Windows width shall be equal to or greater than window height.
- ii. Windows shall align vertically either along one (1) edge or align on-center for all floors.

c. Grouped Window Arrangement Option-

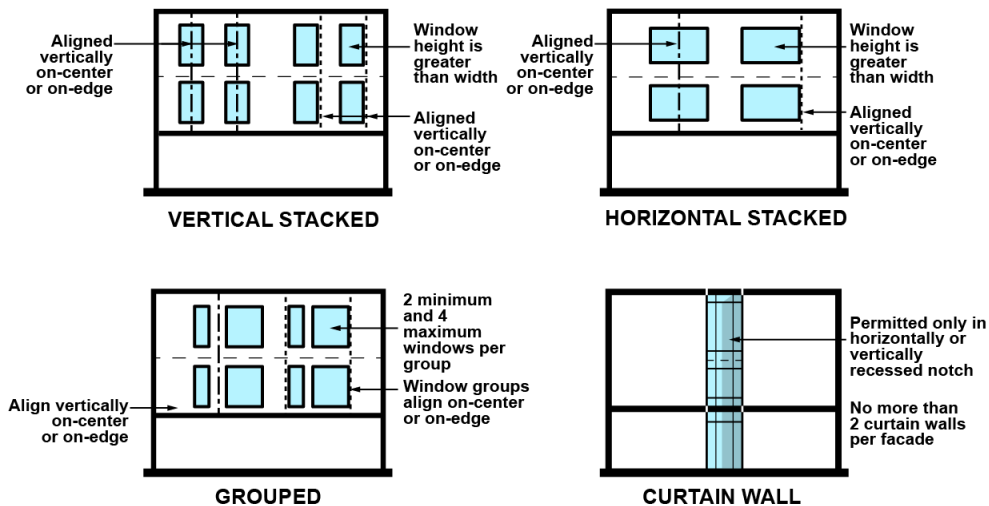
- i. A minimum of two (2) and a maximum of four (4) grouped windows with consistent height and width dimensions per floor shall be permitted.
- ii. No more than two window sizes shall be included in the group.
- iii. Windows shall be spaced horizontally a maximum of three (3) feet apart to constitute a group.
- iv. Grouped windows shall be aligned vertically along an edge or on-center of the group.

d. Curtain Wall Systems Option-

- i. Curtain wall vision and spandrel glazing systems shall be permitted only within a recessed base or vertically recessed notch articulated façade.

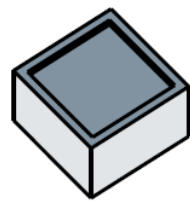
- ii. Curtain wall spandrel glazing shall be permitted to extend vertically between vision glazing for two (2) or more floors.
- iii. Curtain walls shall be permitted to extend vertically to the roof line.
- iv. No more than one (1) curtain wall shall be permitted for any façade one hundred (100) feet or less in length.

**FIGURE 18.XX.XXX.14
FENESTRATION - WINDOW ARRANGEMENT OPTIONS**

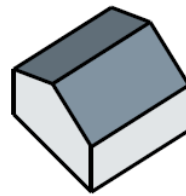


- 5. Roof Form Options.** Buildings are permitted to have one roof form, selected from the following options, as illustrated in Figure 18.XX.XXX.15:
- a. Flat – Any roof with a slope of 1:12 or less. Parapets are permitted but not required on flat roofs.
 - b. Gable – Gable roofs have two sloping planes meeting at a ridge. Gable roofs may be symmetrical or asymmetrical, with the same or different slopes.
 - c. Shed – Shed roofs are composed of a single sloping plane.
 - d. Barrel – An arched or curved roof form.
 - e. Sawtooth – Multiple parallel shed roof forms comprise a sawtooth roof.
 - f. Monitor – A gable roof with a narrower portion along the ridge raised higher to permit openings on the sides.
 - g. Clerestory – a gable form where one plane is higher at the ridge, allowing openings along the side.

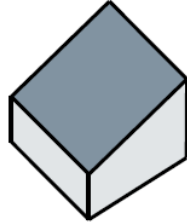
**FIGURE 18.XX.XXX.15
ROOF FORM OPTIONS AND STANDARDS**



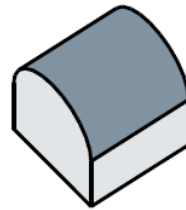
FLAT



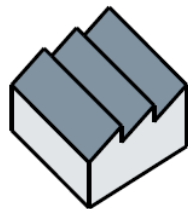
GABLE



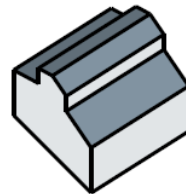
SHED



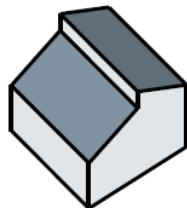
BARREL



SAWTOOTH



MONITOR



CLERESTORY

The following are exempted from roof form requirements:

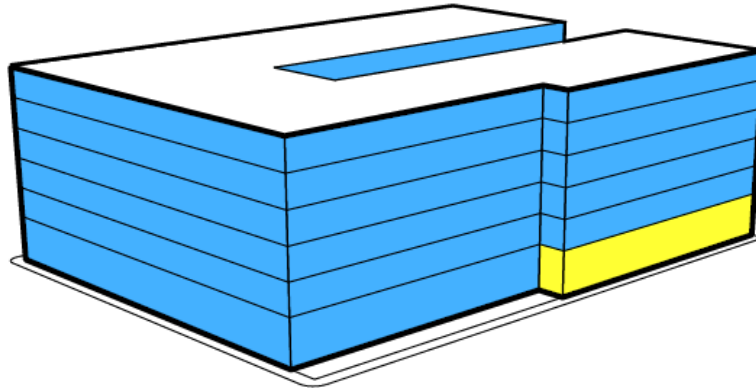
- a. Roof Terraces
- b. Rooftop Mechanical Equipment
- c. Vertical Circulation – elevator penthouses and stair tower enclosures
- d. Dormers on buildings in the R3 Zone

The following are prohibited:



- a. Roofs with multiple compound roof forms
- b. Rooftop Mechanical Equipment pads or surfaces

- 6. Architectural Elements.** Architectural elements refer to all non-structural building components attached to the 'skin' of a building. This includes façade materials, paint, lighting fixtures, awnings, canopies, and artworks.
- a. Façade Materials.** All façade materials shall be selected, designed, and installed to minimize deterioration, discoloration, or degradation by air pollutants, light, weather, or normal use. Buildings shall be clad and coated with durable high-performance materials and finishes that last a minimum of twenty (20) years and meet minimum industry standards for aging for finishes and coatings. All building facades shall be clad equally. Facades shall include a maximum of one (1) facade primary cladding material and one (1) accent material as illustrated in Figure 18.XX.XXX.16.
- i. A Primary Material** shall constitute a minimum of eighty (80) percent of a building's façade area.
 - ii. An Accent Material** shall constitute a maximum of twenty (20) percent of a building's façade area.
 - iii. Permitted Materials** - all building facades.
 - a) Corrugated metal
 - b) Metal panel
 - c) Masonry (block, precast, cast-in-place)
 - iv. Permitted Materials** - building facades of three (3) stories and less.
 - a) Lap siding
 - b) Board and batten siding
- b. Façade Color.** All buildings shall select a primary and an accent color. Painted and unpainted surfaces are permitted. For materials engineered to be installed without paint or surface coating, the material's inherent color shall constitute a primary or accent color. All other materials shall be painted materials shall be painted. Color schemes shall be the same on all facades of a building. Sites containing multiple buildings are permitted to apply different colors to each building. Windows, doors and trim are excluded from primary and secondary façade color area calculations.
- i. Primary Façade Color.** A maximum of one (1) primary color shall be permitted. A primary color shall comprise a minimum of eighty (80) percent of total of all building façades.
 - ii. Secondary Façade Color.** A secondary façade color shall comprise a maximum of twenty (20) percent of all building façades.
 - iii. Windows, and trim** are permitted to be painted in shades of green, grey, white or black.
 - iv. Doors** are permitted to be of any color.

FIGURE 18.XX.XXX.16
FAÇADE COLOR



KEY

-  Primary facade color - 80 percent minimum
-  Accent facade color - 20 percent maximum

- c. **Facade lighting.** Glare-free direct accent light fixtures with an illumination ratio of less than 30:1 shall be permitted to highlight façade articulation, artwork, and landscape specimen plantings.
 - i. **Goose-Neck lighting fixtures** are permitted.
 - ii. **Internally illuminated** signs and awnings are prohibited.
 - iii. **Flood light or wall-wash** type fixtures are prohibited.
- d. **Awnings and canopies.** Weather protection is permitted over windows, doors, or balconies. Materials and colors of all canopies or awnings shall be complimentary with the overall building color palette. Interior-illuminated vinyl awnings are prohibited.
- e. **Murals and artwork.** Art may be incorporated as murals, into benches, or free standing. Works produced by local artists in the Monterey and Sand City vicinity should be prioritized.
 - i. Façade areas containing murals are exempted from façade color standards.
 - ii. Murals of any size are permitted, subject to approval by the Sand City Arts Committee.