

# TRANSECT ZONE – SD3 AIRPORT



## ► SUMMARY OF REQUIREMENTS (TABLE 16):

### LOT OCCUPATION

Lot width	N/A
Lot coverage	90% max.

### SETBACKS – PRINCIPAL BUILDING

Front (principal)	0' min, 12' max.
Front (secondary)	0' min, 12' max.
Side	0' min, 24' max.
Rear	3' min.

### Frontage Buildout

*(Note: in the absence of a building façade along any part of a frontage line, a street screen shall be built coplanar with the façade. It shall be between 3.5–8' in height and may be replaced by a hedge or a fence, provided they are not transparent. They shall have openings no larger than necessary to allow automobile and pedestrian access. (21.50.070.f.4-5)*

### SETBACKS – OUTBUILDING

Front	N/A
Side	N/A
Rear	N/A

### BUILDING DISPOSITION

Types Permitted:	Edgeyard, rearyard, courtyard
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### PRIVATE FRONTAGES

Types Permitted:	Common yard, porch & fence, terrace or L.C., forecourt, stoop, shopfront, gallery, arcade
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### BUILDING CONFIGURATION

Principal Building	12 stories max.*
Outbuilding	N/A

### BUILDING FUNCTION (TABLES 10 & 11)

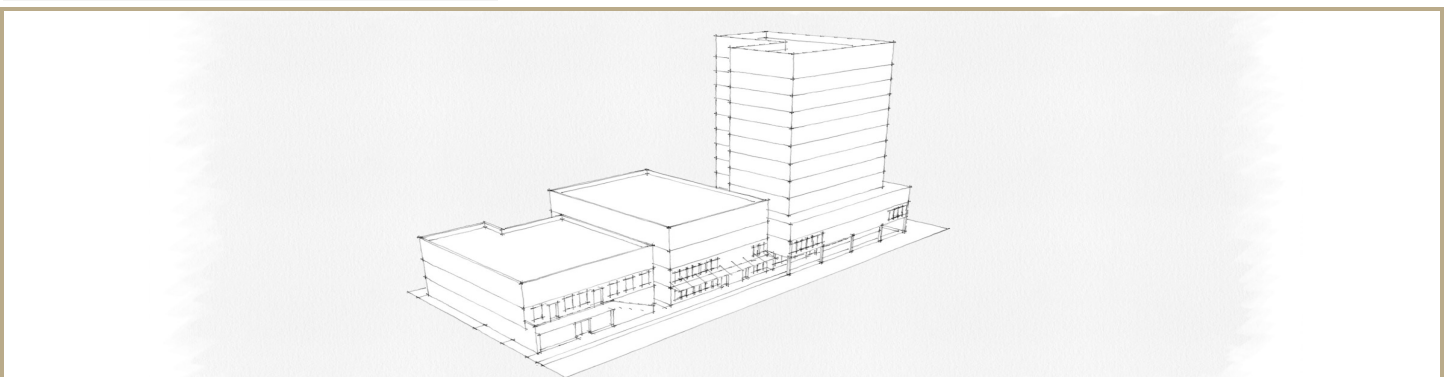
Open Use:	Residential**, lodging, office, retail
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*\*Building heights shall be limited to the height requirements established in FAA Regulations Part 77 or successor regulations for the airport. Exclusions to this rule may be permitted by the Department of Aviation.*

*\*\*Limited to areas indicated on the Airport Master Plan*

## ► BUILDING SCALE PLAN REQUIREMENTS (21.50):

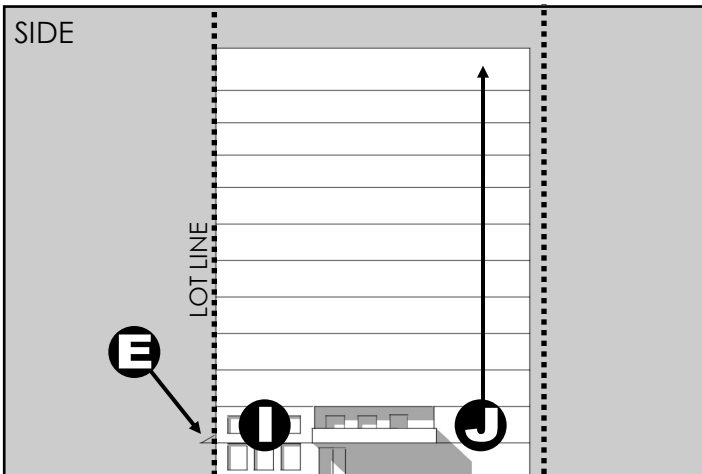
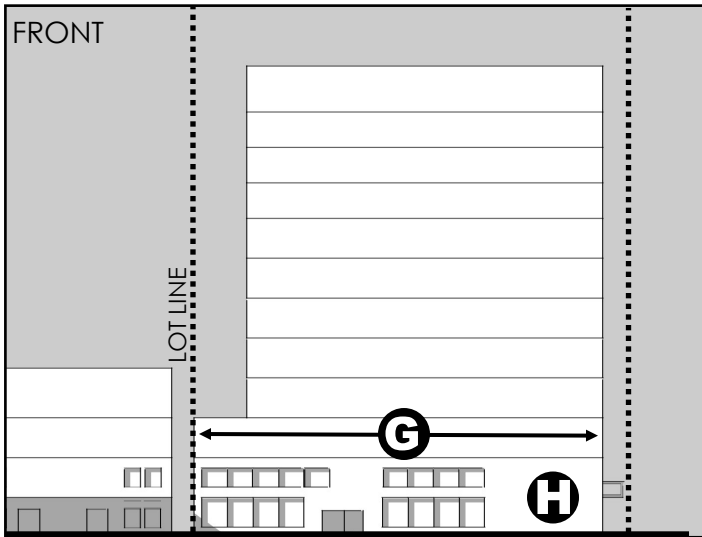
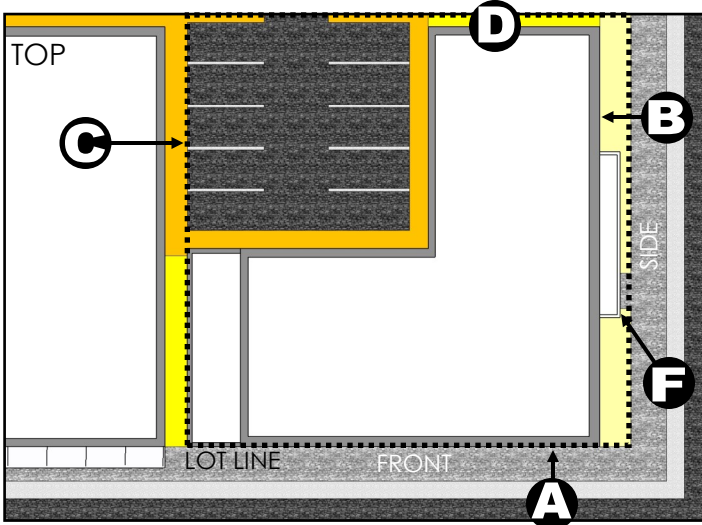
Instructions:	21.50.010	Parking Location Standards:	21.50.100
Building Disposition:	21.50.060	Landscape Standards:	21.50.110
Building Configuration:	21.50.070	Signage Standards:	21.50.120
Building Function:	21.50.080	Natural Drainage Standards:	21.50.130
Parking & Density Calculations:	21.50.090	Architectural Standards:	21.50.140



# TRANSECT ZONE – SD3 AIRPORT

## ► SITE SPECIFIC REQUIREMENTS

### BUILDING CONFIGURATION (TABLE 8):



<b>A</b>	<b>FRONT SETBACK (PRIMARY)</b>	0' min, 12' max
<b>B</b>	<b>SIDE STREET SETBACK (SECONDARY)</b>	0' min, 12' max
<b>C</b>	<b>SIDE SETBACK</b>	0' or 24' cumulative
<b>D</b>	<b>REAR SETBACK</b>	3' min
/	<b>OUTBUILDING FRONT SETBACK</b>	Defer to Title 20
/	<b>OUTBUILDING SIDE SETBACK</b>	Defer to Title 20
/	<b>OUTBUILDING REAR SETBACK</b>	Defer to Title 20
<b>E</b>	<b>PERMITTED SIDEWALK ENCROACHMENTS</b>	<b>To two feet:</b> Awnings, arcades, galleries <b>25%:</b> Balconies, bay windows
<b>F</b>	<b>PERMITTED FRONT OR SIDE STREET SETBACK ENCROACHMENTS</b>	Stoops, lightwells, balconies, bay windows, terraces (Up to 100%)
/	<b>FRONTAGE BUILDOUT</b>	Not applicable
<b>G</b>	<b>LOT COVERAGE</b>	90% max.
/	<b>LOT WIDTH</b>	Not applicable
<b>H</b>	<b>FIRST STORY HEIGHT</b>	11' - 14', max 25' for commercial uses
<b>I</b>	<b>UPPER STORY HEIGHT</b>	14', max. 2 stories excluding roof, parapet, chimney
<b>J</b>	<b>STORIES</b>	12 max. principal, 3 max. accessory
	<b>FIRST LAYER</b>	20', Permitted encroachments
	<b>SECOND LAYER</b>	24', Parking, primary & accessory structures
	<b>THIRD LAYER</b>	Parking, primary & accessory structures

# TRANSECT ZONE – SD3 AIRPORT

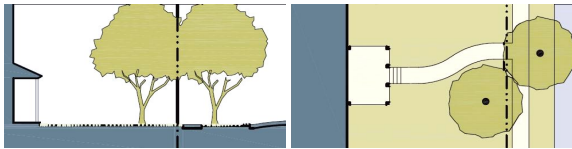
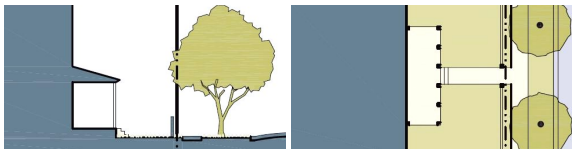
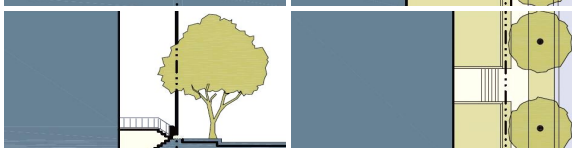

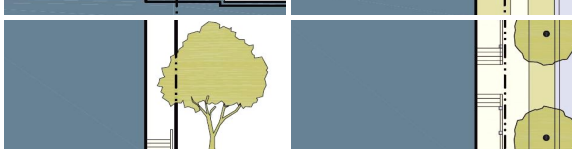
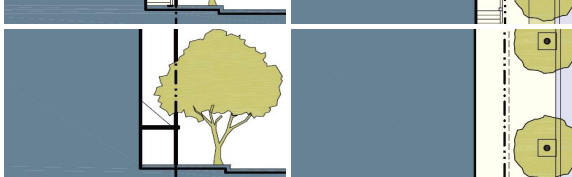
## ► SITE SPECIFIC REQUIREMENTS

### BUILDING FUNCTION & USE (TABLE 12):

BUILDING FUNCTION	PERMITTED USE
RESIDENTIAL	Mixed-use block, flex building, apartment building, live/work unit
HOTEL*	Hotel, Inn (up to 12 rooms), School Dormitory
OFFICE*	Office Building
RETAIL*	Open-market building, retail building, display gallery, restaurant, kiosk, push cart, liquor establishment
CIVIC	Bus shelter, conference center, convention center, exhibition center, fountain or public art, library, live theater, movie theater, museum, outdoor auditorium, parking structure, passenger terminal, playground, religious assembly, sports stadium, surface parking lot
AGRICULTURE	None
AUTOMOTIVE*	Gasoline, automobile service, truck maintenance, drive through facility, rest stop, roadside stand, billboard, shopping center, shopping mall
CIVIL SUPPORT	Fire station, police station, cemetery, funeral home, hospital, medical clinic
EDUCATION	College, high school, trade school, elementary school, childcare center
INDUSTRIAL**	Heavy industrial facility, light industrial facility, truck depot, laboratory facility, water supply facility, sewer and waste facility, electric substation, wireless transmitter, cremation facility, warehouse, produce storage, mini-storage

\*First story commercial functions shall be permitted (21.50.080 D1) \*\*Manufacturing functions within the first story may be permitted by Variance (21.50.080 D2)



### PRIVATE FRONTAGES (TABLE 7):

Common Yard		A planted frontage wherein the façade is set back substantially from the frontage line. The front yard created remains unfenced and is visually contiguous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.
Porch & Fence		A planted frontage wherein the façade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. Porches shall be no less than 8 feet deep.
Terrace/ Lightwell		A frontage wherein the façade is set back from the frontage line by an elevated terrace or a sunken lightwell. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes
Forecourt		A frontage wherein a portion of the façade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhand the sidewalks.
Sloop		A frontage wherein the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.
Shopfront		A frontage wherein the façade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that should overlap the sidewalk to within 2 feet of the curb. Syn: retail frontage

# TRANSECT ZONE – SD3 AIRPORT

## ▶ SITE SPECIFIC REQUIREMENTS

### PRIVATE FRONTAGES (TABLE 7) (Cont.):

Gallery		A frontage wherein the façade is aligned close to the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the curb.
Arcade		A frontage wherein the façade is a colonnade that overlaps the sidewalk, while the façade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and should overlap the sidewalk to within 2 feet of the curb.

### PARKING DENSITY:

Refer to Title 20 Parking Requirements

### PARKING LOCATION STANDARDS (21.50.100):

- A**
  - 1 Parking shall be accessed by rear alleys or rear lanes, when such are available or are indicated on the regulating plan.
  - 2 Open parking areas shall be masked from the frontage by a building or streetscreen.
  - 3 For buildings on B-Grids, open parking areas may be allowed unmasked on the frontage.
- E**
  - 1 All parking lots, garages, and parking structures shall be located at the second or third lot layer (Table 17d).
  - 2 Vehicular entrances to parking lots, garages, and parking structures shall be no wider than 24 feet at the frontage.
  - 3 Vehicular entrances to parking lots, garages, and parking structures shall be directly to a frontage line (i.e., not directly into a building) except underground garage levels which may be exited by pedestrians directly into a building.
  - 4 Parking structures on A-Grids shall have liner buildings lining the first and second stories.
  - 5 A minimum of one bicycle rack place shall be provided within the public or private frontage for every ten vehicular parking spaces.

### LANDSCAPING REQUIREMENTS (21.50.110):

- A**
  - 1 Impermeable surface shall be confined to the ratio of lot coverage specified in Table 14f.
- F**
  - 1 **A.** The spacing and placement of plants shall be adequate and appropriate for species size at maturity and/or for the grouping of a single plan
  - B.** All proposed street trees shall be centered a minimum of five feet clear of underground utilities, utility meters, and service lines.
  - C.** Proposed trees shall be a minimum height of ten feet.
  - D.** Proposed street tree height and type shall be appropriate for the frontage conditions.
  - E.** Trees with existing or potential canopy covering sidewalks, driveways, paths, plazas, alleys, lanes, parking space or street pavements shall be of a type that, at maturity or with minor pruning at installation, provide a clear height of eight feet for sidewalks and paths, twelve feet for driveways, parking spaces and streets, and fifteen feet for loading areas, exclusive of tree grates or planting areas with gravel mulch.
  - F.** Vegetation with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first
  - G.** Bare and exposed ground on the site and/or in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions: (i) Naturally occurring arroyos, rock outcroppings or similar landscape features typically lacking in vegetation, (ii) Hiking trails and/or traces in T1, (iii) Clay or sand surfaces associated with recreation fields and facilities.
  - H.** All required landscape areas shall be irrigated by an automatic underground irrigation system, drip irrigation or soaker hose.
  - I.** Where possible and practical, bubbler and drip irrigation systems shall be utilized.
  - J.** Stormwater detention and retention ponds shall be integrated landscape features, rather than single-purpose flood control and stormwater
  - K.** Stormwater detention and retention ponds shall be planted with appropriate trees, shrubs and grasses. Hydrophilic plants are required in basin areas prone to submersion.
  - L.** Constructed water features such as fountains, streams and ponds that operate with water recirculation systems shall be designed to prevent

# TRANSECT ZONE – SD3 AIRPORT

## ► SITE SPECIFIC REQUIREMENTS

### LANDSCAPING REQUIREMENTS (21.50.110) (Cont.):

- F 2** **A.** Open Spaces and Civic Space shall be protected with a temporary construction fence during all site work and construction activities unless alterations to them are otherwise specified by landscape grading plans.
- B.** The soil structure of wide planting strips shall be protected from compaction with a temporary construction fence. Standards of access, excavation, movement, storage and backfilling of soils in relation to the construction and maintenance of deep utilities and manholes shall be specified.
- C.** The topsoil within the construction area's limits of disturbance shall be removed, stored and amended as recommended by a landscape soils test.
- D.** Wind erosion shall be mitigated and controlled through dust abatement and similar practices during the period of site work and construction.
- E.** Landscape soils that have been compacted during construction activities shall be loosened and aerated to a depth of at least six inches before planting.
- F.** Plants shall have normal, well-developed branches and vigorous root systems.
- G.** Temporary spray irrigation systems may be used to establish seeded areas for grass and groundcover.
- 3** **A.** All grass and vegetation shall be lightly fertilized to avoid fertilizer pollution to groundwater, streams and ponds.
- B.** No disturbed ground shall be left exposed. Turfgrass and other approved and appropriate groundcovers or mulch shall cover all non-paved and non-built developed areas.
- C.** It shall be the responsibility of the property owner(s) or his assigned agent(s) to: (i) Maintain and keep all screening and fencing in good condition at all times and (ii) Maintain landscaping by keeping lawns properly mowed and edged, plants properly pruned and disease-free, and planting beds mulched, groomed and weeded, except in T1, and areas of naturally occurring vegetation and undergrowth, and (iii) Replace any required planting(s) which are significantly damaged, altogether removed, infested, disease ridden, or dead within one year of the next planting season, whichever occurs first, except in T1, and areas of naturally occurring vegetation and undergrowth.
- G 1** Trees shall not be required in the first layer.
- 2** The first layer may be paved to match the pavement of the Public Frontage.
- 3** Landscape islands in interior parking lots shall only occur at the end of drive aisles.
- 4** Islands should be the minimum size for healthy growth fro the specific species of tree.
- 5** Porous paving materials are encouraged in order to increase storm water infiltration on site.
- I** Parks shall be managed with appropriate low care and drought tolerant grasses cut high or uncut. Parks may be left with native vegetation only.
- J** Greens shall be planted or managed with appropriate low care and drought tolerant turf grasses cut high.
- K** Squares shall be carefully graded, leveled, and planted with sod.

## ► OTHER TITLE 21 REQUIREMENTS APPLICABLE TO SD3

- 21.50.060 B 1** A. Only one building in excess of 200 feet shall be permitted in a single pedestrian shed. The width may be adjusted by Warrant up to 10%.
- 4** One principal building at the frontage, and one outbuilding to the rear of the principal building, may be built on each lot as shown in Table 17c.
- 6** Facades shall be built parallel to a rectilinear Principal Frontage line or to the tangent of a curved Principal Frontage line, and along a minimum percentage of the frontage length at the setback, as specified on Table 14g, 15 and 16g.
- 7** In the case of an infill lot, setbacks shall match one of the existing adjacent setbacks. Setbacks may otherwise be adjusted by Warrant provided it does not exceed a 10% deviation.
- 8** Rear setbacks for outbuildings shall be a minimum of 12 feet measured from the centerline of the rear alley or rear lane easement. In the absence of a rear alley or rear lane, the rear setback shall be as shown in Table 14h, 15 and 16h.
- 9** To accommodate building on slopes over 10%, relief from front setback requirements is available by Warrant provided it does not exceed a twenty percent deviation.
- C 1** The principal entrance shall be on a frontage line.

# TRANSECT ZONE – SD3 AIRPORT

## ▶ OTHER TITLE 21 REQUIREMENTS APPLICABLE TO SD3 (Cont.)

21.50.070	A	2	Buildings on corner lots shall have two Private Frontages as shown in Table 17. Prescriptions for the parking layers pertain only to the Principal Frontage. Prescriptions for the first layer pertain to both frontages.
		4	Stories may not exceed 14 feet in height from finished floor to finished floor, except for a first floor commercial function, which shall be a minimum of eleven feet and may be a maximum of 25 feet. A single floor level exceeding 14 feet, or 25 at ground level, shall be counted as two stories. Mezzanines extending beyond 33% of the floor area shall be counted as an additional floor.
	F	1	Awnings, arcades, and galleries may encroach the sidewalk to within two feet of the curb but must clear the sidewalk vertically by at least eight feet.
		2	Stoops, lightwells, balconies, bay windows, and terraces may encroach the first layer 100% of its depth. Balconies and bay windows may encroach the sidewalk 25% of its depth.
		4	In the absence of a building façade along any part of a frontage line, a streetscreen shall be built coplanar with the façade.
		5	Streetscreens should be between 3.5 and 8 feet in height. The streetscreen may be replaced by a hedge or fence, provided they are not transparent. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
21.50.080	D	1	First story commercial functions shall be permitted.
		2	Manufacturing functions within the first story may be permitted by Variance.
21.50.120			Refer to Signage Module.
21.50.140	B	1	Building wall materials may be combined on each façade only horizontally, with the heavier below the lighter.
		2	Streetscreens should be constructed of a material matching the adjacent building façade.
		3	Openings above the first story shall not exceed 50% of the total building wall area, with each façade being calculated independently.
		4	Doors and windows that operate as slider are prohibited along frontages.
		5	Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
		6	Flat and low-slope roofs shall be enclosed by parapets a minimum of 42 inches high, or as required to conceal mechanical equipment. All roof screening of equipment shall be architecturally compatible with the building.
		7	The maximum amount of allowed wood shall be no more than 10% and utilized only for accents.
		8	Balconies and porches shall be made of painted wood or wrought iron.
		9	Stucco, masonry, and cementitious siding shall be kept neatly painted, if used.
		10	Accessory buildings, enclosures, and fences shall be compatible with style and material of the buildings they serve. Chain-link fencing is specifically prohibited.
		11	The type of building construction proposed shall be subject to the written prior approval of the director of aviation as authorized agent of declarant. Tenant is encouraged to use natural material and native rock in the exterior elevations of improvements.
Table 16	F		Lot Coverage: 90% maximum.
	G		Front Setback: 0 foot minimum, 12 foot maximum.
			Side Setback: 0 foot minimum, 24 foot maximum.
			Rear Setback: 3 foot minimum.
J			Principal Building: 12 stories maximum.
			Outbuilding: 3 stories maximum.