



21.15.080 MIXED USE

Standard		Applicant Response			Planning Staff Only	
		☐	Page #	Response – Provide a brief description	☐	Explanation (if not marked as complete)
B	Architecture					
B.1	Mixed-use projects of eleven (11) residential units or more shall be designed in accordance with one of the architectural styles defined in Section https://ecode360.com/48256234#48256234	☐			☐	
B.2	Mixed-use developments one acre or smaller shall provide a consistent architectural style and color scheme, except where the intent is to differentiate between the residential and commercial uses of the structure(s)	☐			☐	
B.3	Mixed-use developments, five acres or larger, shall provide a minimum of two (2) architectural styles and three (3) distinct color schemes. A single-color scheme shall be dedicated to no less than thirty (30) percent of all habitable buildings.	☐			☐	
C	Site Planning - Horizontal Mixed Use					
C.1	Street Wall					
	(a) All buildings adjacent to a public right-of-way of eighty-four (84) feet or less shall maintain a continuous "street wall," formed by the edge of the building, for a minimum of sixty (60) percent of the lot/parcel frontage adjacent to the street. The remaining forty (40) percent may be devoted to parking, landscaping, and driveways, except for environmental considerations	☐			☐	
	(b) Buildings adjacent to a public street shall face public streets and engage the sidewalk to create an active and enjoyable pedestrian environment	☐			☐	
C.2	Vehicle Circulation, Access, and Parking					
	(a) Separate site access and parking facilities shall be provided for residential and commercial uses	☐			☐	
	(b) Site access and internal circulation shall promote safety, efficiency and convenience. Vehicular traffic shall be adequately separated from pedestrian circulation. Vehicular entrances shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict	☐			☐	
	(c) For properties containing more than one hundred fifty (150') feet of street frontage, landscaped islands shall be incorporated into the driveway entry, area to separate driveway lanes for ingress and egress	☐			☐	
	(d) Adequate areas for maneuvering, stacking, and emergency vehicle access shall be provided	☐			☐	



21.15.080 MIXED USE

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	(e) Project entries and driveway areas shall contain design features, including landscaping and textured paving, to break up the expanse of paving in a project	☐			☐	
	(f) Screen surface parking from ground-floor residential uses with walls and/or landscaping to reduce the visual impact of large parking areas	☐			☐	
C.3	Pedestrian Circulation and Walkways					
	(a) Mixed-use developments shall be oriented and designed to enhance pedestrian movement within the development and to adjacent uses	☐			☐	
	(b) Pedestrian connections shall be provided to link dwelling units with commercial uses in the mixed-use development, as well as with common open space, plazas and courtyards, and public sidewalks	☐			☐	
	(c) Pedestrian connections shall include design cues to help demarcate the transition between public and private spaces. Design cues may include a change in colors, materials, landscaping, or the dimensions of the walkway	☐			☐	
	(d) Pedestrian walkways shall be designed as follows:					
	i. Residential pathways shall be a minimum of four (4) feet wide with no obstructions	☐			☐	
	ii. Walkways shall be constructed from firm, slip-resistant materials like concrete, permeable paving, or concrete pavers	☐			☐	
	iii. Walkways shall be set back a minimum of three (3) feet from building facades, with landscaping	☐			☐	
	iv. Pedestrian circulation shall be separated from vehicular traffic. Pedestrian entrances and walkways shall be clearly identified and easily accessible to minimize pedestrian/vehicle conflict	☐			☐	
	v. Where pedestrian and vehicle paths intersect (crosswalks), enhanced paving treatments shall be used with a six (6) foot minimum width for crossings. Additional paint or striping may be required for Building Code compliance	☐			☐	
D	Building Design - Vertical Mixed Use					
D.1	Commercial and Residential Interface					
	(a) The windows, doors, and other access points of commercial uses shall be oriented so as not to have a direct line-of-sight into residential uses	☐			☐	



21.15.080 MIXED USE

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	(b) Design and locate service entries, loading areas, and trash areas associated with commercial uses so they minimize conflicts with residential uses located on site	☐			☐	
	(c) Maximize opportunities for shared parking between residential and commercial uses that have parking demand at different times of day, to reduce the overall parcel footprint devoted to parking	☐			☐	
D.2	Top Edge Treatment. Building facades shall incorporate a top edge treatment consisting of either:					
	(a) a roof overhang or awning projecting a minimum of twelve (12") inches	☐			☐	
	(b) for flat-roofed buildings, a decorative molding with a minimum height of six (6") inches for single-story facades projecting at least one-half (1/2") inch from the wall plane, and twelve (12') inches for multi-story facades, projecting at least two (2") inches from the wall plane. Wrapping the wall surface with the same material (e.g., roof tiles) shall not constitute compliance. The overhang or molding shall be clearly expressed as a distinct architectural element through the use of differentiated materials and/or color	☐			☐	
D.3	Wall Plane Variation					
	(a) Minor Modulation. For every fifty (50') feet of street-facing facade, a minimum modulation of thirty (30) percent of the facade length that is a minimum of three (3') feet in depth from the primary facade plane shall be provided. Facade area used to meet this standard may be recessed behind, or project out from, the primary facade plane and may be in one continuous section or a combination of sections across the facade	☐			☐	
	(b) Major Modulation. For every one hundred (100') feet of street-facing facade, a minimum of one building separation shall be provided. The separation shall be at least six (6') feet in depth and twenty (20') feet in width and extend from grade to highest story	☐			☐	
D.4	Horizontal Plane Variation. Walls visible from a public right-of-way must not present a continuous horizontal plane longer than thirty (30) feet without incorporating at least one (1) of the following features:					
	(a) Windows	☐			☐	
	(b) Overhangs	☐				
	(c) Cornices	☐				
	(d) Canopies	☐				
	(e) Columns	☐				
	(f) Trellises	☐				



21.15.080 MIXED USE

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	(g) Clearly defined projecting or recessed architectural elements	☐				
D.5	Vertical Plane Variation. Each street-facing facade for buildings two (2) stories or greater shall achieve vertical variation through at least two (2) of the following:					
	(a) Changes in materials, textures, or colors	☐			☐	
	(b) Variations in doors/windows	☐				
	(c) Horizontal projections or recesses at transitions	☐				
	(d) Changes in floor-to-floor heights at the second floor or above	☐				
D.6	Roof lines must not extend horizontally more than thirty (30') feet in length without incorporating at least one prominent change as follows:					
	(a) Variation in roof form (e.g., hipped, gable, shed, flat, or mansard)	☐			☐	
	(b) Variation in architectural elements (e.g., parapets, varying cornices, chimneys, or reveals)	☐				
	(c) Use of dormers, cross-gable and/or hipped roof lines	☐				
	(d) Variation in roof height of at least three (3') feet for every sixty (60') feet in length	☐				
D.7	Flat Roofs and Parapets. Parapets are required around the perimeter of a flat roof					
	(a) Parapets may vary in height to provide for visual variation in roof height	☐			☐	
	(b) Parapets shall be of sufficient height to screen rooftop equipment from ground-level view	☐			☐	
	(c) Rooftop equipment must be located at least five (5') feet away from any roof edge or parapet facing a public right-of-way	☐			☐	
	(d) The interior side of parapet walls must not be visible from a common recreational space or public right-of-way	☐			☐	
	(e) Parapets shall be capped with continuous banding, projecting cornices, or similar edge treatments	☐			☐	
D.8	Corner Elements. Buildings on corner lots at an intersection with at least one (1) street with a right-of-way of eighty-four (84') feet or more, must incorporate at least two (2) of the following corner features on or along both facades:					
	(a) A distinct material application, color, or fenestration pattern for windows and doors, different from the rest of the facade, located within thirty (30) feet of the building corner	☐			☐	



21.15.080 MIXED USE

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	(b) A height variation of at least five (5') feet (either taller or shorter) compared to the height of the adjacent facade, located within forty (40) feet of the building corner	☐			☐	
	(c) A corner feature recessed or projected by at least five (5) feet from the primary facade, extending from grade to building height	☐			☐	
	(d) A corner feature with diagonal or curved walls	☐			☐	
	(e) A ground-floor commercial entrance or a primary building entrance located within twenty-five (25') feet of the building corner	☐			☐	
	(f) Corner plazas or gathering areas with distinct paving or landscaping	☐			☐	
D.9	Transitional Massing to Detached Residential. Buildings located within one hundred (100') single-family or hillside residential zones must comply with the following:					
	(a) Required setbacks do not count toward any required common open space or amenities	☐			☐	
	(b) Within fifty (50') feet of adjacent low-rise residential areas, new multifamily or mixed-use developments shall not exceed a height of thirty-five (35') feet	☐			☐	
	(c) Windows must be offset by at least one (1') foot from any windows in adjacent low-rise residential buildings within twenty (20') linear feet to prevent direct line-of-sight	☐			☐	
	(d) Balconies and decks may not extend into setbacks abutting low-rise residential neighborhoods	☐			☐	
E	Open Space and Amenities					
E.1	Residential open space and amenities shall be according to the major and minor amenity requirements as described in Section 21.15.050 Residential - Multiple — family – Ten Units or Less, and Section 21.15.060 Multifamily — Eleven Units or More, for the applicable number of residential units proposed with the mixed-use development.	☐			☐	
E.2	Balconies					
	(a) Balconies may project up to ten (10') feet from the façade	☐			☐	
	(b) Balconies may not project into the public right-of-way or across property lines	☐			☐	
	(c) Balconies within ten (10') feet of the property line shall be screened with an opaque material of at least forty-two (42”) inches high	☐			☐	
	(d) The use of natural and/or unfinished wood on the nonstructural elements of decks is prohibited	☐			☐	
E.3	Roof Decks					



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	(a) All roof decks and related railing shall be within the height limitations of the zone	☐			☐	
	(b) No roof decks shall overhang into the public right-of-way, public sidewalk, or building setbacks	☐			☐	
	(c) The lower thirty (30) percent of roof deck railings must be opaque and match the building	☐			☐	
	(d) The use of natural and/or unfinished wood on the nonstructural elements of decks is prohibited	☐			☐	
F	Entrances					
F.1	Separate entrances shall be provided for residential and commercial uses	☐			☐	
F.2	Main entries to ground-floor retail uses shall be clearly demarcated, visible and accessible from the street and/or pedestrian walkways. Secondary entries may be from parking areas	☐			☐	
F.3	All ground floor tenant spaces that have street frontage shall have entrances on a facade fronting a street	☐			☐	
F.4	There shall be a ground-floor entrance to either a commercial, residential, or open space use every fifty (50') feet along the building's street-facing frontages	☐			☐	
G	Windows					
G.1	All windows must be recessed at least two (2") inches from the surrounding exterior wall or have a trim or windowsill that is at least one (1") inch deep and four (4") inches wide	☐			☐	
G.2	Windows facing a public street must feature at least two (2) of the following treatments, consistent with the architectural style:					
	(a) Variation in window types and sizes	☐			☐	
	(b) Molding	☐				
	(c) Wood frames or durable materials that mimic wood (e.g., composite) that can be painted	☐				
	(d) Decorative trim	☐				
	(e) Architectural bracket	☐				
	(f) Proportional shutters (real or faux)	☐				
G.3	Adjacency					
	(a) All buildings within twenty (20') linear feet of an adjacent building within and outside of the project shall orient all windows, balconies, or similar openings so as to deflect a direct line-of-site into adjacent units or unto private patios or backyards. This can be accomplished through the following:					



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	i. Offset windows at least one (1') foot from any windows in adjacent buildings within twenty (20') feet	☐			☐	
	ii. Use of clerestory windows, glass block, or opaque glass	☐				
	iii. Mature landscaping within the rear or side setback areas	☐				
H	Materials and Colors					
H.1	Building facades must incorporate durable materials such as stone, brick, siding, finished wood, precast concrete, cementitious panels/siding, metal panels, or factory-finished products	☐			☐	
H.2	On stucco facades, expansion joints must align with at least one of the following to reinforce the grid pattern created by window openings:					
	(a) Window and/or door jams, sills, and/or heaters	☐			☐	
	(b) The centerlines of windows and/or doors	☐				
	(c) Wall breaks, such as recesses or soffits created by balcony openings	☐				
H.3	Colors					
	(a) Mixed-use structures must have at least one (1) primary color and one (1) accent color, in addition to the roof color	☐			☐	
	(b) Mixed-use structures are limited to a maximum of three (3) primary colors and four (4) accent colors, in addition to roof color	☐			☐	
	(c) Primary colors are for facades, and accent colors for trim, architectural elements, windows, and doors	☐			☐	
H.4	Four-Sided Architecture. The same materials and finishes must be uniformly applied on the building exterior elevations to create four-sided architecture	☐			☐	
H.5	Changes in material or color shall occur at plane breaks, preferably inside corners of intersecting walls, or at step-backs, or exterior architectural features that break up the wall plane, such as columns	☐			☐	
H.6	Mixed-use developments greater than one acre and consisting of three (3) or more structures shall provide a minimum of two (2) distinct color schemes and material variations. A single-color scheme and material variation shall be dedicated to no less than thirty (30) percent of all habitable buildings	☐			☐	
I	Accessory Structures					
	Accessory structures over one hundred twenty (120) square feet must utilize the materials and/or colors of the main building(s)	☐			☐	