

THIS STRIKE-OUT / REDLINE VERSION OF THE DOWNTOWN SPECIFIC PLAN ZONING CHAPTER IS TO ASSIST INTERESTED PARTIES IN UNDERSTANDING THE CHANGES BETWEEN THE EXISTING AND PROPOSED ORDINANCE. THIS IS NOT THE FORMAL ORDINANCE TO BE CONSIDERED BY THE PLANNING COMMISSION AND CITY COUNCIL

Chapter 19.28.

DOWNTOWN SPECIFIC
PLAN DISTRICT*

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* ~~Prior history: Ords. 2623-99, 2673-01, 2649-00, 2726-03; prior zoning code §§ 19.30.010—19.30.250.~~

19.28.010. Downtown ~~s~~Specific p~~Plan~~ ~~d~~District established.

A zoning district entitled “Downtown Specific Plan ~~District~~-(DSP)” district is established as shown on the official precise zoning plan, zoning district map, city of Sunnysvale, on file in the office of the city clerk and incorporated by reference. ~~(Ord. 2735-03 § 4).~~

19.28.020. ~~Findings and purpose.~~Purpose and findings.

(a) ~~The city council makes the following findings~~It is the purpose of the provisions of this chapter to support implementation of the DSP and:

- ~~(1) Encourage high quality, high intensity development adjacent to public transportation corridors;~~
- ~~(2) Create a vibrant and interesting city center which includes the concentration of many activities vital to sustaining the economic strength, regional prominence, and visual image of the city;~~
- ~~(3) Encourage high-quality, high-intensity development adjacent to public transportation corridors;~~
- ~~(3) Create employment and housing opportunities in an urban downtown setting and will provide a center for social interaction for residents of the city; and~~
- ~~(4) Create~~Support community goals and values by supporting intensity—development incentives for developers~~community benefits who utilize sustainable development techniques.~~Implementation of the downtown specific plan will provide a vibrant and interesting center which includes the concentration of many activities vital to sustaining the economic strength, regional prominence, and visual image of the city.

~~(2) Implementation of the downtown specific plan will create employment and housing opportunities in an urban setting and will provide a center for social interaction for residents of the city.~~

(b) ~~The city council makes the following findings that implementation of the downtown specific plan will:~~It is the purpose of the provisions of this chapter to:

- (1) Protect and promote the public health, safety, peace, comfort and general welfare;
- (2) Establish the procedure for adoption of the orderly physical development of the district;

- (3) Conserve property values and maintain the historic architectural and cultural qualities of properties within the district; and
- (4) Protect the character and stability of adjacent residential neighborhoods;
- ~~(5) Define the development procedures and administrative requirements for the district. (Ord. 2735-03 § 4).~~

19.28.030. Compliance with the Downtown sSpecific pPlan-generally.

The ~~DSP downtown specific plan~~ is incorporated by this reference. The specific plan includes architectural and downtown design guidelines, site development standards and planned public parks and other facilities which will be implemented through zoning and subdivision regulations, development standards, design guidelines, public and private improvements and an economic development strategy. All planning related activities within the DSP shall comply with both the provisions of the Sunnyvale Municipal Code and the DSP. (Ord. 2735-03 § 4).

19.28.040. Downtown Specific Plan Rregulations generally.

- (a) The regulations contained in this chapter shall apply in the DSP ~~downtown specific plan~~ district, in conjunction with the standards, guidelines, and plans contained in the DSP document.
- (b) Whenever this chapter does not provide specific standards and/or procedures for the review, approval and/or administration of development projects within the DSP district or for appeals concerning approvals or administration of development projects, the standards and procedures contained in ~~Title 19~~this code shall apply.
- (c) The owner or occupant of land or buildings used for any purpose in the ~~downtown specific plan~~DSP district shall provide the facilities as required by and which conform with the regulations set forth in this chapter; provided however, that buildings, structures or uses lawfully constructed or established prior to the effective date of this chapter which do not comply with the provisions hereof shall be deemed legally nonconforming in accordance with the provisions of Chapter 19.50 (Nonconforming Buildings and Uses). (Ord. 2735-03 § 4).

19.28.050. Downtown sSpecific pPlan blocks—Designated primary uses and development intensities.

The downtown specific plan district is divided into subdistricts, referred to as “blocks.” to further refine development requirements within the DSP area, as set forth in the DSP document. The location and configuration of the blocks are shown in Figure 5-1 of the DSP and on the precise zoning plan. The designated primary uses, maximum total number of residential units or commercial and office gross floor area for each block are listed in Table 19.28.050 (Designated Primary Uses and Development Intensities in DSP Blocks). The maximum number of units per lot shall be a pro rata share of the maximum units for the block based on the proportion of lot area to total block area.

**Table 19.28.050
Designated Primary Uses and Development Intensities in DSP Blocks**

District	Block	Primary Uses	Max. Residential Units	Max. Office (total sq. ft.)	Max. Retail/ Restaurant/ Entertainment (total sq. ft.)
Commercial Core	1	Office		450,000	10,000
Commercial Core	1a	Very high density residential	450		52,500
Commercial Core	2	Retail		80,000	170,891
Sunnyvale/Carroll	3	Retail specialty grocery			62,000
Sunnyvale/Carroll	4	Very high/medium density residential	173		
Sunnyvale/Carroll	5	Very high density residential	46		
Sunnyvale/Carroll	6	High/medium density residential	112		
Sunnyvale/Carroll	7	High density residential retail	100	36,000	14,000
South of Iowa	8	Low medium density residential	15		
South of Iowa	8a	Medium density residential	12		
South of Iowa	8b	Low density residential	12		
South of Iowa	9	Low medium density residential	20		
South of Iowa	9a	Low density residential	8		
South of Iowa	10	Low medium density residential	47		
South of Iowa	11	Low medium density residential	49		
South of Iowa	12	Low medium density residential	51		
Commercial Core	13	Retail and low medium density residential	25	176,021	20,120
West of Mathilda	14	Very high density residential	173		10,000
West of Mathilda	15	Very high density residential	152		10,000
West of Mathilda	16	Very high density residential	173		10,000
West of Mathilda	17	Low medium density residential	48		
Commercial Core	18	Mixed use	292	322,000	1,007,876 + 200 hotel rooms
Commercial Core	20	High density residential office	51	16,400	
Commercial Core	21	Transit center			
Commercial Core	22	Office and retail		54,000 (office or retail/restaurant/entertainment)	
Commercial Core	23	High density residential	191		

(Ord. 2992-13 § 1; Ord. 2835-07 § 1; Ord. 2753-04 § 1; Ord. 2735-03 § 4).

19.28.060. Single-family uses and structures.

- (a) Single-family uses on existing, legally created lots may be maintained in all blocks.
- (b) Additions to or new construction of single-family dwellings on existing, legally created lots are subject to design review provisions in Chapter 19.80.
- (c) Single-family dwellings and accessory structures must comply with applicable development standards for the R-0 District. (Ord. 2907-09 § 4; Ord. 2735-03 § 4).
- (d) Accessory dwelling units in conjunction with an existing or proposed single-family dwelling or an existing multifamily dwelling structure shall meet the provisions of Chapter 19.79.

DSP MIXED USE, COMMERCIAL AND OFFICE BLOCKS	1	1a	2	3	7	13	18	20	21	22
F. Financial institutions such as banks and savings and loans	MPP	MPP	MPP	MPP	MPP	MPP	MPP	MPP	N	MPP
G. Hotels and motels	SDP	SDP	N	SDP	SDP	SDP	SDP	N	N	SDP
H. Medical clinic	MPP	MPP	MPP	SDP	MPP	SDP	MPP <u>SD</u> <u>P</u>	MPP	N	MPP
I. Office: administrative, professional, medical and R&D (except not located on ground floor)	P	P	P	SDP	P	SDP	P	P	N	P
J. Office: ground floor dependent administrative, professional and medical (ground floor dependent; not to exceed 1,000-square feet per shopping center)	P	P	P	SDMPP	P	SDMPP	<u>MPP</u>	P	N	P
K. Office: non-ground floor dependent administrative, professional medical and R&D (not ground floor dependent or in excess of 1,000 square feet per shopping center)	P	P	MPP ⁺	SDP ⁺	MPP ⁺	SDP ⁺	MPP <u>SD</u> <u>P</u>	<u>MPP</u>	N	P
L. Personal service shops such as barber and beauty shops	SDP <u>MPP</u> <u>P</u>	P	P	P	P	SDP <u>MPP</u> <u>P</u>	P	P	N	P

DSP MIXED USE, COMMERCIAL AND OFFICE BLOCKS	1	1a	2	3	7	13	18	20	21	22
M. Package liquor retail sales, when not combined with another permitted use	N	SDP	N	SDP	SDP	N	SDP	N	N	N
N. Pawn broker shops	N	N	N	N	N	N	N	N	N	N
O. Public premises for which on-sale beer, on-sale beer and wine or on-sale general licenses for the sale of alcoholic beverages have been issued <u>Bar or Nightclub</u>	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP	N	SDP
P. Repair shops for household appliances and wearing apparel	SDP	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	<u>SDP</u>	SDP	<u>SDP</u>	SDP	N	<u>SDP</u>
Q. Retail business, including take-out retail food establishments	P	P	P	P	P	SDP	P	SDP	NMPP	P
R. Retail services such as laundry, repair shops, etc.	P	P	P	P	P	P	P	P	N	P
S. Restaurants and fast food restaurants with no alcohol sales or that may have on sale beer and wine service	<u>PMPP</u>	<u>PMPP</u>	<u>PMPP</u>	<u>SDPMP</u> <u>P</u>	<u>SDPMP</u> <u>P</u>	<u>SDPMP</u> <u>P</u>	<u>PMPP</u>	<u>SDPMP</u> <u>P</u>	NMPP	<u>PMPP</u>

DSP MIXED USE, COMMERCIAL AND OFFICE BLOCKS	1	1a	2	3	7	13	18	20	21	22
C. Massage establishments <i>(See Chapter 9.41)s²</i>	P	P	P	P	P	P	P	P	N	P
D. Parking structures	SDP	SDP	SDP							
E. Public service buildings and accessory uses	SDP	SDP	SDP							
F. Public transportation facilities	SDP	SDP	SDP							
G. Public utility buildings and service facilities	N	N	N	N	N	N	N	N	N	N
H. Recycling centers in convenience zones as required by Public Resources Code Section 14300 et seq.	N	N	N	SDP	SDP	SDP	SDP	N	N	N
I. Unenclosed uses other than outdoor dining	SDP	N	SDP							
J. Sale or rental of motor vehicles of all kinds	N	N	N	N	N	N	N	N	N	N
K. Sale or rental of heavy equipment or machinery	N	N	N	N	N	N	N	N	N	N
L. Storage or parking of commercial, industrial or public utility vehicles	N ¹³	N	N ¹³							

DSP MIXED USE, COMMERCIAL AND OFFICE BLOCKS	1	1a	2	3	7	13	18	20	21	22
M. Wholesale storage or warehousing of merchandise or products within a building	N	N	N	N	N	N	N	N	N	N
N. Any use which is obnoxious, offensive or creates a nuisance to persons in adjacent buildings or premises by reason of the emission of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations, or similar disturbances	N	N	N	N	N	N	N	N	N	N
O. Payday lending establishment	N	N	N	N	N	N	N	N	N	N

¹ ~~Any lease for office use entered into prior to June 1, 2001 and any subsequent renewals of such existing leases, shall not be subject to the permit requirements set forth in this section. New office leases entered into with new or different tenants on or after June 1, 2001 shall be subject to the provisions of this section.~~

² ~~Subject to provisions of Chapter 9.41.~~

²¹ Except that daytime and overnight parking of up to five commercial motor vehicles (of a type that are less than 10,000 pounds in gross vehicle weight with not more than two axles) that are owned or operated by the person(s), company or business which conducts the primary use is permitted, provided the vehicles are used for purposes of delivery, pick up or service to patrons of the primary use only, do not utilize on-site required parking and are not utilized for purposes of advertising.

~~(Ord. 3125-17 § 6; Ord. 3077-16 § 6; Ord. 3004-13 § 5; Ord. 3002-13 § 8; Ord. 2992-13 § 2; Ord. 2947-10 § 7; Ord. 2906-09 § 4; Ord. 2887-08 § 7; Ord. 2835-07 § 2; Ord. 2802-06 § 10; Ord. 2750-04 § 4; Ord. 2735-03 § 4; Ord. 2673-01 § 3; Ord. 2649-00 § 4; Ord. 2623-99 § 1; prior zoning code §§ 19.30.060, 19.30.090, 19.30.140 — 19.30.170).~~

19.28.080. Permitted, conditionally permitted and prohibited uses in residential DSP blocks.

(a) Use Table. Table 19.28.080 sets forth those uses which are permitted, conditionally permitted, and prohibited in residential DSP blocks and the type of approval a use requires.

(1) Permitted (P). A use shown with “P” in the table is allowed subject to compliance with all applicable provisions of this title. If the proposed use includes new construction, changes to the exterior of a building or other site modification, design review is required in accordance with the provisions of Chapter 19.80, Design Review.

(2) Miscellaneous Plan Permit (MPP). A use shown with “MPP” in the table requires the approval of a miscellaneous plan permit, in accordance with the provisions of Chapter 19.82, Miscellaneous Plan Permit. If there is an existing valid miscellaneous plan permit for the use, and no new construction or expansion is proposed, then such use may be conducted without requiring another miscellaneous plan permit.

(3) Special Development Permit (SDP). A use shown with “SDP” requires approval of a special development permit, in accordance with the provisions of Chapter 19.90, Special Development Permit, whichever applies. If there is an existing valid use permit or special development permit, and no new construction or expansion is proposed, then such use may be conducted without requiring another use permit or special development permit.

(4) Not Permitted. (N). A use shown with “N” in the table is prohibited.

(b) Compliance. It is a violation of this chapter to:

- (1) Engage in a use that is conditional without complying with the imposed conditions;
- (2) Engage in a prohibited use;
- (3) Engage in a use requiring a miscellaneous plan permit, use permit or special development permit without obtaining the required permit.

~~(c) Heritage Resources. Requirements for Construction. All permitted uses which require no new construction or additions or changes to the exterior of the building may be conducted within existing enclosed buildings. New construction within any block requires a special development permit as set forth in Chapter 19.90, except that Block 2 (commercial historic) also requires a landmark alteration permit as set forth in Chapter 19.96. Minor changes to the exterior of a building may be approved or permitted uses may be approved by the director of community development by a miscellaneous plan permit (MPP) as set forth in Chapter 19.82. Changes to any heritage resource or to a property within a heritage district may require a landmark alteration permit or resource alteration permit as set forth in Chapter 19.96.~~

**Table 19.28.080
Permitted, Conditionally Permitted and Prohibited Uses in Residential DSP Blocks**

~~In the table, the letters and symbols are defined as follows:~~

- ~~— P – Permitted use~~
- ~~— SDP – Special development permit required~~
- ~~— MPP – Miscellaneous plan permit required~~
- ~~— UP – Use permit required~~
- ~~— N – Not permitted, prohibited~~

DSP RESIDENTIAL BLOCKS	4, 5, 14, 15, 16, 23	6, 10a	8, 9, 10, 11, 12, 17	8a	8b, 9a
1. Residential					
A. Single-family dwelling on an existing, legally created lot <u>per Section 19.28.060</u>	P	P	P	P	P
B. Single room occupancy (SRO) facilities	SDP	N	N	N	N
C. Two-family dwelling (duplex)	N	N	P	N	N
D. Multiple-family dwellings (3 or more units, or more than 1 main dwelling)	SDP	SDP	SDP	SDP	SDP
E. Boarding and lodging for less than 3 persons	P	P	P	P	P
F. Facilities caring for 6 or fewer persons, as declared by the state to be a residential use	SDP	SDP	P	SDP	P
G. Residential mobilehome park site	N	N	N	N	N
2. Education, Recreation, and Places of Assembly					
A. Parks and playgrounds	SDP	SDP	SDP	SDP	SDP
B. Education – Recreation and enrichment	N	N	N	N	N
C. Education – Primary and high school	N	N	N	N	N
D. Education – Institution of higher learning	N	N	N	N	N
E. Recreational and athletic facilities	N	N	N	N	N
F. Places of assembly – Business serving	N	N	N	N	N
G. Places of assembly – Community serving	SDP	SDP	SDP	SDP	SDP

DSP RESIDENTIAL BLOCKS	4, 5, 14, 15, 16, 23	6, 10a	8, 9, 10, 11, 12, 17	8a	8b, 9a
H. Card rooms	N	N	N	N	N
3. Commercial Uses					
A. Child care/adult day care center/nursery schools	SDP	SDP	SDP	SDP	SDP
B. Hotels or motels	SDP	N	N	N	N
C. Rest homes	SDP	SDP	SDP	SDP	SDP
4. Accessory Uses					
A. Accessory dwelling units	See Chapter 19.79	See Chapter 19.79	See Chapter 19.79	See Chapter 19.79	See Chapter 19.79
B. Accessory structures	MPP See Chapter 19.40	See Chapter 19.40 MPP	See Chapter 19.40	See Chapter 19.40	See Chapter 19.40
C. Retail Commercial and personal service uses incidental to and in combination with residential uses in a mixed-use complex	SDP	SDP	SDP	SDP	SDP
D. Storage or parking of commercial, industrial or public utility vehicles, except for the purpose of loading or unloading	N	N	N	N	N
5. Temporary Uses					
A. Residential sales office for new development	MPP	MPP	MPP	MPP	MPP
B. Construction yard, subject to approval of director of public works	MPP	MPP	MPP	MPP	MPP
6. Other Uses					
A. Office: administrative, professional and medical	SDP	N SDP	SDP	SDP ⁺	N SDP
B. Adult entertainment establishments, as defined in this code (See Chapter 9.40)	N	N	N	N	N
C. Electric transmission substations	N	N	N	N	N
D. Massage establishments (See Chapter 9.41)	P	P	P	P	P
E. Medical clinic	N	N	SDP	SDP ⁺	N
F. Public service buildings and accessory uses	SDP	SDP	SDP	SDP	SDP
G. Public utility buildings and service facilities	N	N	N	N	N
H. Recycling centers	SDP	N	N	N	N
I. Storage of materials, supplies or equipment for nonresidential purposes	N	N	N	N	N
J. Sale or rental of heavy equipment or machinery commonly used for agricultural, construction, industrial, mining, transportation or building service purposes	N	N	N	N	N
K. Any use which is obnoxious or offensive or creates a nuisance	N	N	N	N	N

DSP RESIDENTIAL BLOCKS	4, 5, 14, 15, 16, 23	6, 10a	8, 9, 10, 11, 12, 17	8a	8b, 9a
LK. Automobile or other independent motor vehicle-related uses, including but not limited to, auto parts sales and auto rentals, sales, repair and services use	N	N	N	N	N

¹ Within an existing building.

² Subject to provisions of Chapter 9.41.

³ Subject to provisions of Section 19.18.050.

⁴ Only in conjunction with a single family dwelling unit.

~~(Ord. 3125 17 § 7; Ord. 3105 16 § 4; Ord. 3077 16 § 7; Ord. 3065 15 § 7; Ord. 3004 13 § 6; Ord. 2992 13 § 3; Ord. 2947 10 § 8; Ord. 2907 09 § 5; Ord. 2887 08 § 8; Ord. 2831 07 § 4; Ord. 2802 06 § 11; Ord. 2750 04 § 5; Ord. 2735 03 § 4); 19.28.080~~

19.28.090. Lot area, building height and lot coverage.

~~(a) Each lot in each block shall conform to the provisions for minimum lot size as set forth in Table 19.28.090. All new development must meet the minimum lot size to proceed with development approval, with the exception of legal nonconforming single family residential lots.~~

~~(b) Building heights and lot coverages for every property in every block of the DSP district shall be in accordance with the provisions set forth in Table 19.28.090.~~

**Table 19.28.090
Lot Area, Building Height and Lot Coverage**

Block	Min. Lot Size (acre)	Max. Height	Max. Stories	Max. Lot Coverage
1	0.60	100 ft.	6	Per SDP ¹
1a	0.30	85 ft. ²	6	Per SDP ¹
2	No min. ³	36 ft.	2	Per SDP ¹
3	No min.	50 ft.	4	Per SDP ¹
4	0.50	30-40 ft. ⁴	2-3 ⁴	45%
5	0.25	40 ft.	4	45%
6	0.25	30-40 ft. ⁴	2-3 ⁴	60%
7	N/A	50 ft.	4	60%
8	0.14	30 ft.	2	60%
8a	0.25 ⁵	30 ft.	2	60%
8b	0.30	30 ft.	2	40%
9	0.25 ⁵	30 ft.	2	60%
9a	0.14	30 ft.	2	40%
10	0.25 ⁵	30 ft.	2	60%
11	0.25 ⁵	30 ft.	2	60%
12	0.25 ⁵	30 ft.	2	60%
13	0.40	30-50 ft. ⁶	2-4 ⁶	Per SDP ¹
14	0.75	30-50 ft. ⁷	2-4 ⁷	Per SDP ¹
15	0.75	30-50 ft. ⁷	2-4 ⁷	Per SDP ¹
16	0.75	30-50 ft. ⁷	2-4 ⁷	Per SDP ¹
17	0.16 ⁵	30 ft.	2	40%
18	0.30	75 ft. ⁸	5	Per SDP ¹
20	No min.	30-40 ft. ⁹	3	60%
21	No min.	85 ft. ²	6	Per SDP ¹
22	0.75	85 ft. ²	6	Per SDP ¹
23	0.50	50 ft.	4	45%

¹ Per SDP (Special Development Permit) means that lot coverage shall be evaluated on a project-by-project basis.
² Maximum height includes any rooftop equipment or elevator shafts.
³ Minimum lot size is 2,800 sq. ft.
⁴ Maximum height along Washington/McKinley Avenues is 30 ft. (2 stories).
⁵ Minimum lot size is 2,600 sq. ft.
⁶ Maximum height along Taaffe Street is 30 ft. (2 stories).
⁷ Maximum height along Charles Street is 30 ft. (2 stories); along Mathilda Avenue is 50 ft. (4 stories).
⁸ Exception of 80 ft. for mid block movie theaters.
⁹ 40 ft. for the northern half of the block and 30 ft. for the southern half. 19.28.090

(Ord. 2992 13 § 4; Ord. 2905 09 § 4; Ord. 2881 08 §§ 1, 2; Ord. 2735 03 § 4).

19.28.100090. Block summaries and building setbacks/development criteria.

Each lot in each block shall conform to applicable provisions for frontage, interior side and rear setbacks, as set forth in Tables 19.28.100090(a) through (e). Development projects must also comply with block-specific site development standards in the DSP document and other applicable provisions of the Sunnyvale Municipal Code including required facilities in Chapter 19.38. Additional development potential and building height are possible through the use of local and state density bonus programs or through provision of community benefits, identified in Section 5.1.3 of the DSP. For blocks where the allowable lot coverage is indicated as “Per SDP” means that lot coverage shall be evaluated on a project-by-project basis through the special development permit process. Covered porches, stoops, and stairways may extend up to six feet into any required front yard.

[NOTE TO READER. THE FOLLOWING TABLES HAVE BEEN REORGANIZED BY THE NEW DISTRICT BOUNDARIES AND ONLY REFLECT THE CHANGED CELLS, NOT THE ELIMINATION FROM OR ADDITION TO A FORMER TABLE]

**Table 19.28.100090(a)
Development Standards for Commercial Core
District Block 18**

	Block 18
<u>Primary uses allowed/Land Use Designation</u>	<u>Retail, entertainment, office, hotel and high-density residential/Downtown Mixed Use</u>
Minimum lot size	<u>Per SDP</u>
<u>Maximum office/retail sq. ft.</u>	<u>1,007,897 sq. ft. retail/ restaurant/entertainment</u>
<u>Maximum residential units</u>	<u>292 units</u>
<u>Approximate density</u>	<u>N/A</u>
Maximum lot coverage	Per SDP
Maximum height	<u>As provided in the DSP document 75 ft. (5 stories);¹ Up to 80 ft. for movie theaters at the interior of the block</u>
<u>Required right-of-way dedications</u>	<u>5 ft. along Mathilda Avenue north of Booker 10 ft. along Mathilda south of Booker 5 ft. along Iowa between Mathilda and Parking Garage B</u>
<u>Minimum Front Setbacks/Build-To Requirements (see diagram)</u>	
Mathilda Ave.	0 ft.
McKinley Ave.	0 ft.
Taaffe St.	0 ft.
<u>El Camino Real</u>	<u>N/A</u>
Sunnyvale Ave.	0 ft.
<u>Olive Ave.</u>	<u>N/A</u>
<u>Iowa Ave.</u>	<u>0 ft.</u>
<u>Minimum Interior Setbacks</u>	
Side	0 ft.

Rear	0 ft.
Minimum landscaped area	All areas not devoted to driveways and surface -access zones
Minimum useable open space	50 sq. ft./unit
Type of parking	Above-grade structures and surface parking
Special design features	Downtown Gateway at Mathilda/Washington

Table 19.28.100090(b)
Development Standards for North of Washington
District Blocks 1, 1a, 2, 3, 21 and 22

	Block 1	Block 1a	Block 2	Block 21	Block 22
Primary uses allowed <u>Land Use Designation</u>	Office retail	High-density residential retail <u>Downtown Mixed Use</u>	Restaurant, entertainment and retail office on 2nd floor only <u>Commercial Heritage Landmark District</u>	Transit center	Office, retail, restaurant and entertainment <u>Office</u>
Minimum development lot size	0. 560 ac.	0.30 ac.	No minimum	No minimum	0.75
Maximum amount retail	10,000 sq. ft.	52,500 sq. ft.	170,891 sq. ft. of retail/ restaurant/ entertainment	0	54,000 sq. ft. of office or retail/restaurant/ entertainment
Maximum amount of office	450,000 sq. ft.	0	80,000 sq. ft. of office	0	
Maximum number of units	0	450 (78 du/acre generally. Maximum units per lot is based on the proportion of lot area to total block area)	0	0	0
Maximum lot coverage	Per SDP	Per SDP	Per SDP	Per SDP	Per SDP
Maximum height	100 ft. (6 stories)	85 ft. (6 stories) including rooftop mechanical	36 ft. (2 stories)	85 ft. (6 stories) including rooftop mechanical	85 ft. (6 stories) including rooftop mechanical
<u>Maximum height</u>	<u>As provided in the DSP document</u>				
Required right of way dedication	None	Per Specific Plan	Per Specific Plan	None	None
<u>Minimum Front Setback/Build To Requirement (see diagram)</u>					
<u>Mathilda Ave. and Mathilda Pl.</u>	<u>0 ft.</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

Washington Ave.	0 ft.	0 ft.	0 ft.	N/A	N/A
Capella-Olson Way	N/A	0 ft.	N/A	N/A	N/A
Taaffe Way St.	N/A	0 ft.	N/A	N/A	N/A
Evelyn Ave.	0 ft.	0 ft. N/A	0 ft.	18-0 ft.	18-0 ft.
Aries Way	0 ft.	0 ft.	N/A	N/A	N/A
Sunnyvale Ave.	N/A	N/A	0 ft.	N/A	18-0 ft.
Altair Way	0 ft.	0 ft.	N/A	N/A	N/A
Carroll St.	N/A	N/A	N/A	N/A	N/A
Frances St.	0 ft.	0 ft.	0 ft.	N/A	N/A
Murphy Ave.	N/A	N/A	0 ft.	N/A	N/A
Minimum Interior Setbacks					
Side setback	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Rear setback	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
Minimum landscaped area	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface access zones	None	All areas not devoted to driveways and surface -access zones	All areas not devoted to driveways and surface -access zones
Minimum useable open space	N/A	50 sq. ft./unit	N/A	N/A	N/A
Type of parking	Underground structures	Underground structures		Structured and surface parking	Structured and surface parking
Special design features	None	None	Comply with Murphy Avenue Design Guidelines	None	Gateway intersection at Sunnyvale and Hendy

Table 19.28.~~100090~~(c)
Development Standards for Sunnyvale/Carroll
District Blocks 3, 4, 5, 6, 7 and 23

	Block 3	Block 4	Block 5	Block 6	Block 7	Block 23
Primary uses allowed Land Use Designation	Service retail grocery district parking Commercial	High density and medium density residential Do wntown Very High Density Residential	High density residential Do wntown Very High Density residential	High density and medium density residential Hig h Density and Medium Density Residential	High density residential and retail Down to wn Mixed Use	High density residential Do wntown Very High Density Residential
Minimum development lot size	No minimum	0.5 ac. res	0.25 ac. res	0.25 acres— suggested.	No minimum	0.50 ac. res ac.
Maximum retail/office	27,000 sq. ft. retail 35,000 sq. ft. grocery	None	None	None	36,000 sq. ft. office 14,000 sq. ft. retail	None

	Block 3	Block 4	Block 5	Block 6	Block 7	Block 23
Maximum residential units	0	173 (48 du/acre generally with maximum of 24 du/acre on Washington frontage)	46 (40 du/acre generally. Maximum units per lot is based on the proportion of lot area to total block area)	112 (48 du/acre generally with maximum of 24 du/acre on Washington and McKinley frontages)	100 (28 du/acre generally. Maximum units per lot is based on the proportion of lot area to total block area)	191 (36 du/acre generally. Maximum units per lot is based on the proportion of lot area to total block area)
Maximum lot coverage	Per SDP	45% Per SDP	45% Per SDP	60%	60%	45%
Maximum height	50 ft. (4 stories)	40 ft. (3 stories) and 30 ft. (2 stories) on Washington	40 ft. (3 stories)	40 ft. (3 stories) and 30 ft. (2 stories) on Washington and McKinley	50 ft. (4 stories)	50 ft. (4 stories)
Maximum height	As provided in the DSP document					
Required right-of-way dedications	Per Specific Plan	None	None	None	Per Specific Plan	Per Specific Plan
Minimum Front Setback/ Build To Requirement						
Washington Ave.	0 ft.	12 ft.	N/A	12 ft.	12 ft.	N/A
Sunnyvale Ave.	<u>0 ft.</u>	N/A	N/A	N/A	N/A	18 ft.
Evelyn Ave.	0 ft.	18 ft.	18 ft.	N/A	N/A 12 ft.	18 ft.
Bayview Ave.	N/A	N/A 12 ft.	12 ft.	N/A	18 ft. N/A	N/A
Carroll Ave.	0 ft.	12 ft.	N/A	12 ft.	12 ft.	N/A
<u>McKinley Ave.</u>	N/A	N/A	<u>13 ft.</u>	N/A	<u>12</u>	N/A
Minimum Interior Setbacks						
Side	0 ft.	6 ft.	6 ft.	6 ft.	6 0 ft.	6 ft.
Rear	0 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum landscaped area	All areas not devoted to driveways and surface access zones	Minimum 20% of lot area	Minimum 20% of lot area	Minimum 20% of lot area	Commercial uses: All areas not devoted to driveways and surface access zones. Residential uses: 20% of the lot area	Minimum 20% of lot area
Minimum useable open space	N/A	50 sq. ft./unit	50 sq. ft./unit	50 sq. ft./unit	50 sq. ft./unit for residential uses	50 sq. ft./unit

	Block 3	Block 4	Block 5	Block 6	Block 7	Block 23
Type of parking	Structured and surface parking	Below grade, or surface (above ground allowed only if completely hidden from view)	Below grade, or surface (above ground allowed only if completely hidden from view)	Below grade, or surface (above ground allowed only if completely hidden from view)	Below grade, above grade or podium	Below grade, or surface (above ground allowed only if completely hidden from view)
Special design features	None	Residential Gateways at Carroll and Washington	None	None	Residential Gateway elements at intersection of Sunnyvale and McKinley	None

Table 19.28.100090(d)
Development Standards for South of Iowa
District Blocks 8, 8a, 8b, 9, 9a, 10, 11, 13, and 20

	Blocks 8a, 9, 10, 11 and 12	Blocks 8 and 9a	Block 8b	Block 13	Block 20
Primary uses allowed <u>Land Use Designation</u>	Low-Medium Density Residential	Medium Density Residential	Low Density Residential	Office and service retail and low-medium density residential	Office high density residential <u>Office and High Density Residential</u>
Minimum project development size	0.25 ac.	0.14 ac.	0.30 ac	0.4 ac.	No Minimum
Minimum lot size	2,600 sq.ft.	N/A	N/A	N/A	N/A
Maximum office/retail sq. ft.				170,891 sq. ft. office 20,120 sq. ft. retail/restaurant	16,400 sq. ft. office
Maximum residential units				25	51 units
Approximate maximum density	14 du/acre	24 du/acre	7 du/acre	12 du/acre for townhouses along Taaffe Street	36 du/acre for northern half of the block
Maximum lot coverage	60%	60%	40%	Per SDP	60% max

	Blocks 8a, 9, 10, 11 and 12	Blocks 8 and 9a	Block 8b	Block 13	Block 20
Maximum height	30 ft. (2 stories)	30 ft. (2 stories)	30 ft. (2 stories)	Office uses - 50 ft. (3 stories) Residential - 30 ft. (3 stories)	40 ft. (3 stories) for high-density residential on the north half of the block; 30 ft. for office uses on the south half of the block
Maximum height	<u>As provided in the DSP document</u>				
Required right-of-way dedications	None	None	None	10 ft. along Mathilda Avenue	10 ft. along Mathilda Avenue
Minimum Front Setbacks/Build To Requirements (see diagram)					
<u>Mathilda Ave.</u>	N/A	N/A	N/A	0 ft.	0 ft.
McKinley Ave.	13 ft.	13 ft.	13 ft.	0 ft./N/A	N/A
Carroll Ave.	20-15 ft.	20 ft./N/A	20-15 ft.	N/A	N/A
Iowa Ave.	13 ft.	13 ft./N/A	13 ft.	0 ft.	N/A
Sunnyvale Ave.	18 ft.	18 ft.	N/A/18 ft.	N/A	N/A
Taaffe StreetSt.	18 ft.	N/A/18 ft.	N/A/18 ft.	10 ft.	N/A
Frances StreetSt.	18 ft.	N/A/18 ft.	N/A/18 ft.	N/A	N/A
Murphy AvenueAve.	18 ft.	N/A/18 ft.	N/A/18 ft.	N/A	N/A
Olive Ave.	13 ft.	N/A/13 ft.	13 ft.	10 ft.	10 ft.
El Camino Real	N/A	N/A	N/A	N/A	30 ft.
Minimum Interior Setbacks					
Side	4 ft.	4 ft.	4 ft.	0 ft.	6 ft.
Rear	20 ft.	20 ft.	20 ft.	0 ft.	20 ft.
Minimum landscaped area	20% of lot area	20% of lot area	20% of lot area	All areas not devoted to driveways and surface access zones	All areas not devoted to driveways and surface -access zones
Minimum useable open space	500 sq. ft./unit	500 sq. ft./unit	500 sq. ft./unit	500 sq. ft./unit	380 sq. ft./unit
Type of parking	Surface	Surface	Surface	Surface parking or above-ground structures	Structured and surface (underground is encouraged)

	Blocks 8a, 9, 10, 11 and 12	Blocks 8 and 9a	Block 8b	Block 13	Block 20
Special design features	Residential Gateway elements at intersection of Sunnyvale/Iowa, Murphy/Iowa, Frances/Iowa and Taaffe/Iowa	Residential Gateway elements at intersection of Sunnyvale/Iowa, Murphy/Iowa, Frances/Iowa and Taaffe/Iowa	Residential Gateway elements at intersection of Sunnyvale/Iowa, Murphy/Iowa, Frances/Iowa and Taaffe/Iowa	None	None

Table 19.28.100090(e)
Development Standards for West of Mathilda
District Blocks 14, 15, 16, and 17

	Blocks 14, 15 and 16	Block 17
Primary uses allowed <u>Land Use Designation</u>	High density residential retail <u>Downtown Very High Density Residential</u>	Low medium density residential <u>Medium Density Residential</u>
Minimum development lot area	0.75 acre	8,000 sq. ft.
Maximum residential units	Block 14—173 units Block 15—152 units Block 16—173 units	48 units
Approximate maximum density	51, 54, 58 du/acre	12 du/acre
Maximum lot coverage	100% <u>Per SDP</u>	40%
Maximum height	50 ft. (4 stories) on Mathilda and 30 ft. (3 stories) along Charles	30 ft. (2 stories)
<u>Maximum height</u>	<u>As provided in the DSP document</u>	
Required right-of-way dedications	33 ft. along Mathilda Avenue	None
Minimum <u>Front Setbacks/Build To Requirements (see diagram)</u>		
Mathilda	0 ft. (after 33 ft. dedication)	12 ft.
McKinley Ave.	10 ft.	N/A
Iowa Ave.	10 ft.	10 ft.
Charles Ave.	10 ft.	10 ft.
Washington Ave.	10 ft.	10 ft.
Evelyn Ave.	N/A	18 ft.
Olive Ave.	10 ft.	N/A
Minimum Interior Setbacks		
Side	6 ft.	4 ft.
Rear	10 ft.	20 ft.
Minimum landscaped area	Minimum 20% of lot area	Minimum 20% of lot area
Minimum useable open space	50 sq. ft./unit	500 sq. ft./unit
Type of parking	Below grade structures or podium parking if structure is completely hidden from public view	<u>Surface parking</u>
Special design features	<u>Neighborhood Gateway at Iowa/Mathilda, McKinley/Mathilda and Washington/Mathilda</u>	None

(Ord. 2992 13 §§ 5, 6; Ord. 2905 09 § 5; Ord. 2835 07 § 3; Ord. 2753 04 § 2; Ord. 2735 03 § 4).

19.28.110. ——— Downtown specific plan — Landscaping and useable open space areas.

— (a) Landscaping and useable open space standards apply whenever landscaping is installed on any unlandscaped lot or in connection with new construction, replacement or expansion in floor area of any structure in the downtown specific plan area.

— (b) All public rights of way, private streets or driveways, easements, building and structure setbacks, plazas, pedestrian walkways and parking facilities shall provide landscaping as required and described in the downtown specific plan and shall meet the landscaping design requirements set forth in Chapter 19.37.

— (c) Project landscaping shall be designed and planted to be consistent with the streetscape design themes and landscaping provisions set forth in the downtown specific plan streetscape design standards.

— (d) Residential uses are required to provide useable open space, as defined in Chapter 19.37, with the following exceptions:

— (1) Useable open space may be located in the front yard between the face of the building and the street for multifamily uses.

— (2) Balconies with a minimum of six feet in any dimension and a total of at least fifty square feet qualify as useable open space.

— (e) Minimum landscaped areas and useable open space areas shall meet the requirements set forth in Table 19.28.110.

**Table 19.28.110
Minimum Landscaped Areas and Useable Open Space Requirements for DSP**

Type of Use	Landscaped Areas	Useable Open Space
Commercial Uses (Retail, Retail Service, Restaurant, Entertainment, etc.) or Office Uses	All areas not devoted to driveways and surface access zones such as aisles, parking and ramps shall be landscaped.	N/A
Office Uses	All areas not devoted to driveways and surface access zones such as aisles, parking and ramps shall be landscaped.	N/A
Low and Low-Medium Density Residential Uses	20% of lot area	500 sq. ft./unit. Lots with accessory units in DSP Blocks 8, 9, 10, 11, 12, and 17 are required to provide 1,000 sq. ft. of useable open space.
Medium, High and Very High Density Residential Uses	20% of lot area	50 sq. ft./unit
Surface Parking Lots	20% of the parking lot area	N/A
Other uses not listed above	To be determined by the director of community development	To be determined by the director of community development

(Ord. 2918-10 § 2; Ord. 2735-03 § 4).

19.28.120. ——— Architectural standards.

— (a) The architectural guidelines for the downtown specific plan shall be applicable to all new development and to all redevelopment or rehabilitation involving changes to the exterior of an existing structure.

— (b) All new development shall incorporate the architectural design, features and elements found in both the general design guidelines and district specific guidelines set forth in the downtown specific plan. (Ord. 2735-03 § 4).

19.28.130. ——— Signs.

— (a) Each sign shall comply with the requirements of Chapter 19.44 and shall incorporate design elements and features recommended by the downtown specific plan, and, where applicable, the Murphy Avenue design guidelines.

- ~~—(b) Any sign proposed for Block 2, the Murphy Station heritage landmark district, shall require a landmark alteration permit, in accordance with Chapter 19.96.~~
- ~~—(c) Projecting signs are allowed for all nonresidential uses. Signs must meet the following specifications:~~

- ~~_____ (1) A maximum of one projecting sign per public entrance.~~
- ~~_____ (2) A maximum sign size of six square feet per side or two thirds of the sidewalk width, whichever is larger.~~
- ~~_____ (3) The sign shall not project farther than six feet from the building facade.~~
- ~~_____ (4) The bottom of the sign shall not be lower than eight feet from the ground.~~
- ~~_____ (5) Signs shall be placed no higher than the lowest cornice line, or the lowest second floor opening.~~
- ~~_____ (d) Block 18 shall be subject to the same sign criteria as listed in the Murphy Avenue Design Guidelines. In addition:~~
 - ~~_____ (1) Projecting signs in Block 18 are allowed to exceed the maximum area regulations listed in the Murphy Avenue Design Guidelines but are to be counted towards the total square footage of sign area allowed.~~
 - ~~_____ (2) Electronic changeable copy signs are allowed in Block 18. The general location, number, design, and operational details of all electronic changeable copy signs must be approved as part of the Master Sign Program for Block 18. The signs are intended for use as general downtown or project information signs, directional signs, seasonal events, Redwood Square events, etc, that are used on a limited basis. The signs may not be used by retailers as off-site signage or for advertising any products or stores. (Ord. 2881-08 § 3; Ord. 2735-03 § 4).~~

19.28.140100. Parking requirements.

- ~~_____ (a) Vehicle Parking Standards. Vehicle parking requirements are listed in Table 19.28.100(a).~~
 - ~~_____ (1) Other provisions. Refer to Chapter 19.46 for definitions; parking space dimensions and lot design; adjustments to parking requirements; parking management plans and tools; and any uses not listed.~~
 - ~~_____ (2) Calculating required parking. When calculating required parking, any portion of a parking space shall be rounded up to the next whole number.~~
 - ~~_____ (3) Parking Management Plan. New developments require a parking management plan in accordance with Section 19.46.160.~~

~~(ab) Minimum-Shared Parking Requirements. The owner or occupant of land or buildings used for any purpose within the DSP district, except uses within the boundaries of a parking district created by the action of the city council, shall provide off-street parking and loading areas and facilities. Shared parking may be allowed for differing uses may be considered and is encouraged for trip reduction programs such as car sharing and other transportation demand management programs. Parking analysis will be evaluated with the application submittals for the special development permit, and a shared parking agreement or a parking management plan may be required. ~~Table 19.28.140 shows minimum parking ratios for specific land uses. Final parking requirements will be determined through project review and approval.~~~~

~~_____ (c) For projects within the Parking District. All non-residential development projects within the boundaries of a parking district (created by the action of the city council) shall prepare a parking analysis to determine how the required parking will be provided. The analysis shall include parking provided by the parking district, parking provided onsite, and parking provided in other locations. Residential uses shall provide assigned parking for residents onsite.~~

~~_____ (b) Multiple Family Uses. The following additional special provisions apply to multiple family residential uses:~~

~~_____ (1) Unassigned Spaces. When two covered spaces per unit are provided for a multiple family residential use, the number of unassigned parking spaces per unit required may be reduced to 0.25 spaces per unit. For example, if two covered assigned spaces per unit are provided for twelve three-bedroom units, the required unassigned spaces may be reduced to three spaces, compared to twelve spaces required when only one covered assigned space per unit is provided.~~

~~_____ (2) Tandem Parking. Tandem parking may be allowed for a multiple family residential use within the DSP district to satisfy covered assigned parking requirements, consistent with the tandem parking allowance guidelines set forth in the city's High Density Residential Design Guidelines. Each set of tandem spaces must be assigned to the same unit. Required unassigned spaces shall not be provided as tandem parking. Tandem parking may be allowed for any parking spaces provided in addition to the minimum number of spaces required.~~

~~(c) Compact Spaces for Nonresidential Uses. Fifty percent of the number of compact spaces allowed and provided for a nonresidential use shall be located along the parking lot periphery and designated as employee parking. The remaining fifty percent may be interspersed throughout the parking lot.~~

~~(d) Special Provisions for the Downtown Specific Plan. The following criteria shall apply within the boundary of the DSP.~~

~~(1) Tandem Parking. Tandem parking may be provided for a multiple-family residential use up to 100% of the units. Each set of tandem spaces must be assigned to the same unit. Required unassigned spaces shall not be provided as tandem parking.~~

~~(2) Minimum Unassigned Parking for Multiple-family Uses. When two assigned spaces are provided for a multiple-family residential unit (including tandem parking) the number of unassigned spaces may be reduced by twenty-five percent (25%) for each unit with more than one assigned space.~~

~~(3) Senior and Affordable Housing. The provisions of Section 19.46.080 shall apply within the boundary of the DSP.~~

~~(e) Loading Spaces. Loading spaces shall conform with the provisions of Chapter 19.46.~~

~~(f) Bicycle Parking Standards. Bicycle parking requirements shall comply with the Santa Clara Valley Transportation Authority (VTA) Guidelines. Reductions or deviations from these requirements may be determined as part of the project review on a case-by-case basis in accordance with the DSP and implementing regulations. Except that the minimum number of Class II bike spaces in any location should be 2 (4-bicycle capacity).~~

Table 19.28.140100(a)
Vehicular Parking Requirements Standards

Land Use	<u>Minimum Number of Parking Spaces Required</u>	<u>Maximum Percentage of Compact Spaces Allowed-Other Provisions</u>
Single-Family Residential	1 assigned and covered <u>per unit</u> + 1 uncovered <u>per unit</u>	None
Multiple-Family Residential Studio or 1 Bedroom	1 assigned and covered <u>per unit</u> + 0.50 unassigned/unit or per § 19.28.140(b) <u>0.5 unassigned per unit</u>	35% of uncovered, unassigned spaces in lots with more than 10 spaces 35% of uncovered, unassigned spaces in lots with more than 10 spaces Assigned spaces may not be compact. Up to ten percent of the total number of unassigned parking spaces may be compact in parking lots of ten or more spaces.
Multiple-Family Residential 2-Bedroom or more	1 assigned and covered <u>per unit</u> + 1 unassigned/unit or per § 19.28.140(b) <u>0.7 unassigned per unit</u>	35% of uncovered, unassigned spaces in lots with more than 10 spaces Assigned spaces may not be compact. Up to ten percent of the total number of unassigned parking spaces may be compact in parking lots of ten or more spaces.
<u>Multiple-Family Residential 3-Bedroom and larger</u>	<u>1 assigned and covered per unit</u> <u>+ 1 unassigned per unit</u>	<u>35% of uncovered, unassigned spaces in lots with more than 10 spaces</u>
Office/Retail	1/2502 per 1,000 sq. ft.	10%Maximum 4 per 1,000 sq. ft.
<u>Retail (freestanding)</u>	<u>4 per 1,000 sq. ft.</u>	<u>Maximum 5 per 1,000 sq. ft.</u>
<u>Retail (mixed use)</u>	<u>2 per 1,000 sq. ft.</u>	
Medical Clinic	1/200 sq. ft. <u>3.3 per 1,000 sq.ft.</u>	10%
Restaurant without Bar <u>(freestanding)</u>	<u>9 per 1,000 sq. ft.</u> 1/110 sq. ft.	10%

Land Use	Minimum Number of Parking Spaces Required	Maximum Percentage of Compact Spaces Allowed-Other Provisions
<u>Bar or Restaurant with Full Bar (freestanding)</u>	<u>13 per 1,000 sq. ft. 1/75 sq. ft.</u>	10%
<u>Bar Only</u>	<u>1/50 sq. ft.</u>	10%
<u>Restaurants with 100% Fixed Seating and No Bar</u>	<u>1/2 fixed seats + 1/400 sq. ft. of area not devoted to seating</u>	10%
<u>Assembly/Theater</u>	<u>1 per 3 seats</u>	10%
<u>Hotel</u>	<u>0.8 spaces per hotel room</u>	<u>Parking management plan required</u>
<u>Any Use within the Parking District</u>	<u>Parking requirements consistent with Section 19.28.100 (c) zoning code unless special circumstances arise</u>	<u>Not applicable</u>

**Table 19.28.100(b)
Bicycle Parking Standards**

Land Use	Minimum Required Number of Bicycle Parking Spaces	
	Class I	Class II
<u>Single Family Residential</u>	<u>None</u>	<u>None</u>
<u>Multiple Family Residential</u>	<u>1 per 4 units</u>	<u>1 per 15 units¹</u>
<u>Senior housing, multi dwelling</u>	<u>1 per 10 units</u>	<u>1 per 15 units¹</u>
<u>Office</u>	<u>1 per 75% of 6,000 sq. ft.</u>	<u>1 per 25% of 6,000 sq. ft.¹</u>
<u>Retail</u>	<u>1 per 30 employees</u>	<u>1 per 6,000 sq. ft.¹</u>
<u>Restaurant</u>	<u>1 per 30 employees</u>	<u>1 per 3,000 sq. ft.¹</u>
<u>Mixed Use</u>	<u>Bicycle parking shall be provided for the residential and nonresidential uses in the proportions required by this section.</u>	

~~(Ord. 3105-16 § 5; Ord. 3056-15 § 1; Ord. 2905-09 § 6; Ord. 2887-08 § 9; Ord. 2735-03 § 4).~~

19.28.11050. Subdivisions.

All subdivisions and parcel maps shall comply with the minimum subdivision regulations, standards and improvements as set forth in Title 18, with the following special considerations:

(a) Minimum lot area shall conform to the requirements in Table 19.28.090. ~~A parcelization plan for a block shall be submitted to the director of community development as part of the special development.~~

(b) Remnant parcels which do not meet minimum lot area requirements shall not be created. A parcelization plan for a block shall be submitted to the director of community development as part of the special development, permit review process.

(c) Whenever a subdivision or merger of land or a map is required to be filed in connection with a project within the DSP district, no building permit shall be issued for the project unless and until all of the requirements, including recordation, related to final subdivision or parcel maps have been met, unless otherwise approved, in writing, by the director of community development. ~~(Ord. 2735-03 § 4).~~