Davis FBC
Training Session No.2
3 Key Areas of the Code:

- Zoning Map
- Downtown Zones
- Supplemental to Zone Standards
1  Find your parcel.  
Zoning Map

Find your parcel on the Zoning Map and identify the zoning.

*Let’s use N-M zone for this case. Parcel: 512 5th Street (interior parcel).
Identify additional requirements, e.g. corner elements, height limitation, adjacent historic resource, etc.

*The N-M height limitation applies.
3 Identify your Zone Standards
Downtown Zone Standards

Go to the zone identified on the Zoning Map.

*N-M Neighborhood Medium 40.13.100

See Section:
40.13.100 (Neighborhood-Medium)
4 Identify Building Placement
Downtown Zone Standards

Neighborhood Medium

Apply the building setbacks.

*Note the lot coverage in this zone is 70% max.

See Sub-Section: 40.13.100.E (Building Placement)
5 Identify Building Envelope
Downtown Zone Standards

Neighborhood Medium

Apply the maximum allowed height.

*The parcel is within the area mapped as 3 stories max. on the Zoning Map.

See Sub-Section: 40.13.100.D (Building Form)
6 Identify the parking area
Downtown Zone Standards

Neighborhood Medium

Apply the parking setbacks.

See Sub-Section:
40.13.100.F
(Parking)
7 Identify number of spaces
Downtown Zone Standards

Neighborhood Medium

Identify the max. number of allowed parking spaces.

*Note any driveway requirements (no existing alley at this location)

F. Parking

Maximum Allowed Spaces

<table>
<thead>
<tr>
<th>Residential Uses</th>
<th>Non-Residential Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio or 1 Bedroom</td>
<td>1 per unit</td>
</tr>
<tr>
<td>2 or More Bedrooms</td>
<td>1.25 per unit</td>
</tr>
<tr>
<td>2.5/1,000 sf</td>
<td></td>
</tr>
</tbody>
</table>

Setback (Distance from ROW/Building Site Line)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>40’ min.</td>
</tr>
<tr>
<td>Side Street</td>
<td>7’ min.</td>
</tr>
<tr>
<td>Side</td>
<td>5’ min.</td>
</tr>
<tr>
<td>Rear</td>
<td>5’ min.</td>
</tr>
</tbody>
</table>

Miscellaneous

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Driveway Width</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

Driveways from street shall be at least 50’ apart.

See Sub-Section: 40.13.100.F (Parking)
Neighborhood Medium

Select the building type based on the width of the parcel.

*The parcel is 60’ wide x 100’ deep.

*Let’s use Multiplex: Large in this case.
Identify the allowed Frontage and Sign Types allowed to further work on their requirements.

*This will be addressed in Steps 16 and 23.
10 Review the Allowed Uses
Downtown Zone Standards

Neighborhood Medium

Check the Allowed Uses table to see if the proposed use is allowed and if there are additional requirements.

See Section:
40.13.140
(Allowed Uses)
11 Apply Building Type standards Supplemental to Downtown Zones

Multiplex: Large

Review the Description to understand the type’s intent.

See Section: 40.14.070.I (Multiplex: Large)
12 Apply Building Type standards Supplemental to Downtown Zones

Multiplex: Large

Review the Number of Units allowed per building.

See Section: 40.14.070.1 (Multiplex: Large)
13 Apply Building Type standards Supplemental to Downtown Zones

**Multiplex: Large**

Review Building Size and Massing to refine the maximum allowed height of the building envelope.

*This example is within the area mapped as 3 stories max. in the Zoning Map.*

See Section: 40.14.070.I (Multiplex: Large)
14 Apply Building Type standards Supplemental to Downtown Zones

Multiplex: Large

Review Building Size and Massing to identify the main body max. width and depth.

See Section: 40.14.070.1
(Multiplex: Large)
Apply Building Type standards Supplemental to Downtown Zones

Multiplex: Large

Review Building Size and Massing to identify the secondary wing(s) max. width and depth.

Review Common Open Space to identify min. requirements.

*This type does not require common open space.

See Section: 40.14.070.I (Multiplex: Large)
**Multiplex: Large**

Review Allowed Frontage Types to select from the allowed types.

*Let’s use Stoop in this case.*

Review Pedestrian Access to identify building entries.

See Section: 40.14.070.I
(Multiplex: Large)
Apply Frontage Type standards Supplemental to Downtown Zones

Stoop

Review Description to understand the intent of the type.

1. Description

The main facade of the building is near the front or side street building site line with an elevated stoop, leading to the sidewalk. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-accessed. The Stoop is typically used for residential uses with small setbacks.

See Section: 40.14.090.F (Stoop)
18 Apply Frontage Type standards Supplemental to Downtown Zones

Stoop

Review Size standards and apply the size, setback, height, and minimum finish level to the stoop(s).

See Section: 40.14.090.F (Stoop)
19  Apply Frontage Type standards Supplemental to Downtown Zones

Stoop

Review Miscellaneous to apply additional requirements.

3. Miscellaneous

- Stairs may be perpendicular or parallel to the building facade.
- Ramps shall be parallel to facade or along the side of the building.
- Entry doors are covered or recessed to provide shelter from the elements.
- Gates are not permitted.
- All doors shall face the street.
- When ramps are included Design Review is required.

See Section: 40.14.090.F (Stoop)
20 Overview of Massing and Façade standards Supplemental to Downtown Zones

Review Overview of Specific to Massing, Facades and Architectural Elements table to find the scenario(s) that apply to your building.

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Minimum Requirements</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Buildings</td>
<td>All items of Subsection 1</td>
<td>40.14.080.B.1</td>
</tr>
<tr>
<td>Buildings over 3 stories</td>
<td>All item of Subsection 2</td>
<td>40.14.080.B.2</td>
</tr>
<tr>
<td>Buildings over 75 feet long</td>
<td>All items of Subsection 3</td>
<td>40.14.080.B.3</td>
</tr>
<tr>
<td>Corner Elements as identified in Figure 40.13.070.A (Downtown Code Zoning MapL)</td>
<td>All Items of Subsection 4</td>
<td>40.14.080.B.4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Historic Resource Adjacency Standards</th>
<th>Minimum Requirements</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Buildings</td>
<td>All items of Subsection 1</td>
<td>40.14.080.C.1</td>
</tr>
<tr>
<td>House-Form Buildings</td>
<td>All items of Subsection 2</td>
<td>40.14.080.C.2</td>
</tr>
<tr>
<td>Block-Form Buildings</td>
<td>All items of Subsection 3</td>
<td>40.14.080.C.3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rooftop Room Standards</th>
<th>Minimum Requirements</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings up to 2 stories</td>
<td>Subsection 1 (Building Size and Massing)</td>
<td>40.14.080.D.1</td>
</tr>
</tbody>
</table>

1 As measured along street or civic space.
21 Massing and Façade standards Supplemental to Downtown Zones

40.14.080.B.1 (All Buildings) and 40.14.080.B.2 (Buildings over 3 stories) apply to this parcel.

*The other two requirements do not apply to this parcel.
Review Historic Resource Adjacency Standards table to apply standards to parcels adjacent to a Historic Resource as identified on the zoning map.

*In this case, the parcel is not adjacent to a Historic Resource. These standards do not apply.

See Section: 40.14.080 (Specific to Massing, Facades and Architectural Elements)
23 Apple Sign Type standards Supplemental to Downtown Zones

Yard/Porch Sign

Review Description to understand the intent of the type.

Example of a Yard Sign.

1. Description

A sign mounted on a porch or in a yard between the public ROW and the building facade. This sign is pedestrian-scaled and easily read from the sidewalk.

See Section: 40.14.110.G (Yard/Porch Sign)
Yard/Porch Sign

Review Sign Size and Location to identify the requirements of the type.

### 2. Sign Size

<table>
<thead>
<tr>
<th>Description</th>
<th>Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signable Area</td>
<td>6 sf max.</td>
</tr>
<tr>
<td>Width</td>
<td>36&quot; max.</td>
</tr>
<tr>
<td>Height</td>
<td>36&quot; max.</td>
</tr>
</tbody>
</table>

Max one sign allowed per building.

### 3. Location

<table>
<thead>
<tr>
<th>Description</th>
<th>Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clear Height</td>
<td></td>
</tr>
<tr>
<td>Mounted on Porch</td>
<td>6'8&quot; min.</td>
</tr>
<tr>
<td>Mounted in Yard</td>
<td>12&quot; min.</td>
</tr>
<tr>
<td>Overall Height</td>
<td></td>
</tr>
<tr>
<td>Mounted in Yard</td>
<td>5' max.</td>
</tr>
<tr>
<td>Distance from Sidewalk</td>
<td>24&quot; min.</td>
</tr>
</tbody>
</table>

See Section: 40.14.110.G (Yard/Porch Sign)
25 Example of final product