



Davis FBC Training Session No.2

Davis, CA



How to Use this Code

SECTION

1

3 Key Areas of the Code:

- Zoning Map
- Downtown Zones
- Supplemental to Zone Standards



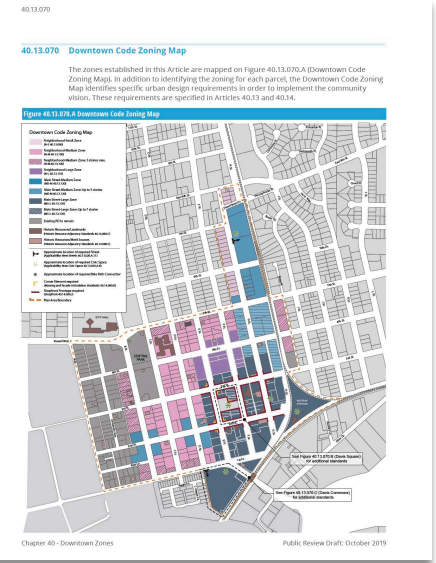
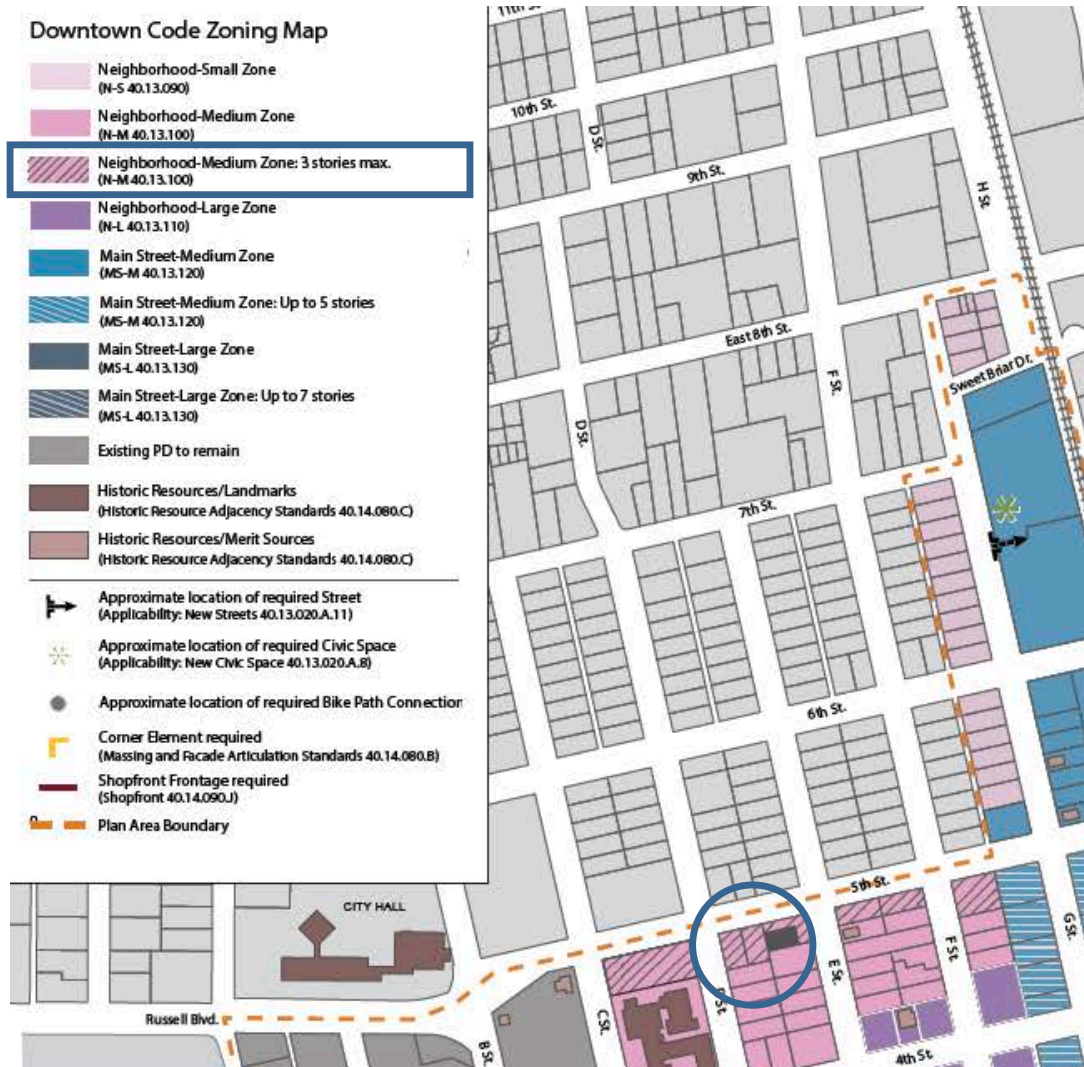
2 Additional requirements for your parcel. Zoning Map

Identify additional requirements, e.g. corner elements, height limitation, adjacent historic resource, etc.

*The N-M height limitation applies.

Downtown Code Zoning Map

-  Neighborhood-Small Zone (N-S 40.13.090)
-  Neighborhood-Medium Zone (N-M 40.13.100)
-  Neighborhood-Medium Zone: 3 stories max. (N-M-40.13.100)
-  Neighborhood-Large Zone (N-L 40.13.110)
-  Main Street-Medium Zone (MS-M 40.13.120)
-  Main Street-Medium Zone: Up to 5 stories (MS-M 40.13.120)
-  Main Street-Large Zone (MS-L 40.13.130)
-  Main Street-Large Zone: Up to 7 stories (MS-L 40.13.130)
-  Existing PD to remain
-  Historic Resources/Landmarks (Historic Resource Adjacency Standards 40.14.080.C)
-  Historic Resources/Merit Sources (Historic Resource Adjacency Standards 40.14.080.C)
-  Approximate location of required Street (Applicability: New Streets 40.13.020.A.11)
-  Approximate location of required Civic Space (Applicability: New Civic Space 40.13.020.A.8)
-  Approximate location of required Bike Path Connection
-  Corner Element required (Massing and Facade Articulation Standards 40.14.080.B)
-  Shopfront Frontage required (Shopfront 40.14.090.J)
-  Plan Area Boundary



See Section:
40.13.070 (Downtown
Code Zoning Map)

3 Identify your Zone Standards

Downtown Zone Standards

Go to the zone identified on the Zoning Map.

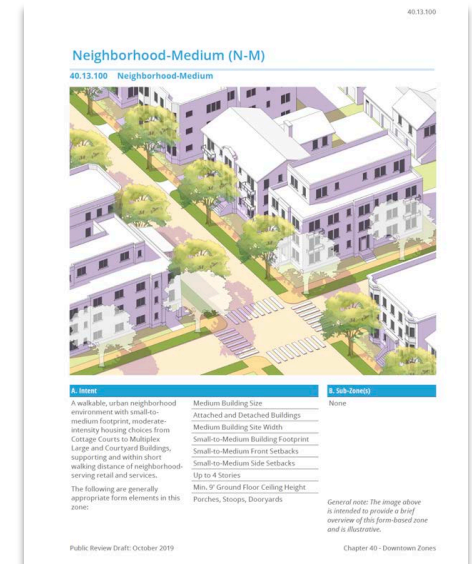
*N-M Neighborhood Medium 40.13.100

Neighborhood-Medium (N-M)

40.13.100 Neighborhood-Medium



Intent diagram pending to be revised



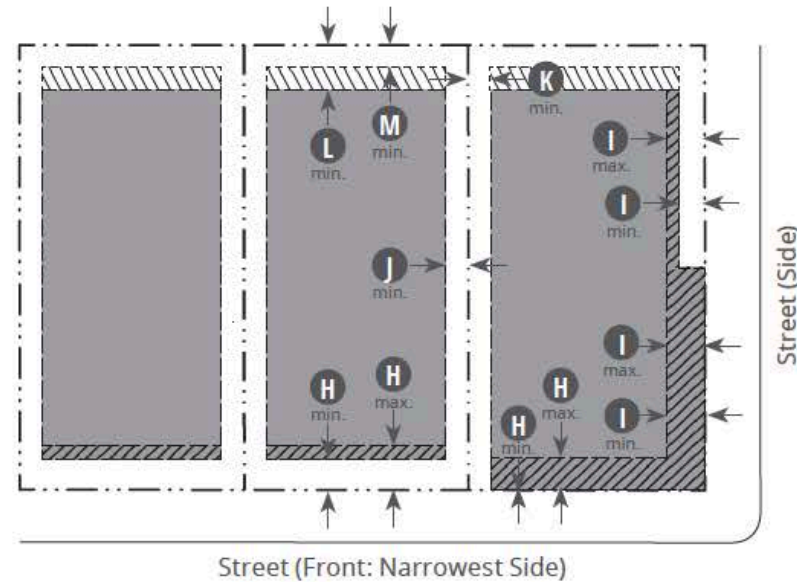
See Section:
40.13.100
(Neighborhood-Medium)

4 Identify Building Placement Downtown Zone Standards

Neighborhood Medium

Apply the building setbacks.

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



Key	
--- ROW/ Building Site Line	Buildable Area
--- Setback Line	Acc. Structures Only
	Facade Zone

Neighborhood-Medium (N-M) | 40.13.100

Setback (Distance from ROW/Building Site Line)	Maximum Allowed Spacing
Front (Facade Zone)*	40' min.
Side Street (Facade Zone)	7' min.
Side	5' min.
Rear	5' min.

Setback (Distance from ROW/Building Site Line)	Maximum Allowed Spacing
Front	40' min.
Side Street	7' min.
Side	5' min.
Rear	5' min.

Setback (Distance from ROW/Building Site Line)	Maximum Allowed Spacing
Front	40' min.
Side Street	7' min.
Side	5' min.
Rear	5' min.

Key

- Buildable Area
- Acc. Structures Only
- Facade Zone
- Parking Area

14. Parking

- Maximum Allowed Spacing
- Residential Uses
 - Studio or 1 Bedroom: 1 per unit
 - 2 or More Bedrooms: 1.25 per unit
- Non-Residential Uses: 2' or 100' w/

Setback (Distance from ROW/Building Site Line)

- Front: 40' min.
- Side Street: 7' min.
- Side: 5' min.
- Rear: 5' min.

Miscellaneous

- Driveway Width: 10' max. with 2' wide planter
- Driveway width along alley: No max. Driveways may be shared between adjacent parcels. Driveways from street shall be at least 50' apart.

Key

- Buildable Area
- Acc. Structures Only
- Facade Zone
- Parking Area

14. Parking

- Maximum Allowed Spacing
- Residential Uses
 - Studio or 1 Bedroom: 1 per unit
 - 2 or More Bedrooms: 1.25 per unit
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Setback (Distance from ROW/Building Site Line)

- Front: 40' min.
- Side Street: 7' min.
- Side: 5' min.
- Rear: 5' min.

Miscellaneous

- Driveway Width: 10' max. with 2' wide planter
- Driveway width along alley: No max. Driveways may be shared between adjacent parcels. Driveways from street shall be at least 50' apart.

Footnotes:

- *Lots abutting Historic Resources Identified in Zoning Map are required to comply with Table 40.14.080.C (Historic Resource Adjacency Standards).
- *Buildings on corner lots required to have equal architectural treatment on front and side street facades.
- Facades on a street or civic space shall be designed in compliance with Section 40.14.080 (Specific to Missing, Facades and Architectural Elements).

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Chapter 40 - Downtown Zones

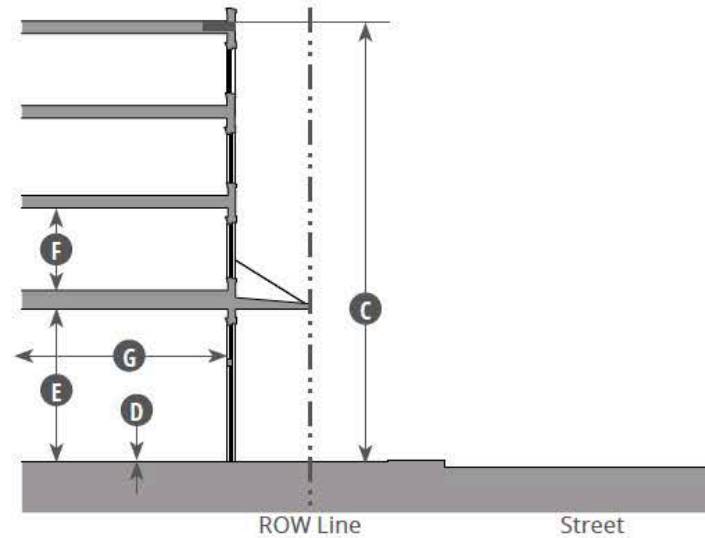
See Sub-Section:
40.13.100.E
(Building Placement)

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.



D. Building Form¹

Height

Main Building

Stories	4 stories max. ^{2,3}
Highest Top Plate	45' max. C
Overall	55' max.

² 3 stories max. / 30' max. Highest Top Plate / 35' max.
Overall as mapped in Figure 40.13.070.A (Zoning Map).

40.13.100 | Neighborhood Medium (N.M.)

Key
 --- ROW Building Site Line
 --- ROW Line
 --- HTP (Highest Top Plate)

C. Building Types				D. Building Form (Continued)			
Primary Building Type	Width ¹	Depth ²	Standards	Height	Accessories	Stories	Other
Corriage Court ³	100' min.; 150' max.	100' min.	40.14.070.G	Carriage House	2 stories max. ³		
Multiplex: Large	50' min.; 100' max.	100' min.	40.14.070.J	Other	1 story max. ³		
Townhouse: House Form	25' min.; 100' max. ⁴	100' min.	40.14.070.J	Ground Floor Finish Level ⁴	12' min. ⁵		6
Courtyard	100' min.	100' min.	40.14.070.K	Non-Residential	0' max.		6
Accessory Building Type	N/A	N/A	40.14.070.C	Ground Floor Ceiling	0' min.		6
				Upper Floor Ceiling	0' min.		6

Footprint
 Lot Coverage: 10% max.¹
 Depth, Ground-Floor Space: 30' min.⁶
 Accessory Structure(s): 30' x 30' max.⁶

¹See Section 40.14.070 (Specific to Building Types) for refinements to height and setback standards.
²Stairs of at least 15 inches are required to link levels (see spaced and narrowest) per Section 40.14.070 (Specific to CM-Span).
³Up to 1 Corriage may be a duplex or triplex.
⁴Represents four townhouses side-by-side.
⁵See Section 40.14.070 (Specific to Building Types) for refinements to height and setback standards.
⁶Common entries for multifamily buildings may be at grade per local and federal accessibility standards.
⁷Required when facing a street and/or public ROW.
⁸Noncompliance with stormwater management requirements.

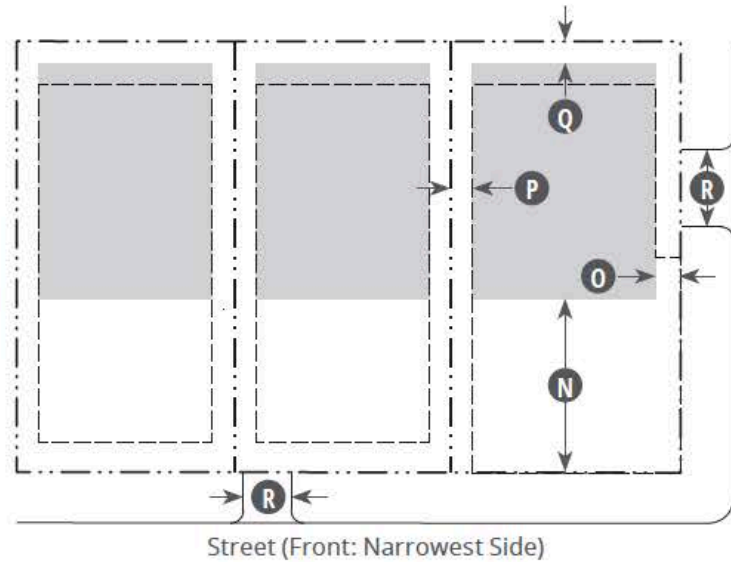
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See Sub-Section:
40.13.100.D
(Building Form)

6 Identify the parking area Downtown Zone Standards

Neighborhood Medium

Apply the parking setbacks.



Key

- ROW/ Building Site Line
- Building Setback Line
- Parking Area

Neighborhood-Medium (N-M) | 40.13.100

4. Setback (Distance from ROW/Building Site Line)	4. Parking
Interior Building Site	7' min.; 10' max.
Corner Building Site	0' min.; 7' max.
Side Street (Facade Zone)	0' min.; 7' max.
First 1/2 of lot from corner	0' min.; 7' max.
Rest of facade	7' min.; 10' max.
Side	5' min.
Main Building	5' min.
Accessory Structure(s)	5' min.
Rear	5' min.
Main Building	10' min.
Adjacent to PD or B1 Zone	15' min.
Accessory Structure(s)	5' min.
Building within Facade Zone	70% min.
Front	40' min.
Side Street	7' min.
Side	5' min.
Rear	5' min.
Driveway Width	10' max.
with 2' wide planter	
Driveway width along alley	No max.
Driveways may be shared between adjacent parcels.	
Driveways from street shall be at least 50' apart.	

Key

- Buildable Area
- ROW/Building Site Line
- Building Setback Line
- Setback Line
- Acc. Structures Only
- Facade Zone
- Parking Area

4. Setback (Distance from ROW/Building Site Line)

- Interior Building Site
- Corner Building Site
- Side Street (Facade Zone)
- First 1/2 of lot from corner
- Rest of facade
- Side
- Main Building
- Accessory Structure(s)
- Rear
- Main Building
- Adjacent to PD or B1 Zone
- Accessory Structure(s)
- Building within Facade Zone
- Front
- Side Street
- Side
- Rear
- Driveway Width
- with 2' wide planter
- Driveway width along alley
- Driveways may be shared between adjacent parcels.
- Driveways from street shall be at least 50' apart.

4. Parking

- Maximum Allowed Spacing
- Residential Uses
- Studio or 1 Bedroom
- 2 or More Bedrooms
- Non-Residential Uses

Setback (Distance from ROW/Building Site Line)

- Front
- Side Street
- Side
- Rear

Miscellaneous

- Driveway Width
- with 2' wide planter
- Driveway width along alley
- Driveways may be shared between adjacent parcels.
- Driveways from street shall be at least 50' apart.

*Lots abutting Historic Resources identified in Zoning Map are required to comply with Table 40.14.080.C (Historic Resource Adjacency Standards).
 †Buildings on corner lots required to have equal architectural treatment on front and side street facades.
 Facades on a street or civic space shall be designed in compliance with Section 40.14.080 (Specific to Missing, Facade and Historical Elements).
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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	
Residential Uses	
Studio or 1 Bedroom	1 per unit
2 or More Bedrooms	1.25 per unit
Non-Residential Uses 2.5/1,000 sf	
Setback (Distance from ROW/Building Site Line)	
Front	40' min. (N)
Side Street	7' min. (O)
Side	5' min. (P)
Rear	5' min. (Q)
Miscellaneous	
Driveway Width	10' max. (R) with 2' wide planter
Driveway width along alley: No max.	
Driveways may be shared between adjacent parcels.	
Driveways from street shall be at least 50' apart.	

Neighborhood-Medium (N-M) | 40.13.100

Street (Front, Narrowest Side)

Street (Front, Narrowest Side)

Key

- Buildable Area
- ROW Building Site Line
- Setback Line
- Acc. Structures Only
- Facade Zone
- Parking Area
- Building Setback Line

Setback (Distance from ROW/Building Site Line)	Maximum Allowed Spaces
Front (Facade Zone) ¹	Residential Uses
Interior Building Site	Studio or 1 Bedroom: 1 per unit
Corner Building Site	2 or More Bedrooms: 1.25 per unit
Side Street (Facade Zone)	Non-Residential Uses: 2.5 or 1000 sf
First 1/2 of lot from corner	Setback (Distance from ROW/Building Site Line)
Rest of facade	Front: 40' min. (N)
Side	Side Street: 7' min. (O)
Main Building	Side: 5' min. (P)
Accessory Structure(s)	Rear: 5' min. (Q)
Rear	Miscellaneous
Main Building	Driveway Width: 10' max. (R)
Adjacent to PD or B-1 Zone	with 2' wide planter
Accessory Structure(s)	Driveway width along alley: No max.
Building within Facade Zone	Driveways may be shared between adjacent parcels.
Front	Driveways from street shall be at least 50' apart.
Side Street	

¹ Lots abutting Historic Resources identified in Zoning Map are required to comply with Table 40.14.080.C (Historic Resource Adjacency Standards).

² Buildings on corner lots required to have equal architectural treatment on front and side street facades. Facades on a street or civic space shall be designed in compliance with Section 40.14.080 (Specific to Missing, Facade and Historical Elements).

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See Sub-Section:
40.13.100.F
(Parking)

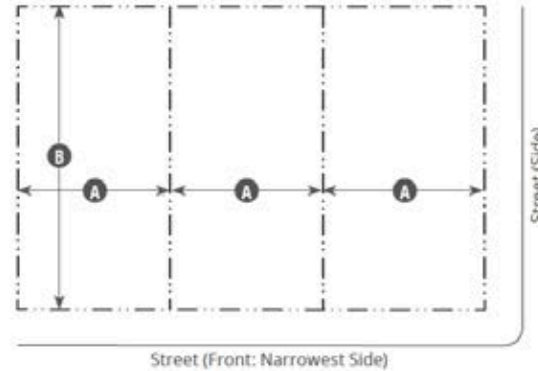
8 Select Building Type Downtown Zone Standards

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.



C. Building Types			
Primary Building Type	Building Site ¹		Standards
	Width A	Depth B	
Cottage Court ²	100' min.; 150' max.	100' min.	40.14.070.G
Multiplex: Large	50' min.; 100' max.	100' min.	40.14.070.I
Townhouse: House Form	25' min.; 100' max. ³	100' min.	40.14.070.J
Courtyard	100' min.	100' min.	40.14.070.K
Accessory Building Type			
Carriage House	N/A	N/A	40.14.070.C

¹ Sites of at least 1.5 acres are required to include civic space and new street(s) per Section 40.14.100 (Specific to Civic Spaces).

² Up to 1 Cottage may be a duplex or triplex.

³ Represents four Townhouses side-by-side.

40.13.100 | Neighborhood-Medium (N-M)

Key: --- ROW Building Site Line

Key: --- ROW Line --- HTP (Highest Top Plane)

C. Building Types

Primary Building Type	Building Site ¹	Standards
Width A	Depth B	
Cottage Court ²	100' min.; 150' max.	100' min. 40.14.070.G
Multiplex: Large	50' min.; 100' max.	100' min. 40.14.070.I
Townhouse: House Form	25' min.; 100' max. ³	100' min. 40.14.070.J
Courtyard	100' min.	100' min. 40.14.070.K

Accessory Building Type

Carriage House	N/A	N/A 40.14.070.C
----------------	-----	-----------------

D. Building Form

Height	Standards
Main Building	
Stories	4 stories max. ^{3,4}
Highest Top Plane	45' max.
Overall	55' max.

E. Building Form (Continued)

Height	Standards
Accessory Structure(s)	
Carriage House	2 stories max. ³
Other	1 story max. ³
Ground Floor Finish Level ⁴	
Residential	12' min. ⁵
Non-Residential	0' max. ⁵
Ground Floor Ceiling	9' min.
Upper Floor(s) Ceiling	9' min.

Footprint

Lot Coverage	70% max. ¹
Depth, Ground Floor Space	30' min.
Accessory Structure(s)	30' x 30' max.

¹Conformance with stormwater management requirements.

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See Sub-Section:
40.13.100.C
(Building Types)

9 Identify Frontage and Sign Types allowed Downtown Zone Standards

Neighborhood Medium

Identify the allowed Frontage and Sign Types allowed to further work on their requirements.

*This will be addressed in Steps 16 and 23.

H. Frontages			
Private Frontage Type ¹	Front	Side St.	Standards
Porch: Projecting	A	A	40.14.090.D
Porch: Engaged	A	A	40.14.090.E
Stoop	A	A	40.14.090.F
Dooryard	A	A	40.14.090.G

¹Allowed types further refined by building type standards.

J. Signage		
Sign Type	Max. Signs	Standards
Yard/Porch ¹	1 per building	40.14.110.G
Projecting ¹	1 per business	40.14.110.H
Awning/Canopy ¹	1 per business	40.14.110.I
Wall ¹	1 per building	40.14.110.J
Window	1 per business	40.14.110.L
Directory	1 per building	40.14.110.N

¹ Only within 50' of street corner.

40.13.100 | Neighborhood-Medium (H.M.)

Street (Front, Narrowest Side)

Key: — ROW Building Site Line, - - - Setback Line, ■ Encroachment Area

G. Encroachments

Encroachment Type	Front	Side St.	Side	Rear
Frontage ¹	4' max., 3' max., X	X	X	X
Steps to Building Entry	5' max., 2' max., X	X	X	X
Architectural Features	3' max., 2' max., 2' max., 2' max.	X	X	X

H. Frontages

Private Frontage Type ¹	Front	Side St.	Standards
Porch: Projecting	A	A	40.14.090.D
Porch: Engaged	A	A	40.14.090.E
Stoop	A	A	40.14.090.F
Dooryard	A	A	40.14.090.G

I. Signage

Sign Type	Max. Signs	Standards
Yard/Porch ¹	1 per building	40.14.110.G
Projecting ¹	1 per business	40.14.110.H
Awning/Canopy ¹	1 per business	40.14.110.I
Wall ¹	1 per building	40.14.110.J
Window	1 per business	40.14.110.L
Directory	1 per building	40.14.110.N

Footnotes:
¹ max. height: max. 4' when at alley and other ROW.
² See 40.14.090 Specific to Frontage Types for further refinement of allowed encroachments.
³ Only within 50' of street corner.

Key: A = Allowed, X = Not Allowed

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See Sub-Section:
40.13.100.H (Frontages)
and 40.13.100.J (Signage)

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.

Table 40.13.140.A Allowed Uses	Downtown Zones				
	N-S	N-M	N-L	MS-M	MS-L
Residential Uses¹					
Group Home	P	P	P	P	-
Home Occupation	P	P	P	P	P
Live/Work ²	-	AUP	AUP	AUP	AUP
Residential	P	P	P	P	P
Living Group	-	CUP	-	-	CUP
Rooming and Boarding House	-	P	P	P	-
Detached Accessory Dwelling Unit	P	P	-	-	-
Transitional and Supportive Housing	P	P	P	P	-
Retail and Food-Related Uses¹					
Alcohol Sales - Off Site	-	AUP	AUP	P	P
Bar/Nightclub	-	-	-	CUP	CUP
Micro-Brewery/Micro-Distillery/Winery					
≤ 5,000 sf	-	P	AUP	P	P
> 5,000 sf	-	-	-	P ^d	-
Production, Artisanal	-	AUP	P	P	P

40.13.140 Allowed Uses

Table 40.13.140.A (Allowed Uses) identifies the allowable uses in each zone, any additional requirements, and the type of approval and/or permit required to authorize the use. Uses not listed in a zone are not allowed in that zone. In cases where a proposed use is similar in character to an allowed use in the zone, Section 40.27.090 of the Davis Zoning Code allows the Director to refer the matter to the Planning Commission for their review and determination.

Table 40.13.140.A Allowed Uses	Downtown Zones				
	N-S	N-M	N-L	MS-M	MS-L
Residential Uses¹					
Group Home	P	P	P	P	-
Home Occupation	P	P	P	P	P
Live/Work ²	-	AUP	AUP	AUP	AUP
Residential	P	P	P	P	P
Living Group	-	CUP	-	-	CUP
Rooming and Boarding House	-	P	P	P	-
Detached Accessory Dwelling Unit	P	P	-	-	-
Transitional and Supportive Housing	P	P	P	P	-
Retail and Food-Related Uses¹					
Alcohol Sales - Off Site	-	AUP	AUP	P	P
Bar/Nightclub	-	-	-	CUP	CUP
Micro-Brewery/Micro-Distillery/Winery					
≤ 5,000 sf	-	P	AUP	P	P
> 5,000 sf	-	-	-	P ^d	-
Production, Artisanal	-	AUP	P	P	P

Notes

¹All uses required to be in compliance with the frontage requirements in Section 40.14.090 (Specific to Frontage Types).

²See requirements in Section 40.14.060 (Live/Work Units).

³Only within 50' of street corner.

⁴Max. 2,500 sf.

⁵If exposed to public view, stealth design required; subject to design review.

⁶Only on building sites fronting G Street between 2nd and 5th Streets, and building sites adjacent to railroad between 3rd and 5th Streets.

Key

P Permitted AUP Administrative Use Permit CUP Conditional Use Permit
 TUP Temporary Use Permit - Not Permitted
 Public Review Draft: October 2019 Chapter 40 - Downtown Zones

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.

40.14.070.I Multiplex: Large



Two-story Multiplex Large with basement and stoop entries.

1. Description

A medium-to-large-sized structure that consists of 7 to 18 side-by-side and/or stacked dwellings, typically with one shared entry. This Type is appropriately scaled to fit in within moderate-intensity neighborhoods or as a small portion of lower-intensity neighborhoods.

40.14.070.I

40.14.070.I Multiplex: Large

Two-story Multiplex Large with assessment and stoop entries.

Two-story Multiplex Large with foot pad.

Two-story Multiplex Large with central entry.

1. Description
A medium-to-large-sized structure that consists of 7 to 18 side-by-side and/or stacked dwellings, typically with one shared entry. This Type is appropriately scaled to fit in within moderate-intensity neighborhoods or as a small portion of lower-intensity neighborhoods.

2. Number of Units

Units per Building	7 min.; 18 max.
Multiplexes per Building Site	1 max.
Spex Mansion Apartments	
House-Form Building	

Key: N.S. N.M. N.L. M.M. M.S.L.

General Note: Photos or fill tags are illustrative, not regulatory.
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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.

40.14.070.I Multiplex: Large



Two-story Multiplex Large with basement and stoop entries.

2. Number of Units

Units per Building 7 min.; 18 max.

Multiplexes per Building Site 1 max.

Syn: Mansion Apartment.

House-Form Building.

40.14.070.I

40.14.070.I Multiplex: Large

Two-story Multiplex Large with basement and stoop entries.

1. Description
A medium-to-large-sized structure that consists of 7 to 18 side-by-side and/or stacked dwellings, typically with one shared entry. This type is appropriately scaled to fit in within moderate-intensity neighborhood or as a small portion of lower-intensity neighborhoods.

2. Number of Units

Units per Building	7 min.; 18 max.
Multiplexes per Building Site	1 max.

Syn: Mansion Apartments.
House-Form Building.

N.S. N.M. N.L. M.M. M.S.L.

General Note: Photos on this page are illustrative, not regulatory.
Key: **14** Allowed **15** Not Allowed

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See Section:
40.14.070.I
(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.

3. Building Size and Massing			
Height	N-M	N-L	MS-M
Max. Number of Stories	4	4	4
Max. Height to Highest Top Plate	45'	45'	45'

D. Building Form ¹	
Height	
Main Building	
Stories	4 stories max. ^{2,3}
Highest Top Plate	45' max. C
Overall	55' max.

² 3 stories max. / 30' max. Highest Top Plate / 35' max.
Overall as mapped in Figure 40.13.070.A (Zoning Map).

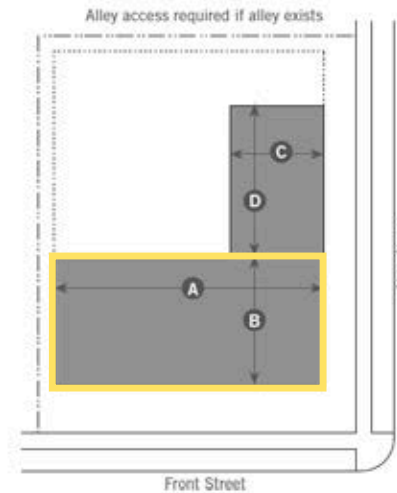


See Section:
40.14.070.I
(Multiplex: Large)

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.



3. Building Size and Massing			
Height	N-M	N-L	MS-M
Max. Number of Stories	4	4	4
Max. Height to Highest Top Plate	45'	45'	45'
Main Body			
Width	80' max.		A
Depth	60' max.		B
Secondary Wing(s)			
Width	30' max.		C
Depth	40' max.		D

Facades on a street or civic space shall be designed in compliance with Section 40.14.080 (Specific to Massing, Facades and Architectural Elements).



See Section:
40.14.070.I
(Multiplex: Large)

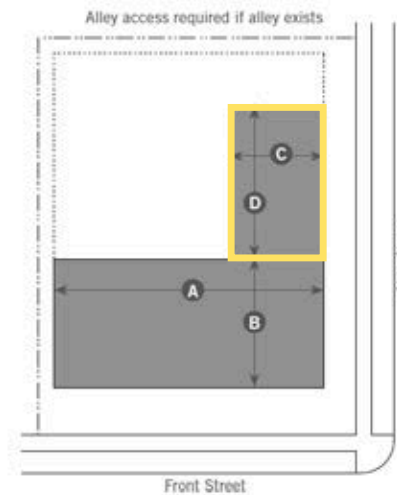
15 Apply Building Type standards Supplemental to Downtown Zones

Multiplex: Large

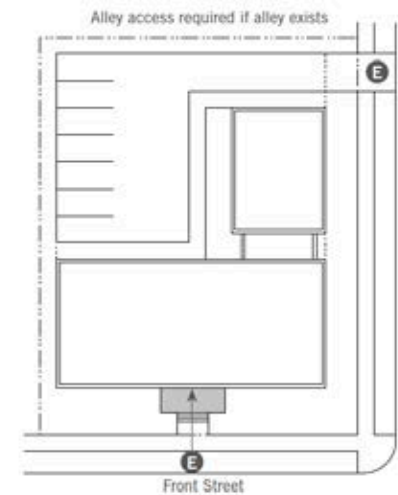
Review Building Size and Massing to identify the secondary wing(s) max. width and depth.

Review Common Open Space to identify min. requirements.

*This type does not require common open space.



Key
--- ROW / Building Site Line
--- Building
- - - - - Setback Line



Key
--- ROW / Building site Line
--- Frontage
- - - - - Setback Line

7. Common Open Space
Common open space is not required.



See Section:
40.14.070.1
(Multiplex: Large)

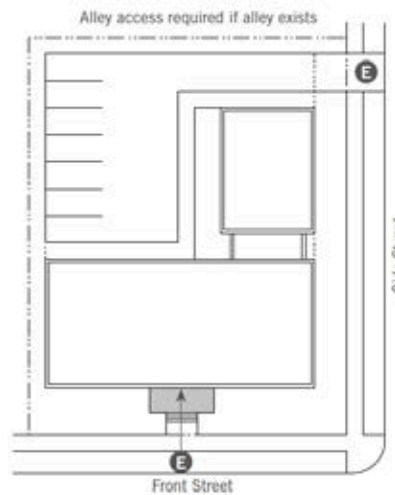
16 Apply Building Type standards Supplemental to Downtown Zones

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.



4. Allowed Frontage Types

Front Yard	40.14.090.C
Porch: Projecting	40.14.090.D
Stoop	40.14.090.F
Terrace	40.14.090.K

5. Pedestrian Access

- Main Entrance Location** **E**
- Units located in the main body shall be accessed by a common entry along the front street.
 - On corner building sites, units in a secondary wing may enter from the side street.



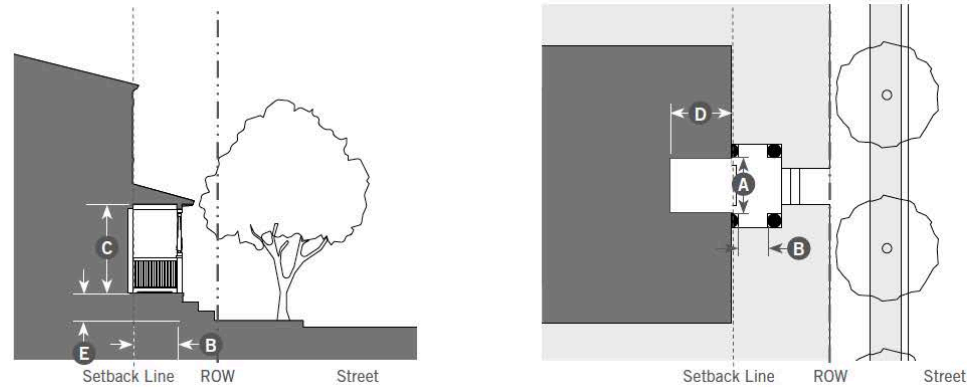
See Section:
40.14.070.1
(Multiplex: Large)

17 Apply Frontage Type standards Supplemental to Downtown Zones

Stoop

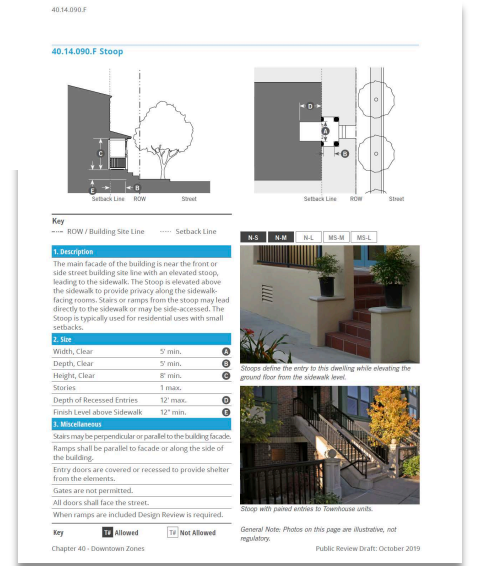
Review Description to understand the intent of the type.

40.14.090.F Stoop



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).

40.14.090.F Stoop



2. Size		
Width, Clear	5' min.	A
Depth, Clear	5' min.	B
Height, Clear	8' min.	C
Stories	1 max.	
Depth of Recessed Entries	12' max.	D
Finish Level above Sidewalk	12" min.	E

40.14.090.F

40.14.090.F Stoop

Key
 --- ROW / Building Site Line --- Setback Line

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.

2. Size

Width, Clear	5' min.	A
Depth, Clear	5' min.	B
Height, Clear	8' min.	C
Stories	1 max.	
Depth of Recessed Entries	12' max.	D
Finish Level above Sidewalk	12" min.	E

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 ranges are included Design Review is required.

Key Allowed Not Allowed

General Note: Photos on this page are illustrative, not regulatory.
 Chapter 40 - Downtown Zones Public Review Draft: October 2019

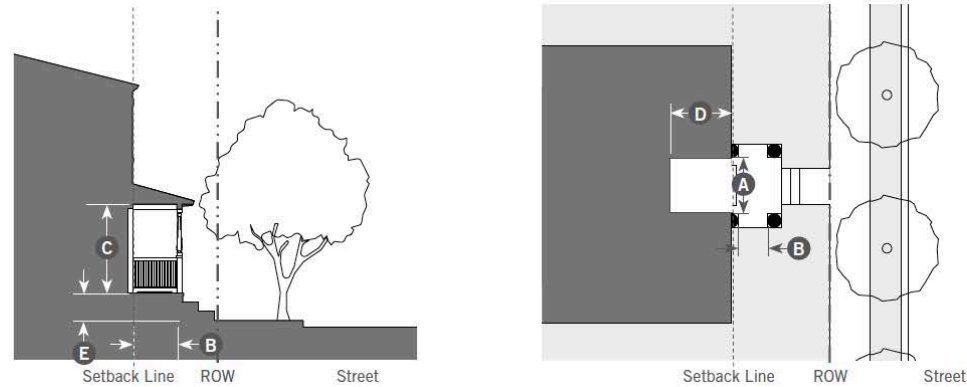
See Section:
 40.14.090.F
 (Stoop)

19 Apply Frontage Type standards Supplemental to Downtown Zones

Stoop

Review Miscellaneous to apply additional requirements.

40.14.090.F Stoop



3. Miscellaneous

Stairs may be perpendicular or parallel to the building facade.

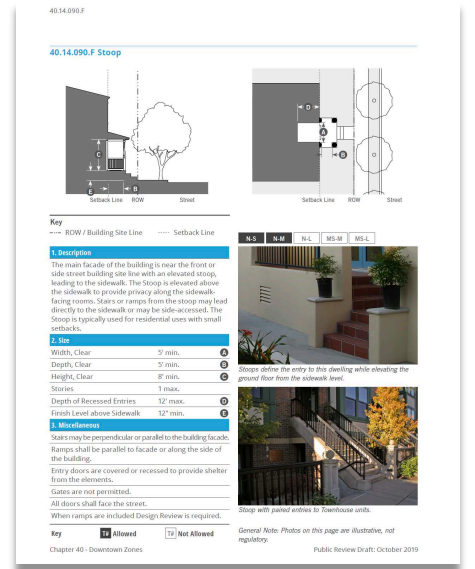
Ramps shall be parallel to facade or along the side of the building.

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 40.14.080.A Overview of Specific to Massing, Facades and Architectural Elements		
Scenario	Minimum Requirements	Reference
Massing and Façade Articulation Standards		
All Buildings	All items of Subsection 1	40.14.080.B.1 a. Tripartite Façade Design
Buildings over 3 stories	All item of Subsection 2	40.14.080.B.2 a. Change in Color or Material
Buildings over 75 feet long ¹	All items of Subsection 3	40.14.080.B.3 a. Vertical Articulation
Corner Elements; as identified in Figure 40.13.070.A (Downtown Code Zoning Map).	All items of Subsection 4	40.14.080.B.4 a. Corner Elements
Historic Resource Adjacency Standards		
All Buildings	All items of Subsection 1	40.14.080.C.1 a. Ground Floor Ceiling Height b. Side Setbacks
House-Form Buildings	All items of Subsection 2	40.14.080.C.2 a. Side Stepbacks b. Side Setbacks
Block-Form Buildings	All items of Subsection 3	40.14.080.C.3 a. Main Body and Wing(s) b. Side Setbacks
Rooftop Room Standards		
Buildings up to 2 stories; as allowed by Subsection C (Building Size and Massing) of the building type.	All items of Subsection 1	40.14.080.D.1 a. General b. Form c. Placement d. Openings

¹ As measured along street or civic space.

Specific to Massing, Facades and Architectural Elements | 40.14.080

40.14.080 Specific to Massing, Facades and Architectural Elements

A. Overview. This Section sets forth standards that supplement the zone standards to further refine building form and physical character per Downtown Davis Specific Plan vision. Table 40.14.080.A (Overview of Specific to Massing, Facades and Architectural Elements) provides an overview of the requirements.

B. Massing and Façade Articulation Standards. As required by Subsection 3 (Building Size and Massing) of the standards of each building type, facades on a street or civic space shall be designed in compliance with the standards identified in Table 40.14.080.B (Massing and Façade Articulation Standards).

C. Historic Resource Adjacency Standards. As required by Subsection 3 (Building Placement) of each zone, all building sites adjacent to Historic Resources identified in Figure 40.13.070.A (Downtown Code Zoning Map) shall comply with additional massing standards identified in Table 40.14.080.C (Historic Resource Adjacency Standards).

D. Rooftop Room Standards. As identified in Subsection 3 (Building Size and Massing) of the standards of each building type in Section 40.14.070 (Specific to Building Types), one Rooftop Room is allowed on the uppermost roof in compliance with the standards identified in Table 40.14.080.D (Rooftop Room Standards).

Table 40.14.080.A Overview of Specific to Massing, Facades and Architectural Elements		
Scenario	Minimum Requirements	Reference
Massing and Façade Articulation Standards		
All Buildings	All items of Subsection 1	40.14.080.B.1 a. Tripartite Façade Design
Buildings over 3 stories	All items of Subsection 2	40.14.080.B.2 a. Change in Color or Material
Buildings over 75 feet long ¹	All items of Subsection 3	40.14.080.B.3 a. Vertical Articulation
Corner Elements; as identified in Figure 40.13.070.A (Downtown Code Zoning Map).	All items of Subsection 4	40.14.080.B.4 a. Corner Elements
Historic Resource Adjacency Standards		
All Buildings	All items of Subsection 1	40.14.080.C.1 a. Ground Floor Ceiling Height b. Side Setbacks
House-Form Buildings	All items of Subsection 2	40.14.080.C.2 a. Side Stepbacks b. Side Setbacks
Block-Form Buildings	All items of Subsection 3	40.14.080.C.3 a. Main Body and Wing(s) b. Side Setbacks
Rooftop Room Standards		
Buildings up to 2 stories; as allowed by Subsection C (Building Size and Massing) of the building type.	All items of Subsection 1	40.14.080.D.1 a. General b. Form c. Placement d. Openings

¹As measured along street or civic space.
Public Review Draft: October 2019

Chapter 40 - Downtown Zones

See Section:
40.14.080 (Specific to
Massing, Facades and
Architectural Elements)

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.

Table 40.14.080.B Massing and Façade Articulation Standards

1. All buildings:



A. Tripartite
New facades and renovations along a street or civic space shall be designed with tripartite architecture. An expression line, setback or other architectural element shall be used to delineate the base and top.



K. Change in Color or Material
New facades and renovations along a street or civic space on buildings over 3 stories shall be designed to modulate the apparent size and scale of the building by changing colors and/or materials. This may be applied throughout the building but is required above the third story.

2. Buildings over 3 stories:



Vertical Articulation
New facades and renovations along a street or civic space shall modulate the apparent size and scale of the building by stepping a portion of the facade upward or downward from the predominant building height by at least one story. The stepping may be distributed along the facade for the minimum required amount. This technique offers the opportunity to organize a long building into multiple apparent buildings to avoid the appearance of a block-long building.



L. Corner Elements
Where required on the Zoning Map, new facades and renovations shall include a corner element to give visual importance to the corner and further shape the public realm.






Requirement	Minimum Requirements
Vertical Stepping stepping on buildings 75' to 100' long: 25' min. stepping on buildings 100' to 200' long: 50' min. depth: 10' min.	1 2 3
Acade without openings: 10' min.	4
Bay Window Elements: 8' min. width required when a volume exceeds 75' in length setback required by zone.	5 6
Width: 25' min.	7
Projection Depth: 3' min.	8
Top story height: 14' max.	9
Setback required by zone.	10

General Note: Photos on this page are illustrative, not regulatory.

Table 40.14.080.B.1 Façade of Specific Building Types and Subsections

Building Type	Minimum Requirements	Reference
All Buildings	All stories of Subsection 1	40.14.080.B.1
Buildings over 3 stories	All stories of Subsection 2	40.14.080.B.2
Buildings over 75 feet long	All stories of Subsection 3	40.14.080.B.3
Corner Elements as identified in Figure 40.14.080.B.4	All stories of Subsection 4	40.14.080.B.4
Historic Resource Adjacent Buildings	All stories of Subsection 5	40.14.080.B.5
Block-Face Buildings	All stories of Subsection 6	40.14.080.B.6
Building Type Standards	All stories of Subsection 7	40.14.080.B.7


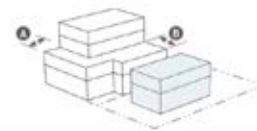
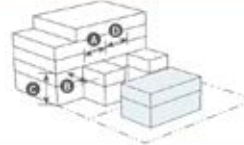
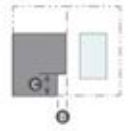
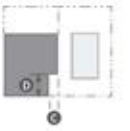
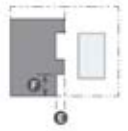


See Section:
40.14.080 (Specific to
Massing, Facades and
Architectural Elements)

22 Historic Resource adjacency standards

Supplemental to Downtown Zones

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.

Table 40.14.080.C Historic Resource Adjacency Standards	Table 40.14.080.C Historic Resource Adjacency Standards (Continued)	
1. All Buildings	1. House-Farm Buildings	1. Block-Farm Buildings
a. Ground Floor Ceiling Height  <p>The ground floor ceiling height is required to match the height of the ground floor ceiling of the adjacent historic resource building.</p> <p>Ground Floor Ceiling Height.</p>	a. Side Stepbacks  <p>A front and side stepback is required above the 2nd-story or above the top story of the adjacent historic resource building if over 2 stories.</p> <p>Front Stepback: 15' min. Side Stepback: 25' min.</p>	a. Main Body and Wings  <p>Within 35 feet of the adjacent historic resource building's building site, the new building or addition is required to reduce in size through a wing extending from the larger building mass. Additional wings are allowed but must be separated by the distance below.</p> <p>Wing Width: 20' max. Wing Depth: 25' min. Wing Height: 2 stories max. Distance between wings: 25' min.</p>
b. Side Setbacks  <p>Minimum 10' side setback is required on the side facing the adjacent historic resource building for a minimum depth of 25' measured from the front setback.</p> <p>Side Setback: 10' min. Depth: 25' min. or to align with adjacent front facade of main body. Resulting facade shall be treated as a front or side street facade.</p>	b. Side Setbacks  <p>Minimum 10' side setback is required on the side facing the adjacent historic resource building for a minimum depth of 25' measured from the front setback.</p> <p>Side Setback: 10' min. Depth: 25' min. or to align with adjacent front facade of main body. Resulting facade shall be treated as a front or side street facade.</p>	b. Side Setbacks  <p>Minimum 10' side setback is required on the side facing the adjacent historic resource building for a minimum depth of 25' measured from the front setback.</p> <p>Side Setback: 10' min. Depth: 25' min. or to align with adjacent front facade of main body. Resulting facade shall be treated as a front or side street facade.</p>
Key 	Key 	

Specific to Massing, Facades and Architectural Elements

40.14.080 Specific to Massing, Facades and Architectural Elements

- Overview:** This section sets forth standards that supplement the other standards in Subchapter 1 (Building Form and Physical Characteristics per Downtown Zone Specific Plan rules, Table 40.14.080.A) (Overview of Specific to Massing, Facades and Architectural Elements) and provides an overview of the requirements.
- Massing and Facade Articulation Standards:** As required by Subchapter 1 (Building Form and Massing) of the standards of each building type, to address a street or open space shall be designed in compliance with the standards identified in Table 40.14.080.A (Massing and Facade Articulation Standards).
- Historic Resource Adjacency Standards:** As required by Subchapter 1 (Building Form and Massing) of each zone, all building shall comply with additional massing standards identified in Table 40.14.080.C (Historic Resource Adjacency Standards).
- Building Form Standards:** As identified in Subchapter 1 (Building Form and Massing) of the standards of each building type in 40.14.080.A (Specific to Building Types), the Building Form is allowed on the adjacent side of a street with the standards identified in Table 40.14.080.C (Building Form Standards).

Table 40.14.080.C Specific to Massing, Facades and Architectural Elements	Minimum Requirements	Maximum
Building and Facade Articulation Standards		
All Buildings	All items of Subchapter 1	40.14.080.C.1
Buildings over 3 stories	All items of Subchapter 2	40.14.080.C.2
Buildings over 75 feet high	All items of Subchapter 3	40.14.080.C.3
Ground Elements as identified in Figure 40.14.080.A (Overview of Specific to Building Types)	All items of Subchapter 4	40.14.080.C.4
Historic Resource Adjacency Standards		
All Buildings	All items of Subchapter 1	40.14.080.C.1
House-Farm Buildings	All items of Subchapter 2	40.14.080.C.2
Block-Farm Buildings	All items of Subchapter 3	40.14.080.C.3
Building Form Standards		
Buildings over 3 stories as allowed by Subchapter 1 (Building Form and Massing) of the Building Type	All items of Subchapter 1	40.14.080.C.1
		40.14.080.C.2
		40.14.080.C.3
		40.14.080.C.4
		40.14.080.C.5
		40.14.080.C.6
		40.14.080.C.7
		40.14.080.C.8
		40.14.080.C.9
		40.14.080.C.10
		40.14.080.C.11
		40.14.080.C.12
		40.14.080.C.13
		40.14.080.C.14
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		40.14.080.C.19
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		40.14.080.C.99
		40.14.080.C.100

1. Prepared using information from the plan.
 Date: October 2018 (October 2018)

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.

40.14.110.G Yard/Porch Sign



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.

40.14.110.G

40.14.110.G Yard/Porch Sign



Example of a Yard Sign.



Example of Porch Sign near the building entrance.



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.

General Note: Photos on this page are illustrative, not regulatory.

Chapter 40 - Downtown Zones

Public Review Draft: October 2019

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

24 Apple Sign Type standards

Supplemental to Downtown Zones

Yard/Porch Sign

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

2. Sign Size

Signable Area	6 sf max.	
Width	36" max.	A
Height	36" max.	B

Max one sign allowed per building.

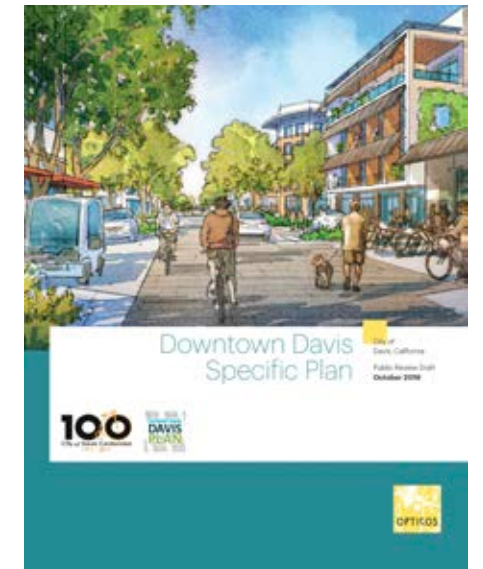
3. Location

Clear Height		C
Mounted on Porch	6'8" min.	
Mounted in Yard	12" min.	
Overall Height		
Mounted in Yard	5' max	D
Distance from Sidewalk	24" min.	E



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

25 Example of final product



Article 40.13
(Downtown Zones) and
Article 40.14 (Supplemental
to Downtown Zones)