



Davis FBC

Davis, CA

A Guide to Using the Code



How to Use this Code

SECTION

1

3 Key Areas of the Code:

- Zoning Map
- Downtown Zones
- Supplemental to Zone Standards



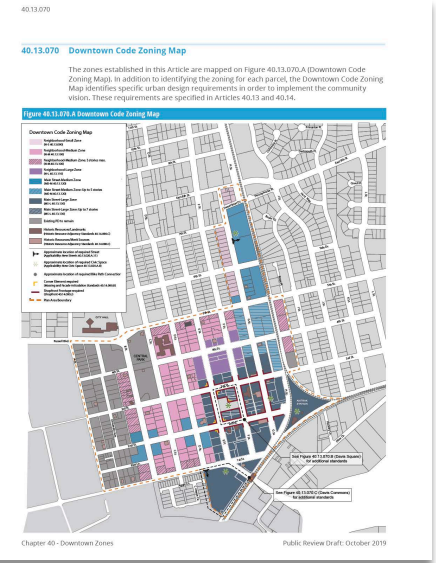
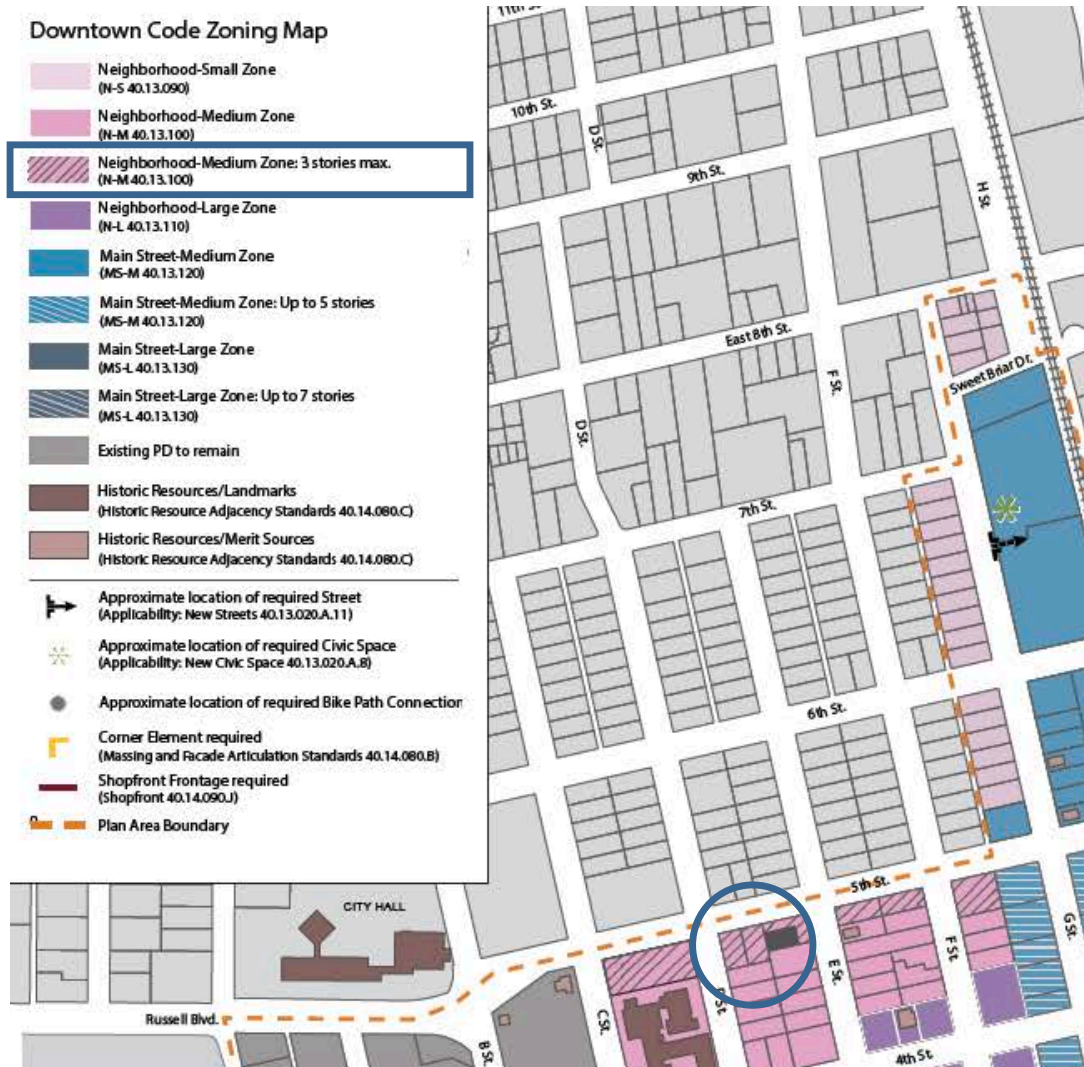
2 Additional requirements for your parcel. Zoning Map

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



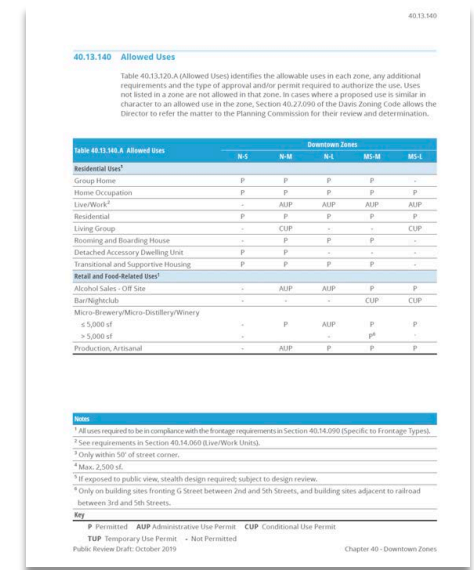
See Section:
40.13.070 (Downtown
Code Zoning Map)

3 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



See Section:
40.13.140
(Allowed Uses)

4 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



Neighborhood-Medium (N-M)

40.13.100 Neighborhood-Medium



Intent	Sub-Zones
A walkable, urban neighborhood environment with small-to-medium form, moderate-intensity housing choices from Cottage Courts to Multiple Large and Courtyard Buildings, supporting and within short walking distance of neighborhood-serving retail and services.	None
Medium Building Size	None
Attached and Detached Buildings	None
Medium Building Side Width	None
Small-to-Medium Building Footprint	None
Small-to-Medium Front Setbacks	None
Small-to-Medium Side Setbacks	None
Up to 4 Stories	None
Min. 9' Ground Floor Ceiling Height	None
Porches, Stoops, Doorways	None

The following are generally appropriate form elements in this zone:

General note: The image above is intended to provide a brief overview of this form-based zone and a district.

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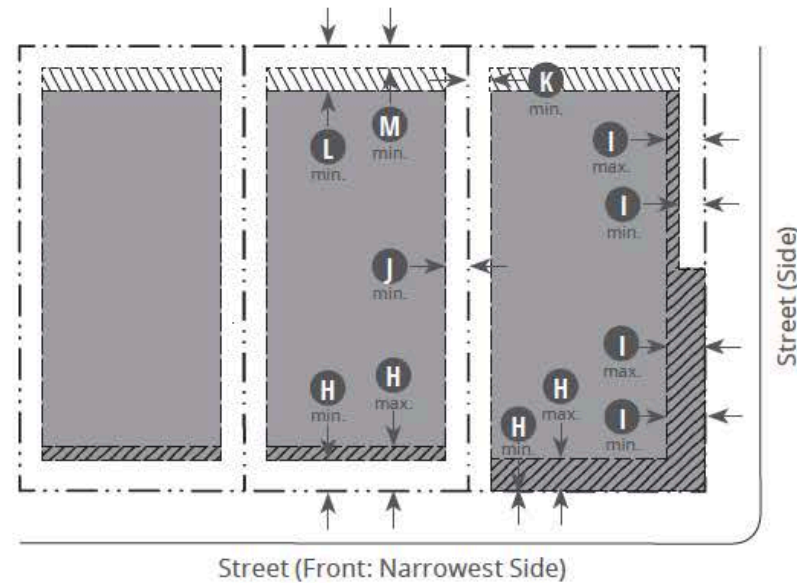
See Section:
40.13.100
(Neighborhood-Medium)

5 Identify Building Placement Downtown Zone Standards

Neighborhood Medium

Apply the building setbacks.

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



Neighborhood-Medium (N-M) | 40.13.100

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

4. Setbacks	4. Parking
Setback (Distance from ROW/Building Site Line)	Maximum Allowed Spaces
Front (Facade Zone)*	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 or 100% of
First 1/2 of lot from corner	
Rest of facade	
Side	
Main Building	
Accessory Structure(s)	
Rear	
Main Building	
Accessory Structure(s)	
Building within Facade Zone	
Front	
Side-Street	

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.	
	Adjacent to PD or B1 Zone	15' min.	
	Accessory Structure(s)	5' min.	
	Building within Facade Zone		
	Front	70% max.	
	Side-Street	80% max.	

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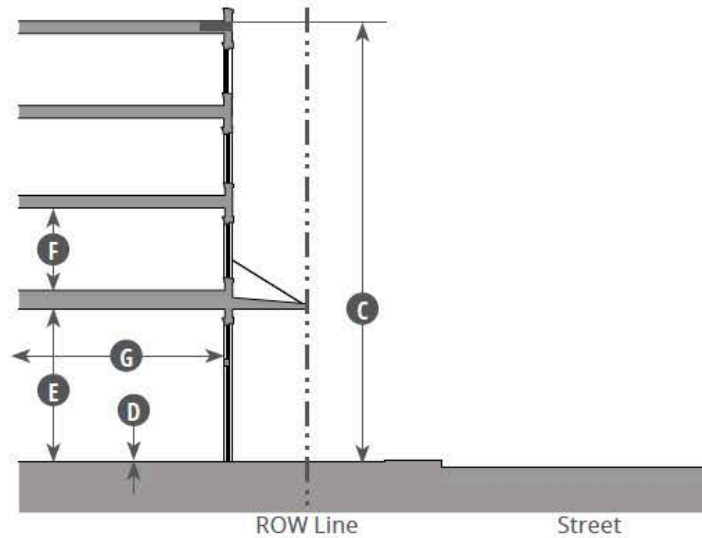
See Sub-Section:
40.13.100.E
(Building Placement)

6 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
 --- HFP (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.; 100' max.	40.14.070.G	Accessory Structure(s)	Carriage House	2 stories max. ³	1 story max. ³
Multiplex: Large	50' min.; 100' max.	100' min.; 100' max.	40.14.070.J	Ground Floor Finish Level ⁴	Residential	12' min. ⁵	0' max. ⁶
Townhouse: House Form	25' min.; 100' max. ⁷	100' min.; 100' max.	40.14.070.J	Non-Residential	Ground Floor Ceiling	0' min.	0' min. ⁸
Courtyard	100' min.	100' min.	40.14.070.K	Upper Floor(s) Ceiling	Upper Floor(s) Ceiling	0' min.	0' min. ⁹
Accessory Building Type	N/A	N/A	40.14.070.C	Accessory Structure(s)	Carriage House	2 stories max. ³	1 story max. ³

Footprint
 Lot Coverage: 10% max.¹
 Depth, Ground-Floor Space: 30' min.²
 Accessory Structure(s): 30' x 30' max.³
¹Noncompliance with stormwater management requirements.

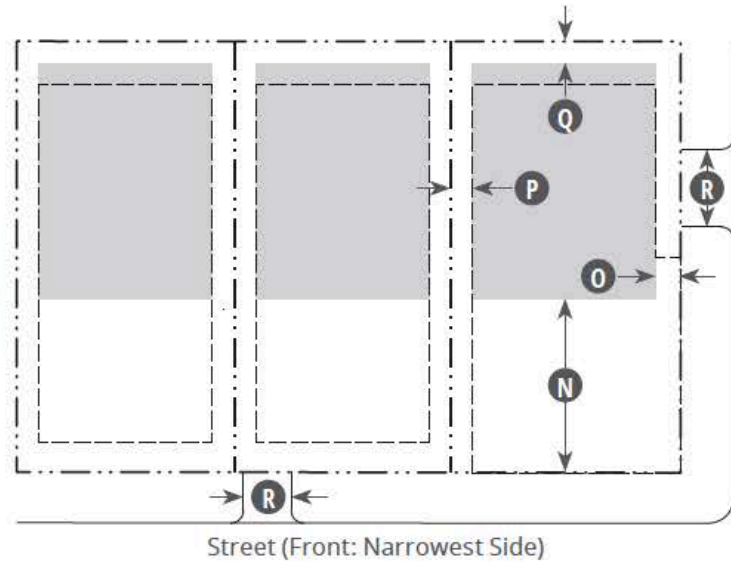
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See Sub-Section:
40.13.100.D
(Building Form)

7 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

Element	Requirement	Notes
Setback (Distance from ROW/Building Site Line)	Front (Facade Zone)*	7' min.; 10' max.
Interior Building Site	7' min.; 10' max.	
Corner Building Site	0' min.; 7' max.	
Side Street (Facade Zone)	First 1/2 of lot from corner	0' min.; 7' max.
Rest of facade	7' min.; 10' max.	
Side	Main Building	5' min.
Accessory Structure(s)	5' min.	
Rear	Main Building	10' min.
Accessory Structure(s)	5' min.	
Building within Facade Zone	Front	70% min.
Side Street	80% min.	
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.	

*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)

8 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

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)

Front (Facade Zone) ¹	40' min.	(N)
Side Street	7' min.	(O)
Side	5' min.	(P)
Rear	5' min.	(Q)

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 or 1000 sf

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.		

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, Facades and Historical Elements).
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See Sub-Section:
40.13.100.F
(Parking)

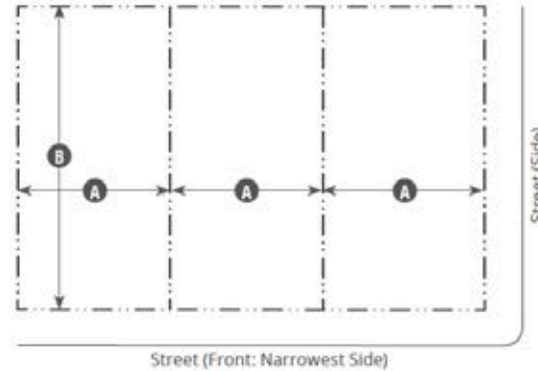
9 Select Building Type Downtown Zone Standards

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)

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

Building Type	Stories	Highest Top Plate	Overall
Main Building	4 stories max. ^{3,4}	45' max.	55' max.

Footprint

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

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

10 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
Frontage ¹	4' max. 3' max.	X	X
Steps to Building Entry	5' max. 2' max.	X	X
Architectural Features	3' max. 2' max.	3' max. 2' max.	3' max. 2' max.
Unenclosed porches, balconies, and stairs	5' max. 3' max.	2' max. 4' max.	
Signage, Awning ²	A	A	X
Landscaping	A ³	A ³	A ³
Fences or Freestanding Walls	A ³	A ³	A ³
Driveways, Walkways	A	A	A
Sanitary Dish Armoires	X	X	A

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. Screenscape			
Regulate or Infill Street Trees	Min. Trees		
Additions, Renovations, or New Building	1		
< 2,500 sf	2		
> 2,500 sf	1	Along Frontage	

K. Signs			
Sign Type	Max. Signs	Standards	
Yard/Porch ²	1 per building	40.14.110.G	
Projecting ³	1 per business	40.14.110.H	
Awning/Canopy ³	1 per business	40.14.110.I	
Wall ⁴	1 per building	40.14.110.J	
Window	1 per business	40.14.110.L	
Directory	1 per building	40.14.110.N	

¹3' max. height.
²5' max. height; max. 4' when at alley and other ROW.
³See 40.14.090 Specifics to Frontage Types for further refinement of allowed encroachments.
⁴Only 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)



Supplemental Standards (40.14) to Downtown Zones

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 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.

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.

Key: Allowed Not Allowed

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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).

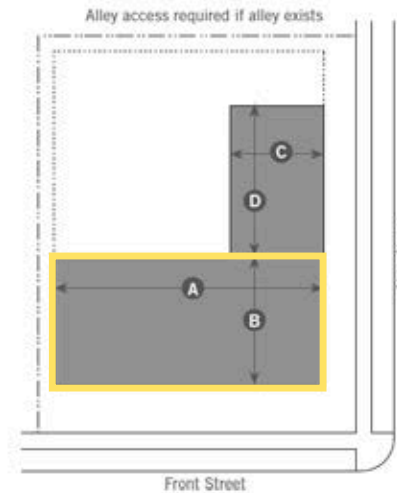


See Section:
40.14.070.1
(Multiplex: Large)

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.



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

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)

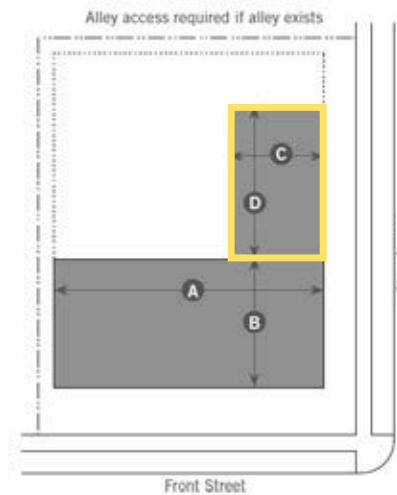
15 Apply Building Type standards Supplemental to Downtown Zones

Multiplex: Large

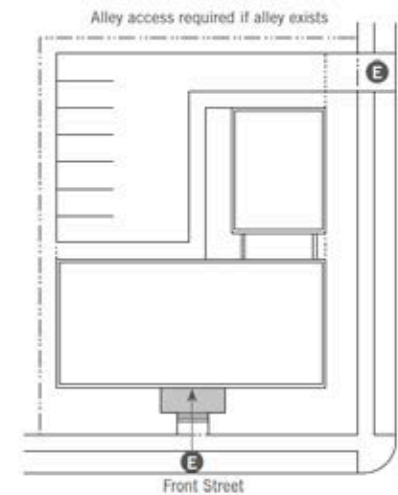
Review Building Size and Massing to identify the secondary wing(s) max. width and depth.

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)

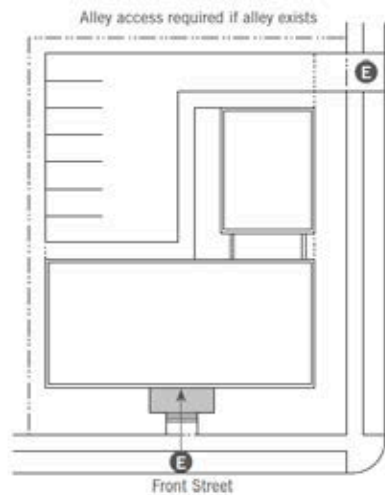
16 Apply Building Type standards Supplemental to Downtown Zones

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

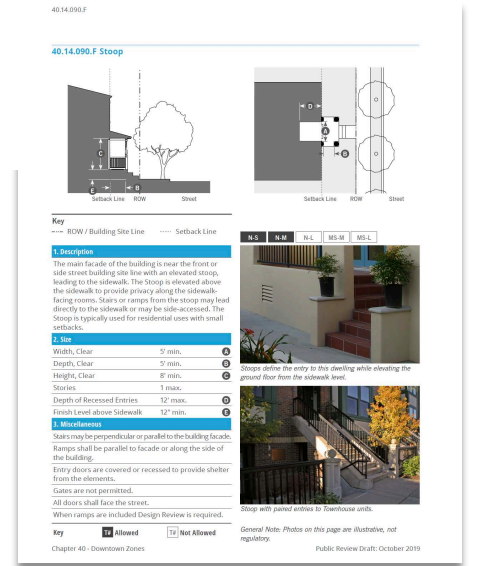
Review Description to understand the intent of the type.

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 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

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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.

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.

Item	Requirement	Notes
1.1.1	Width, Clear	5' min. <input checked="" type="checkbox"/>
1.1.2	Depth, Clear	5' min. <input checked="" type="checkbox"/>
1.1.3	Height, Clear	8' min. <input checked="" type="checkbox"/>
1.1.4	Stairs	1' max. <input checked="" type="checkbox"/>
1.1.5	Depth of Recessed Entries	12' max. <input checked="" type="checkbox"/>
1.1.6	Finish Level above Sidewalk	12" min. <input checked="" type="checkbox"/>

1.2. 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.

Key Allowed Not Allowed

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Chapter 40 - Downtown Zones Public Review Draft: October 2019

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. facade without openings: 10' min.	<ul style="list-style-type: none"> 1 Width: 25' min. 2 Width: 25' min. 3 Projection Depth: 5' min. 4 Top story height: 14' max. 5 Setback required by zone.
Change in Color and/or Material Vertical or horizontal articulation as applicable.	<ul style="list-style-type: none"> 6 Change in Color and/or Material 7 Vertical or horizontal articulation as applicable.
Distinct Base Middle Top	<ul style="list-style-type: none"> 8 Change in Color and/or Material 9 Vertical or horizontal articulation as applicable. 10 Setback required by zone.

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

Table 40.14.080.B.1 Façade of Specific or Massing, Color and Architectural Details

Building Type	Minimum Requirements	Minimum
Massing and Façade Articulation Standards		
All Buildings	All items of Subsection 1	40.14.080.B.1
Buildings over 3 stories	All items of Subsection 2	40.14.080.B.2
Buildings over 75 feet long	All items of Subsection 3	40.14.080.B.3
Corner Elements as identified in Figure 40.14.080.B.4	All items of Subsection 4	40.14.080.B.4
Historic Resource Adjacency Standards		
Historic Core Buildings	All items of Subsection 1	40.14.080.B.1
Historic Core Buildings	All items of Subsection 1	40.14.080.B.1
Block-Face Buildings	All items of Subsection 1	40.14.080.B.1
Building Form Standards		
Buildings up to 3 stories as allowed by Subsection 1	All items of Subsection 1	40.14.080.B.1


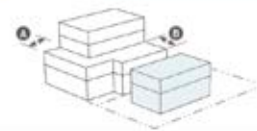
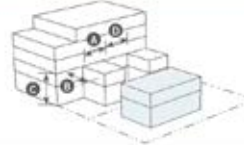
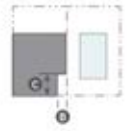
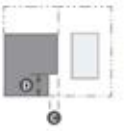
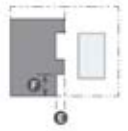
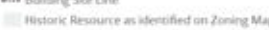

See Section:
40.14.080 (Specific to
Massing, Facades and
Architectural Elements)

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 Setbacks  <p>A front and side setback is required above the 2nd-story or above the top story of the adjacent historic resource building if over 2 stories.</p> <p>Front Setback: 15' min. Side Setback: 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 --- Building Site Line  Historic Resource as identified on Zoning Map	Key --- Building Site Line  Historic Resource as identified on Zoning Map	

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 Physical Characteristics) 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 (Overview of Specific to Massing, Facades and Architectural Elements).
- Historic Resource Adjacency Standards:** As required by Subchapter 1 (Building Form and Physical Characteristics) of the standards 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 Physical Characteristics) of the standards of each building type in 40.14.080.A (Overview of Specific to Massing, Facades and Architectural Elements), the building form shall be designed in compliance with the standards identified in Table 40.14.080.B (Building Form Standards).

Table 40.14.080.C Historic Resource Adjacency Standards	Minimum Requirements	Minimum
House-Farm Buildings		
All Buildings	All items of Subchapter 1	40.14.080.C.1
Buildings over 2 stories	All items of Subchapter 2	40.14.080.C.2
Buildings over 25 feet high	All items of Subchapter 3	40.14.080.C.3
Buildings as identified in Figure 40.14.080.A (Overview of Specific to Massing, Facades and Architectural Elements)	All items of Subchapter 4	40.14.080.C.4
Block-Farm Buildings		
All Buildings	All items of Subchapter 1	40.14.080.C.1
Main Body and Wings	All items of Subchapter 2	40.14.080.C.2
Side Setbacks	All items of Subchapter 3	40.14.080.C.3
Building Form Standards		
Buildings over 2 stories or allowed by Subchapter 1 (Building Form and Physical Characteristics) of the standards of the building type	All items of Subchapter 1	40.14.080.C.1
Buildings over 25 feet high	All items of Subchapter 2	40.14.080.C.2
Buildings as identified in Figure 40.14.080.A (Overview of Specific to Massing, Facades and Architectural Elements)	All items of Subchapter 3	40.14.080.C.3

40.14.080.C.1 Ground Floor Ceiling Height
40.14.080.C.2 Side Setbacks
40.14.080.C.3 Side Setbacks
40.14.080.C.4 Building Form Standards

1. Prepared using information from the plan. 2. Prepared using information from the plan. 3. Prepared using information from the plan. 4. Prepared using information from the plan.

Table 40.14.080.C (Historic Resource Adjacency Standards) | Page 40.14.080.C

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

23 Apply 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

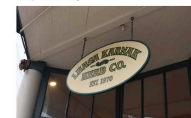
A sign mounted on a porch or in a yard between the public ROW and the building facade. This sign is pedestrian-scaled and easily read from the sidewalk.

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 Apply 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.

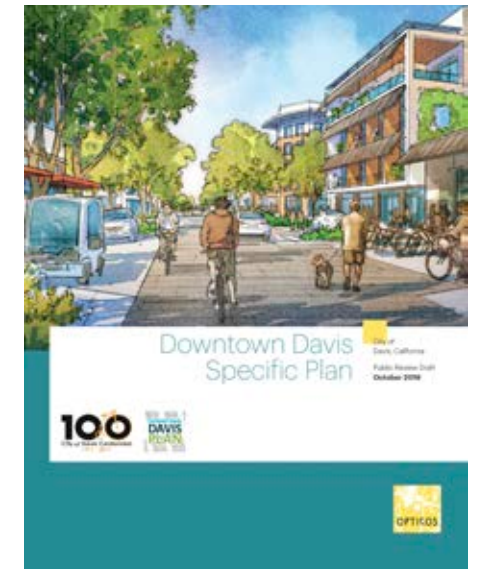
3. Location

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)