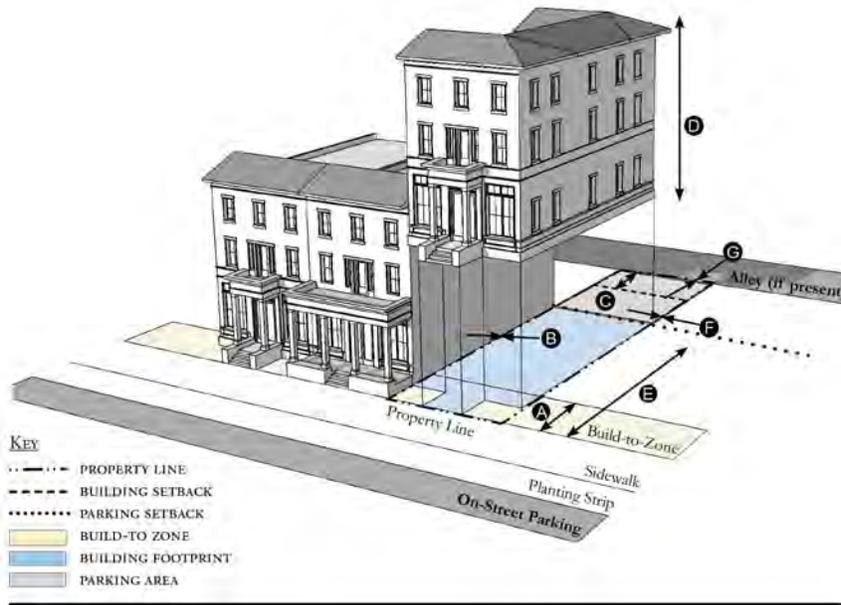


Figure GG-5.06 Townhouse



Building Placement, see 12.1.04.6		
Frontage Buildout	70% min.	
Front Build-to-Zone	5' min., 15' max.	A
Side at Street Build-to-Zone	5' min., 15' max.	
Side at Property Line Setback ^{1, 2}	0' min. or 10' min.	B
Rear Yard Setback ¹	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table GG-5/2 stories min.	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	10' min.	
Side at Property Line Setback	0' min	F
Rear Setback	5' min/0' min with alley	G
Permitted Subdistricts, see 12.7.02		
Core	General	Corridor
Multifamily		
Description		
A Townhouse is a building with common walls on one or both sides and often a private garden to the rear. Service and parking shall be located in the rear.		
Facade Transparency, see 12.7.04.5		%
Ground level facing streets or civic open spaces		15 min.
Above the ground level		15 min.

Notes:

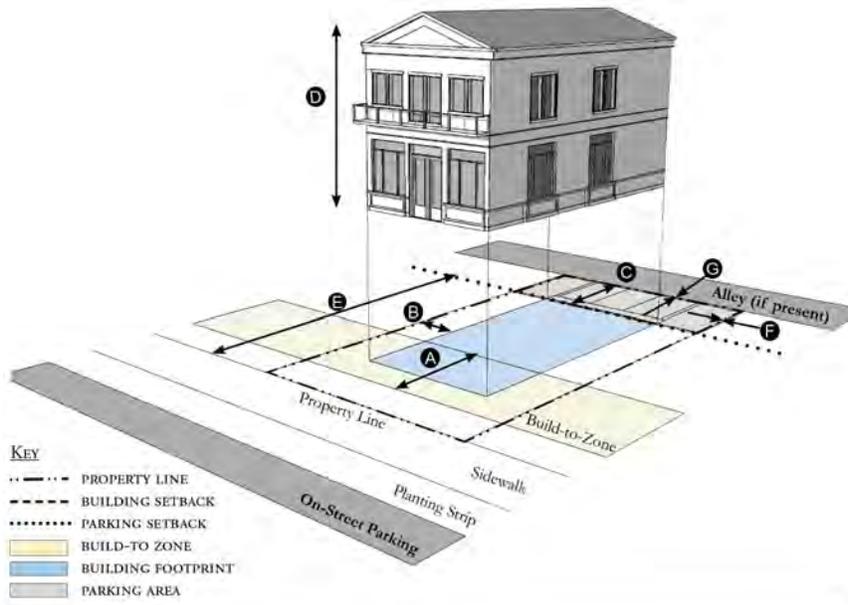
Townhouses shall have a maximum grouping of 8 dwelling units and a minimum Setback of 15 feet between buildings.

¹Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

²When adjacent to another property that is not part of the townhouse development the Side at Property Setback is 10 feet minimum from the property line.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table GG-5.

Figure GG-5.07 Live/Work Building



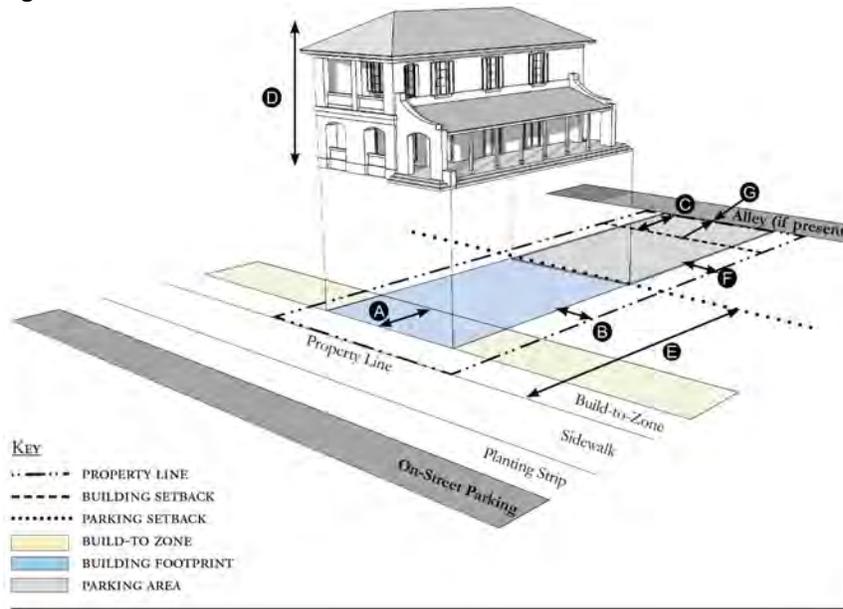
Building Placement, see 12.1.04.6			
Frontage Buildout	70% min.		
Front Build-to-Zone	10' min., 25' max.	(A)	
Side at Street Setback	10' min.		
Side at Property Line Setback ¹	10' min.	(B)	
Rear Yard Setback ¹	10' min.	(C)	
Height, see 12.1.04.2			
Ceiling at Ground Level	12' min.		
Building Height	35'/3 stories max.	(D)	
Parking Placement, see 12.1.04.6			
Front Setback	30' min.	(E)	
Side at Street Setback	10' min.		
Side at Property Line Setback	0' min.	(F)	
Rear Setback	5' min./0' min with alley	(G)	
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.			
Permitted Subdistricts, see 12.7.02			
Core	General	Corridor	Industrial
Description			
A Live/Work Building is a building which is predominately residential in character, but contains commercial and residential uses.			
<u>Facade Transparency, see 12.7.04.5</u>		<u>%</u>	
<u>Ground level facing streets or civic open spaces</u>		<u>15 min.</u>	
<u>Above the ground level</u>		<u>15 min.</u>	

Notes:

¹Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

For permitted Lot Size, Density, Building Coverage, and Open Space, see Table GG-5.

Figure GG-5.08 Side Yard House



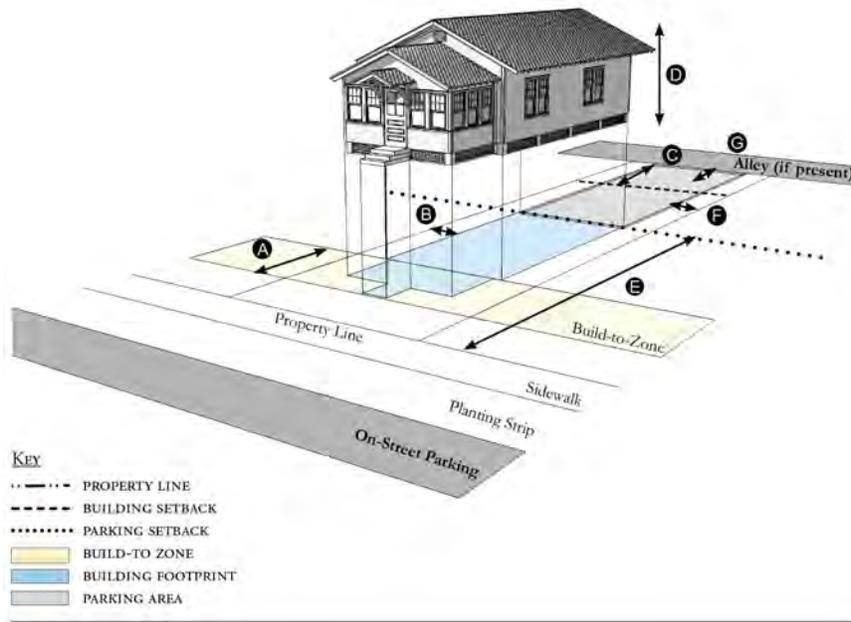
Building Placement, see 12.1.04.6		
Frontage Buildout ¹	60% min.	
Front Build-to-Zone	10' min., 25' max.	(A)
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min., 10' min. other side	(B)
Rear Yard Setback	10' min./5' min. with alley	(C)
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table GG-5	(D)
Parking Placement, see 12.1.04.6 and 12.7.07.9		
Front Setback	30' min.	(E)
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	(F)
Rear Setback	5' min./0' min with alley	(G)
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway		
Permitted Subdistricts, see 12.7.02		
General	Multifamily	
Description		
A Side Yard House is a detached building that occupies one side of the lot adjacent to an open space which runs from the front yard to the rear yard. This Building Type is often delivered in a series of multiple side yard type houses.		
<u>Facade Transparency, see 12.7.04.5</u>		<u>%</u>
<u>Ground level facing streets or civic open spaces</u>		<u>15 min.</u>
<u>Above the ground level</u>		<u>15 min.</u>

Notes:

¹ For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage.

For permitted Lot Size, Density, Building Coverage, and Open Space, see Table GG-5.

Figure GG-5.09 Cottage



Building Placement, see 12.1.04.6		
Frontage Buildout ¹	60% min.	
Front Build-to-Zone	10' min., 25' max.	(A)
Side at Street Build-to-Zone	5' min./10' min.	
Side at Property Line Setback	5' min.	(B)
Rear Yard Setback	10' min.	(C)
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table GG-5	(D)
Parking Placement, see 12.1.04.6 and 12.7.07.9		
Front Setback	30' min.	(E)
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	(F)
Rear Setback	5' min.	(G)
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway		
Permitted Subdistricts, see 12.7.02		
Core	General	Corridor
Multifamily		
Description		
A Cottage is a detached building with a small front yard often located on a narrow lot Parking can be accommodated with on-street parking, a driveway, or detached garage to the rear.		
Facade Transparency, see 12.7.04.5		
Ground level facing streets or civic open spaces		15 min.
Above the ground level		15 min.

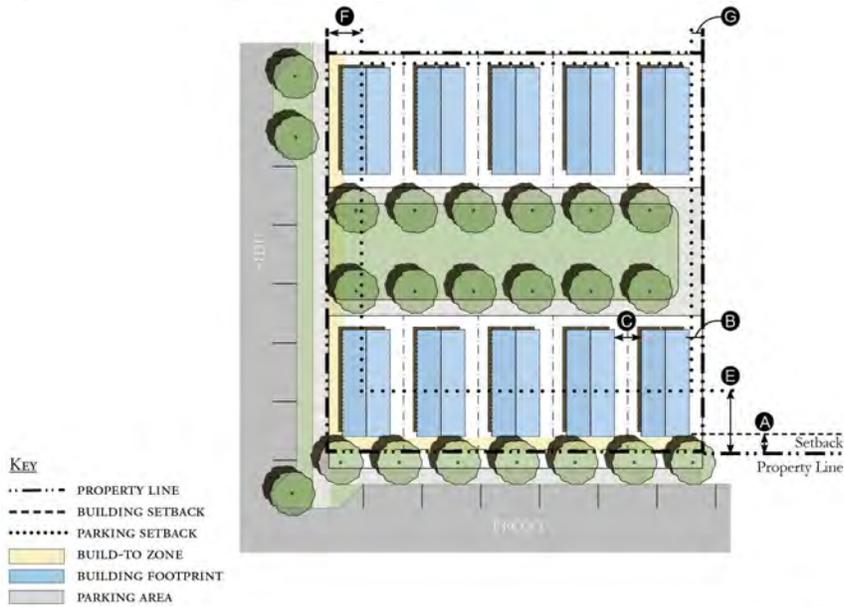
Notes:

Cottages shall not exceed a footprint of 2,000 square feet.

¹ For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage.

For permitted Lot Size, Density, Building Coverage, and Open Space, see Table GG-5.

Figure GG-5.10 Cottage Court



Building Placement, see 12.1.04.6			
Frontage Buildout	60% min.		
Front Setback	6' min.		A
Side at Street Setback	6' min.		
Side at Property Line Setback	6' min.		B
Unit Separation	10' min.		C
Height, see 12.1.04.2			
Ceiling at Ground Level	Not applicable		
Building Height	Refer to Table GG-5		D
Parking Placement, see 12.1.04.6			
Front Setback	30' min.		E
Side at Street Setback	10' min.		
Side at Property Line Setback	5' min.		F
Rear Setback	5' min.		G
Permitted Subdistricts, see 12.7.02			
Core	General	Corridor	Multifamily
Description			
A Cottage Court is a series of small detached houses arranged around a common open space. Homes may share other common amenities like storage and parking areas.			
<u>Facade Transparency, see 12.7.04.5</u>		<u>%</u>	
<u>Ground level facing streets or civic open spaces</u>		<u>15 min.</u>	
<u>Above the ground level</u>		<u>15 min.</u>	

Notes:

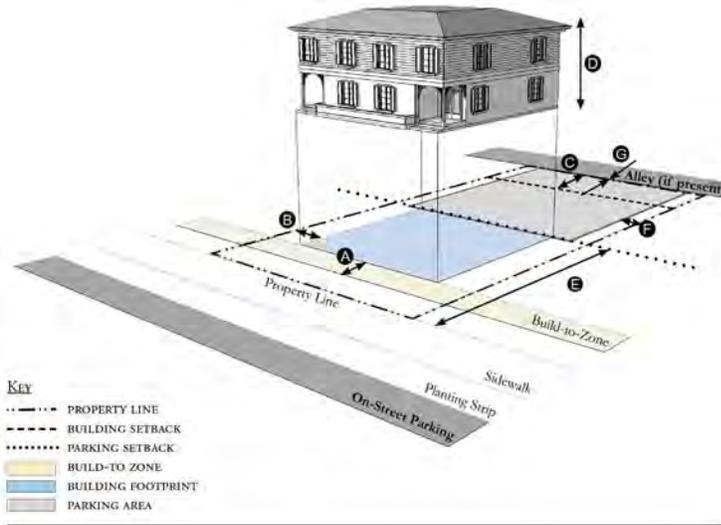
Cottage Courts may include duplexes.

¹ For this Building Type, the frontage requirement may be met with the provision of a continuous wall or fence along the lot frontage.

² For Mobile Homes frontage buildout requirement does not apply.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table GG-5.

Figure GG-5.11 Duplex



Key	
--- --	PROPERTY LINE
.....	BUILDING SETBACK
.....	PARKING SETBACK
■	BUILD-TO-ZONE
■	BUILDING FOOTPRINT
■	PARKING AREA

Building Placement, see 12.1.04.6		
Frontage Buildout ¹	60% min.	
Front Build-to-Zone	10' min., 25' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback	5' min.	B
Rear Yard Setback	10' min.	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table GG-5	D
Parking Placement, see 12.1.04.6 and 12.7.07.9		
Side at Property Line	5' min.	F
Rear Setback	5' min./0' with alley	G
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
Refer to Section 12.1.07.8 Garage and Driveway for parking and driveway configurations for Single Family Dwellings.		
Permitted Subdistricts, see 12.7.02		
General	Multifamily	
Description		
A Duplex is an attached building with one common wall that separates two dwelling units within a single lot. Duplexes can be designed to blend in with detached single family houses.		
<u>Facade Transparency, see 12.7.04.5</u>		<u>%</u>
<u>Ground level facing streets or civic open spaces</u>	<u>15 min.</u>	
<u>Above the ground level</u>	<u>15 min.</u>	

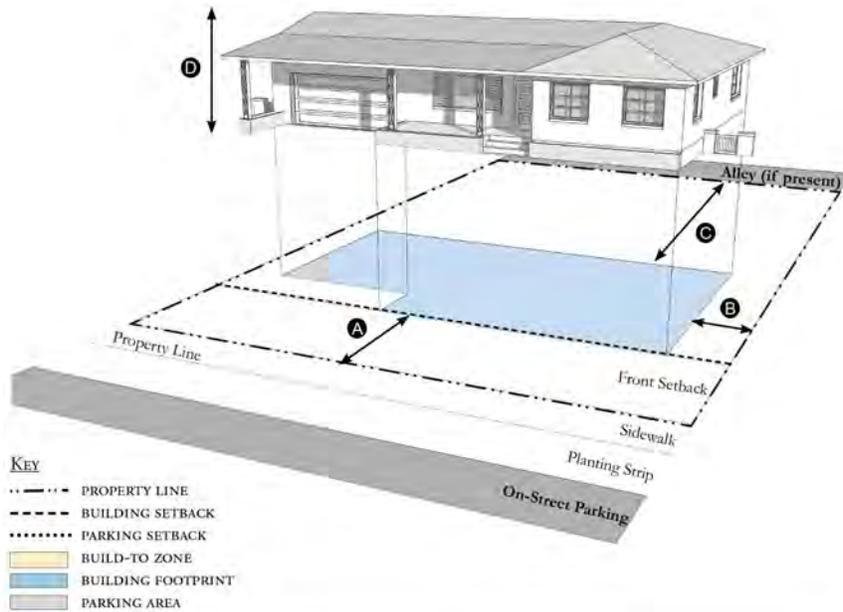
Notes:

An ADU is prohibited on lots on which a duplex is located.

¹ For this Building Type, the frontage buildout requirement may be met with the provision of a continuous wall or fence along the lot frontage.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table GG-5.

Figure GG-5.12 All Yard House

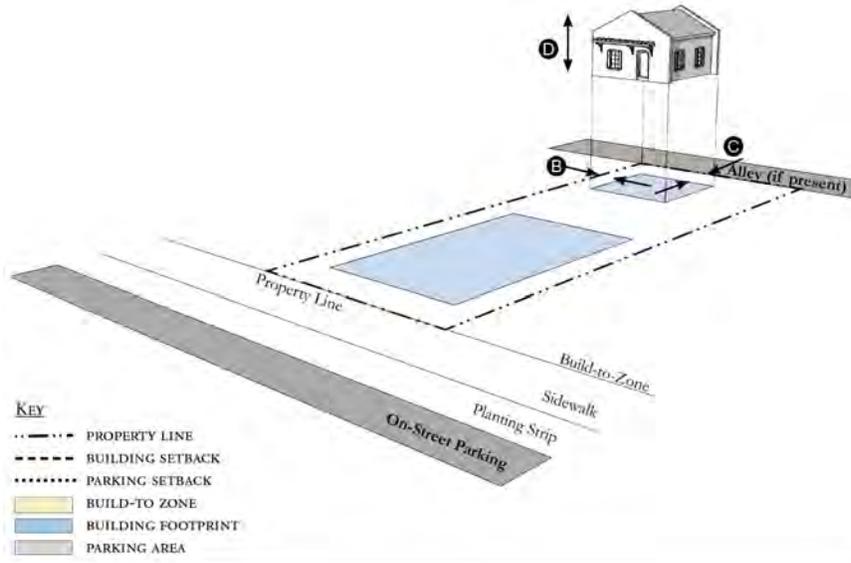


Building Placement, see 12.1.04.6		
Frontage Buildout	Not Required	
Front Setback	20' min.	(A)
Side at Street Setback	6' min.	
Side at Property Line Setback	6' min.	(B)
Rear Yard Setback	10' min.	(C)
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	Refer to Table GG-5	(D)
Parking Placement, see 12.1.04.6 and 12.7.07.9		
Side at Property Line	5' min.	(E)
Rear Setback	5' min./0' min. with alley	(G)
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway.		
Refer to Section 12.1.07.8 Garage and Driveway for parking and driveway configurations for Single Family Dwellings.		
Permitted Subdistricts, see 12.7.02		
General	Multifamily	
Description		
An All Yard House has yards on all sides and may contain accessory structures toward the rear.		
Façade Transparency, see 12.7.04.5	%	
Ground level facing streets or civic open spaces	15 min.	
Above the ground level	15 min.	

Notes:

For permitted Lot Size, Density, Building Coverage, and Open Space, see Table GG-5.

Figure GG-5.13 Outbuilding



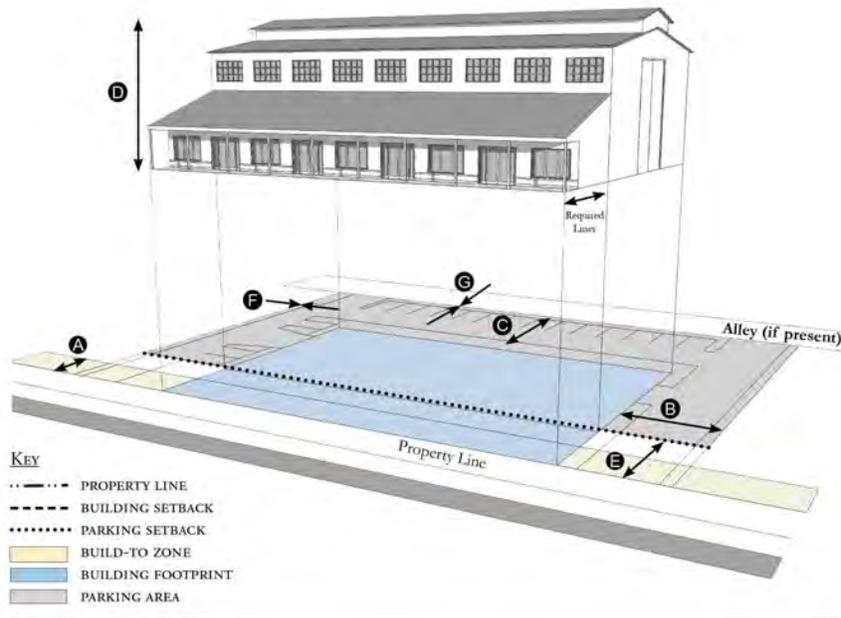
Building Placement, see 12.1.04.6		
Frontage Buildout	Not Applicable	
Front Build-to-Zone	Not Applicable	
Side at Street Build-to-Zone	Not Applicable	
Side at Property Line Setback	5' min.	(B)
Rear Yard Setback	5' min.	(C)
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	25'/2 stories max.	(D)
Parking Placement, see 12.1.04.6		
Refer to Section 12.1.07.8 Garage and Driveway for parking and driveway configurations for Single Family Dwellings.		
Permitted Subdistricts, see 12.7.02		
Core	General	Corridor
Industrial	Multifamily	
Description		
An Outbuilding is an accessory building, usually located toward the rear of the same lot as a Principal Building, and is sometimes connected to the Principal Building. An Outbuilding may include a garage, shed, workshop, or accessory dwelling unit.		
<u>Facade Transparency, see 12.7.04.5</u>		<u>%</u>
<u>Ground level facing streets or civic open spaces</u>	<u>15 min.</u>	

Notes:

Outbuildings shall not exceed a footprint of 850 square feet.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table GG-5.

Figure GG-5.14 Boat Barn



Building Placement, see 12.1.04.6		
Frontage Buildout	60% min.	
Front Build-to-Zone	5' min., 15' max.	A
Side at Street Setback	10' min.	
Side at Property Line Setback ¹	10' min.	B
Rear Yard Setback ¹	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	35'/3 stories max.	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	5' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking shall not be located between the building and the street.		
Permitted Subdistricts, see 12.7.02		
Corridor	Industrial	
Description		
A Boat Barn is an indoor storage facility. A liner with habitable uses is required to avoid large blank façades to visible to the public. A liner shall face all primary streets. Liners maybe additional commercial space with permitted uses.		
<u>Facade Transparency, see 12.7.04.5</u>		<u>%</u>
<u>Ground level facing streets or civic open spaces</u>		<u>15 min.</u>

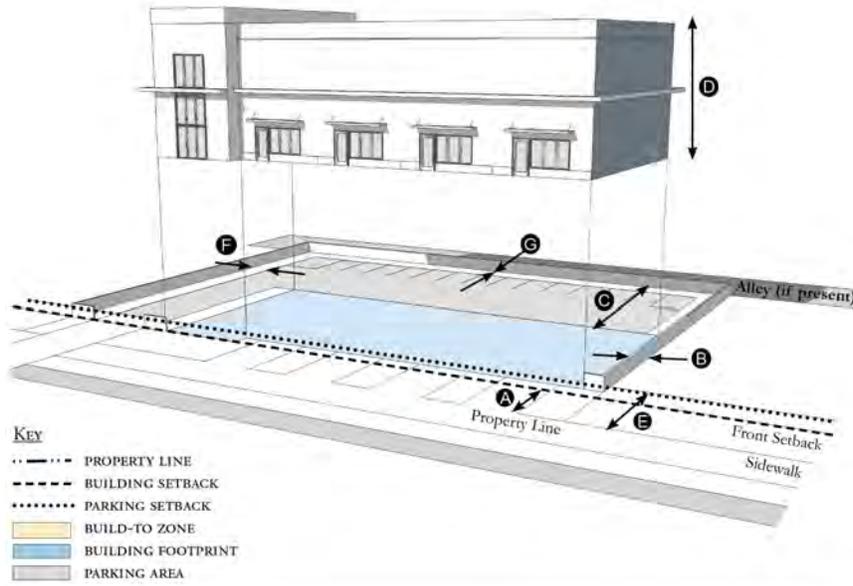
Notes:

A commercial liner shall be a minimum depth of 20 feet.

¹Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table GG-5.

Figure GG-5.15 Industrial Building



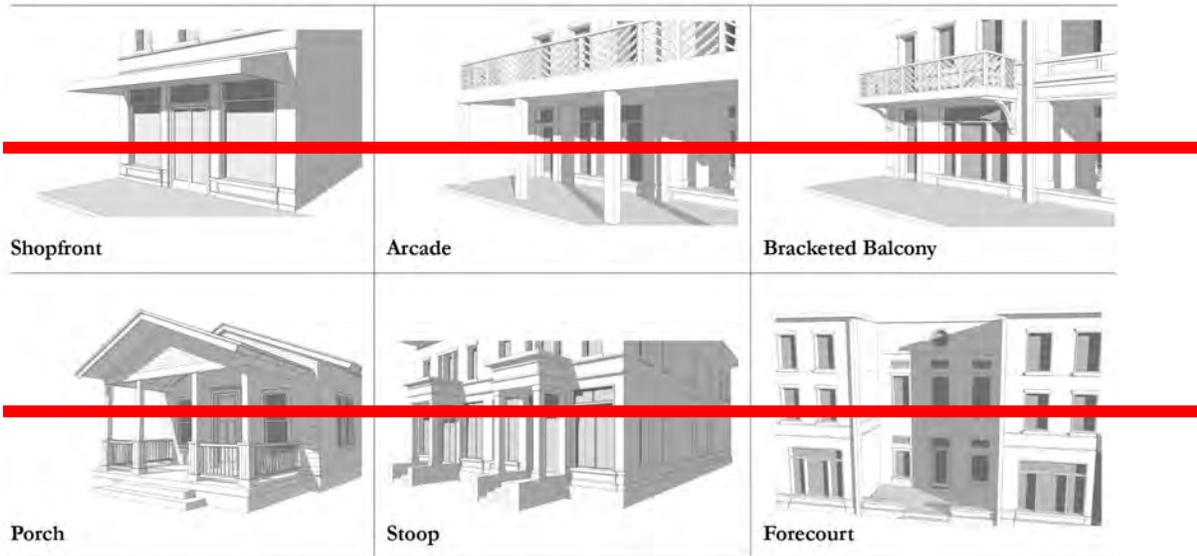
Building Placement, see 12.1.04.6		
Frontage Buildout	Not Required	
Front Setback ²	20' min.	A
Side at Street Setback	5' min.	
Side at Property Line Setback ¹	5' min.	B
Rear Yard Setback	10' min./5' min. with alley	C
Height, see 12.1.04.2		
Ceiling at Ground Level	Not applicable	
Building Height	40'/3 stories max.	D
Parking Placement, see 12.1.04.6		
Front Setback	30' min.	E
Side at Street Setback	5' min.	
Side at Property Line Setback	5' min.	F
Rear Setback	5' min./0' min. with alley	G
Parking shall not be located between the building and the street.		
Permitted Subdistricts, see 12.7.02		
Corridor	Industrial	
Description		
An Industrial Building will vary in scale depending on its intended use. Some commercial uses may be permitted, but its primary focus is industrial. Parking shall be accommodated from alleys whenever possible. Parking shall be avoided on all Primary and Secondary Streets.		
Façade Transparency, see 12.7.04.5		%
Ground level facing streets or civic open spaces		15 min.

Notes: ¹ Section 12.1.04.11 Building Transitions applies when the rear or side of a property abuts a residential subdistrict or an existing single family dwelling.

² Encroachment into the front setback of up to 15' is permitted when Frontage Types are utilized as described in Section 12.1.05.2. The front setback shall be treated with Required Landscape Area and Tree Planting as described in Table GG-10 Section 12.7.09 when Frontage Types are not provided.

For permitted *Lot Size, Density, Building Coverage, and Open Space*, see Table GG-5.

Figures GG-5.16 Frontage Types Matrix



2. ~~Frontage Types.~~ Using one or more of the permitted frontage types indicated in Table GG-5.17 is required within the Core, General, and Corridor Subdistricts. Standards for Frontage types are found in Section 12.1.05. ~~Frontage Types are encouraged in the Industrial and Multifamily Subdistrict, but are not required.~~

Table GG-5.17 Permitted Frontage Types Matrix

Subdistrict	Shopfront	Arcade	Bracketed Balcony	Porch ¹	Stoop	Forecourt
Core	P	P	P	P	P	P
General	P	P	P	P	P	P
Corridor	P	P	P	P	P	P
Industrial	-	-	-	-	-	-
Multifamily	-	-	-	-	-	-
Primary Streets shall include the required Principal Entrance and Frontage Type.						

¹For implementation in the GG Redevelopment Zoning District, Figure 12-7.04 Porch Frontage is modified such that the minimum depth of a porch shall be 5 feet and the maximum depth shall be 8 feet.

(Ord. No. 1147, pt. I(Exh. A), 10-27-2020; Ord. No. 1159, pt. 1, 5-11-2021)

Sec. 12.7.12. Architectural standards.

~~The following Architectural Standards are applicable within Golden Gate Redevelopment Zoning District~~

1. ~~Architectural Standards must comply with the Architectural Standards established for all Redevelopment Zoning Districts in Section 12.1.12. *Accessory Structures*. Accessory structures shall be designed and constructed to match the architectural style and building form of the primary structure. For accessory structures less than 400 square feet, a complementary or matching color shall meet the requirements of this standard.~~
2. ~~*Building Additions*. The exterior appearance of additions to an existing building should be compatible with the overall building type. For example, exterior walls should be of the same or compatible materials and finished in the same manner as the existing structure. Windows should also be of the same type or be complementary with the existing windows.~~
3. ~~*Painting of Structures*.~~
 - a. ~~All exterior surfaces of buildings shall be painted except when constructed with materials not normally painted, including, but not limited to, vinyl siding or brick.~~
 - b. ~~Any repairs to the exterior of any building must be painted to match the balance of the structure.~~
4. ~~*Board ups*. If a structure is boarded up for an extended period of time for any reason, the boarding material must be, at a minimum, exterior grade plywood. If exterior grade plywood is used, it must be painted to match the balance of the structure, except for temporary boarding in the event of a natural disaster.~~
5. ~~*Historic Structures*. Structures identified as historically and architecturally contributing shall be candidates for historic protection as set forth in Div. 13, Article 4.~~
6. ~~*Heat Island Effect*. In order to reduce urban heat islands for both roofed and non-roofed areas, the following recommendations are provided for building and site design:~~
 - a. ~~Non-roofed: Provide shade on at least 30 percent of non-roof impervious surface on the site, including parking lots, walkways, plazas, etc.; or use light-colored/high albedo materials (reflectance of at least .3) for 30 percent of the site's non-roofed impervious surfaces; or, use open grid pavement system.~~
 - b. ~~Roofed: Use Energy Star roof compliant, high reflectance and high emissivity roofing or install a "green" (vegetated) roof for at least 50 percent of the roof area.~~
 - c. ~~Parking Garage Roofs: Provide shade on at least 30 percent of any exposed parking on the roof.~~

~~(Ord. No. 1147, pt. 1(Exh. A), 10-27-2020; Ord. No. 1159, pt. 1, 5-11-2021)~~