### 4.1.1 Introduction

This Chapter of the Uptown Whittier Specific Plan provides detailed regulations for development and land uses within the specific plan area, and describes how these regulations will be used as part of the City's development review process. This Code is intended to provide for the continuing evolution of Whittier's core into a place where:

**A.** A mixture of land uses includes stores, workplaces, residences, and civic buildings within walking distance of one another;

**B.** Streets are attractive to pedestrians and also conveniently and efficiently accommodate the needs of cyclists and the automobile;

**C.** Transit (e.g. bus) is leveraged to create and serve this district and the greater community; and

**D.** New and remodeled buildings work together to define the pedestrian-oriented space of the public streets within the downtown, and are harmonious with each other and the desired character, as described in this Specific Plan.

### 4.1.2 Applicability of Development Code Standards

Proposed development, subdivisions, and new land uses within the specific plan area shall comply with all applicable requirements of this Code, as follows:

**A. Regulating Plan (Section 4.3.1)**

The Regulating Plan defines the zones within the specific plan area, identifies the parcels included within each zone, and describes, zone by zone, the standards for building placement, design, and use consistent with the allowable uses identified in Table 4-1.

**B. Use Standards (Section 4.3.2)**

This section identifies the land use types allowed by the City in each of the zones established by the Regulating Plan. A parcel within the specific plan area shall be occupied only by land uses identified as allowed within the applicable zone by Section 4.3.1, subject to the type of City approval (for example, Development Review, Conditional Use Permit, etc.).

**C. Urban Standards (Sections 4.3.3, 4.3.4, 4.3.5, and 4.3.6)**

This section regulates the features of buildings that affect the public realm. The urban standards regulate building placement, height, and facade design, and vary according to the zone for the parcel applied by the Regulating Plan. Proposed development and land uses shall comply with all applicable standards in Chapter 4.

**D. Architectural Standards: Building Types, Frontage Types, and Architectural Guidelines (Sections 4.4. 4.5, and 4.6)**

Beyond the regulations about where buildings can be placed and how they need to behave to positively shape the public realm, the Building Standards regulate the manner in which individual parcels and blocks are developed to create diverse and finely-grained development. This is accomplished through the use of three main components: a) Building Types (e.g., single house, duplex, rowhouse, courtyard housing, etc), b) Frontage Types (e.g., front yard/porch, stoop, arcade, storefront), and c) Architecture Style Guidelines (i.e. Mediterranean Revival, Craftsman, Victorian, Main Street Commercial, and Art Deco).

**E. Subdivision and Open Space Standards (Section 4.7)**

This section regulates the creation and maintenance of a finely grained and walkable network of blocks punctuated by integral and varied open spaces. The resulting blocks are subject to the development potential identified on the Regulating Plan and the applicable chapters of this Code.

**F. Signage Standards (Section 4.8)**

This section regulates all signage within the Specific Plan area to be consistent with the character described for each zone.

**G. Other Project Design and Development Standards (Section 4.9)**

This section regulates parking, landscape, and walls, fences, and screens within the Specific Plan area to be consistent with Uptown's intended form and character.

**H. Glossary (Section 4.10)**

This section identifies and defines the terms used in this Specific Plan.

**I. Effect on existing development and land uses**

Development and land uses that were lawfully established, and exist within the plan boundaries as of the effective date of this specific plan are affected by this code as follows:

1. Existing development and land uses that comply with all applicable requirements of this code shall continue to operate, and may be altered or replaced, only in compliance with this code.
2. Development or a land use that was legal, nonconforming with respect to the requirements of the City's codes that applied before the adoption of this specific plan, and also does not comply with the requirements of this code, may continue to operate, and may be sold or otherwise transferred in compliance with the city's regulations for non conformities in the Whittier Municipal Code.
3. An existing nonconforming building or structure may be modified in the following manner:
   a) A building facade of an existing building may be remodeled or reconstructed subject to complying with the Architectural Style Guidelines in this document to the greatest extent feasible;
   b) An existing building may be expanded by up to 35% of the building's gross floor area subject to incorporating development standards and Architectural Style Guidelines to the greatest extent feasible;
   c) Buildings being expanded by more than 35% of the building's gross floor area shall comply with all requirements of the Whittier Specific Plan.

**J. Effect on properties designated for civic buildings or parking structures**

A property designated by the Regulating Plan as a potential site for a civic building or parking structure may continue to be used as follows:

1. Existing land uses and development may continue on the site in compliance with Subsections B and C above;
2. The property owner may choose to propose new development or land uses in compliance with this code; and
3. The property owner may choose to work with the City to jointly develop the proposed public facility.

### 4.1.3 Administration

The standards and other requirements of this Code shall be administered and enforced by the City of Whittier Department of Community Development and other departments in the same manner as the provisions of the City's Municipal Code. Unless specified otherwise, the provisions of this specific plan take precedence over the applicable municipal provisions.

**A. Application Requirements**
Applications within the Uptown Whittier Specific Plan area shall clearly demonstrate compliance with the applicable requirements of Chapter 4: Development Code, including use standards, urban standards, building type standards, frontage type standards, subdivision and open space standards, signage standards, and architecture style guidelines, as indicated in Section 4.2.

When a development issue arises that is not covered under the provisions of this Specific Plan, the City of Whittier Municipal Code shall apply.

Should a development provision within this Specific Plan be inconsistent with any development provision found elsewhere in this Specific Plan, the Director of Community Development shall determine which provision shall be applicable.

**B. Administering the Architecture Style Guidelines**
The architecture styles of buildings in Uptown Whittier are governed by five levels of control in order to ensure an eclectic and historically-sensitive mix of styles:

1. The concentration of the most historic buildings and neighborhoods are protected by existing historic district designations and procedures in the City of Whittier municipal code: Hadley/Greenleaf Historic District (Chapter 18.87) and Central Park Historic District (Chapter 18.88).
2. The Form-Based Code ensures the proper urban quality of all construction by regulating building types, height, setback, frontage type, lot sizes, access, open space, and landscape.
3. Architecture Styles are allocated by building type, thus ensuring appropriate use of style by size and type of building. For example, Victorian styles can only be applied to smaller scale buildings such as single houses, duplexes, bungalow courts, and rowhouses, while the Art Deco style is only to be used for larger scale buildings such as courtyard housing, commercial block, and liner buildings.
4. The Architecture Styles are themselves extremely well-researched and thoroughly presented so as to be a common reference tool for all involved in the development process, both at the City and in the private sector.
5. Much as the Specific Plan itself, the Architecture Style Guidelines will be utilized proactively to guide development and have a process of stewardship and implementation. Whittier has a clear process of shepherding projects through the Guidelines and the Plan is a clear guide for this process: (1) staff, (2) Planning Commission, and (3) City Council.

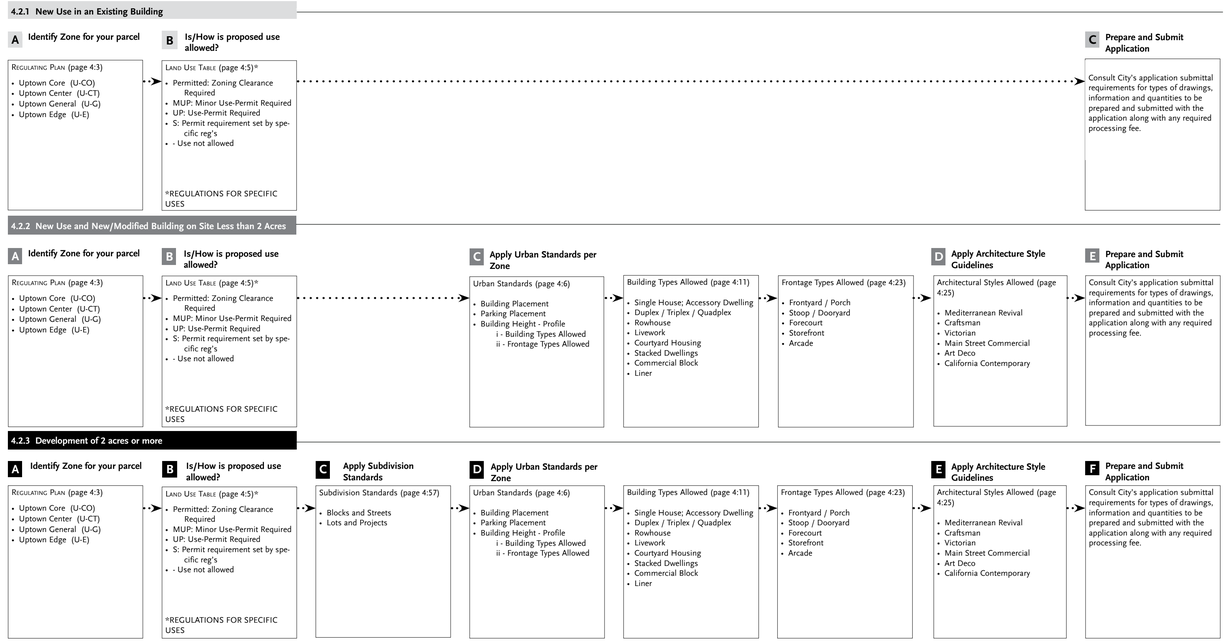
**C. Findings for Approval**

All architectural projects designed in any of the permitted styles shall be subject to consideration of the following findings for approval as part of a Development Review application:

1. Appropriateness of the architectural design and building type to the location within Uptown
2. Site design incorporates necessary parking, landscaping, hardscape, utilities, and other site amenities and improvements consistent with the intent of the Specific Plan.
3. Site and building architectural design is compatible with neighboring buildings
4. Building and site design includes a rich array of architectural elements, building materials and treatments, and finishes and colors that are properly composed and consistent with the architectural style
5. Building/site design, systems, and materials show sensitivity to sustainable design concepts.



## 4.2. Code Organization and Use



## 4.3.1 Introduction

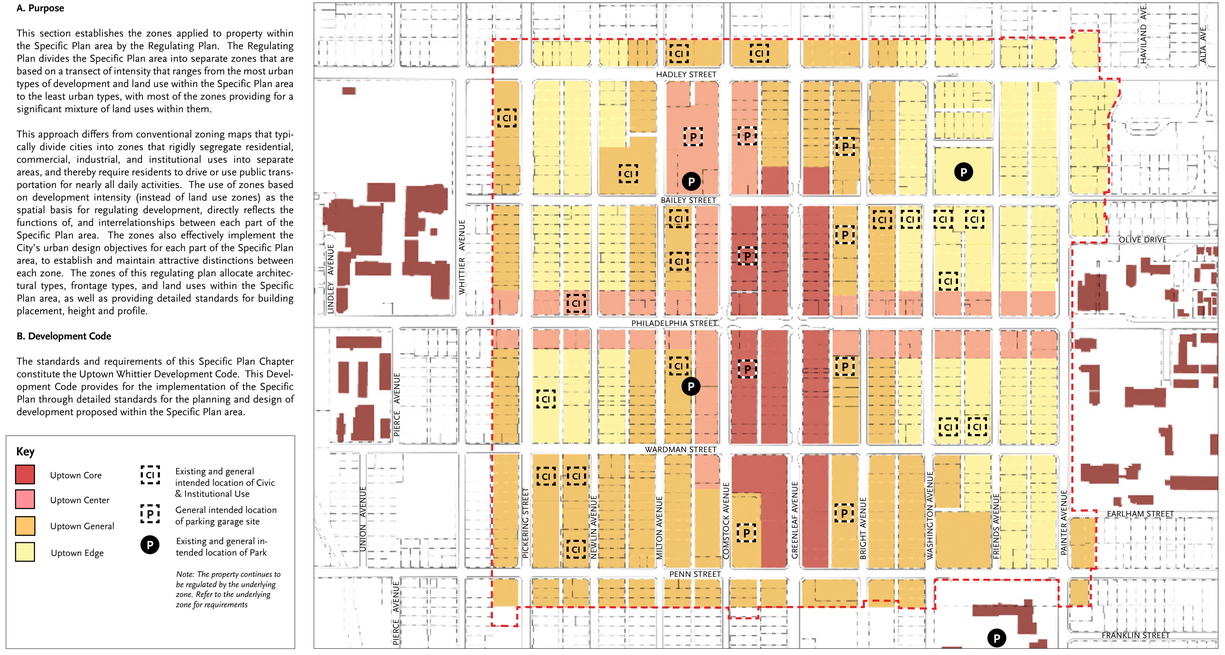
### A. Purpose

This section establishes the zones applied to property within the Specific Plan area by the Regulating Plan. The Regulating Plan divides the Specific Plan area into separate zones that are based on a transect of intensity that ranges from the most urban types of development and land use within the Specific Plan area to the least urban types, with most of the zones providing for a significant mixture of land uses within them.

This approach differs from conventional zoning maps that typically divide cities into zones that rigidly segregate residential, commercial, industrial, and institutional uses into separate areas, and thereby require residents to drive or use public transportation for nearly all daily activities. The use of zones based on development intensity (instead of land use zones) as the spatial basis for regulating development, directly reflects the functions of, and interrelationships between each part of the Specific Plan area. The zones also effectively implement the City's urban design objectives for each part of the Specific Plan area, to establish and maintain attractive distinctions between each zone. The zones of this regulating plan allocate architectural types, frontage types, and land uses within the Specific Plan area, as well as providing detailed standards for building placement, height and profile.

### B. Development Code

The standards and requirements of this Specific Plan Chapter constitute the Uptown Whittier Development Code. This Development Code provides for the implementation of the Specific Plan through detailed standards for the planning and design of development proposed within the Specific Plan area.




*Regulating Plan indicating zones of varying intensities and types of development*

**1. Applicability**
The requirements of this Development Code apply to all proposed development, subdivision, and land uses within the Specific Plan area. All proposed development and new land uses within the Specific Plan area shall comply with all applicable standards and requirements of this Development Code. No Building Permit or Grading Permit shall be issued by the City and no subdivision shall be approved, unless the proposed construction complies with all applicable requirements of this Development Code.

**2. Relationship to Municipal Code**
a. Because this Development Code provides requirements for development and land uses appropriate and specific to the Uptown Whittier Specific Plan area, the standards in this Development Code will be the primary requirements considered by the City in the review and approval of development within the area it covers. This Chapter supersedes and replaces provisions of the Whittier Zoning Regulations regarding zoning districts, allowable land uses, permit requirements for allowable land uses (i.e., permitted or conditional uses), and site design and development standards within the Specific Plan area.
b. The standards of the Zoning Regulations which address topics of development and land use regulation not covered by this Development Code, remain applicable to development within the Specific Plan area.

**3. Redevelopment Law**
Those areas within the Uptown Whittier Specific Plan boundaries that are redevelopment project areas shall comply with the requirements of the redevelopment law.

**4. Conflicting requirements**
If a conflict occurs between requirements of this Development Code, the most restrictive requirement shall control. If a conflict occurs between a requirement of this Development Code and the City of Whittier Municipal Code, or other regulations of the City, the requirements of this Development Code shall control.

**5. State, County, local agency, and school district sites and facilities**
The requirements of this Development Code shall apply to all sites and facilities of the State of California, the County of Los Angeles, and any school district or other local agency to the maximum extent allowed by law.

**6a. Civic and institutional buildings**
Civic and institutional buildings are subject to review by and recommendation from the Director and approval by the Planning Commission and City Council. It is intended that the architectural quality of civil buildings exceed the general standard for residential and commercial buildings within the Specific Plan area.

**6b. Civic and Institutional Uses**
Such uses are allowed as identified in Table 4-1 subject to the applicable requirements.

**7. Minimum and exclusive standards**
The requirements of this Development Code regarding site development and massing, materials, construction methods, forms and colors are mandatory. The requirements of this Development Code are also minimum standards that may be made more restrictive through Conditional Use Permit or subdivision review by the review authority.

**8. Appeals**
Any decision or determination of the Community Development Director or Zoning Administrator may be appealed to the Planning Commission and any decision or determination of the Planning Commission may be appealed to the City Council as provided for in the Whittier Municipal Code for the appropriate entitlement application.

**9. Development Entitlements and Amendments**
Variance, Conditional Use Permit, Development Review, and other zoning entitlements shall be filed, processed, and decided by the appropriate approval authority as specified in the Whittier Municipal Code. The process of amending a specific plan is the same as that for a general plan (State of California §65350-§65358).

**10. Responsibility for Administration**
This Development Code shall be administered by: the Whittier City Council, hereafter referred to as the "Council;" the Planning Commission, referred to as the "Commission;" the Community Development Director and/or designees of the Director, referred to as the "Director;" and the Community Development Department, hereafter referred to as the "Department." These are also individually and collectively referred to in this Development Code as the "review authority."

### C. Zones and Their Purposes

This Article establishes the zones applied to property within the Specific Plan area, and provides the Regulating Plan which shows the specific lots to which the zones are applied. The zones then refer to the urban standards in Section 4.3 which regulate building placement, design, and use.

The area subject to this Specific Plan shall be divided into the following zones, which shall be applied to property within the Specific Plan area as shown on the Regulating Plan.

**1. Uptown Core (U-CO) zone**
The U-CO zone is applied along segments of Greenleaf Avenue generally between Bailey and Penn Streets, as shown on the Regulating Plan. This zone is intended to establish an attractive and economically vital, pedestrian-oriented area that is defined by multi-story urban building types (commercial blocks, and liner buildings) accommodating a mixture of retail, office, light service, and upper floor residential uses. The standards of this zone are in tended to reinforce the form and character of Uptown represented by pre-World War II buildings through restoration, rehabilitation, and infill. The standards also facilitate the replacement or improvement of post-war development that eliminated the pedestrian orientation of various Uptown blocks. The landscape style is urban, emphasizing shading and accent street trees in sidewalk tree wells. Parking is accommodated on-street, and may also be in structures with liner buildings, underground, and in block centers in surface lots not visible from streets.

**2. Uptown Center (U-CT)**
The U-CT zone is applied along segments of Philadelphia Street, and Comstock Avenue, as shown on the Regulating Plan, in part to provide transitions in building form and mass between areas within the U-CO zone and the U-G zone. This zone is intended for mixed-use buildings and courtyard housing, that accommodating a variety of non-residential and residential uses at lower intensities and densities than in the U-CO zone. Building types include mixed-use commercial blocks, live-work, and courtyard housing. The landscape style is urban, emphasizing shading street trees in sidewalk tree wells. Parking is accommodated on-street, in structures with liner buildings, underground, and in block centers in surface lots not visible from streets.

**3. Uptown General (U-G)**
The U-G zone is applied in multiple locations within Uptown as shown on the Regulating Plan maintaining and enhancing the mixed use urban fabric that accommodates a variety of retail, office, and light service uses together with a wide variety of housing types. Non-residential land use types both support and relate to the activities in the more intensive U-CO and U-CT zones, and serve the daily convenience shopping needs of Uptown residents. Appropriate building types include single dwellings and each of the multi-unit types identified in Chapter 4, as well as commercial blocks and liner buildings at a smaller scale than found in the U-CO and U-CT zones. The landscape style is urban, emphasizing shading street trees in sidewalk tree wells, and in parkway strips along streets that are more residential in character. Parking is accommodated on-street, in structures with liner buildings, and in block centers in surface lots not visible from streets.

**4. Uptown Edge (U-E)**
The U-E zone is applied is applied to preserve existing Uptown urban neighborhood areas as shown on the Regulating Plan. This zone is intended to accommodate a variety housing types and densities, with some opportunities for live-work, neighborhood-serving retail, and cafes. Appropriate building types include single dwellings, duplexes, triplexes, and quadplexes, bungalow courts, rosewalks, courtyard housing, and live-work buildings. The landscape style is appropriate to a neighborhood, with shading street trees in parkway strips and landscaped front yards separating buildings from sidewalks. Parking is on street, and in garages located away from street frontages.

## 4.3.2 Allowable Land Uses and Permit Requirements

### A. Allowable land uses

A lot or building within the specific plan area shall be occupied by only the land uses allowed by Table 4-1 within the zone applied to the site by the Regulating Plan. The land uses listed in Table 4-1 are defined in Section 4.10 Glossary.

**1. Establishment of an allowed use**
Any one or more land uses identified by Table 4-1 as being allowed within a specific zone may be established on any lot within that zone, subject to the planning permit requirement listed in the table, and in compliance with all applicable requirements of this Development Code.

**2. Use not listed**
A land use not listed in Table 4-1 is not allowed within the specific plan area, except as otherwise provided in following Subsection A.3. A land use that is listed in the table, but not within a particular zone, is not allowed within that zone.

**3. Similar and compatible use may be allowed**
The Planning Commission may determine that a proposed use not listed in Table 4-1 is allowable through the process described in the Zoning Regulations.

**4. Temporary uses**
Temporary uses are allowed within the specific plan area in compliance with the Temporary Use Permit requirements in Zoning Regulations Chapter 18.54 Temporary Uses.

### B. Permit requirements

Table 4-1 provides for land uses that are:
1. Permitted subject to compliance with all applicable provisions of this Development Code, and any applicable requirements of the Zoning Regulations. These are shown as "P" uses in the tables;
2. Allowed subject to the approval of a Minor Conditional Use Permit, and shown as "MCUP" uses in the tables;
3. Allowed subject to the approval of a Conditional Use Permit, and shown as "CUP" uses in the tables; and
4. Not allowed in particular zones, and shown as an "—" in the tables.

### C. Standards for specific land uses

Where the last column in Table 4-1 ("Specific Use Regulations") includes a section number, the regulations in the referenced section of this Development Code or the Zoning Regulations apply to the use. Provisions in other sections of this Downtown Code may also apply.

**Table 4-1**
**Allowed Land Uses and Permit Requirements for the Uptown Zones**

P Permitted Use
MCUP Minor Conditional Use Permit required
CUP Conditional Use Permit required
— Use not allowed

| LAND USE TYPE (1) (5) | PERMIT REQUIRED BY ZONE U-CO | U-CT | U-G | U-E | Additional Regulations |
|---|---|---|---|---|---|
| **INDUSTRY** | | | | | |
| Laboratory - Medical, analytical | — | P(2) | P(2) | — | |
| Media production - Office or storefront type | P(2) | P(2) | P | — | |
| Printing and publishing **(6)** | CUP(2)(7) | P(2) | — | P | |
| Research and development | P(2) | P(2) | — | — | |
| **RECREATION, EDUCATION & PUBLIC ASSEMBLY** | | | | | |
| Banquet facilities, rental halls (primary use) | CUP (2) | CUP | — | — | |
| Church | CUP (10) | CUP | CUP | CUP | |
| Commercial recreation facility - Indoor | CUP | CUP | — | — | |
| Community assembly | CUP(2) | CUP | CUP | CUP | |
| Health/fitness facility | P(2) | P | — | P | |
| Library, museum | P | P | P | P | |
| Live entertainment (3) | MCUP | — | — | — | |
| School, public or private | CUP(2) | CUP(2) | CUP | CUP | |
| Studio - Art, dance, martial arts, music, etc. | P(2) | P | CUP | — | |
| Theater, cinema or performing arts (3) | CUP(2)(9) | CUP | — | — | |
| **RESIDENTIAL** | | | | | |
| Dwelling - Multi-unit | P(2)(9) | P | P | P | |
| Dwelling - Single dwelling | — | — | P | P | |
| Home based business | P(2) | P(2) | P | P | |
| Live/work | P(2) | P(2) | P | P | |
| Mixed use project residential component | P(2) | P(2) | P | P | |
| Residential accessory use or structure | — | — | P | P | |
| Residential care facility - 7 or more clients | — | — | CUP | CUP | |
| Transitional housing, rooming or boarding house | — | — | P | P | |
| Second unit/accessory dwelling | — | — | P | P | |
| **RETAIL (6)** | | | | | |
| Bar, tavern, night club (3) | — | — | — | — | |
| General retail, except with any of the following features | P | P | P | MCUP | |
| Adult businesses (3) | — | — | — | — | |
| Alcoholic beverage sales: Ancillary to restaurant (3) | CUP | CUP | CUP | — | |
| Auto- or motor-vehicle related sales or services | — | — | CUP | CUP | |
| Drive-through facilities | — | — | — | — | |
| Floor area 2,500 sf or less | P | P | P | MCUP | |
| Floor area over 2,500 sf to 10,000 sf | P | P | MCUP | — | |
| Floor area over 10,000 sf to 20,000 sf | CUP | CUP | CUP | — | |
| Floor area over 20,000 sf | — | — | — | — | |
| Operating between 12:00 am and 6:00 am | CUP | CUP | CUP | CUP | |
| Vintage goods store | — | — | MCUP | — | |
| Food market - 10,000 sf or less | P | P | P | CUP | |
| Food market - More than 10,000 sf | — | MCUP | MCUP | — | |
| Restaurant, café, coffee shop, except drive-through (3) | P | P | P | MCUP | |
| Smoking lounges, Hookah bar establishments (3) | CUP | CUP | — | — | |

**Table 4-1** (continued)
**Allowed Land Uses and Permit Requirements for the Uptown Zones**

P Permitted Use
MCUP Minor Conditional Use Permit required
CUP Conditional Use Permit required
— Use not allowed

| LAND USE TYPE (1) (5) | PERMIT REQUIRED BY ZONE U-CO | U-CT | U-G | U-E | Additional Regulations |
|---|---|---|---|---|---|
| **SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL** | | | | | |
| ATM - Walkup | P | P | P | — | |
| ATM - Drive-up or drive through | — | — | — | — | |
| Bank, financial services | P | P | P | — | |
| Business support service | P | P | P | — | |
| Medical services - Clinic, urgent care | — | CUP | CUP | — | |
| Medical services - Doctor office | P(2) | P(2) | P | — | |
| Medical services - Extended care | — | — | — | CUP | |
| Office - Business, service | P | P | P | — | |
| Office - Government **(6)** | P | P | P | P | |
| Office - Professional, administrative, processing **(6)** | P(2) | P(2) | P | P | |
| Office - Professional, administrative, processing **(8)** | CUP | CUP | CUP | - | |
| **SERVICES - GENERAL** | | | | | |
| Child day care - Large or small family day care home | — | — | P | P | |
| Day care center - Child or adult | — | — | MCUP | MCUP | |
| Drive-through service | — | — | — | — | |
| Lodging - Bed & breakfast inn (B&B) | — | CUP | CUP | CUP | |
| Lodging - Hotel | P | P | CUP | — | |
| Mortuary, funeral home | — | MCUP | MCUP | — | No cremations on site |
| Personal services **(6)** | P | P | P | MCUP | |
| Laundromats (self-service laundries) **(6)** | — | — | MCUP | MCUP | |
| Personal services - Restricted | — | — | — | — | |
| Wine cellar / Alcohol storage | CUP | CUP | CUP | — | |
| **TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE** | | | | | |
| Parking facility, public or commercial | P | P | P | — | |
| Wireless telecommunications facility | CUP | CUP | — | — | |
| Wireless telecommunications facility - stealth (4) | P | P | — | — | |
| Transit station or terminal | P | P | — | — | |
| Valet parking **(6)** | CUP | CUP | CUP | CUP | |

**Key to Zone Symbols**

| | |
|---|---|
| **U-CO** | Uptown Core |
| **U-CT** | Uptown Center |
| **U-G** | Uptown General |
| **U-E** | Uptown Edge |

**Notes:**
(1) Each listed use type is defined in Section 4.10 Glossary of this Development Code
(2) Use allowed only on second or upper floor, or 40 feet behind ground floor use.
(3) Specific regulation of alcohol sale, live entertainment, and dance establishments shall be per the Whittier Municipal Code
(4) Stealth - entirely within a building or structure, or completely screened by a building parapet
(5) For historic buildings, see section E on page 4:6
(6) In the Uptown Edge Zone, this use only allowed on properties fronting east/west streets
(7) Commercial printing services are only allowed between Wardman and Penn
(8) Use allowed on the ground floor if greater than 50% of the ground floor square footage or a minimum of 4,000 square feet and the total building area is 20,000 square feet or more
(9) Use may be located on the ground floor if located within a local, state or federally designated historic landmark building. Otherwise, the use is allowed only on the second floor or upper floor, or 40 feet behind the ground floor use.
(10) Use allowed only on a second or upper floor, or 40 feet behind ground floor use. This requirement shall not apply to an existing church use located in a one-story building that was legally established prior to the adoption of Specific Plan Amendment No. 14-001 on June 24, 2014 under City Council Resolution No. 8631.



### D. Urban Standards and Requirements

**1. Purpose**
This Chapter identifies the standards and requirements for new buildings or buildings to be modified, for each zone within the Uptown Whittier Specific Plan area to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the Plan area.

**2. Applicability**
Each proposed building shall be designed in compliance with the standards of this Chapter for the applicable zone, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with these requirements and are reviewed by a special permit and procedures.

**3. Requirements by zone**
Each proposed building shall be designed according to the urban standards identified per the zone in which the property is located.

### E. Land uses and historic resources

Any building/structure that is located within the Uptown Whittier Specific Plan that is deemed eligible by the City or by the State of California or is officially listed on the Local, State or National Register of Historic Places or is an official contributing resource within a designated historic district may, for historic preservation and adoptive re-use purposes, be permitted any land-use to be contained within the historic building/structure subject to the prior review and approval of a Conditional Use Permit by the Planning Commission if it is determined that the land use will:

**1.** Be compatible and not adversely impact the surrounding land uses;
**2.** Be a good adoptive re-use of the building for economic development purposes;
**3.** Not adversely impact the historical features of the interior and exterior of the building nor adversely affect the historic setting of the building on the property based on the recommendations of the Historic Resources Commission;
**4.** Comply with all applicable Secretary of the Interior's Standards for historic preservation; and
**5.** Will not result in the building/structure being potentially at risk for removal from any Local, State or National Register of Historic Places or eliminating its eligibility to be listed in such in the opinion of the Historic Resources Commission.

Any land use approval given under this section shall not be construed in any way as setting a precedent for other land-uses to be located within a particular district of the Specific Plan that is otherwise not permitted.

### F. Hours of operation for businesses

**1.** Businesses within the Uptown Core area are permitted to operate until 12:00 a.m.
**2.** Businesses within the Uptown Center area may apply for a CUP to operate after 12:00 a.m.
**4.** Businesses, once closed, shall not open to the public until 6:00 a.m.
**5.** If businesses wish to open before 6:00 a.m. or stay open after 12:00 a.m., they may apply for a CUP.

**Table 4-2: Uptown Whittier Specific Plan Urban Standards: Summary of Requirements By Zone (refer to 4.3.3 through 4.3.6)**

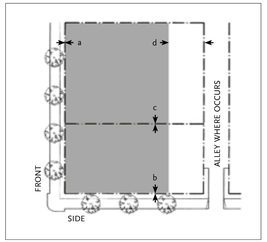
| Development Features | U-CO Uptown Core | U-CT Uptown Center | U-G Uptown General | U-E Uptown Edge |
|---|---|---|---|---|
| |  |  |  |  |
| **Building placement** | Minimum setbacks required and, where noted, maximum setbacks allowed; except where a frontage type standard allows exceptions or establishes different requirements. | | | |
| Front setback | 0 ft min., 0 ft max. | 0 ft min., 0 ft max. | 18 ft min., 25 ft max. | 20 ft min., 30 ft max. |
| Side street setback | 0 ft min., 0 ft max. | 0 ft min., 0 ft max. | 10 ft min., 15 ft max. | 10 ft min., 15 ft max. |
| Side yard setback | 0 ft min., 0 ft max. | 0 ft min., 0 ft max. | 6 ft min. | 5 ft min. |
| Rear setback | 10 ft min. | 10 ft min. | 10 ft min. | 15 ft min. |
| Alley setback | 0 ft min. | 0 ft min. | 0 ft min. | 5 ft min. |
| **Building height** | Maximum allowable height of structures; except where modified by standards for a specific building type. | | | |
| Height | 2 stories min.<br>6 stories max. | 2 stories min.<br>4 stories max. | 3 stories max. | 2 stories max. + attic |
| **Frontage types** | Only the following frontage types are allowed within each zone. | | | |
| Allowed types | Forecourt<br>Storefront<br>Arcade | Stoop/dooryard<br>Forecourt<br>Storefront | Frontyard/Porch<br>Stoop/Dooryard<br>Forecourt<br>Storefront | Frontyard/Porch<br>Stoop/Dooryard |
| **Building types** | Only the following building types are allowed within each zone. | | | |
| | **Allowed Type** / Lot Width / Lot Depth / Density Range[1] | **Allowed Type** / Lot Width / Lot Depth / Density Range[1] | **Allowed Type** / Lot Width / Lot Depth / Density Range[1] | **Allowed Type** / Lot Width / Lot Depth / Density Range[1] |
| | Commercial Block / 100'-200' / 100' / 50+ | Live/Work / 25'-150' / 100' / 10 - 20 | Single House / 35'-60' / 100' / 6 - 8 | Single House / 35'-60' / 100' / 6 - 8 |
| | Liner / 125' / 100' / 50+ | Courtyard Housing / 125'-200' / 140' / 25 - 40 | Accessory Dwelling / 35'-60' / 100' / N/A | Accessory Dwelling / 35'-60' / 100' / N/A |
| | | Commercial Block / 100'-200' / 100' / 50+ | Duplex/ Triplex/ Quadplex / 50'-100' / 100' / 10 - 20 | Duplex/ Triplex/ Quadplex / 50'-100' / 100' / 10 - 20 |
| | | Liner / 125' / 100' / 50+ | Rosewalk / 125' / 100' / 10 -15 | Rosewalk / 125' / 100' / 10 - 15 |
| | | | Bungalow Court / 125' / 125' / 10 - 15 | Bungalow Court / 125' / 125' / 10 - 15 |
| | | | Rowhouse / 25'-150' / 100' / 10 - 20 | Rowhouse / 25'150' / 100' / 10 - 20 |
| | | | Live/Work / 25'-150' / 100' / 10 - 20 | Live/Work / 25'-150' / 100' / 10 - 20 |
| | | | Courtyard Housing / 125'-200' / 140' / 25 - 40 | Courtyard Housing / 125'-200' / 140' / 25 - 40 |
| 1 Dwelling units per acre | | | Commercial Block / 100'-200' / 100' / 50+ | |

*Illustrative Photo: Example of General Character of Uptown Core*

### 4.3.3 Uptown Core (U-CO)

**A. Intent**

The U-CO zone is applied along segments of Greenleaf Avenue generally between Bailey and Penn Streets, as shown on the Regulating Plan. This zone is intended to establish an attractive and economically vital, pedestrian-oriented area that is defined by multi-story urban building types (commercial blocks, and liner buildings) accommodating a mixture of retail, office, light service, and upper floor residential uses. The standards of this zone are in tended to reinforce the form and character of Uptown represented by pre-World War II buildings through restoration, rehabilitation, and infill. The standards also facilitate the replacement or improvement of post-war development that eliminated the pedestrian orientation of various Uptown blocks. The landscape style is urban, emphasizing shading and accent street trees in sidewalk tree wells. Parking is accommodated on-street, and may also be in structures with liner buildings, underground, and in block centers in surface lots not visible from streets.




*Building Placement Plan Diagram*

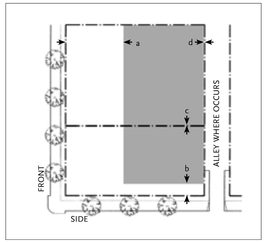
**B. Building Placement**

**1. Setbacks**

Minimum setbacks required and, where noted, maximum setbacks allowed; except where a frontage type standard allows exceptions or establishes different requirements.
Buildings shall be placed within the shaded area as shown in the building placement diagram.
(a) Front Setback: 0 ft. min., 0 ft. max
(b) Side Street Setback: 0 ft. min., 0 ft. max
(c) Sideyard Setback: 0 ft. min., 0 ft. max
(d) Rear Setback: 10 ft. min.
(e) Alley Setback: 0 ft. min.

**2. Encroachments**

Encroachments are allowed subject to the following criteria:
(a) The following architectural elements are allowed to encroach into the required setbacks: awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
(b) The encroachment should have a minimum height clearance of 8 feet, and leave a public passage on the sidewalk of a minimum of 5 feet.
(c) Outdoor dining may be allowed on sidewalks and paseos, etc. by approval of the Director of Public Works.
(d) The serving of alcohol is subject to the relevant regulations of the California Department of Alcohol Beverage Control and in compliance with applicable city ordinances.




*Parking Placement Plan Diagram*

**C. Parking**

**1. Parking Placement**

On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the parking placement diagram.
(a) Front setback: 40% lot depth
(b) Side street setback: 10' min
(c) Side yard setback: not required
(d) Rear setback: not required
All residential parking is required to be enclosed.

**2. Parking Access**

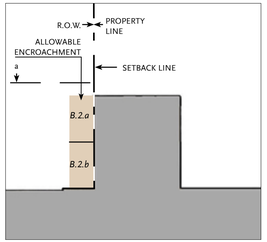
Vehicular access is permitted only from the alley or side streets. For areas outside Park Once district, see page 4:63.

**3. Parking Requirements**

Residential: 1.5 spaces/unit for studio/1 bedroom units
2.0 spaces/unit for 2 bedroom units
2.5 spaces/unit for 3+ bedroom units
0.25 spaces/unit for guest parking - may contribute toward parking within Park Once parking structures
Live/Work: 2 spaces/unit minimum
Non-Residential: satisfied by Park-Once System

**4. Park Once structures will be exempt from setback requirements, with the following regulations:**

(a) Front setback: 0 ft. min., o ft. max.
(b) Side Street setback: 0 ft. min, 0 ft. max.
(c) Sideyard setback: 0 ft. min., 0 ft. max.
(d) Rear sideback: 10 ft. min., o ft. max.
(e) Alley setback: 0 ft. min., 0 ft. max.
Park once structures shall be lined with an occupiable use on the first floor of the street facade.




*Building Profile Section Diagram*

**D. Building Profile and Type**

**1. Building Height**

Maximum allowable height of structures except where modified by architectural standards.
(a) Maximum height: 6 stories
(b) Minimum height: 2 stories
(c) Towers / Penthouses: An area equal to 10% of the building's ground floor footprint may exceed the height limit by 1 story.
(d) Equipment, architectural features: HVAC equipment and architectural features (e.g. clock towers, elevator towers) may exceed the height limit by 10 feet provided the facility or feature is located no closer than 15 feet to any external building wall. Greater height for these features and non-stealth telecommunications equipment on a roof may be authorized through Minor Conditional Use Permit approval.

**2. Building Types** (see Section 4.4 for definitions and design standards)
(a) Only the following types are allowed:
- Commercial Block, Liner

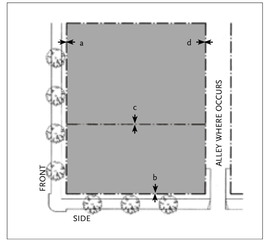
**3. Frontage Types** (see Section 4.5 for definitions and design standards)
(a) Only the following types are allowed:
- Forecourt, Storefront, Arcade

*Illustrative Photo: Example of General Character of Uptown Center*

### 4.3.4 Uptown Center (U-CT)

**A. Intent**

The U-CT zone is applied along segments of Philadelphia Street, and Comstock Avenues, as shown on the Regulating Plan, in part to provide transitions in building form and mass between areas within the U-CO zone and the U-G zone. This zone is intended for mixed-use buildings and courtyard housing, that accommodating a variety of non-residential and residential uses at lower intensities and densities than in the U-CO zone. Building types include mixed-use commercial blocks, live-work, and courtyard housing. The landscape style is urban, emphasizing shading street trees in sidewalk tree wells. Parking is accommodated on-street, in structures with liner buildings, underground, and in block centers in surface lots not visible from streets.




*Building Placement Plan Diagram*

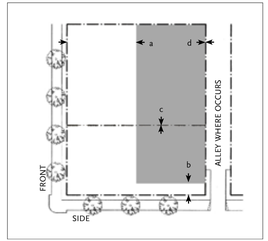
**B. Building Placement**

**1. Setbacks**

Minimum setbacks required and, where noted, maximum setbacks allowed; except where a frontage type standard allows exceptions or establishes different requirements.
Buildings shall be placed within the shaded area as shown in the building placement diagram.
(a) Front Setback: 0 ft min, 0 ft max
(b) Side Street Setback: 0 ft min, 0 ft max
(c) Sideyard Setback: 0 ft min; 0 ft max
(d) Rear Setback: 10 ft min.
(e) Alley Setback: 0 ft

**2. Encroachments**

Encroachments are allowed subject to the following criteria:
(a) The following architectural elements are allowed to encroach into the required setbacks: awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
(b) The encroachment shall have a minimum height clearance of 8 feet, and leave a public passage on the sidewalk of a minimum of 5 feet.
(c) Outdoor dining may be allowed on sidewalks and paseos, etc. by approval of the Director of Public Works.
(d) The serving of alcohol is subject to the relevant regulations of the California Department of Alcohol Beverage Control and in compliance with applicable City ordinances.




*Parking Placement Plan Diagram*

**C. Parking**

**1. Parking Placement**

On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the parking placement diagram.
(a) Front setback: 50% lot depth; subterranean: 10' min
(b) Side street setback: 10' min; subterranean: 10' min
(c) Side yard setback: not required
(d) Rear setback: not required; subterranean: 3' min
All residential parking is required to be enclosed.

**2. Parking Access**

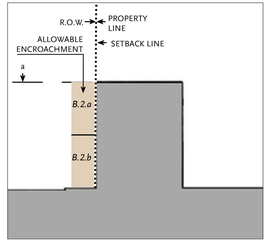
Vehicular access is permitted only from the alley or side streets. For areas outside Park Once district, see page 4:63.

**3. Parking Requirements**

Residential: 1.5 spaces/unit for studio/1 bedroom units
2.0 spaces/unit for 2 bedroom units
2.5 spaces/unit for 3+ bedroom units
0.25 spaces/unit for guest parking - units within the Park Once district may contribute toward parking within Park Once parking structures
Live/Work: 2 spaces / unit minimum
Non-Residential: Satisfied by Park-Once system
Areas outside Park Once district: see page 4:63

**4. Park Once structures will be exempt from setback requirements, with the following regulations:**

(a) Front setback: 0 ft. min., o ft. max.
(b) Side Street setback: 0 ft. min, 0 ft. max.
(c) Sideyard setback: 0 ft. min., 0 ft. max.
(d) Rear sideback: 10 ft. min., o ft. max.
(e) Alley setback: 0 ft. min., 0 ft. max.
Park once structures shall be lined with an occupiable use on the first floor of the street facade.




*Building Profile Section Diagram*

**D. Building Profile and Type**

**1. Building Height**

Maximum allowable height of structures except where modified by architectural standards.
(a) Maximum height: 4 stories
(b) Minimum height: 2 stories
(c) Towers / Penthouses: An area equal to 10% of the building's ground floor footprint may exceed the height limit by 1 story.
(d) Equipment, architectural features: HVAC equipment and architectural features (e.g. clock towers, elevator towers) may exceed the height limit by 10 feet provided the facility or feature is located no closer than 15 feet to any external building wall. Greater height for these features and non-stealth telecommunications equipment on a roof may be authorized through Minor Conditional Use Permit approval.

**2. Architectural Types** (see Section 4.4 for definitions and design standards)
(a) Only the following types are allowed:
- Live-Work, Courtyard Housing, Commercial Block, Liner

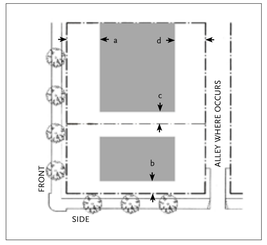
**3. Frontage Types** (see Section 4.5 for definitions and design standards)
(a) Only the following types are allowed:
- Stoop/Dooryard, Forecourt, Storefront

*Illustrative Photo: Example of General Character of Uptown General Zone*

### 4.3.5 Uptown General (U-G)

**A. Intent**

Uptown General (U-G). The U-G zone is applied in multiple locations within Uptown as shown on the Regulating Plan maintaining and enhancing the mixed use urban fabric that accommodates a variety of retail, office, and light service uses together with a wide variety of housing types. Non-residential land use types both support and relate to the activities in the more intensive U-CO and U-CT zones, and serve the daily convenience shopping needs of Uptown residents. Appropriate building types include single dwellings and each of the multi-unit types identified in Chapter 4, as well as commercial blocks and liner buildings at a smaller scale than found in the U-CO and U-CT zones. The landscape style is urban, emphasizing shading street trees in sidewalk tree wells, and in parkway strips along streets that are more residential in character. Parking is accommodated on-street, in structures with liner buildings, and in block centers in surface lots not visible from streets.

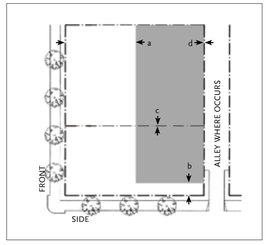



*Building Placement Plan Diagram*

**B. Building Placement**

**1. Setbacks** (as measured from the property line)
Buildings shall be placed within the shaded area as shown in the building placement diagram.
(a) Front Setback: 18 ft min; 25 ft max
(b) Side Street Setback: 10 ft min; 15ft max
(c) Sideyard Setback: 6 ft min
(d) Rear Setback: 10 ft min
(e) Alley Setback: 0 ft min

**2. Encroachments**
Encroachments are allowed subject to the following criteria:
(a) The following architectural elements are allowed to encroach into the required setbacks: awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
(b) The encroachment shall have a minimum height clearance of 8 feet, and leave a public passage on the sidewalk of a minimum of 5 feet.
(c) Outdoor dining may be allowed on sidewalks and paseos, etc. by approval of the Director of Public Works.
(d) The serving of alcohol is subject to the relevant regulations of the California Department of Alcohol Beverage Control and in compliance with applicable City ordinances.



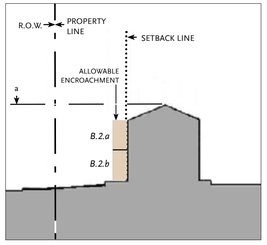

*Parking Placement Plan Diagram*

**C. Parking**

**1. Parking Placement**
On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the parking placement diagram.
(a) Front setback: 50% lot depth; subterranean: 15' min
(b) Side street setback: 5' min; subterranean: 10' min
(c) Sideyard setback: 5' min; subterranean: 5' min
(d) Rear setback: not required; subterranean: 10' min
All residential parking is required to be enclosed.

**2. Parking Access**
Vehicular access is permitted only from the alley or side streets. For areas outside Park Once district, see page 4:63.

**3. Parking Requirements**
Residential: 2.0 spaces/unit for Single House, Accessory Dwelling, Duplex/Triplex/Quadplex Building Types
1.5 spaces/unit for studio/1 bedroom units
2.0 spaces/unit for 2 bedroom units
2.5 spaces/unit for 3+ bedroom units
0.25 spaces/unit for guest parking - units within the Park Once district may contribute toward parking within Park Once parking structures
Live/Work: 2 spaces / unit minimum
Accessory Dwelling: 1 space / unit minimum
Non-Residential < 750 sq ft: not required
Areas outside Park Once district: see page 4:63
**4. Park Once structures will be exempt from setback requirements, with the following regulations:**
(a) Front setback: 0 ft. min., o ft. max.
(b) Side Street setback: 0 ft. min, 0 ft. max.
(c) Sideyard setback: 0 ft. min., 0 ft. max.
(d) Rear setback: 10 ft. min., o ft. max.
(e) Alley setback: 0 ft. min., 0 ft. max.
Park once structures shall be lined with an occupiable use on the first floor of the street facade.




*Building Profile Section Diagram*

**D. Building Profile and Type**

**1. Building Height**
(a) Maximum height: 3 stories
(b) Towers / Penthouses: An area equal to 10% of the building's ground floor footprint may exceed the height limit by 1 story.
(c) Equipment, architectural features: HVAC equipment and architectural features (e.g. clock towers, elevator towers) may exceed the height limit by 10 feet provided the facility or feature is located no closer than 15 feet to any external building wall. Greater height for these features and non-stealth telecommunications equipment on a roof may be authorized through Minor Conditional Use Permit approval.

**2. Architectural Types** (see Section 4.4 for definitions and design standards)
(a) Only the following types are allowed:
- Single House, Accessory Dwelling, Duplex/Triplex/ Quadplex, Rosewalk, Bungalow Court, Rowhouse, Live-Work, Courtyard Housing, Commercial Block

**3. Frontage Types** (see Section 4.5 for definitions and design standards)
(a) Only the following types allowed:
- Frontyard/Porch, Stoop/Dooryard, Forecourt, Storefront

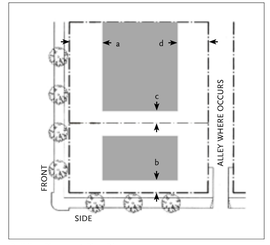


*Illustrative Photo: Example of General Character of Uptown Edge*

### 4.3.6 Uptown Edge (U-E)

**A. Intent**

Uptown Edge (U-E). The U-E zone is applied to preserve existing Uptown urban neighborhood areas as shown on the Regulating Plan. This zone is intended to accommodate a variety housing types and densities, with some opportunities for live-work, neighborhood-serving retail, and cafes. Appropriate building types include single dwellings, duplexes, triplexes, and quadplexes, bungalow courts, rosewalks, courtyard housing, and live-work buildings. The landscape style is appropriate to a neighborhood, with shading street trees in parkway strips and landscaped front yards separating buildings from sidewalks. Parking is on street, and in garages located away from street frontages.

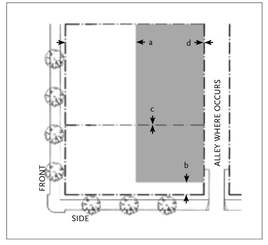



*Building Placement Plan Diagram*

**B. Building Placement**

**1. Setbacks** (as measured from the property line)
Buildings shall be placed within the shaded area as shown in the building placement diagram.
(a) Front Setback: 15' min; 20' max
(b) Side Street Setback: 10' min
(c) Sideyard Setback: 5' min; 15' max
(d) Rear Setback: 15' min
(e) Alley Setback: 5'

**2. Encroachments**
Encroachments are allowed subject to the following criteria:
(a) The following architectural elements are allowed to encroach into the required setbacks: awnings, galleries, balconies, bay windows, signs, cornices, eaves and similar projected elements.
(b) The encroachment shall have a minimum height clearance of 8 feet, and leave a public passage on the sidewalk of a minimum of 5 feet.
(c) Outdoor dining is allowed on paseos by approval of the Director of Public Works.
(d) The serving of alcohol is subject to the relevant regulations of the California Department of Alcohol Beverage Control and in compliance with applicable City ordinances.



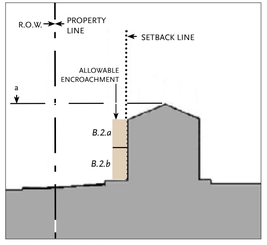

*Parking Placement Plan Diagram*

**C. Parking**

**1. Parking Placement**
On-grade parking (enclosed or unenclosed) is allowed in the shaded area as shown in the building placement diagram.
(a) Front setback: 50% lot depth; subterranean: 15' min
(b) Side street setback: 5' min; subterranean: 10' min
(c) Sideyard setback: 5' min; subterranean: 5' min
(d) Rear setback: not required; subterranean: 10' min
All residential parking is required to be enclosed.

**2. Parking Access**
Vehicular access is permitted only from the alley or side streets.

**3. Parking Requirements**
Residential: 2.0 spaces/unit for Single House, Accessory Dwelling, Duplex/Triplex/Quadplex Building Types
1.5 spaces/unit for studio/1 bedroom units
2.0 spaces/unit for 2 bedroom units
2.5 spaces/unit for 3+ bedroom units
0.25 spaces/unit for guest parking - units within the Park Once district may contribute toward parking within Park Once parking structures
Live/Work: 2 spaces / unit minimum
Accessory Dwelling: 1 space / unit minimum
Non-Residential < 750 sq ft: not required
Areas outside Park Once district: see page 4:63




*Building Profile Section Diagram*

**D. Building Profile and Type**

**1. Building Height**
(a) Maximum height: 2 stories + attic
(b) Towers / Penthouses: An area equal to 10% of the building's ground floor footprint may exceed the height limit by 1 story.
(c) Equipment, architectural features: HVAC equipment and architectural features (e.g. clock towers, elevator towers) may exceed the height limit by 10 feet provided the facility or feature is located no closer than 15 feet to any external building wall. Greater height for these features and non-stealth telecommunications equipment on a roof may be authorized through Minor Conditional Use Permit approval.

**2. Architectural Types** (see Section 4.4 for definitions and design standards)
(a) Only the following types are allowed:
- Single House, Accessory Dwelling, Duplex/Triplex/ Quadplex, Rosewalk, Bungalow Court, Rowhouse, Live-Work, Courtyard Housing, Live-Work

**3. Frontage Types** (see Section 4.5 for definitions and design standards)
(a) Only the following types allowed:
- Frontyard/Porch, Stoop/Dooryard

## Introduction

### A. Requirements

**1. Purpose**
This Chapter identifies the building types allowed within the Uptown Whittier Specific Plan area, and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for building form, character, and quality within the Specific Plan area.

**2. Applicability**
Each proposed building shall be designed in compliance with the standards of this Chapter for the applicable building type, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with building type requirements.

**3. Allowable building types by zone**
Each proposed building shall be designed as one of the types allowed by the following table for the zone applicable to the site. Each type is subject to the requirements of the applicable zone as well as the corresponding frontage type requirements.

**4. Housing unit sizes**

| | |
|---|---|
| - Second units/accessory dwellings | 420 sq.ft. minimum<br>700 sq.ft. maximum |
| - Senior housing units | 450 sq.ft. minimum |
| - Multifamily rental units:<br>average size of units | 600 sq.ft. minimum<br>800 sq.ft. |
| - Ownership housing units:<br>average size of units | 800 sq.ft. minimum<br>1,000 sq. ft. |

A minimum of two floor plan types shall be required of all projects:
- Different unit sizes
- Different unit types (studio, 1 bedroom, 2 bedroom, etc. and town houses, flats, lofts, etc.)

**5. Residential densities**
For the purposes of residential densities, the density ranges in Table 4-4 for each building type are calculated based on typological characteristics (e.g. frontage type, accessibility, minimal dimensions for habitability, placement on site, amount of open space). The figures are further calculated based on plan layouts and sectional character (e.g. number of stories, relationship of units to each other). A density bonus would be calculated based on this range (e.g. 10% - 20% above the maximum in the range).


*Single House*


*Accessory Dwelling*


*Duplex / Triplex / Quadplex*


*Rosewalk*


*Rowhouses*


*Bungalow Court*

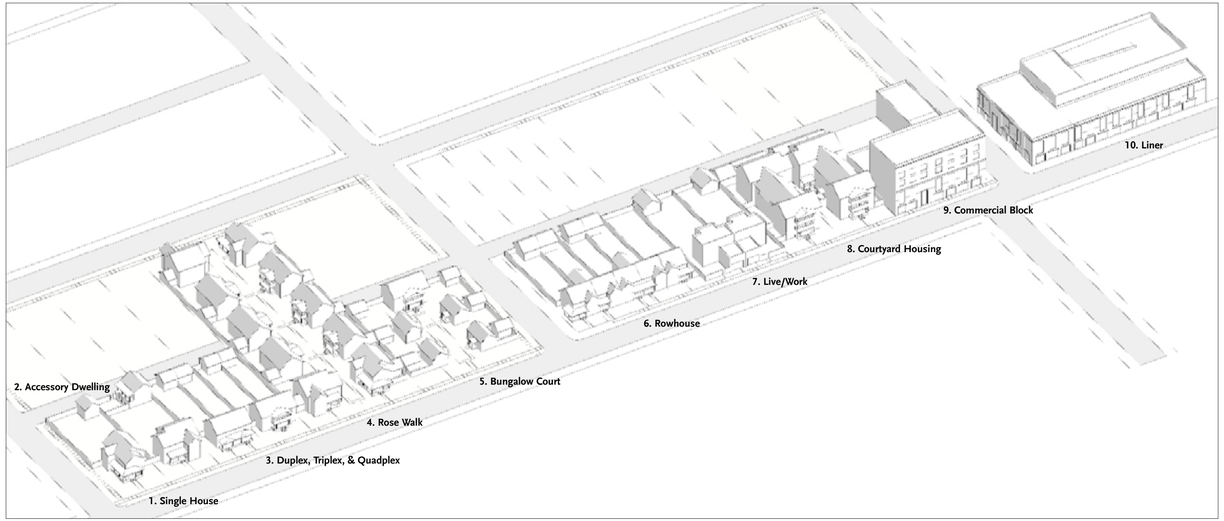

*Live/Work*


*Courtyard Housing*


*Commercial Block*


*Liner*





*Three-dimensional conceptual diagram of building types and adjacencies for use in Uptown Whittier.*

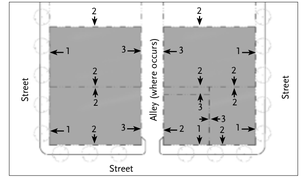
**Table 4-3: Building Types Allowed by Zone**

| Building Type | Building Types per Zone | | | |
|---|---|---|---|---|
| Y = allowed; "-" = not allowed | u-co | u-ct | u-g | u-e |
| 1. Single House | - | - | Y | Y |
| 2. Accessory Dwelling | - | - | Y | Y |
| 3. Duplex/Triplex/Quadplex | - | - | Y | Y |
| 4. Rose Walk | - | - | Y | Y |
| 5. Bungalow Court | - | - | Y | Y |
| 6. Rowhouse | - | - | Y | Y |
| 7. Live/Work | - | Y | Y | Y |
| 8. Courtyard Housing | - | Y | Y | Y |
| 9. Commercial Block | Y | Y | Y | - |
| 10. Liner | Y | Y | - | - |

**Table 4-4: Lot dimensions and Density Ranges by Building Type**

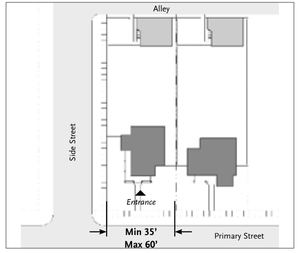
| Building Type | Lot Width | Lot Depth | Density Range |
|---|---|---|---|
| | (MIN-MAX) | (MIN) | (dwelling units per acre) |
| 1. Single House | 35'-60' | 100' | 6 - 8 |
| 2. Accessory Dwelling | 35'-60' | 100' | not applicable |
| 3. Duplex/Triplex/Quadplex | 50'-100' | 100' | 10 - 20 |
| 4. Rosewalk | 125' | 100' | 10 - 15 |
| 5. Bungalow Court | 125' | 125' | 10 - 15 |
| 6. Rowhouse | 25'-150' | 100' | 10 - 20 |
| 7. Live/Work | 25'-150' | 100' | 10 - 20 |
| 8. Courtyard Housing | 125'-200' | 140' | 25 - 40 |
| 9. Commercial Block | 100'-200' | 100' | 50+ |
| 10. Liner | 125' | 100' | 50+ |

**Lot Width and Depth Determination**




**Lot width and depth shall be determined as described below.**

**1- Front (Lot Width): Principal Frontage**
**2- Side (Lot Depth)**
**3- Rear (Lot Width)**




*Illustrative Plan Diagram*


*Illustrative Axonometric Diagram*

*Illustrative Photo: Single house with front porch*

*Illustrative Photo: Single houses with front yards and driveways*

## 4.4.1 Single House

A structure occupied by one primary residence that can also accommodate commercial uses.

**A. Lot Size**
1. Width: Minimum: 35 ft; maximum: 60 ft.
2. Depth: Minimum: 100 ft

**B. Access**
**1. Standards**
(a) The main entrance to the house shall be accessed directly from and face the street.
(b) Where an alley is present, parking and services shall be accessed through the alley.
(c) Where an alley is not present, parking and services shall be accessed by of a driveway 8 to 12 feet wide, and with 2-foot planters on each side.
(d) On a corner lot without access to an alley, parking and services shall be accessed by a driveway of 16 feet maximum width, and with 2-foot planters on each side.
**2. Guidelines**
N.A.

**C. Parking**
**1. Standards**
(a) Required parking shall be a minimum of two parking spaces located within a garage.
(b) A non-alley-accessed garage may accommodate no more than 2 cars. A side street facing garage shall have 1-car garage doors.
(c) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
(d) Where an alley is not present, utility access, above ground equipment and trash container areas shall located in a side or rear yard and be screened from view from the street with a hedge or fence.
**2. Guidelines**
(a) An alley accessed garage may accommodate up to three cars.

**D. Open Space**
**1. Standards**
(a) At least one side yard shall be designed to provide an open area no less than 10 by 10 feet.
(b) Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular).
**2. Guidelines**
(a) Front yards are defined by the setback and frontage type requirements of the applicable zone.

**E. Landscape**
**1. Standards**
(a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more that 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
**2. Guidelines**
(a) Side yard trees may be placed to protect the privacy of neighbors.
(b) At least one large tree may be provided in each rear yard for shade and privacy.

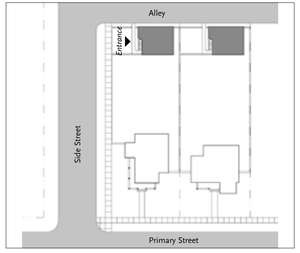
**F. Frontage**
**1. Standards**
(a) A house's ground level shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street.
(b) The applicable frontage requirements apply per Section 4.5.
**2. Guidelines**
(a) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to the house are required. Porches, towers, loggias, dooryards and stoops are preferred types.

**G. Building Size and Massing**
**1. Standards**
(a) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
(b) Houses on corner lots shall be designed with two front facades.
(c) Buildings shall be composed of one and/ or two story volumes, each designed to house scale.
**2. Guidelines**
(a) Attic space may be occupied and not count as a story when applying the height limits of the applicable zone.

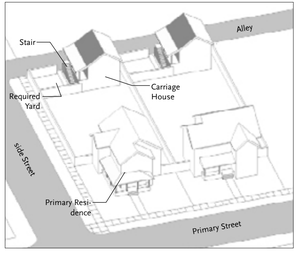
**H. Accessory Dwellings**
These are allowed as per the standards and guidelines in Section 4.4.2 Accessory Dwelling.

*Illustrative Photo: Two-story single house on a corner lot with porch*






*Illustrative Plan Diagram*




*Illustrative Axonometric Diagram*

*Illustrative Photo: Separate accessory dwelling entries are clear*

*Illustrative Photo: Varied massing and facade compositions above garages*

## 4.4.2 Accessory Dwelling

An attached or detached residence which provides complete independent living facilities for one or more persons and which is located or established on the same lot on which a single-family residence is located. Such dwellings may contain permanent provisions for living, sleeping, eating, cooking and sanitation. This definition includes carriage houses and granny flats.

**A. Lot Size**
1. Width: Minimum: 35 ft; maximum: 60 ft.
2. Depth: Minimum: 100 ft

**B. Access**
**1. Standards**
(a) The main entrance to the unit shall be accessed from the side yard of the main house.
(b) Where an alley is present, parking and services shall be accessed through the alley.
(c) Where an alley is not present, parking and services shall be accessed by of a driveway 8 to 12 feet wide, and with 2-foot planters on each side.
(d) On a corner lot without access to an alley, parking and services shall be accessed by a driveway of 16 feet maximum width, and with 2-foot planters on each side.
**2. Guidelines**
N.A.

**C. Parking**
**1. Standards**
(a) Required parking shall be within a garage.
(b) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
(c) Where an alley is not present, utility access, above ground equipment and trash container areas shall be located at least 10 feet behind the front of the house and be screened from view from the street with a hedge or fence.
(d) A non-alley-accessed garage may accommodate no more than 2 cars. A side street facing garage shall have 1-car garage doors.
**2. Guidelines**
(a) An alley accessed garage may accommodate up to three cars.

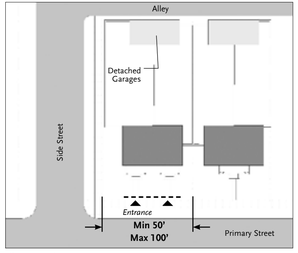
**D. Open Space**
**1. Standards**
(a) Side-yards shall be a minimum of five feet on the ground level and 20 feet on the upper level.
(b) One of the side-yards shall be no less than 20 feet and shall include the stairs to the unit and same as its private space.
**2. Guidelines**
N.A.

**E. Landscape**
**1. Standards**
(a) The garden entrance to the accessory dwelling shall contain one canopy tree.
**2. Guidelines**
N.A.

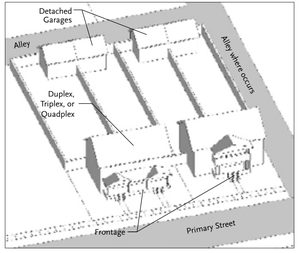
**F. Frontage**
**1. Standards**
(a) As accessory dwelling units are located on top of the garage, their stairs shall be located a the side yard.
**2. Guidelines**
(a) Balconies, loggias, bay windows are allowable at the alley.

**G. Building Size and Massing**
**1. Standards**
(a) Thirty feet (30') maximum along the alley.
(b) Accessory dwellings shall be designed as flats located above garages.
(c) Accessory dwellings can be no taller than 2 stories.
**2. Guidelines**
N.A.

*Illustrative Photo: Accessory dwelling as separate structure with garage*




*Illustrative Plan Diagram*




*Illustrative Axonometric Diagram*

*Illustrative Photo: House form which can be a duplex, triplex, or quadplex*

*Illustrative Photo: A duplex with a shared porch and entry vestibule*

### 4.4.3 Duplex, Triplex, and Quadplex

Duplexes, triplexes, and quadplexes are multiple dwelling forms that are architecturally presented as large single-family houses in their typical neighborhood setting.

**A. Lot Size**
1. Width: Minimum: 50 ft; maximum 100 ft
2. Depth: Minimum: 100 ft

**B. Access**
**1. Standards**
(a) The main entrance to each dwelling shall be accessed directly from and face the street. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
(b) Where an alley is present, parking and services shall be accessed through the alley.
(c) Where an alley is not present, parking and services shall be accessed by a driveway 8 to 12 feet wide, and with 2-foot planters on each side.
(d) On a corner lot without access to an alley, parking and services shall be accessed by driveways of 7 to 8 feet maximum width, and with 2-foot planters on each side.
**2. Guidelines**
N.A.

**C. Parking**
**1. Standards**
(a) Required parking shall be within garages, which may contain up to four cars.
(b) Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and with driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.
(c) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
(d) Where an alley is not present, utility access, above ground equipment and trash container areas shall be screened from view from the street with a hedge or fence.
**2. Guidelines**
N.A.

**D. Open Space**
**1. Standards**
(a) Each ground floor dwelling shall have a private or semi-private required yard of at least 150 square feet. This shall be separate from the front yard setback space.
(b) Required yards shall be at least 8 feet wide, and enclosed by a fence, wall or hedge.
**2. Guidelines**
(a) Front yards are defined by the setback and frontage type requirements of the applicable zone.
(b) Porches, stoops and dooryards may encroach into a required yard. See Frontages further, below.

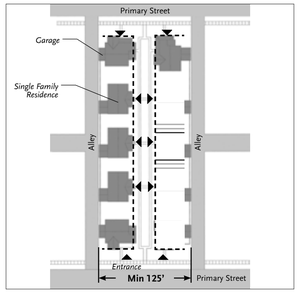
**E. Landscape**
**1. Standards**
(a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
**2. Guidelines**
(a) Side yard trees may be placed to protect the privacy of neighbors.
(b) At least one large tree shall be provided in each rear yard for shade and privacy.

**F. Frontage**
**1. Standards**
(a) Dwellings abutting front yards shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street.
(b) The applicable frontage requirements apply per Section 4.5.
**2. Guidelines**
(a) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to the house are required. These may be determined through the Design Review process to serve also as the required yard for some or all of the dwellings. Porches, towers, loggias, dooryards and stoops are preferred types.
(b) On corner lots, entrances to dwellings on both frontages are encouraged, particularly in triplexes and quadplexes.
(c) See the requirements of the applicable zone for allowed encroachments into required setbacks.

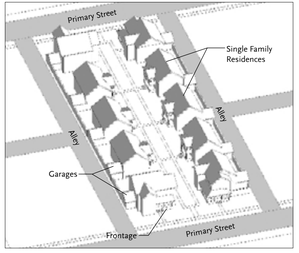
**G. Building Size and Massing**
**1. Standards**
(a) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
(b) Buildings on corner lots shall be designed with two front facades.
(c) Buildings shall be massed as large houses, composed principally of two story volumes, each designed to house scale.
**2. Guidelines**
(a) Dwellings within buildings may be flats and/or townhouses.
(b) Attic space may be occupied and not count as a story when applying the height limits of the applicable zone.

**H. Accessory Dwellings**
Not allowed.






*Illustrative Plan Diagram*




*Illustrative Axonometric Diagram*

*Illustrative Photo: Individual houses look on to a pedestrian path*

*Illustrative Photo: Houses can be two stories around a landscaped area*

### 4.4.4 Rosewalk

Rosewalks are an architectural type consisting of freestanding single-family residences arranged on either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the rosewalk usually connects two parallel streets.

**A. Lot Size**
1. Width: Minimum: 125 ft
2. Depth: Minimum: 100 ft

**B. Access**
**1. Standards**
(a) Entrances to dwellings shall be directly from the front yard or from the common green.
(b) Parking and services shall be accessed through an alley.

**C. Parking**
**1. Standards**
(a) Required parking shall be screened from the street.
(b) Services, including all utility access, above ground equipment, and trash container areas shall be located on the alley.

**D. Open Space**
**1. Standards**
(a) Common shall have a right-of-way width of at least 26 feet.
(b) Each ground floor dwelling shall have a private or semi-private required yard of at least 150 square feet, which may be located in the side yard or rear yard.
(c) Required yards shall be at least 10 feet wide, and enclosed by a fence, wall or hedge.
**2. Guidelines**
(a) Front yards are defined by the setback and frontage type requirements of the applicable zone.
(b) Porches, stoops and dooryards may encroach into required yards. See Frontages further, below.

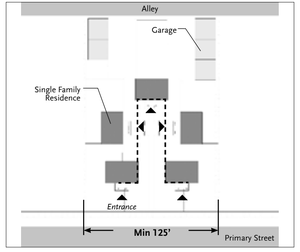
**E. Landscape**
**1. Standards**
(a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity).
(b) At least one large tree shall be provided in each rear yard for shade and privacy.
**2. Guidelines**
(a) Side yard trees may be placed to protect the privacy of neighbors.

**F. Frontage**
**1. Standards**
(a) Buildings shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
(b) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Porches, dooryards and stoops are preferred types, and may encroach into the courtyard.
(c) The applicable frontage requirements apply per Section 4.5.
**2. Guidelines**
(a) See the requirements of the applicable zone for allowed encroachments into required setbacks.

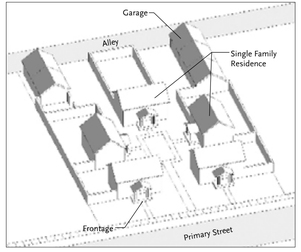
**G. Building Size and Massing**
**1. Standards**
(a) Buildings shall be composed of one and/or two story volumes and massed as houses.
(b) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
**2. Guidelines**
(a) Dwellings within the buildings may be flats and/or townhouses.
(b) Attic space may be occupied and not count as a story.

**H. Accessory Dwellings**
Not allowed.

*Illustrative Photo: Landscape, such as hedges, is used as a screen for privacy*




*Illustrative Plan Diagram*




*Illustrative Axonometric Diagram*

*Illustrative Photo: Entrances to the bungalow are from a common space*

*Illustrative Photo: Bungalows are typically of a modest size*

### 4.4.5 Bungalow Court

Bungalow Courts are an architectural type consisting of freestanding single-family residences arranged around a common, shared courtyard. The individual buildings are arrayed next to each other to form a shared type that is wholly open to the street.

**A. Lot Size**
1. Width: Minimum: 125 ft
2. Depth: Minimum: 125 ft

**B. Access**
**1. Standards**
(a) Entrances to dwellings shall be directly from the front yard or from the courtyard. Access to second floor dwellings shall be by a stair, which may be open or enclosed.
ii. Where an alley is present, parking and services shall be accessed through the alley.
(b) Where an alley is not present, parking and services shall be accessed by of a driveway 8 to 12 feet wide, and with 2-foot planters on each side.
**2. Guidelines**
(a) On a corner lot without access to an alley, parking and services may be accessed from the side street.

**C. Parking**
**1. Standards**
(a) Required parking shall be in garages, which may contain up to four cars.
(b) Where an alley is present, services, including all utility access and above-ground equipment and trash container areas shall be located on the alley.
(c) Where an alley is not present, utility access, above-ground equipment and trash container areas shall be located in a side or rear yard, and be screened from view from the street with a hedge or fence.
**2. Guidelines**
(a) Garages on corner lots without alleys may front onto the side street only if provided with 1-car garage doors, and with driveways no more than 8 feet wide that are separated by planters at least 2 feet wide.

**D. Open Space**
**1. Standards**
(a) A central courtyard shall comprise at least 15% of the lot area. See Courtyard Types.
(b) Each ground floor dwelling shall have a private or semi-private required yard of at least 150 square feet, which may be located in a side yard, the rear yard, or the courtyard.
(c) Required yards shall be at least 8 feet wide, and enclosed by a fence, wall or hedge.

**2. Guidelines**
(a) Front yards are defined by the setback and frontage type requirements of the applicable zone.
(b) Porches, stoops and dooryards may encroach into required yards. See Frontages, below.

**E. Landscape**
**1. Standards**
(a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
(b) At least one large tree shall be provided in each rear yard for shade and privacy.
**2. Guidelines**
(a) Side yard trees may be placed to protect the privacy of neighbors.

**F. Frontage**
**1. Standards**
(a) Buildings shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
(b) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Porches, dooryards and stoops are preferred types, and may encroach into the courtyard.
**2. Guidelines**
(a) See the requirements of the applicable zone for allowed encroachments into required setbacks.

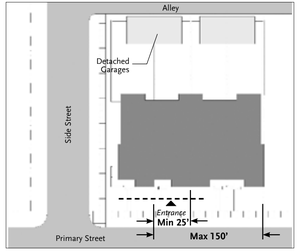
**G. Building Size and Massing**

**1. Standards**
(a) Buildings shall be composed of one and/or two story volumes and massed as houses.
(b) Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break.
**2. Guidelines**
(a) Dwellings within the buildings may be flats and/or townhouses.
(b) Attic space may be occupied and not count as a story.

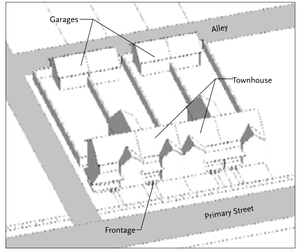
**H. Accessory Dwellings**
Not allowed.

*Illustrative Photo: Each bungalow as a house around a common court*






*Illustrative Plan Diagram*




*Illustrative Axonometric Diagram*

*Illustrative Photo: Wall offsets and bay windows help distinguish each unit*

*Illustrative Photo: Entrances to each rowhouse are clearly marked*

### 4.4.6 Rowhouse

An individual structure occupied by one primary residence or a structure of multiple townhouse unit types arrayed side by side.

**A. Lot Size**
1. Width: Minimum: 25 ft (1); maximum 150 ft (6)
2. Depth: Minimum: 100 ft

**B. Access**
**1. Standards**
(a) The main entrance to each unit shall be accessed directly from and face the street.
(b) Garages and services shall be accessed from an alley. This type is not allowed on a lot without an alley.
**2. Guidelines**
N.A.

**C. Parking**
**1. Standards**
(a) Required parking shall be in a garage, which may be attached to or detached from the dwelling.
(b) Services, including all utility access, above ground equipment, and trash containers, shall be located on an alley.
**2. Guidelines**
N.A.

**D. Open Space**
**1. Standards**
(a) Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g. rectangular).
**2. Guidelines**
(a) Front yards are defined by the setback and frontage type requirements of the applicable zone.

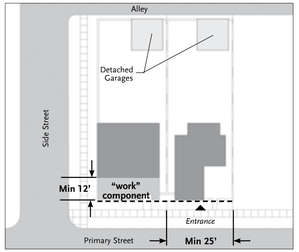
**E. Landscape**
**1. Standards**
(a) Landscape shall not be used to separate a front yard from front yards on adjacent parcels. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
(b) At least one large tree shall be provided in each rear yard for shade and privacy.
**2. Guidelines**
N.A.

**F. Frontage**
**1. Standards**
(a) Each rowhouse ground level shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
(b) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Porches, dooryards and stoops are preferred types.
(c) The applicable frontage requirements apply per Section 4.5 Frontage Types.
**2. Guidelines**
(a) See the requirements of the applicable zone for allowed encroachments into required setbacks.

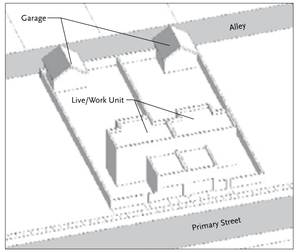
**G. Building Size and Massing**
**1. Standards**
(a) Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
(b) Buildings on corner lots shall be designed with two front facades.
(c) Each rowhouse building shall maintain setbacks from property lines on at least 2 sides, with as much direct access to yards as possible.
**2. Guidelines**
(a) In a 3-story building, a townhouse dwelling may be stacked over a ground floor flat. In this case, the flat shall be accessed by its own front door at the frontage, and the townhouse dwelling shall be accessed by a separate front door and a stair.

**H. Accessory Dwellings**
Not allowed.

*Illustrative Photo: Rowhouses are effective in creating urban edges*




*Illustrative Plan Diagram*




*Illustrative Axonometric Diagram*

*Illustrative Photo: Separate entrances for the live and work components*

*Illustrative Photo: The work component can be an office or services*

*Illustrative Photo: The commercial and services can be in a storefront space*

### 4.4.7 Live/Work

An integrated residence and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

**A. Lot Size**
1. Width: Minimum: 25 ft (1); maximum 150 ft (6)
2. Depth: Minimum: 100 ft

**B. Access**
**1. Standards**
(a) The main entrance to the ground floor flex space shall be accessed directly from and face the street.
(b) The upstairs dwelling shall be accessed by a separate entrance, and by a stair.
(c) Garages and services shall be accessed from an alley. This type is not allowed on a lot without an alley.
**2. Guidelines**
N.A.

**C. Parking**
**1. Standards**
(a) At least one required parking space shall be in a garage, which may be attached to or detached from the dwelling.
(b) Services, including all utility access, above ground equipment, and trash containers, shall be located on an alley.
**2. Guidelines**
(a) Additional required parking spaces may be enclosed, covered or open.

**D. Open Space**
**1. Standards**
(a) Rear yards shall be no less than 15% of the area of each lot and of a regular geometry (e.g., rectangular).
(b) No outdoor storage of materials associated with a business will be allowed.
**2. Guidelines**
(a) Front yards are defined by the setback and frontage type requirements of the applicable zone.

**E. Landscape**
**1. Standards**
(a) Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
(b) At least one large tree shall be provided in each rear yard for shade and privacy.
**2. Guidelines**
N.A.

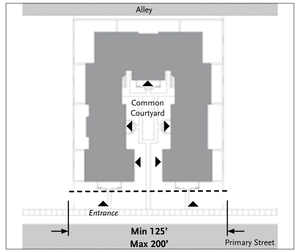
**F. Frontage**
**1. Standards**
(a) Each live/work unit shall be designed so that living areas (e.g., living room, family room, dining room, etc.), rather than sleeping and service rooms, are oriented toward the fronting street and/or to the courtyard.
(b) The applicable frontage requirements apply per Section 4.5 Frontage Types.
(c) Each live/work unit shall maintain a commercial and services "work" component adjacent to the street a minimum of 12 feet in depth on the ground floor. The "work" component is not to be used as part of the residential living unit, and is subject to the applicable building and fire code requirements. See illustrative plan diagram above.

**2. Guidelines**
(a) Frontage types that provide a transition from public to private, indoor to outdoor at the main entrance to each dwelling are required. Shopfronts, dooryards and stoops are preferred types.
(b) See the requirements of the applicable zone for allowed encroachments into required setbacks.

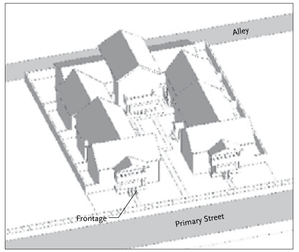
**G. Building Size and Massing**
**1. Standards**
(a) Buildings shall be composed of 2- and/or 3-story volumes in compliance with the regulations for the applicable zone.
(b) Buildings on corner lots shall be designed with two front facades.
**2. Guidelines**
N.A.

**H. Accessory Dwellings**
Not allowed






*Illustrative Plan Diagram*




*Illustrative Axonometric Diagram*

*Illustrative Photo: example of housing organized around a courtyard*

### 4.4.8 Courtyard Housing [1]

Courtyard housing an architectural type consisting of residences that can be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. These are arrayed next to each other, on one or more courts, to form a shared type that is partly or wholly open to the street.

**A. Lot Size**
1. Width: Minimum: 125 ft; maximum 200 ft
2. Depth: Minimum: 140 ft

**B. Access**
**1. Standards**
(a) The main entrance to each ground floor dwelling shall be directly off a common courtyard or directly from the street.
(b) Access to second story dwellings shall be through an open or roofed stair, serving no more than 2 dwellings.
(c) Elevator access may be provided between the garage and podium only.
(d) Where an alley is present, parking shall be accessed through the alley and services through the alley and side yards.
(e) Where an alley is not present, parking and services shall be accessed from the street by side yard driveways flanked by planters, at least 1-foot wide.
(f) On a corner lot without access to an alley, parking and services shall be accessed from the side street and services shall be underground and/ or in the side and rear yards.
**2. Guidelines**
N.A.

**C. Parking**
**1. Standards**
(a) Required parking shall be in an underground garage, or may be surface parking, tuck under parking, an above ground garage, or a combination of any of the above.
(b) Where an alley is present, services, including all utility access and above ground equipment and trash container areas shall be located on the alley.
(c) Where an alley is not present, services shall be located in compliance with the setback requirements of the applicable zone.
**2. Guidelines**
(a) Dwellings may have direct on indirect access to their parking stall(s), or direct access to stalls enclosed within the garage. A combination of these conditions is encouraged.
(b) Parking entrances to subterranean garages and/or driveways shall be located as close as possible to the side or rear of each lot.

**D. Open Space**
**1. Standards**
(a) Courtyard housing shall be designed to provide a central courtyard and/or partial, multiple, separated or interconnected courtyards of a size of at least 15% of the lot.
(b) In a project with multiple courtyards, at least two of the courtyards shall conform to the patterns below.
(c) Minimum courtyard dimensions shall be 40 feet when the long axis of the courtyard is oriented East/West and 30 feet when the courtyard is oriented North/South.
(d) In 40-foot wide courtyards, the frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard. They are permitted on one side of 30-foot wide courtyards.
(e) Private patios may be provided at side yards, rear yards and courtyards.
(f) Courtyards shall be connected to each other and to the public way by zaguans or paseos.
(g) Surface parking for five cars or less is allowed in a front garden, screened from the street by a decorative wall.
**2. Guidelines**
N.A.

**E. Landscape**
**1. Standards**
(a) Landscape shall not obscure front yards on adjacent lots or the shopfront of the ground floor flex space. Front yard trees, if provided, shall be of porch scale (no more than 1.5 times the height of the porch at maturity) except at the margins of the lot, where they may be of house scale (no more than 1.5 times the height of the house at maturity).
(b) At least one large tree shall be provided in each rear yard for shade and privacy.
(c) At least one large tree planted directly in the ground shall be provided in at least one courtyard for shade, privacy and scale.
**2. Guidelines**
(a) Sideyard trees may be placed to protect the privacy of neighbors.
(b) Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

**F. Frontage**
**1. Standards**
(a) Entrance doors, living space (e.g., living rooms and dining rooms) shall be oriented toward the courtyard(s) and the fronting street to the degree possible. Service rooms shall be oriented backing to sideyards, service yards and rear yards to the degree possible.
(b) Frontage types are required that provide a transition from public to private, indoor to outdoor at the entrance to each dwelling. Porches, towers, loggias, dooryards entry stairs and stoops are allowed. No arcade may encroach into the required minimum width of a courtyard.
(c) Stoops up to 3 feet in height and dooryards up to 2 feet in height may placed above subterranean parking, provided that they are landscaped and scaled to the street and building.
(d) The applicable frontage requirements apply per Section 4.5 Frontage Types.
**2. Guidelines**
(a) See the requirements of the applicable zone for allowed encroachments into required setbacks.

**G. Building Size and Massing**
**1. Standards**
(a) Buildings shall be composed of one, two and three story masses, each designed to house scale, and not necessarily representing a single dwelling.
(b) The intent of these regulations is to provide for courtyard housing projects with varying building heights. Suggested height ratios for various courts are as follows:

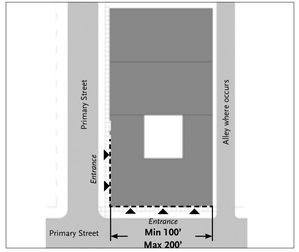
*Table: Allowed massing by story*

| ***Max Ratio of Each Story** in % of ground floor* | | | |
|---|---|---|---|
| ***1*** | ***2*** | ***3*** | ***4*** |
| ***100*** | ***100*** | ***80*** | ***30*** |
| Max in "U-E" Zone | Max in "U-G" Zone | Max in "U-CT" Zone | |

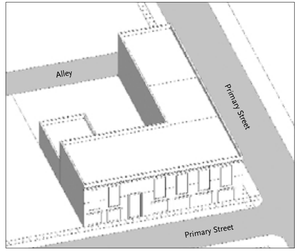
(c) Three story buildings shall be composed of single loaded and stacked dwellings. In this case, the visibility of elevators and of exterior corridors at the third story shall be minimized by incorporation into the mass of the building.
(d) Buildings on the south side of the each site shall be at least 1 storey lower in height than those on the north side to allow for maximum exposure to sunlight within each courtyard.
**2. Guidelines**
(a) Buildings may contain any of four combinations of units: flats, flats over flats, townhouses, and townhouses over flats.
(b) Dwellings may be as repetitive or unique as deemed by individual designs.
(c) Four story masses should be minimized inside courtyards and apparent on street frontages.

**H. Accessory Dwellings**
Not allowed.

[1] Note: For additional illustrative examples of courtyard housing, see pages 2:10, 4:11, and Section 4.6 Architectural Style Guidelines




*Illustrative Plan Diagram*




*Illustrative Axonometric Diagram*

*Illustrative Photo: Example of 2-story commercial building on a corner site*

*Illustrative Photo: Commercial blocks with retail uses on ground floor*

## 4.4.9 Commercial Block

A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

**A. Lot Size**
1. Width: Minimum: 100 ft; maximum 200 ft
2. Depth: Minimum: 100 ft

**B. Access**

**1. Standards**
(a) The main entrance to each ground floor commercial or residential storefront is directly from the street.
(b) Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
(c) Interior circulation to each dwelling is through a corridor.
(d) Where an alley is present, parking may be accessed through the alley.
(e) For corner lots without access to an alley, parking is accessed from the side street through the building.
(f) Where an alley is not present, parking is accessed from the street through the building.

**2. Guidelines**
(a) Elevator access should be provided between the garage, and every one of the levels of the building.

**C. Parking**

**1. Standards**
(a) Required parking is accommodated in an underground garage, surface parking, tuck under parking, or a combination of any of the above.
(b) Dwellings have indirect access to their parking stall(s).
(c) Services, including all utility access and above ground equipment and trash are located on alleys.
(d) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.

**2. Guidelines**
(a) Parking entrances to subterranean garages and/ or driveways are located as close as possible to the side or rear of each lot.

**D. Open Space**

**1. Standards**
(a) The primary shared open space is the rear yard designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide outdoor patios connected to ground floor commercial uses.
(b) Minimum courtyard dimension shall be 40 feet when the long axis of the courtyard is oriented EW and 30 feet for a NS orientation. Under no circumstances will a courtyard be of a proportion of less than 1:1 between its width and height.
(c) In 40 foot wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard . They are permitted on one side of 30 foot wide courtyards.

**2. Guidelines**
(a) Private patios may be provided at side yards and rear yards.

**E. Landscape**

**1. Standards**
(a) In the front yard, there is no landscape, but the streetscape.
(b) At least one large tree planted directly in the ground shall be provided in the rear yard.
(c) Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

**2. Guidelines**
(a) Sideyard trees may be placed to create a particular sense of place.

**F. Frontage**

**1. Standards**
(a) Entrance doors, public rooms, such as living rooms and dining rooms are oriented to the degree possible fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
(b) The applicable frontage requirements apply per Section 4.5 Frontage Types.

**2. Guidelines**
(a) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor spaces are allowed. Store fronts, arcades and galleries are preferred.

**G. Building Size and Massing**

**1. Standards**
(a) Target height ratios for various commercial blocks are as follows:

| | *Table: Allowed massing by story* | | | | | |
|---|---|---|---|---|---|---|
| | ***Max Ratio of Each Story** in % of ground floor* | | | | | |
| | ***1*** | ***2*** | ***3*** | ***4*** | ***5*** | ***6*** |
| ***Typical*** | ***100*** | ***100*** | ***100*** | ***100*** | ***80*** | ***50*** |
| ***Corner lot*** | ***100*** | ***100*** | ***100*** | ***70*** | ***20*** | ***20*** |

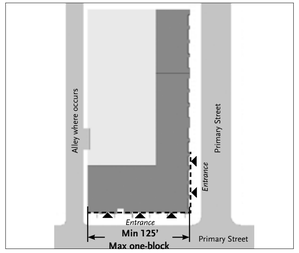
Max in "U-G" Zone → | Max in "U-CT" Zone → | Max in "U-CO" Zone →

(b) Each dwelling must have at least one side exposed to the outdoors with direct access to at least a doorayard, patio, terrace or balcony.
(c) Facades along frontage lines that exceed 150 feet shall incorporate a massing break in the form of a forecourt from grade through the roof for the purpose of expressing at least two primary volumes. The massing break shall be 35 feet in depth from R.O.W. and 25 feet in width as measured parallel to R.O.W.

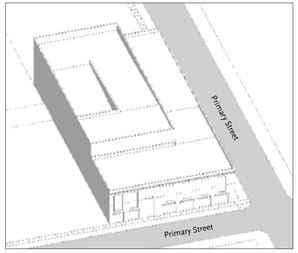
**2. Guidelines**
(a) Buildings may contain any of three types of dwellings: flats, town houses and lofts.
(b) Dwellings may be as repetitive or unique as deemed by individual designs.
(c) Buildings may be composed of one dominant volume.

**H. Accessory Dwellings**
Not Allowed






*Illustrative Plan Diagram*




*Illustrative Axonometric Diagram*

*Illustrative Photo: Liner with retail spaces on the first floor*

*Illustrative Photo: Top floor is stepped back to decrease its height impact*

## 4.4.10 Liner

A building that conceals a larger building such as a public garage that is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

**A. Lot Size**
1. Width: Minimum: 125 ft; maximum one-block
2. Depth: Minimum: 100 ft

**B. Access**

**1. Standards**
(a) The main entrance to each ground floor commercial or residential storefront is directly from the street.
(b) Entrance to the residential portions of the building is through a street level lobby, or through a podium lobby accessible from the street or through a side yard.
(c) Interior circulation to each dwelling is through a corridor.
(d) For corner lots without access to an alley, parking is accessed from the side street through the building.
(e) Where an alley is not present, parking is accessed from the street through the building.

**2. Guidelines**
(a) Elevator access should be provided between the garage, and every one of the levels of the building.
(b) Where an alley is present, parking may be accessed through the alley.

**C. Parking**

**1. Standards**
(a) Required parking is accommodated in an underground or above-grade garage, tuck under parking, or a combination of any of the above.
(b) Dwellings have indirect access to their parking stall(s).
(c) Services, including all utility access and above ground equipment and trash are located on alleys.
(d) Where alleys don't exist, utility access, above ground equipment and trash are located as provided under the urban regulations for each zone.

**2. Guidelines**
(a) Parking entrances to subterranean garages and/ or driveways are located as close as possible to the side or rear of each lot.

**D. Open Space**

**1. Standards**
(a) The primary shared open space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium. Side yards may also be formed to provide out door patios connected to ground floor commercial uses.
(b) Minimum courtyard dimension shall be 20 feet when the long axis of the courtyard is oriented EW and 15 feet for a NS orientation. Under no circumstances will a courtyard be of a proportion of less than 1:1 between its width and height.
(c) In 20 foot wide courtyards, frontages and architectural projections allowed within each urban zone are permitted on two sides of the courtyard . They are permitted on one side of 15 foot wide courtyards.

**2. Guidelines**
(a) Private patios may be provided at side yards and rear yards.

**E. Landscape**

**1. Standards**
(a) In the front yard, there is no landscape, but the streetscape.

**2. Guidelines**
(a) Courtyards located over garages should be designed to avoid the sensation of forced podium hardscape.

**F. Frontage**

**1. Standards**
(a) Entrance doors an public rooms, such as living rooms and dining rooms are oriented, to the degree possible, fronting toward the courtyard(s) and street. Service rooms are oriented to the degree possible backing to corridors.
(b) The applicable frontage requirements apply per Section 4.5 Frontage Types.

**2. Guidelines**
(a) Frontage types that provide a transition from public to private, indoor to outdoor at the entrance to commercial ground floor spaces are allowed. Storefronts and arcades are preferred.

**G. Building Size and Massing**

**1. Standards**
(a) Target height ratios for various liners are as follows:

| *Table: Allowed massing by story* | | | |
|---|---|---|---|
| ***Max Ratio of Each Story** in % of ground floor* | | | |
| ***1*** | ***2*** | ***3*** | ***4*** |
| ***100*** | ***100*** | ***100*** | ***80*** |

(b) Each dwelling must have at least one side exposed to the outdoors with direct access to at least a doorayard, patio, terrace, or balcony.

**2. Guidelines**
(a) Buildings may contain any of three types of dwellings: flats, town houses and lofts.
(b) Dwellings may be as repetitive or unique as deemed by individual designs.
(c) Buildings may be composed of one dominant volume.

**H. Accessory Dwellings**
Not Allowed

## 4.5 FRONTAGE TYPES

**A. Purpose.** This section identifies the frontage types allowed within the Specific Plan area, and for each type, provides a description, a statement as to the type's intent and, design standards, to ensure that proposed development is consistent with the City's goals for building form, character, and quality. The types are organized by intensity from least (Frontyard / Porch) to most (Arcade) intense.

**B. Applicability.** Each building shall be designed in compliance with the standards of this section for the applicable building type, with the exception of civic and institutional buildings. Because of their unique disposition and application, civic and institutional buildings are not required to comply with building type requirements, but are rather subject to a separate design review process.

**C. Allowable Frontage types by zone.** All proposed buildings shall be designed to incorporate the allowed types identified in Table 4-5, as applicable.

**4.5.010 General requirements for frontage types.**

A. A physical transition shall be provided between the glazing of the storefront and the Adjacent Sidewalk except if the glazing itself terminates directly at the grade. Where a bulkhead is applied to transition between the opening(s) and the adjacent grade, the bulkhead shall be between 10 inches and 36 inches tall (aluminum storefront or spandrel panel may not substitute for a bulkhead).

B. All storefronts shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

C. Awnings, signs, etc, shall be located at least 8 feet above the adjacent sidewalk and may project for the width of the sidewalk to a maximum encroachment of within 2 feet of the back of curb.

D. Awnings shall only cover storefronts and openings so as to not cover the entire facade.

E. The term "clear" means that the identified area is free of encroachments other than signs, light fixtures, etc.

**4.5.020 Specific standards for frontage types.**

The following standards in Tables 4-5 and 4-6 apply to all proposed building / modifications in the plan area.

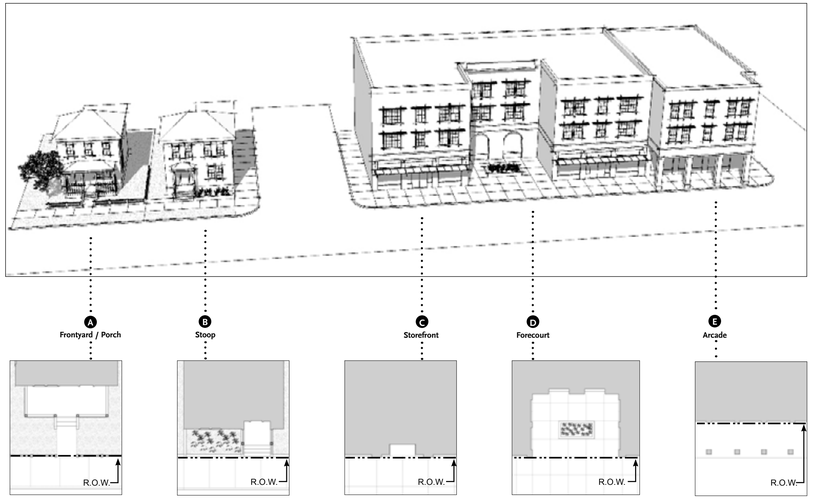



**Table 4-5: Frontage Types Allowed by Zone and minimum % of Frontage [1]**

| Frontage Type | U-CO | U-CT | U-G | U-E |
|---|---|---|---|---|
| A. Frontyard / Porch | --- | --- | min 100 | min 100 |
| B. Stoop | --- | min 25 | min 25 | min 25 |
| C. Forecourt | max 25 | max 25 | max 25 | --- |
| D. Storefront | min 75 | min 75 | min 75 | --- |
| E. Arcade | min 50 | --- | --- | --- |

min 50 = allowed
--- = not allowed

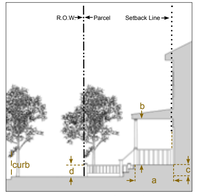
[1] The specified percentages in table 4-5 apply when only one frontage type is used on a Building's frontage. Combinations of types allowed in the same particular zone are not subject to these specific percentages and are to be evaluated in design review by the Community Development Director.



**Table 4-6 : Specific Standards for frontage types**

### A. Frontyard / Porch

Frontyards provide a physical transition from the sidewalk to the building. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard. A raised porch may be combined with the front yard as show below.




*Section Diagram: Frontyard / Porch*

**Configuration**
A great variety of front yard / porch designs are possible, per the following:

a. Depth min 7 ft clear

   Width min 12 ft clear for centered entry; min 8 ft clear for asymmetrical entry

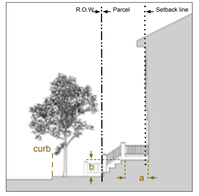
b. min 8 ft clear

c. Porches may be at grade or raised to transition into the building. In no case shall porches be raised more than 3 feet from the adjacent grade.

d. Fences or walls defining and/or retaining the front yard shall not exceed 4 feet in height from the adjacent sidewalk.

### B. Stoop

Stoops are elevated entry porches/stairs placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the storefront frontage type. A porch or shed roof may also cover the stoop.




*Section Diagram: Stoop*

**Configuration**
A great variety of stoop designs are possible, per the following:

a. Depth min 4 feet wide clear
   Width min 4 feet clear

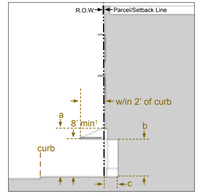
b. The ground floor shall not be elevated more than 3 feet above the adjacent sidewalk.

c. Stoops must correspond directly to the building entry(s).

d. Fences or walls defining the stoop or front setback shall not exceed 4 feet from the highest adjacent finished grade.

### C. Storefront

Storefronts are large glazed openings in a façade, filled with doors and transparent glass in a storefront assembly. This traditional retail frontage type is often provided with canopies or awnings, which may be fixed or retractable, to shelter pedestrians and shade the storefront glass from glare. The storefront assembly may be recessed up to 100 feet to provide a widened sidewalk or a covered area for outdoor dining.




*Section Diagram: Storefront*

**Configuration**
A great variety of storefront designs are possible, per the following:

a. min 10 feet tall and max 16 feet tall, as measured from the adjacent sidewalk.

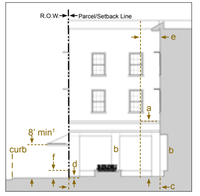
b. The corresponding storefront(s) opening(s) along the primary frontage shall comprise at least 75% of the 1st floor wall area facing the street and not have opaque or reflective glazing.

c. Storefronts within the overall facade may be recessed from the frontage line by up to 10 feet.

d. The storefront shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

### D. Forecourt

A Forecourt is a public space formed by a recess in the façade of a building. Forecourts are generally appropriate for commercial or civic use, or in some cases for vehicular drop-off at a civic building or hotel, as distinct from courtyards which are semi-public spaces providing frontages of a generally residential character.



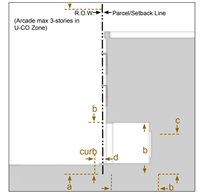

*Section Diagram: Forecourt*

**Configuration**
A great variety of forecourt designs are possible, per the following:

a. The frontage created by the forecourt shall be improved with shopfronts and be min 12' tall as measured from the adjacent sidewalk.
b. The corresponding storefront(s) opening(s) along the primary frontage shall be at least 65% of the 1st floor wall area and not have opaque or reflective glazing.
c. Width min 10 feet clear, max 60 feet clear
   Depth min 20'; max 40'
d. The forecourt may be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the court, but shall not exceed 3 feet from the adjacent sidewalk grade. ADA access shall be accommodated within the parcel.
e. Encroachments within the forecourt, such as balconies, galleries, awnings, signage and light fixtures are allowed up to 1/3 the width and depth of the forecourt.
f. The storefront shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

### E. Arcade

Arcades are colonnades supporting a building façade that is set just behind the curb of the street, such that the sidewalk is enclosed within the building volume, between the colonnade and storefronts. This type is ideal for retail use, as it shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise. The arcade also provides habitable residential or commercial space over the sidewalk, narrowing the space of the street and creating a very urban character.




*Section Diagram: Arcade*

**Configuration**
A great variety of arcade designs are possible, per the following:

a. The height and the proportions of the arcade shall correspond to the facade consistent with the architectural style of the building.
b. Min 10 ft clear in all directions. Soffits, columns/arches shall be treated consistent with the architecture of the building
c. The arcade shall correspond to storefront openings and;
   i. spacing between openings along the right-of-way shall be square or vertically oriented;
   ii. frontages shall be improved with storefronts;
   iii. storefronts shall be 10 ft tall min.
d. Min 2' and max 4' sidewalk between curb and face of arcade (except at curb extensions for intersections in which case the arcade shall continue in parallel to the right-of-way).
e. The storefront shall provide clear views of merchandise displays within the shop space and/or maintained and lighted merchandise display(s) within a display zone of approximately four feet in depth from the glass.

**A. Introduction: Architecture Style Guidelines**

These Architecture Style Guidelines establish a clear set of guidelines that provide the City of Whittier and future applicants with a basis for proposing and reviewing development projects. The Guidelines serve two primary purposes:

1. To establish high quality design in the historically sensitive core of the City, and
2. To facilitate the design review and planning approval process of projects in terms of an architecture that is appropriate to particular building types and compatible to adjacent buildings.

The Guidelines are most effective as a proactive guide for architects, developers, and institutions that are considering a project in Uptown Whittier. The Guidelines are not intended as a literal style manual; instead, they serve as a framework that represents the salient characteristics of traditional and contemporary styles for use in the design and development of new buildings. The City shall use them as part of a formal design review process, potentially assisted by a town architect qualified in these matters.

**B. Architecture Styles**

Based on extensive documentation of local precedents in and around Uptown Whittier, a survey of historic buildings, and a study of existing and proposed historic district designations, six architecture styles have been identified as relevant to the Specific Plan area's history and in future developments and as being deserving of continued application and interpretation:

1. Mediterranean
2. Craftsman
3. Victorian
4. Main Street
5. Art Deco
6. California Contemporary

Each style is described and differentiated through formal characteristic aspects of the buildings and their relationship to their context:

- Introduction (historic description)
- Key Characteristics
- Massing and Proportion
- Elements and Details
  - Massing
  - Base
  - Primary Walls
  - Roof-Wall Connections
  - Roof
  - Drainage
  - Openings
  - Attached Elements
  - Site Definition and Landscape

| Architecture Style: | Mediterranean | Craftsman | Victorian | Main Street | Art Deco | California Contemporary |
|---|---|---|---|---|---|---|
| **Building Type:** |  |  |  |  |  |  |
| 1. Single House | Y | Y | Y | - | - | - |
| 2. Accessory Dwelling | Y | Y | Y | - | - | - |
| 3. Duplex, Triplex, and Quadplex | Y | Y | Y | - | - | - |
| 4. Rose Walk | Y | Y | Y | - | - | - |
| 5. Bungalow Court | Y | Y | Y | - | - | - |
| 6. Rowhouse | Y | Y | Y | - | - | Y |
| 7. Live / Work | Y | Y | Y | Y | Y | Y |
| 8. Courtyard Housing | Y | Y | - | - | Y | Y |
| 9. Commercial Block | Y | - | - | Y | Y | Y |
| 10. Liner | Y | - | - | Y | Y | Y |

*Key*
**Y** Style permitted for this building type
**-** Style not permitted



**C. General Guidelines**

Buildings are the principal determinants of street and neighborhood form. As they are incrementally constructed, they contribute, along with their neighbors, to both the formation of the public realm and to the collective form of the city.

Essential, therefore, to the design of new projects is the careful consideration of how they relate to their physical context (towards the street, towards buildings across the street, and towards neighboring buildings), as well as to their historical, cultural, and climatic context. In order for this to be successfully achieved, new buildings must be designed both from the inside out and the outside in. They should be pleasing to both those who inhabit them and to those who pass by on foot, bicycle, or automobile.

In addition, all components of a building must be thoughtfully and holistically designed: the careful articulation of building volumes in a manner that is respectful of existing buildings; the inclusion of frontages that enhance the building's relationship to the public realm; the selection of materials, window and door assemblies and the consideration of how they relate to one another both proportionally and in terms of color and texture; the choice of plants, trees, and hardscape materials that are compatible with the proposed building, the Uptown District as a whole, and are appropriate to the climate of Whittier; the placement of mechanical systems and utilities in the least obtrusive manner; and the kinds of constructional details that generate permanent buildings and, by extension, long term value.

In the following pages, guidelines are offered for accomplishing the architectural design dimension of this Plan, particularly of each of the six chosen styles. The following are general guidelines that apply to all of them:

**A. Materials and Finishes.**

Architectural materials and constructional assemblies should be combined in a manner that guarantees permanence and longevity. Further, they should be designed consistently within the architectural language chosen for each project, in terms of structural expression, scale, and proportion.

1. **Durability of Materials.** Materials, especially at the ground floor level, should be durable and detailed in a manner that energizes the public realm.

2. **Exposed Wood.** Exposed wood (or wood-like materials) should be finished in a manner that minimizes maintenance and promotes its longevity.

3. **Reflective Materials.** The use of reflective materials is discouraged. They should only be used if:

   - They are applied to small areas (such as to highlight signage) and
   - It can be shown that they will not cause a nuisance to automobile traffic, pedestrians, and neighboring buildings.

4. **Masonry and Stone.**

   - Masonry veneer walls should be detailed with structural integrity, appearing thicker and heavier, especially at corners and window and door openings.
   - Brick and cut stone should be laid in true bonding patterns. Mortar joints should be struck.
   - River and rubble stone should be laid from large to small, with smooth or beaded mortar joints.
   - Masonry detailing should involve the transition from stone to other materials through moldings, caps, and other trim elements.

5. **Synthetic Materials.** The use of synthetic materials is discouraged unless they can be shown to:

   - Adequately simulate the appearance of the natural material they imitate.
   - Demonstrate an ability to age similar to or better than the natural material they imitate.
   - Have a permanent texture, color, and character that is acceptable for their proposed application.
   - Be pressure washed and, in general, withstand anti-graffiti measures.

6. **Multiple Materials.** Two or more wall materials may be combined on one facade. If located one above the other, lighter materials should be placed above more substantial materials (e.g. wood above stucco or masonry, or stucco and glass above masonry). In general, vertical joints between different materials should occur only at inside corners.

7. **Color.** Materials and finishes should be composed to provide balanced compositions and should be understood to be of the essence in describing the character of a new or rehabilitated building. Large areas of bright colors should be avoided.

8. **Finishes and Fixtures.** Finishes, fixtures, and other architectural details should be designed to be consistent with each other throughout the building.

9. **Attached Elements.** Attached architectural elements and details such as lighting fixtures, custom signage, awnings, hand rails, balconies, and trellises are strongly encouraged. They should be designed to be consistent with each other throughout the building. Such elements should draw inspiration from and relate to surrounding buildings.

**B. Openings.**

The placement, orientation, proportion, materiality, detailing, and color of windows and doors are indispensable to defining a building's character and quality. Conversely, windows and doors that are inappropriately proportioned or material- or color-coordinated with a building's style can seriously damage its aesthetic quality.

1. **Materials.**

   - Windows, doors, frames, colors, and styles shall be appropriate to a building's architectural style.
   - Recommended window and door materials include wood, fiberglass, steel, or aluminum. Vinyl and vinyl-clad windows are discouraged, although when used should utilize mullion patterns and colors appropriate to a building's style.
   - Flush nail-on aluminum windows are prohibited.
   - Glazing should be clear glass, particularly in storefront and primary window applications. Transom and other specialty windows may be decorative.

2. **Details.**

   - Window sills should be detailed to properly shed water.
   - Head casing should be equal in width to or wider than jamb casing.
   - Mullions, if used, should be true and should be of a substantial dimension (e.g. not flat).

3. **Configurations.**

   - In general, window openings and panes should be vertically oriented, square, and/or composed of groupings of vertically oriented windows.
   - The orientation and proportion of openings should be consistent with the architectural language of the rest of the building. Openings should relate to one another proportionally and according to a rational system of design.
   - Building elevations are encouraged to exhibit a hierarchy between window sizes to differentiate between public rooms and private rooms.
   - Windows in new buildings should be designed in scale with surrounding buildings.

4. **Placement.**

   - In general, windows should be recessed from the wall plane of the facade to provide depth. The depth should be specific to the architectural style being utilized.
   - Bay windows, if provided, should be habitable spaces.

5. **Accessories.** Accessories may include operable shutters sized to match their openings, opaque canvas awnings and other shading devices, and planter boxes supported by visible brackets appropriate to each design.

6. **Garage Openings.**

   - Pedestrian entrances to buildings should be more prominent than automobile entrances. This can be accomplished by way of size, massing, or detail variation.
   - Parking garage entrance openings should be composed as an integral part of the building facade. They should be designed as doorways and be secured by gates or doors and scaled in proportion to the overall form of each building.

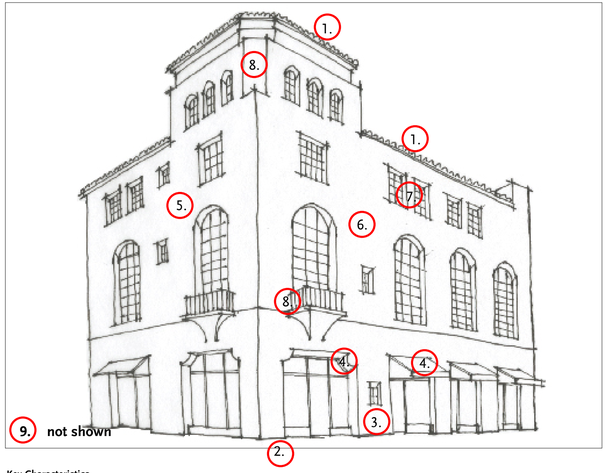
7. **Solar Design.** Active solar devices should be fully integrated into the overall form of the building and properly detailed into its fabric. Passive solar devices such as overhangs, shutters, louvers, canopies, and shade trees should be used to minimize solar heat gain. Buildings should be designed to allow for the passage of cooling breezes.

## 4.6.1 Mediterranean

**Introduction.** The Mediterranean style was generated by the Eclectic movement of 1890 - 1940, which was inspired by architectural precedents from the Classical, Medieval, and Renaissance periods, derived from original Spanish, Italian, Greek and North African Moorish cultures, and their colonial progeny (with indigenous influences) in North and South America. The style came into prominence in the 1920's and 1930's, and is predominantly found in California and Florida due to both the historic Latin colonization patterns of these regions, and to similarities with the precedents' Mediterranean climate and culture. Eastern architects such as Bertram Goodhue and Addison Mizner, and California architects such as Wallace Neff and George Washington Smith used a deep understandings of the precedent's origins and applied them in a carefully disciplined, yet more convenient, functional way to match the changing lifestyles and material culture of 20th century America.

The Mediterranean style is a mature and complex architectural language. Its heritage is so extensive, that when applied, it evokes a heightened sense of urbanity, while maintaining an intimate relationship with nature typical to a temperate Mediterranean-like climate such as Whittier's. The style can be distinguished by its simple massing, smooth white walls, deeply set openings, and red tile roofs. The basic mass is punctuated by rhythmic placement of windows and doors, and detail that is sparingly applied to these openings with carved surrounds and window grilles. Both color and decoration are somewhat restrained as compared to other styles, and are reserved for such details as wrought iron railings, grilles, and gates, fabric awnings, and stone or colorful tile surrounds at doors, windows, and fountains. Shading devices such as arcades, recessed entries, balconies, overhangs, and awnings are arranged as counterpoints to the simple, geometric forms of the buildings.

The style has been used historically in Uptown Whittier, and is particularly suited to the Philadelphia and Greenleaf Avenue areas, public buildings, and multi-family buildings.




**Key Characteristics**

1. **Roof -** low pitch gable ends, occasional hipped ends, red clay tile. Flat roofs in combination with pitched. Roof eaves are plaster molding transitions from wall or wooden bracketed overhangs.
2. **Floor Plan/Elevation -** simple plans in rectangular, L-shaped, or U-shaped configurations.
3. **Base -** typically no base, wall meets ground simply. Articulated bases (projected, material changes, etc.) are reserved for public buildings.
4. **Shading -** recessed arcades & entries, balconies, or fabric awnings.
5. **Form/Massing -** 1 to multiple stories, simply proportioned, asymmetrical compositions. Corner towers common.
6. **Walls -** flat planes of smooth or textured plaster, punctuated by deep openings.
7. **Openings -** vertically proportioned, combination of small and large openings in asymmetrical or symmetrical pattern.
8. **Articulation -** plane of wall broken by modest planar changes, balconies, awnings, plaster brackets or pilasters, & occasional roof eaves. Detailing is limited to metal or wood railings, grilles, and wood or tile ornamentation at major door or window openings.
9. **Colors -** limited to off-white and white, terra-cotta roof tiles, & contrasting color of doors, windows, & wood brackets, columns, and railings.

**Massing & Proportion**

The following drawings are illustrative of massing strategies for small, medium, and large buildings in the **Mediterranean** style. These are merely indicative of possible building configurations, and not intended as a limited, preferred, or exclusive set of designs in this style.

Every style is not merely a surface applique. It is really a volumetric expression, dependent on spatial, material, contextual, environmental, and other forces affecting the form and performance of buildings. It is expected that proposed projects will seek their own massing configuration based on their program and context, inspired and directed in part by this limited catalog of possibilities.

1. **Basic Massing -** One-, two-, and three-story volumes roofed in a combination of gabled, hipped, shed, and flat roof forms. Roof pitches are low and range between 3:12 and 5:12.

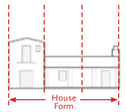
   Residential buildings tend to be roofed in sloped roof forms, while commercial buildings tend to be roofed in either sloped or flat roofs or a combination of the two.

   Small and medium massing is composed and scaled as a series of house forms. Large massing is organized around elevators, lobbies, and corridors and its form is designed to the scale of the block.

2. **Detailed Massing Elements -** Overall building massing is broken down with the addition of attached architectural elements (such as balconies and exterior stairways) as well as the whole range of urban frontage types.

3. **Composition and Openings** - Within the framework of various masses, openings may be arranged asymmetrically or symmetrically, often within the same building. Residential buildings tend to be more asymmetrical than commercial buildings, with the openings of commercial buildings often being arranged serially.

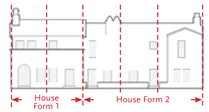
4. **Floor Plan -** Simple rectangular plans are most common, with public rooms predominantly facing onto the street. L-shaped and U-shaped plans are also common.




1. **Small Massing**
   **(Single House, Duplex, Triplex, and Quadplex)**

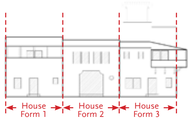
   A simple single-family house organized as a three-bay composition. Its comprised of one- and two-story rectangular volumes arranged in an L-shaped configuration. The two-story volume dominates through its vertical proportion and the one-story volume is horizontally composed. Attached elements include a second floor balcony, a ground floor porch, and a chimney.

   This massing strategy also applies to the individual houses of Bungalow Courts and Rose Walks.



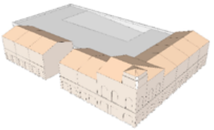

2. **Medium Massing**
   **(Rowhouse and Live / Work)**

   A two-story rowhouse building comprised of two house forms. The first house (left) is composed of two bays and the second house (right) is composed of three. The asymmetrical design of openings transforms the repetitive nature of the individual unit plans. The pedimented end of the large volume increases its scale on the street front. This kind of design expresses the continuous fabric of rowhousing, while distinguishing the individual character of each unit. This is accomplished through volumetric variation, setbacks, varied roof configurations, and frontage choices.




3. **Medium Massing**
   **(Courtyard Housing)**

   In this courtyard housing building, two-story, equal bay house forms are composed around a central courtyard. The individual houses are differentiated from one another by small variations in height, setback, and roof forms. Window and door openings relate compositionally to each house and are arranged both symmetrically and asymmetrically. The massing is further broken down in scale with the addition of stoops and a balcony and loggia on the second floor. This kind of design expresses the character of each unit, while combining them into a collective courtyard form.



4. **Large Massing**
   **(Commercial block and Commercial liner)**

   A commercial block building that breaks down its massing into three bays that are differentiated from one another by variations in height. Higher massing and a tower accentuate the corner. Ground floor openings are large storefronts. The massing and arrangement of openings are more formal than that of the more residential types at left. Openings are arranged in a serial pattern.

Note: The diagrams are representative examples of massing and proportional relationships in each style. Diagrams are not to scale.

### 4.6.1 Mediterranean Revival

*Local precedent: Modest and elegant multifamily building in Whittier, CA.*

*Local precedent: Office building with balconies and elaborate entrance in Whittier, CA.*

*Regional precedent: Multifamily building w/forecourt on corner site in Pasadena, CA.*

*Tower at corner*

*Painted base with deep recess*

*Single plane composition*

*Single-volume composition*

*Base articulated in same material and color*

*Intermediate molding at base*

*A multiple volume composition*

*Continuous material base.*

*Applique at cornice and corner*

**A. Massing**

a. Volumetric compositions can be of a single primary volume offset by a variety of lesser ones. Also possible are compositions that are expressed in a single volume.
b. Multiple volume compositions can be overlapped or offset vertically or horizontally.
c. It is common and desirable to articulate building corners on corner lots.

**B. Base**

a. Exterior walls reach the ground with an expression of weight, with or without a base.
b. An explicit element of base is described either as a painted band of traditional colors or an applied band of tile, stone, or cast concrete.
c. Elements setback within the wall, may have their own material connection to the ground, such as tile, plaster or concrete.

**C. Primary Walls**

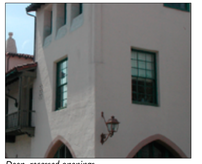
a. Expressed as single-plane expanses of plaster wall.
b. May be articulated by traditional moldings or applied ornament of stone or cast concrete, to describe the vertical divisions into base, body and top.
c. Plaster finish shall be Santa Barbara Mission-Stucco, Humpy-Bumpy brown coat 16/20 finish with 0 - 3/8" variation, or 20-30 fine sand finish
d. Control joints are not allowed.



*Expressed rafters, broad eave*

*Sloped tile roof*

*Projecting scuppers*



*Deep, recessed openings*

*Useable balconies*

*Fountain as focal point of a courtyard*

*Clay tile roof without eaves*

*Parapet with flat roof*

*Gutter and downspout*

*Major openings with trim*

*Integrated stairs*

*Integrated 1-story wall with doorway*

*Terra cotta tiles on profiled parapet*

*Roof as balcony behind articulated parapet*

*Water retention and control*

*Paired, recessed openings*

*Integrated chimneys*

*Forecourt with entry gate*

**D. Roof-Wall Connections**

a. The roof visually dominates the wall by extending beyond it.
b. Exterior walls transition into the roof by one of three means: i) a projected wooden eave with exposed wooden rafters, ii) a plaster molding or, iii) a tile cap
c. Foam moldings are expressly prohibited.

**E. Roof**

a. May be pitched at a 3:12 ratio and finished in Roman or Mission tile laid irregularly (tile may be multi-color).
b. Flat roofs are allowed and shall be articulated as an explicit exterior wall in visual transition to the sky. May be accessible and used as balconies or terraces.
c. No bird stops allowed at end condition: must be mortar filled.

**F. Rainwater Drainage**

a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
b. Flat roofs may be drained by use of trumpet scuppers. A roof that drains internally will need tile or ceramic scuppers on exterior walls.
c. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.

**G. Openings**

a. Deep-set (min 3" plaster return) and vertical. May be combined with deeper balcony, loggia, and arcade elements to generate complex building-wide vertical or horizontal compositions.
b. Such compositions can be symmetrical overall, locally symmetrical or, asymmetrical.
c. Shutters are the real, aggregate dimension of their associated opening.
d. French doors and casement windows are typical. Multi-pane windows and multi-paneled doors are typical

**H. Attached Elements**

a. All allowable frontage types can be expressed in this architecture style.
b. Architectural elements such as balconies, stairs, and chimneys can project beyond the building's primary volume into the areas of its setbacks.
c. Attached elements contribute to the massing variety of buildings by being sized to a building-wide scale.

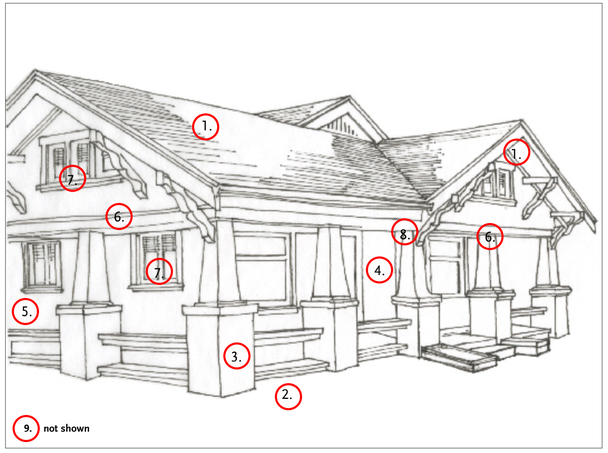
**I. Site Definition and Landscape**

a. Buildings typically create surrounding public and private space within walled precincts. Forecourts, garden walls, and zaguans are common.
b. The landscape of gardens and courtyards heightens the spatial character of each walled precinct or exterior room and generates a special outdoor place directly linked to the building.
c. Courtyards are places of repose and social gathering.

### 4.6.2 Craftsman

**Introduction.** The Arts and Crafts movement of the late 19th Century inspired the Craftsman architecture in California and the nation. It was a style of the hand-made and earthy, a reaction to the repetitiveness and homogenization of the industrial buildings occurring at the time. Architect William Morris lead the movement, which had its origins in England. Morris, and the English Arts & Crafts Exhibition Society inspired the local evolution of the style by U.S. architects such as Bernard Maybeck, Gustave Stickley, and most notably Charles and Henry Greene of Pasadena, California. The style focused on careful and honest detailing of natural materials such as redwood, tile, copper, brick and stone in use of both the house's structure and exterior envelope, its landscape, its fittings and hardware, its furnishings, etc. All parts of the home received artful attention. Architects Greene and Greene designed exemplars of the style in Pasadena, as well as modest, inexpensive, and low-profile bungalow homes throughout the region. Popular magazines of the early 20th Century such as *Good Housekeeping* made the style familiar to the public and pattern book makers, which in turn, made the Craftsman house the most reproduced house style in the country at that time.

Buildings are composed of horizontal, single- and two-story volumes. An additional floor may be concealed within the volume of the roof. In its most simple form, it is a wood box surrounded by various attached elements. Walls are typically horizontally placed wood siding, shingles or board-and-batten, with a foundation base and piers in river stone, brick or stucco. Rafter tails and porch columns are exposed, smooth, and shaped. Windows and doors are vertical in proportion - often combined into horizontal patterns - and trimmed in wood. Roofs are composed of shallow sloped gabled forms, and made of wood, asphalt shingles or sheets with broad overhangs and eaves.




**9. not shown**

**Key Characteristics**

1. **Roof -** low to medium pitched low-slung roofs, with gables facing street, or crossing with rear gable, & occasional side-facing gable. Hipped roof used on occasion. Large overhangs with rafter tails, exposed eaves, braces, and brackets.
2. **Floor Plan/Elevation -** simple, rectangular or L-shaped plan, with added porches and frequently a porte cochere over drive leading to rear of lot.
3. **Base -** articulated in brick, stone, stucco, or shingle typically with change in plane.
4. **Shading -** very deep front and side porches or open shade structures added to mass of building, sometimes contained underneath main roof form. Upper level balconies and sleeping porches common.
5. **Form/Massing -** 1 to 3 stories with 3rd story incorporated into roof line, very horizontally proportions, rectangular mass is very simple with few projections.
6. **Walls -** wall planes are articulated in combinations - with heavier materials at ground [stucco] and lighter above [clapboard, shingles].
7. **Openings -** vertical or square proportions, and ganged for horizontal compositions at public rooms. Of note, the front door is lower and wider than standard front doors.
8. **Articulation -** besides roof details, building base and porch columns and railings are detailed in wood, stone, or brick. Windows have trim. Balconies, window planter boxes, brick or stone chimneys and unique lantern light fixtures are common.
9. **Colors -** earth tones in the darker ranges. Field and accent colors are closely related and contrast is limited in the best examples.

**Massing & Proportion**

The following drawings are illustrative of massing strategies for small, medium, and large buildings in the **Craftsman** style. These are merely indicative of possible building configurations, and not intended as a limited, preferred, or exclusive set of designs in this style.

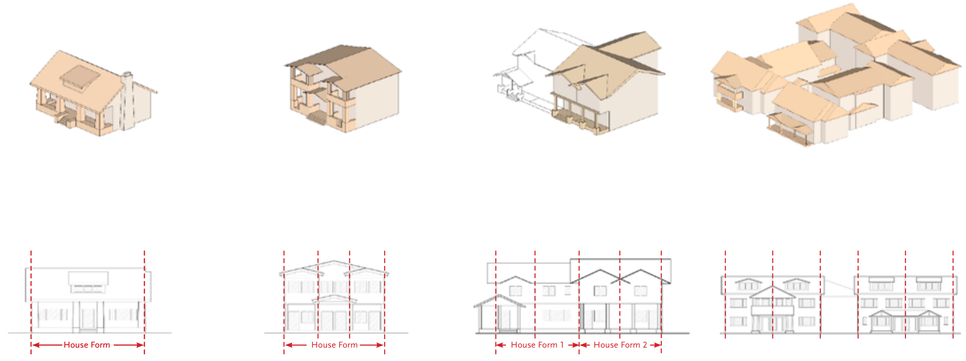
Every style is not merely a surface applique. It is really a volumetric expression, dependent on spatial, material, contextual, environmental, and other forces affecting the form and performance of buildings. It is expected that proposed projects will seek their own massing configuration based on their program and context, inspired and directed in part by this limited catalog of possibilities.

1. **Basic Massing -** One-, two-, and three-story house-like volumes most typically roofed in low slung gabled forms, although hipped forms are sometime used. Bungalows are oriented, arrayed, or facing with their gabled end of their roofs parallel to the street. The top floor is usually fully enclosed by the roof form (i.e., within the attic space) and is lit by dormer windows. For three-story buildings, the third floor must be enclosed within the roof form. Roof pitches vary between 3:12 and 6:12.

2. **Detailed Massing Elements -** Building massing is often articulated through a variety of frontages thoroughly integrated with the form of the building. These typically include porches, arcades, raised forecourts, etc. Detailed massing arranged symmetrically on the body of the buildings. The best examples of this style are asymmetrical and picturesque in their composite massing. Dormers are generally large and are roofed in gabled or shed roof forms.

3. **Composition and Openings** - Openings are generally arranged symmetrically, although some local asymmetries are common.

4. **Floor Plan -** Simple rectangular plans are most common, with public rooms predominantly facing onto the street.




**1. Small Massing (Single House)**

A two-story single house comprised of a simple rectangular plan that orients its long side towards the street. The second floor is enclosed within a singular, gabled roof form and is lit by a dormer window covered by a shed roof and gable windows on both sides. Since the gable presents its side towards the street, the perception from the street is that the house is a one-story building. A deep front porch, also enclosed within the gable roof form, presents a hospitable face towards the street.

This massing strategy also applies to the individual houses of Bungalow Courts and Rose Walks.

**2. Small Massing (Duplex, Triplex, or Quadplex)**

A two-story quadplex that is conceived as a large single house that happens to contain four, simply stacked residential units. The building is organized as a simple plan covered with a shallow-sloped gabled roof. The attic space is not occupied. Two-story porches symmetrically flank each side of the street-facing elevation denoting the four apartments contained under the single roof. Under the ground floor porch, two central doors provide access to the upper floor units and the edge doors provide access to the ground floor units.

**3. Medium Massing (Rowhouse, Live / Work)**

A rowhouse building that is composed of two house forms that are joined together as one building. Each house is composed of two units and is covered by a gabled roof. The individual house forms are differentiated from one another by the arrangement of porches and window and door openings. An attached porch (on unit at far left) and an embedded porch (subtracted from the house form on the right) add interest to the street facing elevation and help break down the building's massing to a human scale.

**4. Large Massing Courtyard Housing**

A three-story courtyard housing building that arranges house forms around a central courtyard. Individual house forms are differentiated from one by their porch, door, window, and dormer design. These attached elements also break down the overall massing to a human scale. The third story is completely enclosed within the attic space so that from the street and the courtyard, the building appears to be two-story.

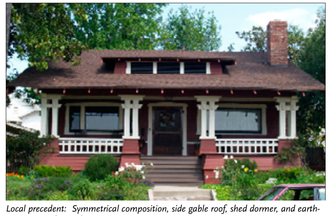
Despite its density, this building presents a two house front to the street and is highly compatible with adjacent single family houses.

Note: The diagrams are representative examples of massing and proportional relationships in each style. Diagrams are not to scale.

## 4.6.2 Craftsman

*Local precedent: Asymmetrical gabled front roofs, front and side porches in Whittier, CA.*

*Local precedent: Asymmetrical gabled front roof and deep porches in Whittier, CA.*



*Local precedent: Symmetrical composition, side gable roof, shed dormer, and earth-tone materials in Whittier, CA.*

*Rectangular volumes with deep, low-slung roofs*

*Rectangular main volume with attached porches*

*Rectangular volumes, horizontally proportioned*

**A. Massing**

a. Form is a simple rectangular mass, horizontally proportioned, typically 1 to 2 stories.
b. The rectangular mass is articulated by components such as attached porches, balconies, bay windows, or projecting room volumes so integrally composed into the building that they are indistinguishable from the principle volumes.
c. Cantilever upper walls and bay windows are not uncommon.

*Wood shingle wall, stained*

*Stucco base with stained wood shingle wall*

*Clapboard siding at base, shingles above*

**B. Primary Walls**

a. Walls are articulated with changes in planes, and/or change in materials.
b. Material changes are limited to 2, with no more than 80% of the total wall surface in one material.
c. Heavy materials, if used, are located at ground floor (stone or stucco), and lighter materials or textures above (shingle or clapboard siding).

*Brace and exposed rafters*

*Large overhanging eaves with exposed rafters*

*Structural elements expressed @ gable end vents*

**C. Roof-Wall Connections**

a. Wide eaves with exposed rafters and rafter tails
b. Wood braces & brackets may be used.
c. Minimum 24" overhang.
d. Attic vents are placed at the gable ends of the roof and finished with decorative wood grilles.



*Gable front roof facing street*

*Side gable, roof parallel to street*

*Seldom-utilized hipped roof*

**D. Roof**

a. Roof forms include gables that face the street, or gables with the long side of the roof facing the street.
b Principal gables are pitched between 3:12 and 5:12. Shed slopes are less than the principal slope, between 2:12 and 6:12.
b. Dormers may be used to provide light and air to rooms on the upper levels.
c. Heavy timber throughout in braces, brackets, lookouts, and brackets (3" x 5" minimum).

*Gutter and downspout*

*Downspout*

*Copper downspouts, leader box*

**E. Rainwater Drainage**

a. May be conducted off pitched roofs by a traditional combination of gutters and downspouts.
b. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.
c. Gutters and downspouts are metal - galvanized, painted, or copper and typically half round, round, or square.

*Vertical openings in horizontal composition*

*Paired vertical windows, 3 over 1 double hung*

*Typical wider, shorter front door w/ lite*

**F. Openings**

a. Window openings are proportioned vertically, although several windows may abut to form a horizontal grouping, particularly at public rooms.
b. Windows are typically not deeply recessed.
c. Window lites may be divided into equal increments or be divided on a portion of a window (such as the upper portion of a double-hung or casement window: 4 over 1, 3 over 1).
d. Front doors are typically shorter and wider than the average entry door, and typically has a special lite [window] incorporated into it.

*Front Porch*

*Chimney*

*Porte-cochere*

**G. Attached Elements**

a. Porches, balconies, porte cocheres, chimneys, and trellises are added to the simple main mass of the building.
b. The term Craftsman applies to the hand-wrought nature of all the detailing on the exterior, which exhibits the honest detailing and joinery of the construction.
c. Columns are lightly elaborated - they are tapered and square, and rendered in stone, brick, plaster, or wood. Piers are a minimum of 6"x6" if wood posts, and 18"x18" if stone or stucco.

*Masonry and stone base*

*Tapered stone foundation base, shingle wall*

*Stucco base*

**H. Base**

a. Bases are articulated as separate from the main wall through a change of plane, or a change in material, in concrete, stone, or brick.
b. The base may be expressed as a foundation, or the entire first floor.
c. The lower floor may be stucco (smooth sand finish) with the upper floors clad in clapboard or shingle siding.
d. When stone is used for bases, stones are stacked naturally, with larger stones lower on the wall, smaller above those.

*Walls composed of natural materials blend into landscape*

*Trellis as entry*

*Natural materials with accented gate*

**I. Site Definition and Landscape**

a. Buildings face a front yard.
b. Entry porches are defined by columns, trellises, low walls, and/or hedge plantings. Gates at side yards are wood.
c. Garages are tucked in the rear of the lot and accessed by a long drive and sometimes a porte cochere.
d. Terrace or patio walls are of river stone and/or clinker brick, or brick.
e. Plantings are heavy with dark evergreen plant materials.

## 4.6.3 Victorian

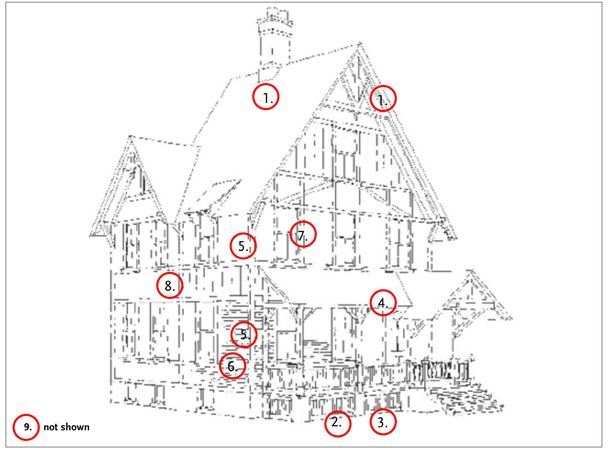
**Introduction**

Victorian refers to an era of style, from approximately 1850 to 1900 (approximately during the reign of Britain's Queen Victoria). Regional variations such as Gothic Revival, Italianate, Stick, Queen Anne, Shingle, and styles flourished during this time.

Several factors fueled the popularity and spread of the style. The Industrial Revolution created steam power for railroads and mass-production of building materials, as well as a burgeoning new middle class. Stick framing replaced heavy timber construction, and along with stock doors, windows, and nails, it allowed greater variation in house plans and facades. Workmen could replicate the style without specialized artisan guilds, and Pattern Books spread it easily though the country.

The mid-century shift away from classical design and formal gardens for small houses was key to the emergence of "picturesque" design. Andrew Jackson Downing's *Victorian Cottage Residences* greatly influenced popular taste. The emerging middle class in this country embraced the innovative idea of the relaxed country house as an antidote to urban life.

Victorian style's great exuberance and variety make it uniquely American. The style was highly utilized in the West, and California in particular. The Stick and Queen Anne versions of Victorian predominate in the region with great examples located in the City of Whittier.




**Key Characteristics**

**1. Roof -** Simple gable, or hipped with cross gables and main gable facing front. All roofs steeply pitched.
**2. Floor Plan/Elevation -** asymmetrical layout most typical, symmetry occurs infrequently.
**3. Base -** raised above grade on plinth.
**4. Porch -** sits on base, 2 or 1 sides of home, 1 story, with elaborate detailed wood columns, brackets, railings.
**5. Form/Massing -** 1, 2, & 3 stories, vertically proportioned, with high ceilings. Floor plan shape is reflected clearly in the massing.
**6. Walls -** masonry bases and/or wood walls, multiple textures & multiple colors on surfaces.
**7. Openings -** vertically proportioned, large openings.
**8. Articulation -** plane of wall broken by window bays, planar changes, and material changes. Detailing is intense at window & door openings, porches, & gable ends.
**9. Towers -** [not shown here] on occasion, they are included in large two-story versions, located at center or corners of front facade.

**Massing & Proportion**

The following drawings are illustrative of massing strategies for small, medium, and large buildings in the **Victorian** style. These are merely indicative of possible building configurations, and not intended as a limited, preferred, or exclusive set of designs in this style.

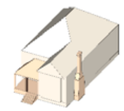
Every style is not merely a surface applique. It is really a volumetric expression, dependent on spatial, material, contextual, environmental, and other forces affecting the form and performance of buildings. It is expected that proposed projects will seek their own massing configuration based on their program and context, inspired and directed in part by this limited catalog of possibilities.

1. **Basic Massing -** One-, two-, and three-story house-like volumes most typically covered with gabled or hipped roofs. The overall proportions of buildings, including projections such as bay windows, towers, turrets, are generally vertical. Residential forms are almost always raised on a plinth. Roof pitches are steep - usually 8:12 or greater.

2. **Detailed Massing Elements -** The overall massing is broken down by the addition of complex and picturesquely composed frontages, bay windows, porches, wrap-around porches, stoops, etc. These detailed massing elements are elaborated in complex shapes and colors that heighten the source of volumetric complexity of such buildings.

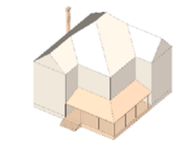
3. **Composition and Openings** - Window openings are vertically proportioned and almost always align from floor to floor (i.e., second floor windows are located directly above ground floor window or door openings).

4. **Floor Plan -** Simple rectangular plans are most common, with public rooms predominantly facing onto the street.



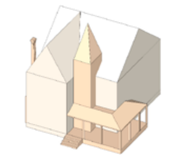

**1. Small Massing**
**(Single House - one-story)**

A one-story single house comprised of a primary volume covered by a steeply-pitched hipped roof, a secondary frontal volume covered by a gabled roof, and a porch covered by a hipped shed roof. Openings and attached elements are vertical in proportion. Entrance is through the porch and front door.



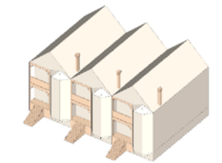

**2. Small Massing**
**(Single House - two-story)**

A two-story single house comprised of a primary volume covered by a steeply-pitched hipped roof, and two secondary volumes each covered by a gabled roof, and a porch covered by a shed roof that wraps the corner. Openings and attached elements are vertical in proportion. Entrance is through the porch and front door.




**3. Small Massing**
**(Duplex, Triplex, or Quadplex - three-story)**

A three-story quadplex comprised of a primary and secondary volume covered by a cross gable roof, a tower covered by a pyramidal roof, and a porch covered by a shed roof that wraps the corner. Light to the third-floor rooms is provided through windows located at the gable ends of the roof. The building is conceived as a large single house that happens to contain four residential units (conceptually, the building could just as easily function as a single house or a duplex). Openings and attached elements, are vertical in proportion. Entrances to the units are through a common porch, front door, and hall/stairway.



**4. Medium Massing**
**(Rowhouse or Live/Work - two-story)**

A three-story rowhouse comprised of a series of gable-roof covered house forms that are joined together to form one building. A two-story bay window and a porch further articulate the presence of each unit, while providing a serial pattern that identifies the building as a block of units.

Note: The diagrams are representative examples of massing and proportional relationships in each style. Diagrams are not to scale.

## 4.6.3 Victorian

### Elements & Details

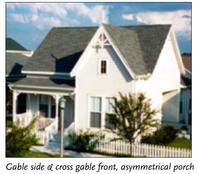
*Local precedent: hipped roof, symmetrical porch, asymmetrically placed on housefront*

*Regional/local precedent: hipped roof, front gable, two bay asymmetrical porch integrated into the house - Whittier, CA.*

*Regional/local precedent: gable front roof, townhouses - San Francisco, CA.*

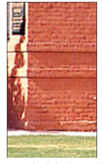
*Hip & cross gable front roof, wrapped porch*

*Hip & cross gable front, wrapped porch*



*Gable side & cross gable front, asymmetrical porch*

*Base - wood trim & lattice, wood siding over stucco*



*Base - brick, brick pier & lattice infill*

*Base - field stone, cut stone*

*Wood siding, shingles in polychrome color scheme*

*Multiple materials & colors articulate volumes*

*Board & batten wood siding*

**A. Massing**

a. Buildings are characterized by the prominence of their walls and very highly articulated roofs. There is typically one principal volume elaborated by the addition of many and complex frontages.
b. Complex geometries of floor plans reflected in complex massing of buildings.
c. Vertical proportions are typical of all massing.

**B. Base**

a. Buildings sit on plinth, raised up to 3 feet or more above grade.
b. Base is articulated from walls with drip line trim and change in material.
c. Materials are wood trim, stucco, brick, and stone.

**C. Primary Walls**

a. Walls are multi-planar and articulate separate elements of the massing.
b. Materials are a combination of horizontal siding, vertical board and batten, and shingles of many shapes and sizes. Walls also may include brick, stone, and stucco associated with various architectural elements typical of the style.



*Closed gable ends with shingle patterns*

*Open gable end, dormer, bay window*

*Gable with brackets*

*Metal Roof - standing seam, cross gable roof*

*Wood shingle - gabled and hipped roofs*

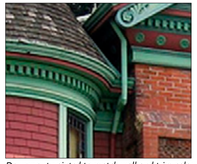
*Composition shingle - gable end to street*

**D. Roof-Wall Connections**

a. Roofs are prominent and visually dominant over walls.
b. Roofs extend beyond walls with elaborate moldings, bracketed moldings, or brackets and define open, enclosed, or framed gables.
c. At corners, towers extend beyond roofs and assume a specific form integral to the building.

**E. Roof**

a. Roofs are prominent and are a primary determinant of the form of buildings.
b. Roof shapes are hipped, gable end, and their various combinations.
c. Roof pitch is steep, 8:12 and greater.
d. Materials include standing seam metal, wood shingle, and composition shingle.



*Downspout painted to match wall and trim color*

*Gutter and downspout*

*Gutter - half-round w/ brackets, downspout*

**F. Drainage**

a. Traditional combination of gutters and downspouts, placed on outside or inside corners.
b. Shapes are typically half-round for gutters, and round for downspouts. Support brackets add additional detail.
c. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells.

*Multiple door & window shapes, sizes, & details*

*True-divided lite sash windows w/ correct trim*

*Door w/ lites, trimmed windows in bay*

**G. Openings**

a. Windows and doors are vertically proportioned, vertically oriented.
b. Windows are multi-paned, front doors have lites. Double hung is the primary window type.
c. Ground floor openings are larger in height and width. Upper floor openings are larger then common and of a variety of sizes.
d. Trim includes head, jamb, & sill which project out from wall surface. Sill is further pronounced.
e. Shutters are functional and when closed cover entire window or door opening.
f. Windows are typically not deeply recessed.

*Porches, tower, & brick chimneys*

*Porch w/ turned wood columns, milled details **

*Projecting bay windows, porch w/ brackets*

**H. Attached Elements**

a. Porches, bay windows, brows, awnings, towers, finials, crenelations, and chimneys are the architectural elements attached to the main mass of their buildings which define and enrich their overall form.
b. Attached elements receive the majority of the detail on facades. They are mostly reduced in polychrome painted wood. Minor elements are of decorative iron and brick.
c. Porch columns and balustrades are narrowly spaced and highly detailed.

* Photo source: The Abrams Guide to American House Styles, by William Morgan.

*Informal garden layout*

*Native plantings, climbing vines, picket fence*

*Wrought iron fence, urns, and flower beds*

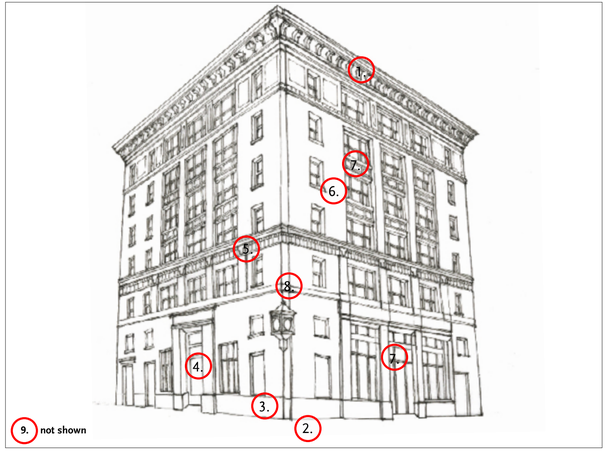
**I. Site Definition and Landscape**

a. Front yards are generally small and well defined by low fence at property line, or stoop in townhouse condition.
b. Front fences are brick or stone base w/ wrought iron, iron without base, or wood picket.
c. Large shade trees are mixed with typically heavy foundation plantings. The plant palette allows staggered blooming times to provide year-round color. The layout is more natural, paying credence to the style's origins.

## 4.6.4 Main Street

**Introduction.** Main Street style buildings are found on most pre-World War II U.S. main streets and frame town squares and plazas. This building type began in the late nineteenth century when, in the process of densifying towns and cities, housing was built over shop fronts. As a style in the U.S., it is derived from a number of historic precedents, including Spanish Colonial, Greek Revival, Victorian, Victorian Italianate, and Richardsonian Romanesque adapted to urban contexts and mixed uses. The type's simple, rectangular form is derived from a logical, repetitive structural framework which is expressed externally by the rhythmic placement of columns, storefronts, and openings on upper levels. Original frameworks were of load-bearing masonry, but the style easily adapted to iron and steel construction. Buildings sit on street fronts or corners, oriented directly to streets or town squares. This means that only one or two facades need detailed design attention.

The Main Street style is expressed through substantial materials - such as brick, stone, and heavy plaster. Upper story window openings are located in a rhythmic serial pattern in singles or groups. The plane of the wall is articulated by structural expressions - engaged columns and lintels over openings. The ground floor has expansive glass storefronts interrupted by structural columns with transoms to allow light to penetrate deep into the interior. Multi-story facades are typically divided into base, body, and top with the ground floor taller than the shorter upper floors. Buildings are topped by a flat roof line emphatically crowned at the eaves by a projecting cornice or a receding, stepped parapet.




**Key Characteristics**

**1. Roof -** flat roof with projecting cornice or parapet.
**2. Floor Plan/Elevation -** simple, rectangular plans with L-shaped or U-shaped variations.
**3. Base -** articulated base by change in material, change in plane, or both.
**4. Shading -** recessed arcades & entries, balconies, or fabric awnings.
**5. Form/Massing -** 1 to multiple stories, with base, middle, and top. Vertically proportioned with corner towers common.
**6. Walls -** flat planes of stone, brick, or plaster, punctuated by deep openings.
**7. Openings -** large storefront openings at ground, vertically proportioned, with transoms arranged in rhythmic pattern. Upper floors include combinations of small and large openings relating to ground level openings. Serial or symmetrical composition are typical.
**8. Articulation -** base, middle and top of facade are clearly defined by changes in material and horizontal banding. Ground floor and/or building-scaled base receive most detailed attention. Other details include cornices, balconies, awnings.
**9. Colors -** public buildings are more reserved, with muted colors. Otherwise, the palette is open to interpretation.

**Massing & Proportion**

The following drawings are illustrative of massing strategies for small, medium, and large buildings in the **Main Street** style. These are merely indicative of possible building configurations, and not intended as a limited, preferred, or exclusive set of designs in this style.

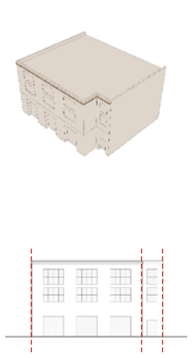
Every style is not merely a surface applique. It is really a volumetric expression, dependent on spatial, material, contextual, environmental, and other forces affecting the form and performance of buildings. It is expected that proposed projects will seek their own massing configuration based on their program and context, inspired and directed in part by this limited catalog of possibilities.

1. **Basic Massing -** A simple rectilinear box with a single, street-facing orientation due to its zero-setback front and side yard setbacks (except for when located on a corner, where building is oriented towards both streets). Buildings greater than 125- feet in length should be divided into separately-articulated volumes in order to give the appearance that the building is comprised of multiple buildings. Volumetric variation can be expressed by horizontal and/or vertical offsets. Roofs are generally flat.

2. **Detailed Massing Elements -** Overall massing is broken down to a more human scale through the employment of repetitive bays and a clearly defined top, middle, and base. Various commercial frontages can be integrated into buildings including storefronts, arcades, and galleries.

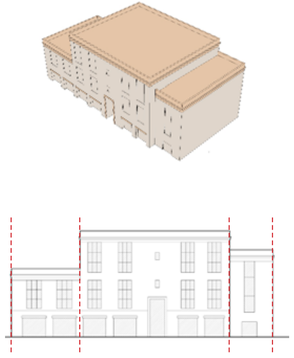
3. **Composition and Openings** - Window openings are vertically proportioned and typically align from floor to floor (i.e., upper-floor windows are located directly above ground floor window or door openings). Openings are symmetrically configured or serial in their composition.

4. **Floor Plan -** Simple rectangular plans are most common, with ground floor retail spaces and upper floor loft spaces facing directly onto the street.



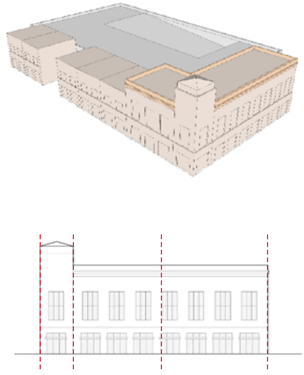
**1. Medium Massing**
**(Live / Work)**

A two-story live/work building comprised of three bays. Ground floor storefront and upper floor windows correspond to and delineate the individual bays. A set back fourth bay provides stair and elevator access to the upper floors.



**2. Large Massing**
**(Commercial Block)**

A three-story commercial block building that utilizes differences in height and setback to break down the overall scale of the building. The front facade is divided up into repeating bays that are delineated with ground floor storefronts and upper floor windows that align with the storefronts. The central block is symmetrical in its composition and gives access to upper floors through a front door, lobby, elevator, and interior corridors.



**3. Large Massing**
**(Commercial Liner)**

This building lines the edge of a city block and hides pedestrian-unfriendly uses such as parking garages, movie theaters, or big box stores. From the street, the two-part massing of the building appears to be a commercial block. Its elevations are serially composed with access to the upper stories from a corner entrance. The building also steps up the massing at the corner to add more emphasis to its urban location.

Note: The diagrams are representative examples of massing and proportional relationships in each style. Diagrams are not to scale.

## 4.6.4 Main Street

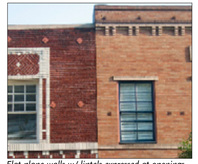
*Regional/local precedent: Whittier, CA. - Bank of America building at the corner of Greenleaf and Philadelphia in Uptown in multi-story configuration.*

*Regional/local precedent: Whittier, CA. - at Greenleaf in Uptown creating a distinct street edge, with large store windows and awnings at the ground floor.*

*Regional/local precedent: South Pasadena, CA.-retail ground floor, lofts above.*

*3-story mass with differentiated volumes*

*Frame with articulated base and storefront infill*



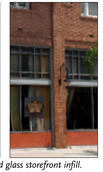
*Flat plane walls w/ lintels expressed at openings*

*1-story commercial building*

*Base defined by storefront windows with clerestory*

*Wall with base, middle, top articulated in brick*

*2-story mass with articulated corner*



*Frame without base and glass storefront infill.*

*Wall plane articulated through pilasters*

**A. Massing**

a. Simple box or rectangular floor plans are reflected in regular volumetric massing configurations.
b. Buildings are often divided into different masses by offsetting in plan or elevation.
c. Such variations in massing can emphasize important architectural features such as a building entrance, or a corner condition.

**B. Base**

a. Base of facade is articulated by change in materials, or change in plane of wall.
b. Ground floor is columnar. Upper floors are wall dominant.
c. Multi-story buildings: ground floor is exposed as a base and is articulated by large storefront windows that, in some cases, are rendered in different materials than upper floors.

**C. Primary Walls**

a. Walls are simple planes of brick, stone, or heavy plaster.
b. Wall has tripartite detailing to separate base, middle, and top.
c. Wall planes are articulated with vertical pilasters, or horizontal decorative moldings, and cornices.
d. Openings are cut out of the primary wall material.



*Cornice of cast concrete with brackets*

*Flat roof with simple parapet*

*Downspouts on back side of building*

*Ground floor storefront windows & doors*

*Awning and storefront frontage*

*Lanscape- sidewalk, shade trees, outdoor seating*

*Cornice of wooden brackets*


*Flat roof with parapet and integrated signage*

*Internal drains embedded in structure*

*Vertical, rhythmically paired, double-hung windows*

*Canopy frontage*

*Landscape - forecourt, shadetrees*

*Cornice line of brick*

*Flat roofs with gardens, usable terrace*

*Awnings at commercial frontage*

*Giant-scaled windows span two floors*

*Balcony frontage*

*Courtyard within a Main steet block*

**D. Roof-Wall Connections**

a. Walls visually dominate over roofs.
b. Walls are articulated at the top with a cornice - formed with the same material as the rest of the building or fashioned of complimentary materials such as stone, concrete, or metal. The cornice is of substantial enough depth to lend a shadow line to the facade and define the cap of the wall.
c. The articulation of the roof to the wall connection is formally consistent with the overall character of the building.

**E. Roof**

a. Flat roofs predominate.
b. Parapets are articulated as an explicit exterior wall making a visual transition to the sky through plain or elaborate profiles.
b. Roofs may be accessible and be used as balconies or terraces.

**F. Drainage**

a. Flat roofs are drained away from public sidewalks in several ways:
i. Downspouts on the the back-side or alley-side of the building;
ii. Internal drain pipes imbedded within the buildings walls;
iii. Awnings or canopies may drain onto the public sidewalk.

**G. Openings**

a. Ground floor windows and doors are part of storefront frontages - large and expansive, typically with a transom.
b. Upper floor windows are placed and grouped with a rhythm relating directly to the major storefront openings below.
c. Upper floor windows are vertically proportioned and are divided into multiple lites (typically double-hung).
d. Windows can be composed serially, symmetrically, horizontally, or vertically.
e. Window apertures can vary by size from large to small, as they are used to express a building's division into base, middle, and top.
f. Because buildings, at least historically, are typically built of masonry, windows are recessed at least 3 inches.

**H. Attached Elements**

a. Awnings, canopies, and second floor balconies may extend into the public right-of-way.
b. Such attachments provide shelter to passing pedestrians and emphasize the ground floor uses.
c. Attached elements provide a thin, layered accent to buildings that are bulky by nature.
d. Recessed storefronts can provide useful, off-the-sidewalk outdoor commercial space for the use of ground floor business.

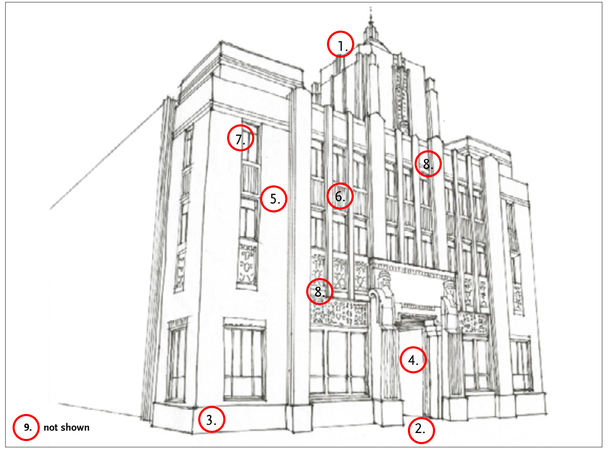
**I. Site Definition and Landscape**

a. Main street buildings, given their urban nature, front a public landscape of wide sidewalks dominated by regularly spaced shade trees.
b. Plantings occur at street-facing forecourts, internal courtyards, or in pots placed on sidewalks.
c. Buildings fronting wide sidewalks can appropriate public space for private uses.

## 4.6.5 Art Deco

**Introduction.** The Art Deco is a highly stylized example of a classical style related to the design of buildings and the decorative arts from approximately 1920 - 1940. This vertical, streamlined style grew from the Arts & Crafts, Art Nouveau, Cubist, and Constructivist art movements, which emphasized the simplified juxtaposition of sinuous and geometric forms. The style was brought to the fore with the 1925 Exposition Internationale des Arts Decoratifs et Industrielles Modernes in Paris. Art Deco was extremely popular from that time on in the U.S. because of its connotations of modernity, technological progress, and uniqueness through ornamentation. It also reflected the linear designs of ships, planes, and autos of the time. The style was used in almost all towns in the U.S., mostly for important civic and commercial buildings. Regionalism influenced adoption and refinement of the style in various States, where architects recognized local flora, fauna, and indigenous cultures' designs for inspiration. Navaho rugs, Hopi pottery, and Lakota beadwork, for example, all figured into the style which shared their bold, geometric ornament.

The Art Deco style celebrated the Machine Age through explicit use of man-made materials, particularly glass, metals, and terra cotta panel detailing - all contrasted with stone or plaster. It is characterized by vertical volumes that step back at upper floors and long, ribbed pilasters that run the entire height of buildings, Art Deco's sleek and cubic forms are decorated with patterns and motifs—such as intricate crystalline facets, zigzags, chevron patterns, and curvilinear ornaments—inspired by American indigenous cultures and various other world cultures eclectically introduced into buildings. Windows are typically located between the pilasters and, between floors, are often separated by decorated transom panels. Symmetry and serial composition are recurring patterns on this style.




**Key Characteristics**

1. **Roof -** flat, with stepped or crenellated parapets.
2. **Floor Plan/Elevation -** simple, rectangular block buildings. Elevation expresses underlying structure with columnar forms.
3. **Base -** articulated in brick, stone, and/or material change in the plane of application.
4. **Shading -** recessed entry vestibules and at ground level. Awnings sometimes are used above storefronts.
5. **Form/Massing -** 1 to multiple stories, large rectangular masses with vertical proportions. Massed symmetrically around strong middle of building entry or corner entry.
6. **Walls -** plane of facade broken rhythmically with bays and vertical pilasters which are usually ribbed, and often extend above the parapet.
7. **Openings -** extremely vertical proportions. Windows are typically located between the pilasters. Windows are subdivided into panes, and are arranged symmetrically or serially.
8. **Articulation -** engage pilasters at walls are ribbed, or stepped, and decorated with applied or incised motifs. Spaces between pilasters are filled with windows and decorative panels. The predominant material is generally stone, concrete, terra cotta or plaster and is contrasted with decorative touches of metal, glass, terra cotta panels, and/or tiles.
9. **Colors -** Colors are generally muted, with the accent materials providing a contrast.

**Massing & Proportion**

The following drawings are illustrative of massing strategies for small, medium, and large buildings in the **Art Deco** style. These are merely indicative of possible building configurations, and not intended as a limited, preferred, or exclusive set of designs in this style.

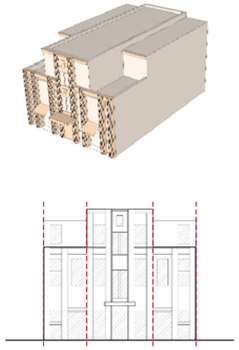
Every style is not merely a surface applique. It is really a volumetric expression, dependent on spatial, material, contextual, environmental, and other forces affecting the form and performance of buildings. It is expected that proposed projects will seek their own massing configuration based on their program and context, inspired and directed in part by this limited catalog of possibilities.

1. **Basic Massing -** Art Deco buildings are characterized by rectangular volumes typically offset in plan and elevation. Long pilasters typically run the entire height of buildings. Central and/or corner tower elements are often employed. Windows are typically located between the pilasters and are often separated by decorated transom panels.

2. **Detailed Massing Elements -** Building volumes are articulated by pilasters, horizontal canopies, and ground floor arcades and galleries that help to break down the scale of buildings.

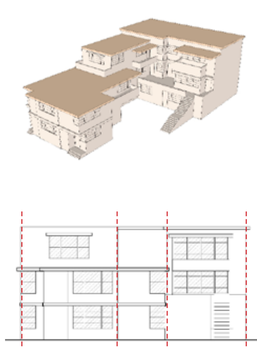
3. **Composition and Openings** - Window openings are vertically proportioned and always align from floor to floor (i.e., upper-floor windows are located directly above ground floor window or door openings). Wall areas between openings tend to be embellished with intricate patterns and vivid colors.

4. **Floor Plan -** Simple rectangular plans are most common, with ground floor retail spaces and public rooms facing directly onto the street.



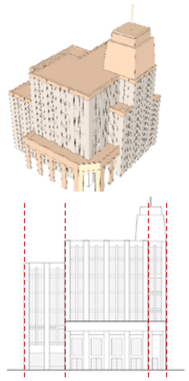
**1. Medium**
**(Commercial Block)**

A three-story, medium-scaled commercial block building comprised of a single rectangular volume with portions of the third floor stepped back from the street. The ground floor frontage consists of shopfronts on either side of an entrance that leads to upper floor uses. The ground floor is at sidewalk level to provide direct access to ground floor commercial uses.



**2. Medium**
**Courtyard Housing**

A three-story courtyard housing building that arranges its volumes around a sideyard courtyard. The overall massing, covered by flat roofs, steps back from the street.



**3. Large**
**(Commercial Block)**

A seven-story corner commercial block building comprised of a conglomeration of cubic volumes of varying heights. A gallery frontage provides a transition between the street level and the significant height of the building. The ground floor is dedicated to commercial/retail uses and is of a storefront frontage. Entrance into the building is through the corner and is accommodated in the tower element.

Note: The diagrams are representative examples of massing and proportional relationships in each style. Diagrams are not to scale.

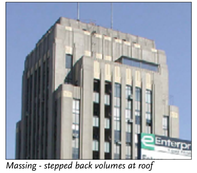
## 4.6.5 Art Deco


*Local precedent: movie theater on Greenleaf in Uptown Whittier, CA..*


*Local precedent: An illustrative example of a civic building, the United States Post Office, near Central Park, Whittier, CA.*

*Local precedent: storefronts on Philadelphia & Greenleaf in Whittier, CA.*

*Massing - symmetrically composed bays*



*Massing - stepped back volumes at roof*

*Massing - tower volume at corner*

**A. Massing**
a. Large, rectangular, simple volumes with defined bays, vertical proportions.
b. Engaged pilasters define the bays of the building, and run its entire height.
c. Upper parts of building step back with parapet treatment or additional volumes at corners and at center.

*Stone base contrasting with pilasters*

*Whole-story base*

*Marble base incorporated into storefront*

**B. Base**
a. Base of walls are articulated with change in plane or material.
b. Materials include stone, cast concrete, glazed terra cotta tile, or glazed ceramic tile.
c. The entire ground floor height may be articulated as the base of the building.

*Stone pilasters modulate stepped massing.*

*Plaster walls and pilasters with metal windows*

*Glazed Terra Cotta panels & tiles*

**C. Primary Walls**
a. Wall planes are divided rhythmically with bays defined by pilasters to enforce verticality.
b. Pilasters run the entire height of the building, and sometimes break the height of the parapet.
c. Walls are of the materials such as heavy plaster, stone, cast concrete, glazed terra cotta tile, glazed ceramic tile, or plaster.



*Pilasters extend past parapet*

*Stepped parapet w/ crenellated pilasters*

*Undulating parapets and pilasters*

**D. Roof-Wall Connections**
a. Parapets cap flat roofs, and are configured in one of three ways:
i) pilasters that continue beyond height of interstitial walls;
ii) walls that continue beyond height of the pilasters;
iii) walls and pilasters that reach to same height and undulate in depth.
b. Decorated metal, ceramic tile, or glazed terra cotta transoms may be incorporated as part of parapet.

*Flat roof (lower volume) and pyramid roof (upper volume)*

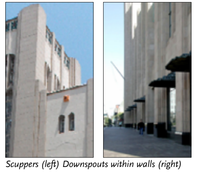
*Roof expressed as pavillion*

*Corner with stacked & stepped tower*

**E. Roof**
a. Roofs are flat, with parapets. Additional stepped volumes can be stacked above main roof.
b. Towers may be expressed as stacked volumes, and in roof shapes such as pyramidal, conical, or other special forms.

*Decorative roof overflow scupper*

*Roof overflow scuppers recessed into facade*



*Scuppers (left) Downspouts within walls (right)*

**F. Drainage**
a. To preserve the stylized lines of the Art Deco facades, roof drainage should located within walls of the building itself and therefore not visible on the facade
b. Where external scuppers and downspouts are utilized, they should be located on the side or rear facades.


*Elaborate main entry*

*Recessed metal windows with metal transoms*

*Recessed double-hung windows with metal decorative transoms*

**G. Openings**
a. Windows are situated between pilasters, arranged symmetrically or serially on the facade, and are recessed.
b. Windows are multi-paned and vertical in orientation.
c. Finely crafted, metal window grates are often utilized.
d. Metal or tile transom panels between windows on consecutive floors are typically utilized.
e. Windows on flat walls are typically recessed.

*Decorative metal awnings*

*Metal window grille and metal balcony*


*Entrance canopy*

**H. Attached Elements**
a. Architectural elements such as balconies and awnings are assembled of finely-crafted metal, or metal with canvas covering. These elements often encroach into the building's setbacks.
b. Metal window grilles are typical.
c. Signage is dimensional in nature, with stand away blade signs and free-standing lettering done in period style.

*Wide sidewalks, street trees, and planter boxes*

*Sidewalk, street trees, forecourt and porches*

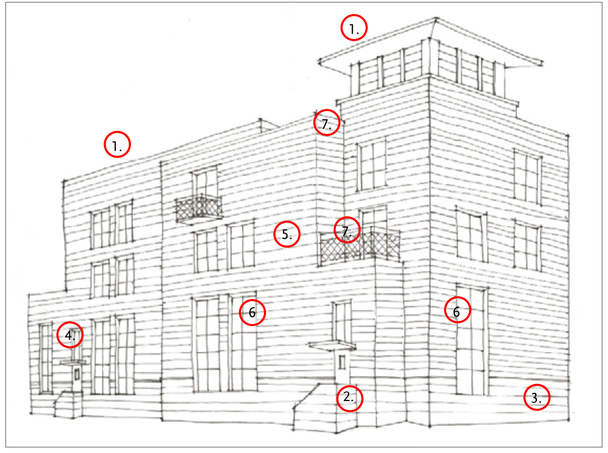
*Storefront*

**I. Site Defintion and Landscape**
a. Art Deco buildings, given their urban nature, front a public landscape of wide sidewalks dominated by regularly spaced shade trees.
b. Plantings occur at street-facing forecourts, internal courtyards, or in pots placed on sidewalks.
c. Buildings fronting wide sidewalks can appropriate public space for private uses.

## 4.6.6 California Contemporary

**Introduction**. The California Contemporary style is based on the Modernist tradition and is adjusted eclectically to the local climate and culture of each place where it is being applied. The style was initially inspired by the simple forms of traditional Spanish architecture of the Southwest. Its evolution in the 1920s and 1930s was also driven by the work of innovative California architects laboring under the varied influences of the International Style. With widely available machine-age materials, most notably steel and glass, they created a new style for the mild, temperate climate of California. In this style, structural steel skeletons liberated the walls of their load-bearing duties, allowing thin curtain walls as exterior building skins and open floor plans in the interior. Solid building masses juxtaposed with walls of light materials, and big expanses of glass openings were made possible. Windows and other wall openings were sometimes designed to run continuously, or even wrapping around building corners.

The California Contemporary is, therefore, a fusion of internationalist and regionalist architectural influences. It focuses on a distinct expression, particularly through the relationship of indoor and outdoor spaces that is possible in this moderate climate and light construction. It is characterized by simple cubic forms, horizontal roof planes, cantilevered projections, and door and window openings composed asymmetrically across unadorned exterior curtain walls. The style further emphasizes building massing over structural articulation. Interlocking volumes are often emphasized by the use of various construction materials and colors. Roofs are typically flat, but occasionally they are also sloped, or a combination thereof. Exterior walls are very smooth with crisp edges and corners. Architectural elements such as awnings, balconies, and trellises are appended to these volumes, often occurring in the interstitial spaces between volumes, further articulating an open connection to the landscape.




**Key Characteristics:**

1. **Roof -** typically flat. Can vary with pitched elements, or a combination of the two. Occasional cantilevered eaves.
2. **Floor Plan/Elevations -** asymmetrical layouts with open floor plans (larger, uninterrupted spaces).
3. **Base -** either not expressed, or articulated by material changes, plane changes, or planters.
4. **Form/Massing -** solid masses juxtaposed with large openings of doors, windows, or entry voids.
5. **Walls -** smooth, unadorned stucco, tiles, stone, or brick masses combined with contrasting materials articulated as tight skins stretched over underlying framework. Structural members and materials occasionally exposed when weather resistant and integrated into composition. Color may be monochromatic or multi-chromatic as appropriate to the sun and light of California.
6. **Openings -** vertically proportioned, large openings composed asymmetrically or symmetrically and juxtaposed with the mass of the wall as glass curtains or punched openings.
7. **Permeability -** a strong relationship between interior and exterior spaces due to California's mild climate and enhanced by porches, balconies, recesses, trellises, galleries, awnings, openings, courts, and patios.



**Massing & Proportion**

The following drawings are illustrative of massing strategies for small, medium, and large buildings in the **California Contemporary** style. These are merely indicative of possible building configurations, and not intended as a limited, preferred, or exclusive set of designs in this style.

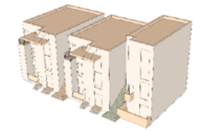
Every style is not merely a surface applique. It is really a volumetric expression, dependent on spatial, material, contextual, environmental, and other forces affecting the form and performance of buildings. It is expected that proposed projects will seek their own massing configuration based on their program and context, inspired and directed in part by this limited catalog of possibilities.

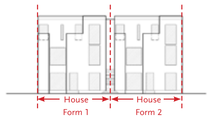
1. **Basic Massing -** A simple rectilinear box or conglomeration of boxes with the structural system often (but not always) apparent. Typical variations of California Contemporary building massing include both symmetrical and asymmetrical, single and repetitive volume compositions. Proportions of openings can be either vertical or horizontal. Within volumes, window and window arrays can be disposed symmetrically or asymmetrically. Roofs are typically flat.

2. **Detailed Massing Elements -** Balconies, terraces, exterior stairs, horizontal canopies, and so on are often employed to break down a building's massing and generate a play between solid and void as well as light and shadow.

3. **Composition and Openings** - Window openings are vertically proportioned and may be arrayed symmetrically or asymmetrically.

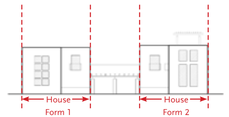
4. **Floor Plan -** Simple rectangular plans are most common with public rooms facing directly onto the street.





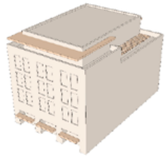

**1. Medium**
**(Rowhouse, Live / Work)**

A three-story rowhouse building comprised of a series of asymmetrically disposed individual house forms that are differentiated from one another by undulating setbacks and varying heights. Further articulation is provided by horizontal canopies, clipped on secondary volumes, and stairs that protrude beyond the face of the front facade. Access to both ground floor and upper floor units is directly from the sidewalk. The ground floor is raised a few feet above adjacent grade to improve privacy.



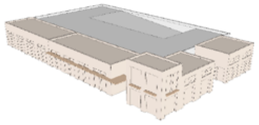

**2. Medium**
**(Courtyard housing)**

A two-story court comprised of two house form buildings that flank each side of a shared courtyard. A trellis connects the two buildings and marks the entrance to the courtyard from the street. Though the massing of the project is symmetrically disposed, different window articulation of the front facades of each building adds interest and asymmetry to the overall composition.



**3. Large**
**(Commercial block)**

A commercial block building comprised of a single, rectangular mass with serially-disposed windows. The upper floor is stepped back to form a continuous terrace that is, in turn, covered by a horizontal canopy. Access is by lobby, elevator, and corridor.



**4. Large**
**(Commercial liner)**

This building lines the edge of a city block and hides pedestrian-unfriendly uses such as parking garages, movie theaters, or big box stores. From the street, the building appears to be a commercial block. The building also steps up its massing at the corner to add more emphasis to the corner. The composition of its openings is serial. Access is by lobby, elevator, and corridor.

Note: The diagrams are representative examples of massing and proportional relationships in each style. Diagrams are not to scale.

### 4.6.6 California Contemporary

*Regional precedent: South Pasadena, CA - courtyard housing*

*Regional precedent: National Resources Defense Council office building, Santa Monica, CA.*

*Massing of simple volumes and voids*

*No base with glass infill panels*

*Plaster ground floor*

*Simple volume with large front opening.*

*Brick base*

*Cementitious siding*

*Articulated volumes step back from the street*

*Concrete base with brick columns and walls*

*Brick*

**A. Massing**

a. Volumes of differing heights and widths are juxtaposed with large openings or voids.
b. Repetition of building volumes is permitted, but slight variations should be included to avoid monotony.
c. Massing is generally asymmetrical, but partial, localized symmetries are not uncommon.

**B. Base**

a. Exterior walls reach the ground with or without a base.
b. Where present, the base is articulated as a change in plane, or material such as stone, cast concrete, or brick.
c. The entire ground floor height may be articulated as the base.

**C Primary Walls**

a. Expressed as single-plane, expanses of wood, cementitious, or metal siding (no T-111), plaster, glass, brick, cast concrete, or cast concrete
b. Several materials may be composed with one another on a building.
c. Change of materials should be accommodated through articulated joints.
d. Expansive white walls are strongly discouraged as they do not fit the color context of Uptown Whittier (see image 6 on page 4:53).



*Simple brick pattern beneath parapet cap*

*Flat roof with decorative cornice/parapet*

*Internal roof drains*

*Openings that span multiple floors.*

*Balconies, trellis structures, porches*

*Urban landscape- street trees, pocket plantings*

*Parapet with receding cornice*

*Curved metal roof covering outdoor roof deck*

*Scupper and downspout*

*Openings punched into mass wall*

*Wood trellis, metal awning*

*Details - raised planter boxes*

*Metal Awning with exposed rafters*

*Flat roof with precast concrete parapet*

*Scupper and downspout*

*Corner windows, bay window*

*Wood trellis, metal awnings*

*Landscape over concrete podium, vines*

**D. Roof-Wall Connections**

a. Walls are designed as dominant over roofs.
b. The parapet of flat-roofed volumes may be articulated in a variety of ways: with a cornice, without a cornice, with a receding cornice.
c. Sloped roofs may have overhangs, or none. For roofs with sloped overhangs, exposed structure is encouraged.
d. Wood or metal braces may be used.

**E. Roof**

a. Roofs are typically flat.
b. Various other roof shapes are acceptable with the exception of barrel shaped or sharply angled roofs.
c. Roof materials may be utilized which are appropriate to the overall form of a building.

**F. Drainage**

a. Downspouts may be utilized as decorative vertical elements and facade accents but should be integrated into the design of the elevation.
b. Scuppers may be used to provide contrast on flat facade surfaces.
c. Drainage components should be metal.
d. Flat roofs on larger structures should be drained via internal roof drains.
e. Rainwater reaching the ground may be harvested in cisterns or temporarily collected in dry wells

**G. Openings**

a. Openings may be composed asymmetrically or symmetrically as either curtain walls or punched openings.
b. Windows should be manufactured of quality materials such as metal or wood and be of commercial grade.
c. Window openings may be either framed or unframed, recessed or not recessed.
d. Windows should be multi-paned and be vertical in orientation. They may be arranged as horizontal arrays.

**H. Attached Elements**

a. Architectural elements (porches, balconies, trellises, awnings, and bay windows) must be designed and assembled of finely-crafted metal or wood.
b. All frontages should be designed consistently with the overall form of the building.
c. Attached elements may be fully integrated into the form of a building or just attached to it.

**I. Site Definition and Landscape**

a. Landscape should consist of trees that shade yards and lower plant materials that define and embellish the character of shared open space.
b. Evergreen and deciduous plants should be located to provide appropriate solar access depending on the season.
c. To the degree possible, a single large tree should be provided for each courtyard.

### 4.6.6 California Contemporary

**Preferred Characteristics of Buildings.** Of all possible ways of designing contemporary buildings in Southern California, the following eight are preferred compositional strategies for new designs to be inserted into the fabric of Uptown Whittier. While these strategies are preferred, the images may incorporate some details that may not be desirable.

1. Multi Bay Frame
2. Single Bay Frame
3. Wall with Punched Openings - Symmetrical
4. Wall with Punched openings - Asymmetrical
5. Additive Volumes
6. Subtracted Volumes
7. Regular Repetition
8. Irregular Repetition

In the following pages, a definition of each compositional strategy is presented along with an image illustrating it. It is *not* the intention of this plan to design buildings that are directly associated with these images. Rather, the clear understanding of each strategy should result in designs that are true to their program, location, lot size, and compatibility with adjacent buildings.

Applicants utilizing these strategies must provide a clear description of how their design is composed through them, as outlined in Section 4.6.8 (Process).


1. **Multi-Bay Frame.** This architectural expression emphasizes the repetitive nature of structural bays in frame construction. Glazed surfaces fill the gaps between structural members producing both retail frontages on the ground floor and large scale openings on the upper floors, often with recessed or projecting balconies.


2. **Single-Bay Frame.** This architectural expression focuses on the pattern of a structural frame defining a single opening to the street. This opening is part of a commercial storefront frontage. Its glazing and bulkhead design can be slightly inset from the street, slightly inset to define an entrance pocket, or deeply inset to define and outdoor sitting area.

3. **Wall with Punched Openings - Symmetrical.** This architectural expression has its source in the design of a single regular volume whose front wall plane is patterned by a series of symmetrically arrayed openings. Typically these openings are vertically stacked with the ground floor doors dominating in proportion over the windows above. Such buildings can be designed with a variety of frontages, both residential and commercial.

4. **Wall with Punched Openings - Asymmetrical.** This architectural expression is based on an asymmetrical composition of volumes, often defined by towers and/or terraces. The front plane of such a composition is a wall patterned by asymmetrically placed openings that describe a variety of room types fronting the street. Such buildings can be enhanced by a variety of frontages, both residential and commercial.

5. **Additive Volumes.** This architectural expression is rendered through the definition and free composition of various constituent three-dimensional elements and volumes of a building. The visual effect is one of addition or assembly.

6. **Subtracted Volumes.** This architectural expression begins with the definition of a single building mass, which is then articulated through the removal of various sub volumes. The visual effect is one of subtraction or carving.

7. **Regular Repetition.** This architectural expression capitalizes on the definition of a standard building volume, which is serially repeated. The scale of this repetition should be limited to room volumes and incorporate an appropriate frontage type. Its rhythm should not exceed three repetitions.

8. **Irregular Repetition.** This architectural expression is the result of the definition of a single building into a composition of small volumes. These are typically related to each other by material and detail, but are distinctive and separate in their form.

### 4.6.6 California Contemporary

**Formal Characteristics that are Discouraged.** Of all possible contemporary mixed-use building designs, those shown on the following pages display formal characteristics that should be avoided because they are categorically inconsistent with Uptown's architectural character. If a potential applicant desires to submit a design for a new or renovated building that employs any of these characteristics, the applicant must provide an explicit explanation for doing so as outlined in Section 4.6.8 (Process).

1. **Arbitrary Facade Composition.** Facades that are designed exclusively according to an internal and self-referential composition.

2. **Unrelenting Repetition.** Massing or elevational elements that are excessively repeated.

3. **Structural Integrity.** A structural expression that places walls over glass and does not visually convey structural forces to the ground.

4. **Facade Articulation.** Unmodulated facades of no compositional or material interest.

5. **Dead Ground Floors.** Dead ground floors that do not provide access or views into a building.

6. **Blank Walls.** Expansive areas of blank walls without window or door openings



7. **Slanted and Curved Walls.** Slanted and curved walls that put too much emphasis on a building at the expense of its neighbors.

8. **Acute Angles.** Acute walls, roofs and balconies that put too much emphasis on a building at the expense of its neighbors.

9. **Bright Colors.** Large areas of bright wall colors that fragment the architectural form of a building.

10. **Shiny Cladding Materials.** Shiny and reflective wall cladding materials that provide an aggressive formal presence.

11. **Industrial Materials.** Materials that are industrial in character, such as concrete block and corrugated metal siding.

12. **Building Volume Definition.** A building's primary volume defined by regular, tinted, or mirrored glass.

13. **Curtain Walls.** Curtain walls comprised of glass areas that cover the majority of the building's facade.

14. **Low Ground Floors.** Ground floor ceiling heights that are too short for commercial use.

15. **Arbitrary Elements.** Building elements that are both gratuitous and useless.

16. **Shallow Detailing.** Assemblies of materials that are abstract, shadowless, and lacking in craftsmanship.

### 4.6.7. Guidelines for Environmentally Sensitive Building Design


### 4.6.8 Process

The review of design proposals should be enabled through measures that focus the attention of both applicants and reviewers on the essential qualities of each architectural project and its compatibility within the site context to which it is being introduced.

In order to accomplish this end, the energy and time of City staff should be focused away from reviewing projects already designed and therefore adverse to change. Instead, City staff should receive information on proposed projects early in the design process, where its criticism and advice can be used to efficiently and effectively accomplish the architectural purposes outlined in these Guidelines.

The following is a proposed process for preliminary review of all projects:

1. A preliminary sketch shall be submitted to the City for review of a proposed project's design principles, its basic form, and its intended response to its context. Submittal package shall include:

   a. Site Plan with context (150 feet in all directions)
   b. Photos of buildings on project side of street and opposite side of street (150 feet in each direction)
   c. Simple digital massing model with context (150 feet in all directions).
   d. One street-facing elevation or perspective (150 feet in all directions)
   e. A written narrative, including diagrams, answering the following questions:

      i. How does the proposed building relate to its site and to its neighbors in terms of setbacks, height, massing, scale, frontage, open space and landscape?
      ii. If the proposed building is immediately adjacent to a lower density zone, what measures have been employed to insure that the proposed building is appropriate to and not a visual nuisance to existing, smaller scale buildings in the lower density zone?
      iii. What style has been chosen for the proposed building and why?
      iv. What materials and finishes are proposed and are they employed in a manner that safeguards and expresses the permanence of the building?
      v. What makes the proposed building particular to Whittier? How does it respond and contribute to Whittier's architectural heritage and climate?
      vi. If the proposed building is adjacent to a historic resource, what measures have been employed to insure that the proposed building responds to it?

### 4.6.9 Enforcement

The authority of the City of Whittier in directing projects to fully conform to these Guidelines depends on the follow-up measures available to the City to ensure that approved designs are fully constructed.

This end is to be accomplished through the following enforcement framework:

1. The project developer shall retain a licensed architect for each project for the entire duration of the project (from preliminary design to final occupancy).

2. Any or all of the following enforcement methods may be employed by the City to insure a building under construction is in compliance with the approved design documents:

   a. A project walk-through at the following construction milestones:

      i. Framing during window installation (prior to waterproofing installation)
      ii. Early application of roof finishes
      iii. Early application of wall finishes
      iv. Installation of architectural details (exterior railings, light fixtures, etc.).

   b. Sign off from architect to confirm the building under construction is consistent with the approved design and construction documents.
   c. Conformance with conditions of approval that describe how certain details/ finishes should be executed.
   d. Construction of a mock-up of selected finishes and details.

## Standards

### 4.7.1. Purpose and Intent

This section establishes the vision for maintaining the existing, pedestrian-scaled, walkable blocks in the Uptown Whittier through standards for creating new blocks and their corresponding lots. The figure below illustrates the stark difference between the intent of this section and that of conventional suburban development, particularly in terms of scale, pattern and diversity of block, lot and building types. The following standards and provisions apply to all property, buildings and activity in the Uptown Specific Plan area.

*Left: Conventional Suburban Retail Center Development: Discontinuous network of vehicular-oriented blocks and streets*

*Left: Traditional Town Center Development: Walkable, small and interconnected Blocks*

The procedure for subdividing land is intended to continue the prevalent pattern in the historic core of Whittier; that is, Uptown, which is an urban infrastructure of small, walkable blocks, an interconnected and human-scaled network of thoroughfares punctuated by open space of varying types. The following regulations apply to all property within the project boundaries that seeks development.

### 4.7.2 Applicability

Each new block type shall be designed in compliance with the standards of this Chapter for the applicable type, subject to the review and approval of the City of Whittier.

### 4.7.3 Allowable Types and Requirements

The range of block types, their dimensional requirements and allowed lot widths are summarized below:

**Block and Lot Requirements**

| Min Block Depth | Max Block Length | Allowable Lot Widths |
|---|---|---|
| 110 ft per 1/2 block | 600 ft | 25 to 200 |

### 4.7.4 Design objectives

Each site shall be designed to be divided into smaller blocks with:

A. Internal streets, where appropriate to connect with off-site streets and/or to create a series of smaller, walkable blocks;

B. Service alleys within the new blocks; and

C. Multiple buildings on the site, with their entrances on bordering streets.

### 4.7.5 Subdivision requirements

Each site shall be designed as a subdivision in compliance with the following standards, and to achieve the objectives in this chapter.

A. Each proposed parcel shall not exceed 1 acre.

B. Each proposed parcel shall front on a street and its frontage shall not exceed 200 feet, unless specified otherwise in Section 4.5 Frontage Types.

### 4.7.6 Building design

Buildings proposed on a site of one-half block or larger shall be designed in compliance with the following requirements, in addition to all other applicable provisions of this Code.

A. Buildings shall be designed to have fronts and backs, with front facades containing primary building entrances and facing streets.



### 4.7.7 Procedure for Subdividing Land

**A. Site**

Sites larger than 4 acres shall be subdivided further to create additional blocks.

**B. Introduce Streets**

Sites being subdivided into additional blocks shall introduce streets from the list of existing and allowable street types and comply with the block-size requirements in Section 4.6.3.

**C. Introduce Alleys**

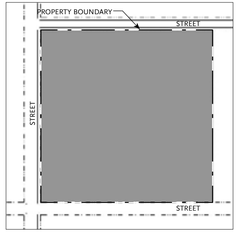
Access to blocks and their individual parcels is allowed only by alley/lane, side street or, in the case of residential development, via small side drives accessing multiple dwellings. The intent is to maintain the integrity and continuity of the streetscape without interruptions such as driveway access. Therefore, although residential development allows minor interruptions along the primary frontage, the introduction of rear service thoroughfares such as alleys and lanes is required.

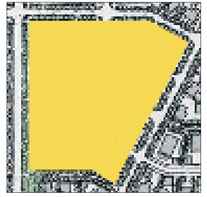
**D. Introduce Lots**

Based on the type(s) of blocks created and the thoroughfare(s) that they front, lots (parcels) are introduced on each block to correspond with the allowable building types in Section 4.4.

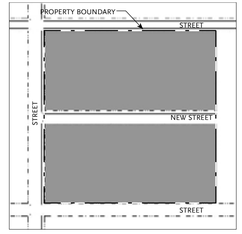
**E. Introduce Projects**

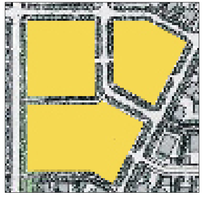
Each lot is designed to receive a building per the allowable building types identified in Section 4.4 and can be arranged to suit the particular organization of buildings desired for each particular block. The allowable building types then are combined with the allowable Frontage Types in Section 4.5 per the Zone in Section 4.3 in which the lot is located, in order to generate a particular urban form and character.



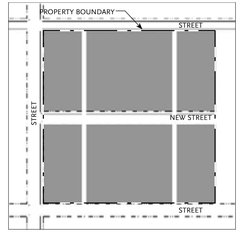



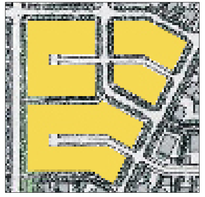
*Site to be sudivided: Illustrative Diagram*



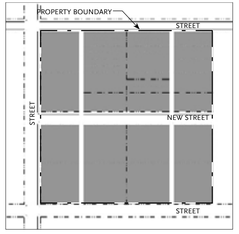



*Introduce Streets: Illustrative Diagram*

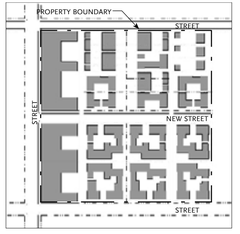


*Introduce Alleys: Illustrative Diagram*




*Introduce Lots: Illustrative Diagram*




*Introduce Projects: Illustrative Photo*

## 4.8.1 Sign Regulations

**A. Purpose and Intent**

These sign regulations are intended to appropriately limit the placement, type, size, and number of signs allowed within the Uptown Whittier Specific Plan area, and to require the proper maintenance of signs. The purposes of these limitations and requirements are to:

1. Avoid traffic safety hazards to pedestrians, bicyclists, and motorists, caused by visual distractions and obstructions;

2. Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the City as a place to live, work, shop, and play;

3. Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached; and

4. Safeguard and protect the public health, safety, and general welfare.

## 4.8.2 Applicability

**A. Signs regulated**

These sign regulations apply to all signs in all zones established by Section 4.3 (Regulating Plan and Zones), except that directional/instructional signs and real estate signs shall instead comply with the requirements of the City of Whittier Municipal Code Title 16 Signs, and Chapter 18.73 Sign Ordinance.

**B. Applicability to sign content**

The provisions of this Chapter do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or noncommercial.

**C. Sign permit requirements**

Sign installation within the areas subject to this Code shall require sign permit approval in compliance with the City of Whittier Municipal Code Title 16 Signs, and Chapter 18.76 Sign Ordinance., unless exempted from sign permit requirements.

**D. Exempt Signs and Permit Exceptions**

See the City of Whittier Municipal Code Section 16.10 Special Provision, and Section 18.72.040 Exempt Signs

**E. Definitions**

Definitions of the specialized terms and phrases used in this are in the City of Whittier Municipal Code, Chapter 18.72 On-premises signs, and Section 18.72.020 Definitions.

## 4.8.3 Prohibited Signs

All sign types and sizes not expressly allowed by this Chapter shall be prohibited. Examples of prohibited signs include, but are not limited to the following:

A. Abandoned signs;

B. Animated and moving signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, or signs that emit a varying intensity of light or color, except time and temperature displays (which are not considered signs), and barber poles;

C. Exposed cabinet/raceways behind channel letters;

D. Internally illuminated cabinet (can) signs;

E. Off-site signs (e.g., billboards, and signs mounted on vehicles);

F. Obscene signs;

G. Pole signs and other freestanding signs over six feet in height;

H. Roof signs;

I. Because of the City's compelling interest in ensuring traffic safety, signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic;

J. A sign in the form or shape of a directional arrow, or otherwise displaying a directional arrow, except as approved by the City, or as required for safety and convenience and for control of vehicular and pedestrian traffic within the premises of the subject use;

K. A sign attached to or suspended from a boat, vehicle, or other movable object that is parked within a public right-of-way, or located on private property so that it is visible from a public right-of-way; except a sign painted directly upon, magnetically affixed to, or permanently affixed to the body or other integral part of a vehicle;

L. A sign burned, cut, or otherwise marked on or affixed to a rock, tree, or other natural feature;

*Projecting Sign*

*Projecting Sign*

*Marquee Sign*

*Window Sign*

*Window Sign*

*Projecting Sign*

*Projecting Sign*



## 4.8.3 Prohibited Signs (continued)

M. A sign placed within a public right-of-way, except as provided by Section 4.8.5 (Signs Standards);

N. Temporary and portable signs, including the following;

1. A-frame and other portable sidewalk signs in the public right of way; also see Chapter 18.76.080 of the Whittier Municipal code, interim sign ordinance

2. Balloons and other inflatable devices;

3. Flags, except official national, state, or local government, institutional or corporate flags, properly displayed; and

4. Pennants and streamers, except in conjunction with a athletic event, carnival, circus, or fair.

## 4.8.4 General Requirements for All Signs

**A. Sign area and height measurement**
The measurement of sign area and height to determine compliance with the maximum sign area requirements and height limits of this Chapter shall occur in compliance with the City of Whittier Municipal Code Title 16 Signs, and Chapter 18.76 Sign Ordinance.

**B. Sign location requirements**

Each sign shall be located in compliance with the following requirements, and all other applicable provisions of this Chapter.

**1. On-premise signs required**
Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed by this Chapter.

**2. Setback requirements**
Each sign shall comply with the setback requirements of the applicable zoning district, except for an approved projecting sign, and except for an approved freestanding sign, which shall be set back a minimum of 10 feet from the front and side street property lines.

**3. Placement on a building**
No sign shall be placed so as to interfere with the operation of a door or window. Signs should not be located so that they cover prominent architectural features of the building.

**4. Signs within a public right-of-way**
No sign shall be allowed in the public right-of-way except for the following:
(a) A projecting sign in compliance with Section 4.8.5 (Sign Standards);
(b) Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;
(c) Bus stop signs installed by a public transit company;
(d) Informational signs of a public utility regarding its lines, pipes, poles, or other facilities; or
(e) Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized within the public right-of-way.

All signs within the public right-of-way that are intended to regulate, warn, or guide traffic, shall comply with the Manual on Uniform Traffic Control Devices.

Any sign installed or placed within the public right-of-way other than in compliance with this section shall be forfeited to the public and be subject to confiscation.

**C. Sign design**

The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit or Building Permit can be approved.

**1. Color**
Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.

**2. Design and construction**
(a) Except for banners, flags, temporary signs, and temporary window signs conforming with the requirements of this Chapter, each sign shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
(b) Each permanent sign shall be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who is capable of producing professional results.
(c) Each permanent sign shall be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and prevent dilapidation.

**3. Materials and structure**
(a) Sign materials (including framing and supports) shall be representative of the type and scale of materials used on the site where the sign is located. Sign materials shall match those used on the buildings on the site and any other signs on the site.
(b) Permitted materials include wood, metal, and others conforming to the conditions of section (a) above.
(c) No sign shall include reflective material.
(d) Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
(e) The size of the structural members (e.g. columns, cross-beams, and braces) shall be proportional to the sign panel they are supporting.
(f) The use of individual letters incorporated into the building design is encouraged, rather than a sign with background and framing other than the structure wall.

**4. Street address**
The review authority may require that a sign include the street address of the site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one or more buildings on the site.

**5. Copy design guidelines**
The City does not regulate the message content (copy) of signs; however, the following are principles of copy design and lay out that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.
(a) Sign copy should relate only to the name and/or nature of the business or commercial center.
(b) Permanent signs that advertise continuous sales, special prices, or include phone numbers, etc. should be avoided.
(c) Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
(d) The area of letters or symbols should not exceed 40 percent of the background area in commercial districts or 60 percent in residential districts.
(e) Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.

**6. Sign lighting**
Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties.
(a) External light sources shall be directed and shielded so that they do not produce glare off the site, on any object other than the sign.
(b) Sign lighting shall not blink, flash, flutter, or change light intensity, brightness, or color.
(c) Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
(d) Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles.
(e) For energy conservation, light sources shall be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

**D. Sign maintenance**

1. Each sign and supporting hardware, including temporary signs and awning signs, shall be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination shall be repaired within a maximum of 14 days from the date of damage or failure.

2. A repair to a sign shall be of materials and design of equal or better quality as the original sign.

3. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the City's Land Use Code.

4. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed, and the facade where the sign was located is to be restored and painted to match the existing building.

## 4.8.5 Sign Standards

Each sign shall comply with the restrictions provided by this section.

**A.** Each sign shall comply with the requirements in the accompanying table, Sign Standards by Building Type and Land Use.

## 4.8.6. Standards for Specific Sign Types

**A. Banners and Portable Signs**

Banners shall be governed by Chapter 18.76.080 Temporary on-premises signs of the Sign Ordinance of the Whittier Municipal Code.

**B. Public Wayfinding Signs**

Public wayfinding signs are exempt from sign permit requirements.

**C. Neon Signs**

Non-animated (i.e. Non-flashing, non-blinking or without any movement) neon signs of maximum 30 amps shall be permitted. Neon signs are only permitted outside below 8' in height if encased in protective transparent material for safety purposes.

**D. Painted Wall Signs**

Painted wall signs shall be governed by Chapter 18.76.020 Wall signs of the Sign Ordinance of the Whittier Municipal Code.

**E. Murals**

Murals shall only be permitted with approval of the Director of Community Development.

**SIGN STANDARDS BY BUILDING TYPE AND LAND USE**

| Allowed Sign Types | Maximum Sign Height | Maximum Number of Signs Allowed per Parcel | Maximum Sign Area Allowed per Parcel |
|---|---|---|---|
| **Duplexes, Triplexes, Quadplexes:** | | | |
| None allowed | | | |
| **Multi-Family Projects and Structures:** | | | |
| Wall or freestanding | Wall signs: Below edge of roof; Freestanding: 48 inches | 1 of either allowed type per entrance or street frontage | 12 square feet of each; 24 square feet total of all signs |

**Non-Residential Uses:**

| Allowed Sign Types | Maximum Sign Height and Location Requirements | Maximum Sign Area and Other Requirements |
|---|---|---|
| Awning | Shall be entirely on awning valence; lettering maximum 66% of valence height; valence height max 18 inches. | 50% of the area of the valence front. 1 sign maximum per each separate awning valence. |
| Marquee | To be established by City during project review<br><br>Allowed only for the entrance of a theater or playhouse. | To be established by City during project review<br><br>1 sign maximum |
| Monument | 5 feet including base structure.<br>Allowed only on a site within the U-CO and U-CT zones with more than 100 ft of continuous street frontage. | 36 square feet |
| Projecting or suspended | 16 inches and bottom of sign shall be no closer than 8 ft above sidewalk surface below. | 6 square feet<br>No dimension greater than 3 square feet<br>Sign shall be redwood sandblasted, hand carved, or architecturally designed equivalent, or cut metal. |
| Wall Mounted | 2 feet below parapet or eave.<br>Individual letters 18 inches; except that up to 36 inches may be allowed through the enhanced signage procedure<br><br>Mounting 1-story: Above 1st floor windows<br>Mounting multi-story: Between windows | 1 square foot per 1 linear foot of primary business frontage<br>1 sign allowed per business frontage with pedestrian entrance.<br>Side street or rear entrance wall sign maximum 50% of the primary sign area. |
| Window - Permanent | Within window area | 15% of total window area. |
| Window - Temporary | Within window area | 25% of total window area. Allowed for display a maximum of 15 days at 1 time, up to 3 times in 12-month period. |

## 4.8.7 Nonconforming Signs

A nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this specific plan.

**A. General requirements**

A nonconforming sign shall not be:

1. Changed to another nonconforming sign;
2. Structurally altered to extend its useful life;
3. Enlarged;
4. Re-established after a business is discontinued for 60 days or more; or
5. Re-established after damage or destruction to 50 percent or more of the value of the sign, or its components, as determined by the Building Official.

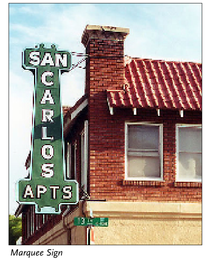
**B. Maintenance and change**

Sign copy and face changes, nonstructural modifications, and nonstructural maintenance (e.g., painting, rust removal) are allowed without a sign permit up to a maximum of 25 percent of the existing total area of the sign. Face changes not including copy, and any nonstructural modifications exceeding 25 percent of the existing total area of the sign, and any structural changes shall comply with all applicable standards of this Chapter.


*Large Wall and Awning-Mounted Signs*


*Contemporary Wall-Mounted Sign*


*Wall-Mounted Sign*




*Marquee Sign*


*Projecting and Window Neon Signs*


*Above: Large, wall-mounted neon sign on a corner building*


*Left: Contemporary, three-dimensional door-mounted sign above store entrance*


*Sign painted directly on storefront frame, and smaller projecting signs on the right*

## 4.9.1 - Parking Location and Design

**A. Location of off site parking facilities.**

Off street parking facilities for lots located outside of the Park Once District shall be located on the same lot as the principal use served, except:

1. For any non-residential uses only, if the same is located upon a lot that is located within five hundred feet of the outer boundaries of the lot upon which the principal use so served is located.

**B. Joint uses authorization.**

The Director of Community Development, upon application by the owner or lessee of any property, shall authorize the joint use of parking facilities by the following uses or activities under the conditions specified in this chapter:

1. The parking facilities required by this chapter for a use which is non-residential and is primarily a daytime use may be provided by the parking facilities of a use which is primarily a nighttime and/or Sunday use and vice versa, provided such reciprocal parking shall be subject to conditions set forth in subsection 2 of this section.

2. Conditions Required for Joint Use.

   a. The outer boundaries of the properties upon which the uses are proposed, to which the application relates, shall be located within five hundred feet of each other.

   b. The applicants shall show that there is no substantial conflict in the principal operating hours of the uses for which the joint use of off street parking facilities is proposed.

   c. Parties concerned with the joint use of off street parking facilities shall evidence agreement for such joint use by a legal instrument approved by the City attorney as to form and content. Such instrument, when approved, shall be recorded in the office of the county recorder and copies thereof filed with the Department of Building and Safety and the Planning Department.

**C. Number of spaces required**

Off-street parking spaces shall be provided for each land use as required by Sections 4.3.3 through 4.3.6 for the applicable zone. Required parking for uses not listed within these Sections shall comply with the parking requirements within the Whittier Municipal Code.

**D. Parking design**

Parking facilities, including internal and external access, and individual spaces shall be designed in compliance with the City's standards in the Land Use Code (Parking Standards). Parking facilities visible from a street shall be landscaped as provided in Section 4.9.2, below.

**E. Parking provisions**

1. The following parking provisions contained within the Whittier Municipal Code shall apply to the Uptown Whittier Specific Plan except as specifically stated otherwise within this document:

Section 18.48.010 (Facilities required), Sections 18.48.020.1 (Schedule of parking requirements), 18.48.020.2(1)C (Senior Citizen Housing), 18.48.020.2(1)D (Clubs, fraternity, sorority, and boarding houses), 18.48.020.2(1)E (Congregate and assisted living facilities), 18.48.020.2(2)0 (Catering and Delivery Vehicles), 18.48.020.2(P) (No parking use reference), 18.48.020.2(3) (Unique circumstances), 18.48.020.2(4) (Parking justification study), 18.48.020.2(6) (Disabled parking), 18.48.050 (Plan required), 18.48.080 (Exemption – Certain residential zone uses), 18.80.060 (Development standards - condominium conversions)

2. All single-family homes shall contain a minimum of two enclosed garage parking spaces. An automatic garage door opening system shall be provided and maintained for the garage door when the driveway apron in front of the garage door is less than 18 feet in depth.

3. Minimum and fractional parking. The off-street parking spaces required for each permitted use shall not less than the minimum required, provided that any fractional parking space shall be computed as a whole space.

4. Tandem Parking Prohibited. All required residential and non-residential parking spaces shall be non-tandem. Non-required parking may be designed in a tandem configuration.

5. Surfacing. All off-street parking areas, including driveways and aisles, shall be paved with concrete, asphaltic concrete pavement, pavers or other material approved by the Public Works Director in accordance with adopted city standards therefor. Such surfacing shall be designed, constructed and maintained so as to dispose of all surface water in accordance with city standards therefor.

6. Lights. Suitable lighting shall be provided so as to adequately illuminate any parking area having spaces for five or more vehicles or new or used-car sales areas permitted by this title. Such lighting shall be arranged so as to reflect the light away from adjacent properties.

7. Entrances and Exits. The location and design of all entrances and exits to streets or alleys from off-street parking facilities shall be subject to the approval of the city traffic engineer, to insure that such will result in a minimum of interference with the traffic flow on such adjacent streets and alleys.

8. Multi-Family Guest Parking. One space for each three units when the development consists of up to 9 units. One space for each four units when the development consists of 10 or more units

All guest parking spaces shall be clearly marked and maintained for guests only. In addition, no guest parking spaces shall be located within a private garage, but may be located within an above and/or below ground parking structure that serves the on-site parking needs of the development. The location of guest parking spaces, which are not visible from the public right-of-way, must be directed by signs and dispersed throughout the site. Guest parking within a gated community shall be located behind a secured gate and be accessible via a phone access system or manned guard gate unless specifically approved by the approval authority when it can be found that such guest parking located outside the gated area is:

a. Conveniently located to all units in the project;
b. Oriented in a manner that will be properly maintained; and
c. Visible to arriving guests and adequately screened from adjoining public streets.

## 4.9.2 - Landscape Standards

**A. Street trees**

Proposed development shall include street trees as provided by Chapter 2.4 (Open Space and Streetscape Design).

**B. Parking facility landscaping**

Surface parking areas shall be planted with shade trees at a minimum ratio of one tree for every four spaces in an orchard planting arrangement. In the limited circumstances where this development code allows parking areas adjacent to a street or sidewalk, the parking area shall be screened with landscaping, and a decorative wall between 36 and 48 inches in height, as approved by the review authority.

## 4.9.3 - Fences, Walls, and Screening

**A. Applicability**

The requirements of this section apply to all fences and walls unless otherwise stated.

**1. Fences or wall in flood hazard area**
A fence or wall in an area subject to flooding identified on a Federal Flood Insurance Rate Map (FIRM) on file in the City's Public Works Department shall require a Building Permit, and shall comply with all requirements of the City Engineer in addition to the requirements of this section.

**2. Exemptions**
These regulations do not apply to fences or walls required by regulations of a State or Federal agency, or by the City for reasons of public safety.

**B. Height limits**

Each fence, wall, and hedge shall comply with the height limits shown in the following table.

MAXIMUM HEIGHT OF FENCES AND WALLS

| Location of Fence or Wall | Maximum Height |
|---|---|
| Within front or street side setback | 36 in - lots of 60 ft or less<br>42 in - lots between 60 to 100 ft<br>5 1/2 ft - lots of over 100 ft |
| Within interior side or rear setback | 6 ft (1) |
| Within a zone where no set-back is required<br>- Located 20 ft or more to the rear of a front or street side property line<br>- Located within 20 ft of a front or street side property line | 6 ft (1)<br>42 in for solid wall or fencing<br>6 ft for open fencing |
| At intersection of alley, street or driveway | 36 in |
| Outside of a required set-back | 8 ft |

(1) A fence or wall up to eight feet in height may be allowed when the portions above six feet are of an open design (e.g., lattice, wrought iron or grille work). A Building Permit also may be required.

**C. Specific fence and wall requirements**

Fences and walls are required as follows, in addition to any other City requirement, or California Building Standards Code requirements.

**1. Fencing between different land uses**
Fencing between different land uses shall be provided in compliance with Subsection E. (Screening).
**2. Outdoor equipment, storage, and work areas**
Nonresidential outdoor uses and equipment adjacent to a residential use shall be fenced and/or screened in compliance with Subsection E. (Screening).

**3. Retaining walls**
Any embankment to be retained that is over 48 inches in height shall be benched so that no individual retaining wall exceeds a height of 36 inches, and each bench or terrace is a minimum width of 24 inches.
**4. Temporary fencing**
Temporary fencing may be necessary to protect archaeological or historic resources, trees, or other similar sensitive features during site preparation and construction. This fencing shall be approved by the Director of Community Development.

**D. Prohibited materials**

The following fencing materials are prohibited except where they are required by a State or Federal law or regulation: barbed, razor or concertina wire in conjunction with a fence or wall, or by itself, and chain link fencing.

**E. Screening**

This Subsection establishes standards for the screening and separation of adjoining residential and nonresidential land uses, equipment and outdoor storage areas, and surface parking areas.

**1. Screening between non-residential and residential**
Non-residential development abutting a site developed exclusively as residential shall provide screening at the parcel boundary as follows.

(a) The screen shall consist of plant materials and a solid, decorative wall of masonry or similar durable material, six feet in height (up to eight feet may be allowed in compliance with Subsection B, Height limits. Openings or pedestrian connections may be required at the discretion of the review authority.
(b) The decorative wall shall be architecturally treated on both sides, subject to the approval of the review authority.

**2. Mechanical equipment, loading docks, and refuse areas.**
(a) Roof or ground mounted mechanical equipment shall be screened from public view from adjoining public streets and rights-of-way and adjoining properties with residential development. This equipment includes air conditioning, heating, ventilation ducts, and exhaust vents, loading docks, refuse storage areas, and utility services, electrical transformers, gas meters, etc.
(b) The colors, materials, and architectural style of screening shall be architecturally compatible with other on-site development.
(c) All single family dwellings shall be designed with storage space provided for three, 90-gallon trash bins, not visible from the street during non-collection days.
(d) Trash enclosures shall be built for space to house sufficient three-yard bins to be determined by the City at the time of application for a development or applicable modification of an existing building/property. such enclosures shall be consistent with the surrounding architecture and shall be constructed with a solid roof, and provide convenient pedestrian and collection-vehicle access.

## 4.10 GLOSSARY

### 4.10.1 Purpose

This section provides definitions of terms and phrases used in this Code that are technical or specialized, or that may not reflect common usage. If any of the definitions in this section conflict with definitions in the Zoning Code or other provisions of the City of Whittier Municipal Code, these definitions shall control for the purposes of this Code.

### 4.10.2 Definitions of Specialized Terms and Phrases

**Land use type classifications.** The land use types listed in Table 4-1 on page 4:5 shall be defined as provided in the City's Planning and Zoning Code except for use types that are defined in Subsection B., and identified as "(land use)."

**Terms and phrases.** As used in this Code, each of the following terms and phrases shall have the meaning ascribed to them in this section, unless the context in which they are used clearly requires otherwise.

**Accessory Structure:** a detached building or structure, part of a building or structure, which is incidental or subordinate to the main building, structure or use on the same parcel, without cooking facilities (e.g., storage shed, garage, gazebo).

**Adult Business:** a business establishment or concern which as a regular and substantial course of conduct performs as an adult bookstore, adult motion picture theater, adult motion picture arcade, adult drive-in theater, adult cabaret, adult motel or hotel, adult theater, adult model studio, sexual encounter establishment, body painting studio, massage parlor, headshop/drug paraphernalia shop, or sells or distributes adult merchandise or sexually oriented merchandise, or any other business or concern which offers to its patrons products, merchandise, services or entertainment characterized by an emphasis on matters depicting, describing, or relating to specified sexual activities or specified anatomical parts, but not including those uses or activities which are preempted by state law (see City of Whittier Municipal Code Section 18.44.020. V).

**Allee:** a row of trees planted along a Thoroughfare or Pedestrian Walkway.

**Alley:** a low capacity thoroughfare with one, shared lane and no parking lanes, designed and intended for service and/or secondary access purposes (rural version of an alley is a 'lane').

**Antique or Collectible Store (land use).** A retail store that sells antiques, curios, gifts and souvenirs, and collectible items including sports cards and comic books. A store that primarily sells books is included under "General Retail." Does not include stores selling other types of second hand items (e.g., clothing), which are instead included in the definition of "Second Hand Store."

**Apartment:** a dwelling sharing a building and a lot with other dwellings and/or uses. Apartments may be for rent or for sale as condominiums.

**Arcade:** see 'Frontage Types'

**Architectural Type** (also referred to as 'Building Type'**:** a structure defined by the combination of configuration, placement and function.

**Bicycle Path:** a dedicated area, paved in a variety of materials (e.g., asphalt to decomposed granite) that is non-traversable by vehicles and is often shared with pedestrians.

**Bicycle Route:** an identified area, usually by white lines, that is part of the vehicular roadway that allows bicycle use.

**Block:** the aggregate of private lots, passages, common drives and, lanes, circumscribed by thoroughfares.

**Block Face:** the aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

**Building Function:** the uses accommodated by a building and its lot.

**Building Height:** the vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Height limits do not apply to masts, belfries, clock towers, chimney flues, and similar structures. Building height shall be measured from the average grade of the enfronting Thoroughfare. See entry in Glossary on 'Story' for dimensions.

**Building Placement:** the maximum envelope available for placing a building on a lot.

**Building Type:** (also referred to as 'Architectural Type')**:** a structure defined by the combination of configuration, placement and function. The Types used in this Specific Plan are listed below in the order they appear in the document:

**Single Family:** A structure occupied by one primary residence that also accommodates commercial uses.

**Accessory Dwelling (e.g. Carriage House):** An attached or detached residence which provides complete independent living facilities for one or more persons and which is located or established on the same lot on which a single-family residence is located. Such dwellings may contain permanent provisions for living, sleeping, eating, cooking and sanitation. This definition includes 'granny flats'.

**Duplex, Triplex, and Quadplex:** These structures are multiple dwelling forms that are architecturally presented as large single-family houses in their typical neighborhood setting.

**Rosewalk:** An architectural type consisting of freestanding single-family residences arranged on either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the rosewalk usually connects two parallel streets.

**Bungalow Court:** An architectural type consisting of freestanding single-family residences arranged around a common, shared courtyard. The individual buildings are arrayed next to each other to form a shared type that is wholly open to the street.

**Rowhouse:** An individual structure occupied by one primary residence or a structure of multiple townhouse unit types arrayed side by side along the primary frontage.

**Live/Work:** An integrated residence and working space, occupied and utilized by a single household in a structure, either single-family or multi-family, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

**Courtyard Housing:** A type consisting of residences that can be arranged in four possible configurations: townhouses, townhouses over flats, flats, and flats over flats. These are arrayed next to each other , on one or more courts, to form a shared type that is partly or wholly open to the street.

**Stacked Dwellings:** A structure of single-floor residences of similar configuration either above or below.

**Commercial Block:** A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

**Liner:** A structure that conceals a larger building such as a public garage that is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.

**Civic:** the term defining not-for-profit organizations dedicated to the arts, culture, education, government, transit and municipal parking facilities.

**Civic Space:** an open area dedicated for public use, typically for community gatherings. Civic Space Types are defined by the combination of certain physical constants defined by the relationship between their intended use, their size, their landscape and their enfronting buildings.

**Colonnade:** a series of columns similar to an arcade but spanned by straight lintels rather than arches, linked together, usually as an element of a building.

**Commercial Recreation Facility - Indoor (land use).** Establishments providing indoor amusement and entertainment services for a fee or admission charge, including:

- bowling alleys
- coin-operated amusement arcades
- dance halls, clubs and ballrooms
- electronic game arcades (video games, pinball, etc.)
- ice skating and roller skating
- internet/cyber café
- pool and billiard rooms as primary uses

This use does not include adult businesses. Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or fewer machines are not considered a land use separate from the primary use of the site.

**Commercial Frontage**: the non-residential frontage of a building. Non-residential activities subject to city approval are allowed within this space, which must be at least 25 feet in depth. These spaces are limited to the first floor and as such, have different building requirements than upper floors (e.g., large storefront windows, signage, etc.).

**Common Yard:** the type of yard most associated with residential development, characterized by one yard visually connecting with the adjacent yard(s).

**Community Assembly**: the activities typically performed by, or at, the following institutions or installations: places of worship and religious facilities; public, parochial, and private nonprofit clubs, lodges, meeting halls, and recreation centers; and temporary non-profit festivals;

**Context:** the particular combination of elements that create a specific environment. A Context Zone is administratively similar to the land-use zones in conventional zoning ordinances, except that in addition to specifying the building use, density, height and setback, all the relevant elements and characteristics of the intended environment are integrated. The integration includes the characteristics of the private lot and building as well as those of the enfronting public streetscape. Their combination and the ratio of natural-urban intensity is determined by their location on the Transect.

**Curb:** the edge of the vehicular pavement detailed as a raised curb or a swale. The curb usually incorporates the drainage system.

**Density:** the number of dwelling units within a standard measure of land area, usually as units per acre.

**Design Speed:** the velocity at which a Thoroughfare can be comfortably driven without the constraints of signage or enforcement. there are 4 ranges of speed: Very Low: below 20mph, Low: 20-25mph, Moderate: 25-35mph and High: above 35mph. This factor determines the character and context for a particular segment of the Thoroughfare system.

**Developable Areas:** those areas of a site that are not designated Open Space.

**Dooryard**: see 'Frontage Types'

**Driveway**: a vehicular lane within a lot, usually leading to a garage. A Driveway may be used for parking, providing that it is no more than 18 feet wide.

**Dwelling, Multi-Family (land use)**. See the descriptions of building types in Section 3.3.010 (Architectural Types).

**Edgeyard Building**: a building that occupies the center of its lot with setbacks on all sides. This is the least urban of types as the front yard sets it back from the frontage, while each of the side yards weakens the spatial definition of the public thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences/walls and a well-placed outbuilding/garage.

**Elevation (Building)**: the exterior walls of a building not along a frontage. Also referred to as 'Facade' when the elevation is along a frontage line.

**Enfront**: the placement of an element along a frontage line, as in "arches enfront the street."

**Entrance (Principal):** the principal point of access of pedestrians to a building. In the support of pedestrian activity, the Principal Entrance should give to the frontage rather than to the parking.
**Fabric Building**: A building which is not civic or otherwise especially important in the overall neighborhood of blocks and buildings. A building which contributes to the forming of public space by being contextual so that civic and institutional buildings are emphasized.

**Facade**: the exterior wall of a building that is set along a frontage line. Facades support the public realm and are subject to frontage requirements additional to those required of elevations.

**Forced Podium Hardscape:** A built condition which can occur when the "podium" created by the protruding roof of a sub-grade garage is minimally landscaped and not provided other design elements such as seating areas, fountains and gardens, to soften an otherwise featureless concrete appearance and provide areas within the courtyard that are attractive to, and usable by residents and their visitors for active and passive pursuits.

**Forecourt:** see 'Frontage Types'

**Frontage Line**: those lot lines that coincide with a public frontage line. One shall be designated as the Principal Frontage Line. Facades along Frontage Lines define the public realm and are therefore more highly regulated than the elevations that coincide with other lot lines.

**Frontage Type:** the architectural element of a building between the public right-of-way and the private property associated with the building. Frontage Types combined with the public realm create the perceptible streetscape. The following types are listed as they appear in this code:

**Frontyard / Porch:** a common frontage associated with single family houses, where the facade is set back from the right of way with a front yard. An encroaching porch may also be appended to the facade. A fence or wall at the property line may be used to define the private space of the yard. The front yard may also be raised from the sidewalk, creating a small retaining wall at the property line with entry steps to the yard.

**Stoop / Dooryard:** an elevated entry porch/stair placed close to the frontage line with the ground story elevated from the sidewalk, securing privacy for the windows and front rooms. This type is suitable for ground-floor residential uses with short setbacks. This type may be interspersed with the shopfront frontage type. A porch or shed roof may also cover the stoop.

**Forecourt:** a semi-public exterior space partially surrounded by a building and also opening to a thoroughfare. These spaces usually lead to a Court, which is a private exterior space. It is often used as a vehicular entrance or drop-off, and its landscape may be improved with paving.

**Storefront:** a facade placed at or close to the right-of-way line, with the entrance at sidewalk grade. This type is conventional for retail frontage and is commonly equipped with cantilevered shed roof(s) or awning(s). Recessed storefronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street, although such use is appropriate above.

**Arcade:** a facade with an attached colonnade, that is covered by upper stories. This type is ideal for retail use, but only when the sidewalk is fully absorbed within the arcade so that a pedestrian cannot bypass it.

**General Retail (land use):** Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include:

- antique store
- appliance store
- art galleries, retail
- art supplies, including framing services
- bath and kitchen store
- bicycles
- books, magazines, and newspapers
- cameras and photographic supplies
- clothing, shoes, and accessories
- department stores
- drug stores and pharmacies
- dry goods
- electronics store
- fabrics and sewing supplies
- florists and houseplant stores (indoor sales only outdoor sales are "Building and Landscape Materials Sales")
- furniture store
- hobby materials
- jewelry
- luggage and leather goods
- musical instruments (small), parts and accessories (large instruments are under "Furniture, Furnishings, and Appliance Store")
- orthopedic supplies
- small wares
- specialty shops
- sporting goods and equipment
- stationery
- toys and games
- variety stores
- vintage goods store
- videos, DVDs, records, CDs, including rental stores

Does not include adult businesses which are separately defined.

**Infill Development:** a site seamlessly developed within an existing urban fabric, balancing, completing and/or repairing the surrounding areas.

**Inside Turning Radius**: the curved edge of a Thoroughfare at an intersection, measured at the inside edge of vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn. Control of the Curb Radius is an important variable in the fostering of a pedestrian-friendly environment.

**Layer**: a range of depth of a lot within which certain elements are permitted.

**Liquor Store (land use)**. A retail store that primarily sells wine, beer, and/or spirits, that may specialize in one or more of the above, and may also sell convenience merchandise including food products.

**Lot**: a separately platted subdivision of land held privately, usually intended for the purposes of building.

**Lot Line**: the boundary that legally and geometrically demarcates a lot. Such lines appear graphically on a Tract Map or Development Permit Site Plan

**Lot Width**: the length of the Principal Frontage Line.

**Medical Services - Clinic, Urgent Care (land use)**. A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. Examples of these uses include:

- medical offices with five or more licensed practitioners and/or medical specialties
- out-patient care facilities
- out-patient surgical centers
- urgent care facilities
- other allied health services

These facilities may also include incidental medical laboratories. Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional/Administrative."

**Medical Services - Doctor Office (land use)**. A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. A facility with five or more licensed practitioners is instead classified under "Medical Services - Clinic, Urgent Care." Counseling services by other than medical doctors or psychiatrists are included under "Offices - Professional / Administrative."

**Medical Services - Extended Care (land use)**. Residential facilities providing nursing and health-related care as a primary use with in-patient beds. Examples of these uses include: board and care homes; convalescent and rest homes; extended care facilities; and skilled nursing facilities. Long-term personal care facilities that do not emphasize medical treatment are included under "Residential Care."

**Meeting Hall**: a building accommodating at least one room with an area equivalent to a minimum of 10 square feet per projected dwelling unit within the pedestrian shed in which the meeting hall is located.

**Neighborhood Market/Convenience Store (land use)**. A neighborhood serving retail store of 2,500 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience shopping needs.

**Net Developable Area:** the private area defined by blocks which is not to remain for public uses such as Plazas, Greens, Squares, Thoroughfares or Streetscapes.

**Office (land use).** This Code distinguishes between the following types of offices. These do not include medical offices (see "Medical Service - Clinic, Laboratory, Urgent Care," and "Medical Service - Doctor Office.")

**Business, Service**. Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include "Bank, Financial Services," which are separately defined.

**Processing.** Office-type facilities characterized by high employee densities, and occupied by businesses engaged in information processing, and other computer-dependent and/or telecommunications-based activities. Examples of these uses include:

- airline, lodging chain, and rental car company reservation centers
- computer software and hardware design and development
- consumer credit reporting
- data processing services
- health management organization (HMO) offices where no medical services are provided
- insurance claim processing
- mail order and electronic commerce transaction processing
- telecommunications facility design and management
- telemarketing

**Professional/Administrative**. Office-type facilities occupied by businesses that provide professional services, or are engaged in the production of intellectual property. Examples of these uses include:

- accounting, auditing and bookkeeping services
- advertising agencies
- attorneys
- business associations, chambers of commerce
- commercial art and design services
- construction contractors (office facilities only)
- counseling services
- court reporting services
- detective agencies and similar services
- design services including architecture, engineering, landscape architecture, urban planning
- educational, scientific and research organizations
- financial management and investment counseling
- literary and talent agencies
- management and public relations services
- media postproduction services
- news services
- photographers and photography studios
- political campaign headquarters
- psychologists
- secretarial, stenographic, word processing, and temporary clerical employee services
- security and commodity brokers
- writers and artists offices

**Open Space Types:** the various types of open space ranging from the regionally-oriented to those types oriented at the level of the block. The following types are listed as they appear in this code:

**Nature:** An interacting ecological process, responsive to laws constituting a value system, and offering both intrinsic opportunities and limitations to human uses.

**Plaza:** An open space that is available for civic purposes and commercial activities. A plaza is spatially defined by building frontages and normally has a floor of pavement. Plazas should be located at the intersection of important streets and they frequently enfront civic buildings. Size is flexible depending on block size and location but seldom exceeds 2 acres.

**Green:** An open space available for informal active and passive recreation. A green my be spatially defined by ground plane landscape and informal trees rather than buildings. Minimum size of a green may be 1/2 acre and a maximum size of 10-15 acres. A green is the least formal of urban open spaces

**Square:** An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages and its landscape shall consist of pathways, lawns and trees. Trees are normally formally aligned in bosque's or allee's. Squares have a wider array of passive and recreational opportunities than greens.

**Tot Lot:** An open space designed and equipped specifically for the recreation of children. A tot lot may be fenced and may include an open shelter. Tot lots should be interspersed within residential areas and may be placed within a block.

**Outbuilding**: an ancillary building (e.g., garage, storage area, crafts space, etc.), usually located towards the rear of the same lot as the principal building. It is sometimes connected to the principal building and sometimes occurs as a separate building (also known as an '*Accessory Structure*').

**Park-Once (Shared Parking Policy)**: an accounting for parking spaces that are available to more than one function. The requirement is based on a range of parking-demand found in mature, mixed-use centers (1.4 to 2.5 spaces per 1000 square feet of non-residential floor area). The Shared Parking ratio varies according to multiple functions in close proximity unlikely to require the spaces at the same time.

**Paseo**: Passage or breezeway.

**Pedestrian First**: the practice of addressing the needs of people, once out of their automobiles, through a series of interdependent urban design and streetscape principles (e.g., wide sidewalks, street trees and shade, on-street parking, outdoor dining, inviting storefronts, the feeling of being in an 'outdoor room', short cross-walk distances, interconnected and short blocks).

**Pedestrian Shed**: an area defined by the average distance that may be traversed at an easy pace from its Edge to its Center in approximately 5 minutes. This distance is used to determine the size of a Neighborhood. This dimension averages one quarter of a mile or approximately 1400 feet for generally flat terrain.

**Personal Services (land use).** Establishments providing non-medical services to individuals as a primary use. Examples of these uses include:

- barber and beauty shops
- clothing rental
- day spa
- dry cleaning pick-up stores with limited equipment
- home electronics and small appliance repair
- locksmiths
- massage (licensed, therapeutic, non-sexual - permitted only as an ancillary use to a day spa or similar use and subject to Municipal Code requirements)
- pet grooming with no boarding
- shoe repair shops
- tailors
- tanning salons

These uses may also include accessory retail sales of products related to the services provided.

**Personal Services - Restricted (land use).** Personal services that may tend to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts, and explicitly excluded. Examples of these uses include:

- check cashing stores
- fortune tellers
- palm and card readers
- pawnshops
- psychics
- spas and hot tubs for hourly rental
- tattoo and body piercing services

**Planter**: the layer of the streetscape which accommodates street trees. Planters may be continuous or individual according to the Thoroughfare and location within the neighborhood.

**Porch**: see 'Frontage Types'

**Principal Building**: the main building on a lot, always located toward the frontage.

**Principal Frontage**: the frontage of a parcel which is used to identify the parcel for street address purposes.

**Private Frontage**: the privately held layer between the frontage line and the principal building facade. The structures and landscaping within are held to specific standards. The variables of Private Frontage are the depth of the setback and the combination of architectural elements such as fences, stoops, porches and galleries. These elements influenced social behavior in the public realm. The Frontage layer may overlap the public streetscape in the case of awnings, galleries and arcades.

**Public Frontage:** the area between the frontage line and the curb of the vehicular lanes, and the type and dimension of curbs, walks, planters, street trees and streetlights.

**Rearyard Building**: a building that occupies the full frontage, leaving the rear of the lot as the sole yard. This type, with it continuous facade, steadily defines the public thoroughfare. The rear elevations may be articulated for functional purposes. In its residential form, this type is the Row House. For its commercial form, the Rear Yard can accommodate substantial parking.

**Recess Line**: a horizontal line, the full width of a facade, above which the facade sets back a minimum distance from the facade below.

**Residential**: premises available for long-term dwelling.

**Residential Care Facility:** Any of the facilities specified herein which generally provide personal care in a residential setting for children, adults, or children and adults. "Residential Care Facility" shall include "residential care facilities," as defined by the California Community Care Facilities Act; California Health and Safety Code Section 1502 (a)(1). The term "residential care facility" shall include the following health facilities, as set forth in California Health and Safety Code Section 1267.8: an intermediate care facility/developmentally disabled habilitative, an intermediate care facility/developmentally disabled-nursing, or a congregate living health facility. The term shall also include the following facilities: residential care facilities for persons with chronic life-threatening illnesses, as set forth in California Health and Safety Code Section 1568.0831; residential care facilities for the elderly, as set forth in California Health and Safety Code Section 1569.85; pediatric day health and respite care facilities, as set forth in California Health and Safety Code Section 1761.4; alcoholism or drug abuse recovery or treatment facilities, as set forth in California Health and Safety Code Section 11834.23; and any state-authorized, certified, or licensed family care homes, foster homes, or group homes serving mentally disordered or otherwise handicapped persons or dependent and neglected children, as set forth in the Lanterman-Petris-Short Act, California Welfare and Institutions Code Section 5116. The term "residential care facility" shall include any other facilities which are deemed by any other applicable law to be a residential use of property and required by law to be treated the same as other single-family residences for local zoning purposes. The term "residential care facility" shall not include family day care homes, as defined in Section 18.06.170; family day care homes shall be regulated pursuant to the provisions of Section 18.10.020 (K) of this code. Notwithstanding anything to the contrary in this Section, the term "residential care facility" is limited to those facilities, places or buildings that are both subject to regulation by the State of California and actually licensed by the State of California. No facility, place or building that may otherwise be regulated by the State of California, but which is not actually licensed by the State of California, shall be deemed a "residential care facility" for purposes of this chapter."

**Retail**: premises available for the sale of merchandise and food service.

**Retail Frontage Line**: Frontage Line designating the requirement for a shopfront, making the ground level available for retail use.

**Setback**: the area of a lot measured from a lot line to a building facade or elevation that must be maintained clear of permanent structures excepting galleries, fences, garden walls, arcades, porches, stoops, balconies, bay windows, terraces and decks (that align with the first floor level) which are permitted to encroach into the Setback.

**Storefront:** see 'Frontage Types'

**Sideyard Building**: a building that occupies one side of the lot with the setback to the other side. The visual opening of the side yard on the street frontage causes this building type to appear free-standing. A shallow frontage setback defines a more urban condition. If the adjacent building is similar with a blank party wall, the yard can be quite private. This type permits systematic climactic orientation in response to the sun or the breeze.

**Sidewalk**: the paved layer of the public frontage dedicated exclusively to pedestrian activity.

**Stoop**: see 'Frontage Types'

**Story**: a habitable level within a building of no less than 8 feet and no more than 14 feet in height from finished floor to finished ceiling. Raised basements are not considered a story for the purposes of determining building height if more than half the entire basement is below ground level. Attics are not considered a story for the purposes of measuring building height.

**Streetscape**: the urban element that provides the major part of the public realm as well as paved lanes for vehicles. A streetscape is endowed with two attributes: capacity and context. Capacity is the number of vehicles that can move safely through a segment within a given time period. It is physically manifested by the number of lanes and their width, and by the curb radius. Context is physically manifested by the appropriate Frontage types as determined by the Zone in which it is located and in the corresponding portion of the Public Realm Plan.

**Streetwall**: an opaque, freestanding wall built along the Frontage Line, or coplanar with the facade, often for the purpose of masking a parking lot from the adjacent Thoroughfare. Streetwalls shall be between 3.5 and 8 feet in height, and constructed of a material matching the adjacent building facade. The wall may be replaced by a hedge, subject to City Approval. Streetwalls may have openings no larger than necessary to allow automobile and pedestrian access.

**Terrace**: a level, paved area accessible directly from a building as its extension. A terrace is typically private and is most common as a Rear Yard in single-family development.

**Thoroughfare**: a vehicular way incorporating moving lanes and parking lanes (except alleys/lanes which have no parking lanes) within a right-of-way.

**Thoroughfare Types**: the three principal movement-types of thoroughfares that comprise an interconnected, varied and hierarchical network:

**Free Flow:** a thoroughfare which has dedicated, striped lanes of travel and tends to be a more highly traveled thoroughfare. Typical speeds are up to 55 mph.

**Slow Flow:** a thoroughfare, of moderate capacity (shorter in length than a free flow street) which does not have striped, dedicated (not striped) lanes of travel but has enough width for cars to pass each other comfortably but at a slow speed. Typical speeds are up to 20 mph.

**Yield Flow:** a thoroughfare of low capacity, shortest in length, and of a type where a single travel lane is shared by cars in both directions. Typical speeds are up to 15 mph.

**Traffic Calming**: a set of techniques which serves to reduce the speed of traffic. Such strategies include lane-narrowing, on-street parking, chicanes, yield points, sidewalk bulge-outs, speed bumps, surface variations, midblock deflections, and visual clues. Traffic calming is a retrofit technique unnecessary when thoroughfares are correctly designed for the appropriate speed at initial construction.

**Transect:** a system of classification deploying the conceptual range of 'rural-to-urban' to arrange in useful order, the typical context groupings of natural and urban areas. This gradient, when rationalized and subdivided into zones becomes the basis of the Regulating Plan and the zones supporting this Plan.

**Transition Line**: a horizontal line, the full width of a facade expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

**Type**: a form determined by function and confirmed by culture. A Type is physically defined by its function, its disposition on the lot and its configuration, including frontage and height.

**Vernacular**: the common language of a region, particularly in reference to the architectural tectonics. Through time and use, the vernacular has intrinsically resolved the architectural response to climate, construction technique, and to some extent, social mores.

**Vintage goods store:** A single unified retail store that sells items commonly classified as antique or vintage and commonly valued as "good-as-new" quality and, not including "secondhand" clothing or goods, which is defined as having limited collectors' value; thrift stores; multi-tenant establishments with less than 500 square feet per merchant; or establishments selling primarily used auto parts, appliances, or furniture.

**Yard**: a private area that adjoins or surrounds a building, its landscape subject to the landscape requirements.

**Zaguan**: a pedestrian passage between courts of one to two rooms in depth and one story in height.