

# CHAPTER 5



Ms. Zimman's Class - Central Elementary

# AREA-WIDE DEVELOPMENT STANDARDS & DESIGN GUIDELINES

# 5.1 OVERVIEW

The area-wide development standards and design guidelines provided in this chapter help to achieve the overall vision, goals, and concepts for South Centre City and unify the districts in the entire area. In particular, they support the creation of an attractive, safe, sustainable, and dynamic pedestrian-oriented environment that makes walking, bicycling, and using transit an enjoyable experience.



## 5.2 HOW TO USE THIS CHAPTER

The development standards for each district are primarily implemented by the Escondido Zoning Code (see Table 5-1). However, the area-wide development standards and design guidelines apply to all new and existing development within South Centre City. Each district has unique development standards and/or design guidelines that also apply, which are provided in Chapter 3.

- ✓ Determine the district/subarea in which the property is located (refer to Figure 4.1).
- ✓ Check Table 5.1 below to determine if the property is regulated by an existing zone in the Escondido Zoning Code. If so, refer to that zone.
- ✓ Refer to the area-wide development standards and design guidelines in this chapter that apply to all development.
- ✓ Refer to Chapter 3 for special district-specific development standards and guidelines for the district within which the property is located.
- ✓ Unless otherwise specified, development projects are to refer to the Escondido Zoning Code (EZC) and development regulations for all additional requirements.

Table 5.1 below provides a summary of the development standards that apply to each district and subarea, as applicable, and is provided as a reference.

**Table 5.1. Summary Table—General Building Height, Setbacks, and Coverage Standards for All Districts/  
Subarea (1), (2), (3), (4)**

DISTRICTS/SUBAREAS	DEVELOPMENT STANDARDS & DESIGN GUIDELINES
<b>WEST MERCADO DISTRICT:</b>	
West Mercado General Area	Refer to Table 5.2 Properties within the Mercado Design Overlay: also refer to the Downtown Specific Plan
West Mercado Commercial Area	Refer to Table 5.2 Properties within the Mercado Design Overlay: also refer to the Downtown Specific Plan
<b>QUINCE STREET DISTRICT:</b>	
Quince Street Single-Family Overlay	Refer to the R-1-7 Zone
Quince Street Multi-Family Overlay	Refer to the R-2-12 Zone
<b>9TH AVENUE OVERLAY DISTRICT</b>	Refer to Table 5.2
<b>13TH AVENUE CORNERS DISTRICT</b>	Refer to Table 5.2
<b>FELICITA DISTRICT</b>	Refer to Table 5.2
<b>SOUTH ORANGE STREET DISTRICT:</b>	
South Orange Street Urban IV Area	Refer to the R-4-24 Zone
South Orange Street Urban V Area	Refer to the R-5-30 Zone
<b>ESCONDIDO BOULEVARD DISTRICT:</b>	
Escondido Mixed Use Overlay	Refer to Table 5.2
Escondido Boulevard Commercial	Refer to Table 5.2
<b>SOUTHERN ENTRY DISTRICT:</b>	
Southern Entry Commercial	Refer to Table 5.2
Southern Entry Mixed Use Overlay	Refer to Table 5.2

**Notes:**

- (1) For the purposes of the Specific Plan, a structure that is made nonconforming by this Specific Plan shall be treated same way as per the EZC
- (2) Whenever a conflict between this chapter and the EZC, the intent provisions, and requirements of this chapter controls.
- (3) For all development, the development standards and design guidelines in Chapter 5 shall apply.
- (4) For Planned Development projects:
  - New projects: the development standards and design guidelines should be used as a reference and incorporated to the extent possible, unless modified through the Planned Development process to create a better design and use of a property. Planned Development applications shall contribute towards the overall attainment of the the stated vision of the Specific Plan district/ subarea, meet or exceed the goals and objectives of this Specific Plan, and fully comport with the fundamental principles of any applicable General Plan Target Area.
  - The Planned Development Ordinance approved for the property controls and is fully effective and imposable.
  - Modifications to existing structures are permissive to the extent allowed here in and as authorized by the ordinance that approved said Planned Development.

**Table 5.2: General Building Height, Setbacks, and Coverage Standards for Specified Districts**

DEVELOPMENT STANDARDS <sup>(1)</sup>	WEST MERCADO DISTRICT		9TH AVE OVERLAY	13TH AVE. CORNERS DISTRICT	FELICITA DISTRICT	ESCONDIDO BOULEVARD DISTRICT	SOUTHERN ENTRY DISTRICT
	WM-General <sup>(3)</sup> Subareas	WM-Commercial Subarea					
<b>Building Height &amp; Stories (Max.)</b>	UBC; except a maximum of 35' within 50' of a residentially zoned property	35' (up to 2 stories)	35' (up to 2 stories)	45' (up to 3 stories)	45' (up to 3 stories)	North of 11th Ave: 26' (up to 2 stories) South of 11th Ave: 45'	<b>SE-Commercial Subarea:</b> 35' (up to 2 stories) <b>SE-Overlay Subarea:</b> 45' (up to 3 stories)
<b>Lot Area (Min.)</b>	7,000 SF	7,000 SF	20,000 SF with mixed use	7,000 SF	7,000 SF	None	<b>SE-Commercial Subarea:</b> None <b>SE-Overlay Subarea:</b> 7,000 SF
<b>Lot Frontage (Min.) <sup>(4)</sup></b>	35'	35'	None	50'	50'	None	<b>SE-Commercial Subarea:</b> None <b>SE-Overlay Subarea:</b> 50'
<b>Building Coverage (Max.)</b>	None	None	None	None	None	None	None
<b>Setback: Front <sup>(5)(6)(8)(9)</sup></b>	BTLR: • BTL-MIN: 5' • BTL-MAX: 15' BTLR Defined by a Building: 70% min	BTLR: • BTL-MIN: 5' • BTL-MAX: 15' BTLR Defined by a Building: 70% min	BTL: 14' from ultimate street curb face or 5' from property line, whichever is greater BTL Defined by a Building: 90%	BTLR: • BTL-MIN: 10' • BTL-MAX: 20' BTLR Defined by a Building: 70% min	Setback: 20'	BTL: 14' from ultimate street curb face or 5' from property line, whichever is greater BTL Defined by a Building: 90% min <b>3rd Story and above:</b> Setback: see section 5.3.12.1	<b>SE-Commercial Subarea:</b> Setback: 5' <b>SE-Overlay Subarea:</b> <b>1st &amp; 2nd Story:</b> BTLR: • BTL-MIN: 10' • BTL-MAX: 20' • BTLR Defined by a Building: 50% <b>3rd Story and above:</b> Setback: see section 5.3.12.1

<b>Setback: Side, Interior</b>	Setback: 0 Setback <sup>(7)</sup> : 15'	Setback: 0 Setback <sup>(7)</sup> : 10'	Setback: 0 Setback <sup>(7)</sup> : 10'	Setback: 0 Setback <sup>(7)</sup> : 10'	Setback: 10'	<b>North of 11th Ave:</b> Setback: 0'; except that any non-commercial use adjacent to the property line of a residential zone or use shall be set back 5' <b>South of 11th Ave.:</b> Setback: 5'	<u>SE-Commercial Subarea:</u> Setback: 0'; except 5' when adjacent to residential zone or structure <u>SE-Overlay Subarea:</u> Setback: 5'
<b>Setback: Side, Street</b> <sup>(6)(8) (9)</sup>	Setback: 5' min.	Setback: 5' min.	BTL: 14' from ultimate street curb face or 5' from property line, whichever is greater BTL Defined by a Building: 50% min	BTLR: • BTL-MIN: 10' • BTL-MAX: 20' BTLR Defined by a Building: 50%	Setback: 10'	BTL: 14' from ultimate street curb face or 5' from property line, whichever is greater BTL Max 15' BTL Defined by a Building: 50% min. <b>3rd Story and above:</b> Stepback: see section 5.3.12.1	<u>SE-Commercial Subarea:</u> Setback: 5' <u>SE-Overlay Subarea:</u> Setback: 10' <b>3rd Story and above:</b> Stepback: see section 5.3.12.1
<b>Setback: Rear</b>	Setback: 0' At Alley or Public Street (Setback): 5' When adjoining any residential zone, school, or park use: 20' Min	Setback: 0' At Alley or Public Street (Setback): 5' When adjoining any residential zone, school, or park use: 20' Min	Setback: 5' Parking perpendicular to alley: 24' from alley's farthest side	Setback: 10' min	Setback: 10'	15' from 1st story, plus 8' additional stepback at 2nd story & above	15'

Notes:

- (1) Alternative compliance is an administrative or discretionary review process in which an applicant meets the intent of the development standard in an alternative way. Administrative adjustments to the site development standards may be approved or conditionally approved by the Director of Community Development if it is demonstrated that the proposed adjustment(s) would be compatible with, and not prove detrimental to, adjacent property or improvements, as follows:
  - a) Adjustments to setback requirements up to 25% or four (4) feet (whichever is less).
  - b) Adjustments to BTL or BTLR provided the intent of the Specific Plan has been met or exceeded in some way.
  - c) Required landscaping may be permitted in the public right-of-way if a minimum six (6) foot clear sidewalk is maintained, Americans with Disabilities Act (ADA) requirements are met, and an encroachment permit is obtained from the City. This provision shall apply only if there is no encroachment on the existing right-of-way by a future street improvement that would render the landscaping feature(s) to be nonconforming.
  - d) Other standards as so designated herein this chapter.
- (2) See Chapter/Section 5.3.12 for development and design guidelines for multi-family residential development.
- (3) The regulations for new development in the WM-Light and WM-General Subareas have been consolidated into one subarea to implement the General Plan.
- (4) Parcels created prior to the adoption of this Plan shall not be denied a building permit for reasons of nonconformance with the frontage requirements of this section.
- (5) Awnings, canopies, forecourts, entries, porches, stoops, courtyards, outdoor dining areas, usable open space for multi-family residential development and residential portions of mixed-use development, and other similar permitted or required outdoor areas along the front of the building are excluded from the setback requirement.
- (6) For properties that have a front or street side property line that is located across the street from a residential, school, or park use, the landscaping within the required front or street side yard setback shall be designed to provide a screening buffer that partially obscures visual contact between higher intensity uses, such as industrial and commercial uses, and lower intensity uses, such as residential and park uses. The partial visual obstruction required by this standard may be achieved by one of the following methods:
  - a) Deciduous trees planted a minimum of twelve (12) feet apart on center, or
  - b) Evergreen trees planted a minimum of sixteen (16) feet apart on center, or
  - c) A combination of deciduous and evergreen trees planted in a manner that achieves the same effect to the satisfaction of the Community Development Director.

Trees shall comply with any other standards required in this Plan and the EZC.
- (7) When adjoining any residential, school, or park use.
- (8) Site features: fences and walls, sidewalks and driveways, low impact stormwater features, landscaping, and signs may encroach into a required setback, provided that the feature meets engineering criteria for sight distance.
- (9) BTLR is an acronym for “build-to-line-range” to specify an area of depth, parallel to and touching a specified lot line or other setback line, within which a building shall be placed and may vary within the range in order to encourage design flexibility. BTL is an acronym for “build-to-line” that requires the building to be close to the right-of-way.

# 5.3 DEVELOPMENT STANDARDS & GUIDELINES



## 5.3.1 Building Placement and Orientation.

### 5.3.1.1 Design Guidelines.

1. Unless otherwise required, where existing setbacks vary, a unified building edge should be created by providing pedestrian-scaled landscaped hedges, low fences, pergolas, or seat walls that complement the adjacent building facades.
2. New development should orient parallel to the public streets to define and enliven the street edge and to maximize access from public sidewalks and on-site pedestrian pathways.
3. Due to their high visibility, special care should be used in the design of building corners facing intersections or open space plazas. If a building is located on a corner lot, the façade of the building at ground level shall be articulated on both street faces, or shall utilize a corner design technique such as a cut-off corner where the main entrance faces the corner and an entry plaza or court is provided.
4. Building entry points should be emphasized. The use of entry plazas, enhanced paving, recesses and/or projections, and embellished landscaping are techniques to delineate entry points.
5. Building elevations that orient toward public streets should be articulated and should include building entrances and windows; avoid blank walls.
6. On larger sites, buildings should be clustered around activity areas rather than parking areas. Long buildings, such as shopping centers, should be separated into smaller units and clustered to create opportunities for outdoor spaces, plazas, and pedestrian areas. Long “barracks-like” buildings should be avoided. When clustering is impractical, the buildings should be linked visually and/or physically using arcades, trellises, or other techniques.
7. Buildings that have double frontage (direct relationship to more than one street or to the street on one side and a parking lot or alley on the other), should be carefully designed to assure that both sides are attractive and functional.
8. Outdoor spaces should have clear, recognizable shapes that reflect careful planning and are not simply “left over” spaces between structures. These spaces should provide amenities such as shade, seating, fountains, public art, etc..





## 5.3.2 Building Form and Scale.

### 5.3.2.1 Development Standards.

1. The scale of new and infill development shall be compatible with, not necessarily the same as, adjacent existing development. New and infill development shall apply transitional massing and stepback strategies and alignment of architectural features to achieve compatibility and reduce massive visual effects, especially where new development is considerably larger than existing development.
2. Buildings shall include the three traditional elements of a building façade: a base, a mid-section, and a top. On low-rise buildings, the different elements may be expressed through detailing at the building base or eave or cornice line. On taller structures, use different treatment of the stories to define the three parts.
3. Articulation or variation in wall plane, roofline, detailing, materials, and/or siting is required to provide building interest and to reduce scale and bulk.
4. All buildings and structures must be located at or below the required district height limit, except as listed below:
  - The maximum height limit does not apply to spires, belfries, cupolas, domes, monuments, water tanks, water towers, or other structures by design or function, must exceed the established height limits.
  - The following may exceed the established height limit of the district provided they do not exceed the height limit by more than 4 feet
    1. Chimney, flute or vent stack



2. Rooftop deck, patio, or shade structure
  3. Vegetation associated with rooftop deck or garden
  4. Skylights
  5. Solar panel, wind turbine, rainwater collectors
  6. Rooftop screening equipment
5. An attic does not count as a story where 50% or more of the attic floor area has a clear height of less than 7.5 feet, measured from the finished floor to the finished ceiling.
  6. A basement with 50% or more of its perimeter wall area (measured from finished floor elevation) surrounded by finished grade is not considered a story.

### 5.3.2.2 Design Guidelines.

1. Provide massing breaks along wall expanses. Avoid box-like building mass and form with large expanse of solid unbroken surfaces.
2. “Franchise architecture” is strongly discouraged.
3. Architectural gimmicks, such as distinctive roof shapes, that sacrifice the integrity of a streetscape to promote a single structure or development should be avoided.
4. Larger projects should be designed to emulate the existing rhythm and scale of the South Escondido and 9th Avenue Overlay Districts.

### 5.3.3 Architecture.

#### 5.3.3.1 Development Standards.

1. For commercial facades, at least 60% of the total area of the first floor facade facing the primary street shall be window display. Projects proposing less than this amount may seek alternative compliance through an Administrative Adjustment provided that the intent of the Specific Plan is met or exceeded in some way, to the satisfaction of the Director of Community Development.
2. Walls exposed to side streets or pedestrian passageways between buildings shall have doors and/or windows, or fixed glazing areas of at least 30% of the total surface area of the wall facing these open spaces.
3. Storefronts shall accentuate the structural bays of the building and allow for clear views of the interior of the commercial business at the ground level.



4. Exterior building materials typically associated with high-quality urban environments that are durable and timeless (e.g., concrete, brick, stone, stucco, glass, etc.) shall be primarily used. Prefabricated metal buildings are prohibited, except that metal or steel is allowed as an aesthetic cladding or for building details in conjunction with an overall material palette.
5. The architectural design of detached buildings and structures shall complement the main structure by incorporating compatible details, materials, and colors.
6. Roof screening of mechanical equipment or other features requiring screens shall be an integral part of the building design and compliment the overall form of the structure.
7. Accessory structures shall be architecturally consistent with the primary structure on the site.

#### 5.3.3.2 Design Guidelines.

1. The use of awnings, canopies, forecourts, porches, and/or stoops is encouraged to identify entrances, to add visual interest to the facade, and to provide/enhance a pedestrian scale.
2. Building materials in each district should complement one another and contribute to the unified identity of the district and Specific Plan.
3. Garish colors are discouraged. Consultation with a color specialist is encouraged to ensure a harmonious palette.
4. Painted murals that are not otherwise considered signs pursuant Article 66, but serve as architectural embellishments are encouraged.
5. Parapet walls should be treated as an integral part of the building design and should not appear as unrelated elements.
6. New development is encouraged to incorporate green building techniques in building design (see Chapter 8) whenever feasible, including green roofs, water harvesting, and other sustainable building techniques.

#### 5.3.4 Courtyards, Paseos, Outdoor Dining, & Publicly Accessible Open Space.

##### 5.3.4.1 Development Standards.

1. Courtyards and plazas shall adjoin public areas and be physically and visually accessible from public sidewalks, parking lots, paseos, or pathways to maximize safety and security. If needed, set boundaries to define seating areas.

2. Entries to courtyards and plazas shall be inviting, designed and lighted to avoid creating dark or hidden areas.
3. Courtyards and plazas in non-residential development shall be accessible to the public during the hours of operation of the businesses of which they are associated.
4. All outdoor dining areas may be permitted only in districts that allow indoor restaurants. All outdoor dining tables and chairs shall be setback to provide a six foot minimum free and clear pedestrian pathways to accommodate pedestrian traffic. The Director of Community Development may impose additional conditions as necessary

#### 5.3.4.2 Design Guidelines.

1. At commercial facades, “outdoor rooms” are strongly encouraged, such as outdoor dining and café spaces at the street level or on roof decks to promote visible pedestrian activity.



2. To maximize passive building cooling strategies, strategically locate fountains or pools within plazas and courtyards with building openings and operable windows.
3. Place entry, lobby, or plaza stairs in locations that are inviting, safe and visible from the public realm to increase stair use among the able-bodied. Post motivational signage and create interesting stair designs to encourage stair use as well as to activate upper levels of a building.
4. The design of these features should emphasize placemaking and the turn the space into a notable amenity, by enhancing experience and connections with gathering spots.

### 5.3.5 Parking, On-Site Circulation, and Multi-Modal Transportation Linkages.

#### 5.3.5.1 Development Standards Generally.

1. On-site parking shall be provided according to Article 39 of the EZC, in conjunction with the provisions stipulated in this document. Except for the following:
  - Outdoor dining that does not impact required parking and exceed 50% of the inside seating area square footage shall not require additional parking.
  - Senior housing: 1 space per unit
  - Artisan lofts/live-work: 1.25 spaces per unit, plus 0.5 guest spaces.
  - The following bike parking spaces (short-term or long-term) are required for each use:
    - a. 0.5 per dwelling unit up to 30 units, 0.25 when greater than 30 units
    - b. Public and Institutional uses: 1 per 5,000 SF with a minimum of 4 spaces.
    - c. Commercial uses: 1 per 2,500 SF
    - d. Industrial uses: 1 per 10,000 SF with a minimum of 4 spaces.
    - e. Parks and recreating amenities determined on a case-by-case basis

2. Vehicle spaces shall be reserved for parking and shall remain available for operable vehicles and not for inoperable vehicles or general storage.
3. New developments shall be designed with an integrated, connected circulation network for pedestrians, motorists, and bicyclists that gives priority to multi-modal transportation (walking, bicycling, and transit). Where provided and when feasible, public open spaces and activity areas shall be incorporated in the circulation network.
4. Convenient, direct, safe, and well-lit pedestrian linkages shall be provided to building entries from street frontages, parking areas, public open spaces and activity areas, and transit facilities (off-site or on-site where provided). Pedestrians shall access the site or building/use from a public street or transit stop rather than a driveway.
5. A parking structure's height should be compatible with adjacent structures and, when necessary, incorporate sensitive transitions in height between low-rise and taller structures. Parking structures facing existing neighborhoods shall not exceed one (1) floor in height above adjacent residential buildings.
6. New development shall orient all parking lots to the sides or back of buildings, unless otherwise specified. Relocate existing parking oriented toward main public right-of-ways and streets to the side or back of buildings where possible. In some instances, drop-off zones at the street edge may be beneficial.
7. Parking structures that are fully below grade may extend to the front property line of the adjacent site.
8. Parking shall be prohibited in all required setbacks, minimum BTL setbacks, and landscaped areas, except that surface parking and detached trellis/ pergola or other open-sided carports may be provided within a rear or interior side yard setback area as long as the parking pad and all parking-related improvements maintain a five (5) foot minimum setback from rear and/or interior side lot lines. Said parking areas or structures shall be screened by a combination of decorative walls and landscaping to minimize views and impact. Other types of parking and/or above ground parking structures or multi-level parking garages must comply with the main building setback. The foregoing setback requirements are to be reconsidered and potentially waived by the decision-maker if two or more adjoining lots have reciprocal access or shared parking arrangements and a separation of use is no longer practicable.
9. The number of driveways shall be minimized to help maintain the continuity of the streetscape adjacent to the sidewalk and minimize pedestrian/vehicle conflict. In some cases, existing curbcuts may be recommended for closure depending on the nature of the proposed use and demand of access, in consideration of the streetscape environment.
10. In addition to strategies taken to meet mandatory stormwater requirements as otherwise required by the City, new non-residential, multi-family, and mixed-use development shall include the following Low Impact Design (LID) features (See Chapter 8):
  - a. A minimum of 10% of total paved area shall incorporate permeable paving.
  - b. Landscape planters in parking lots shall employ bio-retention/infiltration methods.



11. Provide landscaped buffers or screens between parking lots and public sidewalks to shield vehicles from pedestrians without obstructing natural surveillance into the site (see Section 5.3.11 of this Chapter).
12. On-site private parking spaces may be reduced to facilitate a better development proposal to accommodate an on-site restaurant as follows:
  - a. An adjustment up to 25% of the number of parking spaces required by Sec. 33-765 of the EZC, subject to approval of an Administrative Adjustment, pursuant to Sec. 33-764.
  - b. A request for an adjustment in excess of 25% of the number of parking spaces required by Sec. 33-765 of the EZC shall be subject to approval of a Conditional Use Permit.
13. Pedestrian access between properties shall be provided whenever possible except when it can be determined that it is not possible or feasible. Where pedestrian access is not possible due to the existence of structures on the adjacent sites to which the access would be provided, the new development shall be designed to allow future access to the adjacent properties if they redevelop, and record an easement or irrevocably after a dedication for future access and/or associated improvement to support the same.

#### 5.3.5.2 Additional Development Standards for Parking in Residential, Multi-Family, and Mixed-Use Development.

1. At least one (1) parking space for each residential unit shall be covered or enclosed, except for guest parking, which may be uncovered.
2. All enclosed private garages shall be constructed with vehicular roll-up doors.
3. Where parcel depths allow, provide internal drive aisles to create “street-like” corridors with street trees and other amenities that accommodate double-loaded access to internal residential units that front on the internal drive aisle.
4. Parking for customers/visitors and residents shall be separated and clearly identified.



#### 5.3.5.3 Development Standards for Tandem Parking.

1. Tandem Parking Generally:
  - a. Minimum interior, enclosed-garage, tandem-space dimensions shall be 10 feet wide and 38 feet long. Additional width may be necessary if adjacent to vertical structure or element.
  - b. Minimum surface and structured parking tandem-space dimensions shall be 8.5 feet wide and 36 feet long. The length of a parking space may overhang a raised curb or wheel stop and a required landscape area by a maximum of 2 feet.

## 2. Tandem Parking for Residential Uses.

- a. Tandem parking proposed for residential development shall be processed through the Planned Development application (Major).
- b. A maximum 25% of residential units may be provided with tandem spaces.
- c. Tandem spaces shall be assigned to individual residential units.

## 3. Tandem Parking for Commercial Uses:

- a. A portion of the required parking may be provided as tandem spaces by approval of a Conditional Use Permit (Major) for commercial uses that provide valet service during operating hours. This would limit any future changes in building occupancy, unless a reversion plan is concurrently or subsequently considered and approved.



### 5.3.5.4 Development Standards for Off-Site Joint Use Parking.

Off-site parking may be available with a joint use parking agreement subject to approval by the Planning Commission. Off-site valet parking shall be permitted in conjunction with a joint-use agreement. Up to 100% of the required parking for a site may be provided using the joint-use agreement subject to the following provisions:

1. The building or use for which the joint-use parking application is being made shall be located within  $\frac{1}{4}$  mile of the off-site parking facility, with appropriate wayfinding and legible and reciprocal access between.
2. The applicant shall provide evidence to the satisfaction of the City that there are no substantial conflicts in the principal operating hours of the building or uses for which the joint use of off-street parking facilities are proposed.
3. Parties involved in the joint-use of off-street parking agreements shall provide the City with an appropriate legal instrument approved by the City Attorney as to form and content. Such instrument, when approved as conforming to the provisions of this section, shall be recorded on the Office of the County Recorder and copies thereof filed with the City.
4. The City shall be granted authority to require signage on parking spaces if needed.

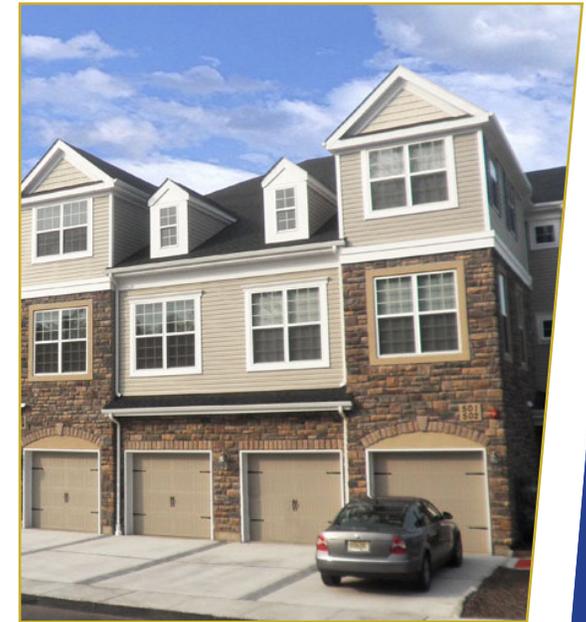
### 5.3.5.5 Design Guidelines.

1. Encourage pedestrian circulation by incorporating elements such as benches, covered walkways, patios/courtyards, arcades/colonnades, awnings, porticoes, pedestrian-oriented signage, public art, etc.
2. Parking lots should be designed as an extension of the pedestrian environment.
3. To reduce the appearance of large expanses of asphalt, surface lots should be subdivided into smaller parking courts.
4. The integration of a public transit stop into private site design is strongly encouraged. If approved by the transit authority, a reduction in required minimum parking may be allowed on a case-by-case basis in accordance with Sec. 33-765 of the EZC.

### 5.3.6 Alleys and/or Parking Behind a Building (Non-residential Development).

#### 5.3.6.1 Development Standards.

1. When the project has alley access, parking shall be accessed from the alley and located in the rear of the lot, below grade, or tucked-under buildings to decrease parking's prominence and to retain and promote pedestrian scale. In some instances, drop-off zones at the street edge may be beneficial.
2. Tucked-under parking shall be set back behind usable interior building space facing a street and not be visible from the street.
3. The design of rear facades shall be consistent with the building's architectural style and design of the primary façade.
4. New Construction: All new construction shall incorporate pedestrian amenities in the design of rear facades, such as secondary building entrances, landscaping, lighting, overhead shelter (e.g., canopies and trellises), and enhanced paving. Varied building footprints and architectural elevations can also add greater visual appeal.
5. Existing Structures: Whenever an existing structure is expanded, improvements commensurate with the scale of expansion shall be made to rear facades, including but not limited to landscaping (planter boxes and pots are allowed), lighting, canopies or trellises, removal or relocation of unsightly utility lines and fixtures, and screening of outdoor refuse and storage areas to the City's satisfaction.
6. Outdoor lighting shall be added to rear facades and pedestrian pass-throughs to create a pleasant and safe nighttime environment. Lighting shall not substantially impact any adjacent residential uses and shall conform to EZC Article 35, Outdoor Lighting.



#### 5.3.6.2 Design Guidelines.

1. Direct access to the business(s) through the rear façade, or a common lobby or pedestrian pass-through from the alley and rear parking area should be provided to encourage pedestrian activity and to separate walkway areas from vehicular traffic.
2. Landscape design should include special planting treatments at the rear façade and along pedestrian corridors.

### 5.3.7 Landscaping, Hardscape, Art, and Private Interface with Public Streetscape.

#### 5.3.7.1 Development Standards.

1. Landscaping shall comply with Article 62 (Water Efficient Landscape Regulations) of the EZC.
2. Use a coordinated landscape palette to establish a sense of visual continuity in the design of a site and the context of the surrounding area.

3. New development shall incorporate the prevailing major landscape/streetscape themes and features for the District or Subarea, as applicable, including street tree and other plant types, street furniture, lighting style, etc.). Existing development shall be required to incorporate these themes and features when possible and to the extent feasible when modifications or expansions are proposed.
4. Locate landscaping to take advantage of on-site stormwater. Use stormwater Best Management Practices to take advantage of on-site landscaping form, appearance, and functionality.
5. Painted murals, sculptures, active art, decorative lighting and other visual art forms on public property, the public right-of-way, and a private property shall be permitted through the issuance of a certificate of appropriateness.



### 5.3.7.2 Design Guidelines.

1. Where feasible, the project should incorporate elements and features to enhance the interface between the public streetscape and the private project (both for the site and the building) to create a pleasant environment for pedestrians, to reinforce district themes, and to add visual interest and character. These elements and features include special/decorative paving, public art, pedestrian scale lighting, seating, awnings, landscaping containers (e.g. pots, window boxes, hanging pots, etc.) and similar amenities.
2. A diverse variety of plants and decorative hardscape should be included to provide visual interest.
3. Landscaping should complement project architecture and contribute to the definition of project elements, including project unity and themes.
4. New development should utilize the green infrastructure (Low Impact Development) landscaping and hardscape techniques provided in Chapter 8 to the extent possible.
5. Use landscaping to define building and site entrances, delineate on-site circulation, separate buildings from driveways and parking areas, separate pedestrian from vehicular circulation, break up the expanse of surface parking areas, and provide shade and screening.
6. Tree species should be high branching and / or pruned with open, loose canopies to allow views through to commercial development, building signage, and enhance site security.
7. Existing mature trees should be preserved and incorporated into landscape plans where they do not represent a potential hazard for pedestrians or impact access. Removal of healthy, matures trees is discouraged. However, in the event that mature trees are to be removed, a minimum 24" box tree should be installed as a replacement for each tree that is removed.
8. On-site walls and fences should be screened with landscaping.



## 5.3.8 Fences and Walls.

### 5.3.8.1 Development Standards.

1. Unless otherwise required in this Specific Plan, fences and walls shall comply with the EZC.
2. A solid masonry wall, not less than six (6) feet in height above grade, shall be built and maintained on those sides of a property in any nonresidential Specific Plan district or subarea that adjoins a residential zone, school, or park, or where a residential use abuts a non-residential use in Mixed-Use Overlay areas, except where the adjoining property has already provided a six (6) foot, above-ground, masonry wall, or if found to be unnecessary to the satisfaction of the Director of Community Development. In some cases, access to adjacent properties may be necessary to support surrounding residences, in which case pedestrian access should be provided.
3. No wall within a required street-facing setback area or minimum BTL shall exceed three (3) feet in height and must be a minimum of 50% open. In commercial and mixed-use development, walls of approximately two (2) feet in height are encouraged to allow for “edge” seating.
4. Walls shall be constructed of or finished with a material that is compatible with the overall building design, including solid concrete, brick, stone, or stucco. The wall shall be of finished appearance on both sides and be durable to withstand the elements and have permanence, with lasting value. Unfinished concrete block walls are prohibited.
5. Use of barbed wire and razor wire for fencing is prohibited.
6. Chain link fencing is prohibited except in the following circumstances:
  - a. Where it is not seen from the public right-of-way or adjacent properties (for example, an interior materials yard in an industrial development that cannot be seen from the public right-of-way or an adjacent property);
  - b. Used on a temporary basis (for example, at a construction site or to secure an unused building or site); and/or
  - c. With approval of the Director of Community Development, or designee.
7. Streets or alleys shall constitute a separation and no wall is required.
8. The need for screen-walls within a mixed-use project shall be evaluated on a case-by-case basis.
9. Any wall, fence or combination thereof exceeding 6 feet in height and facing any neighboring property or visible from the public row should be avoided to the greatest extent practicable. Where a minimum 2 feet horizontal offset is provided, within which screening vegetation is provided to the satisfaction of the Director of Community Development, the fence/wall may not be considered one continuous structure and may be exempted from Design Review.



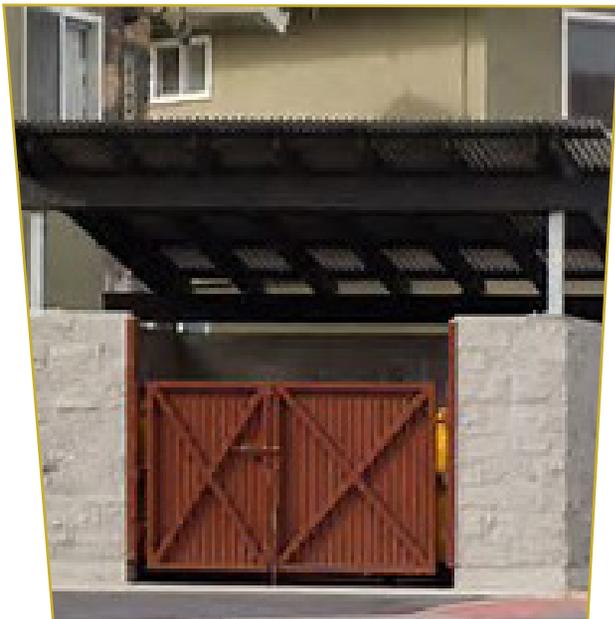
## 5.3.9 Lighting.

### 5.3.9.1 Development Standards

1. Unless otherwise required in this Specific Plan, lighting shall comply with Article 35 of the EZC.
2. Neon lighting is prohibited.
3. All light fixtures within 100 feet of any signalized intersection shall be shielded and/or directed in such a manner so that the lighting from such fixtures does not interfere with established light signals.
4. New lighting shall not exceed the 0.3 foot candle ambient light level at property lines.
5. New lighting proposed in the Southern Entry Gateway District or along Centre City Parkway shall observe the Dark Skies policies through approval of a lighting plan.

### 5.3.9.2 Design Guidelines.

1. Use indirect lighting to enhance the architectural design of the building.
2. Use lighting to illuminate pedestrian pathways and vehicular circulation, and to emphasize activity areas and/or unique features on the site.
3. Lighting should be LED for security purposes.
4. Use the appropriate scale of lighting depending on the features to be illuminated. All pedestrian-level lighting should be of a “human scale” for safety reasons and to create an inviting pedestrian environment.
5. To enhance site security and reduce the impact of sudden change in lighting intensity on the human eyes, striking contrast between well-lit and dark areas should be avoided. Exterior building lighting should be subdued so that it does not create light “hot spots” in the overall site lighting scheme.



## 5.3.10 Trash Enclosures/Refuse Areas.

### 5.3.10.1 Development Standards.

1. Trash enclosures shall be of a size, type and quantity as approved by the City. An area for the storage and pickup of recyclables must be included in this area.
2. All enclosures shall be attractive in design and integrated with the main building’s architecture.
3. Refuse areas shall be shielded from view within a building or within an area enclosed by a solid wall not less than six (6) feet in height and constructed with a roof structure that screens the enclosure from higher elevations.
4. Storage areas shall be located so they are oriented away from public streets and residential areas, secured from unauthorized entry, and easily accessible to collection vehicles, as well as meet all National Pollution Discharge and Elimination System (NPDES) requirements.



### 5.3.10.2 Design Guidelines.

1. Service elements (trash enclosures, loading and service entrances, mechanical equipment, etc.) should be oriented away from the building's main façade, entry points, or usable open space.
2. Service elements should be screened from adjacent residential property and the public street.

### 5.3.11 Security-Oriented Design.

#### 5.3.11.1 Development Standards for All Development.

1. Visible exterior security gates or bars shall not be allowed on doors or windows except on a case-by-case basis, subject to approval of the Director of Community Development, or designee, in which case they shall be attractively designed, non-intrusive, placed inside the structure, and shall incorporate other features as required by the Director. The alternative site and building design security features provided in Section 5.3.11 are recommended in lieu of security gates and bars.
2. Define property lines, private areas, and entrances using architectural elements, landscaping, paving treatments, walkways, lighting, and/or fencing.
3. Discourage casual shortcutting through private properties by using fences, gates, and landscaping to limit access and direct pedestrians to proper access points with walkways, walls, or other means.
4. Design and maintain landscaping to ensure visibility by avoiding landscaping that creates blind spots or hiding spaces. Select, locate and maintain landscaping so that it allows unobstructed walkways and views of doors, windows, adjacent streets, and nearby properties. Maintain landscaping so that trees and shrubs do not block windows, doors, or walkways. Trim shrubs to three (3) feet or less and prune trees to six (6) feet or higher for clearer visibility.
5. Locate doors and windows in areas that increase their visibility from neighboring properties and the street, and allow surveillance of the site and adjacent streets.
6. Provide adequate lighting of public and semi-private spaces, including all entry points, sidewalks, doorways, elevators, stairwells, alcoves, parking areas, service areas, and yards.
7. Properly maintain buildings, signs, parking areas, and landscaping, and quickly remove trash or litter.
8. Install non-reflective street address numbers that are at least five inches high to allow clear visibility from the street.
9. Position and secure dumpsters for existing developments without trash enclosures to avoid creating blind spots or hiding places.





### 5.3.11.2 Additional Development Standards for Multi-Family Residential Development and Mixed-Use Development.

1. Position windows and balconies to overlook common open space and streets.
2. Common area facilities, (playgrounds, recreation areas, mailbox areas, etc.) shall be located in a manner that allows for routine natural surveillance of activity in and near those facilities.
3. Limit the number of units in multi-family buildings that share the same entrance to four (4) or fewer; individual entrances are recommended.
4. Use front porches or stoops to create a transitional area between the street and the residential unit, shopkeeper unit, and artist loft unit.
5. Assign parking spaces to residents in multi-family buildings and residential portions of mixed-use buildings near the resident's unit, but do not mark spaces with the unit number.
6. Designate separate parking spaces or areas for visitors to multi-family buildings and residential portions of mixed-use buildings.
7. Make parking areas for multi-family buildings and residential portions of mixed-use buildings visible from windows and doors, or enclose parking in single-door or multi-vehicle garages with limited access to non-residents.
8. Restrict access to multi-vehicle garages with gates.
9. Provide separate entrances to commercial and residential development and ensure only residents and guests have access to the housing portion of the development, except for shopkeeper and artist loft units.

### 5.3.11.3 Additional Development Standards for Commercial Development and Commercial Portions of Mixed-Use Development.

1. Storefronts shall allow for clear views of the interior of the commercial business at the ground level. The pattern and proportion of windows and doors are important to a building's architectural character and building safety design, place making, and to reflect its compatibility with neighboring buildings.
2. Keep windows clear to allow visibility into and out of buildings, limiting signs to no more than 15% of window space.
3. Locate checkout counters or cash registers near the front of buildings, where they are clearly visible from the outside, and where they allow employees to see the entrance and street.

4. When parking is located behind buildings, provide rear windows or surveillance for increased visibility of parking areas.
5. The building's design and access point must address the various users' needs and different peak activity times. Limit primary public access points to the front of buildings, or places clearly visible by passers-by. Secondary access points may be necessary based on building orientation and context.

#### **5.3.11.4 Additional Development Standards for Industrial Development.**

1. Separate entrances for deliveries and employees/customers.
2. Use separate docks for shipping and receiving, where feasible.
3. Minimize the number of building entrances, and ensure they are easily secured, monitored, and visible during both day and night.
4. Design properties so that the entire site can be monitored by personnel and/or security patrols, with illumination that ensures the site is visible at all times of day and night. See EZC Article 35 for additional exterior lighting standards.
5. Screen or fence property boundaries to deter theft, ensuring that fences and walls are not easily circumvented.
6. Restrict access to roofs by way of dumpsters, loading docks, stacked items, ladders, etc.
7. Design sites to minimize hiding places, such as in storage yards or loading docks.

### **5.3.12 Multi-Family and Mixed Use Development**

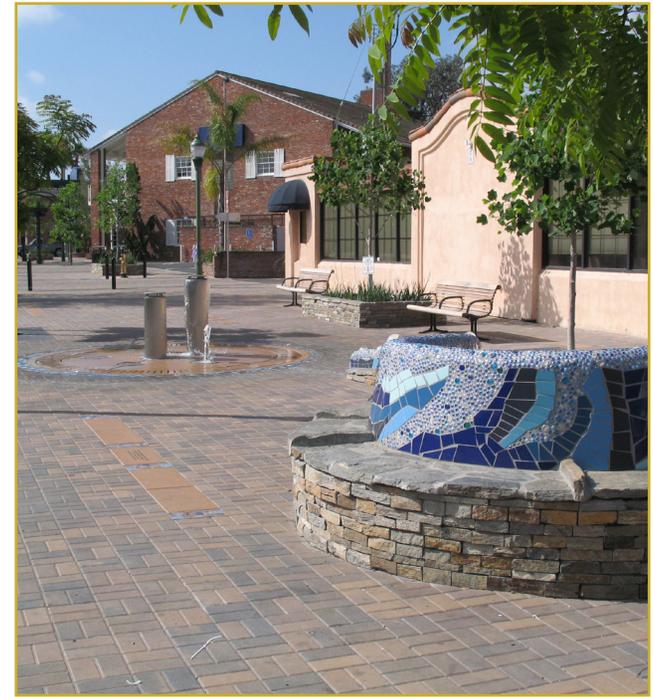
#### **5.3.12.1 General Development Standards for All Multi-Family and Mixed Use Development.**

1. Residential entries shall have front porches, stoops, or entry courts to create semi-private outdoor spaces that form transitional spaces between the buildings and public sidewalks, parking areas, or plazas.
2. In the Escondido Boulevard District and overlay subarea of the Southern Entry District, building facades facing public streets shall step back 8' above two stories.
3. Balconies shall be oriented towards the street, alley, or internal courtyards.
4. Upper level terraces created by building stepbacks shall be used as a residential open space or common area for occupants. Stepbacks shall not be used for storage or for building mechanical or electrical equipment.



### 5.3.12.2 General Design Guidelines for all Multi-Family and Mixed Use Development.

1. The development style of multi-family residential and mixed-use development should integrate seamlessly with the style of commercial development.
2. Landscaping, paving treatments, and fencing should clearly delineate public and private spaces.
3. Landscaping should be provided to soften building edges and increase green space.
4. Open space and other amenities should be provided to encourage residents to interact with each other.
5. Balconies are encouraged as amenities to the units and enhancing elements within the building façades; provided, that:
  - a. The balconies are provided with a level of detailing, such as molding and reveals appropriate to their visibility;
  - b. Where balconies are used, they are integrated into the overall design of the building without becoming the dominant element of the architecture. This integration should include expression of vertical alignment through articulated vertical connecting elements such as reveals, columns, or pilasters;
  - c. Dividing panels are integrated with the balcony design; and
  - d. Adequate privacy is provided.



### 5.3.12.3 Residential Amenities in Multi-Family Residential and Residential Portions of Mixed-Use Development.

1. Required, Usable Open Space: A minimum of 300 square feet of usable open space shall be provided per residential unit.
  - 0-10 residential units - 50% minimum required open space must be common space.
  - 11 or more residential units - 75% minimum required open space must be common space.

A majority of the required “common” open space must be usable, or designated for active recreation or other social activities. The “total” required open space may be reduced up to 50% subject to Development Agreement approval in exchange for alternative open space benefiting the public, including but not limited to:

- a. In addition to the Parkland Impact Fee, paying a per-square-foot in lieu fee that contributes toward the cost of installing, improving, and/or expanding parkland or facilities in the South Centre City Area.
  - b. Providing on-site, publicly accessible outdoor, street-level open space (e.g., plaza, courtyard, etc.) maintained by the property owner.
2. Residential Storage. A minimum of 80 cubic feet of private storage for each unit shall be



provided, with no minimum dimensions less than two (2) feet. Such private storage space shall be required in addition to typical closets and cabinets; shall not include attic space; shall be fully enclosed and lockable; and shall be located in close proximity to the respective units or within the parking area serving the respective units.

3. Laundry Facilities. Laundry facilities shall be provided to serve all residential dwelling units on site. Such laundry facilities, constituting washer and dryer appliances connected to utilities, shall be provided in the individual dwelling units where there are three (3) or less dwelling units on a lot. Where there are more than three (3) dwelling units on a lot, laundry facilities shall be provided either in the individual dwelling units or in common laundry room. A common laundry room shall be in a convenient location that is only accessible to the residents, and shall have at least one (1) washer and one (1) dryer for each ten (10) dwelling units, maintained in operable condition.

#### **5.3.12.4 Additional Development Standards for All Mixed Use Development.**

1. Front setbacks shall only be used for landscaping, outdoor dining, and active pedestrian uses such as plazas, entries, or seating.
2. Mixed-use retail space shall be developed with sufficient interior areas and ceiling heights to accommodate a wide variety of uses. Storefront widths of a minimum of 25 feet with minimum 42-foot depth (inclusive of accessible restroom areas), and minimum 12 foot-high ceilings are considered sufficient.

#### **5.3.12.5 Additional Design Guidelines for All Mixed Use Development.**

1. Ground floor commercial uses should include retail, restaurants and cafés, galleries, or other uses that activate the pedestrian environment at street level. Office uses should be located on upper levels when possible.
2. Commercial uses should be selected carefully to compliment the area and serve as amenities to building residents and the entire neighborhood.
3. Measures should be taken to ensure compatibility between commercial and residential uses, with buildings designed to ensure that noise, odors, etc., do not become nuisances to residents of mixed-use buildings.
4. Outdoor seating is encouraged to further contribute to the walkability of mixed-use areas and activate the space.

#### **5.3.12.6 Additional Development Standards for Shopkeeper Development.**

1. Shopkeeper units shall be located such that the commercial space is located on the ground level and faces the street, and the entrance provides direct access to the sidewalk.
2. Large windows shall be provided to provide “eyes on the street” and help activate the streetscape.
3. The commercial space of the shopkeeper unit shall be constructed for commercial occupancy, whereas all other



spaces shall be constructed for residential occupancy.

4. In no case shall a shopkeeper unit be sold as two separate units (e.g., commercial and residential); however, the commercial space may be rented separately to a commercial user.



### 5.3.12.7 Additional Development Standards for Artisan Lot Development.

1. Artisan loft units may be located on the ground floor or on upper levels. If located on the ground floor, the entrance to the unit shall face the street and shall provide direct access to the sidewalk.
2. Artisan loft units shall be developed with sufficient interior areas and ceiling heights to accommodate a variety of businesses. Artisan loft width of a minimum of 12 feet with minimum 18-foot depth (inclusive of accessible restroom areas), and 9-foot ceilings create a sufficient minimum area for artisan uses to operate. A two-story open volume artisan loft space shall be a minimum of 16 feet high.
3. The entire unit shall be intended for residential occupancy.
4. Artisan loft units shall be occupied by the same person that works in the unit.
5. Up to 25% per each unit's habitable square footage is permitted for commercial space for authorized commercial uses.

## 5.4 DEVELOPMENT STANDARDS FOR SPECIAL USES

### 5.4.1 Makerspace—Manufacturing

#### 5.4.1.1 Development Standards.

In addition to the development standards and design guidelines that apply to the subareas of the District within which it is located, the following standards also apply.

1. If a retail component is provided, it shall be in accordance with the following limitations:
  - a. Limited to a maximum of 15% of the total gross floor area of area devoted to the subject use;
  - b. Shall be a shared retail space for all businesses/users of the Makerspace. Retail customers shall not visit individual businesses/spaces; and
  - c. Shall be directly accessible from the main entrance and/or lobby.
2. Parking shall be provided in accordance with Article 39 (Off-Street Parking) of the EZC, except as follows:

- a. Parking for Makerspace—Manufacturing shall comply with Section 33-765. Parking standards for the M-1 and M-2 zones.
- b. Parking for Makerspace—Manufacturing shall not be required to comply with Section 33-772 (Mixed Uses in a building).

## 5.4.2 Makerspace—Limited

### 5.4.2.1 Development Standards:

In addition to the development standards and design guidelines that apply to the subareas of the District within which it is located, the following standards apply.

1. If a retail component is provided, it shall be in accordance with the following limitations:
  - a. Limited to a maximum of 15% of the total gross floor area of area devoted to the subject use;
  - b. Shall be a shared retail space for all businesses/users of the Makerspace. Retail customers shall not visit individual businesses/spaces; and
  - c. Shall be directly accessible from the main entrance and/or lobby.
2. Parking shall be provided in accordance with Article 39 (Off-Street Parking) of the EZC, except as follows:
  - a. Parking for Makerspace—Limited shall provide four (4) parking spaces or one (1) parking space for each three hundred (300) square feet of gross floor area, whichever is greater.
  - b. Parking for Makerspace—Limited shall not be required to comply with Section 33-772 (Mixed Uses in a building).

## 5.4.3 Minor and Major Home Occupation Permit

### 5.4.3.1 Development Standards

Development Standards and performance measurements regarding various home occupation permits provided by the EZC are incorporated herein as though fully set forth.

## 5.4.4 Artisan Loft/Live-work

### 5.4.4.1 Development Standards

In addition to the development standards and design guidelines that apply to the district within which it is located, the following standards apply:

- a. Artisan lofts shall not be designated to accommodate leasing or purchasing either residential or commercial space by separate tenants
- b. Artisan loft space shall be developed with sufficient interior areas and ceiling heights to accommodate a variety of business and crafts.
- c. Interior design should accommodate versatility, as well as flexibility and use evolution. Complete residential reversion is discouraged, but it is acknowledged that work activity may not always be present.

