
17.08.040 Supplemental regulations.

- A. **Building Transparency/Required Openings, Non-Residential Uses.** Exterior walls of buildings or portions of buildings containing non-residential uses facing and within twenty feet of a front or street side lot line shall include windows, doors, or other openings for at least fifty percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than thirty feet without an opening.
1. **Design of Required Openings.** Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
 2. **Reductions through Design Review.** The building transparency requirement may be reduced or waived through design review upon finding that:
 - a. The proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, such as in the case of a cinema or theater; and
 - b. Street-facing building walls will exhibit architectural relief and detail, and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.

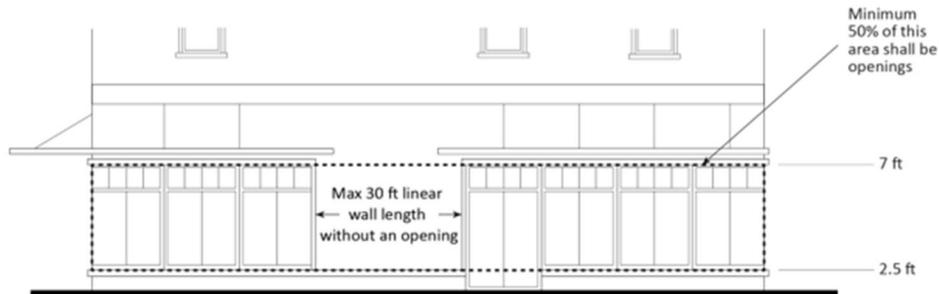


FIGURE 17.08.040(A): BUILDING TRANSPARENCY/REQUIRED OPENINGS

- B. **Exterior Building Materials and Colors.**
1. A unified palette of quality materials shall be used on all sides of buildings.
 2. Exterior building materials shall be stone, brick, stucco, concrete block, painted wood clapboard, painted metal clapboard or other quality, durable materials approved through design review.
- C. **Pedestrian Access.** On-site pedestrian circulation and access shall be provided according to the following standards.
1. **Internal Connections.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 2. **To Circulation Network.** Regular connections between on-site walkways and the public sidewalk shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the main entry and sidewalk, generally no more than one hundred twenty-five percent of the straight line distance.

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3. **To Neighbors.** Direct and convenient access shall be provided from commercial and mixed-use projects to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
 4. **To Transit.** Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 5. **Interior Pedestrian Walkway Design.**
 - a. Walkways shall have a minimum clear unobstructed width of six feet, shall be hard-surfaced, and paved with permeable materials.
 - b. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
 - c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.
- D. **Additional Supplemental Regulations, CC, TMU, NC, and VSC Districts.** The following additional supplemental regulations apply in the CC, TMU, NC, and VSC districts.
1. **Building Orientation.**
 - a. Buildings shall be oriented to face public streets.
 - b. Building frontages shall be generally parallel to streets.
 - c. Buildings shall be designed and oriented to minimize the visual intrusion into adjoining residential properties. Window, balcony, and deck locations shall be directed away from window areas of adjoining residences (on-site or off-site).
 2. **Building Entrances, Nonresidential Uses.**
 - a. The primary building entrance shall face a public sidewalk.
 - b. Entrances located at corners shall generally be located at a forty-five-degree angle to the corner and shall have a distinct architectural treatment to animate the intersection and facilitate pedestrian flow around the corner. Different treatments may include angled or rounded corners, arches, and other architectural elements.
 - c. All building and dwelling units located in the interior of a site shall have entrances from a sidewalk that is designed as an extension of the public sidewalk and connect to a public sidewalk.

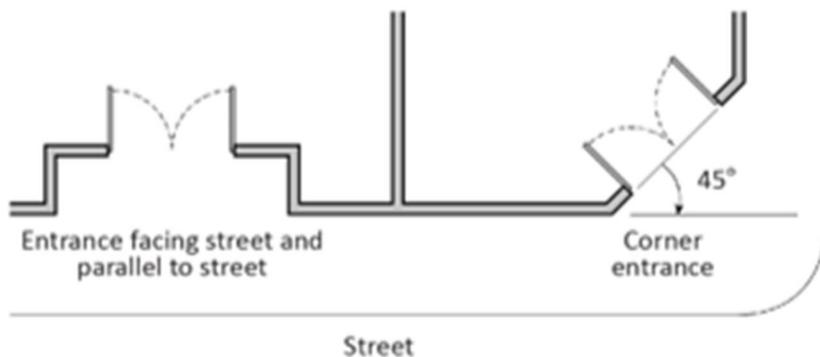


FIGURE 17.08.040(D.2): BUILDING ENTRANCES, CC, TMU, NC, AND VSC DISTRICTS

3. **Limitations on Location of Parking.** Off-street parking spaces shall be located to the rear of principal buildings whenever possible. Above ground parking may not be located within forty feet of a street facing property line. Exceptions may be granted through design review upon finding that:
 - a. The design incorporates habitable space built close to the public sidewalk to the maximum extent feasible; and
 - b. The site is small and constrained such that underground parking or surface parking located more than forty feet from the street frontage is not feasible.
- E. **Rooftop View Decks, VSC District between Beach Street and Surf Street.** In the VSC district between Beach Street and Surf Street, the use of a rooftop for decks for viewing or similar uses may be permitted subject to conditional use permit approval if the planning commission finds that by its location, screening, hours of operation, or other features, the use will not significantly adversely affect residences on the blufftop, especially during night time hours.
- F. **Additional Height Limitations, VSC District between Beach Street and Surf Street. In the VSC District between Beach Street and Surf Street, no portion of any building shall exceed the elevation of the bluff located to the east of Front Street.**

(Ord. No. 662, § 2, 12-13-23)