

Title 17. Zoning

Article 2. ZONING DISTRICTS, ALLOWABLE LAND USES, AND ZONE-SPECIFIC STANDARDS

17.200 ESTABLISHMENT OF ZONING DISTRICTS, ADOPTION OF ZONING MAP

17.210 RESIDENTIAL ZONING DISTRICTS

17.220 MIXED USE ZONING DISTRICTS

17.230 [RESERVED]

17.240 PLANNED DEVELOPMENT (PD) ZONING DISTRICTS

17.250 SPECIAL PURPOSE ZONING DISTRICTS

17.260 OVERLAY ZONES

17.270 FOX HILLS SPECIFIC PLAN ZONING DISTRICTS

ESTABLISHMENT OF ZONING DISTRICTS, ADOPTION OF ZONING MAP

17.200.005 Purpose

17.200.010 Zoning Districts Established

17.200.015 Zoning Map Adopted

17.200.020 Zoning District Regulations

PURPOSE.

This Chapter establishes the zoning districts applied to property within the City, determines how the zoning districts are applied on the Zoning Map, and provides general permit requirements for development and land uses.

(Ord. No. 2005-007 § 1 (part))

ZONING DISTRICTS ESTABLISHED.

Culver City shall be divided into zoning districts which implement the General Plan. The zoning districts described in Table 2-1 (Zoning Districts) are hereby established and shall be shown on the official Zoning Map adopted (Section 17.200.015).

Table 2--1. Zoning Districts

Zoning Map Symbol	Zoning District Name	General Plan Land Use Classification Implemented by Zoning District	Chapter
Residential Zoning Districts			Chapter 17.210
R1	Single-Family Residential	Single Family	
R2	Two-Family Residential	Two Family	
RLD	Low Density Multiple-Family Residential	Low Density Multifamily	
RMD	Medium Density Multiple-Family Residential	Medium Density Multifamily	
RHD	High Density Multiple-Family Residential	High Density Multifamily	
Mixed Use Zoning Districts			Chapter 17.220
MU-N	Mixed Use Neighborhood	Mixed Use Corridor 1	
MU-1	Mixed Use Corridor 1	Mixed Use Corridor 1	
MU-2	Mixed Use Corridor 2	Mixed Use Corridor 2	
MU-DT	Mixed Use Downtown	Mixed Use Medium	
MU-MD	Mixed Use Medium	Mixed Use Medium	
MU-HD	Mixed Use High	Mixed Use High	
MU-I	Mixed Use Industrial	Mixed Use Industrial	
Special Purpose Zoning Districts			Chapter 17.250
S	Studio	Studio	
E	Cemetery	Cemetery	
I	Institutional	Institutional	
OS	Open Space	Open Space	
T	Transportation	Transportation	
PD	Planned Development	Various	
Overlay Zones			Chapter 17.260
-RZ	Residential Zero Setback Overlay		
-RP	Redevelopment Project Area Overlay		
-CV	Civic Center Overlay		
-RH	Residential Hillside Overlay		
Specific Plan Zoning Districts			Chapter 17.270
FH-MD	Fox Hills Mixed Use Medium	Mixed Use Medium	
FH-HD	Fox Hills Mixed Use High	Mixed Use High	

17.270 FOX HILLS SPECIFIC PLAN ZONING DISTRICTS

17.270.005 Purpose

17.270.010 Purpose of Fox Hills Specific Plan Zoning Districts

17.270.015 Fox Hills Specific Plan Zoning Districts Land Uses and Permit Requirements

17.270.020 Fox Hills Specific Plan Zoning Districts Development Standards

17.270.025 Frontage Standards for Fox Hills Specific Plan Development

17.270.030 Performance Standards for Fox Hills Specific Plan Zones

17.270.005 PURPOSE

This Chapter provides development and land use regulations in the Fox Hills Specific Plan zoning districts established by Section 17.200.010 (Zoning Districts Established).

17.270.010 PURPOSE OF FOX HILLS SPECIFIC PLAN ZONING DISTRICTS.

The purpose of the individual Fox Hills Specific Plan zoning districts, and the manner in which they are applied, are as follows.

- A. **FH-MD (Fox Hills Mixed Use Medium) District.** The FH-MD Zoning District identifies areas in the Fox Hills Specific Plan appropriate for a broad range of mixed use, residential, office, and commercial uses. This zoning designation is located toward the edges of the Fox Hills Specific Plan Area, and is of a lower intensity than the FH-HD District. The FH-MD Zoning District is consistent with the Mixed Use Medium land use designation of the General Plan.
- B. **FH-HD (Fox Hills Mixed Use High) District.** The FH-HD Zoning District identifies areas appropriate in the Fox Hills Specific Plan for large-scale residential, mixed use, office, and commercial uses emphasizing a variety of retail uses, including anchor tenants, entertainment, and restaurant uses. This District is the primary activity center of the Fox Hills Specific Plan Area, and is meant to facilitate the development of high-quality mixed-use developments, the continued operation of existing commercial areas, and encourage the creation of a wide-ranging system of public accessways. The FH-HD Zoning District is consistent with the Mixed Use High land use designation of the General Plan.

17.270.015 FOX HILLS SPECIFIC PLAN ZONING DISTRICTS LAND USES AND PERMIT REQUIREMENTS.

- A. Table 2-11 (Allowed Uses and Permit Requirements for Fox Hills Zoning Districts) identifies the uses of land allowed by this Title in the mixed use zoning districts, and the land use permit required to establish each use in compliance with Subsection 17.200.020.B. (Determination of Allowable Land Uses and Permit Requirements). Residential use must occupy a minimum 50 percent of the total floor area of a mixed use project on sites anticipated to accommodate

lower-income housing on the Housing Element Adequate Sites Inventory, pursuant to California Government Code § 65583.2(h).

Note: Where the last column in the tables (Additional Regulations and Specific Use Regulations) includes a note or section number, the regulations in that note and/or the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

Table 2-11 Allowed Uses and Permit Requirements for Fox Hills Specific Plan Zoning Districts

LAND USES	FH-MD	FH-HD	Additional Regulations and Specific Use Regulations
INDUSTRIAL, MANUFACTURING, PROCESSING			
Recycling facility - incidental small collection	P	P	See Section 17.400.090 (Recycling Facilities)
Research and development (R&D)	P	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY			
Arcade	P	P	
Clubs, lodges, and private meeting halls	P	P	
Community garden	P	P	
Indoor commercial recreation	P	P	
Event centers	AUP	AUP	See Section 17.520.035 (Development and Operating Standards)
Health/fitness facilities	P	P	
Outdoor commercial recreation	AUP	AUP	
Public recreational and cultural facilities	P	P	
Private residential recreational facilities	P	P	
Public Schools - Kindergarten to 12th grade	P	P	
Private schools - Kindergarten to 12th grade	AUP/CUP	AUP/CUP	AUP required for schools up to 1,500 square feet in area.
College/university/trade school	AUP/CUP	AUP/CUP	AUP required for schools up to 1,500 square feet in area.
Religious places of worship	P	P	
Studios - Art, dance, music, photography, etc.	P	P	
Theatres	P	P	
RESIDENTIAL			
Accessory dwelling units	P	P	See Section 17.400.095 (Residential Uses - Accessory Dwelling Units)
Accessory uses and structures	P	P	See Section 17.400.100 (Residential Uses - Accessory Residential Structures)
Child day care - Large family day care homes	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.

Child day care - Small family day care homes	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Cottage food operation (accessory)	P	P	Cottage Food Operations are allowed pursuant to Section 113758 of the California Health and Safety Code. For guidelines and regulations, go to the LA County Public Health Department website.
Home occupations	P	P	See Section 17.400.055 (Home Occupations)
Live/work units	P	P	See Section 17.400.060 (Live/Work Development Standards)
Mixed use projects	P	P	Residential use must occupy a minimum 50 percent of the total floor area of a mixed use project on sites anticipated to accommodate lower-income housing on the Housing Element Adequate Sites Inventory, pursuant to Cal. Government Code § 65583.2(h).
Multiple-family dwelling, ≥ 4 Units	P	P	See also Section 17.400.040 (Condominium Conversions)
Residential care facilities, 6 or fewer clients	P	P	
Residential care facilities, 7 or more clients	CUP	CUP	
Senior citizen congregate care housing	CUP	CUP	
Single room occupancy units	P	P	See Section 17.400.106 (Single Room Occupancy (SRO) Units) Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Supportive housing	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Transitional housing	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
RETAIL TRADE			
Accessory food service	P	P	
Accessory retail uses	P	P	
Artisan shops	P	P	
Bars, night clubs	CUP	CUP	For permit requirements related to the sale of alcoholic beverages, see Section 17.400.015 (Alcoholic Beverage Sales)
Convenience stores	P	P	For permit requirements related to the sale of alcoholic beverages, see Section 17.400.015 (Alcoholic Beverage Sales)
Food retail	P	P	
General retail stores	P	P	Where alcohol is sold, an AUP or CUP may be required pursuant to Section 17.400.015 (Alcoholic Beverage Sales).
			Commercial Cannabis Businesses only allowed with a CUP on pre-screened sites. See CCMC Chapter 11.17 (Commercial Cannabis Businesses).
Internet café	P	P	

Outdoor retail sales and display	AUP	AUP	See Section 17.400.075 (Outdoor Retail Sales and Display)
Pet shop	P	P	
Plant nurseries	P	P	
Restaurants, table service or take out	P	P	For permit requirements related to the sale of alcoholic beverages, see § 17.400.015.
Restaurants, outdoor dining (accessory)	AUP	AUP	See Section 17.400.070 (Outdoor Dining) For permit requirements related to the sale of alcoholic beverages, see Section 17.400.015 (Alcoholic Beverage Sales)
Shopping center	P	P	
SERVICE			
Adult day care facilities	CUP	CUP	
Automated teller machines (ATMs)	P	P	See Section 17.400.025 (Automatic Teller Machines (ATMs))
Banks and financial services	P	P	
Business and consumer support services	P	P	(2) Subject to ground floor restrictions per Section 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).
Child day care centers	CUP	CUP	
Drive-thru facilities or services	CUP	CUP	See Section 17.400.045 (Drive-In and Drive-Through Facilities)
Emergency shelters	CUP	-	See Section 17.400.046 (Emergency Shelters)
Hotels and motels	P	P	Subject to requirements of CCMC Section 11.02.100, et seq.
Hotels and motels – Extended stay	CUP	CUP	Subject to requirements of CCMC Section 11.02.100, et seq. Guest rooms or suites rented for long term lodging purposes are not subject to requirements of CCMC Section 11.02.100, et seq., but are subject to the Transient Occupancy Tax Ordinance.
Low barrier navigation centers	P	P	See Section 17.400.065 (Low Barrier Navigation Centers)
Medical services - Offices/clinics	P	P	
Medical services - Labs	P	P	(2) Subject to ground floor restrictions per Section 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).
Medical services - Hospitals	CUP	CUP	
Offices	P	P	(2) Subject to ground floor restrictions per Section 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).
Personal services	P	P	
Public facilities	P	P	
Public utility facilities	CUP	CUP	
Storage, outdoor (accessory)	AUP	AUP	See Section 17.400.080 (Outdoor Storage)
Vehicle services - Electric vehicle charging stations	P	P	See Section 17.400.120 (Vehicle Fueling Stations)
Veterinary clinics	P	P	
TRANSPORTATION & COMMUNICATIONS			

Broadcast studios	P	P	
Parking facilities	P	P	
Telecommunications facilities, cellular	AUP	AUP	See Section 17.400.110 (Telecommunications Facilities)
Telecommunications facilities, dish/wireless antenna	AUP	AUP	See Section 17.400.110 (Telecommunications Facilities)

17.270.020 FOX HILLS SPECIFIC PLAN ZONING DISTRICT DEVELOPMENT STANDARDS.

- A. **General Requirements.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the FH-MD and FH-HD zoning districts, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-12 (Fox Hills Specific Plan District Development Standards (FH-MD, FH-HD)). In addition, the applicable development standards (e.g., landscaping, parking and loading, and the like) in Article 3 (Site Planning and General Development Standards) shall apply.

Table 2-12. Fox Hills Specific Plan District Development Standards

Standards	FH-MD	FH-HD	Additional Regulations
Lot (1) and Density Standards			
Maximum non-residential floor area ratio	3	4	
Maximum residential density (units/gross acre)	65 units/acre	100 units/acre	
Minimum residential density (units/gross acre)	30 units/acre	30 units/acre	Only applies if project includes residential component.
Minimum lot area	20,000 square feet	20,000 square feet	Condominium, townhouse, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area as provided in the Townhouse Development Standards in § 17.210.025 or as determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of this Chapter.
Minimum lot width	100 feet	100 feet	
Minimum lot depth	100 feet	100 feet	
Building Form and Location			
Maximum height - Primary structure (2)	56 feet	56 feet (3)	See Section 17.300.025 (Height Measurement and Height Limit Exceptions).
Minimum ground floor height Non-residential	15 feet	15 feet	Measured from finished floor to finished floor.
Distance between residential structures on the same lot	10 feet	10 feet	
Development Site Setbacks (1)			

Front / Street Side Setback	Varies	Varies	Refer to Table 2-13 Fox Hills Specific Plan District Frontage Standards
Interior Side Setback – Minimum	0 feet	0 feet	Refer to Table 2-13 Fox Hills Specific Plan District Frontage Standards for properties abutting public accessways.
Rear Setback – Minimum	10 feet	10 feet	
Open Space Standards			
Minimum usable open space – For residential component	100 square feet total per unit	100 square feet total per unit	See additional regulations in Section 17.210.030 (Supplemental Standards for Multiple-Family Residential) (A) Up to 30% of provided common open space may be an indoor common space such as a community room as long as it is adjacent to an outdoor public space, outdoor common open space, or accessible at the ground level to one of the frontage types listed in Section 17.270.025. (B) Up to 100% of the required usable open space may be provided via a Public Accessway. (C) See Section 17.400.060 for open space requirements for Live/Work units.
Minimum usable open space – For non-residential component over 15,000 square feet	2% of gross floor area	2% of gross floor area	Common open space may be utilized for employees or publicly-accessible open space (e.g., public accessway). If the open space is over 1,000 square feet and provided as publicly-accessible, up to 50 percent of the required non-residential usable open space may count toward the required residential common open space (if applicable). Spaces shall have a minimum dimension of 20 feet in any direction.
Other Standards	See additional standards in CCMC Article 3		

Notes:

- (1) Applies to lots or development sites consisting of multiple adjoining lots.
- (2) This provision is as approved by Initiative Ordinance No. 90-013½, adopted April 17, 1990, or as may be amended.
- (3) Hotels in qualifying areas may feature a maximum height of 120 feet. Refer to Section 17.270.020.E.

B. Design Standards

1. Facade treatments

- a. Taller Building Articulation. Buildings with four or more stories above grade shall be designed to differentiate the vertical extent of its facade. This standard applies to all facades facing the public right of way.
 - i. If a distinct building base is provided (extending from at least the ground to the ceiling of the ground floor), the building’s middle and top may feature the same materials and textures.

- ii. If a distinct building top is provided (extending up from the floorplate of the uppermost habitable floor), the building's base and middle may feature the same materials and textures.
 - iii. No more than 50 percent of a building's façades may feature materials, colors and textures which extend uninterrupted from the ground to the roofline.
 - b. Colors and Materials.
 - i. Buildings shall incorporate a maximum of two main body colors, three accent colors, and three different materials, excluding windows, doors, trim and public art, murals, or signs. Street-facing exterior elevations shall include at least two colors and at least two different materials, (in addition to glazing, window trim, doors, railings, public art, murals, or signs) that can accentuate building masses. The main body color is the predominant color used on the face(s) of the building.
 - ii. Material and color changes shall occur at an inside corner, underside of a massing element, or wrapped to an appropriate termination point such as a roof break, half-column, bay window, or enhanced trim element.
 - c. Glare. Reflective surfaces and materials such as mirrored glass and polished aluminum are prohibited.
 - d. Rear and Side Elevation Enhancements. Rear and side elevations that are exposed to public view shall be treated with the same number of architectural treatments appropriate to the chosen architectural style as the front elevations.
 - e. Blank Walls. Untreated blank walls over 15 feet in height and 20 feet in length visible from a public street or a pedestrian-oriented space (such as a park, plaza, common open space, or pedestrian pathway) are prohibited. To avoid blank walls, treatments such as murals, decorative articulation, and green screens may be utilized.
- 2. **Building entrances.**
 - a. Mix of Uses. Commercial uses and residential uses shall have separate exterior entrances, elevators, and lobbies.
 - b. Frontages. Buildings shall feature at least one entrance along every frontage that is a designated frontage type. Refer to Section 17.270.025.
- 3. **Signage and lighting.**
 - a. Signs. Signs shall be developed pursuant to Chapter 17.330 (Signs).
 - b. Lighting. Exterior lighting shall comply with the requirements of § 17.300.040 (Outdoor Lighting).
- 4. **Parking and vehicular access.**
 - a. General. Developments shall comply with all requirements contained in Chapter 17.320 (Off-Street Parking and Loading).
 - b. Screening. Street level parking facilities and lots shall be screened from view from the adjoining street(s) or public accessways by ornamental walls or fences, at least four feet high above street grade.
 - c. Ingress/Egress:
 - i. Two-way vehicular ingress/egress areas on arterial streets shall only be permitted on development sites with a minimum of 100 feet of street frontage on the street where

the vehicular ingress/egress area is located. The Director may waive this requirement, based on site constraints.

ii. One-way vehicular ingress/egress areas on arterial streets shall only be permitted on development sites with a minimum of 75 feet of street frontage on the street where the ingress/egress area is located. The Director may waive this requirement, based on site constraints.

iii. Vehicular ingress/egress areas are prohibited on arterial streets where the street frontage of the development site adjacent to the arterial street is less than 75 feet. The Director may waive this requirement, based on site constraints.

C. Residential Development Standards.

1. Open space.

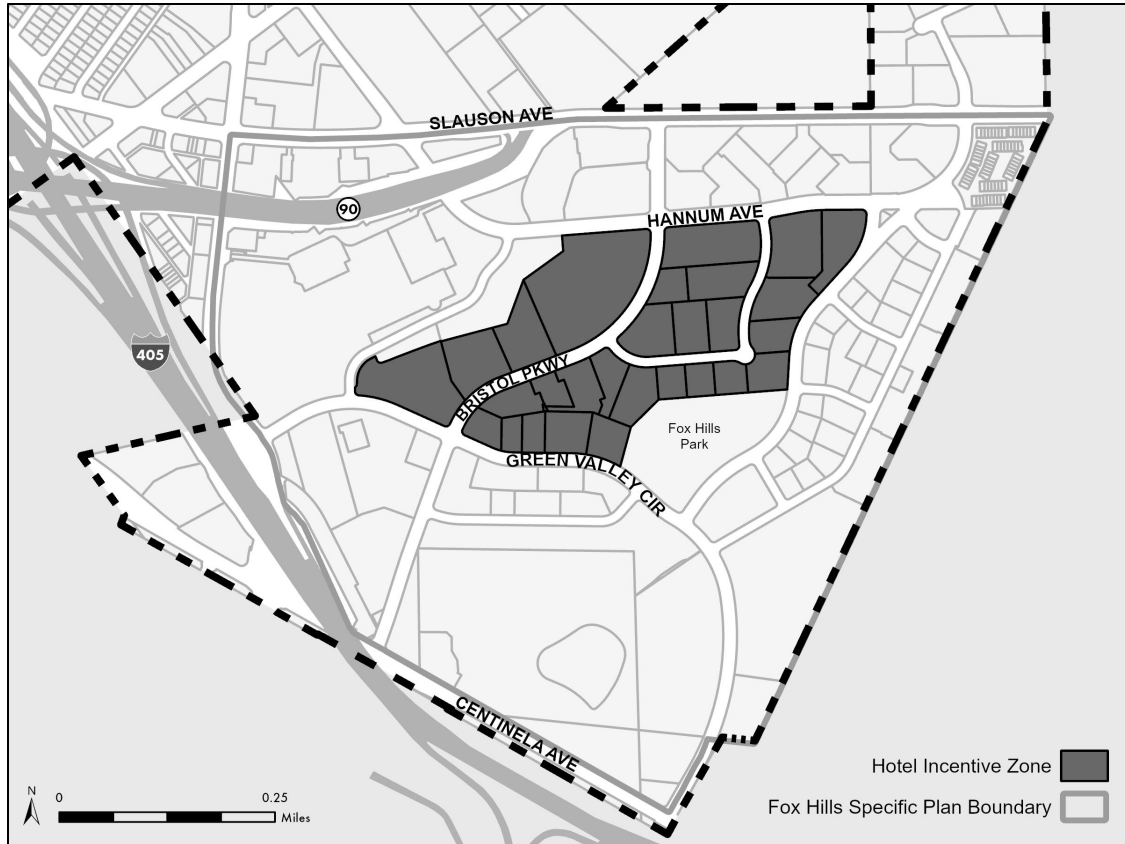
- a. General. Residential development shall comply with the open space requirements of § 17.210.030.A. (Open Space Requirements for Multiple-Family Residential).
- b. Landscape Elements. To achieve a cohesive appearance and compatibility of a new project with its surroundings, proposed projects shall include at least three (3) of the following landscape elements in the landscape plan:
 - i. Pedestrian-scaled lighting
 - ii. Fountains/water features
 - iii. Decorative paving
 - iv. Freestanding art, with at least one dimension (height or depth) being over 10 feet
 - v. Landmark tree (48-inch box minimum)
 - vi. Seating opportunities, such as raised planters and walls.
- c. Common Open Space Enclosure. At least 50% of common open space as defined by Section 17.700.010, where provided, shall be open to the sky and not include patio covers, building projections, and similar enclosures that block sunlight and air.

2. Facility and design requirements.

- a. General. Residential and mixed-use developments shall comply with the facility and design requirements of § 17.210.030.B. (Facility and Design Requirements for Multiple-Family Residential).
- b. Refuse.
 - i. Refuse and recycling material containers shared by multiple dwelling units shall be enclosed and screened in accordance with CCMC Section 17.300.035. Sizing of the enclosures shall conform to the requirements of the Environmental Programs and Operations (EPO) Division of the Culver City Public Works Department.
 - ii. Refuse enclosures shall incorporate roof structures to help improve stormwater quality and to screen the enclosure from views from above.
 - iii. Refuse enclosures shall be finished using materials and colors that are consistent with the chosen architectural style. Enclosure gates shall be opaque.
 - iv. Refuse and recycling material containers stored within individual yards shall be screened from street view.

- D. **Live/Work Development Standards.** In addition to the standards detailed in this Section, live/work units within a mixed use development shall meet all applicable standards contained in § 17.400.060 (Live/Work Development Standards).
- E. **Standards for Hotels.** Hotels located in the areas identified in Map 2-1 may feature a maximum height of 120 feet.

Map 2-1 Hotel Incentive Zone



17.270.025 FRONTAGE STANDARDS FOR FOX HILLS SPECIFIC PLAN DEVELOPMENT

Purpose. To enhance the pedestrian experience, the Fox Hills Specific Plan establishes four frontage types with unique design considerations. Specific development and design standards for these frontage types are listed in Table 2-13. Portions of a façade that do not feature a frontage type shall adhere to the standards of section 17.270.020.

Map 2-2 Fox Hills Frontage Types



**FOX HILLS
FRONTAGE TYPES
MAP**

- Culver City Limits
- - - Specific Plan Boundary
- Public Accessway Frontage
- Active Frontage
- Transition Frontage
- Mixed Use General Frontage

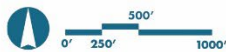


Table 2-13. Fox Hills Specific Plan District Frontage Standards

	Mixed Use General	Active	Transition	Public Accessway (1a)	Additional Standards
Frontage Setback (2)	5 feet minimum 10 feet maximum	5 feet minimum 10 feet maximum	5 feet minimum 10 feet maximum	5 feet minimum, new accessway (1b) 20 feet minimum, existing accessway (1c)	Refer to Section 17.270.025.A.1 & 2
Minimum Façade Length Within Frontage Setback (3)	80%	80%	n/a	n/a	
Minimum Ground Floor Windows	40%	50%	40%	30%	Refer to Section 17.270.025.A.3
Maximum Parking Frontage (% of Lot Width)	30%	20%	25%	10%	
Building Break	1 break for every 300 feet of building frontage	1 break for every 150 feet of building frontage	1 break for every 150 feet of building frontage	1 break for every 200 feet of building frontage	Refer to Section 17.270.025.A.4 Standard applies on a per building basis.
Height Modulation	2 techniques per building frontage	2 techniques per building frontage	1 technique per building frontage (4)	1 technique per building frontage	Refer to Section 17.270.025.A.5
Entrances	1 per 200 feet of building frontage, or fraction thereof	1 per 150 feet of building frontage, or fraction thereof	1 per 150 feet of building frontage, or fraction thereof	1 per 300 feet of building frontage, or fraction thereof	Refer to Section 17.270.030.A.6
Maximum frontage paving	70%	70%	50%	n/a	See Chapter 17.310 (Landscaping) for additional regulations.

(1a) See Chapter 3 of the Fox Hills Specific Plan for the regulatory process for establishing new public accessways.

(1b) Setback to a new public accessway provided on site as part of project proposal shall be 5 feet minimum. Additional standards are found in Section 17.270.025.C.

(1c) Setback to a public accessway adjacent to a proposed project shall be 20 feet minimum. Additional standards are found in Section 17.270.025.C.

(2) If a development provides a covered arcade, publicly-accessible plazas or forecourts, public art, fountains, or outdoor dining, and there is clear visibility between the sidewalk and building entrance, the maximum setback on the ground floor shall be 10 feet, or a greater setback may be allowed with Director approval. Does not apply to Public Accessway Frontage Type.

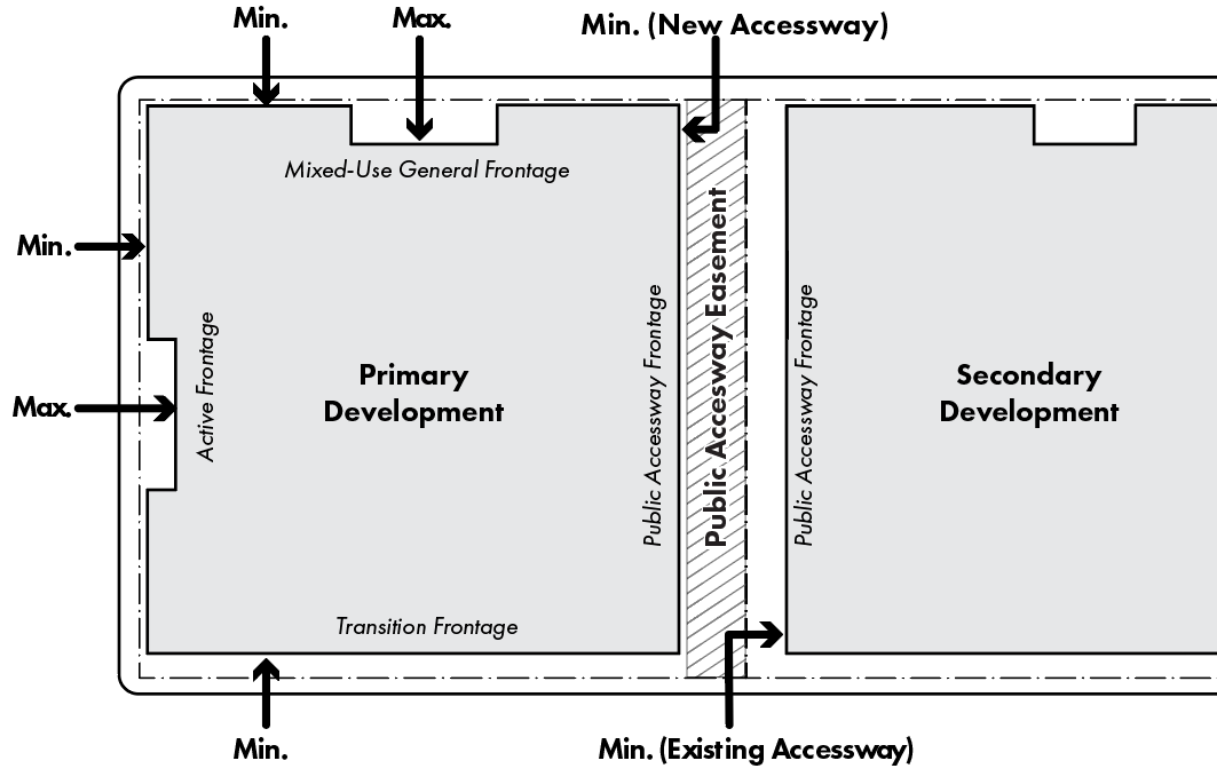
(3) Portions of the façade may be set behind the maximum setback, typically, these portions would be part of a building break or act as a portal into interior courtyards.

(4) See Section 17.270.025.B for specific height modulation requirements for Transition Frontage.

A. Site Planning and Design Standards.

1. Frontage Setback. Parcels in the Fox Hills Specific Plan may feature multiple frontage types as indicated on Map 2.1 - Frontages. Frontage setbacks apply to all those portions of a parcel designated with a frontage type.

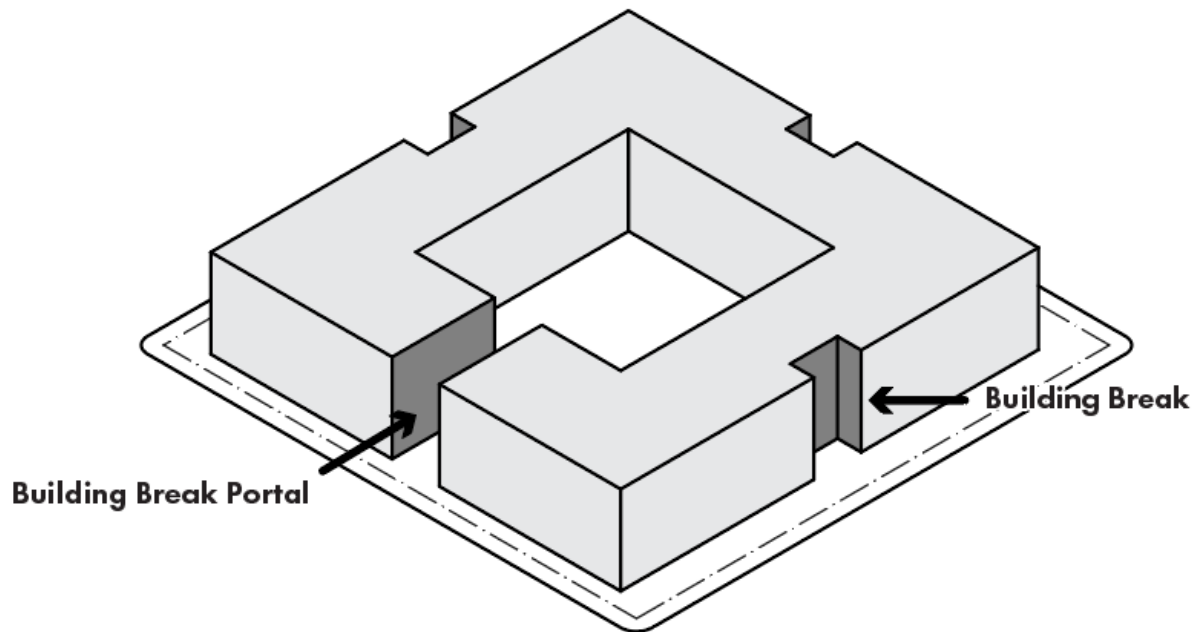
Figure 2-6 Frontage Setback



2. Multiple Structures. Frontage requirements only apply to structures adjacent to a right-of-way with a designated frontage type. On sites with multiple structures, structures located behind a structure adjacent to a frontage type are not subject to these requirements, and shall instead adhere to shall adhere to the standards of Section 17.270.020.
3. Ground Floor Windows. The ground floor of a structure shall incorporate windows. The percentage shall be calculated based on the length of the facade frontage and the floor-to-ceiling height of the ground floor.
 - a. All transparent features shall be at least four feet in height.
 - b. Windows counting toward this requirement shall be within three to nine feet of the floor plate.
4. Building Breaks.

- a. Building breaks serve to separate the massing of a building into distinct components. Buildings breaks may serve as portals into interior open spaces, such as courtyards.
- b. Building breaks shall be recessed at least 15 feet deep and 30 feet wide, extend from grade to the highest story, and open to the sky.
- c. Building breaks shall feature a distinct building feature on the ground floor, such as a lobby, amenity space, or commercial space.

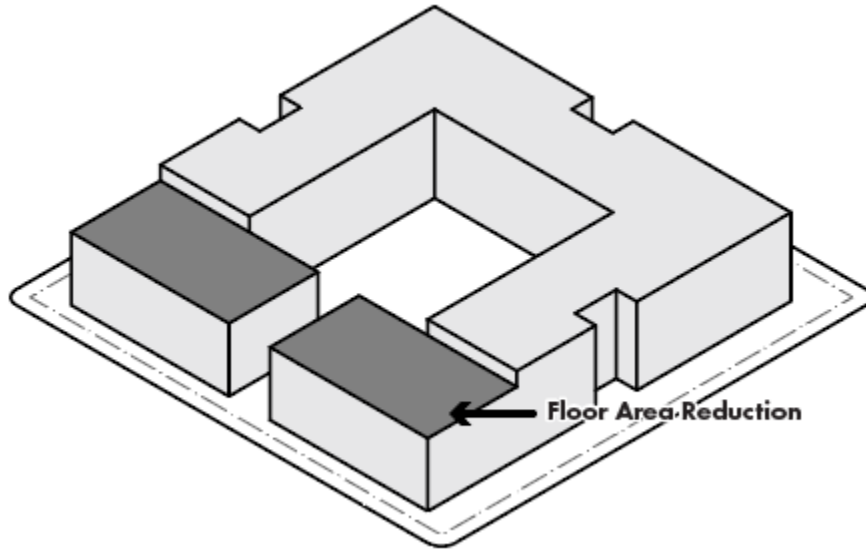
Figure 2-7 Building Breaks



- 5. Height Modulation for Mixed-Use General, Active, and Public Accessway Frontages. Rooflines along public-facing elevations shall be articulated. The following techniques may be used to satisfy this standard along the Mixed-Use General, Active, and Public Accessway frontages:
 - a. Reducing the floor area of the uppermost floor by at least 25% compared to the ground floor. Roof space created by the reduced floor area must extend to the building edge on all elevations facing the public right of way, public open space, or other publicly

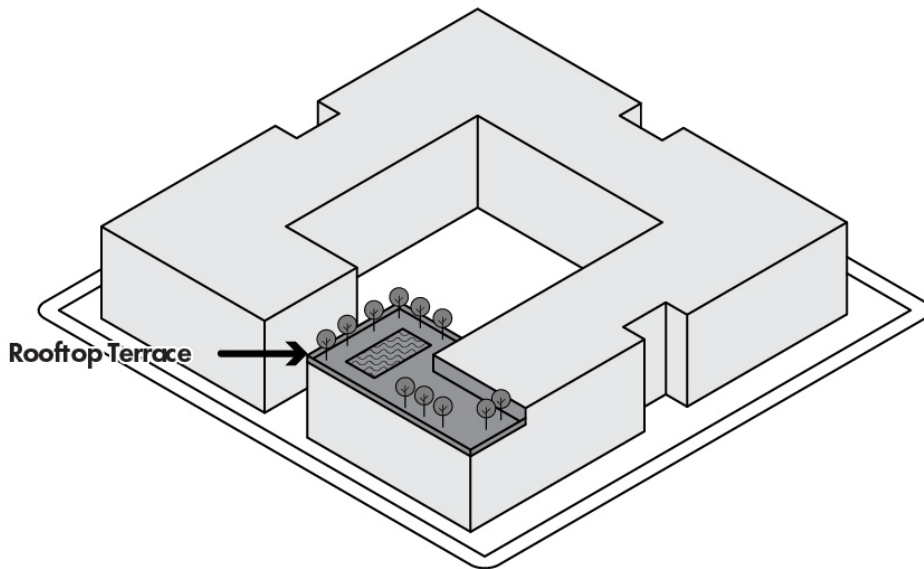
accessible areas. If utilized by two or more frontages in a single building, the reduced massing must occur along both frontages.

Figure 2-8 Floor Area Reduction



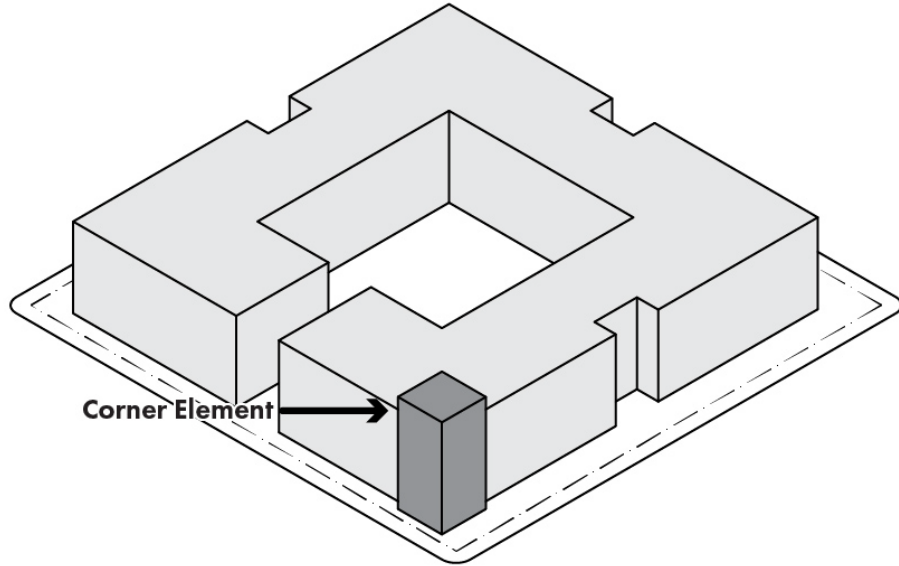
- b. Provide a rooftop terrace(s) that occupies at least 20% of the uppermost habitable floor, creating a smaller building mass on the uppermost floor. If utilized by two or more frontages in a single building, the rooftop terrace must occur along both frontages.

Figure 2-9 Rooftop Terrace



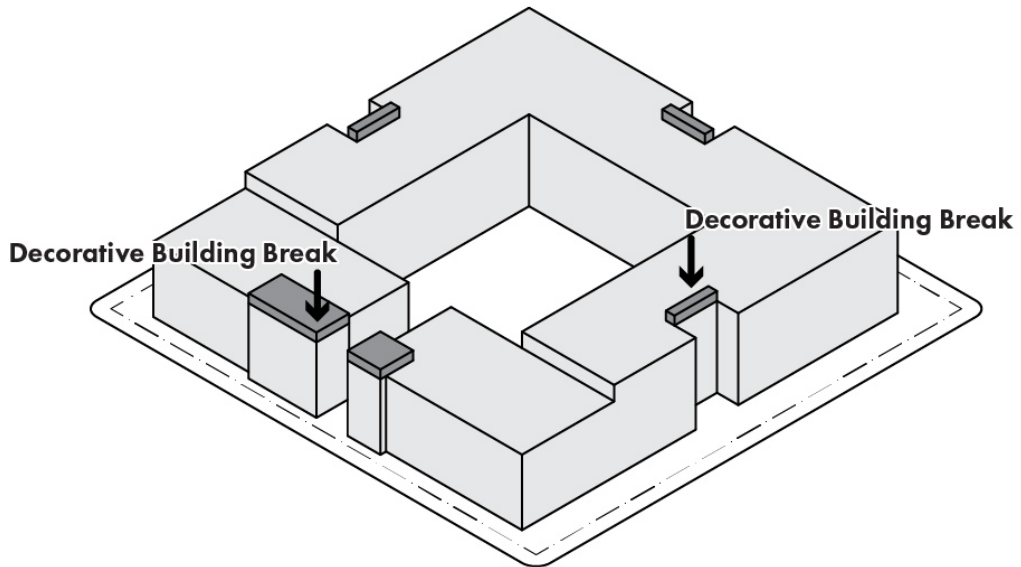
- c. Providing a corner element with distinct massing, colors, and/or materials, along with a differentiated rooftop at least 5 feet tall and 25 feet wide/long adjacent to the intersection of two public rights-of-way. This method may be utilized to meet the height modulation requirement of up to two building frontages.

Figure 2-10 Corner Element



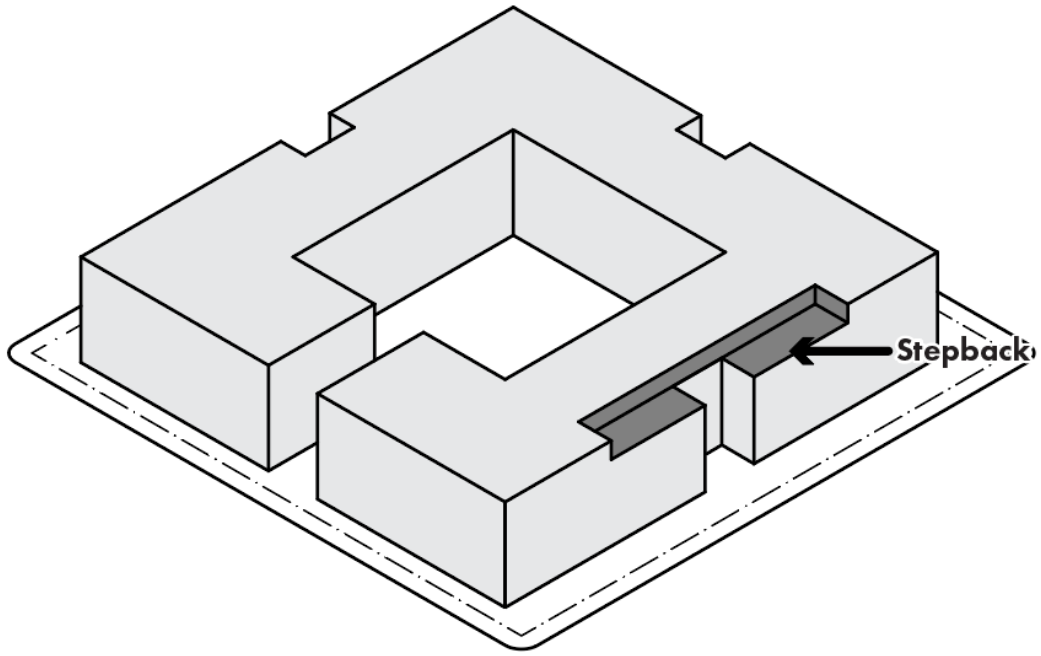
- d. Providing a decorative rooftop at least 5 feet tall and 20 feet wide, sited adjacent to a required building break.

Figure 2-11 Decorative Building Breaks



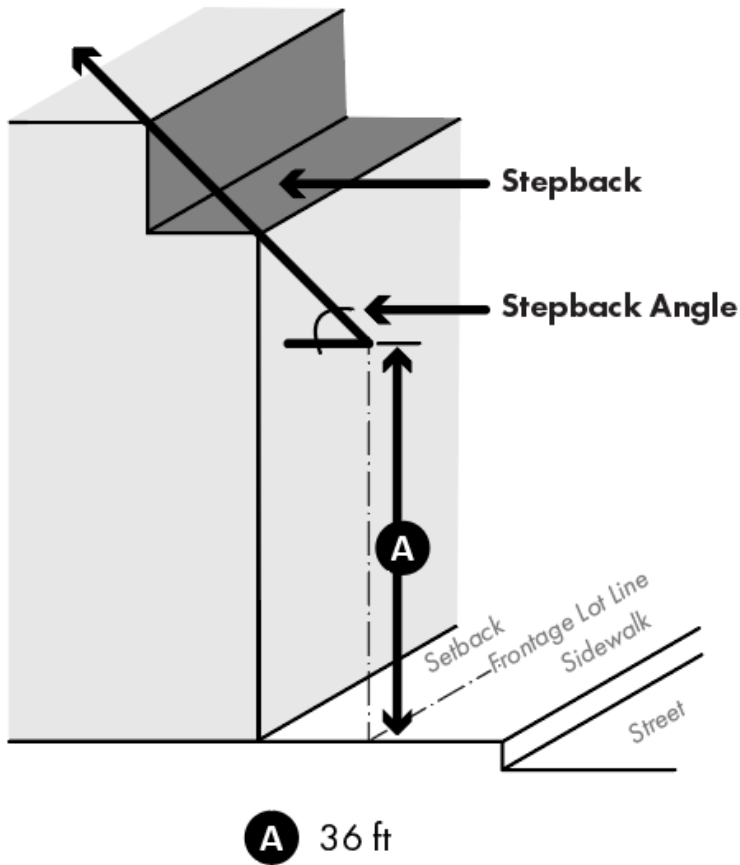
- e. Providing a stepback of at least 20 feet deep for at least 50% of the roofline above 46 feet along the primary frontage.

Figure 2-12 Stepback



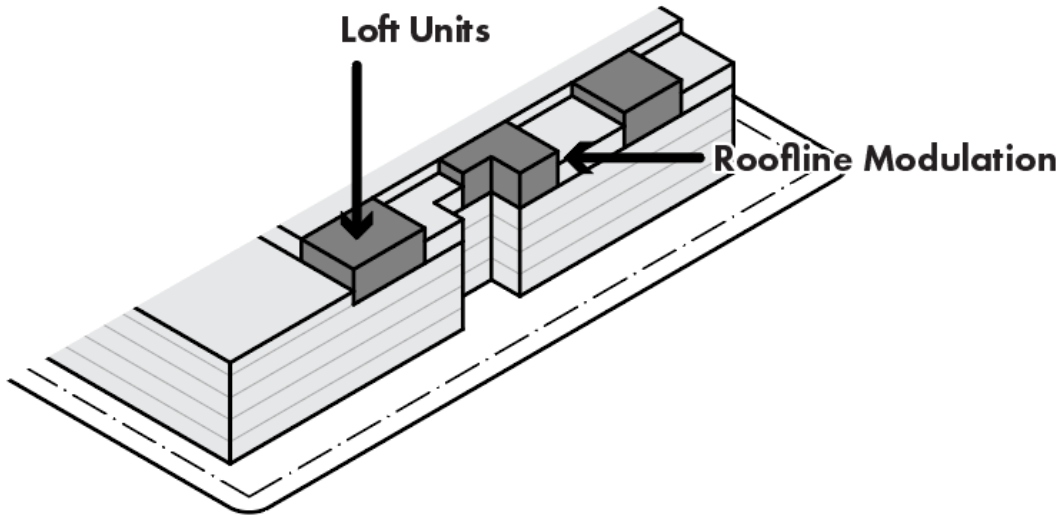
- f. Providing a setback according to an encroachment plane sloping upward and inward at a 45-degree angle measured from the vertical, commencing 36 feet along the lot line of the frontage.

Figure 2-13 Encroachment Plane Setback



- g. Use of loft-style units on portions of the uppermost floor, with ceilings at least 5 feet taller than the floor below.

Figure 2-14 Loft Units with Roofline Modulation



- h. A change in parapet wall or roof height of at least 5 feet for a distance of at least 50 feet.
6. Entrances. Pedestrian entrances shall be provided for all ground floor uses along the primary street frontage. Pedestrian entrances shall be directly accessible from the public right-of-way or public accessways and shall have direct access and view from the adjacent sidewalk.
- a. Pedestrian entrances may either be common residential entrances (e.g. lobbies or amenity spaces), or entrances to individual dwelling units.
 - b. Pedestrian entrances that access commercial or nonresidential components of a development may also meet this requirement.
 - c. Exit doors from fire stairs, access doors to utility closets or other building services are not considered to be a pedestrian entrance.
 - d. Entrances shall feature recesses and/or projections. Entrances shall have a minimum combined depth of five feet. This required depth may be provided by a recess, a projection, or a combination of both (e.g., a three-foot recess and a two-foot projection/awning).
 - e. Exterior building entry doors and entryways shall be protected with at least one of the following features covering an area at least three feet in depth and five feet in width:
 - i. Overhangs
 - ii. Recesses
 - iii. Porches
 - iv. Trellises

7. **Additional Requirements.** All street-facing frontages shall include a minimum of one of the architectural features or pedestrian amenities listed below:
 - a. Landscaped strips a minimum of three feet in depth along a minimum of 50% of the length of the street-facing façade.
 - b. Raised planters, window boxes, pergolas, or trellises that match the colors and materials of the project along at least 25% of the length of the street-facing façade.
 - c. Other pedestrian-oriented enhancements considered suitable by the Planning and Development Director.

B. Transition Frontage.

1. **Height Modulation.** Rooflines along elevations facing a public street shall be articulated. The following techniques may be used to satisfy this standard:
 - a. Reducing the floor area of the uppermost floor by at least 25% compared to the ground floor. Roof space created by the reduced floor area must extend to the building edge on all elevations facing the public right of way, public open space, or other publicly accessible areas. If utilized by two or more frontages in a single building, the reduced massing must occur along both frontages.
 - b. Providing a setback of at least 20 feet deep for at least 50% of the roofline above 46 feet along the primary frontage.
 - c. Providing a setback according to an encroachment plane sloping upward and inward at a 45-degree angle measured from the vertical, commencing 36 feet along the lot line of the frontage.

C. Public Accessway Frontage.

1. **Setbacks.** The setback of the Public Accessway frontage is meant to serve as an extension of the public realm. The required setback for Public Accessways shall not be utilized for vehicular travel or access, but may be utilized for the following purposes:
 - a. Landscaping in compliance with Chapter 17.310 (Landscaping).
 - b. Walkways, with or without seating
 - c. Outdoor gathering spaces, such as outdoor dining
 - d. Dog runs
2. **Walls.** Freestanding walls within the setback from the Public Accessway frontage shall adhere to the following standards:

- a. Opaque walls, such as those made of brick, stone, or concrete shall not be taller than 3 feet.
 - b. Transparent walls, such as those composed of wrought iron or decorative iron, shall not be taller than 6 feet.
 - c. A combination of opaque and transparent materials may be utilized, but opaque materials shall be limited to the lowest 3 feet of any freestanding wall within 25 feet of the Public Accessway easement.
 - d. Chain-link fencing and barbed-wire fencing is prohibited.
 - e. Landscaping at least 2 feet in width shall be provided along 75% of the wall's length. Landscape design, installation, and maintenance shall comply with Chapter 17.310 (Landscaping).
3. Projections. Trellises, decks, balconies, and sunshades extending from a building and projecting into a Public Accessway setback shall provide a minimum height clearance of 10 feet, may encroach up to 5 feet into the setback, and shall not cover more than 25 percent of the Public Accessway setback.

17.270.030 PERFORMANCE STANDARDS FOR FOX HILLS SPECIFIC PLAN ZONES.

- A. **General Performance Standards.** Performance standards for development in the Fox Hills Specific Plan shall conform to the City's performance standards for mixed-use development, as found in **§ 17.220.025 Performance Standards for Mixed Use Zones.**