



# Code Amendments & New Objective Design Standards for Multi-Family & Residential Mixed-Use Development in Commercial Zones

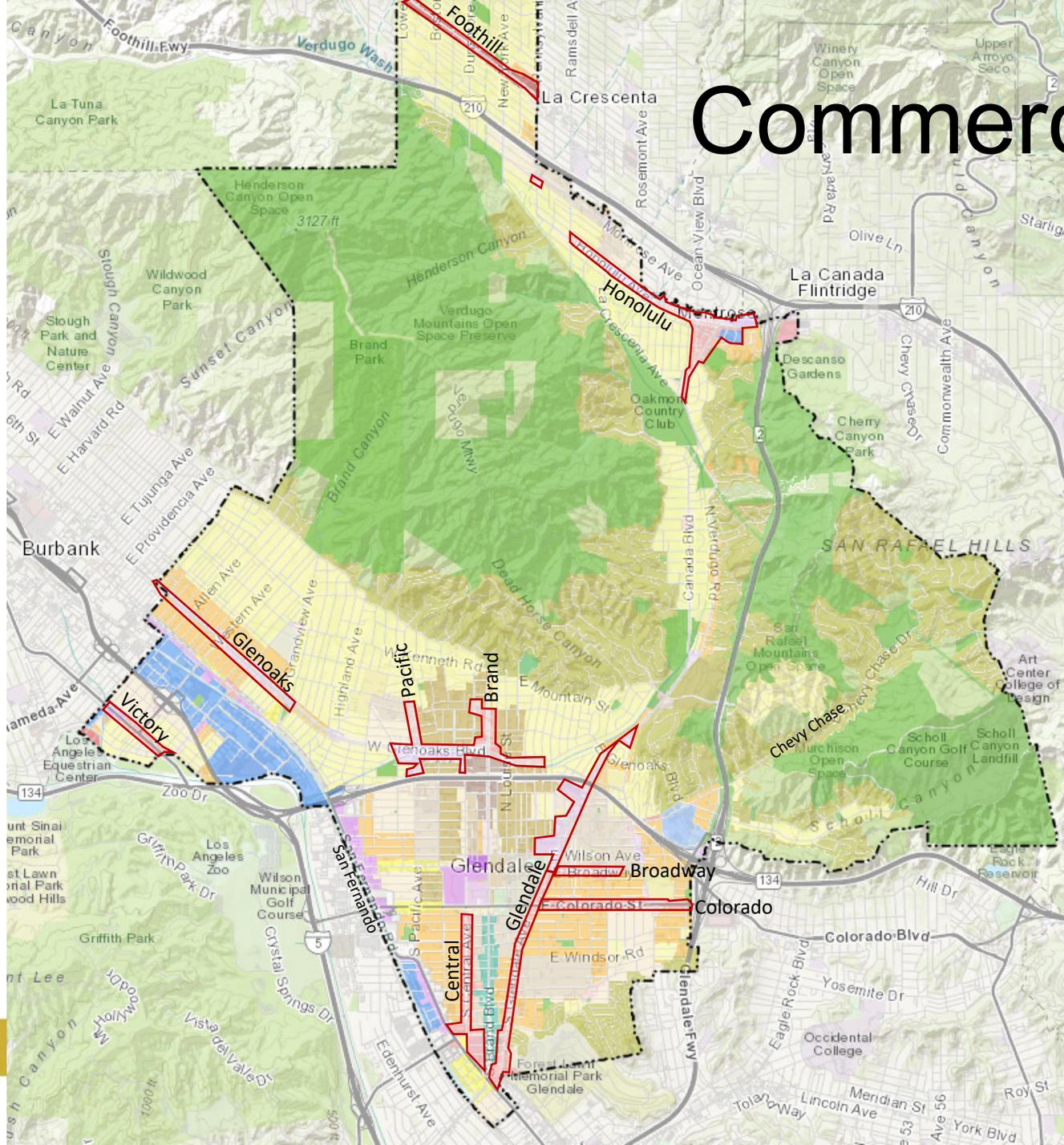
Zoning Code Text Amendment Case No. PZC-0009-2023

City Council  
February 27, 2024

# Commercial Zoning Districts

## Amendments to GMC 30.12 Commercial Districts:

- Multi-family (MF) & Mixed-Use (MU) currently permitted based on the R-1250 standards
- Eliminate application of R-1250 standards
- Provide new MF/MU standards
- New objective design standards section for MF/MU residential projects in commercial zones

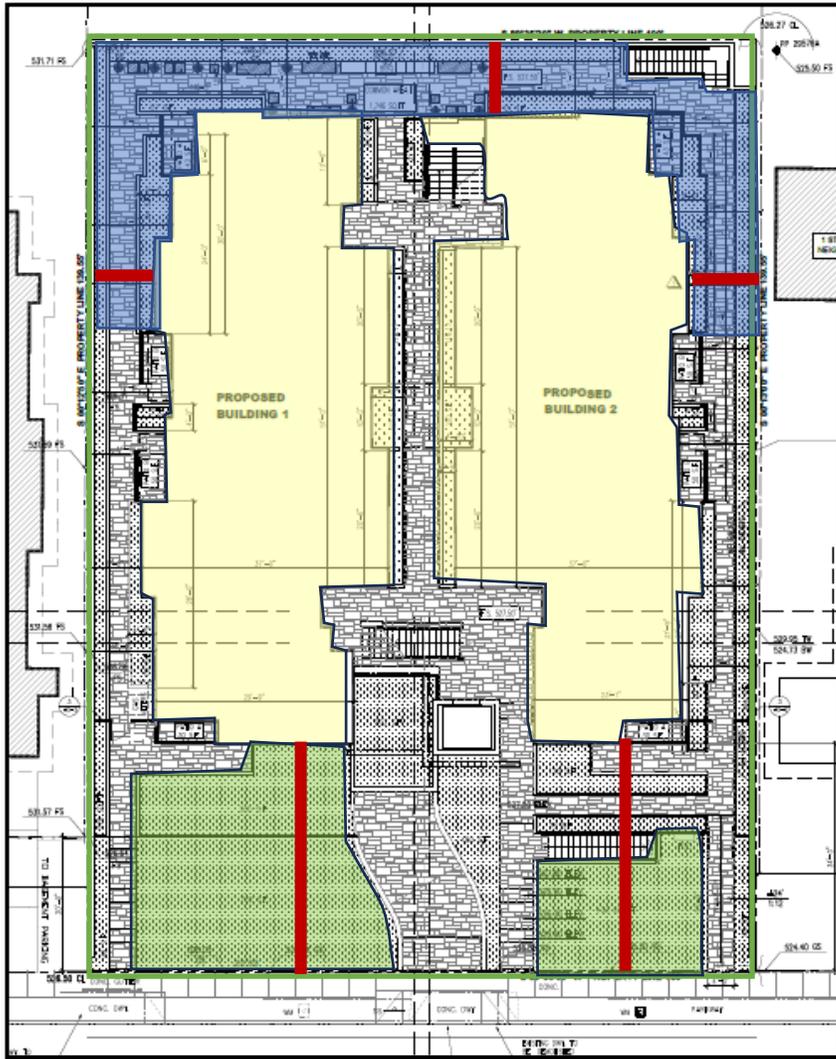


# MF/MU Development Standards Updates

- **Density** – No change to # of du/ac (up to 43 du/ac)
- **FAR** – Eliminate 1.2 maximum
- **Lot Coverage** – Increase from 50% to 85%
- **Setbacks** – Eliminate different minimums/averages (“wedding cake setbacks”) for each floor; street front setback - 12-foot minimum from curbface to build-to line
- **Open Space** – Reduce to 140 SF per unit (from 40 SF private, 200 SF common)
- **Height** – Correspond to existing commercial height limit (from 2 or 3 stories max.)



# Changes from R-1250 Standards

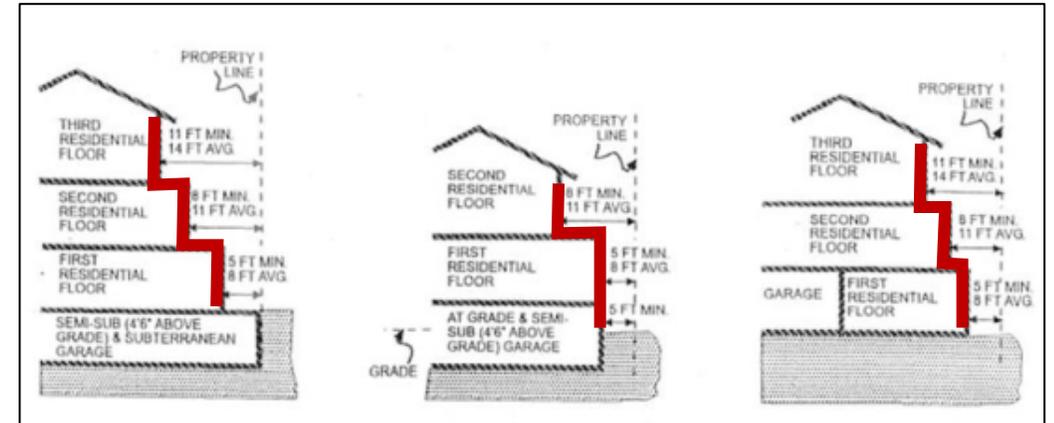


Lot Coverage  
Increased

Setbacks  
Decreased

Common Open  
Space Reduced

Wedding Cake  
Setbacks Eliminated



	<b><i>Current R-1250 Zoning Standards</i></b>	<b><i>Proposed Amendments</i></b>
<b>Residential Density</b>	Max. 1 unit for each 1,250 sq. ft. of lot area; 1 unit for each 1,000 sq. ft. of lot area on lots > 90 feet in width	<b>Same, no change</b>
<b>Floor Area Ratio</b>	Maximum 1.2	<b>Eliminated</b>
<b>Lot Coverage</b>	Maximum 50%	<b>Increased to 85%</b>
<b>Setback, Street Front</b>	20 ft. minimum & 23 ft. average for garage or 1 <sup>st</sup> residential floor; 23 ft. min. & 26 ft. average for the 2 <sup>nd</sup> & 3 <sup>rd</sup> residential floors	<b>12' min.; Reduced to be in keeping with typical mixed-use buildings</b>
<b>Setback, Street Side &amp; Setback, Interior</b>	5 ft. minimum & 8 ft. average for the 1 <sup>st</sup> residential floor; 8 ft. min. & 11 ft. average for the 2 <sup>nd</sup> residential floor; 11 ft. min. & 14 ft. average for the 3 <sup>rd</sup> residential floor	<b>Reduced to be in keeping with typical mixed-use buildings; Minimum 5-foot interior only</b>
<b>Interior when abutting the ROS, R1R or R1 zones</b>	8 ft. minimum & 11 ft. average for the 1 <sup>st</sup> residential floor; 11 ft. min. & 14 ft. average for the 2 <sup>nd</sup> residential floor; 17 ft. min. & 20 ft. average for the 3 <sup>rd</sup> residential floor	<b>New objective design standards require step-backs to ensure appropriate transitions</b>
<b>Minimum Permanently Landscaped Open Space</b>	25% of lot area	<b>25% of required common area &amp; planters along the front</b>
<b>Height Limits</b>	Max. of 3 stories / 36 ft.; on lots having a lot width of 90 feet or less - max. of 2 stories / 26 ft.	<b>Applicable height limit for the corresponding "C" zone / height district</b>
<b>Open Space</b>	Minimum 40 SF of private open space & 200 SF of common open space per unit	<b>Reduced to 140 SF per unit (private, common or both)</b>

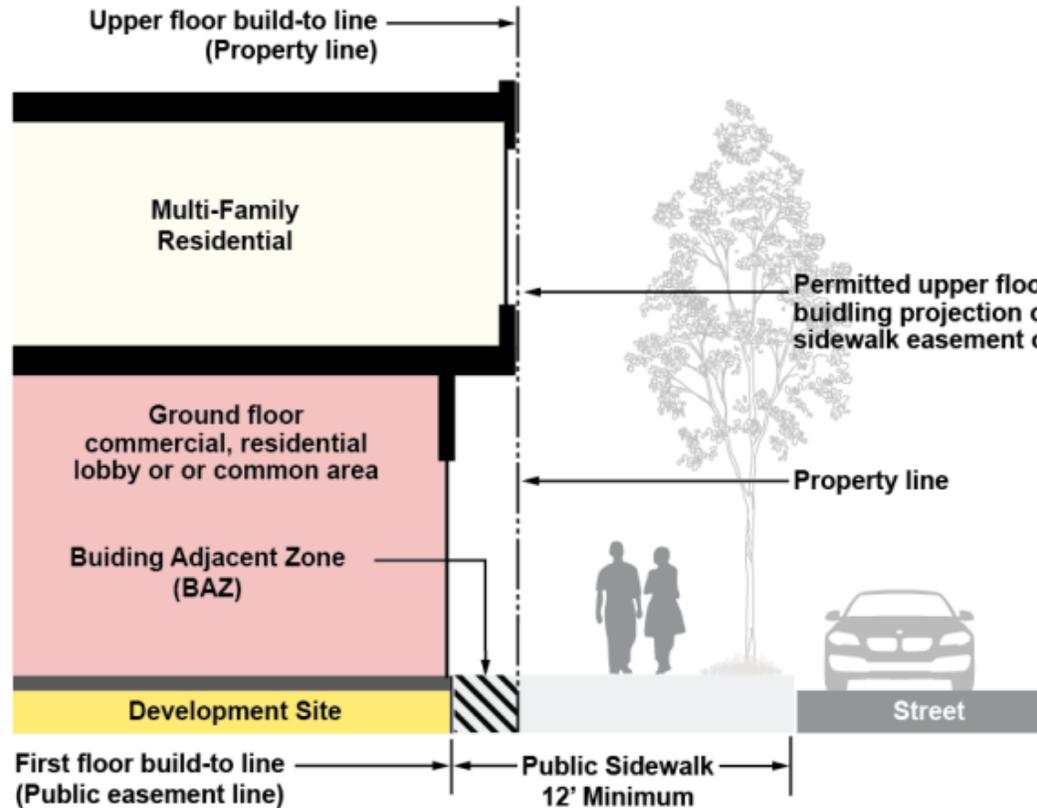


# New MF/MU Objective Design Standards

- Objective standards: measurable, verifiable - not subjective like guidelines
- Organized in familiar format: site planning, massing/scale, architectural detailing, etc.
- Modulation standards introduced to reduce boxy massing
- Architectural design standards to ensure quality development



# MF/MU Site Planning



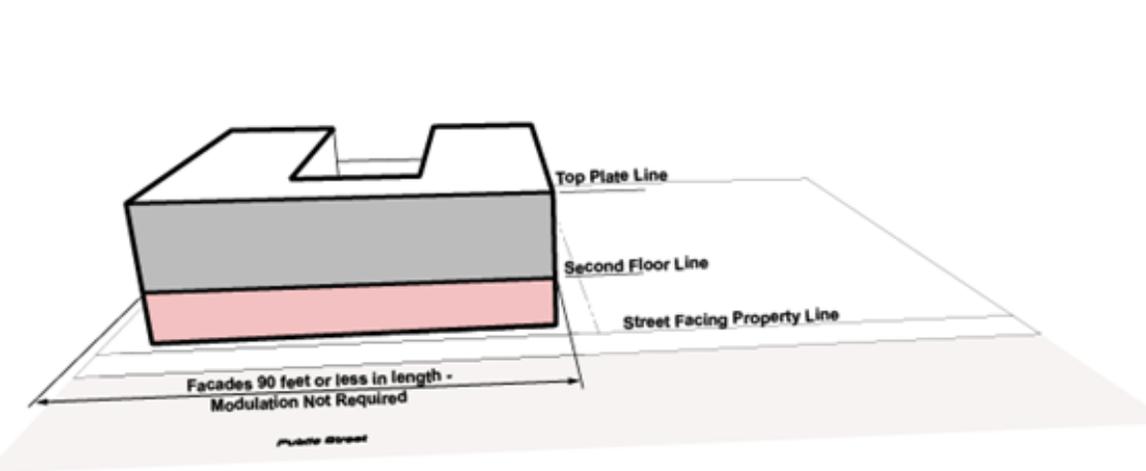
- Eliminate substantial, landscaped R-1250 street front setback
- Require minimum 12-foot setback from face of curb to “build-to” line
- Reduced building front setback activates commercial streetscape and still provides clearance, accessible sidewalk, street trees

# MF/MU Massing & Scale

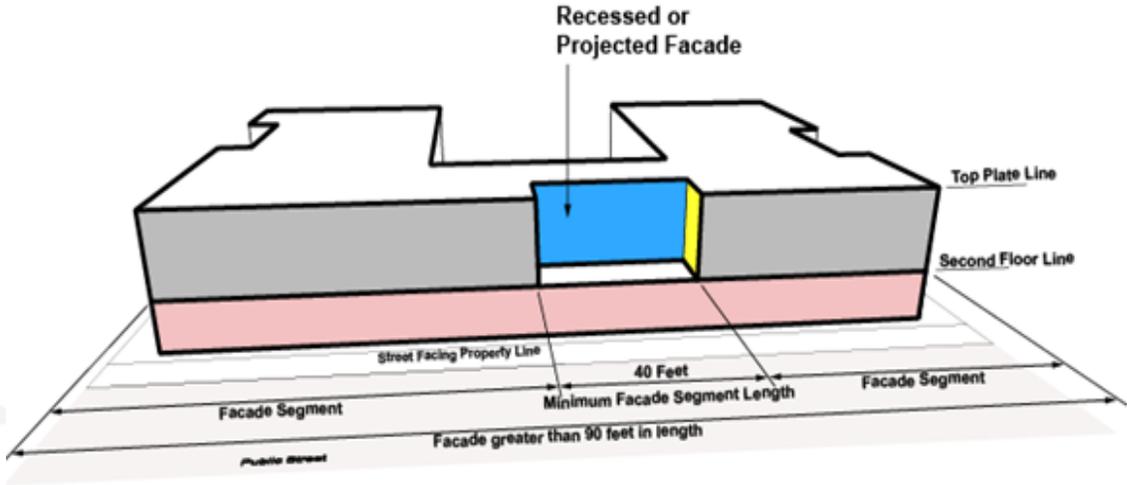
- Horizontal Modulation
- Vertical Modulation
  - Neighborhood Transition Standard
  - Sloping Site Transition Standard
- Façade Articulation – Options Menu



# Massing & Scale – Horizontal Modulation



No horizontal modulation required for facades less than 90 feet in width

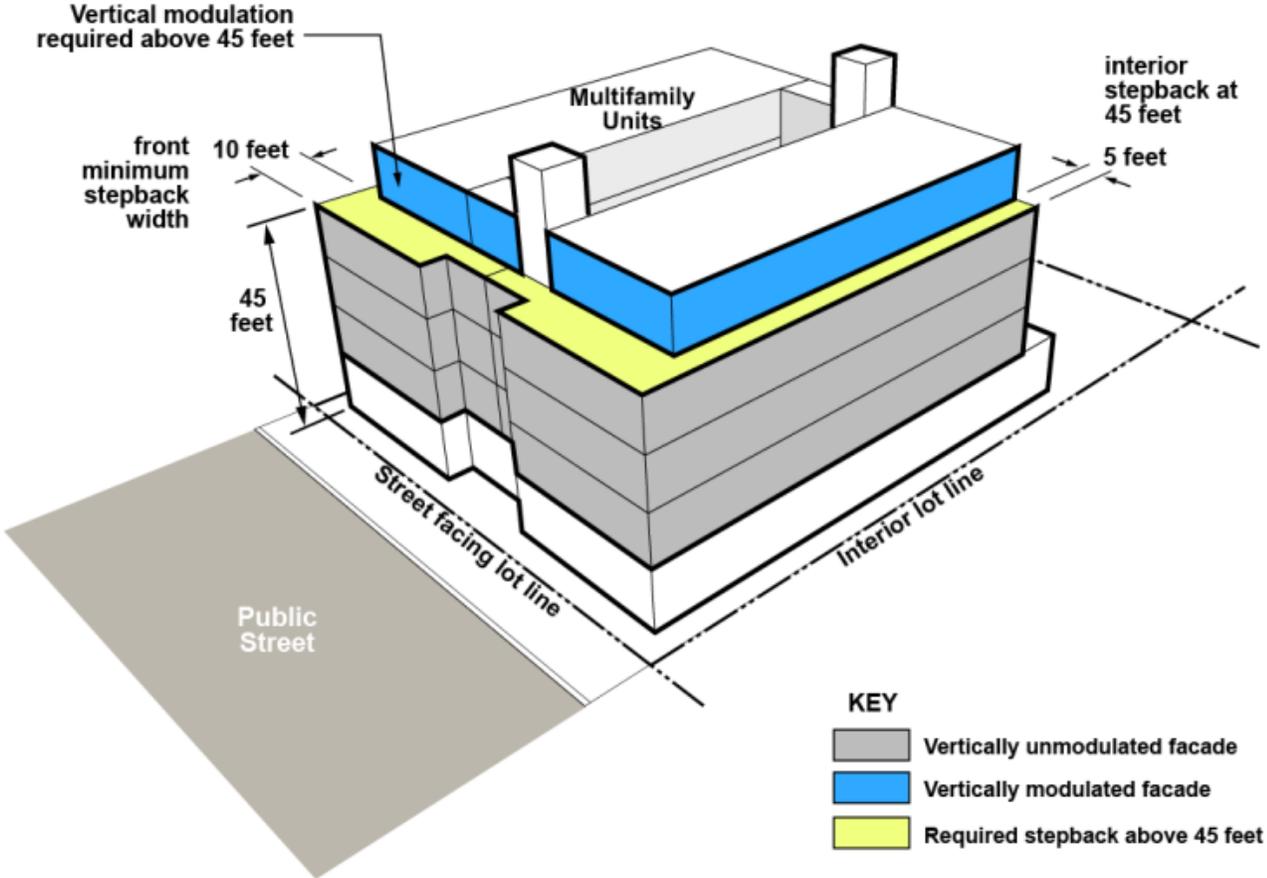


Horizontal modulation required for facades greater than 90 feet in width

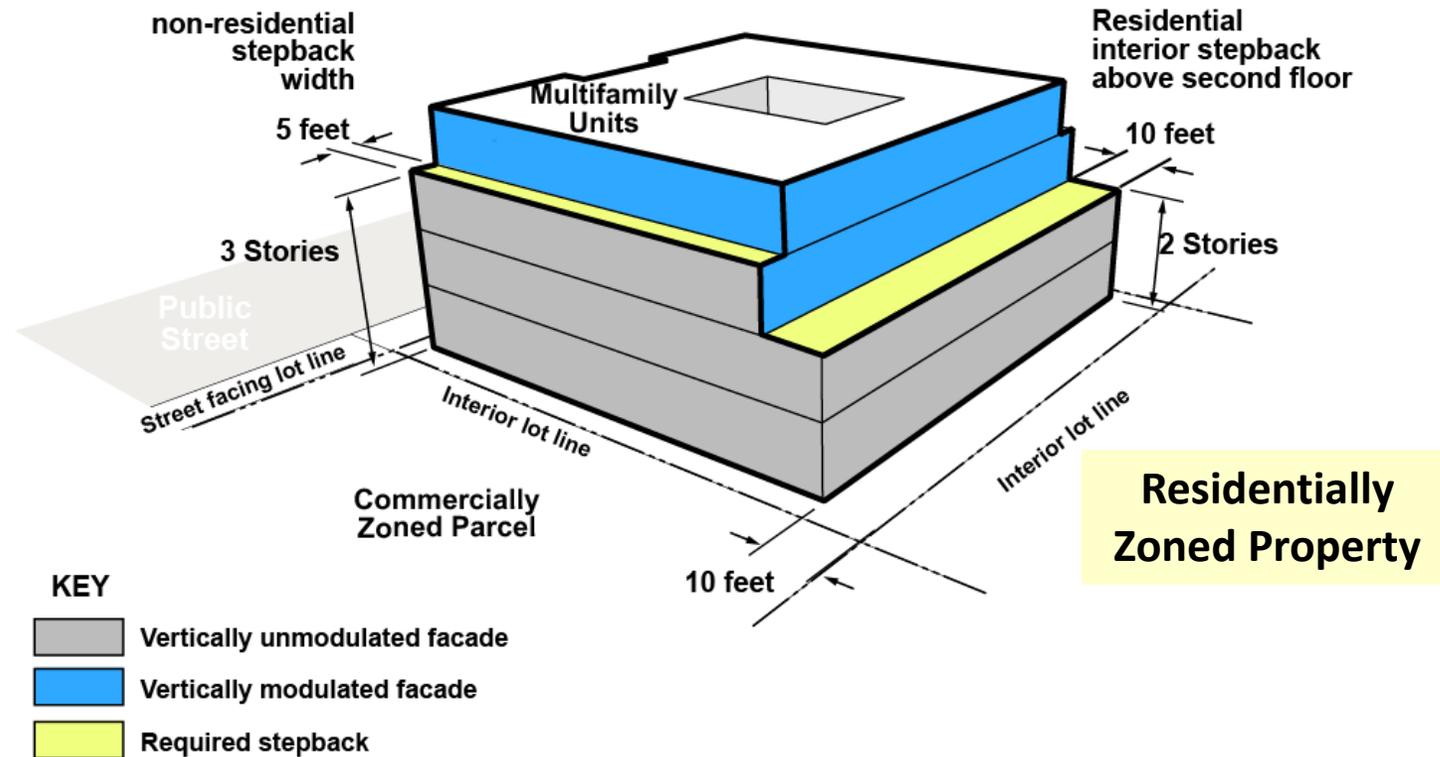
- KEY**
- Unmodulated floor areas
  - Modulated floor areas
  - 10 feet minimum modulated facade depth
  - Ground floor commercial or residential lobby/common area



# Massing & Scale – Vertical Modulation

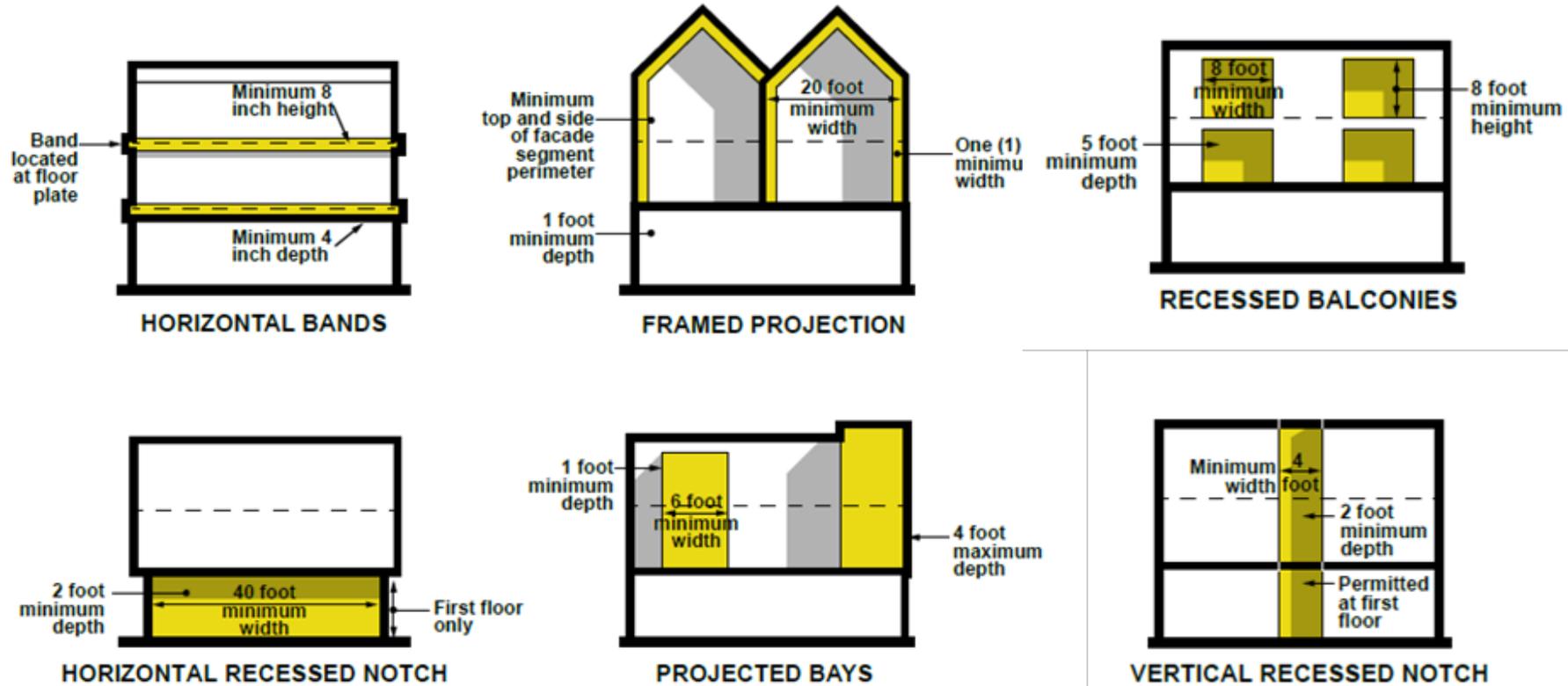


# Massing & Scale – Vertical Modulation

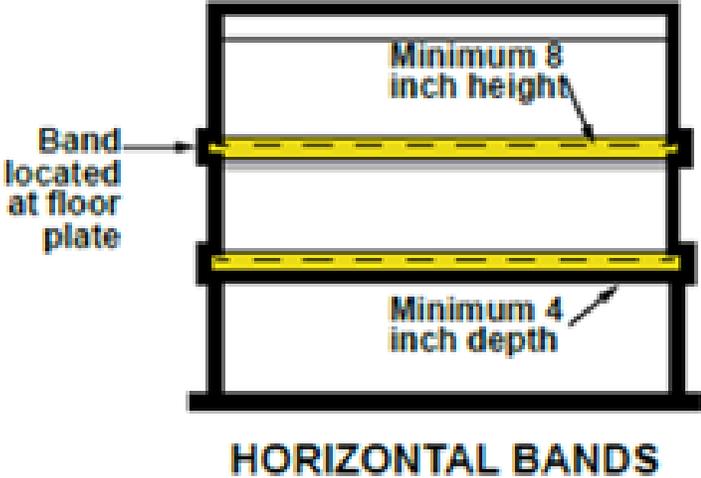


Neighborhood Transition Standard

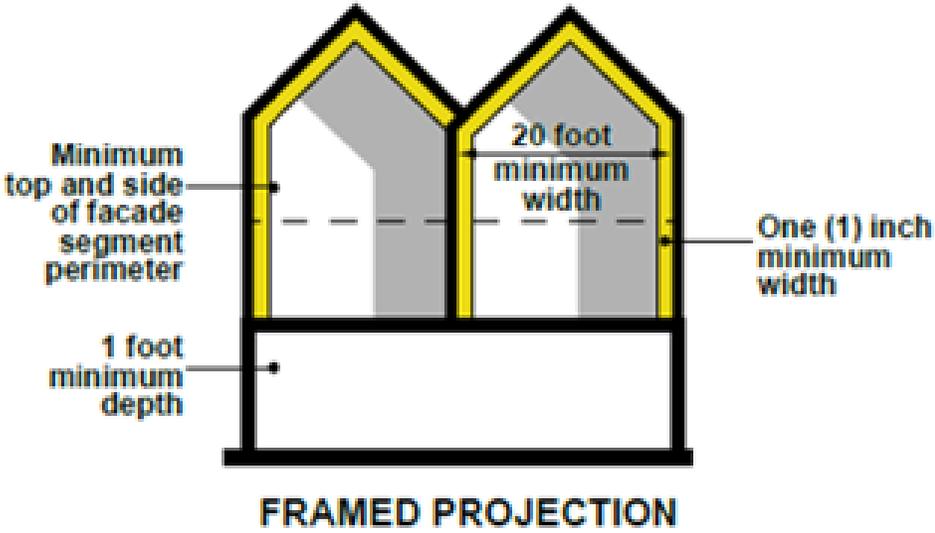
# Massing & Scale – Articulation Modulation



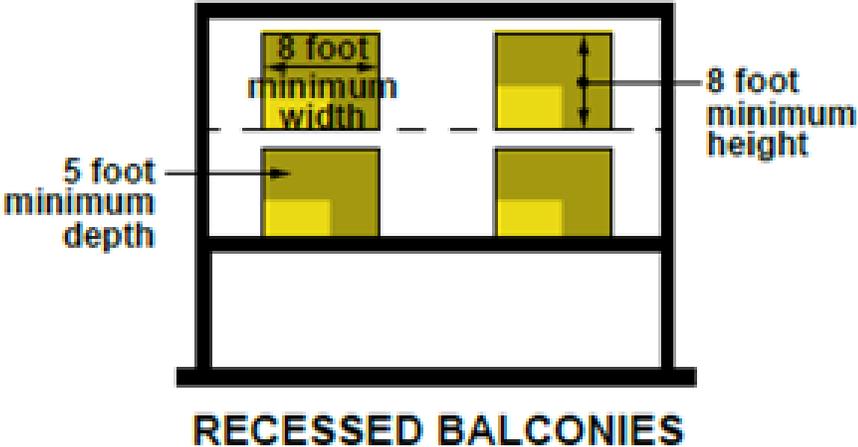
# Massing & Scale – Façade Articulation



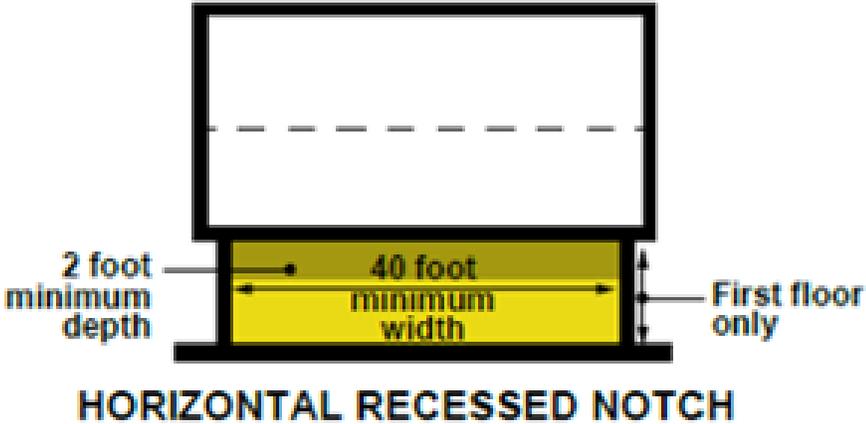
# Massing & Scale – Façade Articulation



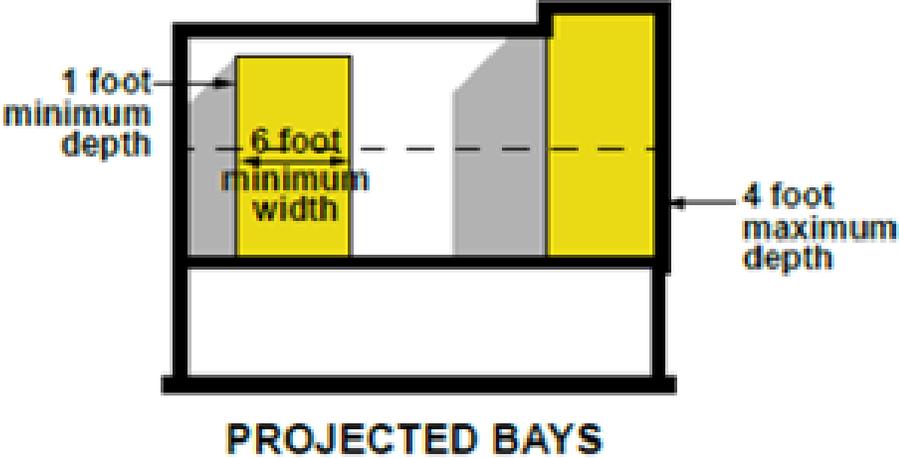
# Massing & Scale – Façade Articulation



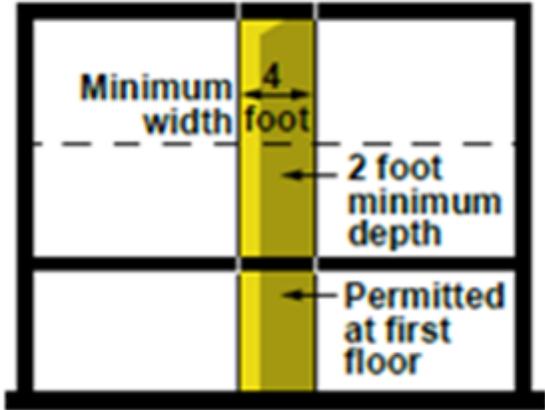
# Massing & Scale – Façade Articulation



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# Massing & Scale – Façade Articulation



**VERTICAL RECESSED NOTCH**



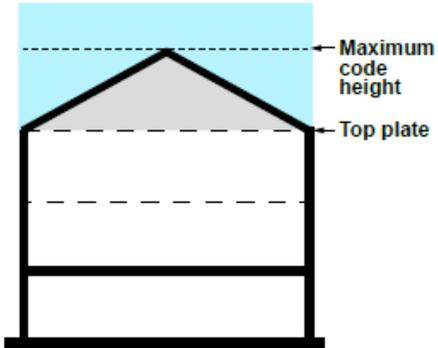
# MF/MU Architectural Elements

- Façade Materials – Primary and Accent Exterior Cladding
- Façade Colors – Primary and Accent Exterior Colors
- Roof Forms, Materials and Colors
- Fenestration
- Balconies – Location, Materials, Colors
- Awnings and Canopies
- Vents, Gutters and Downspouts

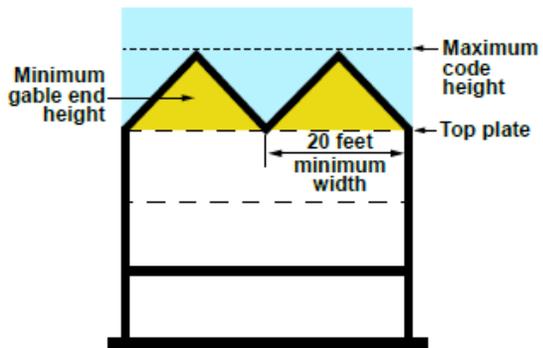


# Architectural Elements

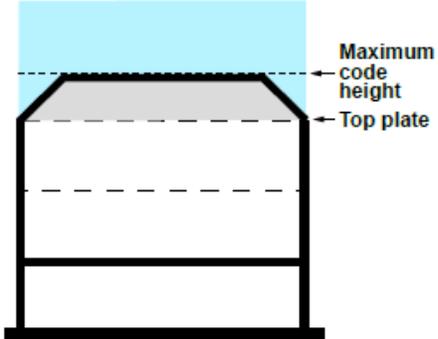
## Roofline Options



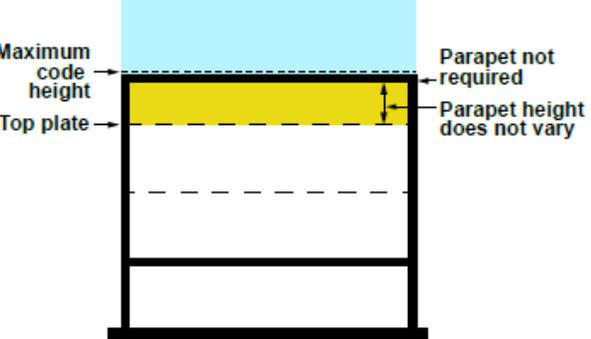
HIPPED PITCHED



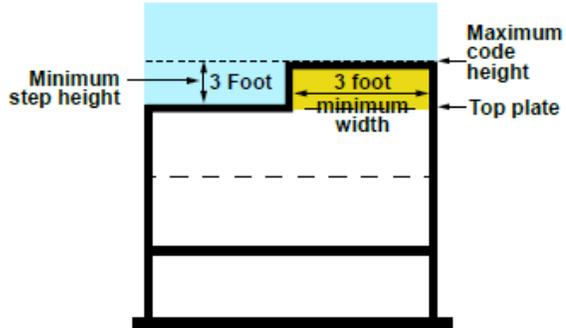
GABLED END



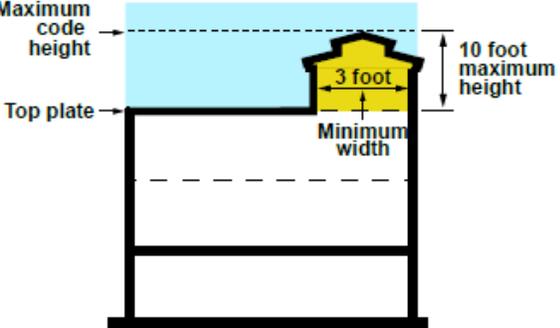
MANSARD



UNIFORM



STEPPED

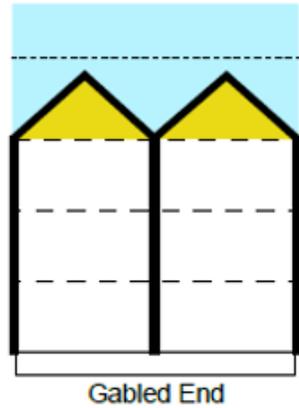
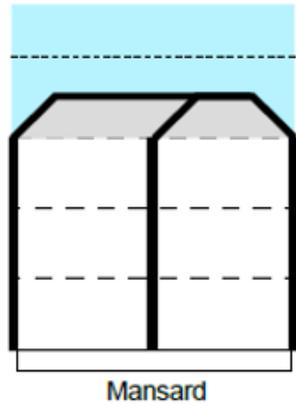
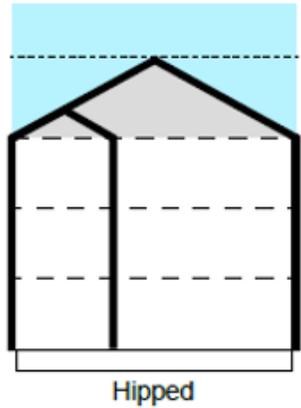


ACCENT



# Roofline Options

## Roof Form Options – Pitched Roofs

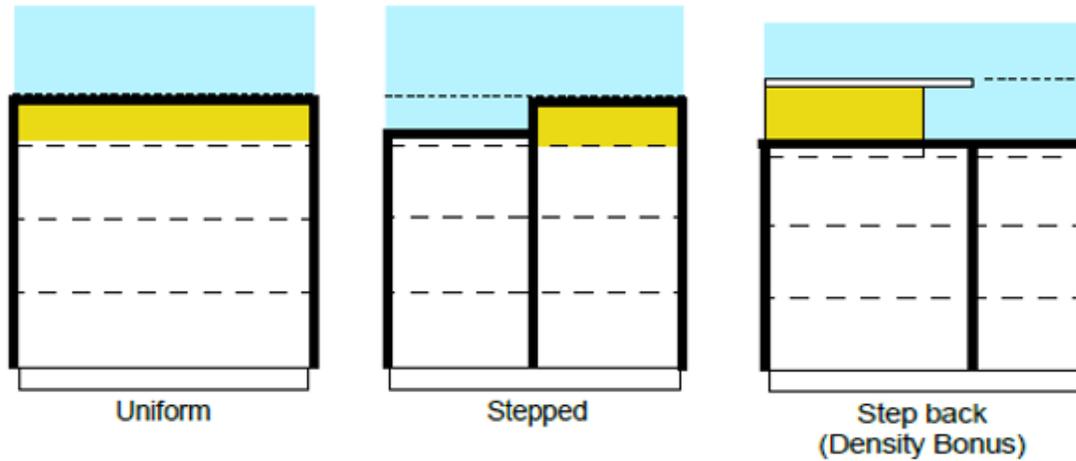


← Top Plate



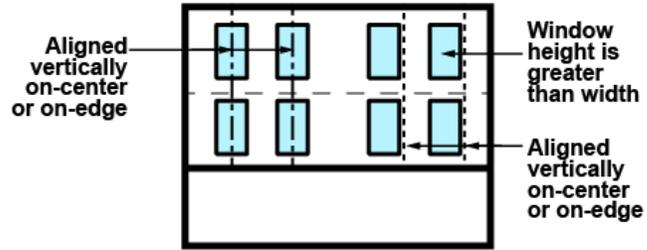
# Roofline Options

## Roof Form Options – Flat Roofs

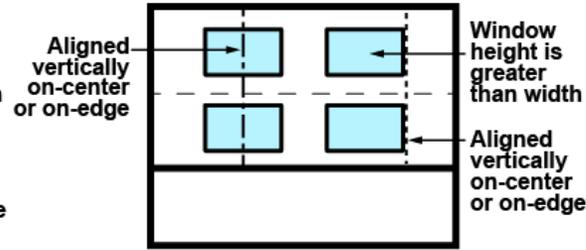


# Architectural Elements

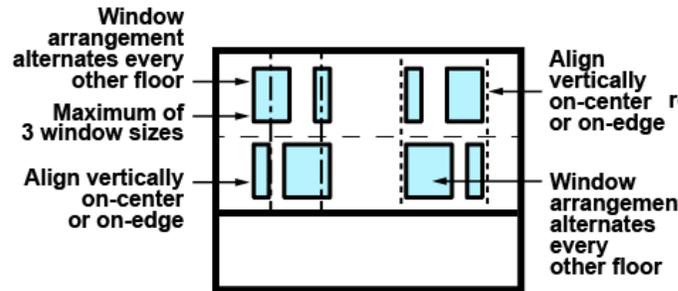
## Fenestration Options



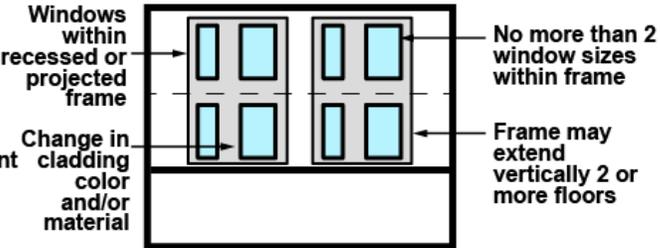
VERTICAL STACKED



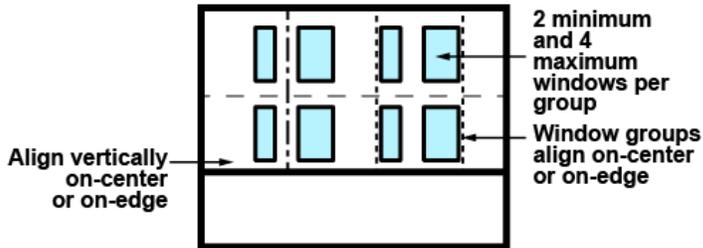
HORIZONTAL STACKED



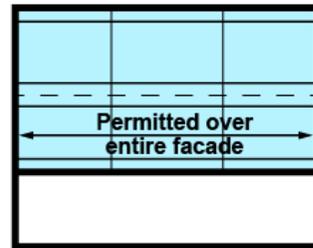
PATTERN OFFSET



FRAMED GROUPED

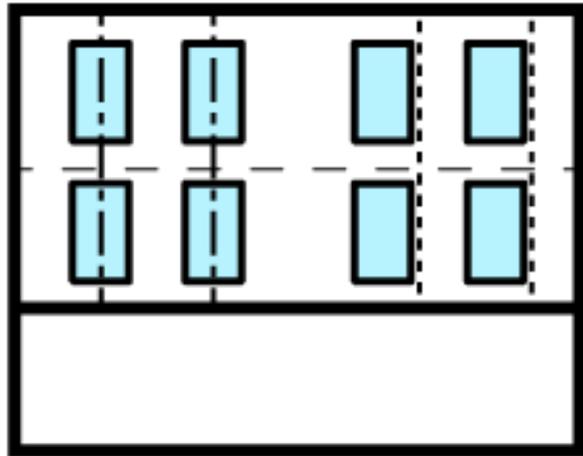


UNFRAMED GROUPED



CURTAIN WALL

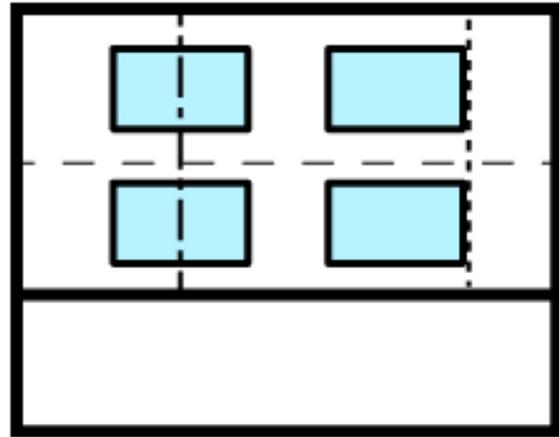
# Fenestration Options



Vertical Stacked



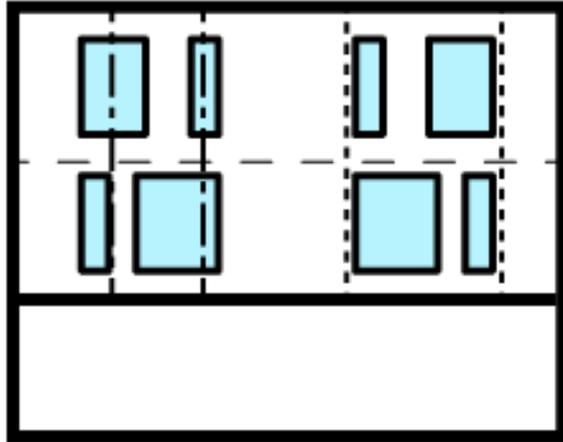
# Fenestration Options



Horizontal Stacked



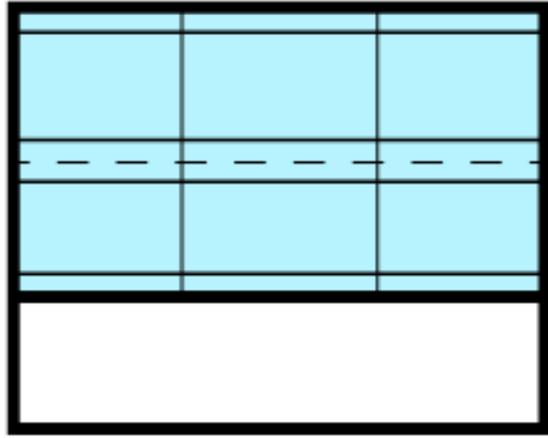
# Fenestration Options



Pattern Offset



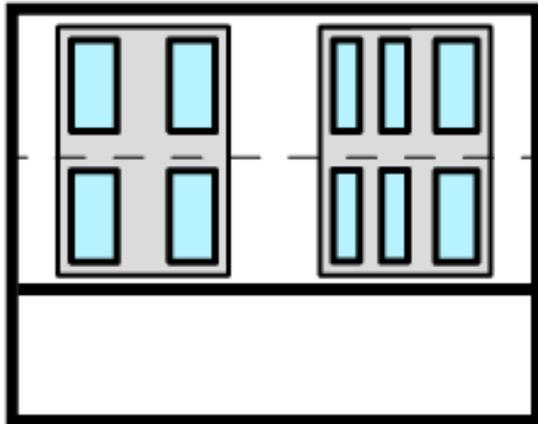
# Fenestration Options



Curtain Wall



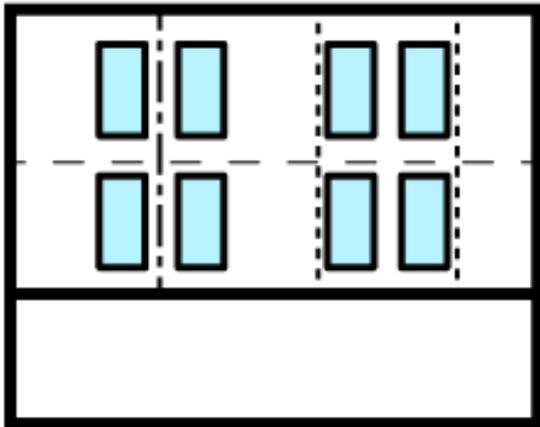
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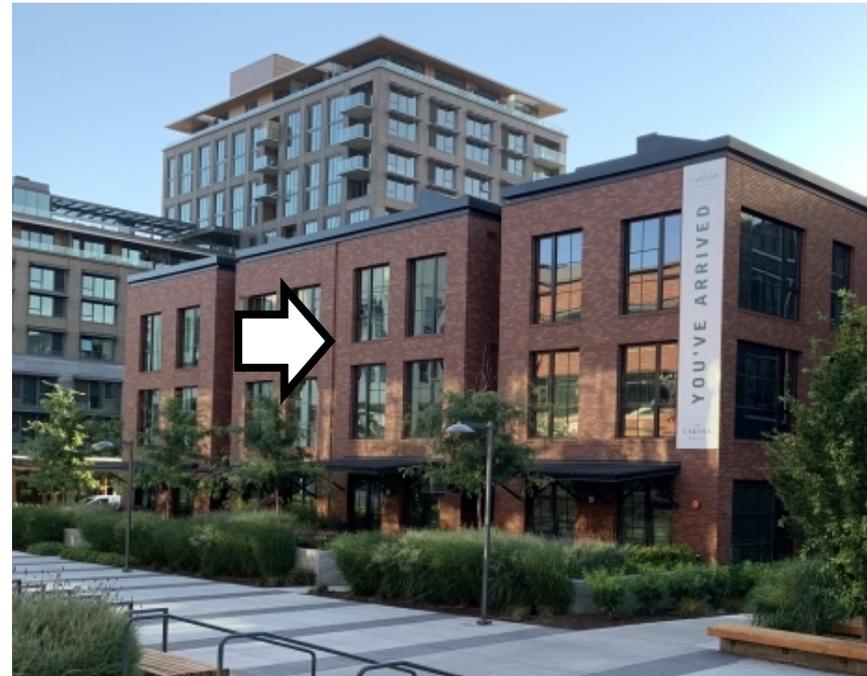
Grouped Framed



# Fenestration Options



Grouped Unframed



# MF/MU Additional Standards

- Ground Floor Residential Treatment (residential entries, transparency, etc.)
- Freestanding Walls, Fences and Gates
- Utilities - Underground and At-Grade
- Outdoor Lighting
- Private Storage Space



# Questions? Suggestions?





**#MyGlendale**