

CHAPTER 12, APPENDIX

City of Encinitas

**Downtown Encinitas Specific Plan
Multifamily and Mixed-Use
Objective Design Standards**

August 26, 2026

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Prepared for:



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1. INTRODUCTION

Applicability, conflicts with State law, relationship to other City documents, and administrative exceptions.

The **Downtown Encinitas Specific Plan Multifamily and Mixed-Use Objective Design Standards (DESP ODS)** establish objective design standards for multifamily residential and mixed-use development projects within the *Downtown Encinitas Specific Plan* area. The DESP ODS are intended to provide the public, building and design professionals, and decision makers with objective criteria for eligible development projects.

1.1. Applicability

The DESP ODS serve as minimum requirements that apply to multifamily residential and mixed-use development projects that include multifamily residential, and which are located within the *Downtown Encinitas Specific Plan* boundary area. Projects subject to the DESP ODS shall comply with the objective design standards provided in this document.

1.1.1. Multifamily Residential

Multifamily residential is defined in the City of *Encinitas Municipal Code (EMC) Section 30.04, Definitions*, as:

"...a building containing more than two dwelling units, each of which is for occupancy by one family."

1.1.2. Mixed-use Development

Mixed-use development includes buildings with both residential and nonresidential uses. When applicable, more specific definitions from State law may apply.

1.1.3. Excluded Development

The following types of development are not subject to the DESP ODS:

- Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

1.2. Conflicts with State Law

When the provisions of the DESP ODS conflict with any provision or requirement found in State law, the provisions found in the State law shall prevail.

1.3. Other City Documents

The *EMC Title 30, Zoning (Zoning Regulations)* and the *Downtown Encinitas Specific Plan* contain development standards that apply to multifamily and mixed-use residential development projects. The DESP ODS apply in addition to the development standards required by the City's *Zoning Regulations* and the *Downtown Encinitas Specific Plan*. In the case of a conflict between standards, the following shall apply:

1.3.1 Where a provision of the DESP ODS differs from a standard contained within the *Downtown Encinitas Specific Plan*, the provision in these DESP ODS shall prevail.

1.3.2 Where a provision of the DESP ODS differs from a standard contained within the *Zoning Regulations*, the provision in these DESP ODS shall prevail.

1.3.3 The *City of Encinitas Design Standards and Guidelines*, which apply citywide, do not apply to projects subject to the DESP ODS.

Glossary

The DESP ODS uses specific terms that are defined in the glossary. When used, defined terms are *italicized* to indicate that the word is included in the glossary.

1.4. Administrative Exceptions

An applicant may request an administrative exception for up to three (3) standards contained within the DESP ODS.

1.4.1 No administrative exceptions from the DESP ODS shall be allowed if the project is proposing to utilize any other State law provision that allows a waiver, concession, or incentive from development, design or subdivision standards, including State Density Bonus Law (Government Code 65915).

1.4.2 Request for Administrative Exceptions: A request for an administrative exception(s) shall be made in writing as part of the development application for the proposed project:

- A.** The written justification for an administrative exception(s) shall identify each standard for which an administrative exception is requested, and describe how the request for an administrative exception(s) removes a constraint to meeting the standard.
 - i.** For the purpose of an administrative exception, a standard shall include any numbered standard that does not include any lettered standard or sub-standard.
 - ii.** Where a numbered standard includes a lettered standard and/or sub-standard, each numbered standard, lettered standard, and sub-standard shall be considered an independent standard.
- B.** Exceptions from numerical standards shall not deviate more than fifteen percent (15%) from the standard.

1.4.3 Approval of Administrative Exceptions: A written request for an administrative exception(s) shall be considered the applicable decision maker:

- A.** If the proposed project is processed under any State law requiring streamlined ministerial approval, the Director of Development Services, or designee, shall consider all requests for any administrative exception(s).
- B.** The Planning Commission shall consider all requests for any administrative exception(s) that are not eligible for approval by the Director of Development Services, or designee.

1.5. Other General Standards and Additional Requirements

Projects may be subject to other City standards and requirements, in addition to the DESP ODS. Other standards may include, but are not limited to:

- Standards established in *EMC Title 23, Building and Construction*, including *Section 23.24.072, Engineering Design Manual, Section 23.24.071, BMP Manual, Chapter 23.26, Water Efficient Landscape Regulations*, and *EMC Chapter 23.36, Right-of-way Standards, Street Improvement Standards, and Building Line Requirements*.
- Standards established in *EMC 23.06, Citizens Participation Plans*.
- Subdivision approval as required by *EMC Title 24, Subdivisions*.
- City's standard design specifications, management plans and maps for work in the *public right-of-way*.
- All fire-related requirements and standards specified in EMC and all applicable fire safety regulations, including all the minimum requirements listed in *EMC Title 10, Fire Prevention* and all State fire regulations and requirements.
- Regulations for public trees and Heritage Trees, outlined in *EMC Chapter 15.02, Municipal Tree Ordinance*.
- Parking requirements included in *EMC Chapter 30.54, Off-Street Parking*.
- Rules for signs included *EMC Chapter 30.60, Signs*.

2. TRANSITIONS AND SETBACKS

Transitions to single-family residential and other required setbacks. The following development standards shall apply:

2.1. Transitions

2.1.1 Ground-Floor Transition Setback: A setback shall be provided from any lot line that abuts a single-family residential zoned lot if the lot has an existing single-family residential dwelling. The building setback shall have a minimum width as specified in **Table 2-1** along the full length of the shared lot line.

2.1.2 The setback area shall include all of the following, as shown in **Figure 2-1**:

- A. Screen type landscaping.
- B. Minimum five-foot-wide landscape area.
- C. One or more of the following may be included in any remaining portion of the setback area:
 - i. Landscaping.
 - ii. Pedestrian walkways.
 - iii. Private outdoor amenity space or common open space.
 - iv. Surface parking or vehicle circulation.

2.1.3 The ground-floor transition setback shall be inclusive of any other applicable setback included in EMC Title 30, Zoning and the Downtown Encinitas Specific Plan and shall meet the largest required minimum setback width, where applicable.

Table 2-1. Minimum Width of Ground-Floor Transition Setback

Lot Width	Minimum Setback Width
50 feet or less	5 feet
More than 50 feet and 100 feet or less	10 feet
More than 100 feet	15 feet

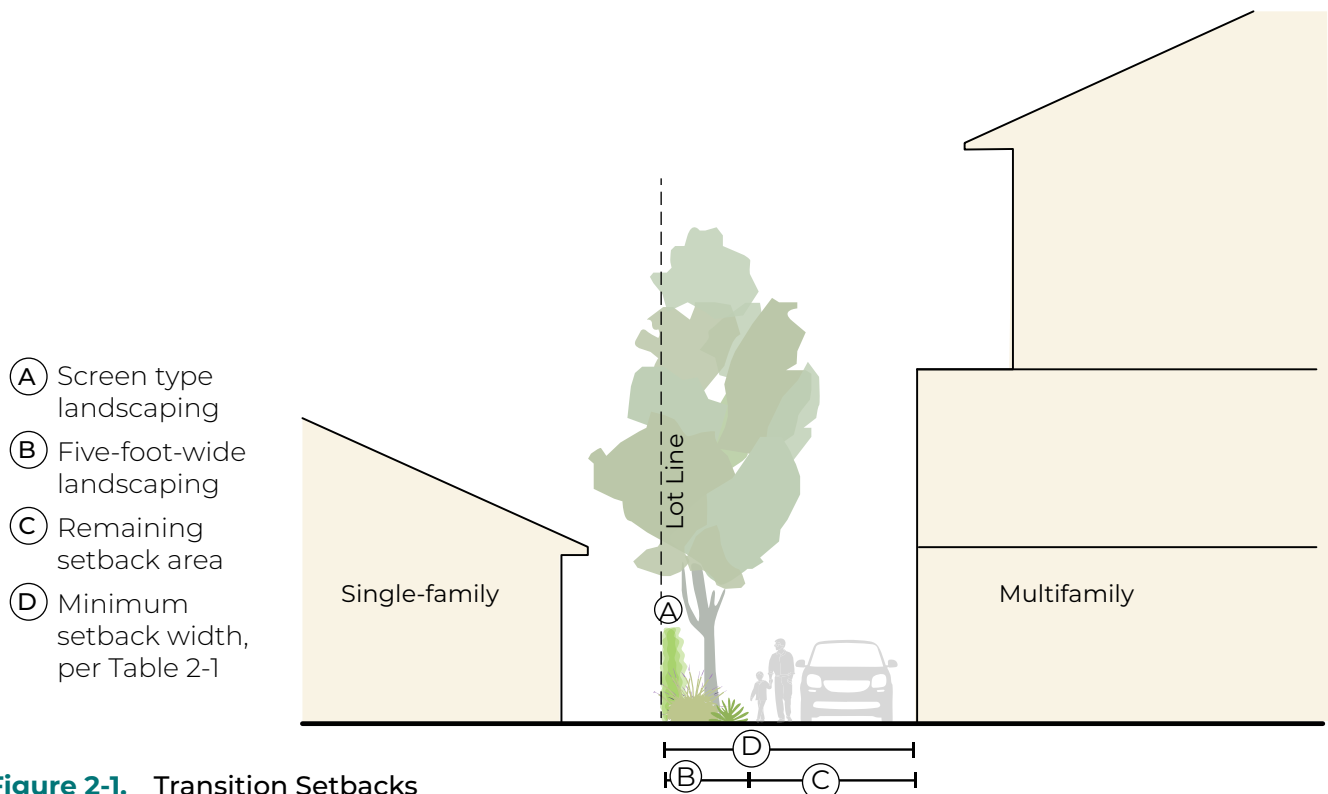


Figure 2-1. Transition Setbacks

2.2. Setback Area

2.2.1 No building area or *architectural feature*, including *balconies*, are allowed to encroach or project into the required *setback* area.

2.2.2 Front Yards: The following are permitted within the required front yard *setback*:

- A. Landscaping.
- B. *Hardscape*.
- C. *Pedestrian walkways*.
- D. Bike racks/ bike parking.
- E. *Private outdoor amenity space* or *common open space*.
- F. Outdoor dining if *adjoining* a commercial use.
- G. *Art features*.
- H. Monument signs.

2.2.3 Commercial Front Yards: Fences and walls are prohibited within the front yard setback of a mixed-use development, except where a commercial business selling alcohol outside (e.g. outdoor dining) is required by the California Department of Alcoholic Beverage Control (ABC) to install a fence or wall around the alcohol sales area.

Note

The methodology for determining the length of a building *facade* is included as part of the definition for *facade, length* in Chapter 9, Glossary.



Examples of permitted elements within the front yard setback as described in Standard 2.2.2.

2.3. Upper-Story Setbacks

2.3.1 Upper-Story Transition Setback: An upper-story transition setback is required beginning at the third story for the entire length of the building *facade* along any shared *lot line* that *abuts* a single-family residential zone lot, if the adjacent lot has an existing single-family residential dwelling. The third story, and additional stories if permitted, shall be set back a minimum of seven feet from the *ground-floor facade*, as shown in **Figure 2-2**.

2.3.2 Upper-Story Setbacks: Any story above the second story of a building, not *abutting* single family residential, shall be set back a minimum of seven feet from the *ground-floor facade* for a minimum of sixty percent (60%) of the building *facade* length, as shown in **Figure 2-3**.

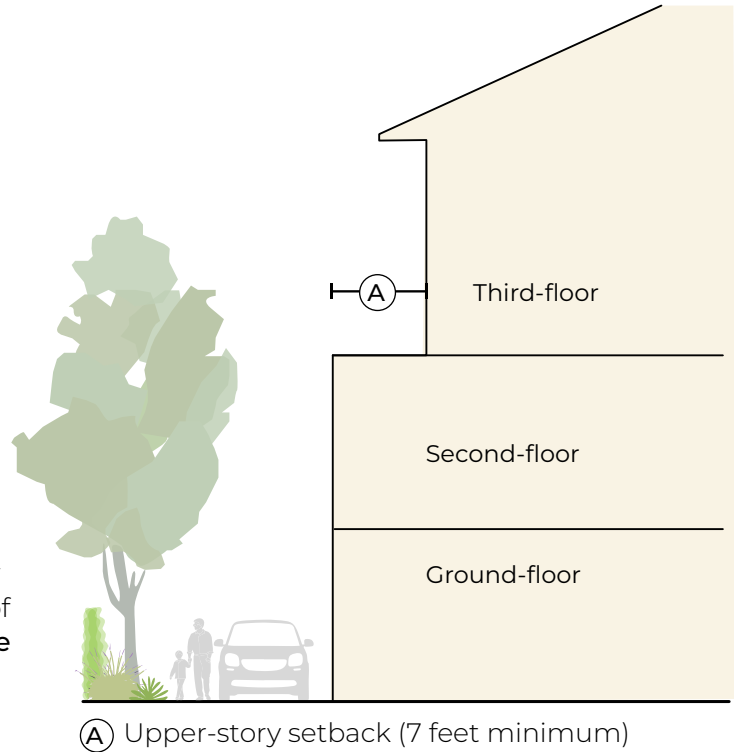


Figure 2-3. Upper-Story Transition Setback

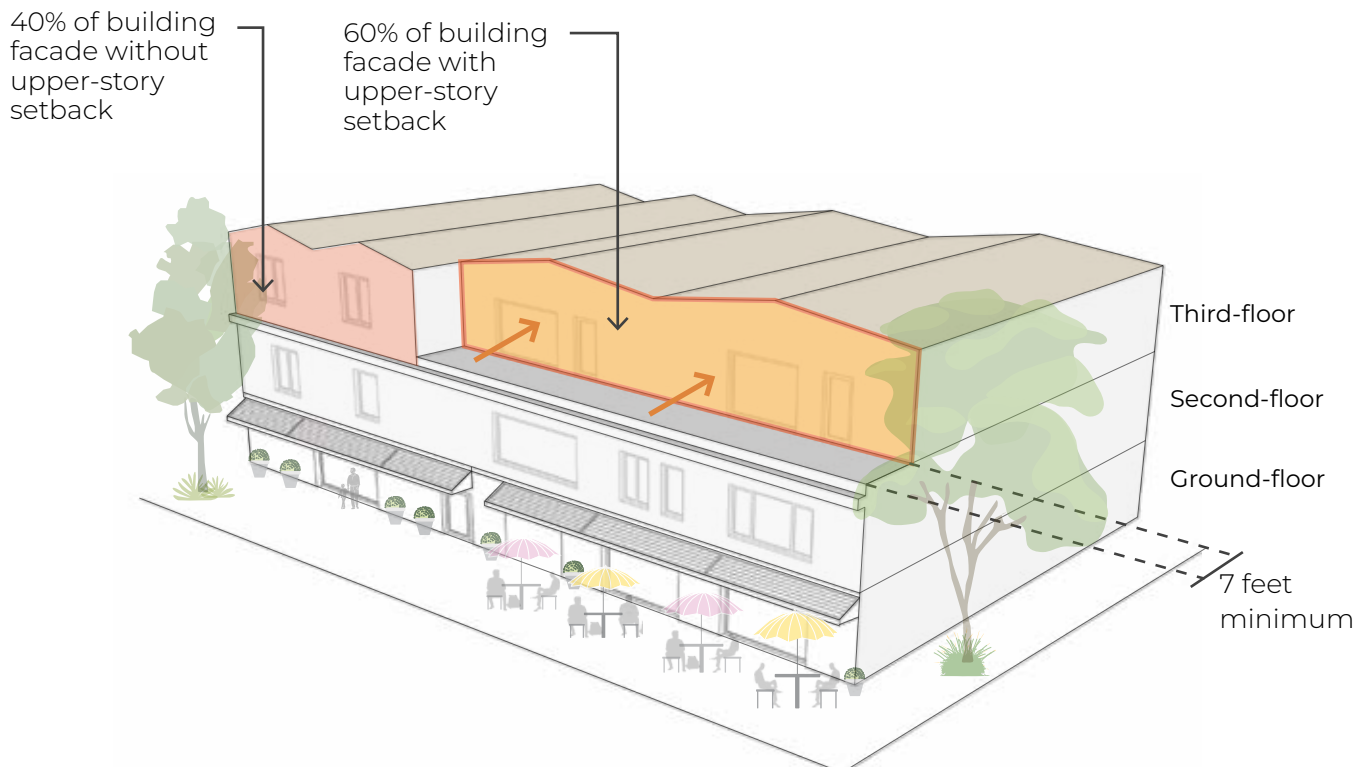


Figure 2-2. Upper-Story Setbacks

3. BUILDING DESIGN

Standards for building size, unit size, facades, roofs, ground-floors, and architectural features and details. The following development standards shall apply:

Building design standards outline requirements intended to create architectural variation, interest, and detail to avoid large, monotonous, uniform, and boxy building masses. Standards for building design work together to achieve better architectural outcomes.

Figure 3-1 illustrates how these standards work together to shape the design of buildings. Some of the standards apply to large buildings only while other standards apply to large and small buildings, as illustrated in **Figure 3-2**.



Figure 3-1. Overview of Building Design Standards

Building Design Standards for Large Buildings Only

Building separation and volumetric break standards apply to large buildings only.

Standard 3.1.2>

Building Separation

Applies to sites with more than one building and when any building facade is longer than 150 feet.



Standard 3.2.1>

Volumetric Break

Applies to any building facade longer than 100 feet.



Building Design Standards for Large and Small Buildings

Standard 3.2.2>

Upper-Story Facade Offset

Applies to any building facade longer than 30 feet.



Standard 3.2.3>

Upper-Story Facade Variation

Applies to any building facade longer than 20 feet.



Standard 3.2.4>

Facade Design Elements

Applies to all building facades.



Standard 3.3.1>

Roof Variation

Applies to any continuous rooflines longer than 50 feet.



Standard 3.4 and Standard 3.5>

Ground-Floor Commercial and Residential

Applies to the ground-floor facade of all buildings.



Figure 3-2. Building Design Standards Applicable to Large and Small Buildings

3.1. Building and Unit Size

3.1.1 Maximum Building Size: The maximum length of any building *facade* shall not exceed 200 feet in length, as shown in **Figure 3-3**.

3.1.2 Building Separation: Multiple buildings on the same site shall be separated by at least 20 feet if any building on the site has a building *facade* length that is longer than 150 feet, as shown in **Figure 3-3**.

3.1.3 Maximum Average Unit Size: The maximum average size of dwelling units in the project shall not exceed 800 square feet of floor area for rental projects, and 900 square feet of floor area for ownership projects, except for projects that are utilizing *EMC Sections 30.21.200- 30.21.220, “AB 2011 Mixed-Income” Housing Development Projects under Government Code Sections 65912.120, et seq.* Ownership projects include all projects with a condominium map or where units may be sold individually. For purposes of compliance with this requirement, only floor area within dwelling units shall be used to calculate the average unit size for a project.



Example of building separation as described in Standard 3.1.2.



Figure 3-3. Building Size and Building Separation Requirements

3.2. Facades

3.2.1 Volumetric Breaks: No building *facade*, or portion of a building *facade*, shall extend more than 100 feet along a *street frontage* without incorporating a *volumetric break* (see **Figure 3-4**). Volumetric breaks shall be subject to the following standards:

A. A *volumetric break* shall extend from the finished grade to the top of the *roof*.

B. A *volumetric break* shall measure a minimum of 15 feet deep and a minimum of 15 feet wide, except when it is located at the corner of a building, in which case the *volumetric break* shall measure a minimum of 15 feet deep and a minimum of 30 feet wide.

C. No building feature may extend beyond the structural envelope and encroach into a *volumetric break* except for the following, which may extend up to two feet from the building *facade*:

- i. Roof projections such as eave, cornice, and eyebrow projections.
- ii. Openly supported architectural projections, including *trellises*.
- iii. Bay windows.
- iv. Private outdoor amenity space.

D. Private outdoor amenity space and common open space located at ground-floor may be located within the area of a *volumetric break*.

E. No parking shall be located within a *volumetric break*.



Example of volumetric break as described in Standard 3.2.1.

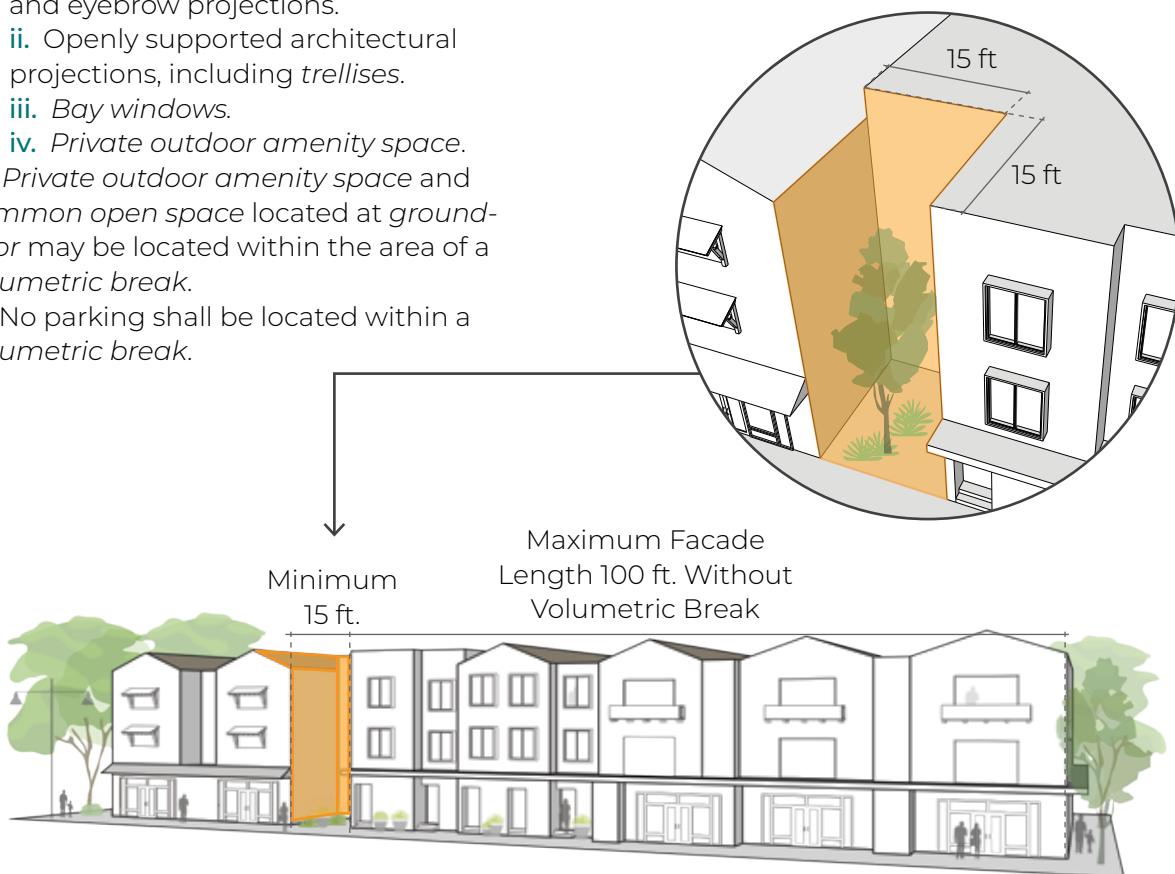


Figure 3-4. Volumetric Break Requirements

3.2.2 Upper-Story Facade Offset: No upper-story building *facade*, or portion of an upper-story building *facade*, including within a *volumetric break*, shall extend more than 30 linear feet without incorporating a *facade offset* (see **Figure 3-5**):

- A.** A *facade offset* shall measure a minimum of six feet wide and a minimum of three feet deep as a projection or recession from the building *facade*.
- B.** *Facade offsets* shall extend to every story above the *ground-floor* of the building *facade*, but may also be included as part of the *ground-floor*.



Examples of facade offset as described in Standard 3.2.2.

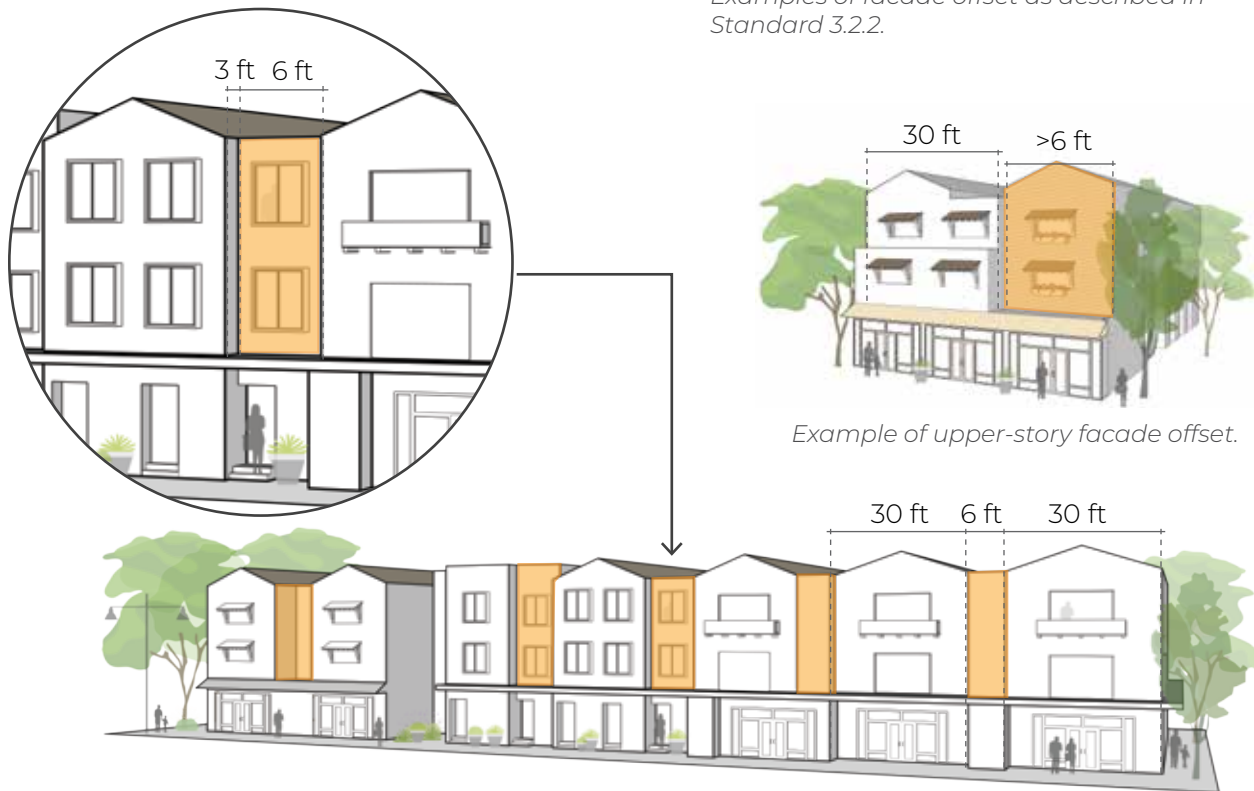
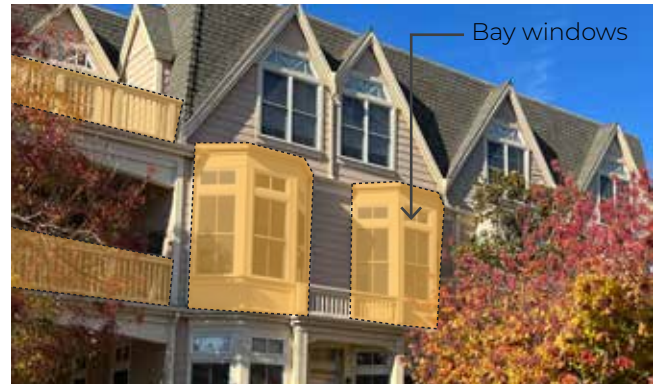


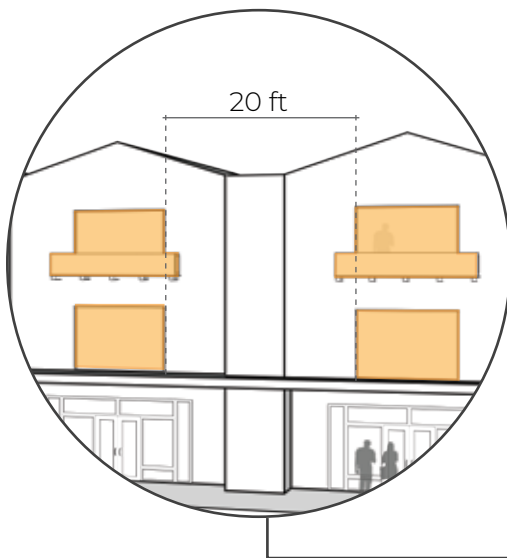
Figure 3-5. Upper Story Facade Offset Requirements

3.2.3 Upper-Story Facade Variation: Building facades shall include one or more of the following at least every 20 linear feet, on every story above the ground-floor (see **Figure 3-6**):

- A. Dormers.
- B. Cross gables.
- C. Porches.
- D. Balconies.
- E. Bay windows.
- F. Other architectural features that project or recess a minimum of two feet from the building facade. A change in depth using *appliques, trim, or other exterior finish material change* does not satisfy the requirement to provide *facade variation*.



Examples of facade variation shown above include changes in facade depth, porches, and balconies as described in Standard 3.2.3.



Examples of facade variation.



Figure 3-6. Facade Variation Requirements

3.2.4 Facade Design Elements: At least two of the following *facade* design elements are required on all building *facades* (see **Figure 3-7**):

- A. An exterior finish material on the facade of the ground-floor that is different from the exterior finish material on the facade of upper floors.
- B. A change in exterior finish material from the primary material.
 - i. Green walls may apply.
 - ii. Different color applications do not apply.
- C. A belt course or belly band.
- D. Awnings.
- E. Shutters.
- F. Facade screens with material perforations.

3.2.5 Blank Walls: Where building *facades* face a public street or *common open space*, and exceed 50 feet in length without windows or doors, at least one of the following shall be incorporated:

- A. Green walls.
- B. Art features.



Example of Facade Design Elements at the ground-floor as described in Standard 3.2.4.

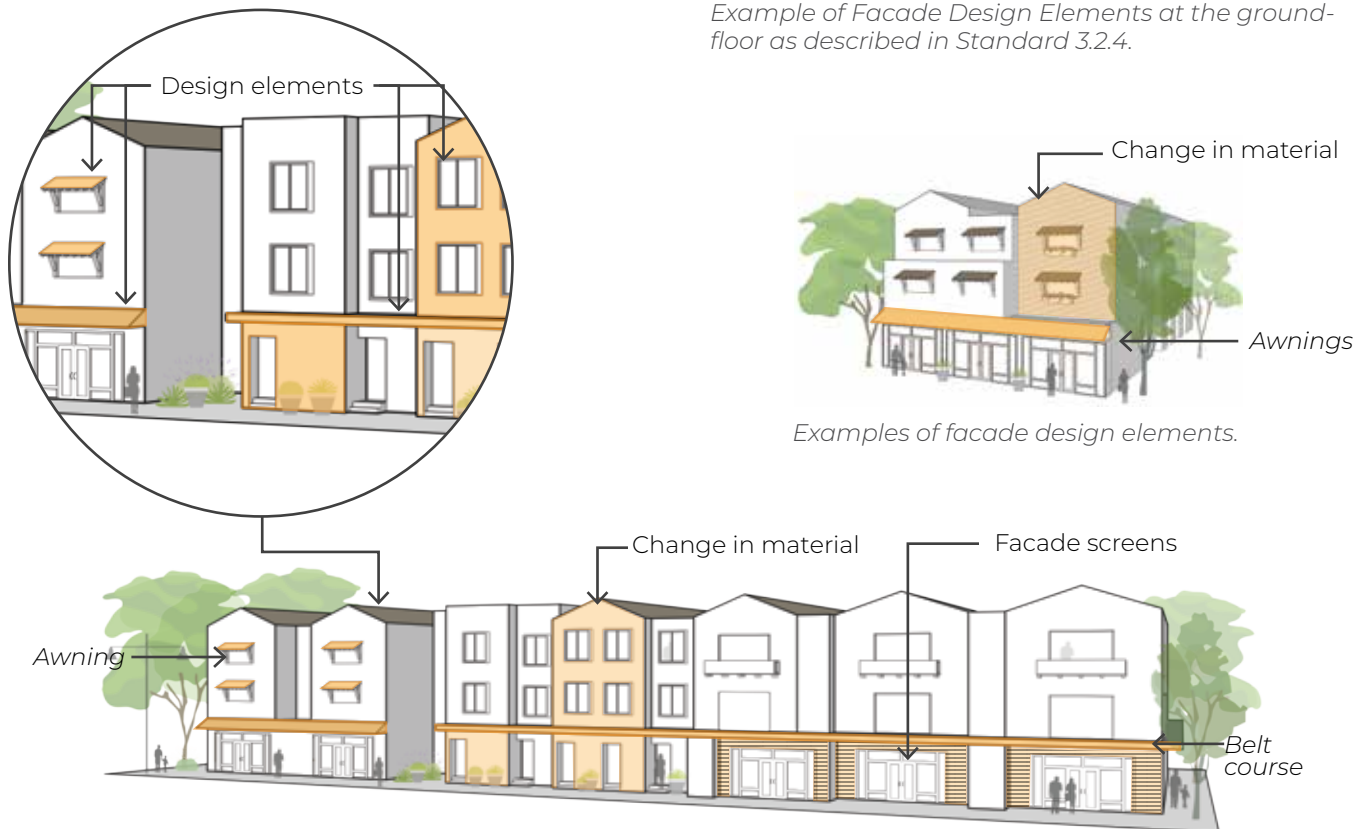


Figure 3-7. Required Building Facade Design Elements

3.3. Roofs

3.3.1 Roof Variation: Roofs shall not run in a continuous *roofline* for more than 50 linear feet, as shown in **Figure 3-8**, without one of the following:

- A. A change in the height or depth of the *roofline* that is a minimum of three feet from the building *facade*, as shown in **Figure 3-9**.
- B. A change in pitch or slope of the *roofline*, as shown in **Figure 3-10**.
- C. Architectural or *roof* features such as *parapets*, varying *cornices*, *chimneys*, or *reveals*, as shown in **Figure 3-11**.

3.3.2 Pitched Roofs: Pitched *roofs* shall have a minimum 3:12 pitch. *Roofs* with a shallower pitch shall be considered a flat *roof*.

3.3.3 Flat Roofs: Flat *roofs* shall be consistent with the following standards:

- A. A *parapet* shall be provided around the entire perimeter of the flat *roof*.
- B. The interior side of *parapet* walls shall not be visible from a *common open space* or the *public right-of-way*.

3.3.4 Rooftop Equipment: All rooftop equipment shall be located away from edge of the *roof*, be screened on all sides by an opaque screen as tall as the highest point of the equipment and not visible from the *public right-of-way*, and must comply with the standards in *EMC Chapter 30.40, Performance Standards*.

3.3.5 Flashing, Exhaust, Ventilation, etc.: All flashing, sheet metal vents, exhaust fans, ventilators, and pipe stacks shall be screened using the same materials and finishes as the building.

3.3.6 Prohibited Roof Materials: The following shall not be permitted as *roof* materials:

- A. Corrugated metal.
- B. Florescent, neon, or other high-contrast or brightly colored materials.
- C. Reflective or mirrored materials.

3.3.7 No Illumination of Roofs: *Roofs* shall not be lit from within, lit on the exterior, or include specific illumination of *roof* material.

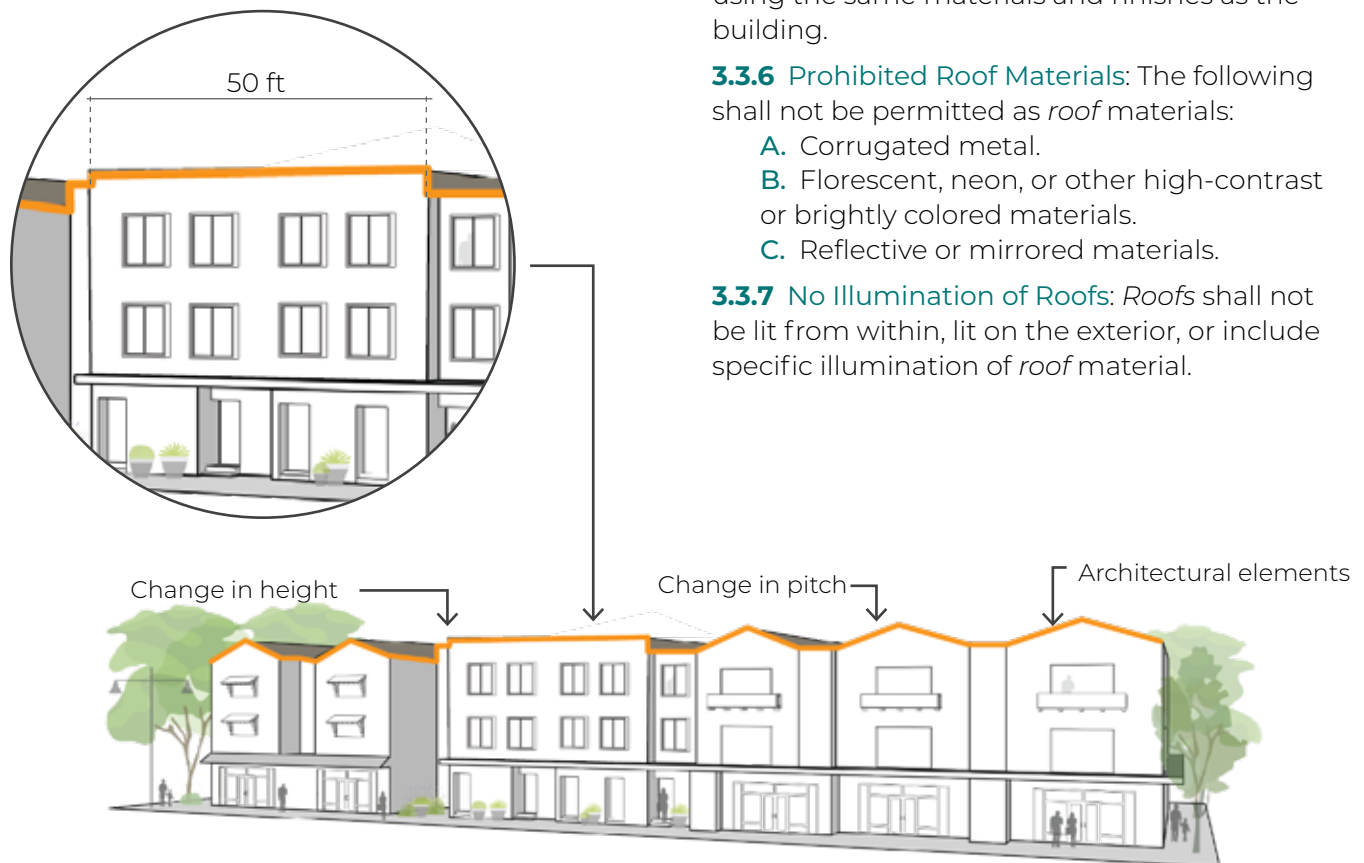


Figure 3-8. Requirements for Change in Roofline

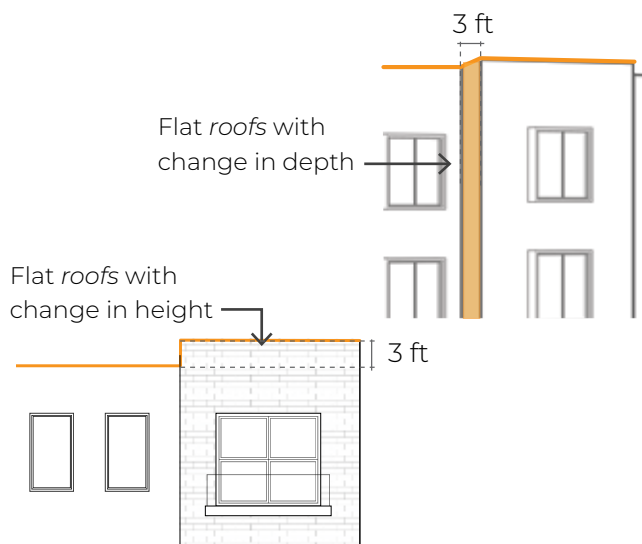


Figure 3-9. Change in Height and Depth of Roof

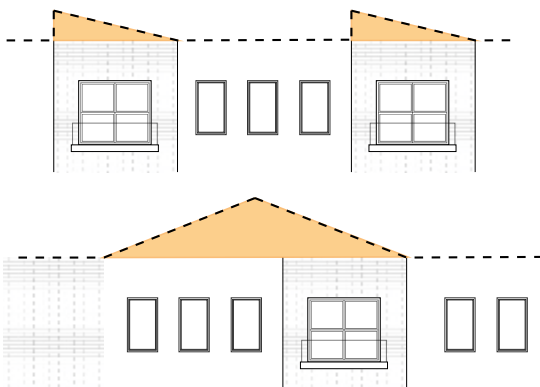


Figure 3-10. Change in Pitch of Roof

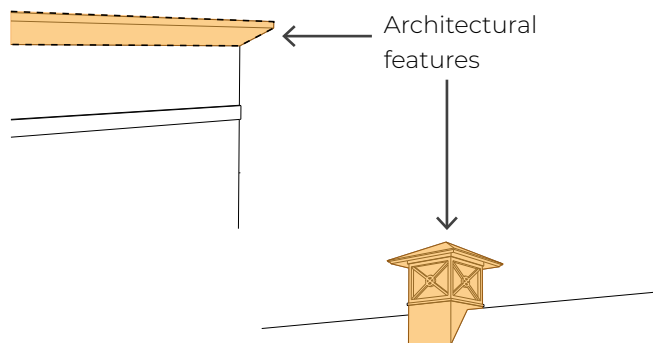


Figure 3-11. Roof Change with Architectural Feature



3.4. Ground-Floor Commercial

3.4.1 Ground-Floor Commercial Occupant

Spaces: Each *ground-floor* commercial occupant space shall include all the following:

- A.** *Retail bays*, included as part of the *ground-floor* commercial occupant space, shall be a minimum of 25 feet and a maximum of 35 feet in width.
- B.** *Ground-floor* commercial occupant spaces shall have a minimum depth of 50 feet.
- C.** Each *ground-floor* commercial occupant space shall include at least one entrance that is located along a *street frontage*, *pedestrian walkway*, or *common open space* as shown in **Figure 3-12**.
- D.** All *ground-floor* commercial *facades* located along a *street frontage*, *pedestrian walkway*, or *common open space* shall include windows and doors for a minimum of sixty percent (60%) of each *ground-floor* facade as shown in **Figure 3-13**.
- E.** Transparent or translucent *glazing* is required for all windows and doors on each *ground-floor* commercial facade. Opaque, reflective, or dark tinted glass that obstructs the view of the interior of the building from the public street is not permitted, unless otherwise required by the EMC for sensitive uses.

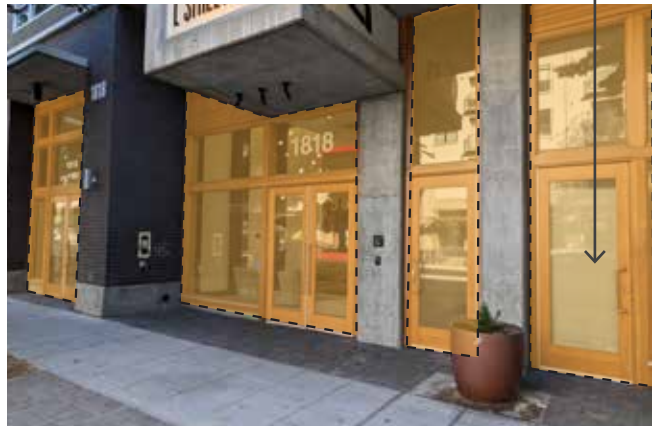
Note

The methodology for determining the surface area of the *ground-floor facade* is included as part of the definition for *facade, surface area* in Chapter 9, Glossary.



Example of entrance facing common open space.

At least 60% of the ground floor commercial facade must be transparent windows and doors



Example of ground-floor transparency.



Figure 3-12. Ground-Floor Commercial Entries



Figure 3-13. Transparency Requirements for Ground-Floor Commercial

3.4.2 Ground-Floor Commercial Entrances:

Entrances to *ground-floor* commercial occupant spaces shall provide two or more of the following:

- A. A recessed or projecting entry with a minimum change of three feet in depth.
- B. A *weather protection device*, such as an *awning*, *canopy*, or other shade structure above each retail space, which may encroach into the *public right-of-way* through an approved encroachment permit.
- C. A change in *exterior finish material* from the *exterior finish material* on the *ground-floor facade*.
- D. Planter boxes or hanging flower baskets in locations that do not impede required pedestrian access.
- E. Entry lighting shall comply with *EMC Chapter 30.40, Performance Standards*.
- F. Signage shall be consistent with the requirements in *EMC Section 30.60, Signs*.

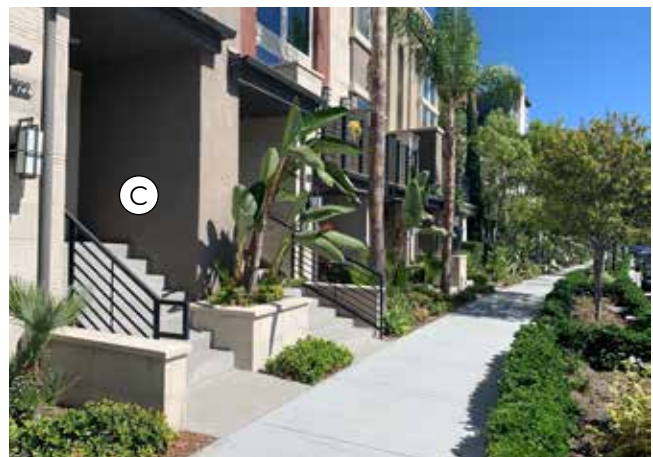


Example applications of ground-floor commercial requirements. Letters correspond to standards described in Standard 3.4.2.

3.5. Ground-Floor Residential

3.5.1 Location of Ground-Floor Residential Entries: Where residential units are provided on the *ground-floor*, the following shall apply:

- A.** *Shared residential entries* or individual residential entries, shall be separated from nonresidential entries.
- B.** *Shared residential entries* and lobbies shall be located along the *street frontage* or *common open space*, and shall not be located along an *alley*.
- C.** Individual residential entries shall be located on the *street frontage* or *common open space*.
- D.** Individual primary residential entries are not allowed at the rear of buildings or along *alleys*.



Examples of location of residential entries requirements. Letters correspond to standards described in Standard 3.5.1.

3.5.2 Individual Ground-Floor Residential Entries

Individual residential entries on the ground-floor shall provide an individually recognizable entry, as shown in **Figure 3-14**, by using two or more of the following:

- A.** A recessed or projecting entry with a minimum change of three feet in depth.
- B.** A weather protection devices, such as an awning, canopy, or overhang above each residential entry, which may encroach into the *public right-of-way* with an encroachment permit.
- C.** Individual stoop, entrance *patio*, *terrace*, or *forecourt* with an entry that has a change in height of at least three feet in height from finished grade.
- D.** A minimum three-foot change in *facade* depth from the *ground-floor facade*.
- E.** A change in *exterior finish material* from the *exterior finish material* on the *ground-floor facade*.
- F.** Planter boxes or hanging flower baskets in locations that do not impede required pedestrian access.



Example of individual residential entry requirements. Letters correspond to standards described in Standard 3.5.2.



Figure 3-14. Individual Ground-Floor Residential Entries

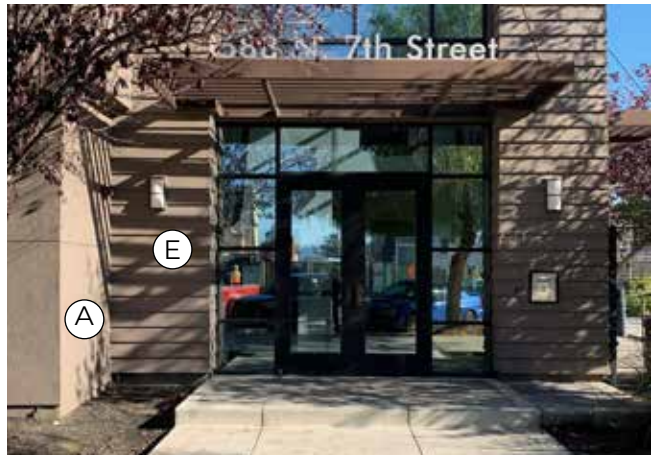
3.5.3 Shared Ground-Floor Residential Entries:

Shared residential entries on the ground-floor, including lobbies, must provide a distinct building entry, as shown in **Figure 3-15**, by incorporating three or more of the following elements:

- A.** A recessed or projecting entry with a minimum change of three feet in depth.
- B.** Windows and doors with transparent or translucent glazing for a minimum coverage of 60%.
- C.** A weather protection device, such as a canopy, awning, or overhang and may encroach into the public right-of-way through an approved encroachment permit.
- D.** Forecourt or plaza adjoining the entry with a change in height of at least three feet in height from finished grade.
- E.** A change of exterior finish material from the exterior finish material on the ground-floor facade.
- F.** Planter boxes or hanging flower baskets in locations that do not impede required pedestrian access.

3.5.4 All Residential Entries: Individual and shared residential entries shall comply with the following:

- A.** Entry lighting shall comply with EMC Chapter 30.40, Performance Standards.
- B.** Signage shall comply with EMC Chapter 30.60, Signs.



Examples of shared residential entry requirements. Letters correspond to standards described in Standard 3.5.3.

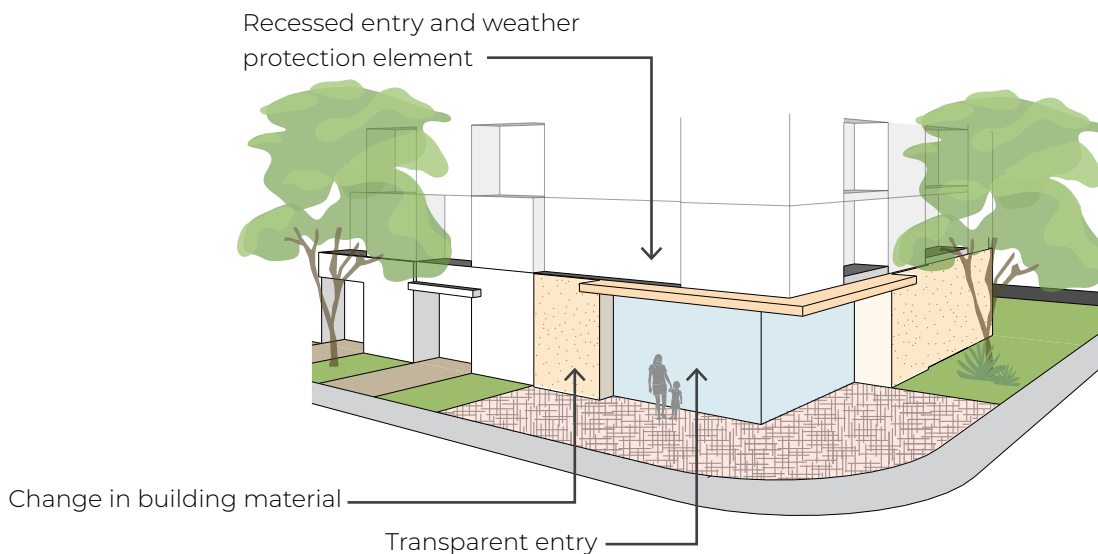


Figure 3-15. Shared Ground-Floor Residential Entries

3.6. Architectural Detailing, Materials, and Colors

3.6.1 Windows: Window treatments shall be designed utilizing one of the following methods:

- A. Built-up window sills and *trim*, at a minimum ½-inch thick from the face of the *adjoining* wall.
- B. Recessed windows with at least two inches provided from the face of the *adjoining* wall to the window glass surface.

3.6.2 Exterior Finish Materials: A building shall include more than one primary *exterior finish material*, but no more than three primary *exterior finish materials*.

3.6.3 Changes of Exterior Finish Materials: Transitions between *exterior finish materials* shall occur on the *inside corner* of all changes in the plane of the building *facade*.

3.6.4 Natural Materials: The following natural *exterior finish materials* shall not be painted:

- A. Terra cotta.
- B. Tile.
- C. Stone.
- D. Copper.

3.6.5 The following colors and materials are not permitted as *exterior finish materials* or accent materials on a building *facade*:

- A. Fluorescent or neon colors.
- B. Corrugated metal.
- C. Plywood.
- D. *Unfinished wood siding*.
- E. Reflective or mirrored surfaces.



Examples of architectural detailing, materials, and color.

4. RESIDENTIAL COMMON OPEN SPACE AND PRIVATE OUTDOOR AMENITY SPACE

Requirements and standards for the design of common open space and private outdoor amenity space areas. The following development standards shall apply:

4.1. Required Common Open Space and Private Outdoor Amenity Space

4.1.1 The requirements for common open space and private outdoor amenity space shall supersede the requirements found in *EMC 30.16.010.D, Higher Density Single-Family and Multiple-Family Residential Zones (R-11/R-15/R-20/R-25)*.

A. Projects subject to the requirements of the R-30 Overlay shall comply with the common open space and private outdoor amenity space requirements of *EMC 30.16.010.E, Residential 30 Overlay Zone (R-30 Overlay)*.

4.1.2 Common Open Space: A minimum of 200 square feet of *common open space* per residential unit shall be provided and is allowed within the required *setback* area.

4.1.3 Private Outdoor Amenity Space: A minimum of 100 square feet of *private outdoor amenity space* per residential unit shall be provided.

4.1.4 Combined Amenity Space and Open Space: *Common open space* and *private outdoor amenity space* may be combined for a total of 300 square feet of *common open space* per residential unit, located on-site, and shall meet the requirements of *common open space* under 4.2 of this Section.

4.2. Common Open Space

4.2.1 If a project has less than 10 units, each *common open space* area shall measure a minimum of 5 feet by 15 feet. If a project has 10 to 25 units, each *common open space* area shall measure a minimum of 10 feet by 25 feet. If a project has more than 25 units, each *common open space* area shall measure a minimum of 20 feet by 25 feet.

4.2.2 *Common open space* shall be designed to be visible from inside *abutting* residential units, such as windows located at building entrances or as part of residential units.

4.2.3 *Common open space* shall be accessible and made available for use by all residents and tenants.

4.2.4 A minimum of twenty percent (20%) of the required *common open space* shall be planted with live planting, trees, ground cover, and/or shrubs.

4.2.5 Lighting shall be provided throughout *common open space* and shall comply with the standards in *EMC Chapter 30.40, Performance Standards*.

4.2.6 *Common open space* shall not be allowed on the *roof* of the uppermost floor.

4.2.7 Walkways are excluded from the required area for *common open space*.

4.2.8 At least eighty percent (80%) of the total required *common open space* area shall be open from ground to sky.

4.2.9 Common open space amenities shall be provided to meet the minimum number of common open space amenities identified in Table 4-1.

Table 4-1. Required Common Open Space Amenities

Number of Units	Minimum Number of Common Open Space Amenities
9 units or less	At least 2
10 – 25 units	At least 3
26 or more units	At least 4

4.2.10 Eligible common open space amenities include:

- A. Children's play area.
- B. Swimming pool area.
- C. Basketball half-court, pickleball, tennis or other multi-sport area.
- D. Game court, such as bocce, chess, cornhole or shuffleboard court.
- E. Fitness trail.
- F. Outdoor gym.
- G. Picnic area.
- H. Dog park.
- I. Community garden.
- J. Open lawn.
- K. Bike racks and bike parking.
- L. Plaza or seating area with fixed or movable seats.
- M. Outdoor barbeque or cooking area.
- N. Interactive public art, sculptures, or other art features.



Examples of common open space. Letters correspond to standards described in Standard 4.2.10.

4.3. Private Outdoor Amenity Space

4.3.1 *Private outdoor amenity space* shall have a minimum width of five feet in any direction.

4.3.2 Eligible *private outdoor amenity space* may consist of one or more of the following:

- A. *Balconies.*
- B. *Patios.*
- C. *Gardens.*
- D. *Porches.*
- E. *Stoops.*
- F. *Decks.*
- G. *Private yards.*
- H. *Terraces.*

4.3.3 *Private outdoor amenity space* shall not be allowed on the *roof* of the uppermost floor.



Examples of private outdoor amenity space. Letters correspond to standards described in Standard 4.3.2.

5. SITE DESIGN AND LANDSCAPING

Standards for landscaping, grading and slopes, walls and fencing, and streetscape design. The following development standards shall apply:

5.1. Site Landscaping

5.1.1 A minimum of fifty percent (50%) of the net lot area located outside of the building footprint shall be constructed or maintained as permeable surface materials.

5.1.2 Site landscaping shall comply with the applicable requirements of *EMC Chapter 23.26, Water Efficient Landscape Regulations*.

5.1.3 Plants that are identified as *invasive plant species* shall not be allowed in any existing or proposed landscaped area.

5.1.4 A minimum of fifty percent (50%) of the total landscaped area shall be planted with *southern California native species*, as required in *EMC 23.27.020, Native Plants*.

5.1.5 A minimum of 30 trees per net acre shall be required as part of the projects landscaping and at least 50% of the proposed trees shall be planted with *southern California native species* as defined in *EMC 23.27.020, Native Plants*.

5.1.6 Where screen type landscaping has been provided, the following shall apply:

A. Tree species shall be provided at a minimum 24-inch box size.

B. Shrubs shall be provided at a minimum five-gallon size and be dense and fast-growing.

C. Grasses and deciduous plants shall not be used for screening purposes.

5.1.7 Landscaping shall not exceed four feet in height within 15 feet of an intersection of two streets, an *alley*, or easement providing vehicular access.

5.1.8 *Mature trees* located on a public or private development site shall be preserved and incorporated into the design of the project development to the extent feasible. If a *mature tree* must be removed to accommodate proposed development, it shall be replaced at a three-to-one (3:1) ratio on the project site which is in addition to the *EMC 30.16.010.D.6* tree requirement. If all replacement trees are *southern California native species*, the replacement ratio shall be reduced to a two-to-one (2:1), or unless superseded by the adoption of the City of Encinitas Mature Tree Ordinance.



Example of site landscaping.



Examples of screen type landscaping.

5.2. Grading and Slopes

The following requirements shall apply to lots with an average slope greater than ten percent (10%):

5.2.1 *Variable slope gradients* shall be provided through the following (see **Figure 5-1**):

A. Slopes shall retain a natural appearance by being within ten percent (10%) of existing slope for first 10 horizontal feet at the top and bottom of slope.

B. Slopes shall have contours of varied gradients from 2:1 to 5:1, unless demonstrated safe by specific site engineering studies and approved by the Encinitas Engineering Department.

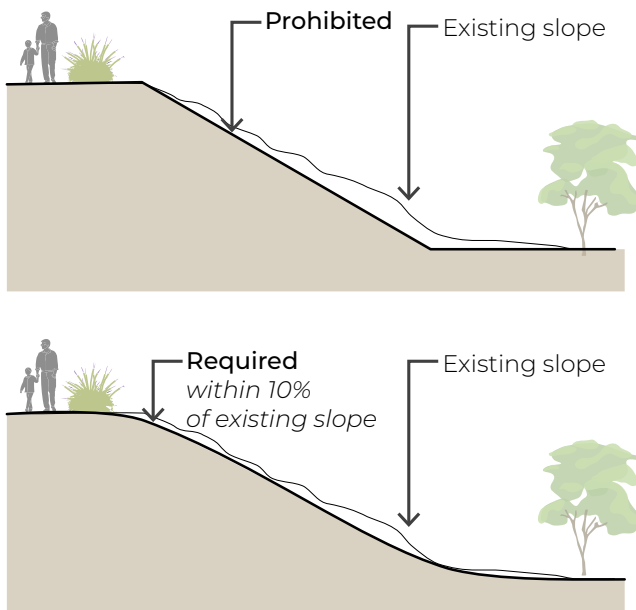


Figure 5-1. Varied Slope Gradients

5.2.2 Buildings shall be integrated into the topography of the site through one of the following methods:

A. Buildings shall utilize existing pad areas and site grading shall follow existing grade contours for a minimum of fifty percent (50%) of the parcel.

B. Buildings shall be located on the lower fifty percent (50%) of a hillside lot (see **Figure 5-2**).

C. Buildings shall utilize smaller building pads that gradually terrace up existing hillsides (see **Figure 5-3**).

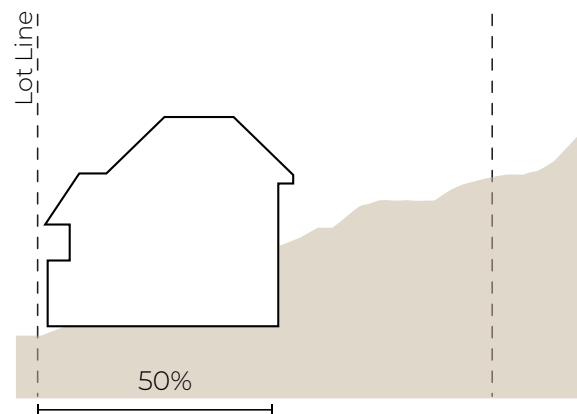


Figure 5-2. Development on the Lower Part of a Hillside Lot

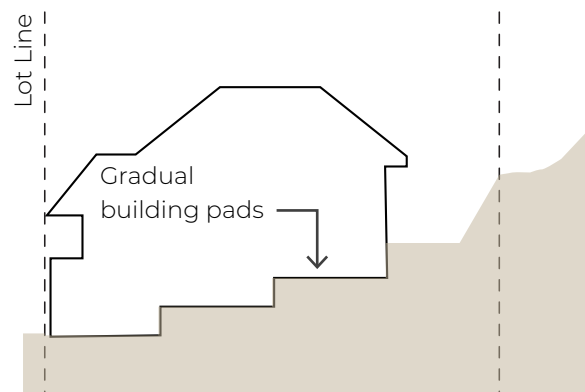
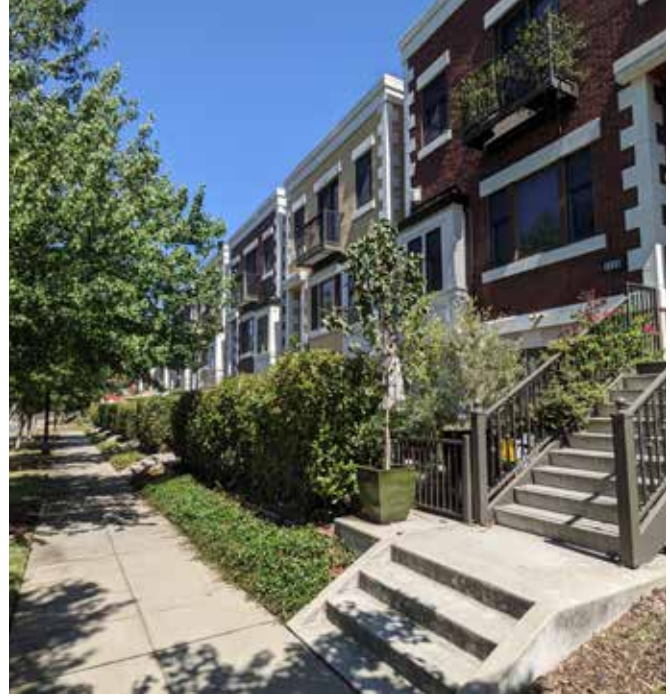


Figure 5-3. Terraced Building Pads



Example of porches, stoops, and patios in ground-floor building frontages, as described in Standard 5.2.4(A).

5.2.3 On portions of the site that are sloped ten percent or less ($\leq 10\%$), the following shall apply:

- A.** Minimize the visual impact of grading by locating eighty percent (80%) or more of the cut and fill surface area under the buildings.
- B.** Hillside lot cuts shall be limited to the area required for the structure, and shall not be extended to create flat surfaces for yard and recreational areas.

5.2.4 Proposed building pads and foundation walls shall be a maximum of two feet above the finished grade and shall be screened using one or more of the following methods:

- A.** Porches, stoops, or patios integrated into the design of the *ground-floor* facing the *public right-of-way* or a *common open space*.
- B.** Material cladding that matches the cladding of the floors above, and a minimum five-foot-wide landscaped area immediately *adjoining* the building *facade*.

5.2.5 Site drainage shall comply with the following:

- A.** All site drainage shall be conveyed to vegetated areas or other approved areas of the site in a manner consistent with the *City's Jurisdictional Regional Stormwater Management Program and Engineering Design Manual, Chapter 6: Drainage Design Requirements*.
- B.** All *hardscape* and *pedestrian walkways* shall be graded to facilitate drainage.

5.2.6 Landscaping shall be provided on all graded slope areas and shall be installed prior to building occupancy.

5.3. Walls and Fencing

5.3.1 Fences and walls shall comply with *EMC 30.16.010.G, Fences and Walls*.

5.3.2 A fence or wall located adjacent to a public sidewalk or trail shall include an illuminated pedestrian entry gate a minimum of every 100 feet and shall be compliant with *EMC 30.40 Performance Standards*.

5.3.3 *Retaining walls* shall comply with all the following:

- A.** The total height shall be no greater than six feet from the lowest finished grade.
- B.** In any required front or street side yard area, the height shall not exceed four feet from the lowest finished grade.
- C.** The sides of a *retaining wall* visible from the *public right-of-way* shall be finished in stone, *stucco*, masonry, or landscaping.

5.3.4 Where all grading requirements are met and the retaining requirement exceeds six feet, a maximum of three freestanding or *retaining walls* within 20 horizontal feet are permitted, if a four feet minimum landscaped step-back is provided between each proposed wall with a maximum height of six feet for each wall as shown in **Figure 5-4**.



Landscaping above a retaining wall, as described in Standard 5.3.3(C).

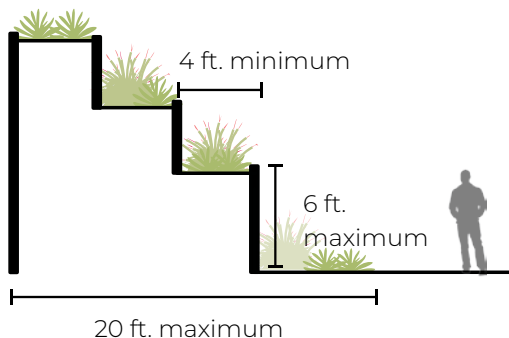


Figure 5-4. Freestanding or Retaining Walls with Grading

5.3.5 Freestanding walls or fencing along the perimeter of the property shall be a maximum of six feet tall and shall comply with the following:

- A.** Metal fencing shall be finished or painted to match the *exterior finish material* of the nearest *facade*.
- B.** Provide *screen type landscaping*, vertical plantings or climbing vines along the entire length of the wall or fence.
- C.** Chain link, barbed and razor wire fencing shall not be permitted.

5.3.6 Within 15 feet of an intersection of two streets, an *alley*, or easement providing vehicular access, walls and fences shall not exceed four feet in height.

5.3.7 Unfinished concrete block walls shall not be permitted.

5.4. Streetscape Design

5.4.1 Sidewalk and street improvements required as part of a project shall comply with applicable requirements from the *Downtown Encinitas Specific Plan Section 4.7, Streetscape Concepts* and *Chapter 5, Circulation Plan* and the *City's Public Road Standards*.

5.4.2 A minimum of one hundred percent (100%) of landscaping in the *public right-of-way* shall be planted with *southern California native species*, as required in *EMC 23.27.020, Native Plants*.

5.4.3 Street trees shall comply with the following, or as amended:

- A.** *EMC 23.27.020, Native Plants*.
- B.** *Chapter 15.02, Municipal Tree Ordinance*.
- C.** *Downtown Encinitas Specific Plan Chapter 7, Street Tree Master Plan*.
- D.** *Urban Forest Management Program Administrative Manual of Procedures*.
- E.** Any other City approved street tree list or regulations.



Example of streetscape design in Standard 5.4



6. LIGHTING DESIGN

Standards for exterior lighting and exterior light fixtures used on site and on building facades. The following development standards shall apply:

6.1. Exterior Lighting

6.1.1 All lighting shall conform with *EMC Chapter 30.40, Performance Standards* or unless superseded by the adoption of a Dark Sky Ordinance.

6.1.2 All building entrances shall be lit as required under the *California Building Code*.

6.1.3 Exterior lighting shall be programmed with dusk to dawn lighting for safety and security in the following areas:

- A. Pedestrian walkways.
- B. Vehicular circulation areas.
- C. Entrances.
- D. Parking.
- E. Common open space.



Examples of lighting fixtures from Standard 6.2.

6.2. Exterior Light Fixtures

6.2.1 Exterior light fixtures shall be positioned, hooded, *fully shielded*, and downward-facing to direct light away, minimize glare, and reduce light trespass within the project site and from any street or adjoining properties.

6.2.2 Exterior light fixtures shall be:

- A. Finished in a material or color that matches the *abutting roof, wall, or trim* material, and/or color.
- B. Located below the *roof eave* or a maximum of 14 feet above the finished grade, whichever is less.

6.2.3 Exterior light fixtures shall not include:

- A. Blinking, moving, or changing intensity of illumination.
- B. An adjustable aiming angle that creates skyglow and light trespass.
- C. Colored lamps or filters.

6.2.4 The following types of exterior light fixtures are not subject to these requirements:

- A. Decorative landscape lighting fixtures of 50 watts or less.
- B. Holiday lighting.

6.2.5 Freestanding lamp posts shall be no taller than 18 feet.

6.2.6 Bollards with lights shall be no taller than 42 inches as measured from finished grade to top of *bollard*.

6.2.7 Floodlight fixtures may only be used for *service areas* and shall be:

- A. Mounted to be downward directed only.
- B. Located no higher than the first story or 14 feet above finished grade, whichever is less.
- C. Motion-sensor activated at all times.
- D. Positioned so the light generated by the fixtures is contained within *service area* boundaries and enclosure walls.

7. ACCESS AND PARKING

Requirements for vehicle access, parking, and pedestrian circulation used in addition to other City standards.

7.1. Vehicle Access

7.1.1 All vehicle access points shall be coordinated with streetscape design and circulation improvements.

7.1.2 The number of vehicle access points shall comply with all of the following:

- A.** Lots with 100 linear feet of *street frontage* or less shall have a maximum of one vehicle access point from the street, unless precluded by other applicable City standards.
- B.** Lots with greater than 100 linear feet of *street frontage* shall have a maximum of two vehicle access points from the street.

7.1.3 Vehicle access point(s) shall be located as follows:

- A.** Where the lot *abuts* an *alley*, one vehicle access point shall be from the *alley*.
- B.** Where a corner lot fronts primary street and a side street, one vehicle access point shall be from the side street, if not provided from an *alley*.

7.1.4 For projects with more than 25 units, decorative paving, consisting of stamped or stained concrete, pavers, and or cobblestones, shall be required for a minimum depth of 20 feet and spanning the width of the project's driveway entries.

7.1.5 Vehicle access gates, if proposed, shall be located a minimum of 18 feet from the right-of-way, ally or back of sidewalk, whichever is greater (see **Figure 7-1**).

- A.** Controlled entrances providing access to more than 50 units shall be located a minimum of 36 feet from the right-of-way or back of sidewalk, whichever is greater.

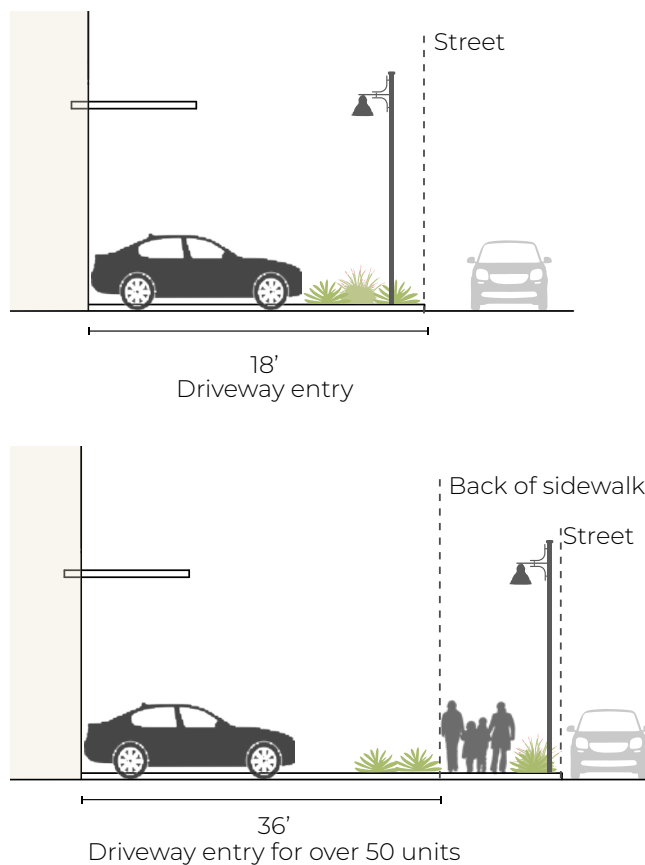


Figure 7-1. Driveway Entry Length

7.2. Parking

7.2.1 All off-street parking shall comply with the *EMC Chapter 30.54, Off-Street Parking* and the *City of Encinitas Off-Street Parking Design Manual*, as amended.

7.2.2 Private garages shall comply with the applicable accessory buildings and use requirements in the *EMC Section 30.48.040, Residential and Agricultural Zones*.

7.2.3 Covered and uncovered surface parking areas, shall comply with all the following:

- A. Surface parking areas shall be located in the rear of the lot and located behind the building.
- B. Where a surface parking area is located within 15 feet of a *ground-floor* bedroom window(s), the parking area shall be oriented or screened to prevent visual intrusion into the building from vehicle lights.
- C. Curbs and wheel stops are required where a surface parking area *abuts* a building, *pedestrian walkway*, or *common open space* to prevent encroachment.
- D. Landscaping within surface parking areas shall comply with the requirements of *EMC Section 30.54.060, Parking Area Landscaping*.
- E. Surface parking areas shall provide one tree for every five parking spaces.

7.2.4 Where surface parking areas that are adjacent to a public street, a buffer area that is a minimum of 5 feet wide, measured from the back of sidewalk or street curb to the parking lot paving, whichever is greater shall be provided and shall include screening that is at least 3 feet tall consisting of landscaping and/or planted earth berms.

7.2.5 At least seventy-five percent (75%) of any public street-facing *facade* of parking structures shall be screened with one or more of the following:

- A. Building floor area.
- B. *Screen type landscaping*.
- C. Ornamental screens in a finish matching the finishes of the building.
- D. Public art or murals.

7.2.6 Individual garage doors shall be oriented to face one of the following:

- A. Other garage doors.
- B. Covered or uncovered surface parking.
- C. An interior *lot line*.
- D. An *alley*.

7.2.7 Individual garage doors shall be recessed into the garage wall a minimum of 4 inches to provide shadow and relief.

7.2.8 Attached private garages, carports, and accessory buildings located along a *public right-of-way* shall be *setback* a minimum of two feet from the primary building *facade* and shall use the same building materials, articulation, and colors as the building they serve.

7.2.9 A public *alley* may be counted toward the required back-out and maneuvering aisle space for on-site parking that is immediately *abutting* an *alley*, and pursuant to the *City of Encinitas Off-Street Parking Design Manual*.



Example of covered and uncovered parking area.



Individual garage doors facing each other.

7.3. Pedestrian Circulation

7.3.1 A continuous *pedestrian walkway* shall be provided to connect all of the following to each other:

- A. Residential unit entries.
- B. *Common open space*.
- C. *Shared amenities*, such as fitness centers, community spaces and mailboxes.
- D. Parking areas.
- E. Public sidewalks.
- F. Trails.
- G. *Trash service areas*.

7.3.2 Continuous *pedestrian walkways* shall be a minimum of 4 feet wide and consist of the following:

- A. A paved *pedestrian walkway* that meets ADA Standards for Accessible Design.
- B. Pedestrian crossings in areas with vehicle circulation shall be clearly identified by paving materials or colors that are different from and in high contrast to the surrounding paving materials or colors.
- C. Incorporate lighting programmed with dusk to dawn lighting for safety and security and shall be compliant with *EMC 30.40 Performance Standards*.

7.3.3 Continuous *pedestrian walkways* shall be constructed in one or more of the following materials:

- A. Concrete.
- B. Stamped concrete.
- C. Concrete pavers.
- D. Permeable surface materials that conform with the *Standards for Accessible Design* pursuant to the *California Building Code*.
- E. High contrast painted crossings, permitted only in areas with vehicle circulation.



Example of continuous pedestrian walkway connecting residential unit entries.



Example of pedestrian crossing areas clearly identified from vehicle circulation.

8. SERVICE AREAS, UTILITIES AND EQUIPMENT

Standards for services areas, utilities, and equipment needed for the function of buildings. The following development standards shall apply:

8.1. Service Areas

8.1.1 Storage, *service areas*, and loading areas shall be located in the rear of the lot and shall not be visible from the *public right-of-way*.

8.1.2 Storage, *service areas*, and loading areas shall comply with EMC 30.40, *Performance Standards*.

8.1.3 Trash and recycling areas shall be provided within enclosures or view-obstructing gates that comply with all of the following:

- A. Enclosures shall not be located in the front yard or *abut* residential units or any *private outdoor amenity space* or *common open space*.
- B. Enclosures shall incorporate a *pedestrian walkway* from the building to the enclosure and have a pedestrian access gate with a minimum width of 36 inches.
- C. Enclosures shall be constructed of a six-foot high masonry wall on at least three sides and shall not be visible from the *public right-of-way*.
- D. The enclosure and gates shall be finished in a material that matches the building's color and materials.

8.2. Wall- and Ground-Mounted Equipment

8.2.1 Wall- and ground-mounted equipment is not allowed between front or side street building *facades* and the *public right-of-way*.

8.2.2 Wall- and ground-mounted equipment must meet the requirements of EMC 30.40, *Performance Standards*.

8.2.3 Wall- and ground-mounted equipment shall not be visible from the *public right-of-way* using one or more of the following elements:

- A. Solid masonry or concrete walls finished in a material that matches the surrounding building.
- B. *Screen type landscaping* that is a minimum of three feet tall at installation.

- C. All screen elements for wall- and ground-mounted equipment shall be as tall as the highest point of the equipment being screened.

8.3. Utilities

8.3.1 Ground-mounted utilities shall be consolidated in a single area, screened, and not visible from the *public right-of-way*, unless otherwise required by a private utility, using one or more of the following elements:

- A. Solid masonry or concrete walls finished in a material that matches the surrounding building.
- B. *Screen type landscaping* that is a minimum of three feet tall at installation.

8.3.2 All screening elements for ground-mounted utilities shall comply with the minimum clearance required by the regulating utility.

8.3.3 Utility *service areas*, such as electrical elements, including wires, conduits, junction boxes, ballasts, transformers, and switch and panel boxes shall be concealed within the building or designed consistently with the primary building colors and materials. No electrical elements shall be mounted on any building elevations facing a *primary frontage* or *street frontage* unless they are not visible from the *public right-of-way*.

8.3.4 All utilities and utility *service areas* may be located in a *ground-floor transition setback* provided they are screened or concealed from view with one of the methods provided in Standard 8.2.3.

8.3.5 All utilities must meet the requirements of EMC 30.40, *Performance Standards*.

9. GLOSSARY

A

Abut – To share a common property line, including where parcels touch consistent with *EMC Section 30.040.010, Definitions*.

Adjoining – A parcel of land that (i) abuts another parcel of land; or (ii) are separated from another feature as described in *EMC Chapter 30.21, Residential in Commercial Zones Pursuant to State Law*.

Alley – A public or private way permanently reserved as a secondary means of access to abutting property. (Source: *EMC Section 30.040.010, Definitions*).

Applique – A decorative ornament applied to a surface of a building, usually a wall or a ceiling, to add design and visual interest.

Architectural feature – Individual characteristic, detail, components, material, and other feature used to design, build, or finish a building.

Art features – Hanging flower baskets, mosaic murals, painted murals, rock gardens, sculptures, water features, unique landscaping, or any other art feature as determined by the decision-making body.

Awning – A shelter supported entirely from the exterior wall of a building and composed of non-rigid and rigid material including the supporting framework.

B

Balcony – A projecting platform on a building, sometimes supported from below, sometimes cantilevered; enclosed with a railing or balustrade.

Basement – Shall mean a level of a building partly or wholly underground where more than one half of its perimeter is less than or equal to four feet above the lower of natural or finished grade as defined in Section 30.16.010B6 of the Municipal Code. (Source: *EMC Section 30.040.010, Definitions*).

Bay window – A window that protrudes from a wall, usually bowed, canted, polygonal, segmental, semicircular, or square-sided in

plan; typically one story in height, although sometimes higher.

Belly band – A decorative cladding that runs horizontally around a house, sometimes referred to as “midsection trim.”

Belt course – A molding or projecting course running horizontally along the face of a building.

Bollard – A post used to separate or deter the movement of people, micromobility devices, or vehicles.

Building articulation – Variation in the depth of the building plane, roofline, or height of a structure that breaks up plain, monotonous areas, and creates patterns of light and shadow.

Building square footage: The square footage of a building floor shall be measured from the exterior building wall and excludes any covered required parking spaces.

Building volume – The volume of a building measured from outside to outside of exterior walls, but not including breezeways, porches, or terraces.

C

Canopy – A permanent roof like structure extending from part or all of a building face and constructed of durable material which may not project over a public right-of-way. (Source: *EMC Section 30.040.010, Definitions*).

Chimney – A hollow shaft containing one or more passages vertical or nearly so, for conveying products of combustion. (Source: *EMC Section 30.040.010, Definitions*).

Common open space – Land within a development site, not individually owned or dedicated for public use that is designed and intended for the common outdoor use of the residents of the development.

Cornice – Any molded projection which crowns or finishes the part to which it is affixed, including the exterior trim of a structure at the meeting of the roof and wall.

Cross gable – Two or more gable rooflines that intersect at a right angle.

D

Diameter at standard height - The trunk diameter when measured at a point fifty-four (54) inches above the adjacent grade of the base of the tree. Trunk diameter at standard height shall be measured according to standard arboricultural practice, as determined by the City Arborist.

Dormer – A structure projecting above a sloping roof, usually housing a vertical window. It is not part of the roof structure but is framed separately, and often provides daylight and ventilation for a room located in a garret or loft space. A dormer must be below the ridge of the portion of the building's roof where the dormer is located and are not included in the average building height calculation. The space within a qualifying dormer shall not count as floor area.

E

Exterior finish material – Materials used to protect exterior wall systems from the elements.

Exterior light fixture – Any light fixture mounted on the exterior building *facade* that is not required by the building code.

F

Facade – The building facade is made up of the outer surfaces of all walls, or portions of walls, that are visible when projected perpendicularly to a single plane that is most parallel to the closest abutting lot line, as shown in **Figure 9-1**. For a corner lot, the building facade is determined separately for each street frontage.

Facade, ground-floor: The ground-floor facade is made up of the portion of the building facade which is located on the ground-floor.

Facade, length: The length of the building facade is the sum of the lengths of all walls following all indentations along that portion of the building, as shown in **Figure 9-2**.

Facade, surface area: The surface area of the ground-floor building facade is determined by multiplying the height of the ground-floor by the length of the ground-floor building facade. The surface area of the ground-floor building facade includes the area of all doors and windows.

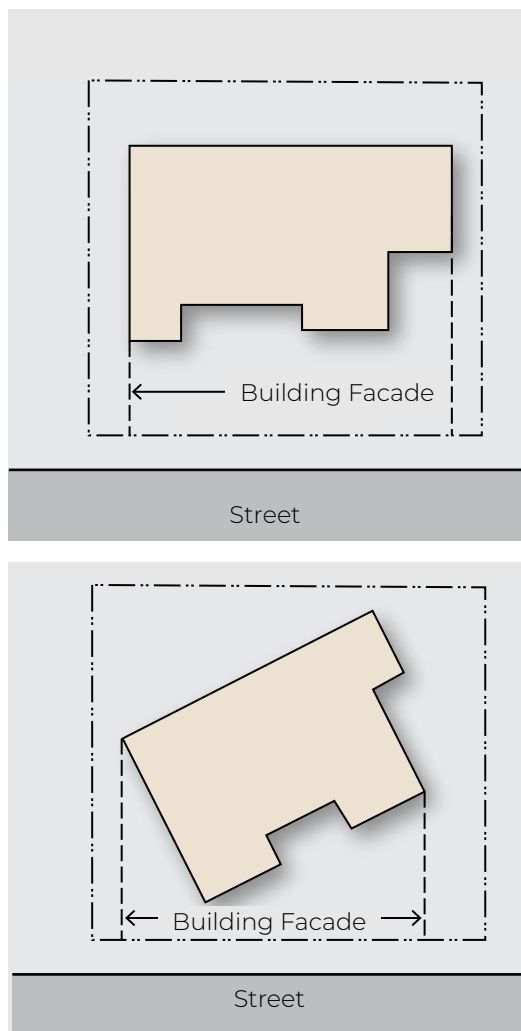


Figure 9-1. Determination of Building Facade

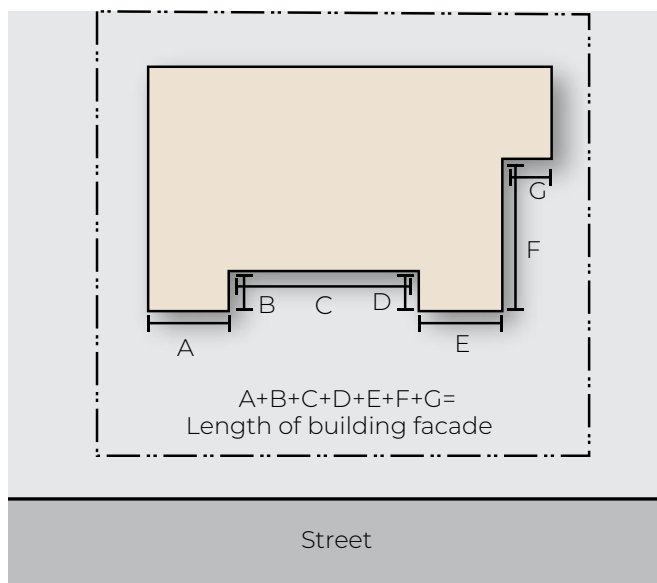


Figure 9-2. Length of Building Facade

Floodlight – Any light fixture or lamp that incorporates a reflector or a refractor to concentrate and intensify the light output into a directed beam.

Forecourt – An outdoor area in front of a building.

Fully shielded – An outdoor light fixture shielded or constructed so that light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted. (Source: EMC Section 30.040.010, *Definitions*).

G

Glazing – The use of glass in the exterior surfaces of buildings, including windows, doors, and *facades*.

Green walls – A vertical structure covered by vegetation using a variety of materials and medium to provide soil and water to the vegetation. Also referred to as living walls or vertical gardens. Green walls do not rely on growth medium at the base of the wall to provide screen type landscaping and provide plants on the vertical face of the green wall.

Ground-floor – The lowest floor of a building that is above the natural or finished grade of a building, as defined in EMC Section 30.16.010B6, distinguished from a *basement* and from the upper floors.

H

Hardscape – Paving material such as tiles; mortared pavers; wood timbers; colored, patterned concrete with a tile, brick, or stone appearance; or a paving material with enhanced concrete that has an exposed aggregate, colored, or salt finish.

I

Inside corner – The internal angle of two intersecting walls meet, forming a concave shape. The opposite of an outside corner, which projects outward.

Invasive plant species – Any plant listed on either of the following lists: San Diego County Invasive Weed Watch list and California Invasive Plant Council (Cal-IPC) inventory list containing one of the following ratings: high, moderate, alert, and watch.

L

Lot line, front – See EMC Section 30.040.010, *Definitions*.

Lot line, interior – See EMC Section 30.040.010, *Definitions*.

Lot line, rear – See EMC Section 30.040.010, *Definitions*.

Lot line, side – See EMC Section 30.040.010, *Definitions*.

M

Mature tree – Any tree with an 9-inch or greater trunk *diameter at standard height*, or unless superseded by the adoption of the City of Encinitas Mature Tree Ordinance.

O

Offset – The projection, recession, or shifting of a building *facade* to create visual or spatial contrast along an otherwise plain building *facade*.

Overhang – A part of a roof that extends beyond the exterior walls, providing weather protection, shading, and adding architectural interest.

P

Parapet – A low wall at the edge of a wall that extends entirely above the roof.

Patio – An outdoor space adjoining a building, typically used for dining or recreation.

Pedestrian walkway – A defined space or pathway for use by a person walking or using a wheelchair.

Plaza – A paved area surrounded by or adjacent to buildings, often embellished with sculpture, fountains, and planting.

Porch – A covered, or partially covered, open-air space projecting in front of the entrance of a building.

Primary frontage – The length of the property line along the public right-of-way or private street. On corner lots, the primary frontage lies along the street with the narrowest frontage. All other street frontages are considered side streets frontages.

Primary material – An exterior finish material that constitutes the largest share of all the exterior building *facades* combined.

Private outdoor amenity space – An outdoor area that is exclusively accessible to the occupants of a specific property or unit.

Public right-of-way – A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other public uses. (Source: *EMC Section 30.040.010, Definitions*).

R

Recessed entry – An entrance that is set back from the main *facade* of a building.

Retail bay – The area on the *ground-floor* between structural supports that provides a regularly repeated spatial element and may be used as an individual retail bay; or a combination of multiple retail bays.

Retaining wall – A wall, either freestanding or laterally braced, that bears against an earth or other fill surface and resists lateral and other forces from the material in contact with the side of the wall, thereby preventing the mass from sliding to a lower elevation.

Reveal – The side of an opening for a door or window between the frame and the outer surface of a wall, showing the wall's thickness.

Required outdoor amenity space – The portion of a property that must remain free of permanent structures, though it may be developed with landscaping, recreational facilities, or other community-oriented features.

Roof – The external covering of a building or structure above or covering any exterior or interior vertical wall height. (Source: *EMC Section 30.040.010, Definitions*).

Roofline – The top edge of the roof or top of the parapet, whichever forms the top line of the building silhouette. (Source: *EMC Section 30.040.010, Definitions*).

S

Screen type landscaping – Trees, shrubs, grass, or other ornamental vegetation used to visually shield or obscure a structure or use from adjacent property.

Service area – Areas, spaces, facilities and equipment serving the building (whether or not located within the building), but to which tenants and other occupants of the building will not have access, including, but not limited to, service elevators, mechanical, telephone, electrical, trash and recycling areas, janitorial and air and water refrigeration equipment and similar rooms.

Setback, front yard – The area which defines the depth of the required front yard. Setback shall be measured from the street line or the line established by the General Plan Circulation Element, from private roads and panhandles, and be measured therefrom by the perpendicular distance prescribed for the front yard setback of the zone in which the property is located. (Source: *EMC Section 30.040.010, Definitions*).

Setback, rear yard or side yard – The area that defines the width or depth of the required rear or side yard setbacks. Setbacks shall be measured from the property line, removed therefrom by the perpendicular distance prescribed for the yard setback in the zone. Where the side or rear yard abuts a street and the side yard lot line is not otherwise an interior lot line, the distance shall be measured as set forth in "Setback, front yard." (Source: *EMC Section 30.040.010, Definitions*).

Shared amenities – A communal facility where residents have access to.

Shared residential entries – A common entryway used to access two or more residential units.

Shutters – A movable screen or cover used to cover an opening, especially a window.

Siding – An exterior wall covering.

Southern California native species – Shall have the same definition as *EMC 23.27.020, Native Plants*.

Stoop – The steps which lead to the front door.

Street frontage – The length of any one property line of a premises, which property line abuts a legally accessible street right-of-way. (Source: *EMC Section 30.040.010, Definitions*).

Stucco – An exterior wall covering made of plaster applied over wood or metal lath.

T

Terrace – A raised or built level platform with a vertical or sloping front or sides.

Trellis – A garden structure of light, often overlapped or crossing wood or metal members used as an over-head or vertical sunshade and plant support.

Trim – Picture molds, chair rails, baseboards, handrails, door and window frames and similar decorative or protective materials used in fixed applications. (Source: California Building Code 2019 Section 202, Definitions)

U

Unfinished wood siding – Raw, non–exterior-grade wood that has no applied paint, stain, sealer, or any other coating or treatment to protect it from exterior degradation.

V

Variable slope gradients – A slope with multiple changes in steepness and direction to provide a natural landscaped appearance.

Volumetric break – A single or multiple volume recess that reduces the overall building volume for the purpose of reducing the appearance of bulk in buildings.

W

Weather protection device – Equipment or structure designed to shield people, equipment, or materials from the damaging effects of adverse weather conditions like rain, wind, cold, or extreme temperatures.