CITY OF OAKLAND

OBJECTIVE DESIGN STANDARDS

One- to Three-Story Multifamily Residential and Mixed-Use Developments

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PURPOSE

The City of Oakland's Objective Design Standards (ODS) for 1- to 3-Story Multifamily* Residential and Mixed-Use Developments are intended to serve as part of a predictable, objective, and streamlined entitlement process for applicable new housing development. These standards explain a set of clear, measurable, and upfront design review criteria, helping applicants to prepare project designs that meet these requirements prior to submitting for Planning entitlement. Unlike other subjective "design guidelines," ODS eliminate ambiguity and uncertainty inherent in discretionary design review, resulting in expedited and predictable outcomes for high-quality developments that uphold Oakland's heritage and enrich the local community.

ODS complement the zoning standards specified in the City's Planning Code (Oakland Municipal Code (OMC) Title 17), and further the goals, policies, and actions of the Oakland General Plan. Notably, ODS advance the ability of the City to achieve the objectives contained in the 2023-2031 Housing Element, and are consistent with its goals, policies, and programs related to housing production, zoning reform, streamlining design review, and expediting permit approval.

Under the Housing Accountability Act (HAA) (Gov. Code § 65589.5), the City's ability to deny or reduce the density of a housing project is limited if it meets all applicable objective general plan, zoning, and design standards, including ODS. These standards provide clear expectations and ensure compliance, guaranteeing project approval if all applicable zoning and other related objective criteria are met.

APPLICABILITY

The Objective Design Standards (ODS) apply Citywide to all 1- to 3-Story Multifamily* Residential and Mixed-Use Developments, supporting Oakland's Housing Element goal of promoting "Missing Middle Housing." This includes detached and attached structures such as stacked apartments, townhomes, rowhomes, and other multifamily building types, offering diverse, medium density housing options that balance affordability, complementing existing neighborhood design, and providing a transition from lower density neighborhoods to higher density areas. The standards in this document are mandatory, unless a proposal meets a defined exception within the ODS.

Ministerial Review Process.

While Objective Design Standards (ODS) refers to the design standards that are applied to certain types of development, ministerial review refers to the process of review. Under a ministerial review process, applications are approved or denied based only on applicable objective standards. Because the City has no discretion to deny a project qualifying for ministerial review and meeting applicable standards, projects subject to ministerial review do not undergo the same administrative process as discretionary projects, and the California Environmental Quality Act does not apply.

* *Multifamily* according to the Oakland Planning Code are developments that contain 5 or more dwelling units.

RELATIONSHIP TO OTHER REGULATIONS

The ODS complement but do not replace the zoning standards in the Oakland Planning Code (OMC Title 17). If any design standard in this document conflicts with the City's Planning Code, the Planning Code standard shall always prevail. ODS draw from existing adopted City regulations, design criteria, and Area plans - including Design Review Manual for One – and Two-Unit Residences, Design Guidelines for Corridors and Commercial Areas, Small Project Design Guidelines, Broadway Valdez Specific Plan, Central Estuary Area Plan, Coliseum Area Specific Plan, Downtown Oakland Specific Plan, Lake Merritt Station Area Plan, West Oakland Specific Plan, and many other documents, including best practices from other cities. However, ODS shall supersede all design guidelines in any of these documents for projects eligible for ODS. If an eligible housing project is reviewed ministerially and meets all ODS, the City's existing design guidelines will not apply. All OMC regulations under purview of other City Departments such as Building, OakDOT, Public Works, and other Departments still apply. City of Oakland Standard Conditions of Approval will also continue to apply.

To learn more about ODS please visit the City's ODS Website and refer to the following documents:

Oakland ODS Factsheet

Relationship Between Zoning and ODS

DOCUMENT ORGANIZATION

This document covers site design, building orientation, facade treatments, various building components, and additions to historic structures. It includes separate sections for sloped sites, and developments with commercial ground floors. Each section includes a brief statement of purpose outlining design principles or rationale, followed by specific mandatory design standards associated with these principles.

HOW TO USE THIS DOCUMENT

Step 1: Confirm the zoning district and establish the broad regulatory framework for development - including building height, setbacks, density, and all other applicable Planning Code regulations.

Step 2: Confirm the building type that is being considered for development on the site. This document includes design standards for 1- to 3-story Multifamily buildings. If a proposal includes a 4- to 8-story Multifamily building, One-Family home, or Two- to Four-Family buildings, refer to other ODS documents that apply to those development types.

Step 3: Project applicants should prepare project designs that follow the design standards in this document. Identify the relevant "Immediate Context Area" or "Existing Context" (see the following sections below for more details) and be attentive to applicable special context requirements within the design standards.

GENERAL PROVISIONS

Some terms used in this document are defined in Planning Code Chapter 17.09. For additional definitions, please refer to Glossary in Attachment A. Terms defined in the glossary are *italicized* through the document.

General Submittal Requirement: Project plans and other submittals shall clearly demonstrate, through visual representation (e.g. drawings, dimensions, labels, callouts, descriptions, annotations, added specifications), how the proposal complies with each applicable standard, enabling Planning staff to verify compliance. This means that all required dimensions, percentages, distances, and other numeric requirements shall be called out and clearly shown. Applicants shall respond to each of the standards by checking either one of three available checkboxes (Yes, No, or N/A).
If Planning staff cannot verify compliance with the objective design standards, a submittal may be deemed incomplete, not accepted for review, or rejected and returned to the applicant for resubmittal. Applicants are required to submit an Assessor Parcel Map (as per Basic Application Checklist) showing lots that were used to determine context area.

Immediate Context Area and Existing Context

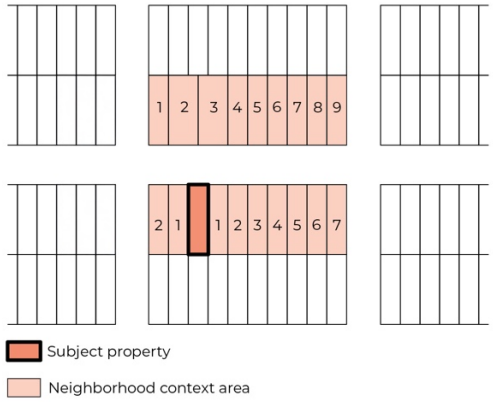
Some specific objective design standards require project applicants to survey the surrounding area and incorporate certain existing architectural elements or features from existing buildings in the "Immediate Context Area" or "Existing Context" into the new project design.

"Immediate Context Area" includes up to 20 lots within the same *block* as the subject lot. It applies only to areas outside of Corridor Zones and excludes lots with building footprint or cross slopes greater than 20%, or parcels that are not within a street block grid area. It consists of:

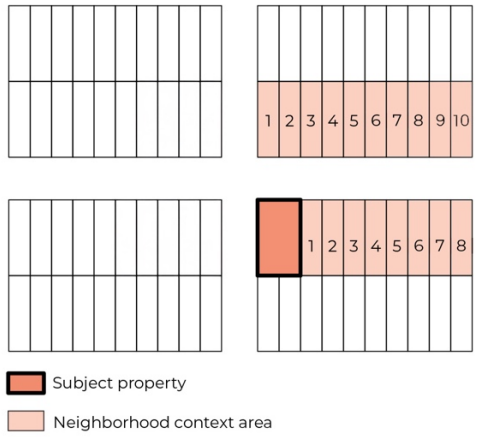
a. Same-Side of the Street Lots: 10 lots on the same side of the street - 5 on each side of the subject lot, counted from its side property lines. However, if fewer than 5 lots exist before reaching a side street, the remaining number of lots out of the 5 are added to the other side.

b. Opposite-Side of the Street Lots: The 10 closest lots directly across the street.

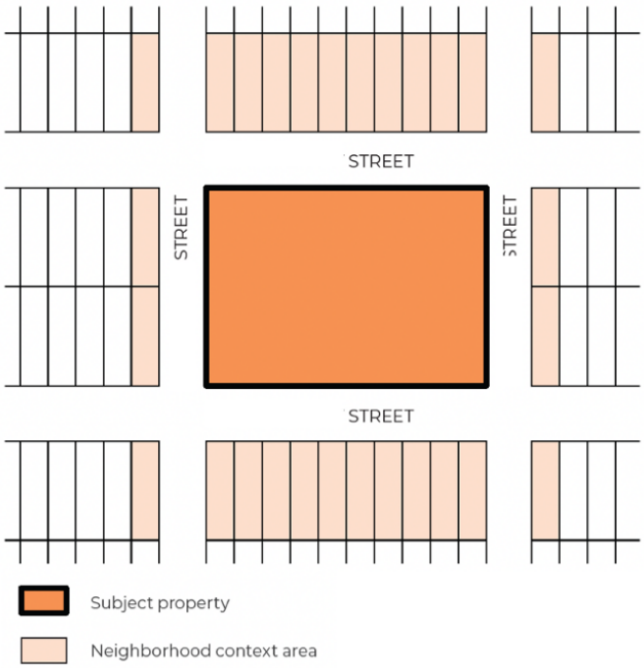
Note: Lots beyond the subject block or across side streets are not included. If fewer than 10 lots exist on the same side or opposite side of the street, the Immediate Context Area is based on the number of existing lots on both sides of the street of the same block.



Corner Lots:



For lots that cover an entire City block, the "Immediate Context Area" shall be defined as all lots across the street from each side of the subject lot and all lots that front the same street intersections as the subject lot.

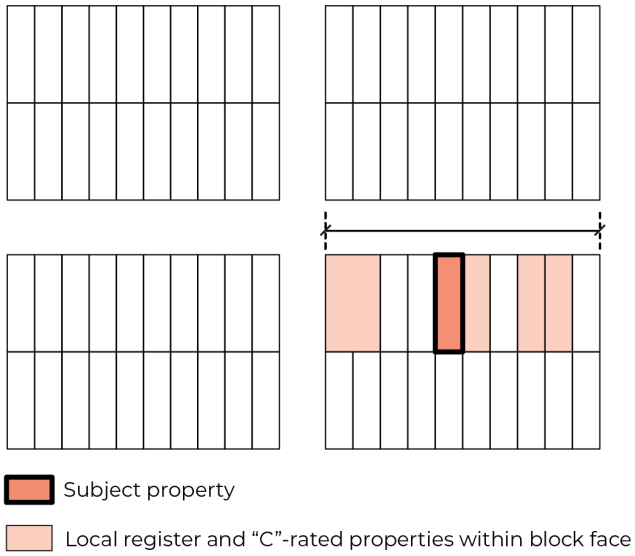


"Existing Context" and associated context transition standards apply to developments within the Corridor zones; and excludes lots with building footprint or cross slopes greater than 20%, or parcels that are not within a street block grid area. It shall be defined as:

a. Block face as measured from corner to corner on the same side of the block as the subject property.

b. Only Local Register* and "C"-rated Potentially Designated Historic Properties (PDHPs) within a block face contribute to existing context.

Note: Please refer to the section below and the actual standards to determine when and how Immediate Context Area or Existing Context apply, as the requirements and applicability vary between different objective design standards.



Key Historic Preservation Terms (for full definitions refer to Planning Code Section 17.09.030: https://library.municode.com/ca/oakland/codes/planning_code):

*Local Register Properties include all Designated Historic Properties** (DHPs) and Potentially Designated Historic Properties (PDHPs) rated "A" or "B", or any properties located within Areas of Primary Importance (APIs), or properties within the S-7 and S-20 Preservation Districts.

**Designated Historic Properties are defined in Planning Code Chapter 17.09 as landmarks, contributors or potential contributors to Preservation Districts, or Heritage Properties.

***Planning Code Chapter 17.09 defines PDHPs as any building or property that is determined by the City's Cultural

Heritage Survey to have an existing or contingency rating of "A", "B", or "C", or to contribute or potentially contribute to an Area of Primary Importance (API) or an Area of Secondary Importance (ASI).

To find out your property's historic designation, please see the city's Zoning Map. Select your parcel, click on Complete Parcel Information, and scroll down to "Historic Resources Information". If there is an Historic rating, it will be listed under "OCHS Rating". For further information on Historic Ratings, please refer to this webpage and the Planning Code.

The applicant is responsible for photo-documenting the "Immediate Context Area" for developments located outside of Corridor zones; or the "Existing Context" area for developments within the Corridor zoning districts described below (all of the Local Register and "C"-rated PDHPs located within the same city *block* and on the same side of the street as the development site). Each photograph must show building street *frontages* on the above lots and be labeled with the address pictured. These photographs shall be submitted to Planning as a part of the proposal. Applicants are required to submit Accessor Parcel Map (as per Basic Application Checklist) showing lots that were used to determine context area.

For the purposes of this document, any non-residential properties are not contributing to the Immediate Context Area or Existing Context.

Corridors and Transit Areas

Corridors, Corridor Zones, and Transit Areas (referred to as "Corridors") include areas or portions thereof within the following zoning districts: D-DT-P, D-DT-C, D-DT-CX, D-DT-R, D-DT-RX, D-DT-CPW, D-DT-AG, RU-4, RU-5, CN-1, CN-2, CN-3, CC-1, CC-2, D-BV-1, D-BV-2, D-BV-3, CR-2, D-LM (all zones), S-15, S-15-W and D-CO-1, fronting the major streets with heavy transit activity. These major streets include Telegraph, College, San Pablo, Bancroft, and Shattuck Avenue; International Blvd; Broadway; Foothill Blvd, MacArthur Blvd., and other major thoroughfares. Corridors also include areas within most of Downtown, Jack London District, Lake Merritt, and other parts of the city with high commercial activity. Parcels with *frontages* along the Corridors are subject to specific provisions specified in these objective design standards, which differ from provisions applicable to parcels located off-Corridors. Please refer to the Corridor and Transit Areas Map for detailed information and to find out if a subject lot is within a Corridor area.

1. SITE PLANNING, ORGANIZATION, AND DESIGN

1.1 Building Orientation and Access

Purpose and Intent.
These standards are intended to ensure that new development contributes to a safe, walkable, and visually cohesive neighborhood. Orient building entrances towards streets to help create active sidewalks and contribute to safe streets and public spaces, enhance wayfinding, and promote interaction between public and private space.

Building Orientation and Access Standards	Yes	No	N/A
1.1.1 Building and Entry Orientation. Every principal building that is adjacent to the front yard of a property shall have its *primary building entrance* or individual ground floor unit entries and front *facade* facing the *principal street*.	☐	☐	☐
1.1.2 Pedestrian Access. The following shall be met:			
a. Each building entry shall have a paved pedestrian walkway connecting it to the sidewalk. Walkways over 2 feet long shall be at least 4 feet wide; walkways 2 feet or shorter shall be at least 3 feet wide. Exception: 3-feet-wide walkway is acceptable in instances where there is only a 3-foot side yard available.	☐	☐	☐
b. Walkways from street-facing entries shall be separate from driveways.	☐	☐	☐
c. Walkways from entries facing a shared open space or shared driveway shall be differentiated by paving material, pattern, or color from any adjacent driveway.	☐	☐	☐
d. Exception for non-street-facing entries: A paved driveway may serve as the access route for building entries located behind another principal building instead of a separate walkway.	☐	☐	☐
1.1.3 Development Abutting Two or More Street Frontages. Multifamily buildings on corner lots shall orient front facades toward the corner and all adjacent public street fronts (property lines abutting public rights-of-way). The primary pedestrian entry shall be located from the *principal* street.	☐	☐	☐
1.1.4 Internal Site Circulation. If a site is wider than 200 linear feet and located in an area with a grid or nearly rectilinear street pattern, any new streets, midblock connections, and internal pedestrian walkways shall be aligned with the existing neighborhood street grid.	☐	☐	☐

1.2 Additional Standards for Townhomes and Rowhomes

Check Box if Section 1.2 Does Not Apply to Your Project ☐

Standards for Multifamily Townhouse and Rowhouse Type Developments	Yes	No	N/A
1.2.1 Townhouse Configuration. Townhomes, rowhomes and other similar attached developments shall be configured in one of the following ways:			
a. In a row, with entries and front facades facing a *principal street*, a shared driveway, or shared open space.	☐	☐	☐
b. In a row or rows perpendicular to the front lot line or a *principal street*, with entries and front facades for non-front yard adjacent units facing *landscaped* central open space or a shared driveway.	☐	☐	☐
1.2.2 Unit Modulation. Attached units shall be visually distinguished from one another by providing unit modulation through at least one of the following methods:			
a. *Rhythmic massing* offsets, plane changes, volumetric projections or recessions of at least 1 foot.	☐	☐	☐
b. A variation of roofline or parapet heights between units by at least 1 foot.	☐	☐	☐
c. Use of pitched or angled roofs for individual townhome units.	☐	☐	☐

1.3 Vehicular Access and Parking

Purpose and Intent.
Place any surface parking areas toward the rear of development, share driveways where feasible, limit driveway frequency, and screen parking to help avoid disruptions to the public space.

Check Box if Section 1.3 Does Not Apply to Your Project ☐

Vehicular Access and Surface Parking Standards	Yes	No	N/A
1.3.1 Shared Driveways and Curb Cut Frequency. The following standards shall apply:			
a. When only one curb cut is provided for a corner parcel, it shall be located along the *secondary street*.	☐	☐	☐

b. If more than one building is provided on one site, up to one curb cut per habitable multifamily building is allowed on each street.	☐	☐	☐
1.3.2 Curb Cut Location. If curb cut(s) are proposed, they shall be placed on the street that is highest on this list of preferred priority:			
a. A *secondary street* without an existing or under construction Protected Bike Lane.	☐	☐	☐
b. A *principal street* without an existing or under construction Protected Bike Lane.	☐	☐	☐
c. A *secondary street* with an existing or under construction Protected Bike Lane.	☐	☐	☐
d. A *principal street* with an existing or under construction Protected Bike Lane.	☐	☐	☐
e. A *Corridor*, unless no other street frontage exists.	☐	☐	☐
1.3.3 Curb Cut Location. Curb cut(s) shall be at least 10 feet away from any areas which prioritize pedestrian use, including publicly accessible open space, pedestrian entrances, and bicycle entrances. Exception: Sites with less than 80 feet of street frontage.	☐	☐	☐
1.3.4 Surface Parking Location. Surface parking shall be located to the rear of buildings in relation to the *principal* street *frontage,* except as specified below:	☐	☐	☐
a. For projects in zones where Planning Code allows front parking and for projects in the Regional Commercial (CR) Zoning Districts.	☐	☐	☐
b. For developments in Hillside Zones and on lots sloped more than 20% when parking is required by Zoning.	☐	☐	☐
c. *Side parking* is allowed for Mixed-Use buildings with commercial uses such as grocery stores or medical uses on the ground floor.	☐	☐	☐
1.3.5 Parking Stall Location. When parking stalls in a surface parking lot are parallel to the edge of the sidewalk, the first parking stall shall be located at least 10 feet away from the curb cut when accessing it from a public street.	☐	☐	☐
1.3.6 Pedestrian Circulation. All surface parking facilities with 10 or more spaces shall have a continuous network of pedestrian routes with marked pedestrian crossings at all intersections with a vehicular way.	☐	☐	☐
1.3.7 Tree Canopy Cover. For parking lots of 10 of more spaces, trees shall provide a tree canopy cover that shades a minimum of 50% of each on-site surface parking area at *maturity*. The applicant shall provide a *landscape* plan-showing the surface area canopy coverage anticipated at maturity. Exception: Projects with carports with solar panels above proposed parking.	☐	☐	☐
Parking Garages Standards	Yes	No	N/A
1.3.8 Orientation. If a standalone parking structure of 4 or more spaces is provided, the *facade* with the shortest length shall be parallel to the street.	☐	☐	☐
1.3.9 Garage Door Recess. Garage doors shall be recessed by at least 6 inches from the building or garage facade. Exception: This standard does not apply to any detached garages that are located behind the primary structure.	☐	☐	☐

1.4 Services and Utilities

Purpose and Intent.
Service and utility elements are essential but can detract from the streetscape if poorly located or left exposed. These standards ensure trash areas, utilities, and loading zones are placed along secondary frontages, screened, or concealed to protect the visual quality and safety of public spaces and open areas.

Services and Utilities Standards	Yes	No	N/A
1.4.1 Trash Staging. If a multifamily development has multiple street *frontages* and trash collection staging or pickup is required to be along the street due to physical constraints, these staging areas shall be located (and shown on a site plan) along *secondary street* frontages.	☐	☐	☐
1.4.2 Exposed Elements. Electrical elements including wires, conduit, junction boxes, ballasts, and panel boxes shall be *concealed* from public view or painted to match exterior walls.	☐	☐	☐
1.4.3 Utilities and Transformers. One of the following standards shall be met:			
a. Utilities serving private property, including transformers, shall be located on private property; or	☐	☐	☐

b. Transformers that are required to be installed on or adjacent to the street or sidewalk shall either be in below-grade vaults or enclosed in the building.	☐	☐	☐
1.4.4 Off-Street Loading and Service Access. If proposed, off-street loading and service areas for residential uses shall be located either within surface parking lot areas, integrated within the envelope of a building, or placed within another open paved area on-site, and shall be screened from the street and adjacent properties.	☐	☐	☐
1.4.5 No Utilities in Open Space. Utility and mechanical equipment shall not be located within any required open space areas, unless they are enclosed below-grade.	☐	☐	☐

1.5 Open Space

Purpose and Intent.
Open space and play areas are included to promote livability and support residents of all ages. These areas are designed to be safe, visible, and equipped with amenities that encourage social interaction, physical activity, and child-friendly environments.

Check Box if Section 1.5 Does Not Apply to Your Project ☐

Open Space Standards	Yes	No	N/A
1.5.1 Children's Play Area. A minimum of one children's play area shall be provided if a development provides 1,000 square feet or more of contiguous group usable open space. Exception: Children's play areas are not required in *group useable open spaces* designated for senior housing. Note: the play area shall count as a part of total group useable open space.	☐	☐	☐
1.5.2 Children's Play Area. When required, each children's play area shall be designed to provide all the following:			
a. A minimum dimension of 15 feet in any direction, and	☐	☐	☐
b. A minimum of 6 linear feet of seating within 10 feet of the play area.	☐	☐	☐
1.5.3 Children Play Area Equipment. When required, play areas shall include equipment and soft pavement surface.	☐	☐	☐
1.5.4 Children Play Area Protection. When required, play areas shall be protected from any adjacent streets or parking lots or other areas such as dog playing areas or athletic fields or courts with a fence or other barrier at least 42 inches in height.	☐	☐	☐
1.5.5 Group Usable Open Space Design. Projects providing 700 square feet or more of contiguous group usable open space shall include a minimum of one of the following amenities, projects providing 1,000 to 2,000 square feet of contiguous group usable open space shall include a minimum of two of the following amenities, and projects providing more than 2,000 square feet of contiguous open space shall include at least three of the following amenities:	☐	☐	☐
a. Outdoor fitness area.	☐	☐	☐
b. Outdoor active recreation area or play area.	☐	☐	☐
c. Group seating.	☐	☐	☐
d. Joint cooking and eating area such as BBQ facilities.	☐	☐	☐
e. Pet run area and dedicated relief area.	☐	☐	☐
f. Gardening area for residents. Note: If multiple group useable spaces are provided, the amenity requirement is for the entire site.	☐	☐	☐

1.6 Mid-Block Connections

Check Box if Section 1.6 Does Not Apply to Your Project ☐

Mid-block Connections Standards	Yes	No	N/A
1.6.1 Mid-block Connection Width. When provided, mid-block connections shall have a minimum 20-foot width at any point that include both a travel path clear from obstructions and adjacent *landscape* areas.	☐	☐	☐
1.6.2 Vertical Clearance. When building projections extend more than 4 feet over a mid-block connection, they shall maintain a minimum 15-foot vertical clearance, measured from the ground to the bottom of the building projection.	☐	☐	☐
a. Building projections that extend 4 feet or less over a mid-block connection shall maintain a minimum 8-foot vertical clearance.	☐	☐	☐

2. FACADE TREATMENTS AND BUILDING ELEMENTS

2.1 Mitigation of Blank Walls and Facades

Purpose and Intent.
Minimizing long stretches of blank walls on facades contributes to a more active and safer environment. When unavoidable, use design treatments to add visual richness and character.

Mitigation of Blank Walls Standards	Yes	No	N/A
2.1.1 Blank Facades. Facades that face the front property line shall have windows and at least one entry door.	☐	☐	☐
2.1.2 Blank Walls. Facades that front to a street shall have no *blank walls* equal to 15 feet or longer, unless required by structural demands of a building in the Building Code. When unavoidable, all blank walls shall meet the standards for blank wall treatments specified in standard 2.1.4.	☐	☐	☐
2.1.3 Corner Blank Walls. At building corners fronting a *principal street*, a blank wall longer than 15 feet shall not be located within the first 20 feet measured from the building corner.	☐	☐	☐
2.1.4 Treatments. All continuous *blank walls* on the ground floor fronting any public street, sidewalk, walkway, or public open space shall have at least one of the following design treatments. Blank wall treatments shall be clearly represented and called out on the submitted drawings.	☐	☐	☐
a. Murals that are at least 8 feet in any dimension and cover at least 75% of the blank wall area. If this option is selected, it shall be memorialized in the project's conditions of approval stating that a mural shall be preserved (and maintained as necessary) for the life of the building to maintain conformance with this design criteria.	☐	☐	☐
b. Public art that complies with Municipal Code requirements for private development and cover at least 50% of the blank wall area.	☐	☐	☐
c. Decorative features such as ironwork, grilles, panels, mosaics, moldings, or reliefs that cover no less than 50% of a blank wall area. Additional option for parking garages: ventilation grills that match the window patterns and/or articulation on the street-facing building facade.	☐	☐	☐
d. Ornamentation such as frieze, swag or similar running at least 75% the length of the blank wall area, at least 12 inches in height, placed within the upper half of the ground floor height.	☐	☐	☐
e. Planting that covers a minimum of 75% of the blank wall area. These can be permanent vertical trellis and planters with climbing plants, or free-standing plant species adjacent to building walls such as trees or tall shrubs. If planting is provided, irrigation shall be provided to ensure survival. If this option is selected, it shall be memorialized in the project's conditions of approval stating that required plantings shall be maintained (and re-planted as necessary) for the life of the building to maintain conformance with this requirement.	☐	☐	☐

2.2 Facade Treatments and Modulation

Purpose and Intent.
Design treatments of building facades adds to the visual richness and character of developments. Elements such as bay windows, balconies, recessed or covered entries, minor changes of plane, building modulation, and differentiation of materials can help create attractive and memorable buildings. Surface detailing of building facades can add a significant level of visual interest and provide context transitions.

Facade Treatment Standards	Yes	No	N/A
All proposals subject to Immediate Context (all projects outside of Corridor zones) shall submit photo-documentation of the Immediate Context Area for option (i) below to identify if this option is required.			
2.2.1 Facade Treatments and Building Modulation. New buildings and street-facing *additions* shall be articulated using at least two of the following:			
a. Window bays that project from the street-facing building *facade* no more than 3 feet. Any projections into public right-of-way must comply with Zoning and OakDOT permitting requirements.	☐	☐	☐
b. Modular or *rhythmic massing* offsets, plane changes, or volumetric projections or recessions of at least 1 foot.	☐	☐	☐
c. Balconies or *Juliet balconies* on front facade.	☐	☐	☐
d. A variation of roofline or parapet heights between defined building modules or units by at least 1 foot.	☐	☐	☐

e. Window screening devices such as lattices, louvers, perforated metal screens, awnings, sunshades, or canopies that are a minimum of 18 inches deep, are a part of a window trim or assembly.	☐	☐	☐
f. *Rhythmic* pattern of columns, pilasters or fins that are a maximum of 25 feet on center and project from the street-facing building *facade* by at least 6 inches in depth spanning upper floors.	☐	☐	☐
g. Permanently fixed awnings, sunshades, canopies, or screens that are at least 18 inches deep. If this option is selected, it shall be memorialized in the project's conditions of approval stating that required awnings or other canopies shall be maintained (and repaired as necessary) for the life of the building to maintain conformance with this requirement.	☐	☐	☐
h. A horizontal expression line or a design feature, such as a water table, bellyband, belt course, or *cornice*, that is applied above the ground floor or building base, creating a transition to the upper floors. This feature shall extend across at least 80% of the *facade* length.	☐	☐	☐
i. Covered and recessed entries (such as porches) that are a minimum of 4 feet wide and 3 feet deep. Note that this treatment shall be selected if 60% or more of existing buildings in the Immediate Context Area include covered and recessed entries. Applicant shall submit photo-documentation of the Immediate Context Area.	☐	☐	☐
j. Decorative molding, trims, architectural inlays or reliefs, in a *rhythmic* pattern with a minimum depth of 4 inches.	☐	☐	☐
k. Pressed brick, stone, tile, or architectural terra cotta surfaces for at least 60% of street-facing facade.	☐	☐	☐
l. *Cornice* at the *roof line* for flat roofs or eaves for sloped roofs.	☐	☐	☐
2.2.2 *Articulation* and Materials. Each street-facing building *facade* shall maintain the same level of detailing and material quality across its entire surface.	☐	☐	☐

2.3 Building Entrances

Purpose and Intent.
These standards ensure that entries are designed for visibility, accessibility, and compatibility with neighborhood context. Building entrances shape how people experience and access a building. Well-defined, recessed or covered entries that face the street improve pedestrian safety, accessibility, and enhance neighborhoods. Transitional elements like porches and plantings provide a visual and physical buffer between private and public space, while also promoting inclusivity through universally accessible entryways.

General Building Entrances Standards	Yes	No	N/A
2.3.1 Building Entrance Recess or Projection. All building entrances, including shared entries, lobbies, gate entries, and individual ground-floor units, shall include a projection, recess, or combination of both, totaling at least 12 square feet. Examples of such entries include *porch, portico, patio, deck, alcove* or another type of covered or recessed entryway. a. If a recess is utilized, it shall be at least 3 feet in depth and 4 feet in width. b. If a projection is proposed, the covered area shall extend at least 3 feet from the entry *facade* or a gate entry (subject to any OakDOT permitting requirements if within the public right-of-way) and be at least 4 feet in width. This option shall be used for any gate entries leading to lobbies or shared entries.	☐	☐	☐
2.3.2 Stoops. *Stoops* shall only be allowed under one of the following conditions:			
a. In Zones where ground floor grade separation is required by the Planning Code.	☐	☐	☐
b. If at-grade entries are not physically feasible due to a street cross slope of 10% or more.	☐	☐	☐
c. If there is another ADA accessible entry provided into the unit or building.	☐	☐	☐

2.4 Shared Building Entrances

Check Box if Section 2.4 Does Not Apply to Your Project ☐

Shared Building Entrance Standards	Yes	No	N/A
2.4.1 Primary Building Entrance for Lobbies or Shared Entries. Any shared building entrance, including lobbies, vestibules, and gate entrances, shall meet each the following standards:			
a. The primary shared entrance shall be at-grade (no steps) to promote universal accessibility. Exception: This standard (a) does not apply if unreconcilable physical site conditions such as cross-slope over 20% preclude creation of at-grade entrances.	☐	☐	☐
b. The primary shared entrance for street-facing buildings shall face the street.	☐	☐	☐

c. An entry shall have a vertical clearance of at least 8 feet in height measured from the *finished floor* at the door to a surface above (e.g. finished floor of a story above, canopy, *balcony*, or other surface) and be at least 4 feet wide.	☐	☐	☐
d. A door that is either a double door or a single door with side-lites or full-length windows to achieve at least 6 feet in width.	☐	☐	☐
e. Door frame and/or trim of at least 4 inches in width.	☐	☐	☐
f. Door recessed from trim or wall by at least 3 inches.	☐	☐	☐
2.4.2 Exterior Access Limitations. Unenclosed exterior access corridors with unit entrance doors above the ground floor shall not be permitted on public street-facing building facades and side elevations adjacent to other properties. Note: This standard does not preclude exterior staircases that serve interior corridors for egress purposes only.	☐	☐	☐

2.5 Individual Building Entrances

Check Box if Section 2.5 Does Not Apply to Your Project ☐

Individual Residential Entrance Standards	Yes	No	N/A
2.5.1 Porch Context. For proposals in Areas of Primary Importance (APIs) and Areas of Secondary Importance (ASIs), if 60% or more of existing residential buildings in the Immediate Context Area have *porches* or another type of covered or recessed entries, a proposed street-facing building shall provide a covered or recessed porch, patio, or deck that is at least 4 feet wide and 3 feet deep.	☐	☐	☐
2.5.2 Ground Floor Entry. If ground floor residential units are fronting Corridors and include entries from the street, these residential units shall provide one of the following:			
a. A minimum 6-foot front *setback* that extends for at least half of the width of each residential unit, including the ground-floor entry area. The following Transitional Features shall be provided in the setback zones: i. A planting area, which may be at ground level or in raised planters up to 42 inches in height, abutting the sidewalk in at least the first 18 inches of the setback depth, for at least half of the width of each residential unit, planted using live plant materials. ii. A low wall, fence, gate, raised planter or another similar vertical transition feature (up to 42 inches in height), in combination with planting. iii. The remainder of the setback area between the street-facing building *facade* and property line that is not a part of a *stoop*, *porch*, ramp, pedestrian pathway, or planting areas shall be set with decorative paving materials such as pavers, bricks, tile, colored concrete, or another decorative paving material.	☐	☐	☐
b. If an elevated ground floor entry is required by the Planning Code or the first option (a) is not physically feasible due to a cross slope of 10% or more, *ground floor units* shall be elevated between 2.5 and 5 vertical feet above the closest sidewalk level. Exception: A dwelling unit can be elevated higher than 5 vertical feet above the sidewalk level if required due to a designated flood or sea level rise area or if the site's cross slope requires that.	☐	☐	☐
2.5.3 Individual Ground Floor Residential Unit Entrances. Individual residential entrances for residential units that face the street shall meet all the following:			
a. Entrance doors for ground-floor units along a street-facing *facade* shall face the street. Alternatively, the entrance door may be perpendicular to or angled toward the street if the entrance door is within a recessed entry from the front building facade that is at least 4 feet wide and 3 feet deep.	☐	☐	☐
b. All the following Transitional Features shall be provided in the areas between the sidewalk and individual residential entrances, if any such areas exist:	☐	☐	☐
i. Planting strip(s) of at least 18 inches deep abutting the sidewalk. The planting strip(s) can be raised up to 42 inches as planters. If raised planters are provided, they shall be made of concrete, steel, or similar durable material.	☐	☐	☐
ii. A low wall, fence, and/ gate or other similar vertical transition feature (up to 42 inches in height).	☐	☐	☐
2.5.4 Recessed Entrances for Ground Floor Residential Units. Recessed entrances shall have a minimum vertical clearance of 8 feet as measured from front of landing in front of the door to the underside of the ceiling or projecting element defining the entryway and shall be at least 4 feet wide and 3 feet deep.	☐	☐	☐
2.5.5 Porch Columns. When columns or pillars are provided for entry *porches*, their widths and depths shall be at least 4 inches. If columns are round, their diameter shall be at least 6 inches.	☐	☐	☐

2.6 Awnings, Sunshades, Screens and Canopies

Purpose and Intent.
Shading devices are important for facade articulation and weather protection. Awnings at ground floor level add human scale to the pedestrian level, visually differentiate the ground floor and enhance individual business identity for buildings with commercial ground floor. Awnings also reduce solar heat gain and glare, improving indoor comfort.

Check Box if Section 2.6 Does Not Apply to Your Project ☐

Awnings, Sunshades, Screens and Canopies Standards	Yes	No	N/A
2.6.1 Context Transition. When proposed, awnings, canopies, *cornices*, and similar horizontal elements at the ground floor or building base shall match the height of these features on adjacent buildings. If adjacent buildings have these elements at varying heights, the proposed design shall select one height and match it. If there are no adjacent buildings with such elements, this requirement does not apply.	☐	☐	☐
2.6.2 Ground Floor Awnings and Sunshades. When provided, the following standards shall be met:			
a. Awnings and sunshades at the ground level shall maintain a vertical clearance of at least 8 feet from the sidewalk (subject to any OakDOT permitting requirements if within the public right-of-way).	☐	☐	☐
b. When transom windows are provided, awnings, canopies, and similar weather protection elements shall be installed under the transom windows to allow for light to enter the storefront through the transom windows.	☐	☐	☐
c. Awnings shall be either sloped or follow the window contour if a window is arched.	☐	☐	☐
d. Awnings shall not extend over columns or structural piers/pilasters and shall be divided into sections to reflect vertical divisions of the *facade*.	☐	☐	☐
e. No more than one awning shall be provided for each storefront entry or window.	☐	☐	☐
f. Canvas awnings shall not be used for residential entrances. Vinyl awnings shall be prohibited.	☐	☐	☐

2.7 Roofs and Parapets

Purpose and Intent.
The appearance and character of buildings are influenced by their roof forms. Roof form can help buildings transition to their surroundings if a strong context of similar roof shapes exists.

Roofs and Parapets Standards	Yes	No	N/A
2.7.1 Roof Form Context. For proposals in Areas of Primary Importance (APIs), if the Immediate Context Area has 60% or more roofs of similar shape, new buildings shall provide a similar roof shape for a minimum the first 20 feet of building roof depth that faces or is parallel to the street. For example, if the Immediate Context Area has a context of sloped roofs, the new buildings shall also provide a sloped roof for at least the first 20 feet of their street-facing portion of the roof area. This standard applies only to buildings located outside of Corridor zones.	☐	☐	☐
2.7.2 Roof Eaves/Overhangs Context. For proposals in Areas of Primary Importance (APIs), if the Immediate Context Area has 60% or more of pitched roofs with eaves or overhangs, then any proposed project shall also have a pitched roof with overhangs of 12 inches or more along street *frontage*. This standard does not apply to buildings located in Corridor zones.	☐	☐	☐
2.7.3 Pitched Roof Treatment. Any pitched roofs shall have overhangs of at least 12 inches and no more than 36 inches, including the eave and gutter profile.	☐	☐	☐
2.7.4 Parapet Coping/Caps. Any parapets shall include a cap.	☐	☐	☐
2.7.5 Roof Edge Flashing. If proposed, weather protection for flat roof edges and parapets, such as metal flashing, shall match building roofline color. Unpainted metal flashing shall be prohibited.	☐	☐	☐
2.7.6 Rooftop Mechanical Equipment. Any equipment shall be located at least 5 feet away from the edge of any roof of a street-facing public *facade* and screened with a device that matches the materials and texture of the building exterior. Height of the screening device shall be at least as high as the highest point of the equipment.	☐	☐	☐

2.8 Balconies and Decks

Purpose and Intent.
Integrate the design of balconies and decks with the overall building design. To maintain privacy, avoid placing balconies or decks along interior shared property lines.

Check Box if Section 2.8 Does Not Apply to Your Project ☐

Balconies and Decks Standards	Yes	No	N/A
2.8.1 Side-Facing Balconies or Decks. Balconies and upper floor or rooftop decks shall be set back at least 5 feet from the shared interior side property line.	☐	☐	☐

2.8.2 Privacy Screening. Balconies and decks, including rooftop decks, within 10 feet of a shared side property line shall have solid railings or non-transparent glass at least 36 inches high on the sides facing shared side property lines.	☐	☐	☐
2.8.3 Stair and Elevator Penthouses. Stair and elevator penthouses shall be set back at least 5 feet from the street-facing building *facade* and shall be designed in the same style, materials, and finishes as the main building.	☐	☐	☐
2.8.4 Balcony as Entrance Cover. When balconies are located above building entrances, they shall be designed to provide coverage or act as a projection for the building entrance and be center aligned with a building entrance.	☐	☐	☐
2.8.5 Equipment on Balconies. Permanent storage boxes, condensers for air-conditioning units, or other mechanical equipment shall not occupy more than 25% of the *balcony* area and shall not project beyond the balcony. Vents and louvers for such equipment shall be allowed.	☐	☐	☐
2.8.6 Deck Projection. Street-facing decks on stilts shall be prohibited.	☐	☐	☐

2.9 Windows and Glazing

Purpose and Intent.
Windows play a key role in architectural expression, indoor comfort, and neighborhood cohesion. Windows with adequate recess and trim create a shadow line and provide desirable depth and detail to a building façade. Clear street-facing windows contribute to a sense of presence and safety.

Windows and Glazing Standards	Yes	No	N/A
2.9.1 Window Shadow Detail. Street-facing windows shall provide a shadow detail using at least one of the following methods:			
a. Inset window from the building *facade* or exterior window trim by at least 2 inches.	☐	☐	☐
b. Exterior window trim that is at least 3 inches wide and 1 inch thick.	☐	☐	☐
c. Windows projecting from building *facade* or exterior window trim by at least 3 inches.	☐	☐	☐
d. Window screening devices such as lattices, louvers, perforated metal screens, awnings, sunshades, or canopies that are a minimum of 12 inches deep and are a part of a window trim or assembly.	☐	☐	☐
e. Windows grouped in banks that are recessed by at least 2 inches from the rest of building facade.	☐	☐	☐
2.9.2 Sill Height. Windows that are located on upper stories closer than 10 feet from and facing existing residential buildings on an adjacent property shall have sill height at least 42 inches above the *finished floor* unless the window is placed at an angle of at least 30 degrees, measured perpendicular to the adjacent interior property line.	☐	☐	☐
2.9.3 Window Materials Context. For proposals located in Areas of Primary Importance (APIs), street-facing windows shall be metal, wood, or a material with wood-like appearance.	☐	☐	☐

2.10 Exterior Materials

Purpose and Intent.
Quality materials on building facades and especially at the ground level ensure longevity and sustainability, reducing the need for maintenance. Materials influenced by a strong surrounding context create and enforce a sense of place.

Materials Standards	Yes	No	N/A
2.10.1 High Quality Durable Materials for Ground Floors. All non-fenestrated areas on the street-facing ground floor facades of buildings with a zero front lot line *setback* shall use one or more of the following durable, low-maintenance, high-quality materials and textures: a. Natural stone (such as marble, granite or other). b. Cast stone. c. Pressed Brick – real or veneer. d. Ceramic tile. e. Glass. f. Heavy Timber or Mass Timber. g. Horizontal wood siding. * h. Terracotta. i. Pre-cast concrete, glass-fiber reinforced concrete. j. High-quality, cast-in-place concrete, including board-form concrete.	☐	☐	☐

k. Cement plaster or Stucco (light sand or smooth trowel finish.) * l. Cement fiber or similar synthetic siding resembling wood siding or shingles that must be smooth surfaced (without imitation of raised wood grain). * m. Steel and metal. n. High-density fiber cement panels of minimum 7/16" inch thick. *Note: These materials are not allowed on ground floor facades along Corridors, unless they are above a bulkhead made of another approved durable material from this list.			
2.10.2 Prohibited Materials. T1-11 siding, foam/spray stucco, and vinyl siding and trim (not windows) are prohibited.	☐	☐	☐
2.10.3 Material Transitions. Transitions between different materials, when provided, shall be coordinated with plane changes and occur at the junction of two perpendicular or intersecting planes. If material changes must be in the same plane, architectural elements such as trim, cornices, or similar features shall be utilized to create a defined corner or edge for the material transition.	☐	☐	☐
2.10.4 Variation in Materials. The following shall be met:			
a. At least two materials or textures shall be used on all street-fronting building *facades* longer than 100 feet in width, in addition to glazing and railings.	☐	☐	☐
b. The primary material shall be used for a minimum of 60% of the building *frontage*, excluding windows, safety railings (vertical edge boundary), base bulkheads, and trim.	☐	☐	☐
2.10.5 Materials Context. If 60% or more of buildings within the Immediate Context Area or Existing Context feature the same prominent material on at least 50% of their street-facing facades, the proposal shall incorporate this material on at least 50% of its *facade* unless the prominent material is one of the prohibited materials listed in 4.8.2. Note: Except for Local Register Properties, if the context material is wood siding, an alternative material such as cement fiber siding, that *visually matches* the context siding is acceptable.	☐	☐	☐

3. STANDARDS FOR BUILDINGS IN HILLSIDE ZONES AND ON SLOPED LOTS

3.1 Hillside Zones and Sloped Lots

Purpose and Intent.
Development on sloped lots and Hillside areas requires design that responds to challenging topography while minimizing visual bulk, grading, and promoting fire safety. Stepped building forms, limited wall heights, and grading sensitive to existing topography help buildings relate more naturally to the land. Requiring fire-resistant materials in high fire hazard areas supports resilient and safer development.

Check Box if Section 3.1 Does Not Apply to Your Project ☐

Hillside and Sloped Lots Standards			
3.1.1 Stepping for Sloping Lots. Where a building footprint slope exceeds 20%, stepping shall be achieved using at least one of the following:			
a. Changing the elevations of *finished floors* or roofs no more than two stories between steps.	☐	☐	☐
b. Adding floors at higher grade elevations as allowed by the underlying Zoning district.	☐	☐	☐
c. Stepping back the uppermost floor at the lowest point of the slope by a minimum of 5 feet behind the floors below.	☐	☐	☐
3.1.2 Skirt Wall Height on Hillside. *Skirt wall* height shall be limited as follows: On *footprint slopes* of 20-60%, skirt wall heights shall not exceed 2 feet per 10% of slope, with a maximum skirt wall height of 4 feet for a 20% slope, 6 feet for a 30% slope, 8 feet for a 40% slope, 10 feet for a 50% slope, and 12 feet for a 60% slope. Exception: This standard shall not be required for buildings on lots with slope greater than 60%.	☐	☐	☐
3.1.3 Skirt Wall Design. At least one of the following design methods shall be used to reduce *skirt wall* bulk:			
a. Including horizontal belt course and a cap at the top of the skirt wall.	☐	☐	☐
b. Changing material at the skirt wall to contrast with primary building volume.	☐	☐	☐
c. Integrating *landscaped* terraces at the skirt wall.	☐	☐	☐
d. Recessing the skirt wall from the face of the upper floors.	☐	☐	☐
3.1.4 Materials in Fire Zones. Projects located in a Very High Fire Hazard Severity Zone (VHFHSZ) (as adopted by the City) shall not use untreated wood products for exterior siding and roofs, including	☐	☐	☐

wood shingles or shakes without fire-resistant treatment. Note: All regulations under the Building and Fire Codes shall still apply.			
3.1.5 Garages on Lots with a Cross Slope. On a site that has a *cross slope* of more than 10 percent, garages and driveways shall be located on the lower side of the lot.	☐	☐	☐

4. STANDARDS FOR PROJECTS WITH GROUND FLOOR COMMERCIAL

4.1 Commercial Ground Floor

Purpose and Intent.
Well-designed ground-floor commercial spaces enliven the street and enhance the pedestrian experience, while elements typical to storefronts such as transparent and inviting windows, shop displays, architectural detailing, and outdoor uses help foster architectural cohesion, connection to the street, and success of these commercial spaces.

Check Box if Section 4.1 Does Not Apply to Your Project ☐

Commercial Ground Floor Standards	Yes	No	N/A
4.1.1 Ground Floor Context Transition. New buildings with ground floor commercial spaces fronting a street shall have a ground floor expression line* that matches the ground floor expression line height and dimension of adjacent Local Register Properties and "C"-rated PDHP's. If more than one such property is adjacent with different height and dimension of the expression line, the project shall match the height and dimension of either one. *Expression Line is a horizontal building element such as trim, *massing* change, material change or architectural elements such as a belly band, belt course, a water table, or a *cornice*.	☐	☐	☐
4.1.2 Ground floor height. Unless otherwise mentioned in the underlying Zoning district, the minimum ground floor height shall be 15 feet for buildings containing ground floor non-residential facilities. The Zoning Code provides that height shall be measured from the sidewalk grade to the second story floor, or to the roof if only one story is proposed.	☐	☐	☐
4.1.3 Commercial Space Viability. Ground floor commercial spaces shall include vent shafts, exhaust vents, and stub outs for plumbing.	☐	☐	☐
4.1.4 Building Corners. Any proposed storefront elements–including windows, transparent facades, bulkheads, awnings and sunshades, transom windows, lintels, and horizontal elements such as cornices–that are located at building corners shall wrap around the corner such that these elements extend from the primary street to the *secondary street* at least 10 feet. See a typical storefront element diagram in the Glossary section.	☐	☐	☐
4.1.5 Finished Floor. The finished ground floor level for all commercial *active frontages* shall be within 3 vertical feet of the sidewalk grade. For sites with a *principal* street *cross slope* of 10% or more, the finished ground floor level shall be within 5 vertical feet of the sidewalk grade. Exception: When a site is in a designated flood or sea level rise area, the finished ground floor level is allowed to be raised so that it is at least 1 vertical foot above the designated flood or sea rise level.	☐	☐	☐
4.1.6 Wall Plane. To avoid continuous flat wall planes at ground floor, commercial facades of over 150 feet in length along the street shall include storefront windows, bulkheads, and other surfaces that project or recess between 3 and 12 inches from the primary building facade.	☐	☐	☐
4.1.7 Outdoor Seating or Dining. Any proposal for outdoor seating in the public right-of-way must receive OakDOT approvals (separate from Planning). When outdoor seating or dining is provided in the area between the public right-of-way and building *facade* at the ground level, the following shall apply:			
a. At least 5 feet wide unobstructed access is maintained at building entrances.	☐	☐	☐
b. Outdoor seating and dining areas shall include receptacles for refuse and recycling. These elements shall be shown on plans.	☐	☐	☐
4.1.8 Commercial Ground Floor Treatments. The commercial ground floor of 3-story buildings shall be articulated using at least one of the following:			
a. Columns or pilasters that are a maximum of 25 feet on center and that project from the street-facing building by at least 6 inches in depth and at least 12 inches in width.	☐	☐	☐
b. Permanently fixed awnings, sunshades, canopies, or screens that are at least 18 inches deep.	☐	☐	☐
c. A horizontal expression line or a design feature, such as a water table, bellyband, belt course, or *cornice*, that is applied above the ground floor or building base, creating a transition to the upper floors. This feature shall extend across at least 80% of the *facade* length.	☐	☐	☐
d. Distinct materials from the remainder of the *facade* above ground floor. This change in materials shall include at least at 3 feet by 10 feet area and shall include at least 20% of the	☐	☐	☐

building area of the base, whichever is greater. This change in materials shall also include a change in plane of at least 2 inches from the wall surface from the remainder of the building. This option shall comply with standard 2.10.1 for high quality materials.			
e. Surface detailing for at least 60% of the ground floor *facade* length (tile, brick, or other durable material).	☐	☐	☐
f. A belt course with a change in material of at least 3 feet in height as measured from the sidewalk grade, or a feature such as frieze or similar ornamentation at least 12 inches in height, placed between 4 and 7 feet above grade. Either of these features shall cover at least 60% of the base *facade* length.	☐	☐	☐
Commercial Entrance Standards	Yes	No	N/A
4.1.9 Commercial entrances. Pedestrian entrances to ground-floor and upper-floor commercial uses shall meet all following standards:			
a. Mixed-use projects on corner lots or with *frontages* on multiple streets shall have a primary ground-floor commercial entrance on the *principal street* or at a corner.	☐	☐	☐
b. All commercial *active uses* located at the ground level shall provide at least one at-grade entrance from the public right-of-way. Exception: Sites in designated flood or sea level rise areas are not required to meet this standard.	☐	☐	☐
c. There shall be a minimum of one entrance for each 100 feet of *frontage* or portion thereof.	☐	☐	☐
d. At least two of the following standards shall be met:			
i. Entrances that are recessed by at least 3 feet from the rest of the ground floor building *facade*. If the entrance is a part of a bay formed by columns or pilasters at the ground floor, the entire ground floor commercial space may be recessed by at least 3 feet and no more than 5 feet measured from the rest of the building *facade* above the ground floor excluding any projections.	☐	☐	☐
ii. Entrances that are covered by a roof, canopy, permanently fixed awning, or other permanent architectural projection that provides weather protection that is at least 12 square feet in size.	☐	☐	☐
iii. Exterior entry vestibule or alcove floors that are paved with tile, stone, or other hard-surface material distinct from the adjacent sidewalk. This standard may also be met by scoring concrete and using integrated color.	☐	☐	☐

4.2 Storefronts

Check Box if Section 4.2 Does Not Apply to Your Project ☐

Storefront Elements Standards	Yes	No	N/A
4.2.1 Storefront Elements*. Commercial facades shall provide at least three of the following or meet Exception (e): *Please see Glossary section for a diagram showing a typical storefront condition.			
a. Transom or Clerestory window with a window trim. If transom windows are proposed, they shall be at least 18 inches high.	☐	☐	☐
b. Lintel with piers that connect lintel to the ground.	☐	☐	☐
c. Entry recess to create an alcove that is at least 3 feet wide and 3 feet deep.	☐	☐	☐
d. To support storefront windows, a bulkhead of at least 6 inches and no more than 24 inches in height, measured from the adjacent sidewalk. In addition, the following shall be met:	☐	☐	☐
i. Storefront windows shall be set at or within 3 inches of the face of the bulkhead or the bulkhead materials shall be incorporated into the sill detailing.	☐	☐	☐
ii. If bulkhead is proposed, transom windows or another transom element shall be provided.	☐	☐	☐
iii. If bulkhead is proposed, all materials must be durable and resistant to surface damage, such as tile, polished stone slabs, wood panels, pressed brick, metal and formed concrete. Prohibited materials for bulkheads are stucco, wood shingles, board-and-batten siding, rustic materials such as rough-sawn wood, vinyl, and cultured stone. If any of the materials in this standard conflict with standard 2.10.1, materials in this standard shall prevail for bulkheads only.	☐	☐	☐
e. Exception: Provide glass storefronts with at least 8 feet high glass display windows, and entry doors with transparent glass sections of least 50%.	☐	☐	☐

4.2.2 Transom Windows. A clearance of at least 18 inches shall be maintained between a dropped ceiling and any transom or clerestory window to allow light to enter the room.	☐	☐	☐
4.2.3 Security Gates or Screens on Storefronts. Any security gates or screens proposed for storefronts shall meet the following standards:			
a. New storefronts shall be constructed with an internally housed (in an enclosed housing box) or completely internal security gate system. This also applies to scissor gates.	☐	☐	☐
b. The security gate housing must be located as follows in the matter of preference: 1. On the interior of the storefront. 2. The outer face of the security gate housing is set so as not to protrude beyond the building *streetwall*. 3. The security gate tracks are recessed or set into reveals along the sides of the storefront.	☐	☐	☐
c. Security gates shall be composed entirely of open metal mesh. A solid metal panel at the base that does not exceed the height of a bulkhead it covers is acceptable. If there is no bulkhead, the metal plate shall not be higher than 12 inches from the grade. Exception: a solid security door is allowed if a mural or other type of art is included on the surface of the door.	☐	☐	☐
4.2.4 Windows for Ground-Floor Commercial Uses and Common Areas. Windows and glazing at ground-floor commercial facades shall have no opaque, semi-opaque or dark tinted glass.	☐	☐	☐

5. ADDITIONAL STANDARDS FOR ADDITIONS TO HISTORIC PROPERTIES

In addition to standards in the checklist above, these standards apply to additions to a Local Register Property or a Potentially Designated Historic Property (PDHP) that result in new dwelling unit(s). Any reference to "the existing building" means the existing main building(s) on the same lot as the proposed project.

New detached buildings on lots with existing historic structures are not subjects to standards in this section (with the exception of standard 5.2) and are instead covered by the standards in above sections 1-4 above.

Note: Standards below apply in addition to all other standards specified in this checklist. If any standard in this section creates a conflict with any standard in the checklist above, the standard(s) from this section shall apply. These standards do not apply to Accessory Dwelling Units (ADUs).

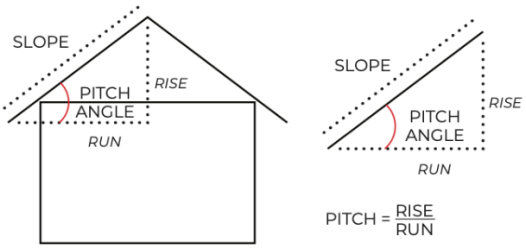
Check Box if Section 5 Does Not Apply to Your Project ☐

Standards for Additions to Historic Buildings Resulting in Additional Dwelling Unit(s)	Yes	No	N/A
5.1 Retention of Existing Features. The construction of *additions* shall not alter the existing historic building structure except as necessary for integration. The construction of *additions* shall preserve, repair, or replace in-kind in a manner that *visually matches* any existing original architectural details or materials of the existing building portion that is being modified, except as necessary to construct and integrate an addition.	☐	☐	☐
5.2 Additions to National Register Properties. New *additions* or detached buildings on lots with National Register Properties subject to the Secretary of the Interior's standards at the front or side of a main historic building shall use the same forms and materials of the historic building, but in a manner that does not replicate or duplicate the exact detailing of the existing historic building or obscure its existing form.	☐	☐	☐
5.3 Entrances. Any *addition* to existing historic buildings that would obstruct pedestrian access to the existing building's primary entrance shall include a new pathway to the primary entrance.	☐	☐	☐
5.4 Retention of Front Porches. An *addition* or alteration shall not result in the enclosure of an existing street-facing front *porch*. Exception for projects that propose raising a building portion that include a porch: the porch may be converted into a *balcony*, deck, or enclosed, but it shall not be removed.	☐	☐	☐
5.5 Porches and Decks. If there is an existing front *porch* or street-facing deck, any front *addition* shall preserve, repair, or replace in-kind the existing porch or deck. Any new porches or street-facing decks shall exhibit the same shape and proportions and match the same architectural details as those of the existing buildings on site. Exception: A *porch* is allowed to be modified to accommodate a removal of steps and a grade separation to enhance accessibility. All other elements and proportions of the porch must be preserved, repaired, or replaced in kind, except as necessary to remove the steps.	☐	☐	☐

5.6 Roof Form and Slope. The roof area of street-facing *additions* shall exhibit the same *roof form** and roof slope category** as the existing historic building(s) on site. This standard shall also apply to rear additions on corner lots.

*Examples of roof forms are gable, hip, mansard, gambrel, flat, shed, bonnet, and false front.
**Roof slope categories:

Slope Category	Roof Pitch *(rise:run)*
FLAT	≤ 1:12
LOW	≤ 1:12 and ≤4:12
MODERATE	> 4:12 and ≤7:12
STEEP	> 7:12



5.7 Roof Eaves. *Additions* shall match any eaves and overhangs on the existing historic building, if any exist, including eave depth.

5.8 Windows. The following standards shall be met:

a. Any street-facing *addition* with new wall area above, below, next to, or in front of the existing historic building, shall match existing predominant (50% or more) street-facing window type. Window type refers to hung, casement, slider, or other commonly recognized types but does not include lites or divisions.

b. If the existing windows are not original, new windows shall *visually match* those traditionally associated with the building's architectural design.
   i. If the style is unknown, new windows shall maintain the original window opening orientation (vertical or horizontal).
   ii. If original window openings were modified, street-facing windows shall match the predominant orientation (vertical or horizontal) of at least 60% of windows in the Immediate Context Area. The applicant shall be responsible for photo-documenting windows in the "Immediate Context Area" and illustrate window alignment. Such illustration could be in a form of annotated photographs that clearly show existing windows.
   iii. Exception: If no consistent window orientation exists in the Immediate Context Area, (b) shall not apply.

c. Window materials shall *visually match* the existing. Different window materials are allowed if the new material is visually the same in appearance with or visually match the typical dimensions of the existing materials.

d. Exception: This standard does not apply to windows in commercial ground floors.

5.9 Windows for Additions to Local Register Properties. For additions on lots with Local Register Properties only, for any *additions,* including non-street-facing elevations, windows shall *visually match* style, trim, and sill of the existing windows. The proposed street-facing windows shall exhibit visually the same orientation (i.e., horizontal or vertical).

Exception: new windows required for egress.

5.10 Window Trim. Window trim for street facing windows shall *visually match* depth and width of window trim on the existing building.

5.11 Windows/Openings for Upper Story Additions. Any part of the *addition* that faces a street shall include windows or other openings such as doors to balconies or dormers. Street-facing windows shall match predominant existing window orientation (vertical or horizontal) and be vertically center-aligned with existing street-facing windows.

5.12 Roof Form of Upper Story Additions. *Roof form* shall be of the same type (e.g. gable, hip, mansard, gambrel, flat, shed, bonnet, false front) as the roof form of the existing building.

5.13 Upper Story Additions for Historic Buildings with Flat Roofs. One of the following standards shall be met:

a. The upper floor *addition*(s) shall be recessed (stepped back) a minimum of 10 feet from the street-facing facade; or

b. The upper floor(s) *addition* shall be delineated from the first floor with a trim or another horizontal design feature such as a belt course or bellyband, applied to the transition between the first floor and upper floor(s) and new addition materials and textures shall be visually distinct from the existing.	☐	☐	☐
5.14 Upper Story Additions for Historic Buildings with Pitched Roofs. One of the following standards shall be met:			
a. The existing roof shape shall be expanded by using dormers along the long side of a gable roof; or	☐	☐	☐
b. The existing roof shape shall be expanded by opening the back of a hip roofed attic or including a side-facing gable roof or hipped roof; or	☐	☐	☐
c. The upper story *addition* shall step back at least 6 feet from the street-facing *facade* and shall use the same *roof form*, type, and roof slope category as the existing building as per standard 5.6 above.	☐	☐	☐
5.15 Additions by Raising an Existing Historic Building on Street-Facing Facades. When a story is added by raising the existing structure, the following standards shall apply:			
a. New *addition* materials shall be visually distinct from the existing historic buildings.	☐	☐	☐
b. Existing roof shape, form, and type shall be preserved.	☐	☐	☐
c. Street-facing windows shall match existing window alignment (vertically center-aligned) and window trim.	☐	☐	☐
d. When a portion of or the entire existing building is raised for an *addition* along the street frontage, the *addition* shall not include open stilts.	☐	☐	☐
e. Any original front entry porch shall either be moved to the new first floor elevation or relocated to the new second floor if a new entry porch is provided on the first floor that *visually matches* the original. If the porch is relocated to the new second floor it may be enclosed.	☐	☐	☐
5.16 Raised Basement. If the basement level is raised to create the *addition*, the raised portion of the basement shall meet the following standards:			
a. The height of the raised basement shall not be higher than 2/3 of the first-floor height.	☐	☐	☐
b. Exterior materials for the raised portion of the basement shall *visually match* existing basement materials.	☐	☐	☐

ATTACHMENT A. GLOSSARY AND DEFINITIONS

Please refer to Planning Code Chapter 17.09 Definitions for any definitions of terms not defined in this section. The terms below are *italicized* throughout the document.

Active Uses - Uses and occupancy types that encourage physical and/or visual engagement between building tenants, visitors, and the public outside of these spaces. Examples include retail storefronts, bars and restaurants, entertainment venues and businesses, personal services businesses, art galleries, gyms and fitness studios, offices, salons, lobbies, community rooms and other examples.

Active Frontages - Building ground floor frontages with occupied spaces that encourage engagement between the building tenants and the public space. They allow visual or physical access to the active uses within the building from sidewalks.

Addition – New construction or extension that is added to an existing building or when a new building added on a lot with an existing building that result in creation of a new residential unit(s).

Articulation - The way portions of a building form are expressed (materials, color, texture, pattern, modulation, etc.) and come together to define the structure.

Balcony – Balconies are exterior floor systems projecting from a structure and supported by that structure, with no additional independent support. They have private entrances from living space and are generally smaller than decks in size, enclosed with a railing.

Blank Facade or Wall - Blank Wall Definition: Any portion of a street wall (including the wall of a parking structure) equal to 15 feet of more without fenestration. Blank walls include any wall area that is not transparent, including solid doors without fenestration and mechanical areas. Faux windows do not count as fenestration.

Block - The area bounded by public street rights-of-way, by publicly owned open space, or by utility or transportation parcels (such as railroads).

Cornice - A projecting horizontal feature that crowns a facade or used as a horizontal articulation on a building facade.

Cross Slope - here means a slope along the front property line between side property lines.

Facade - Any exterior face or wall of a building.

Finished Floor - Finished floor level refers to the uppermost surface of a floor once construction has been completed and all floor finishes have been applied.

Ground Floor Residential/Dwelling Unit – A dwelling unit at the first level of a building's finished floor.

Juliet Balcony – A shallow balcony consisting of a balustrade connection to the building facade without a deck to walk on. It typically gives an appearance of a balcony without protruding more than a couple feet from the building facade.

Landscape/Landscaping - Pervious areas containing organic and inorganic elements such as plants, soil, mulch, trees, and shrubs, rocks, pathways, pavers, and other elements.

Massing - The three-dimensional bulk of a structure - height, width, and depth.

Maturity (planting) - Maturity is when a tree reaches 12.1 inches diameter at four and a half feet above grade. For plants other than trees, maturity is the average size for a plant at full growth.

Porch - A roofed area outside at building entry, typically attached to the front walls of the house.

Primary Building Entrance - A single entrance to a building that provides access to the maximum area in the building program. A building can have several uses and more than one separate entrance for each of those uses, but a building can have only one primary entrance; all others are secondary building entrances.

Principal Street – Is a street a building is facing. See Planning Code Section 17.101K.080 for how to identify principal and secondary streets.

Rhythmic - A regularly spaced or other repeating pattern of vertically oriented objects or architectural elements such as a bays, columns, windows, sunshades, awnings, doors, projections etc.

Roof Forms - Roof form means one or more roof types used in a structure, including but not limited to: gable, hip, gambrel, shed, mansard, flat, and dormers.

Roof Line – Outline or contour formed by the top edge of a roof as it meets the walls or other structural elements of a building. It defines the shape and profile of the roof when viewed from the exterior.

Secondary Street - A street of lower classification according to OakDOT Streets Map when a lot is facing more than one street. See Planning Code Section 17.101K.080 for how to identify principal and secondary streets.

Setback - The minimum distance by which buildings, structures, and parking shall be separated from any lot line, as defined in the Planning Code.

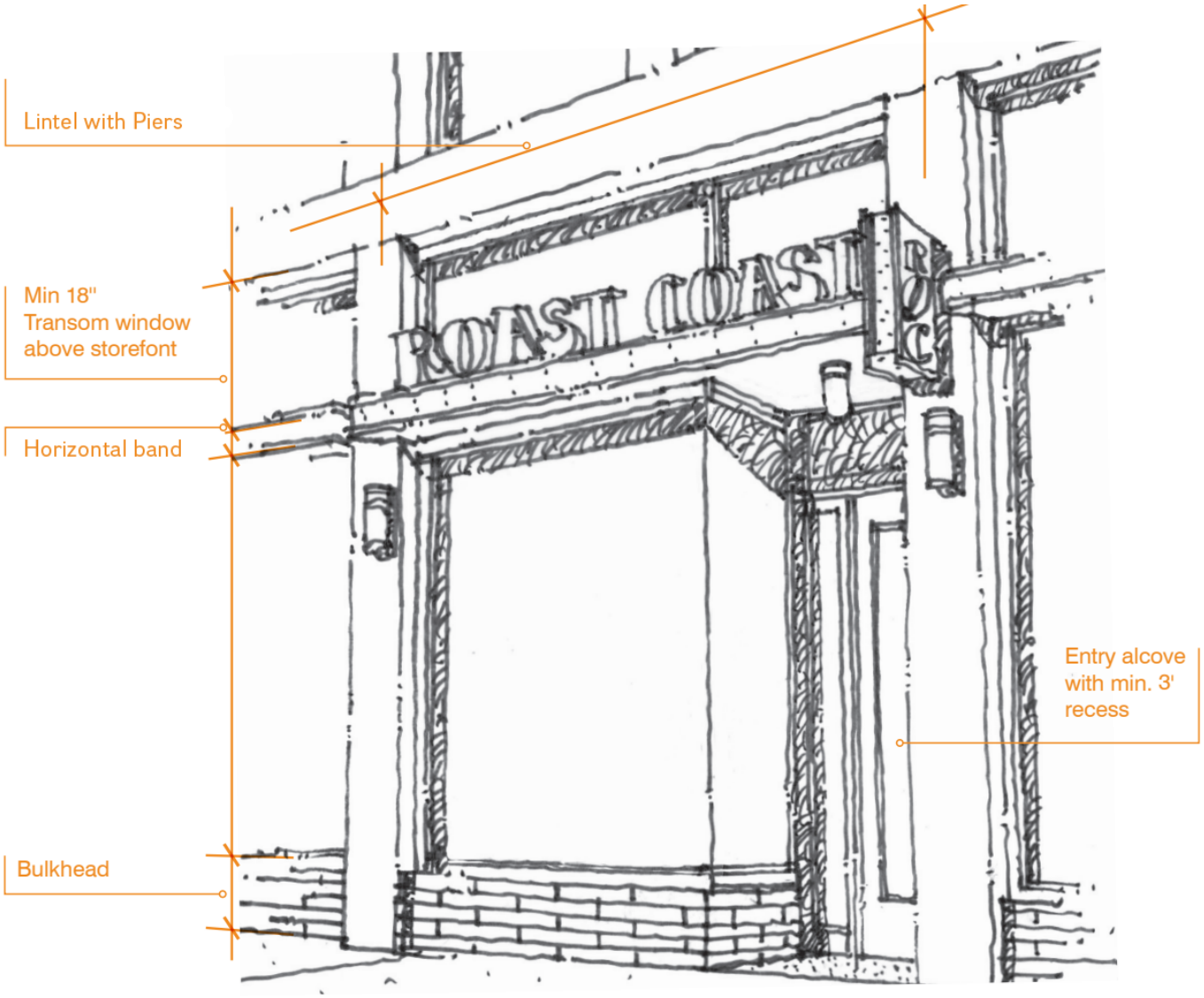
Side Parking – Parking area between a main building and a side lot line.

Skirt Wall – A skirt wall is a wall, typically located at the base of a structure, designed to enclose or cover the gap between the ground and the bottom edge of the building.

Stoop - A set of steps leading from the sidewalk or street either to the entrance of a building or to a landing or a small porch attached to the building.

Visually match - is to appear similar in overall look without being identical in detail or dimension.

*A typical storefront condition:



Typical storefront condition

Image Credit: San Francisco Objective Desing Standards