

STANDARDS FOR COMMERCIAL ZONES THAT ALLOW RESIDENTIAL USES

	Existing Zoning Ordinance Regulations	Save El Pueblo Viejo Initiative	Plan SB Recommended Policies	Possible PlanSB Interim Ordinance¹
Building Height - In C-2 and C-M Commercial Zones That Currently Allow 60 Feet	4 stories / 60' ² <i>Charter is 60 feet for industrial, manufacturing and commercial zones</i>	40' in El Pueblo Viejo and 45 feet in all other commercial zones	60' w/reduction next to historic structures and residential zones	60' height limit and study a buffer where increased setbacks would apply when adjacent to residential zones and listed historic resources.
Front Yard Setbacks – 100% Residential in Commercial Zones	10' – 20'		-Variable, both average setback and varying setbacks across zones. -Setback for landscaping consistent w/ Pedestrian Master Plan & to accommodate planting of significant trees -Form Based Codes	No change from existing
Front Yard Setbacks – Commercial & Mixed Use in Commercial Zones	10' – 20' C-2, C-M – None		-Variable -Setback for landscaping consistent w/ Pedestrian Master Plan & to accommodate planting of significant trees -Form Based Codes	In C-2, C-M Zones Only: 5' average setback along building frontage with exception of street frontage on State Street and the first blocks East and West of State Street between Montecito and Victoria Streets. All other commercial zones to remain the same
Interior & Rear Yard Setbacks – 100% Residential in Commercial Zones	6' – 10' or ½ the building height if adjacent to residentially zoned property		No changes proposed, could be part of Form Based Codes	No change from existing
Interior & Rear Yard Setbacks – Commercial & Mixed Use in Commercial Zones	R-O, C-O – 6' - 10' or ½ the building height if adjacent to residentially zoned property Other commercial zones - None, unless adjacent to residential zoned property then 10' or ½ the building height		No changes proposed, could be part of Form Based Codes	No change from existing

¹ These possible standards are for purposes of discussion only and need design work and community, decision maker input before any formal recommendation is made.

² Building height immediately adjacent to residential zones shall not exceed that allowed in the most restrictive adjacent residential zone for that part of the structure constructed within a distance of 30 feet or ½ the height of the proposed structure, whichever is less. Note, multi-family height is 45 feet, and single-family and R-2 are 30 feet.

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Building Maximum Floor Area in C-2 and C-M Zones	None		To be determined	100% - 1 st & 2 nd story 60% - 70% - 3 rd story 40% - 4 th story (Note likely 3 rd and 4 th story would be percent of building area on 1 st floor)
Open Space – 100% Residential in Commercial Zones	Private – 60’ – 160’ and 10% on grade common area (w/15’ X15’ area, flexible location); Or Common – 15% of total lot area (on grade)		-To be determined in recommended multi-family design guidelines -Within ½ mile radius, on site, or fee contribution toward future parks	No change from existing
Open Space – Commercial and Mixed Use in Commercial Zones	<u>Commercial</u> – none <u>Mixed Use</u> – Private – 60’ – 160’ and 10% on grade common area (w/15’ X15’ area, flexible location); Or Common 15% of total lot area (on grade)		-Need new open space standards -Common useable open space on site for mixed use residents (flexible where provided)	No change when 100% commercial use, but allow flexibility in location of common open space if using the 15% option for mixed use projects.
Unit Size	400 sq. ft. minimum size 150 sq. ft. for SRO (low income)		-Smaller -Establish standards for average unit sizes -Maximum unit sizes -2 tier maximum unit size related to density	This would apply in <u>all</u> zones where residential use is allowed with exception of R-2, Two Family and One-Family Zones: Maximum Unit Sizes Studio – 1,100 1 Bdrm – 1,300 2 Bdrm – 1,650 3 Bdrm – 1,950 Sizes, based on approximately 70% of variable lot area required, rounded.