

Development Standards for Commercial Zones that Allow Residential Units	
Standard	Existing Regulations That Currently Apply
	<p>PlanSB Interim Ordinance (Presented April 08).</p> <p>100% Residential Bldg.: standard not specified</p> <p>100% Commercial Bldg.: 5% of the net lot area</p> <p>Mixed Use Bldg.: 10% of the net lot area</p> <ul style="list-style-type: none"> All open, adjacent to street at grade and include landscaping, patios and paseos Exempts from open space requirements parcels fronting on State and one block east and west from Cabrillo to Sola Streets.
	<p>PlanSB Interim Ordinance (Presented Sept. 08)</p> <p>100% Residential Bldg.: no change, because existing regulations already require private and common open space and front yard setbacks also apply.</p> <p>100% Commercial Bldg.: no change because recommending a new 5 foot average setback on commercial properties C-2 and C-M zones that do not already have a setback. This setback area could include landscaping, trees, patios, etc. (see below)</p> <p>Mixed Use Bldg.: Same as existing but add flexibility when using the 15% option, able to provide some on upper stories to serve residents.</p>
Open Space	<p>100% Residential Bldg.:</p> <ul style="list-style-type: none"> Private per/unit and 10% on grade common (w/15' X15' area, flexible location); Or Common – 15% of total lot area on grade <p>100% Commercial Bldg.: none (but all except C-2 and C-M have front yard setback requirements of 10'-20' - see below)</p> <p>Mixed Use Bldg.</p> <ul style="list-style-type: none"> Private per/unit and 10% on grade common (w/15' X15' area, flexible location); Or Common – 15% of total lot area on grade
Setbacks	<p>100% Residential Bldg.: Front Yard: 10 – 20 feet</p> <p>Interior and Rear Yards: 6 – 10 feet or ½ bldg. height whichever greater when adjacent to residential zone</p> <p>Commercial and Mixed Use Bldgs.: Front Yard:</p> <ul style="list-style-type: none"> C-2 and C-M – None 10 – 20 feet all other commercial zones <p>Interior and Rear Yards:</p> <ul style="list-style-type: none"> R-O and C-O – 6-10 feet; 10 feet or ½ bldg height when adjacent to residential zone Others - None unless adjacent to residential zone then 10 feet or ½ the building height whichever greater
Setbacks	<p>In C-2 and C-M Zones:</p> <p>5 foot 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.</p> <p>No change from existing to interior and rear yard setbacks</p>
Setbacks	<p>In all commercial zones that allow residential:</p> <p>The third and fourth stories shall be setback an average of no less than five feet from the property line facing the public street</p>
Maximum Floor Areas	<p>In all commercial zones that allow residential:</p> <ul style="list-style-type: none"> 1st & 2nd story: -Residential uses shall occupy no more than 80% -of the net lot area 3rd story: 60% of the net lot area 4th story: 45% of the net lot area
Maximum Floor Areas	<p>In C-2 and C-M Zones:</p> <ul style="list-style-type: none"> 1st & 2nd story: 100% of net lot area 3rd story: 60% - 70% of net lot area 4th story: 40% of net lot area

¹ All existing commercial properties EXCEPT C-2 and C-M currently have a 10 – 20 foot setback along the building frontage. C-2 properties that have an SD-2 overlay (Upper State Street) also have a 10-20 foot setback depending on stories. M-1 does not have a setback, however, residential use is not allowed.

Development Standards for Commercial Zones that Allow Residential Units

Existing Regulations That Currently Apply

Interim Ordinance (Presented April 08).

PlanSB Interim Ordinance (Presented Sept. 08)

Height
 C-2, C-M: 60 feet
 Building height immediately adjacent to residential zones(s) cannot exceed adjacent residential zone for a certain distance. (Note, R-3/R-4 has 45 foot height limit, and R-2 has 30 foot height limit)
 Other Commercial Zones: 45 feet
 Building height immediately adjacent to residential zones(s) cannot exceed adjacent residential zone for a certain distance.

In all commercial zones that allow residential:
 Maximum 40 feet. Towers, stairwells, and elevator shafts shall be considered architectural projects and shall not be subject to this height requirement. Parapet walls within 10 feet of front property line shall not exceed 40 feet.
 Maximum 52 feet if 30% of the residential units are affordable to households earning 200% or less of AMI.

Definition: Height measured from the adjacent natural grade to top of the uppermost horizontal plate height of habitable space.

Definition: No proposed change.

Unit Size
 400 sq. ft. minimum size
 150 sq. ft. for SRO (low income)

Not included

This would apply in all 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.