

ORDINANCE NO. 2024-02

AN ORDINANCE AMENDING MARINA MUNICIPAL CODE SECTIONS 17.04 (DEFINITIONS), ARTICLE 2 (ZONING DISTRICTS, USES AND DEVELOPMENT STANDARDS), ARTICLE 4 (REGULATIONS AND STANDARDS APPLICABLE TO ALL ZONES), AND ARTICLE 5 (REGULATIONS FOR SPECIFIC LAND USES) TO ACCOMMODATE THE ADOPTION OF OBJECTIVE DESIGN STANDARDS (ODS). THE ZONING AMENDMENTS ARE EXEMPT FROM CEQA PER § 15061(B)(3), THE “COMMON SENSE” EXEMPTION.

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1. In September 2022, the City Council authorized an agreement with consulting firm Raimi+Associates (R+A) to prepare Objective Design Standards (ODS) to bring the City into compliance with Senate Bill (SB) 330, also known as the Housing Crisis Act of 2019, which went into effect statewide in January 2020.

2. Since approval of the agreement, the City’s Community Development Department (CDD) has been working with R+A to engage Marina citizens and developer stakeholders in the preparation of draft ODS. This engagement has included a dedicated City web page, social media blasts with links to online questionnaires and project updates, two (2) public study sessions with the Planning Commission and City Council, and tabling efforts at several City events over the past year.

3. Through this proposed amendment, staff seeks to modify and add sections to the Marina Municipal Code (MMC) to assist the City in its obligation to provide timely service and clear regulations that expedite qualified housing projects as required by the Housing Accountability Act (Government Code (GC) §§ 65913 et seq.).

4. This amendment is needed to enact necessary MMC references to the ODS which will stand on its own as an independent regulatory document. There will be additional MMC amendments coming forward that will further clarify and streamline processes, but are not necessary at this point in time.

5. An amendment to these Sections of the MMC is needed to provide clarity, transparency, and compliance with state law. The proposed ordinance amendments are referenced herein under SECTION 3. and are provided in a ~~strike~~ though and underline format. Findings for the proposed amendment are included herein.

6. The City of Marina Planning Commission, at a duly noticed public hearing on February 22, 2024, and consistent with GC 65090, adopted Resolution 2024-01 recommending that the City Council adopt the proposed amendments.

7. The City Council reviewed the proposed amendments and considered the recommendations of the Planning Commission and held a duly noticed public hearing on March 19, 2024.

8. Environmental. In accordance with the California Environmental Quality Act (CEQA), this ordinance is not subject to CEQA pursuant to the State CEQA Guidelines, California Code of Regulations, Title 14, Article 5, Section 15061(b)(3) because the proposed ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Therefore, the adoption of this ordinance is exempt from CEQA and no further environmental review is necessary.

NOW, THE CITY COUNCIL OF THE CITY OF MARINA DOES HEREBY ORDAIN
AS FOLLOWS:

SECTION 1. The foregoing recitals are adopted as findings of the City Council as though set forth fully herein.

SECTION 2. The City Council of the City of Marina determines the proposed ordinance amendment is exempt from the California Environmental Quality Act pursuant to CEQA Guideline Section 15061(b)(3).

SECTION 3. The City Council hereby adopts the ordinance amendments as follows

noting that ~~striketrough~~ and underlined sections refer to those that are recommended for deletion or addition, respectively:

Article 1
17.04
DEFINITIONS

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17.04.440 Hotel, resort.

17.04.440.1

“Housing Development Project” as defined in California Government Code Section 65589.5, means a use consisting of residential units only, mixed-use developments consisting of residential and non-residential uses with at least two-thirds of the square footage designated for residential use, and transitional or supportive housing projects.

17.04.441 Junior accessory dwelling unit.

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Article 2
Chapter 17.06
R-1 OR SINGLE-FAMILY RESIDENTIAL DISTRICT

17.06.010 Generally. The regulations in this chapter shall apply in all R-1 districts and shall be subject to the provisions of Chapter [17.42](#).

17.06.015 Design Standards. Housing Development Projects, as defined in Chapter 17.04 (Definitions) shall comply with the City of Marina Objective Design Standards.

17.06.020 Permitted uses.

...

Chapter 17.08
R-2 OR DUPLEX RESIDENTIAL DISTRICT

17.08.010 Generally. The regulations in this chapter shall apply in all R-2 districts and shall be subject to the provisions of Chapter [17.42](#).

17.08.015 Design Standards. Housing Development Projects, as defined in Chapter 17.04 (Definitions) shall comply with the City of Marina Objective Design Standards.

17.08.020 Permitted uses.

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Chapter 17.10

R-3 OR LIMITED MULTI-FAMILY RESIDENTIAL DISTRICT

17.10.010 Generally. The regulations in this chapter shall apply in all R-3 districts and shall be subject to the provisions of Chapter [17.42](#).

17.10.015 Design Standards. Housing Development Projects, as defined in Chapter 17.04 (Definitions) shall comply with the City of Marina Objective Design Standards.

17.10.020 Permitted uses.

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Chapter 17.12

R-4 OR RESIDENTIAL MULTI-FAMILY DISTRICT

17.12.010 Generally. The regulations in this chapter shall apply in all R-4 districts and shall be subject to the provisions of Chapter [17.42](#).

17.12.015 Design Standards. Housing Development Projects, as defined in Chapter 17.04 (Definitions) shall comply with the City of Marina Objective Design Standards.

17.12.020 Permitted uses.

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Chapter 17.12.190.F

ALTERNATIVE REGULATIONS FOR SMALL-LOT SINGLE-FAMILY DWELLINGS

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E. Private open space shall be provided at the rate of ten percent of each dwelling's habitable floor area or one hundred twenty square feet, whichever is greater, on patios, decks, balconies, atriums or other outdoor private areas contiguous with and directly accessible from the unit, with a minimum width of six feet and at least one dimension of not less than ten feet. Developments approved pursuant to this section prior to the effective date of the ordinance codified in this chapter shall be considered conforming to this section.

~~F. The minimum building site area or the minimum site width in subsections [A](#) and [B](#), respectively, of this section shall be increased as determined necessary by the advisory agency or the city council to compensate for any loss in usability of the building site due to topography or easements within the boundary of the building site.~~

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Chapter 17.16

C-R COMMERCIAL/MULTIPLE-FAMILY RESIDENTIAL DISTRICT

17.16.010 Generally. The regulations in this chapter shall apply in all C-R districts and shall be subject to the provisions of Chapter [17.42](#).

17.16.015 Design Standards. Housing Development Projects, as defined in Chapter 17.04 (Definitions) shall comply with the City of Marina Objective Design Standards.

17.16.020 Permitted uses.

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17.16.170 Development standards – Mixed use developments

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C. *Reduced Parking.* Notwithstanding the parking requirements of Chapter [17.44](#), no covered or guest parking shall be required for residential uses that are part of a mixed use development.

D. *Site and Architectural Design Review.* If a mixed-use project goes through a discretionary review process, The design review approval ~~of mixed-use projects~~ shall be based upon the following criteria:

1. Promoting internal compatibility between the different uses on the same site;
2. Minimizing effects potentially detrimental to on-site or neighboring residential use such as, but not limited to, potential noise, glare and odors;
3. Ensuring that the design of residential units of a mixed use development is of a residential character, and that privacy between residential units and between other uses on the site is maximized through careful siting and design;
4. Encouraging integration of the street pedestrian environment with retail commercial uses on the site through the use of plazas, courtyards, walkways, and street furniture.

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Chapter 17.18

C-1 OR RETAIL BUSINESS DISTRICT

17.18.010 Generally. The regulations in this chapter shall apply in all C-1 districts and shall be subject to the provisions of Chapter [17.42](#).

17.18.015 Design Standards. Housing Development Projects, as defined in Chapter 17.04

(Definitions) shall comply with the City of Marina Objective Design Standards.

17.18.020 Permitted uses.

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C. *Residential Maximum Density and Floor Area Limitation.* Residential dwellings are permitted a maximum density of twenty-five units per acre as part of a mixed-use development. Floor area for residential use shall not exceed ~~fifty~~ seventy percent of the total gross floor area of a mixed-use development ~~within the “core area” as defined by the Marina General Plan, and shall not exceed seventy percent outside this core area.~~ Notwithstanding this limitation, residential floor areas can be increased to sixty percent within the core area, where at least fifteen percent of the total dwellings are targeted as affordable to lower and moderate income households, in addition to any affordable housing that may be required pursuant to a development’s inclusionary housing requirement.

D. *Reduced Parking.* Notwithstanding the parking requirements of Chapter [17.44](#), no covered or guest parking shall be required for residential uses that are part of a mixed use development.

E. *Site and Architectural Design Review.* If a mixed-use project goes through a discretionary review process, The design review approval ~~of mixed-use projects~~ shall be based upon the following criteria:

1. Promoting internal compatibility between the different uses on the same site;
2. Ensuring that the design of residential units of a mixed use development is of a residential character, and that privacy between residential units and between other uses on the site is maximized through careful siting and design;
3. Encouraging integration of the street pedestrian environment with retail commercial uses on the site through the use of plazas, courtyards, walkways, and street furniture.

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Chapter 17.20

C-2 OR GENERAL COMMERCIAL DISTRICT

17.20.010 Generally. The regulations in this chapter shall apply in all C-2 districts and shall be subject to the provisions of Chapter [17.42](#).

17.20.015 Design Standards. Housing Development Projects, as defined in Chapter 17.04 (Definitions) shall comply with the City of Marina Objective Design Standards.

17.20.020 Permitted uses.

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Article 4
Chapter 17.44
Parking Requirements

17.44.010. Generally. All uses permitted by this title shall provide minimum parking in accordance with the formulas in this chapter. Parking for Housing Development Projects, as defined in 17.04.440.1, shall rely on the Marina ODS in terms of layout and design.

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Article 5
Chapter 17.50
Criteria and Standards for Low Income Senior Citizens' Apartment Projects

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17.50.120 Setbacks and special yards.

A. For low-income senior citizens' apartment projects with from sixteen to twenty dwelling units, the minimum setbacks and special yards shall be as required in the underlying zone.

B. For low income senior citizens' apartment projects with more than twenty dwelling units, the minimum front, side, rear and special yard requirements of the underlying district and the locational requirements for accessory buildings in the general zoning regulations shall be superseded by a requirement of a minimum ten-foot setback around the periphery of the project site; ~~provided, however, that nothing contained in this section shall limit the authority of the planning commission or the city council on appeal to require a greater setback.~~ Encroachments of up to five feet into said ten-foot perimeter may be approved by the planning commission or the city council on appeal, as follows:

1. Encroachments shall be limited to surface parking spaces, open or covered decks or patios, portions of buildings which are single-story and do not exceed sixteen feet in height, or portions of two-story structures where the use of the second-story space is limited to passive living activities, i.e., sleeping or bathing areas of a dwelling.

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17.50.160 Parking.

At least 0.8 parking spaces shall be provided for each one-bedroom or studio unit, ~~eighty percent of which shall be covered.~~ Furthermore, space should be reserved on site to provide at least 0.2 additional parking spaces per unit should the need arise. ~~During the use permit consideration, the planning commission or city council on appeal shall have the discretion to reduce or increase the amount of reserved parking area required. Also, the planning commission or the city council on appeal shall consider on-street parking congestion and availability in the neighborhood of a proposed project in order to determine whether greater off-street parking shall be required than~~

the minimum standards listed in this section.

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Article 6

Administration, Enforcement and Penalties

17.56.050 Generally. All qualified Housing Development Projects as defined in 17.04.440.1 and under state law shall be ministerially reviewed and approved.

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17.56.010 Site and architectural design review board – Approval required when.

The Marina planning commission shall appoint a site and architectural design review board, hereinafter referred to as the board, as a subcommittee of the Marina planning commission. The board shall have the power to review and make recommendations to the planning commission regarding all applications for developments in the city. A building permit shall not be issued for any of the following uses until site and architectural design approval has been obtained: public buildings and grounds; public and private schools; colleges, libraries, art galleries, and museums; public and private hospitals and other institutions; churches and other religious buildings and grounds; clubs, lodges, mortuaries, meeting halls, and other places of public assembly; motels and hotels; office buildings; all commercial and industrial uses; mobile home parks; parking lots; public utility structures and installations, except poles and towers carrying overhead lines; ~~and more than one dwelling unit on a single parcel; and one dwelling unit on a single parcel where said parcel abuts upon and has legal access to two or more non-intersecting public streets.~~ Also, no occupancy permit shall be issued pursuant to Title [15](#) for civilian reuse projects on former United States military land until site and architectural design approval has been obtained. All housing development projects, as defined in Chapter 17.04 (Definitions) that meet objective zoning and design standards per the City of Marina Objective Design Standards shall be reviewed ministerially at Staff level.

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Chapter 17.66

Development Standards for Condominium/Planned Development Projects and Condominium Conversions

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17.66.020.C. *Pedestrian Walkways.* Public sidewalks shall be provided along both sides of any public street within the boundary of the project and along any public street abutting the project site in accordance with city standards. An internal pedestrian walkway system shall be provided which connects each unit and each building with the project with public sidewalk system in accordance with a plan reviewed and approved by the design review board and in accordance with ~~adopted design guidelines~~ the City of Marina Objective Design Standards. A minor driveway may serve purposes of a walkway system for the connection of up to four units.

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17.66.050 All landscaping shall comply with MMC Section 8.04.310 (Model water efficient landscaping ordinance requirements), the Landscape and Irrigation Plan submittal requirements in the City of Marina Design Guidelines and Standards, and the Marina Objective Design Standards. Plans for landscaping and landscape irrigation of all common open space shall be approved by the design review board in accordance with adopted design guidelines. Landscaping and landscape irrigation system shall be installed and maintained in compliance with approved plans to the satisfaction of the planning director. No change shall be made subsequently without the review and approval of the planning director.

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SECTION 4. Findings. City Council finds the proposed Code amendments compliant with the General Plan and the Marina Municipal Code as follows:

General Plan Compliance

1) General Plan Policy 2.28 – Affordable Housing

Under California law, each community also has the responsibility to provide housing affordable to all income groups. The California Department of Housing and Community Development assigns a share of what it projects to be the statewide housing need to each region in the state. In the Monterey Bay area, AMBAG then allocates the region's statewide share to local jurisdictions through its Regional Housing Needs Plan. These housing targets are subsequently incorporated into the jurisdictions' general plans through updates of their housing elements. Through implementation of its Housing Element policies and programs, Marina will continue to enhance the local supply of affordable housing and meet the housing needs of special-needs populations.

Evidence: The adoption of Objective Design Standards (ODS) will support the City's requirements and obligations to providing a streamlined path toward the development of both market rate and affordable housing units.

2) General Plan Policy 2.31 et al – Housing Policies.

The 2000 General Plan contains a variety of policies aimed at providing high-quality housing for all incomes with an emphasis on the provision of open space, amenities and designs that accentuate and enhance the existing neighborhoods.

Evidence: The ODS will ensure that minimum standards are incorporated into projects to which ODS will apply. The ODS in no way limits a developer from proposing an enhanced design that exceeds the minimum design standards and the existing discretionary review process will remain in place for developers who prefer to utilize it.

3) Draft 6th Cycle Housing Element – Program 3.3 Design Review Process and Requirements

Evidence: The utilization of ODS is reflected in Program 3.3 of the City's 6th Cycle HE which is pending HCD's approval at the time of this writing. Furthermore, the adoption of ODS by local jurisdictions was required by state law effective in 2020.

Zoning Compliance

- 1) Lateral consistency with Marina Municipal Code (MMC) Title 17, Article 1. General Provisions (Ch. 17.04 – Definitions), Article 2. Zoning Districts, Uses and Development Standards (Chs. 17.06, 17.08, 17.10, 17.12, 17.16, 17.18, 17.20), Article 4. Regulations and Standards Applicable to All Zones (Ch. 17.44), Article 5. Regulations for Specific Land Uses (Chs. 17.50, 17.56, 17.66), and Article 6. Administration, Enforcement and Penalties.

Evidence: The proposed changes to the above sections are intended to bring the MMC into compliance with State law addressing Objective Design Standards. No mapping or individual property changes are proposed.

- 2) Compliance with Section 17.40 – Coastal Zoning

Evidence: The proposed ODS will not be in effect in the Coastal zone until such time as a Local Coastal Program (LCP) amendment is approved by the City Council and certified by the California Coastal Commission.

- 3) Compliance with Section 17.72.010

“This title may be amended by changing the boundaries of districts or by changing any other provision thereof whenever the public necessity and convenience and the general welfare require such amendment by following the procedure of this chapter.”

Evidence: The amendment will not change boundaries of districts but will amend text throughout Title 17 in an effort to aid in the City’s ongoing compliance with housing regulations that are constantly changing at the State level, in this case, consistency with California Government Code section 65589.5 and others. The proposed amendments are a public necessity and are undertaken in accordance with the procedure of this chapter.

SECTION 5. Severability. If any portion of this Ordinance is found to be unconstitutional or invalid the City Council hereby declares that it would have enacted the remainder of this Ordinance regardless of the absence of any such invalid part.

SECTION 6. The City Manager is directed to execute all documents and to perform all other necessary acts to implement this Ordinance.

SECTION 7. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after its final passage and adoption.

I HEREBY CERTIFY that the foregoing is a true and correct copy of an Ordinance was introduced on March 19, 2024, and was passed and adopted by the City Council of the City of Marina at a meeting thereof on April 2, 2024, by the following vote:

AYES: COUNCIL MEMBERS: McAdams, McCarthy, Biala, Visscher, Delgado

NOES: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

Marina Objective Design Standards

ADOPTED
03/19/2024



Prepared by Raimi + Associates for the City of Marina



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Appendix A. Architectural Style Guide

Appendix B. City of Marina Demographics

1. Residential and Residential Mixed-Use Objective Design Standards

1.1 Introduction

1.1.1 Purpose.

- A. The Objective Design Standards identify specific design elements that are required for all multi-family residential projects, residential mixed-use projects, and new single-family residential projects of two or more units. The intent of the Objective Design Standards is to allow flexibility and creativity in design while providing a clear set of standards and expectations for single-family, multi-family residential and residential mixed-use projects that align with the following City objectives:
 - 1. Enable streamlined review and approval of housing, in accordance with State law;
 - 2. Ensure that buildings are appropriate to their surroundings and environment;
 - 3. Encourage a pedestrian-oriented environment;
 - 4. Emphasize high-quality, human-scaled building design and architectural elements;
 - 5. Promote thoughtful, context-sensitive site design; and
 - 6. Maintain and enhance the character of the community.
- B. Additionally, applicants are allowed and encouraged to provide higher quality design elements if they are compliant with the baseline standards in this document.

1.1.2 Applicability.

- A. The standards and guidelines found in this Chapter apply to all housing development projects, as defined in MMC Chapter 17.04 (Definitions), which includes new single-family residential developments of two or more units including SB9 units built within five years of another unit on the same lot or as a part of a lot split, multi-family residential, and residential mixed-use projects within the City, as well as qualifying modifications to existing development and changes in land use, unless otherwise specified.
- B. For modifications to existing mixed-use developments where no additional square footage is proposed, these standards and guidelines shall only apply to the use being modified (e.g., a ground floor retail storefront remodel will not trigger any architectural changes to residential units).
- C. These standards are in addition to the minimum development standards found in Article 2 of the Zoning Ordinance, for the zones that allow residential and/or mixed-use. If there is a conflict between the standards in this document and the Zoning Ordinance, the standards in the Zoning Ordinance shall apply.
- D. This document does not apply to developments within Specific or Master Plan areas, with the exception that the Objective Design Standards apply to the Downtown Vitalization Plan area until the Downtown Vitalization Plan is adopted. Coastal Zone requirements and standards contained within Chapter 17.40 (Coastal Zone) of the Marina Municipal Code (MMC) shall prevail over standards in this Chapter whenever there is a conflict.
- E. These standards and guidelines apply only to the design of private development, and not the public right-of-way (e.g., sidewalks). Discretionary terms/guidelines are not required, but are included here to convey intent, and encourage design elements important to the community.

1.1.3 Interpretations.

- A. The following section provides direction on interpreting terms in this Chapter:
1. **Mandatory Terms.** Standards are written using mandatory terms. The words "shall," "will," and "must" are mandatory, establishing a duty or obligation to comply with the specific Standard.
 2. **Discretionary Terms.** Guidelines are written with permissive terms. The words "may," and "should" are permissive. Projects should strive to meet guidelines, but are not strictly required to (e.g., "Existing trees should be preserved to the extent feasible.").

1.1.4 Discretionary Review Path.

- A. All applicable projects are required to comply with Objective Design Standards. Should a project not be able to or choose not to adhere to the Objective Design Standards, a project may seek approvals through the Discretionary Review Path. The Discretionary Review Path voluntarily takes a project outside of requirements including time of review and limit on number of public meetings for projects seeking non-discretionary approvals based on SB330.
- a. Applicants may be subject to review by the Planning Commission
 - b. Applicants may be subject to hold community meetings to get neighborhood input.

1.1.5 Definitions.

Active Frontage. Active frontages are building frontages with active uses where there is a visual engagement between those in the street and those on the ground floor. Active uses are uses that generate many visits, in particular pedestrian visits, over an extended period of the day. Active uses may be shops, cafes, other social uses. Higher density residential and office uses also can be active uses for particular periods of the day by providing additional entries to individual units or ground floor office spaces.

Architectural Style. A set of characteristics and features that make a building or other structure notable or historically identifiable. Descriptions and standards related to specific architectural styles are included in Appendix A (Architectural Style Guide).

Articulation. The three-dimensional detailing of the external walls of a building. Facade articulation may include notched setbacks, projecting bays, balconies, screening devices, etc.

Auto Court. Four or more dwelling units arranged with front doors and garages facing a common stub street or driveway.

Balcony. An accessible platform structure that projects from a building facade or wall with or without ground mounted structures or supports and is surrounded by a railing or parapet.

Block Length: The length of parcel or series of parcel measuring from the edge of one public right-of-way or public access easement to another.

Building Facade Length: The overall length of a facade without a full break in the building.

Cornice. Any horizontal decorative molding that crowns a building (*see Transom Window below for example*).

Datum Line. Horizontal lines that continue the full length of the building, such as cornices.

Development Site. The land area, consisting of one or more recorded lots when comprehensively designed and developed. Could be either under one ownership or for use as a condominium. The site may be either occupied or to be occupied by a main building(s)/primary use(s) and accessory building(s)/use(s) together.

Eave. The part of a roof that meets or overhangs the walls of a building.

Facade Plane: Any stretch of a building facade existing along the same axis line, regardless of pattern differentiation or change in rhythm.

Fenestration. The arrangement of windows and doors on the elevations of a building.

Foot-candle. A unit of illuminance or light intensity. The foot-candle is defined as one lumen per square foot.

Frontage. The front lot line; also, the length thereof.

Grade. The ground surface immediately adjacent to the exterior base of a structure, typically used as the basis for measurement of the height of the structure.

Human-Scaled Building Design: Building and urban design elements designed to meet the proportional, physical, and psychological needs of the human body. This could include creating a walkable block structure, architectural elements and details that are visible and perceivable to pedestrians, and building massing that reflects the rhythm, pattern, and size of interior spaces.

Landscaped Area. Surface area dedicated for planting of trees, shrubs, flowers, grass, ground cover, or other horticultural elements.

Lintel. A piece of wood, stone, or steel placed horizontally across the top of window and door openings to support the wall immediately above.

Massing. The overall size, shape, and arrangement of a building or group of buildings.

Modulation. The stepping back or projecting forward of a building face with specified intervals of building width and depth, as a means of breaking up the apparent bulk of the building.

Mid-Block Connection. A public right-of-way or private land area with a public access easement that connects from one public right-of-way to another public right-of-way.

Parapet. A low guarding wall at any point of sudden drop, as at the edge of a terrace, roof, balcony, etc.

Pedestrian Pathway: A walkway or sidewalk that connects into or through a development.

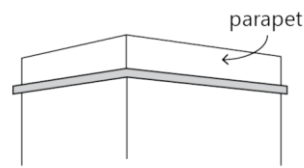
Primary Building Façade. The building facade that abuts the primary street, typically the front lot line. In the case of a through-lot, the primary building frontage could be on either public right-of-way.

Publicly Accessible Private Open Space (PAPOS): A public open space that is provided on private property with a public access easement and most often built and maintained by a private entity.

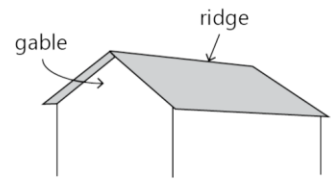
Rafters. Any of a series of small, parallel beams for supporting the sheathing and covering of a roof.

Roof.

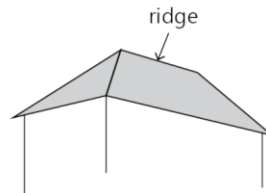
- **Flat Roof.** A roof with a slope, or pitch, of less than 10 degrees.
- **Gable Roof.** A roof with two sloping sides and a gable at each end.
- **Hipped Roof.** A roof with four sloped sides.
- **Shed Roof.** A roof shape having only one sloping plane.



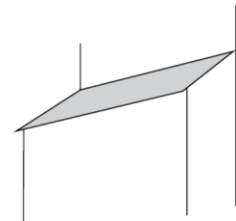
Flat Roof



Gable Roof



Hipped Roof



Shed Roof

Stepback. The vertical or horizontal recess or setback of a building's upper floors from the lower floors.

Stoop. A small staircase ending in a platform leading to the entrance of an apartment building or rowhouse.

Transom Windows. Any small, horizontal window over a door or window, often operable for ventilation.



1.2 Single-Family Residential (Attached and Detached)

This Section applies to both attached and detached single-family residential homes, including cluster homes, cottages, auto courts, townhomes, duplexes/triplexes, and other configurations that meet the permitted density requirements and development standards of the applicable zone.

1.2.1 Site Design.

A. Access and Connectivity.

1. **Gates/Barriers.** Private streets shall not be gated or closed off to the public.
2. **Pedestrian Pathways.** This standard applies to cluster and cottage homes, auto courts, and other types of developments that provide common areas; and does not apply to a typical single-family detached residential subdivision. All new development shall provide pedestrian pathways connecting to the public sidewalk and other planned or existing pedestrian routes or trails. Pedestrian pathways, a minimum of five feet wide, shall be provided from the public right-of-way and/or individual unit entries to all primary common entryways and common areas, guest parking, and centralized trash enclosures (if provided). All pathways will be designed to be ADA-compliant.
3. **External connectivity.** All streets in any subdivision or development site shall connect to and be aligned with existing and planned streets outside the proposed subdivision or development to the extent feasible. Any cul-de-sac or other dead-end street longer than 400 feet shall be connected to other streets by a pedestrian path.

B. Townhouse Site Configuration.

1. **Townhouse Site Planning/Configuration.**
Townhouses shall be configured in one of the following ways:
 - a. In a row facing the front parcel line or street/private drive.
 - b. In a row or series of rows perpendicular to the front parcel line or street/private drive. In such case, a landscaped central path/outdoor space (personal and/or common) shall be provided with a minimum width of 30 feet from building face to building face that connects each individual unit to the street/public ROW except that balconies may project up to five feet from either building face. Other building projections are allowed to encroach within the minimum width of the common path/outdoor space (see MMC Section 17.42.070 (Yards)).
 - c. Corner Side Units shall comply with the standards in Section 1.2.2.E (Corner Side Units).
2. **Maximum Townhouse Units in Row.** There shall be a maximum of ten townhouse units per building/row.



Townhomes facing street.



Townhomes facing central courtyard.

C. Parking.**1. Location and Access.**

- a. Required parking shall be provided on each lot, and/or within a common parking area (e.g., common guest parking lots or common parking within auto court developments).
- b. Curb cuts and driveways providing access to parking shall be provided from an alley or secondary/private street, rather than from the public right-of-way, whenever such alley or secondary/private access is feasible.
- c. Parking is not allowed in the front and street side setback area for individual lots and building sites, except within approved driveways.

2. Parking Frontage.

- a. Surface parking lots (e.g., common or guest parking areas) shall not occupy more than 30 percent of the linear width of any street-facing frontage.
- b. Garage doors that face the street shall not occupy more than 60 percent of the width of any street-facing building facade for new detached single-family homes. This limitation does not apply to frontages along alleys.

3. Garage Design.

- a. Detached garage structures shall be designed using at least two of the same exterior finish materials and/or colors used on the principal structure.
- b. For new detached single-family homes, front-loaded garages shall be set back at minimum five feet behind the front facade.

D. Trees and Landscaping. All landscaping shall comply with MMC Section 8.04.310 (Model water efficient landscaping ordinance requirements) and the Landscape and Irrigation Plan submittal requirements in the City of Marina Design Guidelines and Standards. In addition, the following standards shall apply.

- 1. New Street and Pathway Landscaping.** All new streets and pathways within the project shall provide a combination of trees and other plants in a minimum four-foot wide planting strip. Trees shall be planted at a minimum of one tree for every 30 to 45 feet of linear street/path (depending on the species and mature canopy width or growth habit). Shrubs and groundcover shall cover at least 30 percent of the planting strip.
- 2. Tree Preservation.** Existing mature trees of six inches or greater in diameter at breast height (DBH) shall be preserved unless infeasible. Existing trees having a DBH of less than six inches should be relocated unless infeasible.
- 3. Location of Trees.** Trees planted within five feet of a street, sidewalk, paved trail, parking area, or walkway shall be a deep-rooted species or shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements. Trees planted within the street rights-of-way, utility easements, or within 10 feet of any public improvement shall be submitted to and approved by the Marina Public Works Department. Such approvals may be dependent upon the selection of alternate tree species, the relocation of trees further back from public improvements or the installation of root guards. Also, the location of trees shall not conflict with the location of any private sewer laterals or any private water connections.
- 4. Plant Size and Spacing.**
 - a. **Shrubs Size.** All proposed shrubs shall be a minimum five-gallons in size, with a 15-gallon minimum size when required for screening. The minimum planter width for shrubs is three feet.

- b. **Trees Size.** The minimum planting size for trees shall be 15-gallon, with 50 percent of all trees on a project site planted at a minimum 24-inch box size. Trees required for screening shall be a minimum 24-inch box size. The minimum planter width for trees shall be four feet.
 - c. **Spacing.** The spacing of trees, shrubs, and ground cover plants shall accommodate mature planting size. Where required for screening, spacing shall form an opaque barrier when planted.
- 5. **Tree Species.** Trees shall be selected from the City of Marina's Recommended List of Preferred Trees, as may be amended from time to time (see the City of Marina Design Guidelines and Standards document for the List of Preferred Trees). Native and drought-tolerant tree and shrub species are strongly encouraged.
- 6. **Locally Native and Drought-Tolerant Landscaping.**
 - a. A minimum of 65 percent of the total of all landscaped areas shall be landscaped with drought-tolerant plant material requiring minimal irrigation once established and shall be irrigated separately from any areas which have higher water demands. Locally native plant materials are strongly encouraged.
 - b. A maximum of 35 percent of the total of all landscaped areas may be planted or installed with plant material which may require more extensive irrigation once established, including up to a maximum of 25 percent of said total which may be turf. The above 35 percent and 25 percent limitations may be exceeded to allow for increased turf areas associated with high-activity areas or uses such as golf courses, recreation areas, parks, and pet parks. Turf is not allowed in median strips.
- 7. **Turf.**
 - a. The use of natural turf is discouraged except for recreation areas and high activity/foot-traffic areas.
 - b. Turf shall not be installed on slopes exceeding 4:1 ratio.
 - c. Artificial turf. Artificial turf shall be limited to accent areas, high activity/foot traffic areas, and recreational areas. Where artificial turf is installed, it shall be designed as follows:
 - i. Artificial turf shall be kept a minimum of five feet away from tree root crowns (measured in all directions).
 - ii. Artificial turf used for pet areas shall be specifically formulated for that purpose.
 - iii. A proper drainage system shall be installed underneath to prevent excess runoff or pooling of water.
- 8. **Soil and Mulch.**
 - a. Native soil in all planting areas shall be amended to a minimum depth of six inches with a minimum of 40 percent organic material. Native soil under portions of planting areas, which are covered exclusively by rocks, gravel, or other non-living landscaping material, need not be so amended.
 - b. A minimum of two inches of organic mulch (wood chips, shredded bark, etc.) shall be installed in all non-turf areas unless a ground cover planting is specified.
- 9. **Irrigation.** Turf areas or other higher water use plantings shall be grouped and irrigated separately from more drought-tolerant planting areas.
- 10. **Tree Removal.** See MMC Chapter 17.62 (Tree Removal, Preservation and Protection) for tree removal regulations.
- 11. **Maintenance.** All landscaping shall be maintained and replaced as needed. In addition, tree pruning shall be a part of regular maintenance and shall be performed by a licensed California landscape contractor in accordance with International Society of Arboriculture (ISA) standards.

Severe trimming, pruning, or other maintenance that results in significant alteration of the natural shape of a tree or modification of the central leader (including "lollipopping," "heading," or similar techniques) is prohibited, except in conjunction with public utility maintenance.

12. **Gopher Intrusion.** Gopher barriers shall be provided as needed to prevent gopher intrusion in yards.

- E. **Services and Utilities.** Unless otherwise specified, these standards apply to common areas and communal services and utilities; they do not apply to individual single-family homes.

1. **Location of Service Areas, Storage, Utilities, and Equipment.** All above-ground utilities and equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), service areas, and storage areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below (except as required by utility providers, building and fire codes):

- a. Utilities and equipment, service, and storage areas shall be located inside of buildings or on non-primary street frontages, alleys, parking areas, and/or at the rear or side of buildings and shall be fully screened from view per Section 1.2.1.E.2 (Service, Storage, Utility, and Equipment Screening) below.
- b. Utilities and equipment, service, and storage areas shall not be located within the front yard area of the lot or development site. Additionally, utilities and equipment, service, and storage areas shall not be located within setback areas, along mid-block pedestrian connections, within the public right-of-way, and/or within 25 feet of a street corner.

2. **Service, Storage, Utility, and Equipment Screening.** All common service and storage areas, utilities, and equipment not housed inside buildings shall meet the following screening standards:

- a. Screening shall be equal to or higher than the height of the equipment to be screened, unless specified otherwise.
- b. Screening shall be made of a primary exterior finish material used on other portions of the building/residential units, architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted.
- c. All vents and electrical conduits, shall be painted to match the color of the adjacent surface.



Screened mechanical equipment and vents painted the same color as the adjacent building façade.

3. **Communal Refuse, Recycling, and Compost/Green Waste Collection Areas.**

- a. For development projects with communal refuse, recycling, and compost/green waste areas/containers, a communal enclosure structure shall be provided that is adequate in capacity, number, and distribution to accommodate all waste generation of the site. The number and type of containers and collection areas shall be reviewed and approved by the local disposal service.
- b. Location and Screening of Communal Refuse, Recycling, and Compost/Green Waste Enclosures. Refuse collection areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by complying with the following the standards:

- i. Refuse collection areas are prohibited along primary frontages.
 - ii. Refuse collection areas shall be located inside of buildings or inside of covered enclosures located along alleys, in parking areas, or at the rear and side of buildings.
 - iii. Enclosures shall be adequate in height to fully screen containers and materials.
 - iv. Enclosures shall be opaque and made of a primary exterior finish material used on other portions of buildings, masonry, decorative block, or architectural grade wood, and may be accented with metal. Barbed wire and chain-link fencing are prohibited.
 - v. Enclosure doors shall not swing into any public right-of-way, driveway approaches, or drive aisles. In these cases, sliding doors may be used.
 - vi. Separate pedestrian access shall be provided to encourage the main gates to remain closed.
4. **Individual Refuse Containers.** Individual refuse, recycling, and compost/green waste containers shall be stored in such a manner that containers are not visible to the public or create an odor or vector nuisance.

F. **Open Space.**

1. **Common Open Space (if required and provided).**

Common open spaces are shared and accessible only to residents and their visitors. Common open spaces may include courtyards, gardens, play areas, outdoor dining areas, and recreational amenities. Common open spaces shall meet the following standards:

- a. **Dimensions.** Minimum dimension of 20 feet in any direction. Courtyards enclosed on three sides shall have a minimum dimension of 30 feet in all directions. Courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1.25:1.
- b. **Shading.** A maximum of 50 percent of the common open space square footage may be covered by a shading device or roof structure.
- c. **Landscaping.** A minimum of 20 percent of the open space area shall be planted with trees, ground cover, and/or shrubs. A minimum of one tree shall be planted per 600 square feet of the common outdoor space area (aggregated across all common outdoor space areas).
- d. **Slopes.** Slopes shall not exceed 5 percent.
- e. **Amenities.** Common open space shall provide recreational amenities which may include but are not limited to a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter – barbecue area; sports facilities; exercise equipment; dog park; or day care facilities. The number of amenities shall be provided pursuant to Table 1 (Required Open Space Amenities). When more than one amenity is required, a variety of amenity types shall be provided.



Common courtyard space

Table 1. Required Open Space Amenities

Number of Units	Number of Open Space Amenities
0 - 8	0
8 - 25	1
26 - 50	2
51 - 100	3
101 - 200 *	4

****Add one amenity for each 100 additional units or fraction thereof.***

2. **Private Open Space.** Private open space areas are intended for private use for each dwelling unit and may include balconies (covered or uncovered), private gardens, private yards, terraces, decks, and porches, among others. Private open spaces shall meet the following standards:
 - a. Be directly accessible from a residential unit;
 - b. Minimum Dimensions:
 - i. Private yards: Minimum 15 feet in any direction.
 - ii. Ground-floor private outdoor space (e.g., terrace): Minimum 10 feet in at least one direction.
 - iii. Upper-floor private outdoor space (e.g., balconies): Minimum six feet in any direction.
 - c. Minimum clear height dimension of eight feet, measured from the ground-level floor or decking.
 - d. May be covered but cannot be fully enclosed (i.e., at least one side must be open to the air).

1.2.2 Building Design

A. Facade Modulation and Articulation.

1. **Modulation.** Residential units shall employ at least two of the following building modulation strategies:
 - a. Varied roof forms, including but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.;
 - b. Use of balconies, front porches, overhangs, or covered patios; and/or,
 - c. Projections, offsets, and/or recesses of the building wall at least two feet in depth, such as bay windows.



Varied roof forms with change in direction of roof slope, facade projections, and large bay windows.



Balcony and covered front porch entry.

2. **Articulation.** All building elevations that face a street or a shared driveway shall employ varied facade articulation of wall surfaces. Facades shall incorporate at least three of the following features, consistent with the design style, which provide articulation and design interest:
 - a. Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling;
 - b. Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a channel or projection;
 - c. Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building;
 - d. Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.;
 - e. Decorative window elements such as, lintels, shutters, window boxes, etc.; and/or,
 - f. Roof overhangs at least 18 inches deep.



Variation in materials and textures.



Decorative eave detailing, window lintels, and window boxes.

- B. **Architectural Facade Variability.** The following standard applies to detached single-family residential development. For all developments involving four or more contiguous lots, there shall be multiple "distinctly different" front facade designs. No more than two houses shall be of the same front facade design as any other house directly adjacent along the same block face and side of the street. Mirror images of the same configuration do not meet the intent of "distinctly different." "Distinctly different" shall mean that a single-family dwelling's elevation must differ from other house elevations in the following (see standard in Section 1.2.2.A (Facade Modulation and Articulation) above):
- Number of stories (optional);
 - Modulation strategies - **at least one.** The facade designs must vary in **at least one** of the two modulation strategies used on the building (per standard 1.2.2.A.1 (Modulation));
 - Articulation strategies - **at least one.** The facade designs must vary in **at least one** of the three articulation strategies used on the building (per standard 1.2.2.A.2 (Articulation)); and,
 - Variation in materials - different material palette, with a different primary material.
- The number of required different front facade designs shall be in accordance with Table 2 (Architectural Variability).

Table 2. Architectural Variability

Total number of Dwelling Units	Minimum Number of Facade Designs
6 – 12	2
13 - 20	3
21 – 40	4
41 – 60	5
>60	6

- C. **Side and Rear Elevations.** Side and rear facades facing a street or courtyard/open space shall be articulated per the standard in Section 1.2.2.A.2 (Articulation). All other side and rear facades shall include details which are compatible with those on the front facade, with similar types and treatments of roofs, windows, shutters, and other architectural elements.

D. **Building Entries.**

1. **Orientation.**

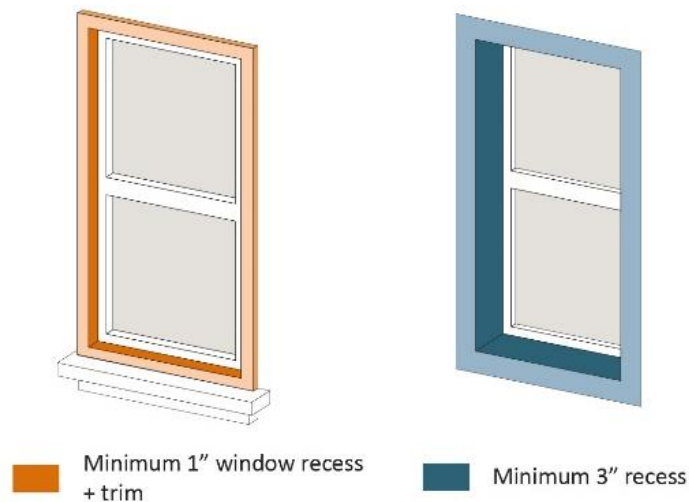
- Dwelling units that abut a public right-of-way shall orient the primary entryway toward the public street. Deviations from this requirement may be approved by the Director for projects where the project site is located on an arterial or higher classification of four lanes or wider, provided the facade facing the public street is designed with similar details and treatments to those of the front facade.
- Dwelling units located in the interior of a development shall orient the primary entryway toward and be visible from a private street, pedestrian pathway, or courtyard/common open space that is connected to a public right-of-way or private street.
- Weather Protection. Primary entries shall have a roofed projection (such as a porch) or recess that is a minimum four feet wide and four feet deep by recessing the entry or using a combination of these methods (not including primary roof overhang).



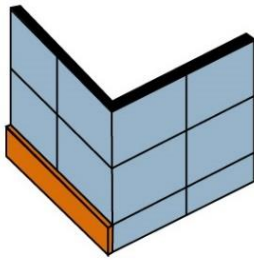
Porch entry provides weather protection.

- E. **Corner Side Units.** Any end unit where the side facade faces the public right-of-way, private street, or publicly-accessible pathway is considered a Corner Side Unit and shall meet the following standards:
1. The Corner Side Unit building facade shall have a glazing area greater than or equal to 15 percent of the facade area.
 2. The Corner Side Unit facade shall have at least one architectural projection that projects a minimum of 18 inches from the street facing facade (e.g., bay windows on the exterior of the house, canopies/screening devices, etc.) with a minimum width of two feet.
- F. **Building Roofs.**
1. **Roof Form.** Primary roof forms shall be gable, hipped, flat, or shed. Curved roof forms are also permitted.
 2. **Eave Overhangs.** All residential structures with sloping roofs shall have eave overhangs of not less than 12 inches measured from the vertical side of the residential structure unless overhangs are incompatible with the architectural style of the structure per the Style Guidelines in Appendix A (Architectural Style Guide).
- G. **Window Recess/Trim.** Windows shall be recessed at least three inches from the plane of the surrounding exterior wall or shall provide a combination of trim and recess with a minimum one-inch recess.

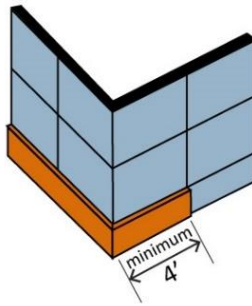
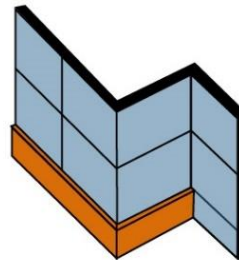
Figure 1. Window Recess/Trim



- H. **Colors and Materials.**
1. **Variation in Materials.** At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20% of the building frontage, excluding windows, railings, and trim.
 2. **Material Changes at Corners.** A change in material shall be offset by a minimum of two inches in depth. Materials shall continue around corners for a minimum distance of four feet. If feasible, the same material should continue to the next change in the wall plane.

Figure 2. Material Changes at Corners**PROHIBITED**

Change of material at corner

**REQUIRED**Continue material around corner
for a minimum of 4 feet**ENCOURAGED**Continue material around corner
to a change in wall plane

3. **Durable Materials.** Buildings shall incorporate durable finish and/or accent materials, which include masonry, tile, stone, stucco, architectural grade wood, brick, glass, and finished metal that will not rust. Wrought iron shall not be allowed. Materials should be appropriate to Marina's coastal climate.
4. **Building Component Colors.** All vents and electrical conduits shall be painted the same color as the adjacent surface.

1.3 Multi-Family Residential and Residential Mixed-Use (3+ stories)

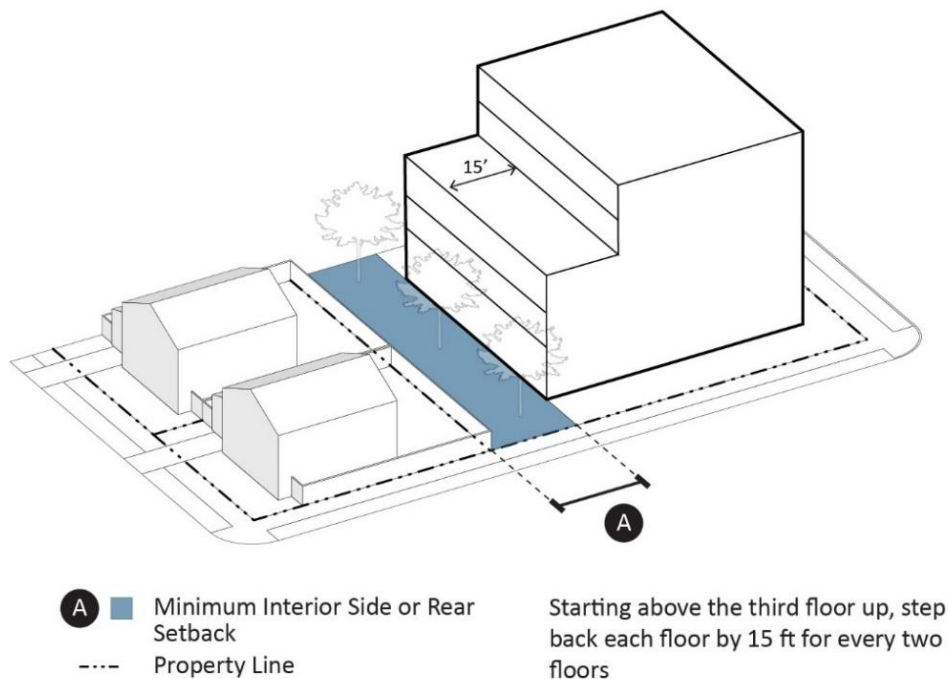
This section applies to attached multi-family building types three stories and higher, including courtyard housing, low-rise and mid-rise multi-family stacked dwellings, and both horizontal and vertical mixed-use developments (residential units stacked above ground-floor commercial).

1.3.1 Site Design

A. Neighborhood Transitions and Privacy.

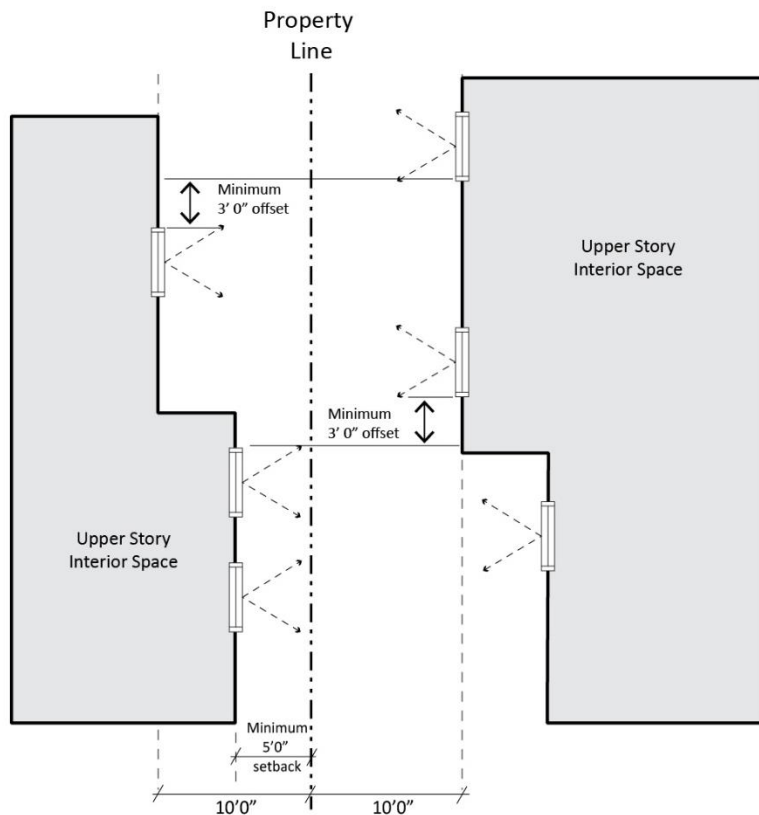
1. **Transition to Lower Density Building Types.** When a building has a rear and/or interior side property line abutting a single-family residential zoned parcel, starting above the third floor, each subsequent floor shall be stepped back by 15 feet for every two floors.

Figure 3. Transitions to Lower Density Building Types



2. **Window Placement.** When a new building is located within 10 feet of a side property line, windows on the building shall be oriented to avoid a direct line of sight into adjacent residential buildings or property. Windows shall be offset a minimum of three feet horizontally from windows of the nearest residential building on the adjacent property to maximize privacy.

Figure 4. Window Placement Standard for Upper Stories



3. **Upper-Story Balconies.** Upper-story balconies shall be offset a minimum of 10 feet opposite windows of adjacent single-family residences.
4. **Landscape Buffer.** A landscaped planter strip at least five feet in width shall be provided along the abutting interior property lines between the development and any adjoining single-family residential units or single-family residential zoning district boundaries (except within the required front setback of the applicable zone). Trees shall be planted within this area every 20 to 40 feet on center (with a five-foot gap between canopies), depending on the tree species and canopy at maturity, to provide screening between the development and the adjacent single-family residential uses. For example, a tree species with a 30-foot canopy at maturity shall be planted 35 feet on center.

B. Access and Connectivity.

1. **Smaller Blocks and New Connections.** For new projects (development sites) over five acres in size, new developments or projects shall create smaller blocks and new connections such that no block shall be greater than 400 feet in length without a publicly-accessible path or street through the site connecting from one public right-of-way to another public right-of-way or turn around point. Alleys do not count as connecting streets or publicly-accessible paths.
2. **External Connectivity.** All new streets in any development site shall connect to and be aligned to existing and planned streets outside the proposed development to the extent feasible. All internal pedestrian and bike pathways in any development site shall connect to existing and planned public sidewalks, bike paths, and open spaces outside the proposed development. Wherever possible, new streets shall:
 - a. Align with existing street intersections.
 - b. Be located and aligned to allow for future direct connections to other streets.
3. **Dead-End Streets.** Any dead-end street longer than 400 feet shall be connected to other streets by a pedestrian path.
4. **Driveways and Curb Cuts.** The following standard applies only to new development.
 - a. Driveways shall be a minimum of 100 feet from any street intersection. For parcels less than 100 feet wide, driveways shall be located along the lot line farthest from the intersection.
 - b. Each development project site shall be limited to one curb cut, including driveways and private/service streets, per 400 feet of public street frontage, or for parcels less than 400 feet long, one curb cut per street frontage (unless otherwise required for emergency vehicle access).
5. **Parking Access Hierarchy.** Parking and service area access shall be provided from the following, in order of preference:
 - a. From an alley;
 - b. In the absence of an existing or proposed alley, access shall be from a driveway shared with a property abutting the development site;
 - c. In the absence of an alley or shared driveway, access shall be from the street with the lower classification in the General Plan. If a site fronts on two public streets of equal classification, access shall be from the secondary street side frontage, not the primary (front) frontage;
 - d. In the absence of a side street, from a curb cut/driveway along the primary street frontage.
6. **Multi-Modal Site Access.** Pedestrian and bike connections shall connect to existing and proposed public sidewalks, streets, transit stops, open spaces, bike paths, bicycle parking areas, and automobile parking areas adjacent to the project site.
 - a. For projects with multiple buildings and/or buildings internal to the site, a pathway(s) through the interior of the site shall connect buildings to each other. A pedestrian pathway or multi-use path (pedestrian and/or bicycle) between buildings or through parking lots from the public sidewalk to the interior of the site shall be provided for every 400 feet of a project's frontage.
 - b. For buildings along the street frontage, a pedestrian pathway shall connect the primary building entry(ies) to the public sidewalk on each street frontage.
 - c. Pathways shall be provided to connect bicycle parking areas to the building entrance(s) and the sidewalk.
 - d. Internal pedestrian pathways shall be a minimum of five feet wide. All pathways will be designed to be ADA-compliant.

- e. Where provided, multi-use paths shall be a minimum of 12 feet wide, with an eight-foot clear path and two-foot shoulder on each side, within a public access easement.
- 7. **Pedestrian Circulation Materials.** Where pedestrian circulation crosses vehicular routes, a change in grade, materials, textures, or colors shall be provided to emphasize the conflict point and improve visibility and safety.

C. Services and Utilities.

1. **Location of Above-ground Utilities, Storage, and Service Areas.** All above-ground utility equipment (e.g., electric and gas meters, fire sprinkler valves, irrigation backflow prevention devices, etc.), service areas, and storage areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by following the standards below (except as required by utility providers, building and fire codes):
 - a. Utilities and equipment, service, storage, and non-passenger loading areas shall be located inside of buildings or on non-primary street frontages, alleys, parking areas, and/or at the rear or side of buildings and shall be fully screened from view per Section 1.3.1.C.2 (Screening of Above-Ground Utilities, Storage and Service Areas) below.
 - b. Utilities and equipment, service, storage, and non-passenger loading areas shall not be located within the front or street side setback area of the lot or development site. Additionally, utilities and equipment, service, storage, and non-passenger loading areas for multi-family and mixed-use developments shall not be located along mid-block pedestrian connections and/or within 25 feet of a street corner.
2. **Screening of Above-Ground Utilities, Storage and Service Areas.** All service and storage areas, utilities, and equipment not housed inside buildings shall meet the following screening standards:
 - a. Screening shall be equal to or higher than the height of the equipment to be screened, unless specified otherwise.
 - b. Screening shall be made of a primary exterior finish material used on other portions of the building(s), architectural grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted.
 - c. All vents, flashing, electrical conduits, etc., shall be painted to match the color of the adjacent surface.
3. **Rooftop Equipment.** Rooftop elements on multi-family and mixed-use buildings, including roof access, mechanical equipment, and other features needed for the function of the building, shall be located to minimize visual impact by meeting the following requirements. Mechanical equipment less than two feet in height, solar panels, wind generators, or green roof features shall be exempt from these requirements.
 - a. Mechanical equipment shall be set back a minimum of 10 feet from the roof edge or screened through the use of parapet walls, towers, or other architectural features such that it is not visible from any point at or below the roof level of the subject building (see Section 1.3.1.C.2 (Screening of Above-Ground Utilities, Storage and Service Areas)).
 - b. If equipment is visible from adjacent taller buildings or from higher grades, it shall be painted to match the rooftop in color and should be grouped together where practical.
4. **Communal Refuse, Recycling, and Compost/Green Waste Collection Areas.**
 - a. For development projects with communal refuse, recycling, and compost/green waste areas/containers, a communal refuse room or enclosure structure shall be provided that is adequate in capacity, number, and distribution to accommodate all waste generation of the

site. The number and type of containers and collection areas shall be reviewed and approved by the local disposal service.

b. **Location and Screening of Communal Refuse, Recycling, and Compost/Green Waste Enclosures.**

Refuse, recycling, and compost/green waste collection areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by complying with the following the standards:

- i. Refuse collection areas shall be prohibited along front or street side frontages, or in any required parking spaces, required landscape areas, and open space areas.
- ii. Refuse collection areas shall be located inside of buildings or inside of covered enclosures located along alleys, in parking areas, or at the rear and side of buildings.
- iii. Refuse collection areas, to the extent possible, shall be located as far as possible from the residential portion of mixed-use buildings and open space areas.
- iv. Enclosures shall be adequate in height to fully screen containers and materials.
- v. Enclosures shall be opaque and made of a primary exterior finish material(s) used on other portions of buildings, masonry, decorative block, or architectural grade wood, and may be accented with metal. Barbed wire and chain-link fencing are prohibited.
- vi. Enclosure doors shall not swing into any public right-of-way, driveway approaches, or drive aisles. In these cases, sliding doors may be used.
- vii. Separate pedestrian access shall be provided to encourage the main gates to remain closed.



Refuse enclosure matches style and materials used on primary building(s)

5. **Individual Refuse Containers.** Individual refuse, recycling, and compost/green waste containers shall be stored in such a manner that containers are not visible to the public or create an odor or vector nuisance.

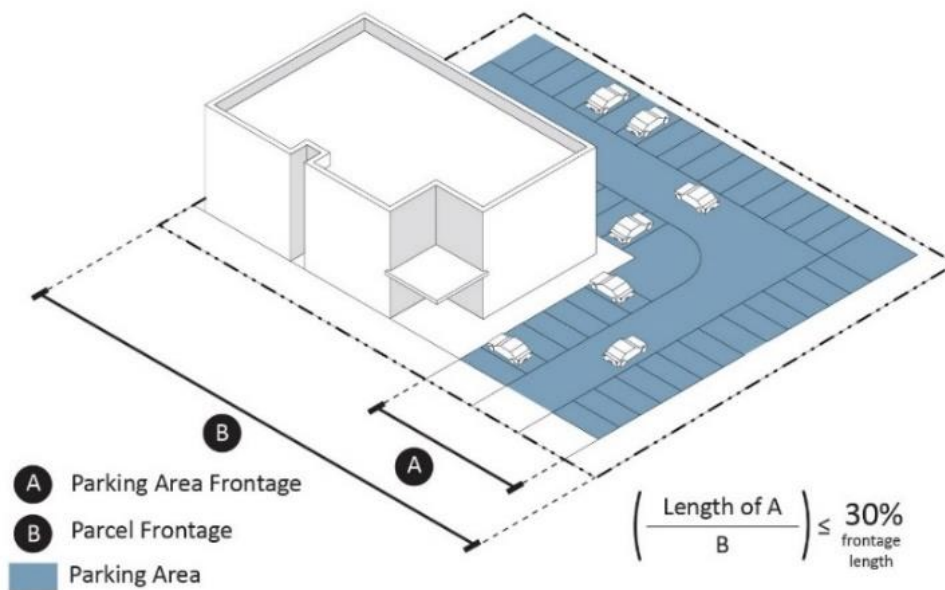
D. Parking.

See MMC Chapter 17.44 (Parking Requirements) for minimum parking requirements. Additional parking development standards, including minimum stall dimensions, can be found in the City of Marina Design Guidelines and Standards.

1. **Parking Location and Frontage.** This standard applies to new development. To strengthen the presence of buildings on the street, vehicle access, loading, service, and off-street parking shall comply with the following standards:

- a. Off-Street parking and vehicular circulation areas are prohibited in the front and street side setback, except for driveway access.
- b. Off-street parking for multi-family and residential mixed-use development shall be located underground or in surface lots or parking structures to the rear or side of buildings.

No more than 30 percent of the primary street frontage shall be occupied by surface parking. If a site has more than one frontage, the parking area shall not be located along the primary frontage. This limitation does not apply to frontages along alleys.

Figure 5. Maximum Parking Frontage

2. **Pedestrian Routes through Surface Parking Areas.** Multi-family residential developments of five or more units shall provide pedestrian access that is separate and distinct from driveways. Parking areas for mixed-use developments with 25 or more parking spaces shall have distinct and dedicated pedestrian access to building entries and public sidewalks, according to the following standards:
 - a. **Connection to Public Sidewalk.** An on-site pathway shall connect surface parking areas to building entries and to the public sidewalk.
 - b. **Separation from On-site Buildings.** Parking areas designed to accommodate five or more vehicles shall be separated from the exterior walls of on-site buildings by pathways or landscaping a minimum of four feet in width.
 - c. **Frequency of Routes through Parking Areas.** Pathways running parallel to the parking rows shall be provided for every four rows.
 - d. **Materials and Width.** Pathways shall be physically separated from travel lanes, shall be hard-surfaced, and shall be a minimum of four feet in width.
 - e. **Signage.** Parking entrances and exits shall be clearly marked with signage. These signs shall be treated as directional signs (see Chapter 17.46 (Signs) of the MMC).
 - f. **Separation and Distinction.** Where pedestrian circulation crosses vehicular routes, a change in materials, textures, colors, and/or grade shall be used to emphasize the conflict point and improve visibility and safety.

3. **Parking Structure Design and Screening.** New structured parking shall be designed to meet the following standards:

- a. **Ground Level.** Except for garage entrances, any ground floor parking level facing a public right-of-way or publicly-accessible open space or path (including partially subgrade parking visible above grade) shall:
 - i. Be lined/wrapped with residential or commercial uses (where allowed by zoning) with a minimum depth of 20 feet or the required active frontage depth for that location (whichever is greater); or,
 - ii. Be designed and treated with the same level of detail, material quality, and facade articulation as other facade areas and/or screened with landscape screening (e.g., shrubs, landscaped trellises) and/or crafted ornamental metal screens. No more than 30 percent of the primary street frontage shall be occupied by the parking structure and any entrances.



Facade articulation hides parking structure.



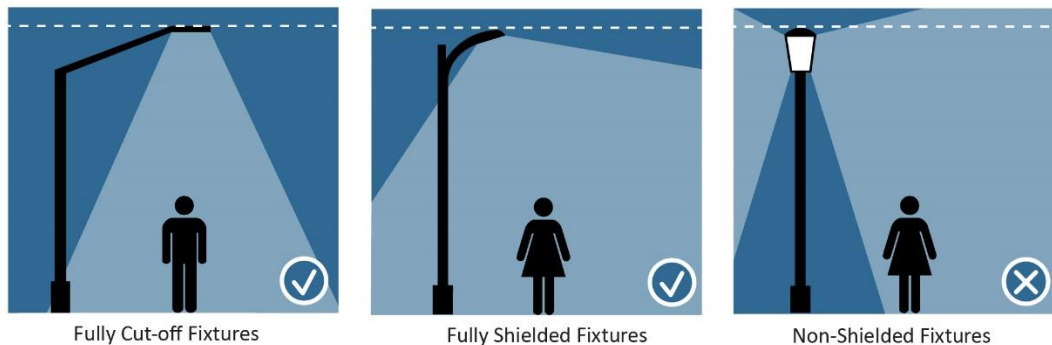
Ornamental screening.

- b. **Upper Levels.** Parking levels above the ground level may extend to the building facade but shall be designed and treated with the same level of detail, material quality, and facade articulation as other facade areas (e.g., facade articulation and modulation, use of real windows with glazing or false windows defined by frames, lintels, or sills). No more than two upper levels of parking shall extend to the building facade.
4. **Surface Parking Screening.** All surface parking areas designed to accommodate five or more vehicles shall be screened from view from public streets, publicly-accessible open spaces, and adjacent lots in a more restrictive zone, according to the following standards:
- a. **Height.** The maximum height of a fence or wall along street frontages and walkways/sidewalks shall be no taller than three feet when used to screen the parking lot. Alley frontages are exempt from this standard. Screening of parking lots along interior lot lines that abut residential zones shall be six feet in height, except within the required front setback of the applicable zone, where screening shall be three feet in height.
 - b. **Fences and Walls.** Screening shall consist of one the following:
 - i. **Walls.** Walls consisting of brick, stone, concrete, stucco, or other quality durable material approved by the Director (see MMC Section 17.42.060 (Height) for height standards). Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or other material approved by the Director.
 - ii. **Fences.** An open fence of manufactured wood, wrought iron, steel, or similar material combined with plant materials to form an opaque screen. Barbed wire and chain-link fencing are prohibited.
 - c. **Planting.** In addition to a fence or wall, screening shall be landscaped with plant materials consisting of closely spaced plants that form an opaque screen. Such plant materials must be of a minimum size at time of installation to achieve a minimum height of two feet within 24 months after initial installation. Size considerations should include soil type and specific micro-climate issues. All plantings shall be permanently irrigated and maintained.

E. Lighting.

1. **Pedestrian-Oriented Lighting.** Pedestrian-oriented lighting shall be placed along pedestrian pathways, multi-use pathways and other walkways at minimum intervals of every 40 feet to improve pedestrian comfort, security, and safety.
2. **Fixture Height.** Fixture mounting height shall be appropriate for the project and the setting, as follows:
 - a. **Abutting Single-Family Residential Homes or Zones.** The maximum height of freestanding outdoor light fixtures abutting single-family residential zones is 12 feet within 15 feet of the shared property line.
 - b. **Pedestrian Areas.** The maximum height of pedestrian-scale light fixtures for pathways, private outdoor space, publicly-accessible outdoor space, and other areas of high pedestrian activity is 12 feet.
 - c. **Parking Lots.** The maximum height for freestanding outdoor light fixtures in parking lots shall be 16 feet.
 - d. **All Other Locations.** In all other locations, the maximum height for freestanding outdoor light fixtures shall be 16 feet.
3. **Lighting Intensity:** Outdoor lighting shall not exceed 1,000 lumens in intensity.
4. **Light Trespass.** All lights shall be directed, oriented, and shielded to prevent light trespass or glare onto adjacent properties. All luminaires shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaires.

Figure 6. Light Trespass



5. **Attachment.** Lighting fixtures on buildings shall be attached only to walls or eaves, and the top of the fixture shall not exceed the height of the parapet, roof, or eave of the roof.
6. **Color/Temperature.** General site and parking lot lighting shall have a nominal correlated color temperature (CCT) of no greater than 3000 Kelvin. Cooler/whiter lighting above 3000 Kelvin in CCT shall be limited to areas where a more accurate color rendition is important, including building entrances and exits (for security reasons), and lighting of signs.

F. Trees and Landscaping.

All landscaping shall comply with MMC Section 8.04.310 (Model water efficient landscaping ordinance requirements) and the Landscape and Irrigation Plan submittal requirements in the City of Marina Design Guidelines and Standards. In addition, the following standards shall apply.

1. **New Street and Pathway Landscaping.** All new streets and pathways within the project shall provide a combination of trees and other plants in a minimum of four-foot-wide planting strip. Trees shall be planted at a minimum of one tree for every 30 to 45 feet of linear street/path (depending on the species and mature canopy width or growth habit). Shrubs and groundcover shall cover at least 30 percent of the planting strip.
2. **Front Setback Landscaping.** See front setback landscape requirements by use, as specified in Sections 1.3.2.K through 1.3.2.M.
3. **Tree Preservation.** Existing mature trees of six inches or greater in diameter at breast height (DBH) shall be preserved unless infeasible. Existing trees having a DBH of less than six inches should be relocated unless infeasible.
4. **Location of Trees.** Trees planted within five feet of a street, sidewalk, paved trail, parking area, or walkway shall be a deep-rooted species or shall be separated from hardscape areas by a root barrier to prevent physical damage to public improvements. Trees planted within the street rights-of-way, utility easements, or within 10 feet of any public improvement shall be submitted to and approved by the Marina Public Works Department. Such approvals may be dependent upon the selection of alternate tree species, the relocation of trees further back from public improvements or the installation of root guards. Also, the location of trees shall not conflict with the location of any private sewer laterals or any private water connections.
5. **Plant Size and Spacing.**
 - a. **Shrub Size.** All proposed shrubs shall be a minimum five-gallons in size, with a 15-gallon minimum size when required for screening. The minimum planter width for shrubs is two feet.
 - b. **Tree Size.** The minimum planting size for trees shall be 15-gallon, with 50 percent of all trees on a project site planted at a minimum 24-inch box size. Trees required for screening shall be a minimum 24-inch box size. The minimum planter width for trees shall be four feet.
 - c. **Spacing.** The spacing of trees, shrubs, and ground cover plants shall accommodate mature planting size. Where required for screening, spacing shall form an opaque barrier when planted.
6. **Tree Species.** Trees shall be selected from the City of Marina's Recommended List of Preferred Trees, as may be amended from time to time (see the City of Marina Design Guidelines and Standards document for the List of Preferred Trees). Native and drought-tolerant tree and shrub species are strongly encouraged.
7. **Locally Native and Drought-Tolerant Landscaping.**
 - a. A minimum of 65 percent of the total of all landscaped areas shall be landscaped with drought-tolerant plant material requiring minimal irrigation once established and shall be irrigated separately from any areas which have higher water demands. Locally native species are strongly encouraged.
 - b. A maximum of 35 percent of the total of all landscaped areas may be planted or installed with plant material which may require more extensive irrigation once established, including up to a maximum of 25 percent of said total which may be turf. The above 35 percent and 25 percent limitations may be exceeded to allow for increased turf areas associated with high-activity areas or uses such as golf courses, recreation areas, parks, and pet parks. Turf is not allowed in median strips.

8. Turf.

- a. The use of natural turf is discouraged except for recreation areas and high activity/foot-traffic areas.
- b. Turf shall not be installed on slopes exceeding 4:1 ratio.

9. **Artificial turf.** Artificial turf shall be limited to accent areas, high activity/foot traffic areas, and recreational areas. Where artificial turf is installed, it shall be designed as follows:

- a. Artificial turf shall be kept a minimum of five feet away from tree root crowns (measured in all directions).
- b. Artificial turf used for pet areas shall be specifically formulated for that purpose.
- c. A proper drainage system shall be installed underneath to prevent excess runoff or pooling of water.

10. Soil and Mulch.

- a. Native soil in all planting areas shall be amended to a minimum depth of six inches with a minimum of 40 percent organic material. Native soil under portions of planting areas, which are covered exclusively by rocks, gravel, or other non-living landscaping material, need not be so amended.
- b. A minimum of two inches of organic mulch (wood chips, shredded bark, etc.) shall be installed in all non-turf areas unless a ground cover planting is specified.

11. **Irrigation.** Turf areas or other higher water use plantings shall be grouped and irrigated separately from more drought-tolerant planting areas.

12. **Tree Removal.** See MMC Chapter 17.62 (Tree Removal, Preservation and Protection) for tree removal regulations.

13. **Maintenance.** All landscaping shall be maintained and replaced as needed. In addition, tree pruning shall be a part of regular maintenance and shall be performed by a licensed California landscape contractor in accordance with International Society of Arboriculture (ISA) standards. Severe trimming, pruning, or other maintenance that results in significant alteration of the natural shape of a tree or modification of the central leader (including "lollipoping," "heading," or similar techniques) is prohibited, except in conjunction with public utility maintenance.

14. **Gopher Intrusion.** Gopher barriers shall be provided as needed to prevent gopher intrusion in yards.

G. Open Space.

See Title 17 (Zoning) of the MMC for open space requirements by zone.

1. **Common Open Space.** Common open spaces are shared and accessible only to building residents and their visitors. They can be located at the ground level, on parking podiums, or on rooftops, provided they are adequately landscaped. Common open spaces may include courtyards, gardens, play areas, outdoor dining areas, recreational amenities, rooftop amenities, and community rooms, among others. Required setback areas with a dimension less than 20 feet shall not be counted toward common open space



Common open space with landscaping and shading

requirements. Up to 30 percent of the required common open space may be provided as publicly-accessible open space (see Section 1.3.1.G.4 (Publicly-Accessible Private Open Space (PAPOS))). Common open spaces shall meet the following standards:

- a. **Dimensions.** Minimum dimension of 20 feet in any direction. Courtyards enclosed on three sides shall have a minimum dimension of 30 feet in all directions. Courtyards enclosed on four sides shall have a minimum dimension of 40 feet and have a minimum courtyard width to building height ratio of 1.25:1.
- b. **Shading.** A maximum of 50 percent of the common open space square footage may be covered by a shading device or roof structure.
- c. **Seating.** The open space shall include seating (e.g., benches, planter seats, etc.)
- d. **Landscaping.** A minimum of 20 percent of the open space area shall be planted with trees, ground cover, and/or shrubs, or provided via planters. A minimum of one tree shall be planted per 600 square feet of the common outdoor space area (aggregated across all common outdoor space areas).
- e. **Slopes.** Slopes shall not exceed 5 percent.

Example Open Space Calculations:

The following provides the open space calculations for an example multi-family project of 100 units in the R-4 zone. See Title 17 (Zoning) of the MMC for open space requirements by zone.

Total Open Space Required:

75 2-bedroom units * 400 sf/unit = 30,000 sf

25 1-bedroom units * 350 sf/unit = 8,750

Total = 38,750 sf of total open space

Minimum Private Open Space Required:

25 ground-floor units * 80 sf/unit = 2,000 sf

75 upper-floor units * 40 sf/unit = 3,000 sf

Total = 5,000 sf of private open space

Common Open Space:

$38,750 \text{ sf} - 5,000 \text{ sf} = 33,750 \text{ sf}$ *Total common open space*

Up to 30% or 10,125 sf ($33,750 \text{ sf} * 0.3$) may be provided as publicly-accessible private open space.

2. **Common Open Space Amenities.** All multi-family and residential mixed-use developments with five or more dwelling units shall provide recreational amenities within the site which may include but are not limited to a swimming pool; spa; clubhouse; tot lot with play equipment; picnic shelter/barbecue area; sports facilities; exercise equipment; or day care facilities. The number of amenities shall be provided pursuant to Table 3 (Required Open Space Amenities). When more than one amenity is required, a variety of amenity types shall be provided.

Table 3. Required Open Space Amenities

Number of Units	Number of Open Space Amenities
0-4	0
5-20	1
21-50	2
51-100	3
101-200	4
201-300 *	5

***Add one amenity for each 100 additional units or fraction thereof.**

3. **Private Open Space.** Private open space areas are intended for private use for each dwelling unit and may include balconies (covered or uncovered), private yards, terraces, decks, and porches, among others. Private open spaces shall meet the following standards:
 - a. Shall be directly accessible from a residential unit;
 - b. Minimum Dimensions:
 - i. Private yards: Minimum 15 feet in any direction.
 - ii. Ground-floor private outdoor space (e.g., terrace): Minimum 10 feet in at least one direction.
 - iii. Upper-floor private outdoor space (e.g., balconies): Minimum five feet in any direction.
 - c. Minimum clear height dimension of eight feet, measured from the ground-level floor or decking.
 - d. Balcony enclosures shall be solid/opaque when facing front or street side property lines. Balcony enclosures facing interior open space areas may be transparent/semi-transparent.

4. **Publicly-Accessible Private Open Space (PAPOS).** This section applies to publicly-accessible private open spaces (PAPOS), when provided. If provided, it may count towards up to 30 percent of the required common open space for a project. Publicly-accessible open space may include: plazas, courtyards, seating areas, parklets, play areas, recreational facilities or equipment, dog parks, and usable green space, among others.
 - a. **PAPOS Design and Dimensions.** PAPOS shall be designed to create usable open space for public use. PAPOS shall meet the following standards:
 - i. Minimum dimension of 20 feet in one direction with a minimum of 15 feet in any other direction. Minimum total area of 400 square feet.
 - ii. A maximum of 40 percent of the open space may be covered.
 - iii. A minimum of 20 percent of the open space area shall be planted with ground cover and/or shrubs. A minimum of one tree shall be planted per 400 square feet of the open space area.



Publicly-accessible plaza



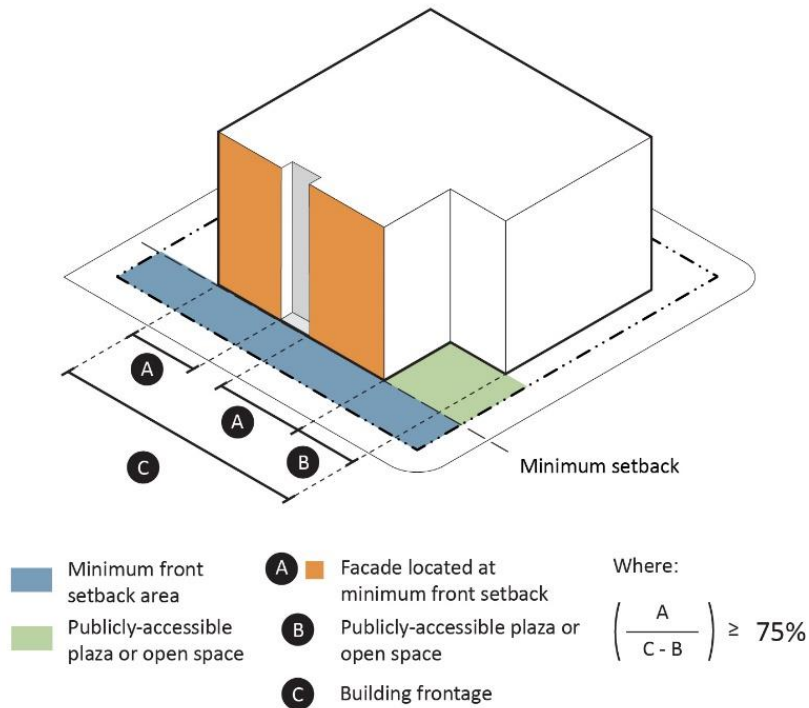
Publicly-accessible green space

- iv. The space shall be publicly accessible during daylight hours (sunrise to sunset). An access easement shall be recorded with the County Recorder to ensure public access.
 - v. The space shall be directly accessible from a public right-of-way or from a publicly-accessible lobby; or if the PAPOS is not directly accessible and visible from a public right-of-way, clear signage shall be visible from the public right-of-way directing users to the PAPOS as well as identifying the PAPOS, open space type, hours of access, and amenities.
- b. **PAPOS Amenities.** PAPOS shall include seating options (e.g., seat walls, planter ledges, benches, picnic tables, and seating steps) and shade structures ((e.g., awnings, trellises, umbrellas), and at least one of the following amenities and features: water features, public art, drinking fountains, public restrooms.

1.3.2 Building Design.

- A. **Building Frontage Location.** At minimum, 75 percent of the building facade shall be located at the minimum setback line. Up to 25 percent of the building facade may be located behind the minimum setback to allow for massing breaks, forecourts, plazas, etc. Publicly-accessible plazas/open spaces may be subtracted from the overall facade length to calculate the minimum percentage of building facade to be located at the minimum setback line. Sites with slopes greater than 20 percent shall be exempt from this standard.

Figure 7. Building Frontage Location



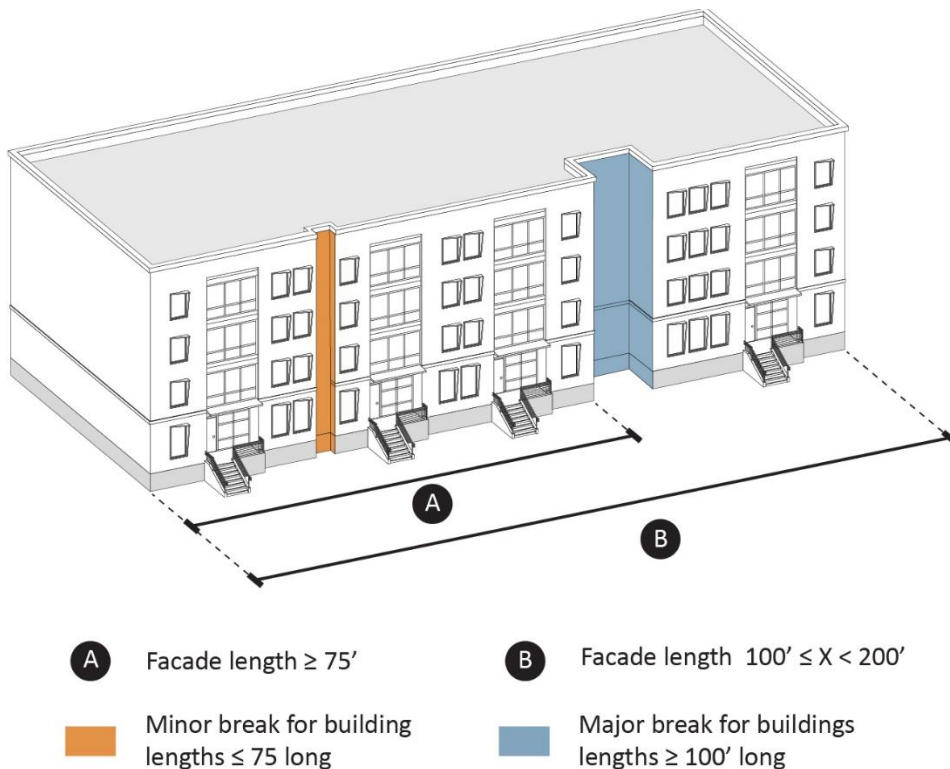
- B. **Maximum Building Length.** Buildings shall not exceed 300 feet in length or width.
- C. **Modulation.**
1. **Major Massing Breaks.** Buildings three stories and taller in height shall have major massing breaks as follows:
 - a. Buildings with primary building facades greater than or equal to 100 feet in length shall provide at minimum one major massing break. Major massing breaks shall be a minimum depth of eight feet and a minimum width of 10 feet and shall extend the full height of the building including a break in the roofline.
 - b. Buildings with primary building facades greater than 200 feet in length shall provide at least two major massing breaks, with one major break with a minimum depth of 10 feet and minimum width of 20 feet (the other break may be at the smaller size - minimum depth of five feet and a minimum width of 10 feet).

2. **Minor Massing Breaks.** All continuous building facades greater than or equal to 75 feet in length shall have at least one minor massing break (vertical shift modulation). Minor breaks shall be a minimum of two feet deep and five feet wide and extend at minimum the full height of the building above the ground floor, including a break in the roofline.



Minor massing breaks at regular intervals

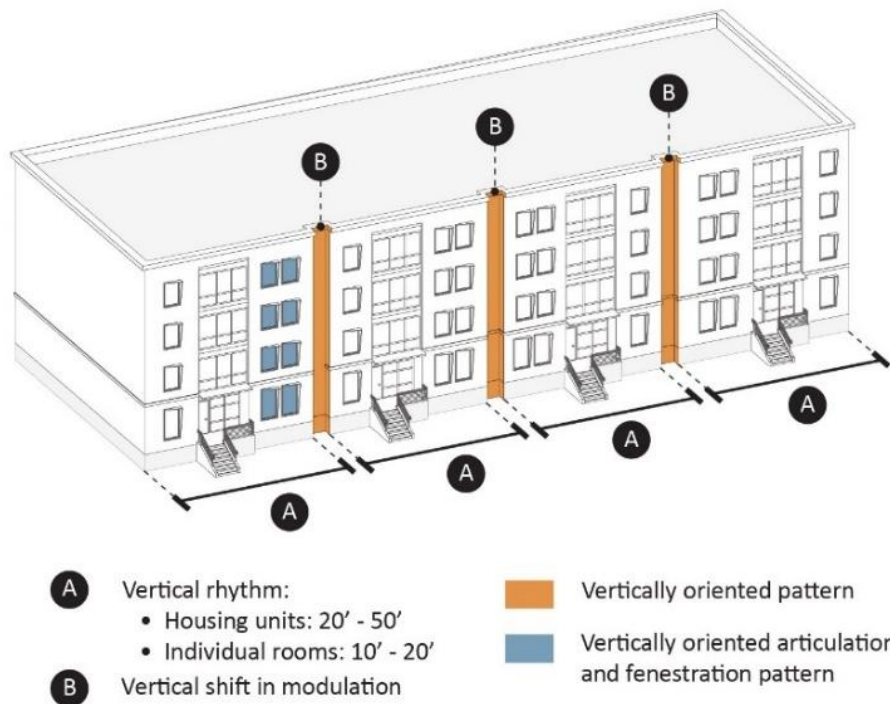
Figure 8. Modulation



- D. **Facade Rhythm and Pattern.** Multi-family residential and residential mixed-use buildings shall express a rhythm and pattern of lines, shapes, forms and/or colors that reflects the size and scale of a housing unit and/or individual rooms and spaces. This may be achieved with building modulation to create vertically oriented facades, facade articulation, and repeating vertically oriented patterns of fenestration. This rhythm of vertical patterns shall be between 20 to 50 feet in width of linear frontage.



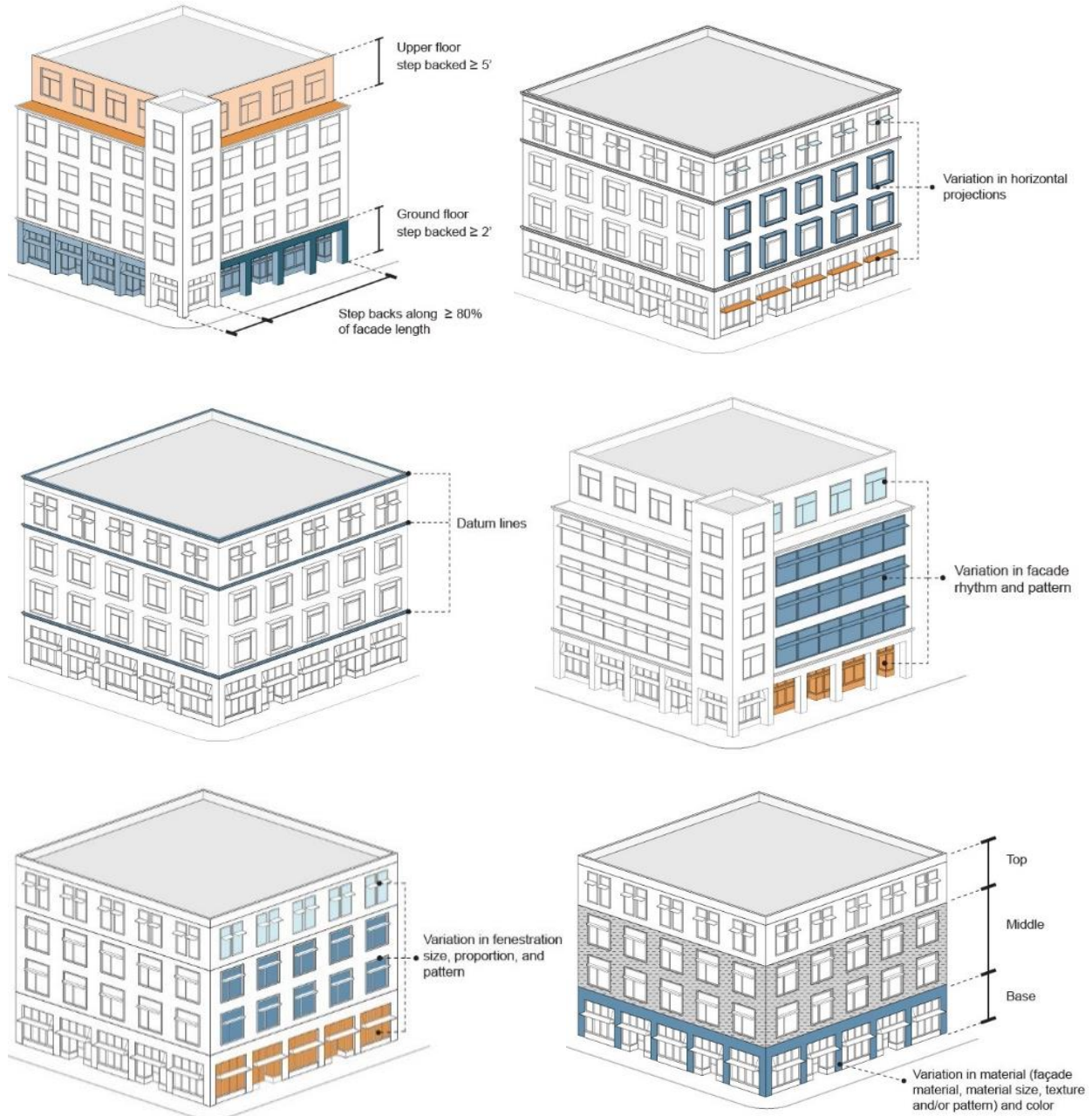
Facade rhythm and pattern expressed through modulation and articulation.

Figure 9. Facade Rhythm and Pattern

E. **Building Components (Base/Middle/Top).** This standard applies to buildings that are designed using a traditional architectural style. Buildings four stories and higher should be designed to differentiate a defined base, a middle or body, and a top, cornice, or parapet cap. Buildings three stories or less should include at minimum a defined base and top. Each of these elements should be distinguished from one another for a minimum of 75 percent of the facade length through use of at least two of the following:

- Horizontal facade modulation which could include upper floor or ground floor step backs.
 - Ground floor step backs shall include a horizontal shift of the ground floor facade with a minimum depth of two feet to create an overhang or arcade.
 - Upper floor step backs shall include at minimum a five-foot step back from the primary facade for a minimum of 75 percent of the length of the facade.
- Horizontal facade articulation and/or variation in facade articulation strategy (see Section 1.3.2.F (Facade Articulation)).
- Variation in facade rhythm and pattern (see Section 1.3.2.D (Facade Rhythm and Pattern)).
- Variation in fenestration strategy (size, proportions, pattern, and depth or projection) (see Section 1.3.2.H (Fenestration)).
- Variation in material (facade material, material size, texture and/or pattern) and color.

*Defined base, middle, and top*

Figure 10. Building Components (Base/Middle/Top)

F. **Facade Articulation.** All facades shall include a minimum of two of the following facade articulation strategies to create visual interest:

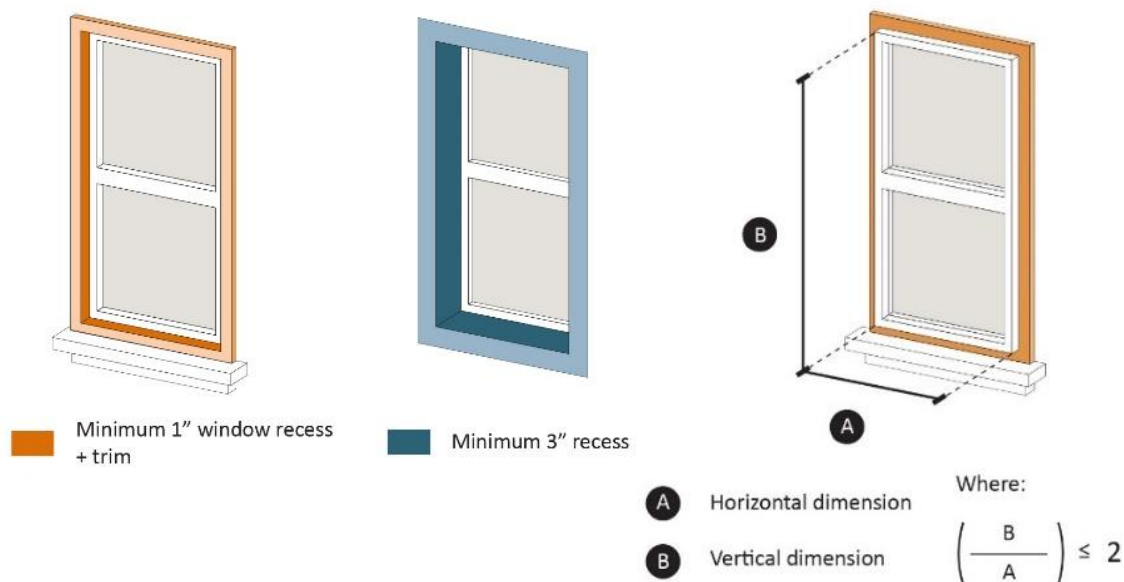
1. **Recesses.** Vertical and horizontal recesses such as a pattern of recessed grouping of windows, recessed panels, or similar strategies. The recess shall be a minimum four inches in depth.
2. **Projections.** Vertical and horizontal projections such as shading and weather protection devices (for windows), decorative architectural details, or similar strategies. Shading and weather protection projections shall be a minimum of two feet in depth. Architectural projections shall be a minimum of four inches in depth.

3. **Datum Lines.** Horizontal lines that continue the full length of the building, such as cornices, with a minimum four inches in height, and a minimum two inches in depth with a change in material.
 4. **Balconies.** Balconies or Juliet balconies (every 20 to 50 feet). Balconies shall be a minimum of five feet in depth; Juliet balconies shall be a minimum of eight inches in depth.
 5. **Screening Devices.** Screening devices such as lattices, louvers, shading devices, perforated metal screens, or similar strategies.
- G. **Blank Walls.** Along streets, sidewalks, pedestrian pathways, and open space areas, blank walls (facades without doors, windows, landscaping treatments, or public art) shall be less than 30 feet in length.
- H. **Fenestration.** Fenestration shall meet the following standards:
1. Fenestration shall reinforce vertical proportions and patterns with windows that shall not exceed a 2:1 horizontal-to-vertical ratio.
 2. Windows shall be recessed at least three inches from the plane of the surrounding exterior wall or shall provide a combination of trim and recess with minimum one inch recess. Curtain walls are exempt.
 3. Curtain walls, if used, shall have a vertical orientation of mullions, joints, or solid panels that create a vertical pattern that does not exceed a 2:1 horizontal-to-vertical ratio.



Recessed windows

Figure 11. Fenestration



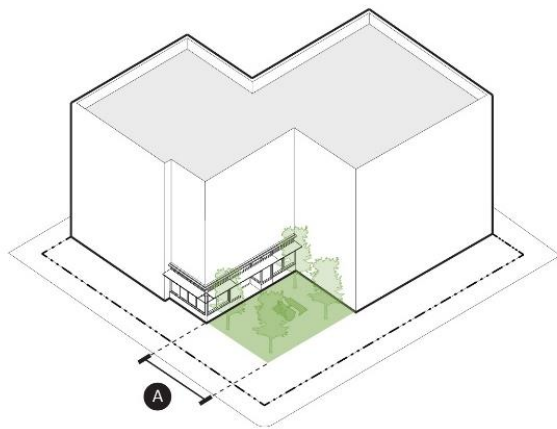
- I. **Treatment of Corner Buildings.** Buildings located at street corners that are three stories and higher shall include the following special features:
1. The building facade shall be located at the minimum front and street side yard setback or build-to line on both facades for a minimum aggregated length of 50 feet meeting at the corner, OR the building shall be set back at the corner to provide a publicly-accessible open space/plaza or outdoor seating area for public dining with a minimum dimension of 20 feet and minimum area of 400 square feet.
 2. The entrance to ground floor retail or the primary building entrance shall be located within 25 feet of the corner of the building.
 3. The corner of the building shall include one or more of the following features:
 - a. A different material application and/or fenestration pattern from the rest of the facade.
 - b. A change in total height of at least four feet greater or less than the height of the abutting primary facade.
 - c. A special architectural feature such as a rounded or cut corner, tower/cupola, or similar.



Corner features a rounded tower/cupola.

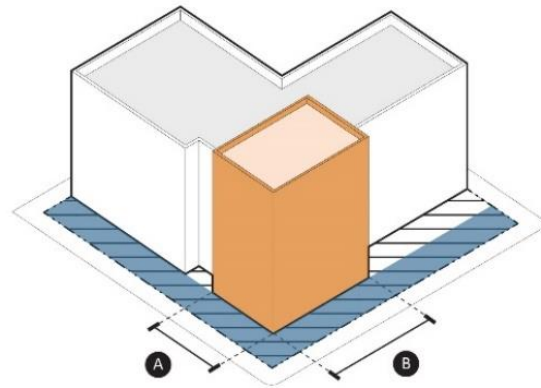


Corner height change.

Figure 12. Treatment of Corner Buildings

A Minimum 20' dimension

Publicly accessible open space or common open space ≥ 400 sf

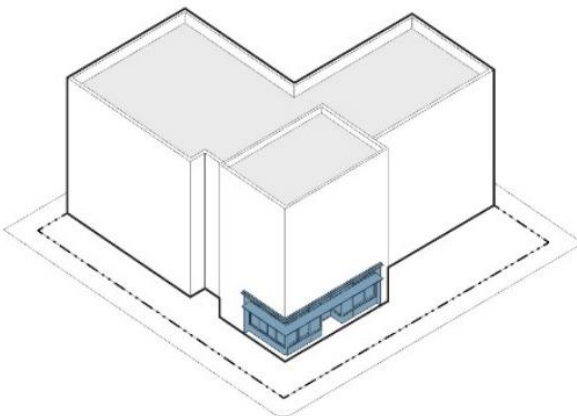


Front setback area

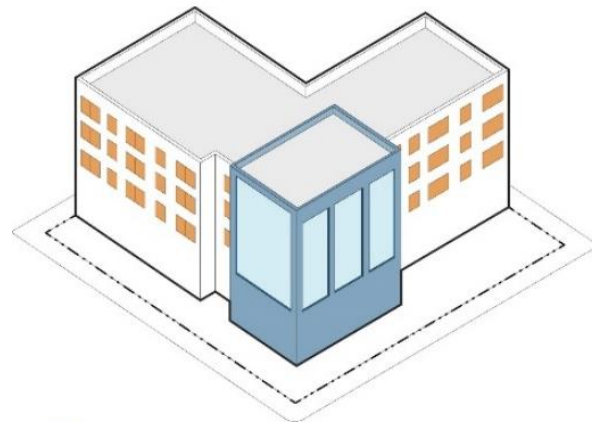
Minimum front setback area

Where:

A + **B** $\geq 50'$

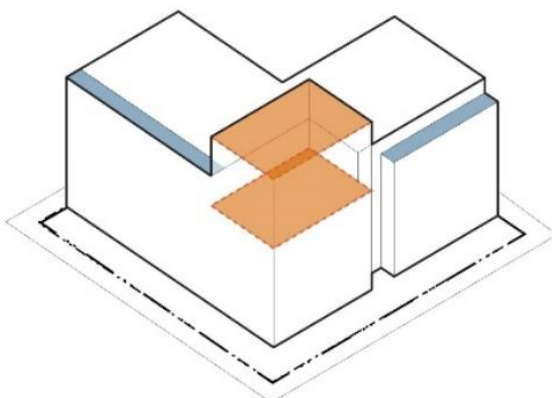


Corner entry to ground floor retail or primary building entrance



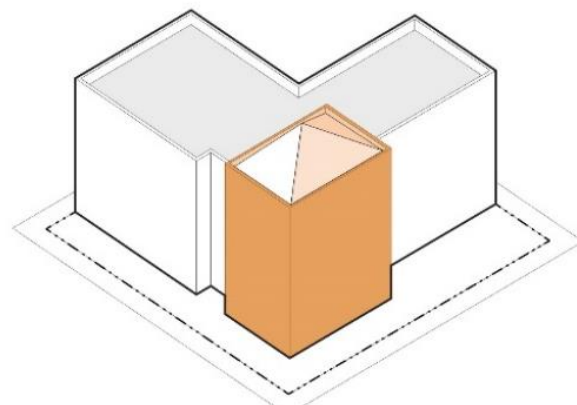
Corner element material or fenestration pattern

Remaining facade building material or fenestration pattern



Corner element height $\leq 4'$ or $\geq 4'$ than abutting height

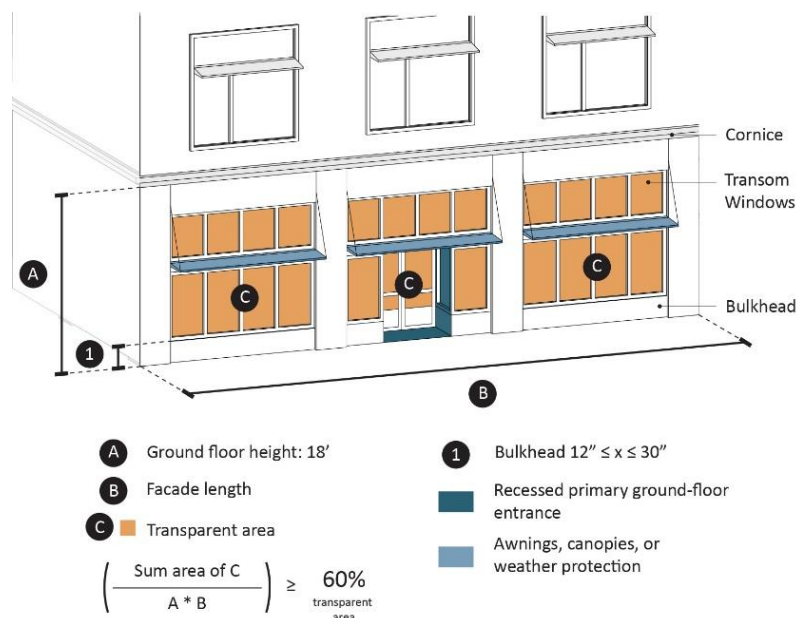
Building height of abutting facade



Corner architectural feature

- J. **Roof Edge Treatment.** Buildings shall be designed with at least one of the following roofline edge treatments:
1. A decorative cornice treatment (other than just colored "stripes" or "bands"). Cornices shall project a minimum of four inches from the facade.
 2. A sloped roof with overhangs and brackets.
 3. A parapet, which shall include a cap and corner detail to create a shadow line to enhance the building.
- K. **Ground Floor Design – Retail/Commercial**
1. **Ground Floor Height.** The minimum ground floor height for retail/commercial is 18 feet floor-to-floor.
 2. **Orientation of Primary Entries.** Each commercial/retail tenant shall have its own primary ground-floor entrance. Primary entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a lobby or forecourt (or combination).
 3. **Weather Protection.** Primary ground floor entrances shall include weather protection that is a minimum six feet wide and four feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.
 4. **Transparency.** Storefronts in new mixed-use developments shall contain clear openings and windows for a minimum of 60 percent of the linear length of the first-floor facades facing sidewalks, pedestrian walks, or publicly-accessible open space areas. Dark tinted, reflective, mirrored, or opaque glazing is not permitted for any required wall opening along ground floor retail facades.
 5. **Bulkheads and Solid Base Walls.** If provided, bulkheads and solid base walls shall not be less than 12 inches or higher than 30 inches from finished grade.
 6. **Transom Windows.** Commercial clerestory and transom windows are recommended to provide a continuous horizontal band or row of windows across the upper portion of the shopfront.

Figure 13. Retail/Commercial Ground Floor Design



7. **Awning and Canopies.**

- a. Awnings and canopies shall provide a minimum of eight feet of vertical clearance over the sidewalk.
- b. When transom windows are provided above display windows, awnings, canopies, or similar weather protection elements shall be installed between the transom and display windows. These elements should allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window.
- c. Awnings may be fixed or retractable.
- d. Awnings, canopies, and other weather protection elements shall not extend across more than 80 percent of the facade. Instead, individual segments shall be divided into sections to reflect the major vertical divisions of the facade and shall be installed over each shopfront entry or set of shopfront windows. Awnings shall not extend across wall sections, across multiple sets of windows, or over columns or structural piers/pilasters.
- e. Awnings and canopies shall be made of fabric, glass, wood (synthetic or weather treated), metal, or a combination of such materials. Vinyl and plastic awnings are prohibited. All awnings and canopies shall be maintained in good condition and repaired or replaced as needed.

8. **Front Setback Landscaping.** A minimum of 10 percent of the front yard area shall be landscaped. Pots and above-ground planters may be used to satisfy this standard.

L. **Ground Floor Design - Other Non-Residential.**

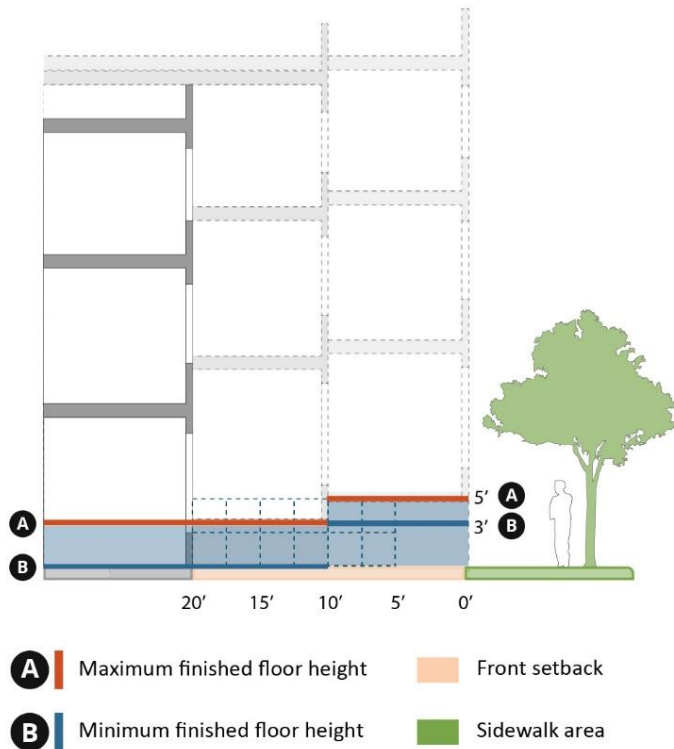
1. **Ground Floor Height.** The minimum ground floor height for other non-residential uses (e.g., office) is 15 feet floor-to-floor.
2. **Orientation of Primary Entries.** Primary entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a lobby or forecourt (or combination).
3. **Weather Protection.** Primary entries shall include weather protection that is a minimum eight feet wide and six feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.
4. **Transparency.** A minimum of 30 percent of the linear length of ground floor facades facing public rights-of-way, pedestrian pathways, or publicly-accessible open space areas shall include clear openings and windows. Dark tinted, reflective, mirrored, or opaque glazing is not permitted for any required wall opening along ground floor non-residential facades.
5. **Awnings and Canopies.** See standards in Section 1.3.2.K.7 (Awnings and Canopies).
6. **Front Setback Landscaping.** A minimum of 20 percent of the front yard area shall be landscaped.

M. **Ground Floor Design – Residential.**

1. **Minimum Finished Floor Height for Residential Units with Individual Entries.** To provide greater privacy for ground-floor residents, the finished floor height of ground floor residential units that face a public right-of-way or publicly-accessible path/open space shall be within the minimum and maximum heights according to setback distance from property line or back of walk as follows:
 - a. Setback $\leq$ 10 feet: Minimum finished floor height of three feet above grade; maximum finished floor height of five feet above grade.

- b. Setback > 10 feet: Minimum finished floor height of zero feet above grade; maximum finished floor height of three feet above grade.
- c. On sites with a cross slope greater than two percent along a building facade, the average height of the finished floor and back of walk shall be used for the "grade." Where ADA accessibility requirements prohibit raised unit entries for some or all units, those units are exempt. For corridor buildings, accessible entries shall be from the interior corridor.

Figure 14. Minimum Finished Floor Height for Residential Units with Individual Entries



2. **Primary Shared Residential Entries.** Primary entries shared by multiple units (e.g., leading to upper stories) along street frontages shall meet the following standards (excludes individual residential entries):

- a. At least one pedestrian entry is required for each building on each primary street frontage, unless a greater number is required by the adopted Building or Fire Codes. A single corner entry may be provided to fulfill this requirement.
- b. Primary shared building entries shall face or be directly visible from the public right-of-way or a publicly-accessible path/open space. This may be through a lobby, front porch, or forecourt (or combination).
- c. Primary shared entries shall provide weather protection that is a minimum eight feet wide and six feet deep by fully or partially recessing the entry, providing an awning/canopy, or using a combination of these methods.



Prominent entry canopy provides weather protection.

3. **Primary Individual Residential Entries.**
 - a. A minimum of 50 percent of the ground floor residential units that face a public right-of-way, publicly-accessible path, or open space shall have unit entries that face the street, path, or open space (Senior units or other deed-restricted units for special populations are exempt.).
 - b. Primary ground-floor entrances serving individual residential units shall include weather protection that is a minimum of four feet wide and four feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.
4. **Front Setback Landscaping.** A minimum of 40 percent of the front yard area shall be landscaped. Front yards that are greater than 10 feet in depth shall also include at minimum one tree per 40 linear feet of street frontage.



Individual stoop entries

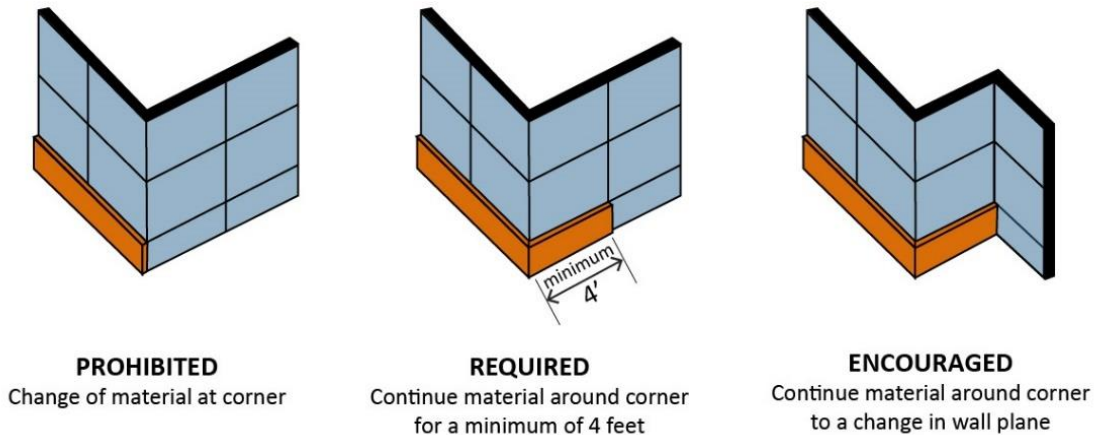
N. **Building Materials and Colors.**

1. **Variation in Materials.** At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20 percent of the building frontage, excluding windows, railings, base bulkheads, and trim.

Figure 15. Variation in Materials



2. **Variation in Colors.** Colors shall be used as follows:
 - a. Primary colors shall be used on the majority of the building surface.
 - b. Secondary colors shall be used to accentuate facade elements or upper floors.
 - c. Accent colors shall be limited to moldings, trims, bulkheads, doors, and/or signage.
 - d. Up to two additional colors may be used to distinguish between upper and lower floors or as an additional secondary color.
3. **Material Changes at Corners.** A change in material must be offset by a minimum of two inches in depth. Materials shall continue around corners for a minimum distance of four feet. If feasible, the same material should continue to the next change in the wall plane.

Figure 16. Material Changes at Corners

4. **Durable Materials.** Buildings shall incorporate durable finish and/or accent materials, which include masonry, tile, stone, stucco, architectural grade wood, brick, glass, and finished metal that will not rust. Wrought iron shall not be allowed. Materials should be appropriate to Marina's coastal climate.
5. **Prohibited Materials.** Plain untextured block, plywood, vinyl, plastic (and plastic laminate), corrugated metal, mill-finish (non-colored) aluminum metal windows or door frames and fiberglass are prohibited as materials.
6. **Building Component Colors.** All vents, flashing, and electrical conduits shall be painted the same color as the adjacent surface. Gutters and downspouts shall be painted the same color as the adjacent surface or may be a decorative material as approved by the Director (e.g., copper).

1.4 Architectural Guidelines.

The City of Marina is demographically diverse as illustrated in Appendix B (City of Marina Demographics). As such, the City has identified community design goals and additional architectural design guidelines to help guide future development as illustrated in Appendix A (Architectural Style Guide).