



Objective Design Standards (ODS) Worksheet Commercial/Multi-Family Residential Zone (C-R)

Project Address:

Date:

Characteristic	Standard	Proposal (fill in all that apply)	Consistent and Sheet #	Reference
Access and Connectivity				
Block size	New development >5 acres: Max. 400' blocks			ODS 1.3.1(B)(1)
Dead-end streets	New development: Streets longer than 400' require connection via pedestrian path			ODS 1.3.1(B)(3)
Driveways and curb cuts	New development: - Min. 100' from any street intersection - For parcels <100' wide, along lot line farthest from intersection 1 driveway/curb cut per 400' of public street frontage			ODS 1.3.1(B)(4)
External connectivity	New development (to extent feasible): - Connect internal streets and pathways to existing and proposed external streets and pathways - Align new streets with existing street intersections - Locate and align new streets to allow for future direct connections to other streets			ODS 1.2.1
Parking access hierarchy	In order of preference: - Via alley - Via driveway shared w/ property abutting site - Via secondary street or street w/ lower General Plan classification - Via primary street			ODS 1.3.1(B)(5)
Multi-modal site access	Via pedestrian or multi-use pathways: Connect bldgs on site			ODS 1.3.1(B)(6)

	- Connect bldgs on street frontage to public sidewalk - Connect bike parking areas to bldg. entrances and sidewalk			
Pedestrian access	Separate and distinct from driveways, connection to public sidewalk			ODS 1.3.1(D)(2)
Pedestrian pathways	- Min. 5' wide connecting buildings - Change in grade, materials, textures, or colors where crossing vehicular route			ODS 1.3.1(B)(6) ODS 1.3.1(B)(7)
Building Design				
Building height	Max. 50' and four stories Any portion of lot within 20' of R-1 shall be 35'			MMC 17.16.070
Building length	Max. 300'			ODS 1.3.2(B)
Frontage	Min. 75% of façade at min. setback line			ODS 1.3.2(A)
Components	Min. defined base and top			ODS 1.3.2(E)
Floor height	Min. 0', max. 3' above grade			ODS 1.3.2(M)
Articulation	At least two of the following: - Recesses - Projections - Datum lines - Balconies - Screening devices			ODS 1.3.2(F)
Fenestration	- Max. 2:1 horizontal to vertical ratio - Windows recessed min. 3" from plane of surrounding exterior wall OR combo trim and min. 1" recess			ODS 1.3.2(H)
Rhythm and pattern	- Vertically oriented façade, articulation, or vertically oriented patterns of fenestration 20' – 50' in width of linear frontage			ODS 1.3.2(D)
Step backs	Each floor above the third floor: 15'/every two floors			ODS 1.3.1(A)(1)
Window placement	Upper story between 5'-10' of property line: Min. 3' offset			ODS 1.3.1(A)(2)

	Upper story <5' from property line: Min. 5' offset			
Balcony placement	Upper story: Min. 10' offset from windows of adjacent SF residences			ODS 1.3.1(A)(3)
Building Materials and Colors				
Colors	- Majority of surface in primary colors - Accentuate façade elements or upper floors with secondary colors - Limit accent colors to moldings, trims, bulkheads, doors			ODS 1.3.2(N)(2)
Materials	Min. 2 on any frontage; at least 20% coverage per material (excluding windows, railings, base bulkheads, trim)			ODS 1.3.2(N)(1)
Material changes	At corners, must offset material change by min. 2" depth, 4' distance			ODS 1.3.2(N)(3)
Prohibited finish materials	Wrought iron, untextured block, plywood, vinyl, plastic, laminate, corrugated metal, mill-finish aluminum metal windows or door frames, fiberglass			ODS 1.3.2(N)(4) ODS 1.3.2(N)(5)
Vents, flashing, conduits, gutters and downspouts	Painted to match adjacent surface unless approved decorative material			ODS 1.3.2(N)(6)
Landscaping				
Drought tolerant plantings	Required for min. 65% of total landscaped areas			ODS 1.3.1(F)(7)
Landscape buffer – front setback	- Min. 40% of front yard - Min. one tree per 40' linear street frontage			ODS 1.3.2(K)(8)
Landscape buffer – property boundary	- At least 5' along abutting interior property lines and adjoining SF zoning districts - Trees every 20'-40' on center			ODS 1.3.1(A)(4)
Landscape buffer – interior streets and pathways	- At least 4' along interior streets and paths - One tree every 30 to 45 feet			ODS 1.3.1(F)(1)

	At least 30% shrubs and ground cover			
Plant size	- Shrubs: 5-gallon, or 15-gallon if used for screening - Trees: 15-gallon, min. 50% of trees at 24" box size, including all trees for screening;			ODS 1.3.1(F)(5)
Plant spacing	- Shrubs: Min. 2' - Trees: Min. 4' - All: Spaced to accommodate mature plant size			ODS 1.3.1(F)(5)
Soil and mulch	- Native soil in all planting areas amended to min. depth of 6" with min. 40% organic material - Min. 2" organic mulch in non-turf areas (unless ground cover is used)			ODS 1.3.1(F)(10)
Tree location	- Within 5' of ROW or parking area: deep-rooted species or root barrier - Within ROW, utility easement, or 10' of public improvement: Approval from PW Dept. required			ODS 1.3.1(F)(4)
Tree species	Selected from Recommended List of Preferred Trees			ODS 1.3.1(F)(6)
Tree preservation	All trees 6" DBH or greater, unless infeasible			ODS 1.3.1 (F)(3)
Turf	- Max. 25% of total landscaped areas - Not allowed in median strips			ODS 1.3.1 (F)(7)
Turf – natural	Not allowed on slopes exceeding 4:1 ratio			ODS 1.3.1 (F)(8)
Turf – artificial	- Keep at least 5' away from tree root crowns - Requires proper drainage system			ODS 1.3.1 (F)(9)
Lighting				
Pedestrian-oriented lighting	Min. intervals of 40' along pathways; max. height 12'			ODS 1.3.1(E)(1)

All other lighting	Max. height: 12' within 15' of SF zoning districts 16' in all other locations			ODS 1.3.1(E)(2)
Lighting intensity and trespass	Max. 1,000 lumens; directed, oriented, and shielded to prevent glare			ODS 1.3.1(E)(3) ODS 1.3.1(E)(4)
Lighting temperature	Max. 3,000 Kelvin			ODS 1.3.1(E)(6)
Lighting – attachment to buildings	Attach to walls or eaves only; fixture not to exceed height of parapet, roof, or eave			ODS 1.3.1(E)(5)
Open Space				
Common open space	- Min. 20' in any direction - Max. 50% coverage with shading device or roof structure - Seating required - Min. 20% landscaped - Min. one tree per 600 sq. ft. aggregate open space area - Slopes 5% or less			ODS 1.3.1(G)(1)
Common open space – calculation	Min. 300 sq. ft. per 1-BR + 50 sq ft for each additional BR Private open space = Total			MMC 17.16.090(A)
Common open space amenities	Min. required: 1			ODS 1.3.1(G)(2)
Private open space	- Directly accessible from residential unit - Min. clear height: 8' - Ground floor: Min. 10' in at least one direction - Upper floor: Min. 5' in any direction			ODS 1.3.1(G)(3)
Private open space – calculation	- Ground floor units: Min. 80 sq. ft. - Upper floor units: Min. 40 sq. ft.			MMC 17.16.090(B)
Parking				
Required parking	1 space per 1-BR 1.5 spaces per 2-BR 1 additional space for each 5 units or fraction			MMC 17.44.020(D)
Location and frontage	<u>New development:</u> Prohibited in front and street side setbacks			ODS 1.3.1(D)(1)

	- Underground or in structures/lots to rear or side of bldgs - Surface parking = Max. 30% of street frontage - If more than one frontage, no parking along primary frontage			
Pedestrian routes through parking	<u>New development >4 units:</u> - Connect to bldg entries and public sidewalk via on-site pathway - Min. 1 pathway for every 4 rows parking - Pathways separated from travel lanes, hard-surfaced, min. 4' width			ODS 1.3.1(D)(2)
Screening				
Refuse containers	Whether communal or individual, screened or stored away from visibility of public			ODS 1.3.1(C)(4) ODS 1.3.1(C)(5)
Rooftop equipment	Set back at least 10 feet from roof edge or screened			ODS 1.3.1(C)(3)
Utilities, storage and service areas	Fully screened equal to or higher than height of equipment			ODS 1.3.1(C)(1) ODS 1.3.1(C)(2)
Parking structure	<u>New structure:</u> - Ground level lined with R or C uses at min. 20' depth or required active frontage depth, whichever is greater - Max. 2 upper levels may extend to façade - Both ground and upper levels designed and treated with same level of detail/articulation as primary bldgs on site			ODS 1.3.1(D)(3)
Surface parking	<u>Five or more spaces:</u> - Max. 3' fence height on street frontage (alleys exempt) 6' fence height along interior lot lines abutting R zones, except within front setback (3')			ODS 1.3.1(D)(4)

	- Prohibited materials: plain concrete blocks, barbed wire, chain link - Closely spaced plants to form opaque screen			
Site Development Standards (C-R, or Commercial/Multi-Family Residential)				
Standard	Requirement	Proposed	Consistent	Reference
Density	Min. 20 units/acre Max. 35 units/acre			MMC 17.16.060
Setback – front	Min. 10'			MMC 17.16.100
Setback – rear	Min. 10', or 20' where rear yard abuts R-1 or R-2 zone			MMC 17.16.120
Setback – side	Min. 5', or 10' where side yard abuts R-1 or R-2 zone			MMC 17.16.110
Site area	Min. 6,000 sq. ft.			MMC 17.16.050
Floor Area Ratio	Shall not exceed 0.90 and shall not be less than 0.25. (See increased FAR for developments with 3 to 10 units)			MMC 17.16.140
Site width	Min. avg. 60'			MMC 17.16.080