



# Development Standards

CHAPTER  
**6**

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# 6.1: Vallco Town Center Zone

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**6.1.103 Vallco Town Center Zone Established**

This Section establishes standards to implement the vision described in Chapter 3 (Vision) of the Specific Plan. The standards of the Vallco Town Center Zone are applied to the parcels within the Code boundaries identified in Figure 6.1.102.A (Town Center Code Boundaries).

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**6.1.104 Administration and Procedures**

- A. Development proposals are to be reviewed and processed per the procedures in Chapter 7 (Administration, Implementation and Financing) of the Specific Plan.
- B. Where references are made to the "City", City means the applicable department(s) of the City of Cupertino.

# 6.2: Zone Standards

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## 6.2.1 Regulating Plan

### 6.2.101 Form and Character District Regulating Plan

The Vallco Town Center Zone applies standards for development and uses through form and character districts as identified in Figure 6.2.101.A (Form and Character District Regulating Plan).

**Figure 6.2.101.A: Form and Character District Regulating Plan**



**6.2.102 Standards by Form and Character District**

**Table 6.2.102.A: Standards by Form and Character District**

<b>Vallco Town Center Zone Form and Character Districts</b>				
<b>Requirements</b>	<b>Neighborhood/ Mixed Use</b>	<b>Retail and Entertainment/ Mixed Use</b>	<b>Office/ Mixed Use</b>	<b>Additional Standards</b>
<b>1. Block Size</b>				
Block Face Length	250' to 500' <sup>1</sup>	250' to 500' <sup>1</sup>	250' to 500' <sup>1</sup>	
Block Perimeter	1,800'max.	1,800'max.	2,400'max.	
<sup>1</sup> When a Paseo is applied mid block, the block face may be up to 650' in length.				
<b>2. Open Space:</b>				Figure 6.2.202.A
Greenway	Allowed	Allowed	Allowed	See 6.2.202.A.1
Neighborhood Park	Allowed	Allowed	Allowed	See 6.2.202.A.2
Plaza/Square	Not Allowed	Required <sup>1</sup>	Required <sup>1</sup>	See 6.2.202.A.3
Pedestrian Bridge	Allowed	Allowed	Allowed	See 6.2.202.A.4
Pocket Plaza/Park	Allowed	Allowed	Allowed	See 6.2.202.A.5
<sup>1</sup> Building height is required to be modified adjacent to this open space				See 6.2.203.D
<b>3. Streets</b>				Figure 6.2.201.A
Neighborhood Street	Allowed	Allowed	Allowed	See 6.2.201.A.1
Active Ground Floor Street	Allowed	Allowed	Allowed	See 6.2.201.A.2
Paseo	Allowed	Allowed	Allowed	See 6.2.201.A.3
Service Lane	Allowed	Allowed	Allowed	See 6.2.201.A.4
North Wolfe Road (North of Vallco Parkway)	Required (West)	Required (West)	Required (East)	See 6.2.201.B.1
North Wolfe Road North of Stevens Creek	Required (West)	Required (West)	N/A	See 6.2.201.B.2
Vallco Parkway	N/A	N/A	Required (North)	See 6.2.201.B.3
Stevens Creek Boulevard	N/A	Required	N/A	See 6.2.201.B.4
Perimeter Road Retrofit (West of North Wolfe)	Required	Required	N/A	See 6.2.201.B.5
Perimeter Road Retrofit (East of North Wolfe)	N/A	N/A	Required	See 6.2.201.B.6
<b>4. Building Height</b>				
Building Height	See A, C, D, E, F	See A, B, C, F, H	See C, D, E, F, G, H	Figure 6.2.203.A
Ground Floor Ceiling Height	11'min.	16'min. <sup>1</sup>	16'min. <sup>1</sup>	
<sup>1</sup> 11'min. along Neighborhood Streets				

**Table 6.2.102.A: Standards by Form and Character District (Continued)**

<b>Vallco Town Center Zone Form and Character Districts</b>				
<b>Requirements</b>	<b>Neighborhood/ Mixed Use</b>	<b>Retail and Entertainment/ Mixed Use</b>	<b>Office/ Mixed Use</b>	<b>Additional Standards</b>
<b>5. Building Placement <sup>1</sup></b>				
Front/Side Street Setback (Facade Zone)	5'min.; 15'max.	0'min.; 10'max.	0'min.; 15'max.	
Side Setback	0'min.	0'min.	0'min.	
Rear Setback	5'min.	5'min.	5'min.	
Frontage Build out <sup>2</sup>	70%min.	90%min.	80%min.	
<sup>1</sup> Setback measured from back of sidewalk to Building Facade				
<sup>2</sup> The required amount of ground floor facade within the required facade zone setback along the front and along side street				
<b>6. Facade Articulation</b>				
Facade	See 6.2.204	See 6.2.204	See 6.2.204	
Building Projections <sup>1</sup>	Not Allowed	3'max.	3'max.	
<sup>1</sup> Bay windows and balconies				
<b>7. Frontages</b>				
Porch	Allowed	Allowed	Allowed	See 6.2.205.A.1
Dooryard	Allowed	Allowed	Allowed	See 6.2.205.A.2
Stoop	Allowed	Allowed	Allowed	See 6.2.205.A.3
Forecourt	Allowed	Allowed <sup>1</sup>	Allowed <sup>1</sup>	See 6.2.205.A.4
Shopfront	Allowed	Allowed	Allowed	See 6.2.205.A.5
Terrace	Allowed	Allowed	Allowed	See 6.2.205.A.6
Gallery	Allowed	Allowed	Allowed	See 6.2.205.A.7
Arcade	Allowed	Allowed	Allowed	See 6.2.205.A.8
<sup>1</sup> Required on any facade that exceeds 250 linear feet as measured along the back of sidewalk				
<b>8. Parking Placement</b>				Figure 6.2.207.A
Front/Side Street Setback	45'min. <sup>1</sup>	45'min. <sup>1</sup>	45'min. <sup>1</sup>	
Side/Rear Setback	5'min.	5'min.	5'min.	
Vehicular Access	Side Street or Alley	Side Street or Alley	Side Street or Alley	
<sup>1</sup> Parking must be located behind habitable space and not be exposed to view from street or public open space				
<b>9. Uses</b>				
Allowed Uses	See 6.2.206.A	See 6.2.206.A	See 6.2.206.A	

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## 6.2.2 Vallco Town Center Zone Standards

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### 6.2.201 Street and Block Network

A. **Applicability.** The requirements of this Section apply to the design and construction of blocks and streets to generate a street and block network.

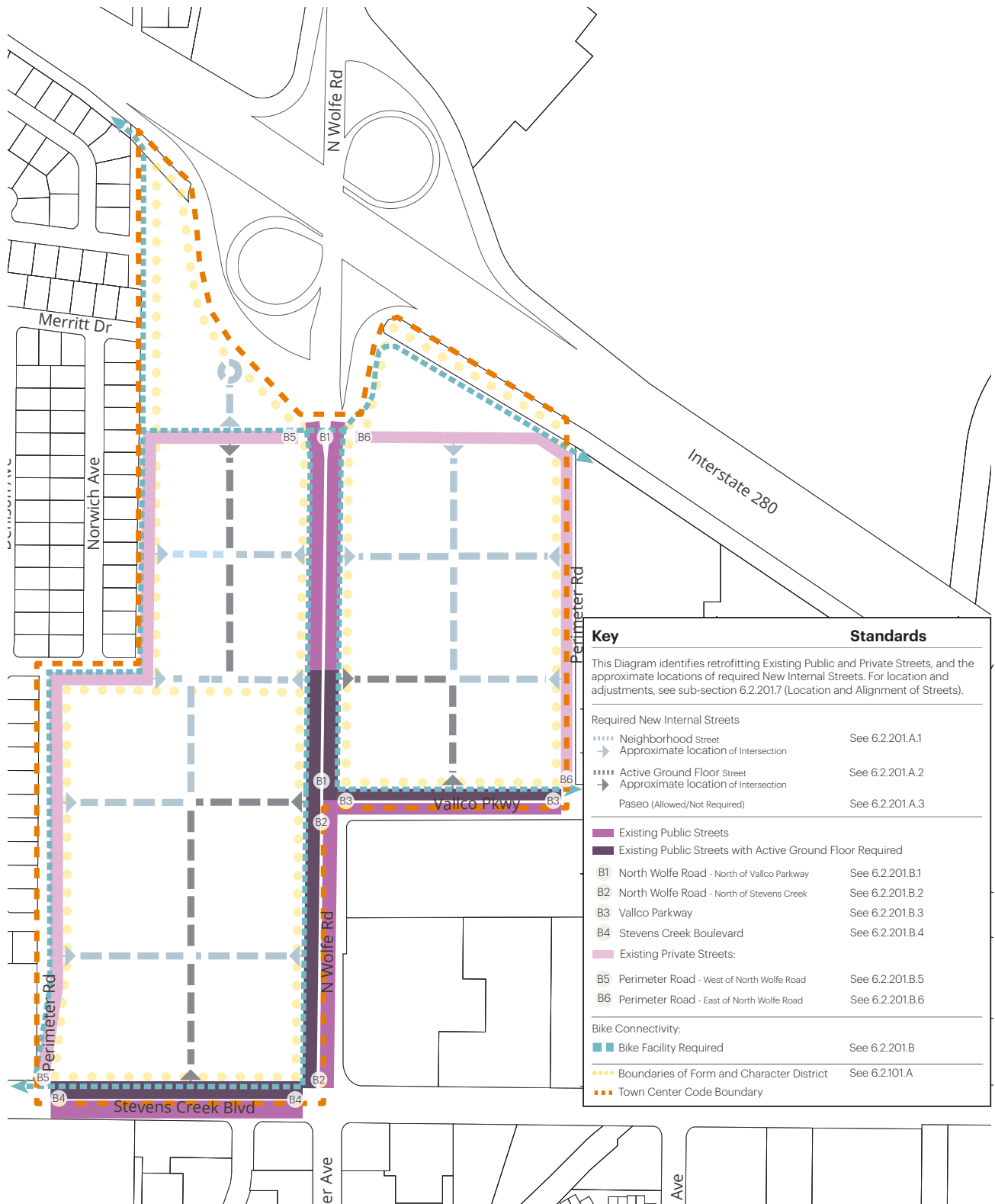
B. **Block Network and Connectivity.**

The land within the Code boundaries is required to be divided into the minimum network of streets and blocks identified in Figure 6.2.201.A (Conceptual Street and Block Network Regulating Plan). Individual block faces and the total block perimeter shall be designed in compliance with the standards identified in Table 6.2.102.A (Standards by Form and Character District), and the following:

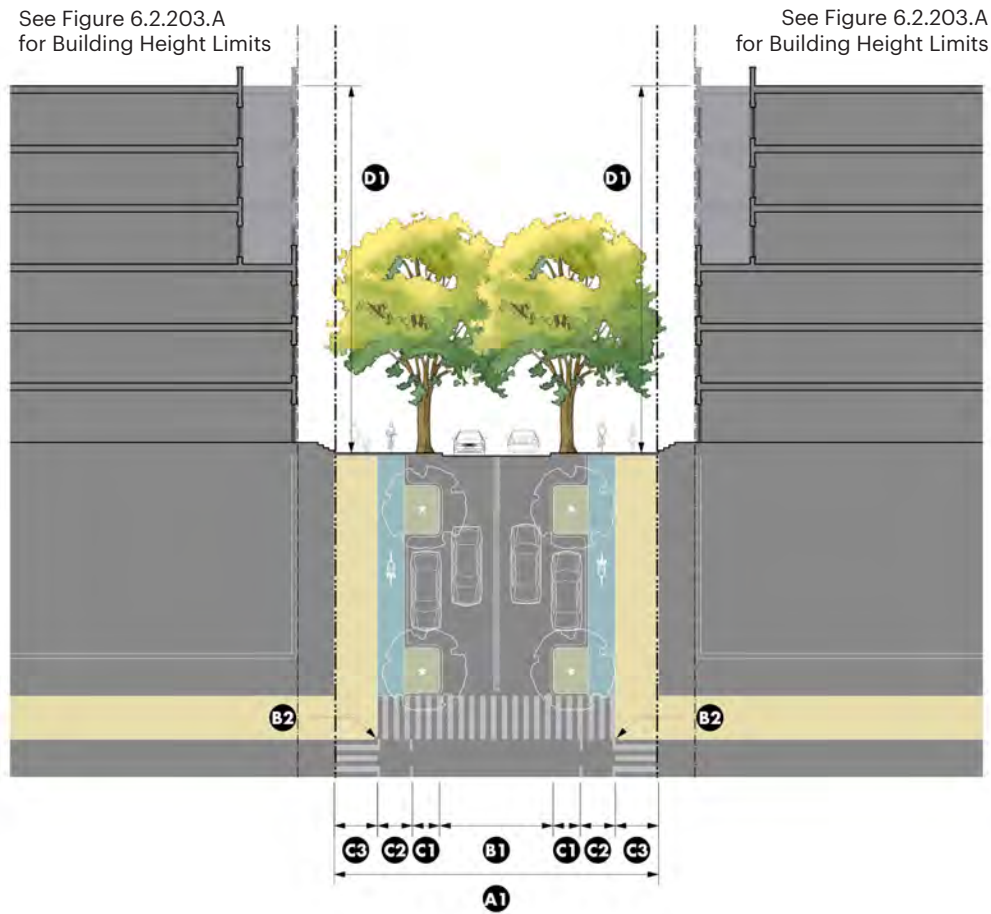
1. Interconnected Streets. As identified in Figure 6.2.201.A (Conceptual Street and Block Network Regulating Plan) streets are required to be interconnected and connect with adjacent thoroughfares to provide multiple routes for pedestrian, bicycle and vehicle trips from, to, and within the site.
2. Pedestrian and Bicycle connectivity is required as identified in Figure 6.2.201.A (Conceptual Street and Block Network Regulating Plan).
3. Streets are required to terminate/connect to other streets except as specified in Subsection 6.2.201.B.6.a (Exceptions). Streets are not allowed to terminate on service lanes. Existing streets are to connect with new internal streets and are to be retrofitted as identified in Sections 6.2.201.B.1-B.6 (Existing Streets).
4. Street Extensions. New streets are required to connect to existing or planned streets and stubs, except when adjacent to existing single family neighborhoods on west side of the Plan Area.
5. Two types of new streets are allowed: Neighborhood and Active Ground Floor types, identified in Figure 6.2.201.A (Conceptual Street and Block Network Regulating Plan). Additional streets may be added in compliance with the requirements of this Section.
6. Dead-End Streets and Cul-de-sacs. Streets may not include dead-end streets or cul-de-sacs except as specified below:
  - a. Exceptions. Block face length and perimeter standards are not applicable along:
    - (i) Western edge along Perimeter Road;
    - (ii) Northern edge along Interstate 280; and
    - (iii) North termination of the Neighborhood Street in the North West corner of the Code boundaries.
  - b. The length of a dead-end street is not to exceed 300 feet, as measured from the center of the closest intersection to the center of the cul-de-sac bulb. These streets are to include a suitable turn-around designed subject to the review and approval of the City.

7. Location and Alignment of Streets. The location of new streets may be adjusted from the location identified in Figure 6.2.201.A (Conceptual Street and Block Network Regulating Plan) in compliance with the standards for block size in Table 6.2.102.A (Standards by Form and Character District) subject to City review and approval. Figure 6.2.201.A (Conceptual Street and Block Network Regulating Plan) shall be revised to reflect the final street locations and alignments as approved by the City, the word "Conceptual" shall be removed from the Figure.
- C. **General Street Standards.** All streets are required to be designed in compliance with the standards of the applicable street type, and the General Street Standards provided below.
    1. All public right-of-way layouts including number, location, and dimensions require review and approval of fire and traffic safety, and may be modified at the discretion of the City.
    2. Sidewalk and planter locations may alternate subject to City review for safety, best practices, and consistency with Cupertino Bicycle/Pedestrian Plans.
    3. On-street parking standards and street trees planters may overlap in section.
  - D. **Development Standards.** The development standards are to be applied to the land behind the edge of the adjacent street(s). The land in the Code boundaries will be divided into blocks and streets.
  - E. **Utilities.**
    1. The following amenities and utilities shall be installed subject to the specifications of the subdivision ordinance:
      - a. All utilities including water, gas, sanitary and storm sewers, underground power systems;
      - b. Amenities including, lighting electroliers, curbs, gutters, streets and sidewalks; and
      - c. Connections to main systems shall be installed subject to the specifications of the subdivision ordinance of the City.
    2. All wires, pipes, cables, utilities and connections shall be placed in underground or subsurface conduits subject to the specifications of the subdivision ordinance of the City.
    3. Underground vaults, or, well screened areas, if underground vaults are deemed to be infeasible by the City Engineer and the Director of Community Development, must be provided for the installation of the necessary utilities.
    4. Mechanical and other equipment - Air conditioning, exhaust fans, and other mechanical equipment shall be visually screened in a manner satisfactory to the Director of Community Development.

**Figure 6.2.201.A: Conceptual Street and Block Network Regulating Plan**



### 6.2.201.A.1 Neighborhood Street



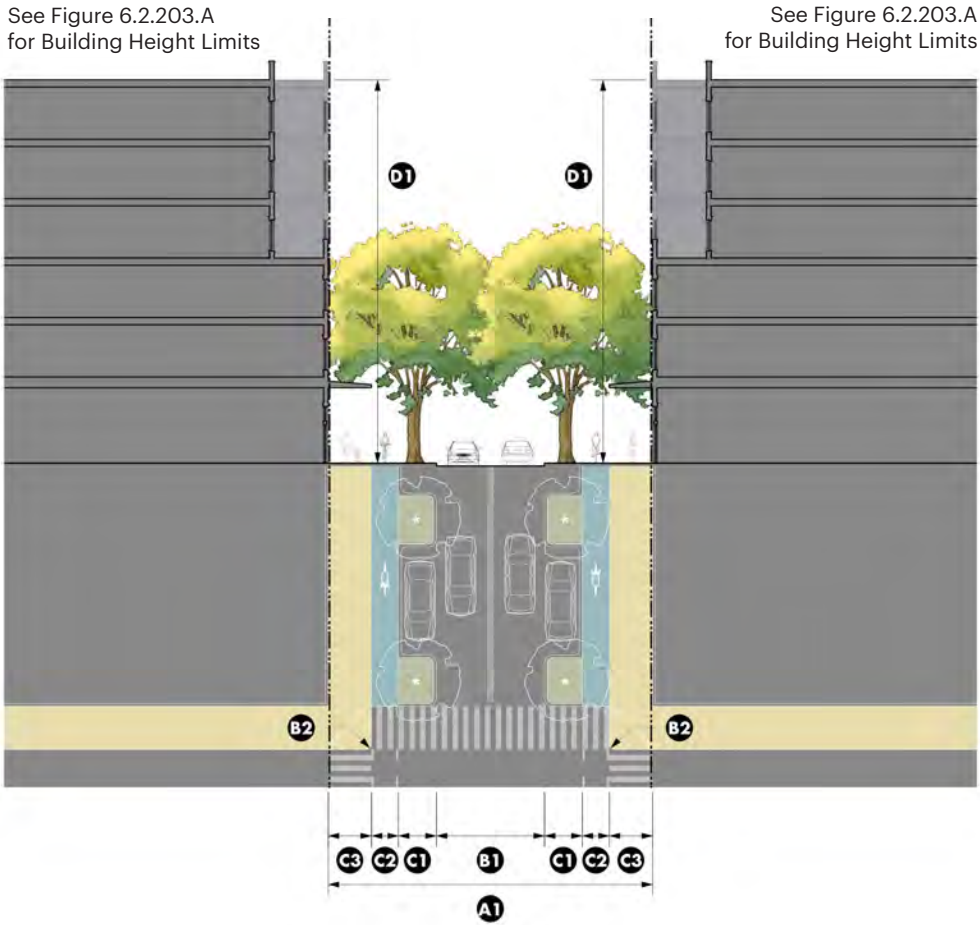
**Table 6.2.201.A.1: Street Standards**

Element	Minimum	Maximum	
<b>A. Overall Width</b>			
Street	52'-58'	N/A	<b>A1</b>
<b>B. Lane Assembly</b>			
<b>Through Lanes</b>			
Number of Travel Lanes	1 each way	N/A	
Traffic Lane	10'	13'	<b>B1</b>
Curb radius	5'	N/A	<b>B2</b>
On-Street Parking Allowed/Not Required			
<b>C. Street Frontage Assembly</b>			
Planter Type	Landscape planter(s), or Trees in planters		
Planter Width	8'	N/A	<b>C1</b>
Tree Spacing	Trees at 30' o.c. Avg.		

**Table 6.2.201.A.1: Street Standards (Continued)**

Element	Minimum	Maximum	
<b>C. Street Frontage Assembly (continued)</b>			
Lighting Type	Pedestrian scaled along sidewalks		
Curb Type	Vertical		
Bicycle Lane Allowed/Not Required			<b>C2</b>
Sidewalk	5'	N/A	<b>C3</b>
<b>D. Facade Articulation</b>			
See Section 6.2.204 (Facade Articulation) for Requirements			<b>D1</b>
<b>E. Notes</b>			
On-street parking and planters may share the 8 foot width in an alternating pattern along the length of the street as applicable.			

**6.2.201.A.2 Active Ground Floor Street**



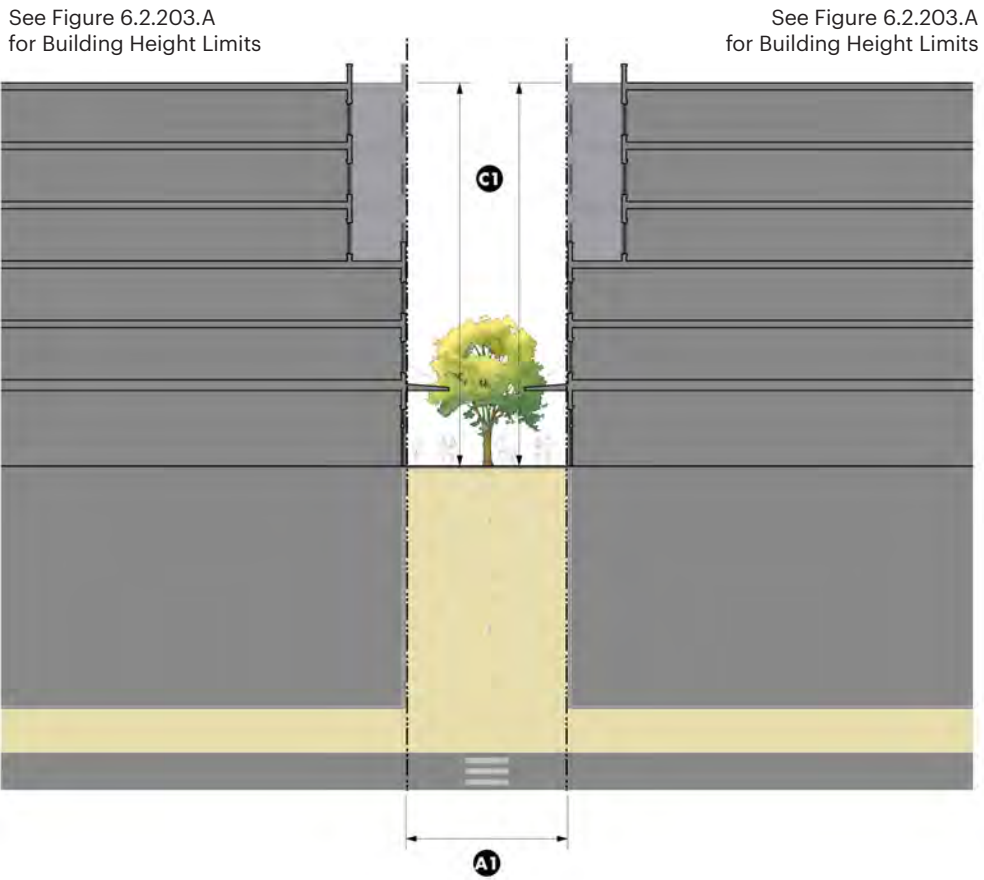
**Table 6.2.201.A.2: Street Standards**

Element	Minimum	Maximum	
<b>A. Overall Width</b>			
Street	60'	N/A	<b>A1</b>
<b>B. Lane Assembly</b>			
<b>Through Lanes</b>			
Number of Travel Lanes	1 each way	N/A	
Traffic Lane	10'	13'	<b>B1</b>
Curb radius	5'	N/A	<b>B2</b>
On-Street Parking Allowed/Not Required			
<b>C. Street Frontage Assembly</b>			
Planter Type	Trees in Tree grates		
Planter Width	8'	N/A	<b>C1</b>
Tree Spacing	30' o.c. Avg.		

**Table 6.2.201.A.2: Street Standards (Continued)**

Element	Minimum	Maximum	
<b>C. Street Frontage Assembly (continued)</b>			
Lighting Type	Pedestrian scaled along sidewalks		
Curb Type	Vertical		
Bicycle Lane Allowed/Not Required			<b>C2</b>
Sidewalk	8'	N/A	<b>C3</b>
<b>D. Facade Articulation</b>			
See Section 6.2.204 (Facade Articulation) for Requirements <b>D1</b>			
<b>E. Notes</b>			
On-street parking and planters may share the 8 foot width in an alternating pattern along the length of the street as applicable.			

**6.2.201.A.3 Paseo**



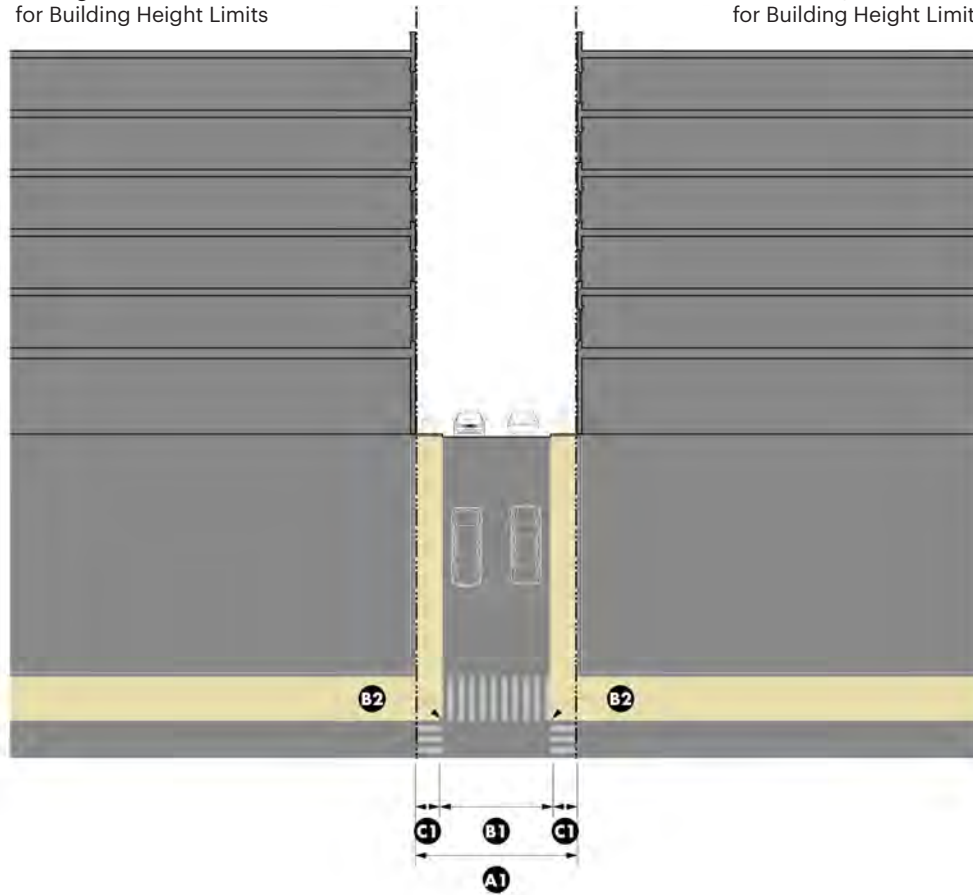
**Table 6.2.201.A.3: Street Standards**

Element	Minimum	Maximum	
<b>A. Overall Width</b>			
Street	30'	N/A	<b>A1</b>
<b>B. Street Frontage Assembly</b>			
Planter Type	Landscape planter(s), or Trees in planters		
Planter Width	Varies		
Lighting Type	Pedestrian scaled along sidewalks		
<b>C. Facade Articulation</b>			
See Section 6.2.204 (Facade Articulation) for Requirements			<b>C1</b>

### 6.2.201.A.4 Service Lane

See Figure 6.2.203.A  
for Building Height Limits

See Figure 6.2.203.A  
for Building Height Limits



**Table 6.2.201.A.4: Street Standards**

Element	Minimum	Maximum	
<b>A. Overall Width</b>			
Street	30'	N/A	<b>A1</b>
<b>B. Lane Assembly</b>			
<b>Through Lanes</b>			
Number of Travel Lanes	1 each way	N/A	
Traffic Lane	10'	13'	<b>B1</b>
Curb radius	5'		<b>B2</b>
<b>C. Street Frontage Assembly</b>			
Lighting Type	Pedestrian scaled along sidewalks		
Curb Type	Vertical		
Sidewalk	5'	N/A	<b>C1</b>



### 6.2.201.B.1 North Wolfe Road - North of Vallco Parkway

See Figure 6.2.203.A for Building Height Limits

See Figure 6.2.203.A for Building Height Limits

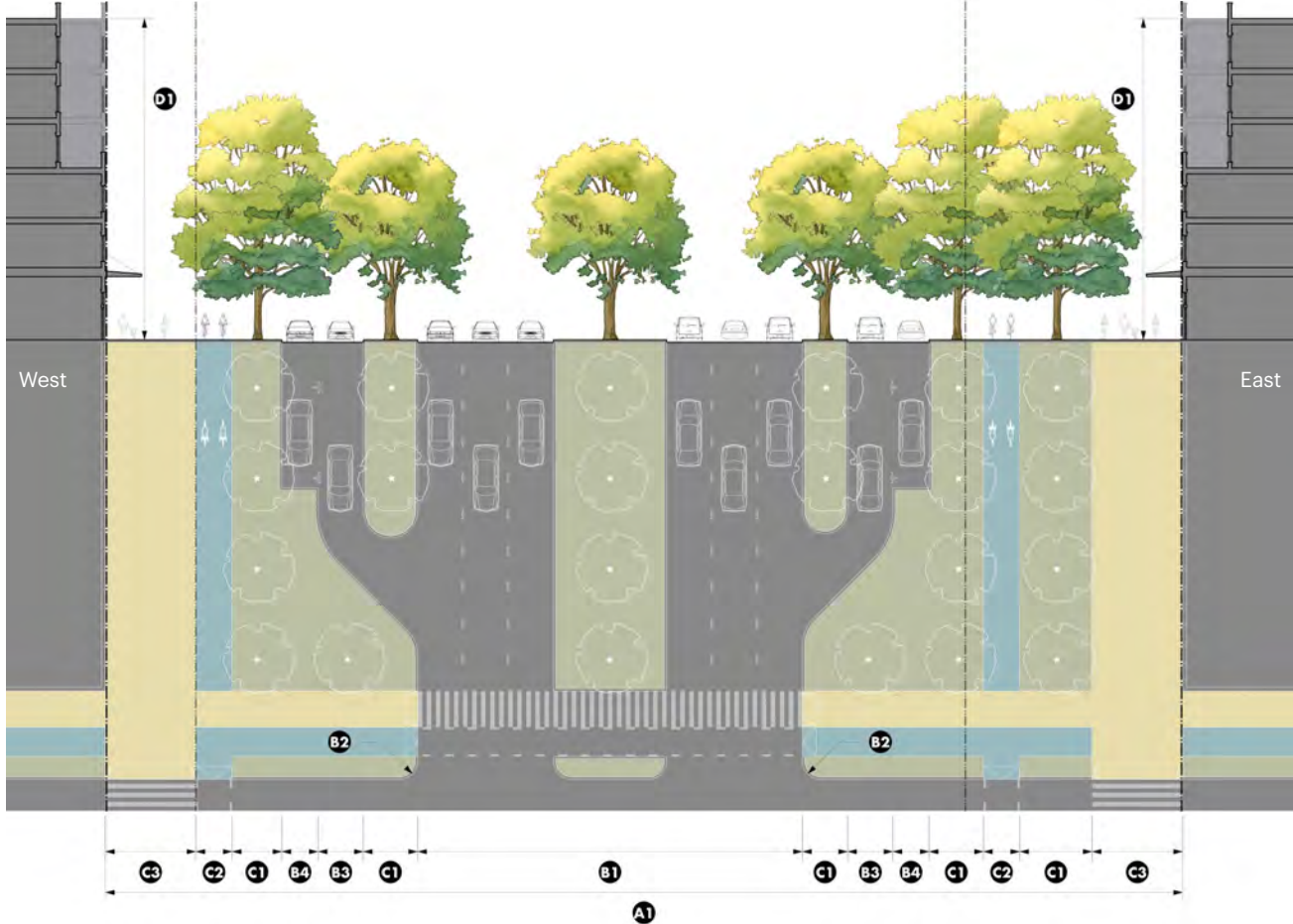


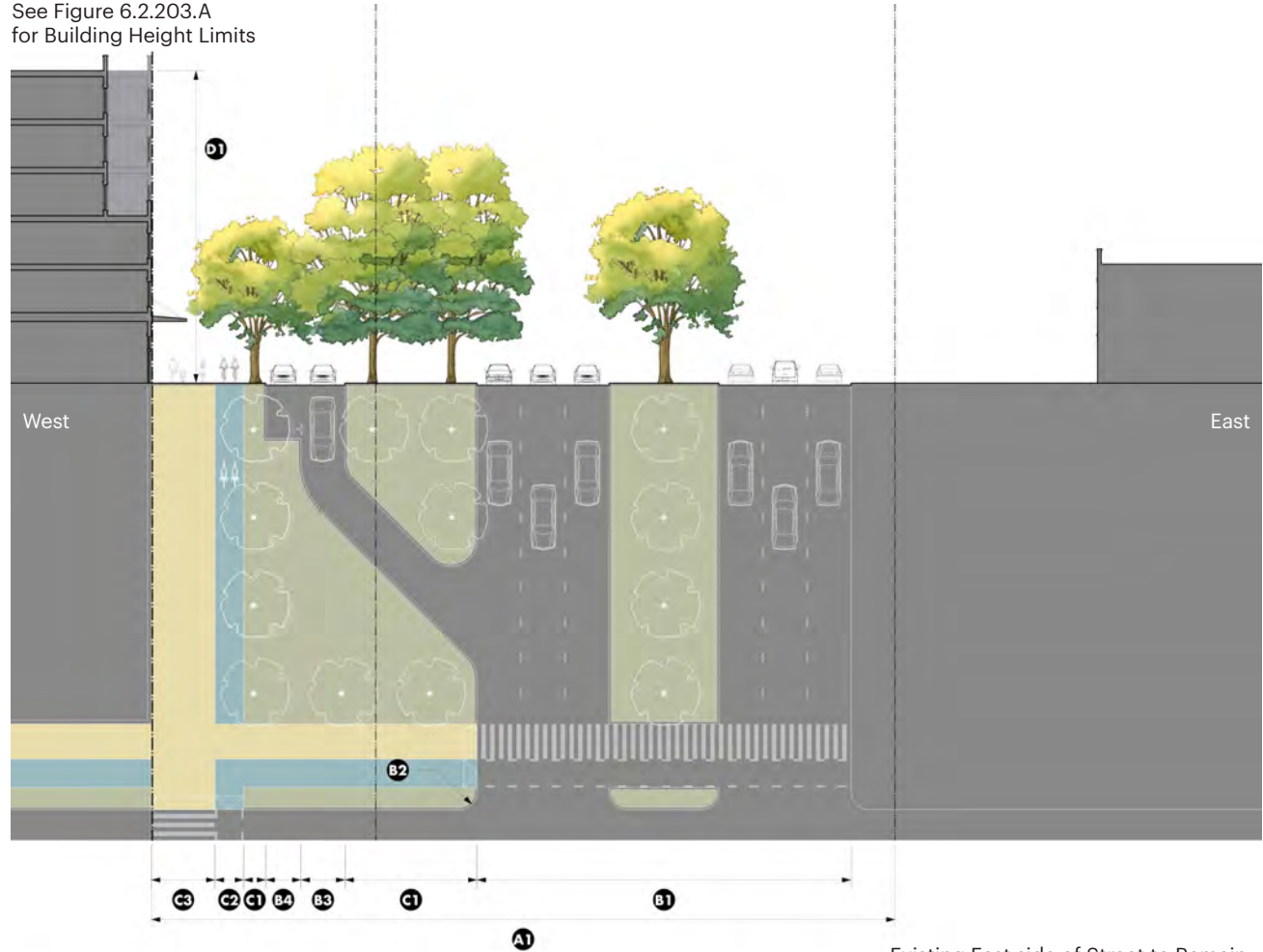
Table 6.2.201.B.1: Street Standards			
Element	Minimum	Maximum	
<b>A. Overall Width</b>			
Street	240'	N/A	A1
<b>B. Lane Assembly</b>			
<b>Through Lanes</b>			
The number and length of required through lanes, turn lanes and median shall be specified by the City, in order to provide for the transportation mitigation measures specified in this Specific Plan's Environmental Impact Report.			B1
Curb radius	25'		B2
<b>Frontage Road</b>			
Number of Travel Lanes	1 each way	N/A	
Travel Lane	10'	12'	B3
On-Street Parking Lane	8'	8'	B4

Table 6.2.201.B.1: Street Standards (Continued)			
Element	Minimum	Maximum	
<b>C. Street Frontage Assembly</b>			
Planter Type	Varies		
Planter Width	Varies		C1
Tree Spacing	Trees at 30' o.c. Avg.		
Lighting Type	Pedestrian scaled along sidewalks		
Curb Type	Vertical		
Bicycle Lane			C2
one-way	6'-6"	N/A	
Sidewalk	15'	20'	C3
<b>D. Facade Articulation</b>			
See Section 6.2.204 (Facade Articulation) for Requirements			D1



### 6.2.201.B.2 North Wolfe Road -North of Stevens Creek Boulevard

See Figure 6.2.203.A for Building Height Limits



**Table 6.2.201.B.2: Street Standards**

Element	Minimum	Maximum	
<b>A. Overall Width</b>			
Street	175'	N/A	<b>A1</b>
<b>B. Lane Assembly</b>			
<b>Through Lanes</b>			
The number and length of required through lanes, turn lanes and median shall be specified by the City, in order to provide for the transportation mitigation measures specified in this Specific Plan's Environmental Impact Report.			<b>B1</b>
Curb radius	25'		<b>B2</b>
<b>Frontage Road</b>			
Number of Travel Lanes	1	N/A	
Travel Lane	10'	12'	<b>B3</b>
On-Street Parking Lane	8'	8'	<b>B4</b>

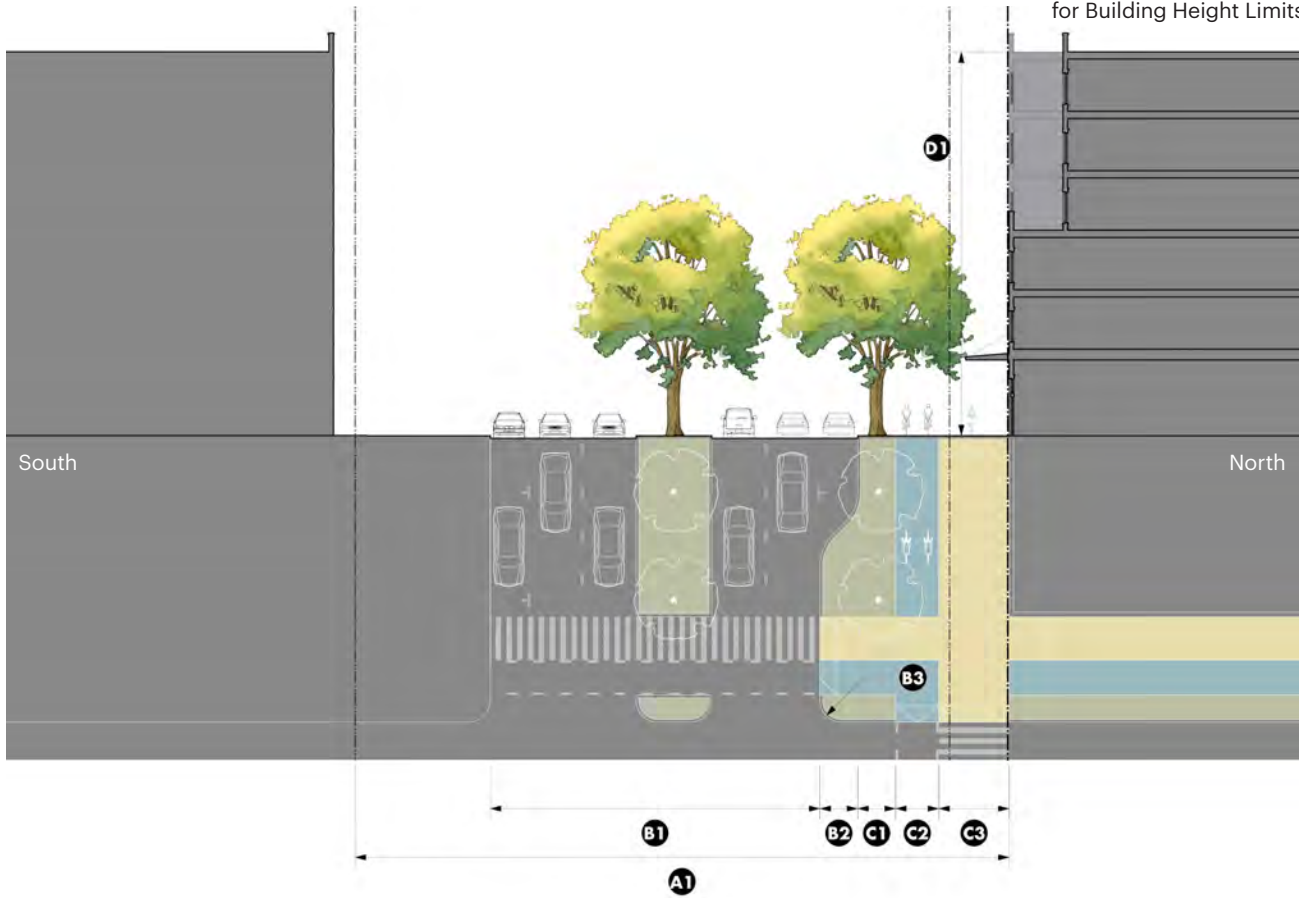
Existing East side of Street to Remain

**Table 6.2.201.B.2: Street Standards (Continued)**

Element	Minimum	Maximum	
<b>C. Street Frontage Assembly</b>			
Planter Type	Varies		
Planter Width	Varies		<b>C1</b>
Tree Spacing	Trees at 30' o.c. Avg.		
Lighting Type	Pedestrian scaled along sidewalks		
Curb Type	Vertical		
Bicycle Lane			<b>C2</b>
one-way	6'-6"	N/A	
Sidewalk	15'	20'	<b>C3</b>
<b>D. Facade Articulation</b>			
See Section 6.2.204 (Facade Articulation) for Requirements			<b>D1</b>

### 6.2.201.B.3 Vallco Parkway

See Figure 6.2.203.A for Building Height Limits

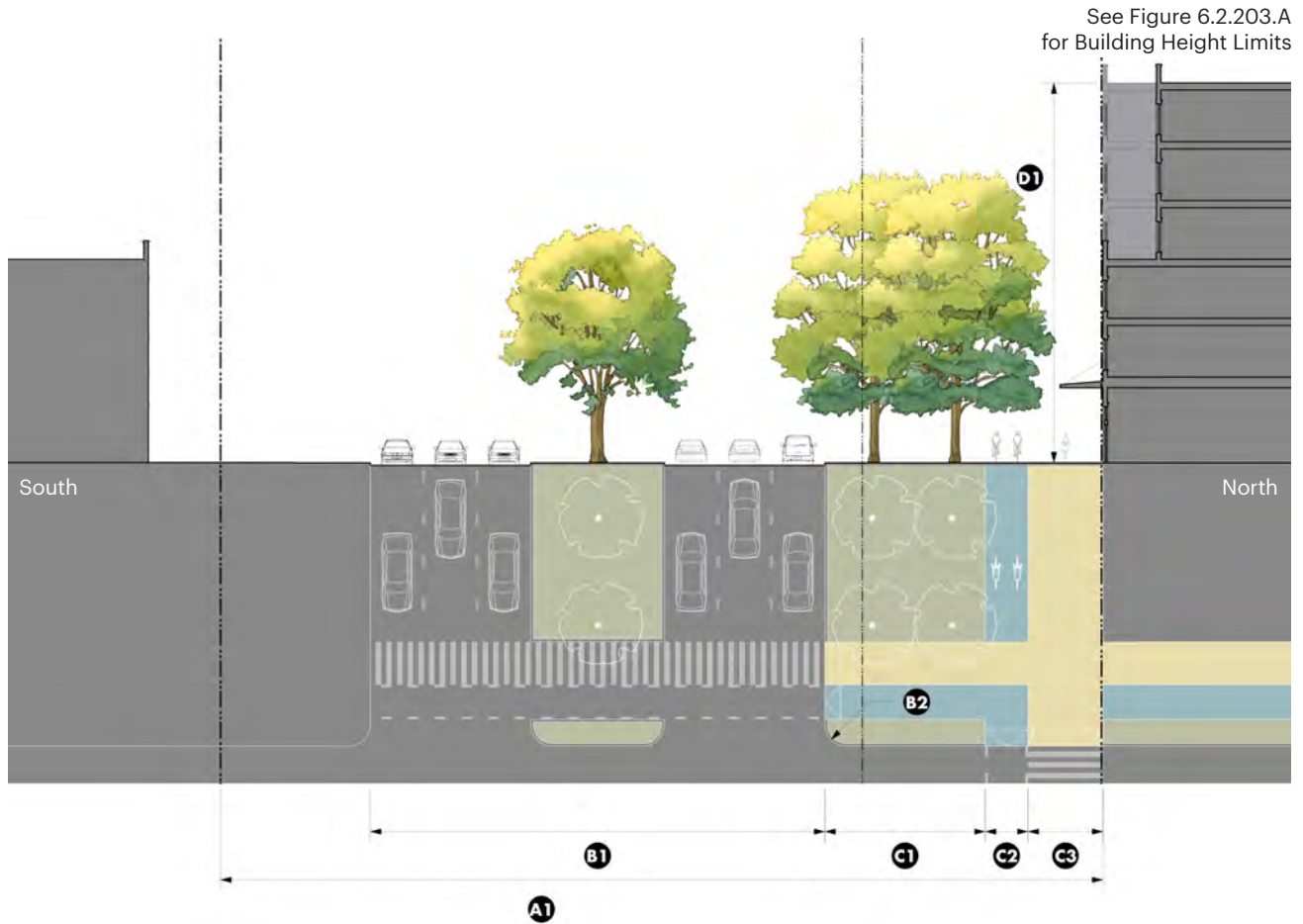


Existing South side of Street to Remain

Table 6.2.201.B.3: Street Standards			
Element	Minimum	Maximum	
<b>A. Overall Width</b>			
Street	120'	N/A	A1
<b>B. Lane Assembly</b>			
<b>Through Lanes</b>			
The number and length of required through lanes, turn lanes and median shall be specified by the City, in order to provide for the transportation mitigation measures specified in this Specific Plan's Environmental Impact Report.			B1
On-Street Parking Lane	8'	8'	B2
Curb radius	25'		B3
<b>C. Street Frontage Assembly</b>			
Planter Type	Varies		
Planter Width	Varies		C1

Table 6.2.201.B.3: Street Standards (Continued)			
Element	Minimum	Maximum	
<b>C. Street Frontage Assembly (continued)</b>			
Tree Spacing	Trees at 30' o.c. Avg.		
Lighting Type	Pedestrian scaled along sidewalks		
Curb Type	Vertical		
Bicycle Lane			C2
one-way	6'-6"	N/A	
Sidewalk	14'	N/A	C3
<b>D. Facade Articulation</b>			
See Section 6.2.204 (Facade Articulation) for Requirements			D1

### 6.2.201.B.4 Stevens Creek Boulevard



Existing South side of Street to Remain

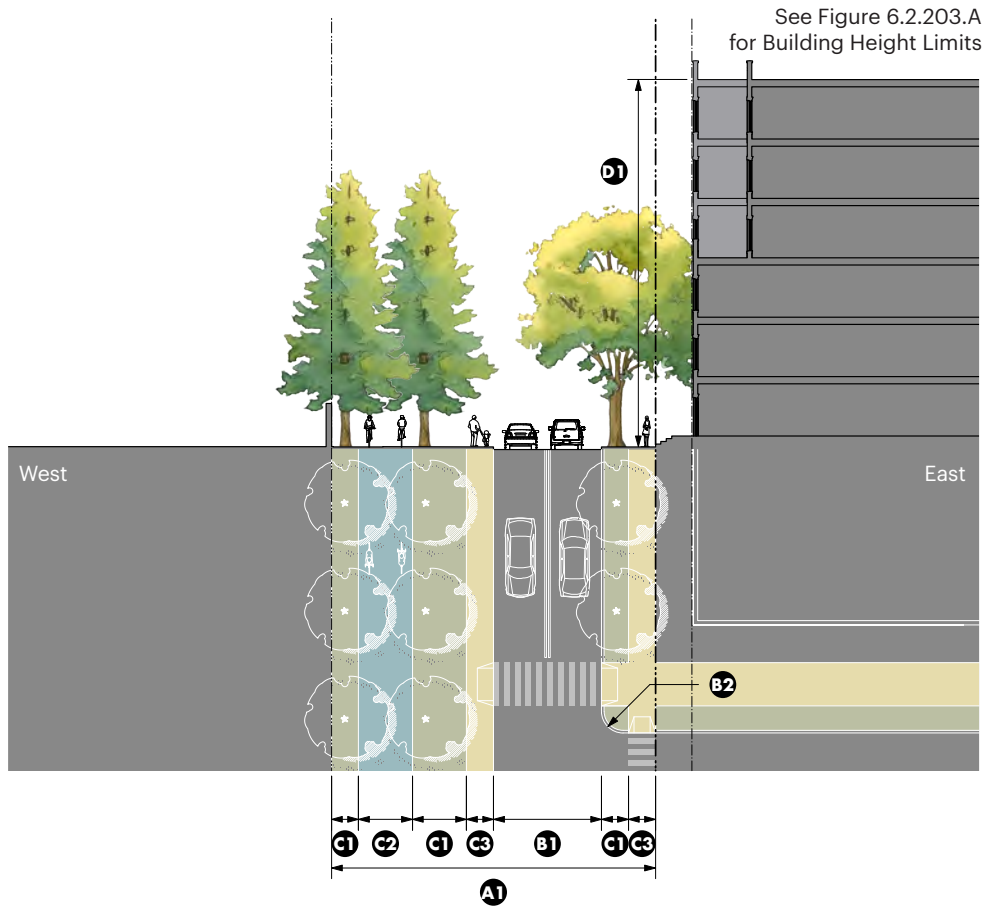
**Table 6.2.201.B.4: Street Standards**

Element	Minimum	Maximum	
<b>A. Overall Width</b>			
Street	164'	N/A	<b>A1</b>
<b>B. Lane Assembly</b>			
<b>Through Lanes</b>			
The number and length of required through lanes, turn lanes and median shall be specified by the City, in order to provide for the transportation mitigation measures specified in this Specific Plan's Environmental Impact Report.			<b>B1</b>
Curb radius	25'		<b>B2</b>
On-Street Parking Not Allowed			
<b>C. Street Frontage Assembly</b>			
Planter Type	Varies		
Planter Width	Varies		<b>C1</b>

**Table 6.2.201.B.4: Street Standards (Continued)**

Element	Minimum	Maximum	
<b>C. Street Frontage Assembly (continued)</b>			
Tree Spacing	Trees at 30' o.c. Avg.		
Lighting Type	Pedestrian scaled along sidewalks		
Curb Type	Vertical		
Bicycle Lane			<b>C2</b>
one-way	6'-6"	N/A	
Sidewalk	14'	N/A	<b>C3</b>
<b>D. Facade Articulation</b>			
See Section 6.2.204 (Facade Articulation) for Requirements			<b>D1</b>

**6.2.201.B.5 Perimeter Road - West of North Wolfe Road**



See Figure 6.2.203.A for Building Height Limits

Existing East side of Street to Remain

Table 6.2.201.B.5: Street Standards			
Element	Minimum	Maximum	
<b>A. Overall Width</b>			
Street	56'	N/A	A1
<b>B. Lane Assembly</b>			
<b>Through Lanes</b>			
Number of Travel Lanes	1 each way	N/A	
Traffic Lane	10'	13'	B1
Curb radius	5'		B2
On-Street Parking Allowed/Not Required			
<b>C. Street Frontage Assembly</b>			
Planter Type	Varies		
Planter Width	Varies		C1
Tree Spacing	Trees at 30' o.c. Avg.		

Table 6.2.201.B.5: Street Standards (Continued)			
Element	Minimum	Maximum	
<b>C. Street Frontage Assembly (continued)</b>			
Lighting Type	Pedestrian scaled along sidewalks		
Curb Type	Vertical		
Multi-use Path	Varies		C2
Sidewalk	5'	N/A	C3
<b>D. Facade Articulation</b>			
See Section 6.2.204 (Facade Articulation) for Requirements			D1
<b>E. Notes</b>			
Street may be moved to accommodate green way or other Open Space type.			

### 6.2.201.B.6 Perimeter Road - East of North Wolfe Road

See Figure 6.2.203.A for Building Height Limits



**Table 6.2.201.B.6: Street Standards**

Element	Minimum	Maximum	
<b>A. Overall Width</b>			
Street	60'	N/A	<b>A1</b>
<b>B. Lane Assembly</b>			
<b>Through Lanes</b>			
Number of Travel Lanes	1 each way	N/A	
Traffic Lane	10'	13'	<b>B1</b>
Curb radius	5'		<b>B2</b>
On-Street Parking Allowed/Not Required			
<b>C. Street Frontage Assembly</b>			
Planter Type	Varies		
Planter Width	Varies		<b>C1</b>
Tree Spacing	Trees at 30' o.c. Avg.		

**Table 6.2.201.B.6: Street Standards (Continued)**

Element	Minimum	Maximum	
<b>C. Street Frontage Assembly (continued)</b>			
Lighting Type	Pedestrian scaled along sidewalks		
Curb Type	Vertical		
Multi-use Path	Varies		<b>C2</b>
Sidewalk	8'	N/A	<b>C3</b>
<b>D. Facade Articulation</b>			
See Section 6.2.204 (Facade Articulation) for Requirements			<b>D1</b>

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## 6.2.202 Open Space

- A. **Applicability.** The requirements of this Section apply to all development and improvements within the Code boundaries as identified in Table 6.2.102.A (Standards by Form and Character District).
- B. **Publicly Accessible Open Space.**
1. Required Amount.
    - a. Six (6) acres of publicly accessible open space are required within the Code Boundaries for the property identified as "B" Vallco Property Owner, LLC in Section 3.4: Development Program of Chapter 3 (Vision). Development applications from Simeon Properties or KCR shall meet parks and open space requirements consistent with the Cupertino Municipal Code.
    - b. Planting strips and parkways in streets do not qualify as publicly accessible open space.
    - c. The required amount for each form and character district may be distributed within each district using the allowed open space types.
  2. Location.
    - a. Publicly accessible open space shall be located in the general location(s) identified in Figure 6.2.202.A (Conceptual Open Space Regulating Plan) using the allowed open space types and requirements in Table 6.2.202.B (Open Space Requirements). Upon final approval of open space locations and types, Figure 6.2.202.A (Conceptual Open Space Regulating Plan) shall be revised to reflect the final location, sizes and types. The word 'conceptual' shall be removed from the Figure.

**Table 6.2.202.B: Open Space Requirements**

Open Space Type	Min. Width	Min. Size	Other Requirements
<b>Parkland Requirement   Per CMC Table 13.08.050 - Parkland Dedication Table</b>			
Min. total at grade publicly accessible open space	N/A	6.0 Acres	Generally at level of back of sidewalk (+/- 12 inches)
Remaining on site open space (may be above ground)	Shall be consistent with open space types listed below		Publicly accessible open space shall be credited 100% towards parkland requirement. Open spaces that are privately accessible to residents shall be credited 50% towards parkland requirement. Private open space provided for office users only do not count since office use is not subject to a parkland requirement
Park Fees	N/A	N/A	Any parkland requirement that is not met on site shall pay the applicable parkland fee per CMC Chapter 13.08 (Parkland Dedication Fee)

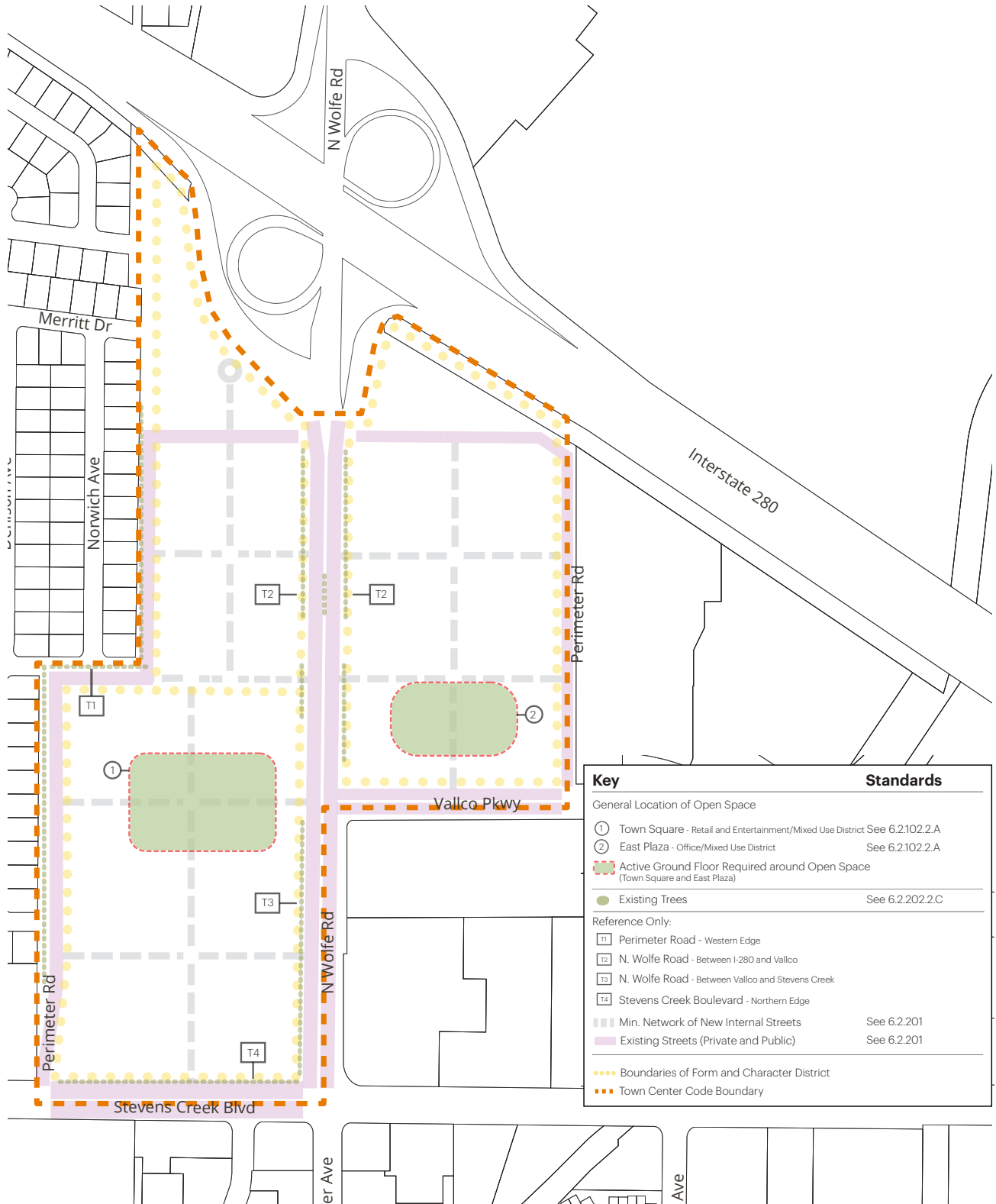
<b>Table 6.2.202.B: Open Space Requirements (Continued)</b>			
<b>Open Space Type</b>	<b>Min. Width (feet)</b>	<b>Min. Size</b>	<b>Other Requirements</b>
<b>Open Space Types to count towards Parkland Requirement (whether publicly or privately accessible)</b>			
Greenway	55 feet	1.0 acre	See 6.2.202.A.1
Neighborhood Park	90 feet	0.25 acre	See 6.2.202.A.2
Plaza/Square: Town Square (Retail and Entertainment/Mixed Use District)	200 feet	1.75 acres	See 6.2.202.A.3
Plaza/Square: East Plaza (Office/Mixed Use District)	125 feet	0.75	See 6.2.202.A.3
Pedestrian Bridge	If landscaped open space is provided on the bridge, shall be consistent with open space types listed above		See 6.2.202.A.4
Pocket Plaza/Park	50 feet	2,500 sq. ft.	See 6.2.202.A.5
<b>Private Open Space</b>			
Common Open Space for Residential Units	60 feet	60 sq. ft.	Privately accessible. May be provided in the form of podium central courtyards, pool areas, decks, etc.

C. **Trees.** Existing trees identified in Figure 6.2.202.A (Conceptual Open Space Regulating Plan) and described below will be integrated to the extent feasible into street retrofit and landscaping improvements at the following locations:

1. Perimeter Road. Trees along the western edge of Perimeter Road, identified as **T11**;
2. North Wolfe Road between I-280 and Vallco Parkway. Trees on both sides of the street and within the median, identified as **T12**;
3. North Wolfe Road between Vallco Parkway and Stevens Creek Boulevard. Trees on the western edge of North Wolfe Road and within the median, identified as **T13**; and
4. Stevens Creek Boulevard. Trees along the northern edge of Stevens Creek Boulevard, identified as **T14**.
5. Existing trees shall be evaluated by a certified arborist to determine the condition of trees and which are to be preserved or replaced.



**Figure 6.2.202.A: Conceptual Open Space Regulating Plan**



**6.2.202.A.1 Greenway**



General Note: Images on this page are illustrative, not regulatory.

**A. Description**

Linear space for community gathering and strolling for residents and employees, serving multiple neighborhoods. Greenways can serve an important role as a green connector between destinations.

**B. General Character**

- Formal or informal
- Hardscape path(s) within at least 60% landscaping
- Spatially defined by tree-lined streets and adjacent buildings

**C. Size and Location**

- Min. 1 acre
- Min. Width 55 ft.

**D. Typical Uses**

- Passive recreation
- Formal or informal seating
- Multi-use pathway at the Western Edge if combined



## 6.2.202.A.2 Neighborhood Park



### A. Description

Neighborhood focal point available for civic purposes, commercial activity, and passive uses. Appropriate civic elements, kiosk, and pergola.

### B. General Character

Formal, urban

Combination of landscape (planted areas) and hardscape, minimum 60% landscape

Spatially defined by tree-lined streets and adjacent buildings

Walkways and plantings at all edges, shaded seating areas

Civic element must be provided

### C. Size and Location

Min. 0.25 acre

Min. Width 90 ft.

### D. Typical Uses

Unstructured or structured recreation

Commercial and civic uses

Casual seating and/or outdoor dining

Multi-use pathway at the Western Edge if combined

General Note: Images on this page are illustrative, not regulatory.



**6.2.202.A.3 Plaza/Square**



General Note: Images on this page are illustrative, not regulatory.

**A. Description**

Community-wide focal point primarily for civic purposes and commercial activities, serving multiple neighborhoods. Commercial activities are subordinate to Civic activity.

**B. General Character**

Formal, urban

Combination of landscape (planted areas) and hardscape, minimum 60% landscape

Spatially defined by buildings and tree-lined streets

Civic element provided

**C. Size and Location**

**Town Square**

Min. 1.75 acre

Min. Width 200 ft.

Required in Retail and Entertainment/Mixed Use District

**East Plaza**

Min. 0.75 acre

Min. Width 125 ft.

Required in Office/Mixed Use District

**D. Typical Uses**

Civic uses, commercial uses in support of civic uses

Passive recreation



## 6.2.202.A.4 Pedestrian Bridge



Image Source: Mike Peel

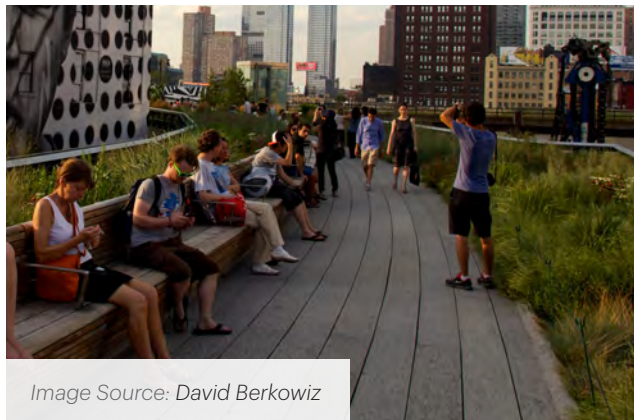


Image Source: David Berkowitz



General Note: Images on this page are illustrative, not regulatory.

### A. Description

Community-wide focal point primarily for commercial activities while functioning as a publicly accessible open space.

### B. General Character

Formal or informal, urban

Combination of landscape (planted areas) and hardscape, minimum 60% landscape

### C. Size and Location

Min. Width 30 ft.

Only allowed across North Wolfe Road

### D. Typical Uses

Passive recreation, casual seating

Commercial uses open to the public  
See Table 6.2.206.A (Allowed Land Uses)

Food or retail kiosks not more than 500 sq. ft. each and not more than 2,500 sq. ft. total and less than 5% open space sq. ft.

Other buildings allowed per the land use table shall not count towards open space



## 6.2.202.A.5 Pocket Plaza/Park



General Note: Images on this page are illustrative, not regulatory.

### A. Description

Small-scale, open space available for civic purposes and commercial activity serving the immediate neighborhood, intended as intimate spaces for seating or dining. Pocket plazas can also be used to create a formal space in front of a prominent building entrance.

### B. General Character

Formal, urban

Combination of landscape (planted areas) and hardscape, minimum 60% landscape

Spatially defined by building frontages and upper story facades

Trees and shrubs optional

### C. Size and Location

Min. 2,500 sq. ft.

Min. Width 50 ft.

### D. Typical Uses

Civic activity

Commercial in support of civic activity

Casual seating and/or outdoor dining

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## 6.2.203 Building Height

- A. **Applicability.** The requirements of this Section apply to new buildings and their additions.
- B. **Height Areas.** Eight height areas implement the intended physical character described in the Specific Plan. The allowed height areas are identified in Figure 6.2.203.A (Building Height Regulating Plan).
- C. **Maximum Height.** Each height area has a maximum base height that is by-right (Tier 1). Additional height is allowed when public benefits are provided (Tier 2) as described in Chapter 7 (Administration, Implementation and Financing) in the Specific Plan; and identified in Figure 6.2.203.A (Building Height Regulating Plan).
- D. **Height adjacent to Town Square and East Plaza.** Building height shall be adjusted in compliance with the height to width ratio requirements in Figure 6.2.203.B (Height to width adjacent to Town Square and East Plaza) within the maximum allowed by this Section for the required Town Square and East Plaza.

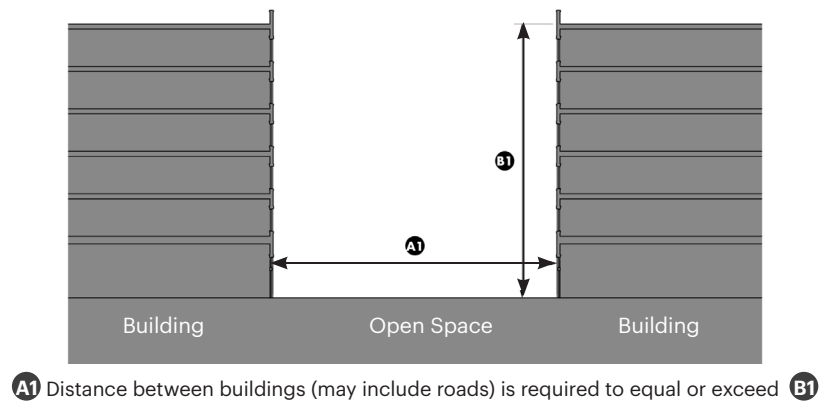
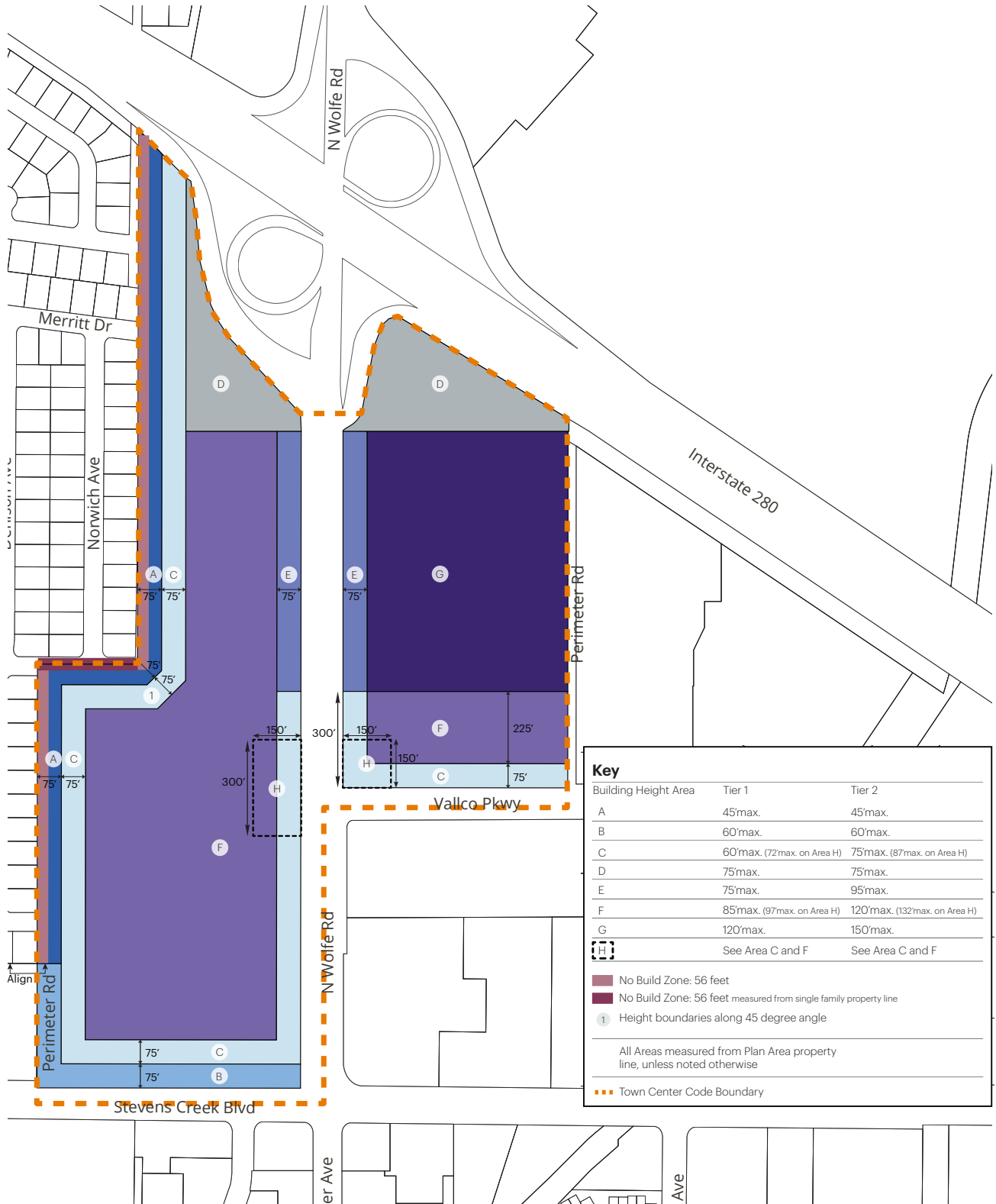


Figure 6.2.203.B Height-to-width adjacent to Town Square and East Plaza



Figure 6.2.203.A: Building Height Regulating Plan



## 6.2.204 Facade Articulation

- A. **Applicability.** The requirements of this Section apply to new buildings, additions or façade renovations that are within fifty feet of a street or public open space.
- B. **Requirements.** At least one of the façade articulation techniques in Subsection B.2 and B.3 identified in Table 6.2.204.A (Facade Articulation), as applicable is to be applied to the building design. The design of the building is subject to review and approval by the City.

**Table 6.2.204.A: Facade Articulation**

### 1. All buildings



**Tripartite Façade Design.** Facades shall be designed with tripartite architecture, with a distinct base, middle and top. An expression line, setback or other architectural element shall be used to delineate the base and top.

### 2. Above the third story on all buildings



**Change in Color, Material.** This technique modulates the apparent size and scale of a building by changing colors and/or materials and may be applied throughout the building but is required above the third story.



**Architectural Recession(s).** This technique modulates the apparent size and scale of a building by recessing a portion(s) of the façade as an architectural element(s) or space(s) from the plane(s): a recessed entry from the sidewalk, a loggia or recessed balcony cut into the plane of the facade. Buildings that exceed 250 linear feet as measured along the back of sidewalk are required to integrate a Forecourt in compliance with Section 6.2.205.A.4 (Forecourt). The recession at the ground floor is required to extend through the top of the building.

### 3. Buildings over 150 feet long



**Horizontal Articulation.** This technique modulates the apparent size and scale of the building by stepping a portion of the facade forward or backward from the predominant façade plane by at least three feet forward or backward. This technique may be applied throughout the building but is required above the third story.



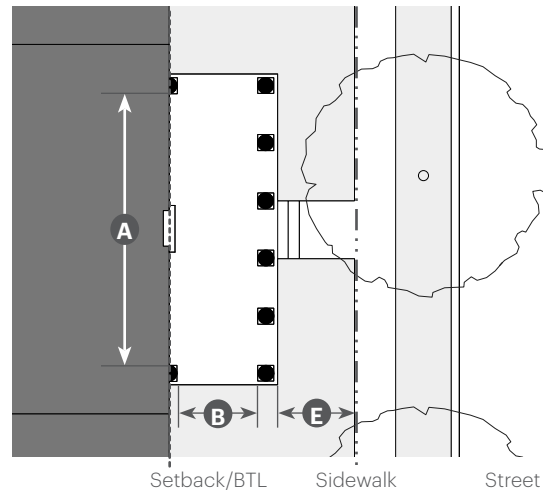
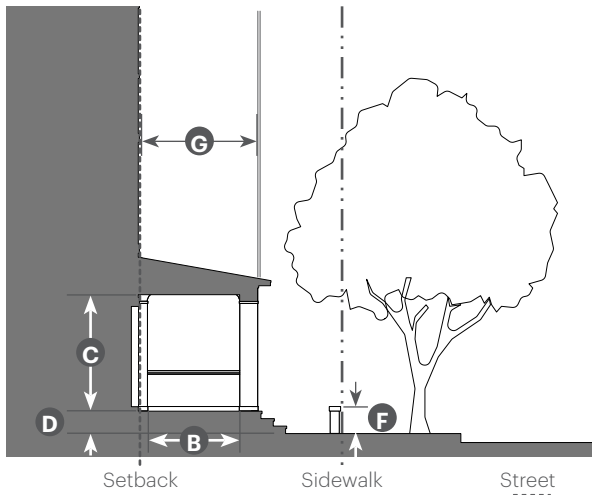
**Vertical Articulation.** This technique modulates the apparent size and scale of the building by stepping a portion of the facade upward or downward from the predominant building height by at least one story. This technique offers the opportunity to organize a long building into multiple apparent buildings to avoid the appearance of a block-long building.

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## 6.2.205 Frontages

- A. **Applicability.** These requirements on this Section apply to all ground floor facades along a street, paseo or publicly accessible open space. Modifications to frontage types being apply to office buildings and large residential buildings may be allowed subject to design review.
- B. **Requirements for active ground floor frontage.**
1. Each building shall apply at least one frontage type on each facade along a street or open space, using the frontage types allowed in Table 6.2.102.A (Standards by Form and Character District).
  2. A building may have multiple frontage types in compliance with the requirements of this Section.
  3. Fencing or other physical barriers between facades and the sidewalk along a street or public open space must be in compliance with the standards of this section.
  4. Fencing is not allowed to be used to prevent public access to building entries and public open spaces.
  5. The required setbacks identified in Table 6.2.102.A (Standards by Form and Character District) identify the required distance between each building facade and the back of sidewalk along the adjacent open space or street.

### 6.2.205.A.1 Porch



**Key**

---- Sidewalk / Lot Line      - - - - Setback Line

#### A. Description

The main facade of the building is setback from the back of sidewalk to accommodate the porch. The porch may be entirely or partially recessed into the facade. The resulting front yard is typically very small and can be defined by a fence or hedge to spatially maintain the edge of the street.

#### B. Size

Width, Clear	8'min.	<b>A</b>
Depth, Clear	6'min.	<b>B</b>
Height, Clear	8'min.	<b>C</b>
Finish Level above Sidewalk	18"min.	<b>D</b>
Area between Porch and Sidewalk	3'min.	<b>E</b>
Height of fence or hedge	2'-6"max.	<b>F</b>
Building is allowed over Porch		<b>G</b>

Subject to Design review

#### C. Miscellaneous

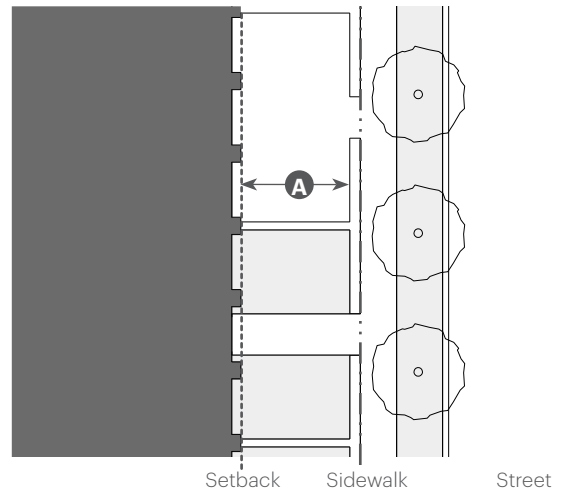
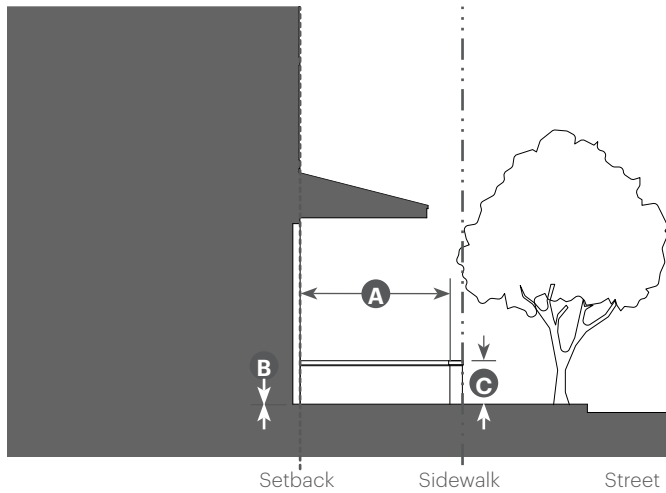
Porches must be open on at least two sides

Porches must have a roof,



Example of projecting porch that extends the living area into the front yard.

## 6.2.205.A.2 Dooryard



### Key

---- Sidewalk / Lot Line      - - - - Setback Line

### A. Description

The main facade of the building is set back from the back of sidewalk and the resulting space is defined by a low wall or hedge, creating a small yard. The dooryard does not provide public circulation along a street. The dooryard is typically at grade and is intended for ground-floor residential and/or live/work.

### B. Size

Depth, Clear	5'min.	<b>A</b>
Ground Floor Transparency	50%min. <sup>1</sup>	
Depth of Recessed Entries	5'max.	
Finish Level above Sidewalk	3'-6"max.	<b>B</b>
Finish Level below Sidewalk	6'max.	
Height of fence or hedge	2'-6"max.	<b>C</b>

<sup>1</sup> For live/work, retail and service uses only

### C. Miscellaneous

For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Type. In case of conflict design review shall be utilized to resolve the standard.

Each Dooryard may provide access up to five ground floor entries.



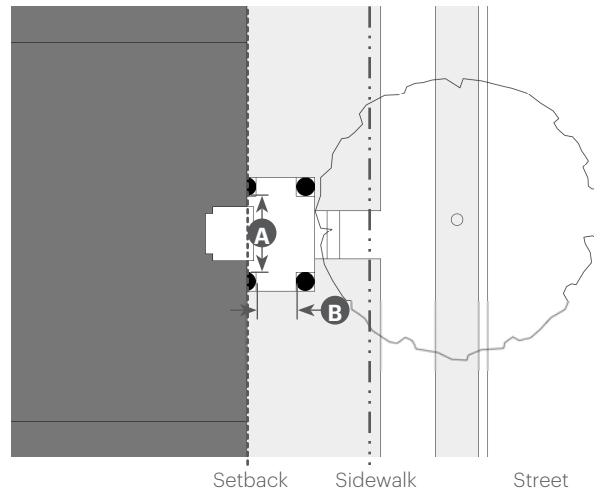
A series of dooryards with low fences defining the private edge, and engaging the sidewalk.



A series of small commercial dooryards.



### 6.2.205.A.3 Stoop



**Key**

---- Sidewalk / Lot Line      - - - - Setback Line

**A. Description**

The main facade of the building is near the back of sidewalk and an elevated stoop engages the sidewalk to provide privacy for the sidewalk-facing rooms. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-accessed. The stoop may be entirely or partially recessed into the facade. The stoop is appropriate for residential uses with small setbacks.

**B. Size**

Width, Clear	4'min.; 8'max.	<b>A</b>
Depth, Clear	4'min.	<b>B</b>
Height	1 story max.	
Depth of Recessed Entries	6'max.	
Finish Level above Sidewalk	18"min.	<b>C</b>
Height of fence	3'max.	<b>D</b>

**C. Miscellaneous**

- Stairs may be perpendicular or parallel to the building facade.
- Ramps shall be parallel to facade or along the side of the building.
- Entry doors are covered or recessed to provide shelter from the elements.
- Gates are not allowed.
- Doors are required to be visible from the street.

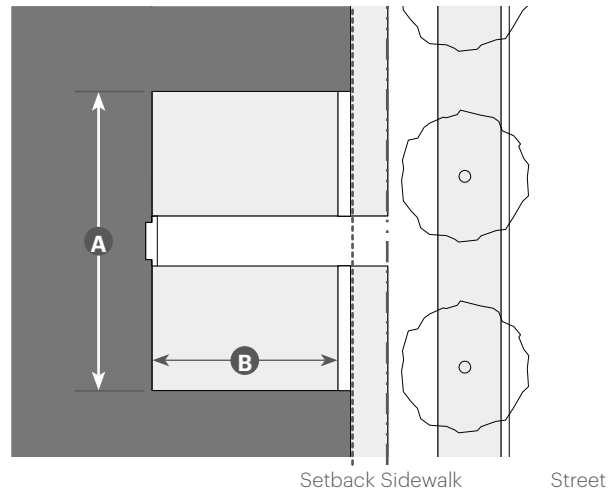
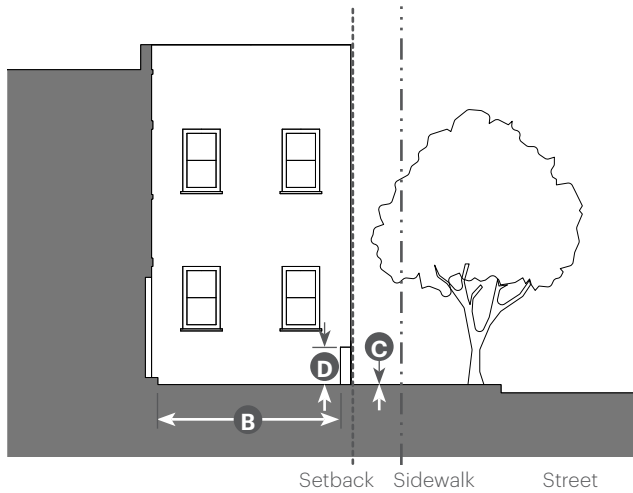


High stoop clears space for windows along basement.



Uniquely shaped stoop.

### 6.2.205.A.4 Forecourt



#### Key

--- Sidewalk / Lot Line      - - - - Setback Line

#### A. Description

The main facade of the building is at or near the back of sidewalk and a small portion is set back, creating a small court space. The space may be used as an entry court or shared garden space for apartment buildings, office, or as an additional shopping or restaurant seating area within retail and service areas.

#### B. Size

Width, Clear	30'min.	<b>A</b>
Depth, Clear	30'min.	<b>B</b>
Height above sidewalk	3'-6"max.	<b>C</b>
Height of fence or hedge	2'-6"max.	<b>D</b>

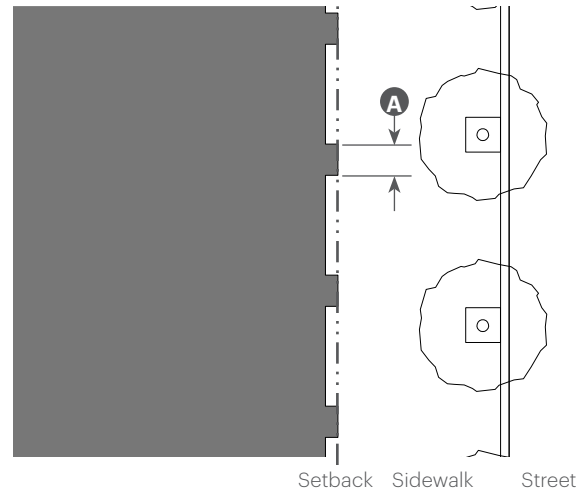
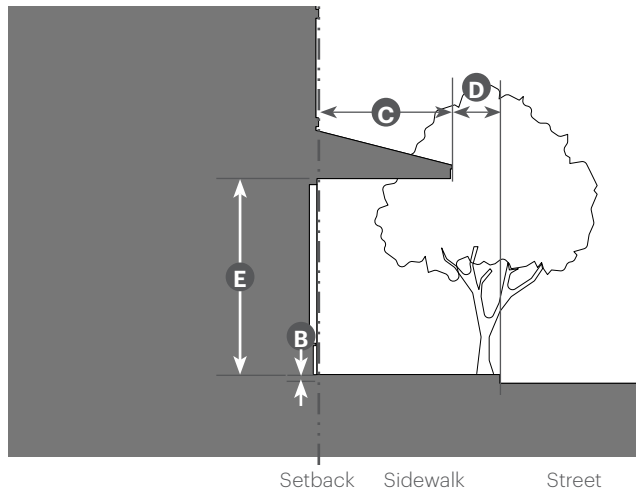


*This forecourt visually extends the public realm into the lot.*



*This residential forecourt provides an entry yard and breaks down the overall massing along the street.*

### 6.2.205.A.5 Shopfront



**Key**

---- Sidewalk / Lot Line      - - - - - Setback Line

**A. Description**

The main facade of the building is at or near the back of sidewalk with at-grade entrance(s) along the sidewalk. This type is intended for retail and/or office use, has substantial glazing between the shopfront base and the ground floor ceiling, and may include an awning that overlaps the sidewalk. Terrace, gallery, and arcade frontages are used in conjunction with shopfront.

**B. Size**

Distance between Glazing	1'max.	<b>A</b>
Ground Floor Transparency	75%min.	
Distance between entries	50'max.	
Depth of Recessed Entries	6'max.	
Entry flush with sidewalk		<b>B</b>

**C. Awning/Canopy**

Depth	4'min.	<b>C</b>
Setback from Curb	2'min.	<b>D</b>
Height, Clear	8'min.	<b>E</b>

**D. Miscellaneous**

- Residential windows are not allowed.
- Reflective or dark glass is not allowed.
- Operable awnings and open-ended awnings are allowed.



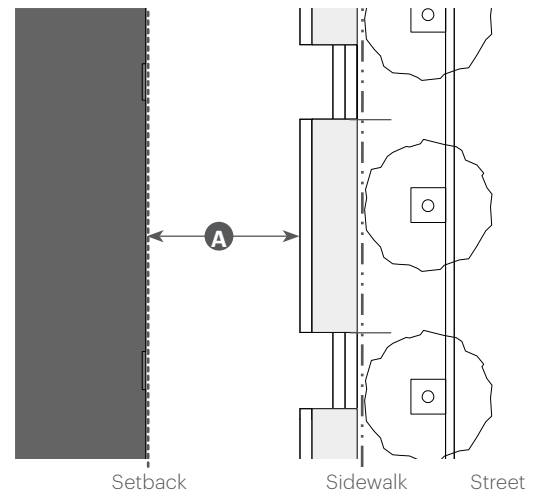
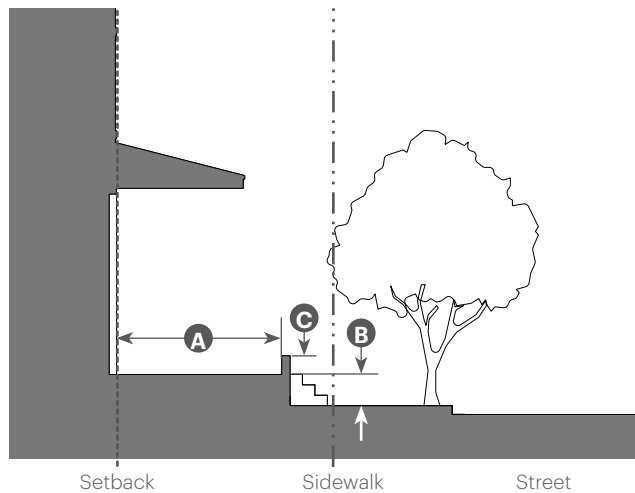
2 story shopfront



Shopfront with pilastered bays and recessed entry.



## 6.2.205.A.6 Terrace



### Key

--- Sidewalk / Lot Line      - - - - Setback Line

### A. Description

The main facade of the building is setback from the back of sidewalk to provide space for an elevated terrace providing public circulation along the facade. This type can be used to provide at-grade access while accommodating a grade change. Frequent steps up to the terrace are necessary to avoid dead walls and maximize access.

### B. Size

Depth, Clear	8'min.	<b>A</b>
Finish Level above Sidewalk	4'max.	<b>B</b>
Height of fence or hedge	2'-6"max.	<b>C</b>

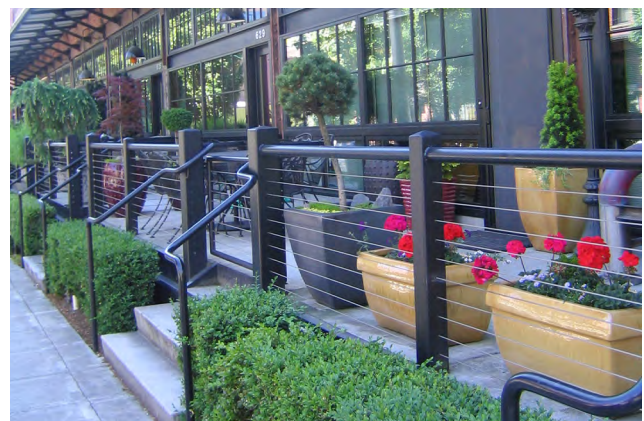
### C. Miscellaneous

These standards are to be used in conjunction with those for the Shopfront Type where the Shopfront Type is required.

Low walls used as seating are allowed.

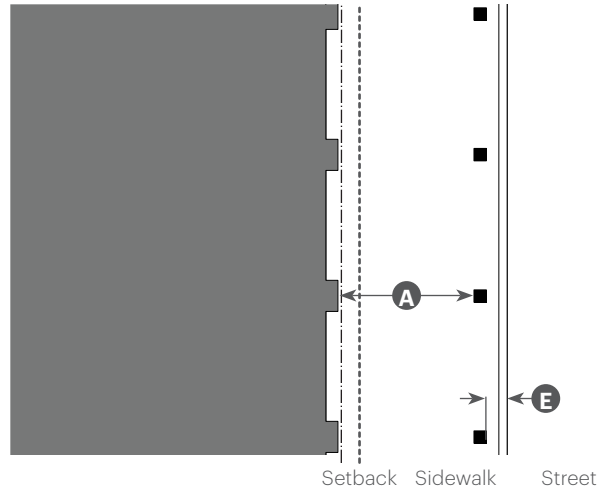
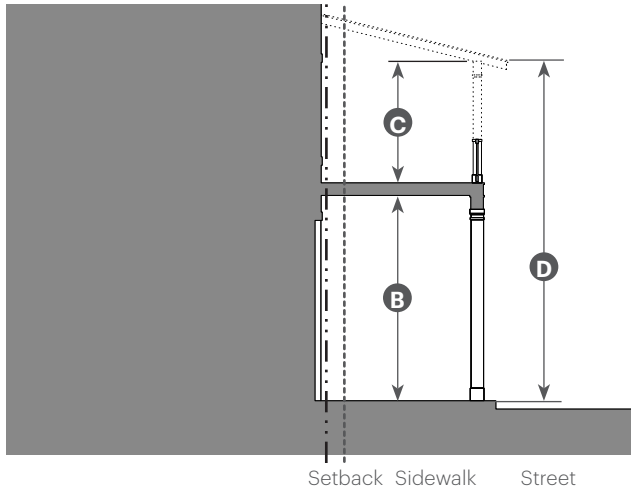


*Terrace is used to accommodate a change in grade with low walls to provide seating.*



*One terrace spans across four residential units with individual entries separated by landscaping.*

### 6.2.205.A.7 Gallery



**Key**

--- Sidewalk / Lot Line      - - - - Setback Line

**A. Description**

The main façade of the building is at or near the back of sidewalk and the gallery element overlaps the sidewalk. This type is intended for buildings with ground-floor commercial, retail, office uses and may be one or two stories.

**B. Size**

Depth, Clear	8'min.	<b>(A)</b>
Ground Floor Height, Clear	11'min.	<b>(B)</b>
Upper Floor Height, Clear	9'min.	<b>(C)</b>
Height	2 stories max.	<b>(D)</b>
Setback from Curb	2'min.; 3'max.	<b>(E)</b>

**C. Miscellaneous**

- Galleries shall project over the sidewalk.
- Galleries along an attached plaza, pocket plaza, or pocket park may be set back further from curb.
- Fencing not allowed.

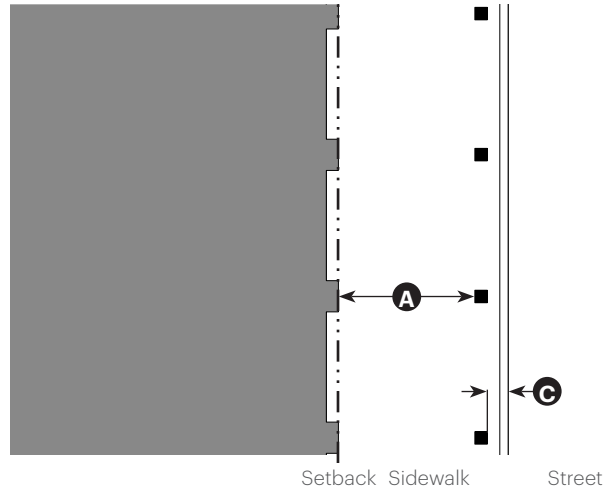
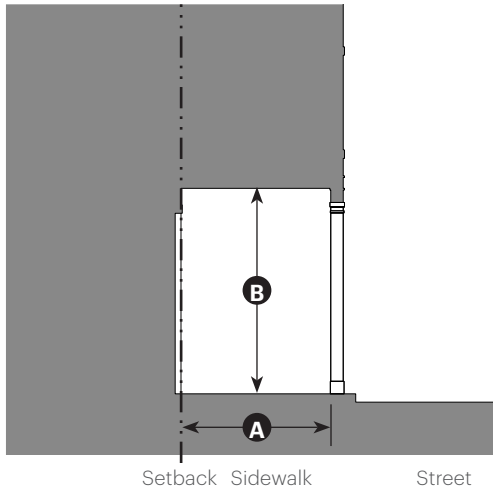


A two-story gallery with the second story covered.



A two-story gallery over the sidewalk.

### 6.2.205.A.8 Arcade



**Key**

--- Sidewalk / Lot Line      - - - - Setback Line

**A. Description**

The main facade of the building is at or near the back of sidewalk and the arcade overlaps the sidewalk. The arcade extends far enough from the building to provide adequate protection and circulation for pedestrians. This type is intended for buildings with ground floor commercial, retail, office uses and is common along public courtyards and paseos.

**B. Size**

Depth, clear	8'min.	<b>A</b>
Ground floor height, clear	11'min. clear	<b>B</b>
Setback from edge of curb	2'min.; 3'max.	<b>C</b>

**C. Miscellaneous**

The arcade shall incorporate the regulations for the Shopfront Type.

Arcades shall have a consistent depth.

Arcades along an attached plaza, pocket plaza, or pocket park may be set back further from curb.

Fencing not allowed.



The arcades provide the only means of circulation along the ROW.



## 6.2.206 Uses

### A. Applicability

1. The requirements of this Section apply to new uses, change in use, and expansion in use.
2. Land Uses are described and defined in Chapter 19.08 (Definitions). Where CUP is required, findings consistent with applicable section of Chapter 19.08 (Definitions).
3. Specialized terms and phrases are described in Section 6.3 (Definitions) of this Chapter.

### B. Allowed Uses.

1. Table 6.2.206.A (Allowed Land Uses) identifies the allowed uses in each form and character district and the required permit.
2. Figure 6.2.201.A (Conceptual Street and Block Network Regulating Plan) identifies certain streets as Active Ground Floor streets. The allowed uses are coordinated with this diagram to implement the Specific Plan's intent to create a pedestrian-oriented environment of primarily retail, restaurants, personal services, and entertainment with ground floor hotel and/or residential lobbies.

### C. Minimum Retail Requirement. Only the following uses shall qualify for this minimum.

1. Retail;
2. Restaurant and Bars;
3. Entertainment;
4. Health and Fitness facilities (10%max. of total retail. May be increased to 15%max. to accommodate large format fitness center);
5. Personal Service (10%max. of total retail); and
6. Assembly uses (5%max. of total retail).

**Table 6.2.206.A: Allowed Land Uses**

Use Type	Vallco Town Center Zone Form and Character Districts		
	Neighborhood/ Mixed Use	Retail and Entertainment/ Mixed Use	Office/Mixed Use
<b>A. Residential</b>			
Multi Family	P	P	P
Home Occupation	P	P	P
Small family day care (within residential units)	P	P	P
Large family day care (within residential units)	N/A	N/A	N/A
Live/Work	P	P	P
Congregate Residence (Co-Housing)	P	P	P

### Key

**P** Permitted **CUP-A** Conditional Use Administrative **N/A** Not Allowed

**Table 6.2.206.A: Allowed Land Uses (continued)**

Use Type	Vallco Town Center Zone Form and Character Districts		
	Neighborhood/ Mixed Use	Retail and Entertainment/ Mixed Use	Office/Mixed Use
<b>B. Retail</b>			
Regional Retail*	P <sup>1</sup>	P	P
Pedestrian Oriented Retail	P	P	P
Specialty Food	P	P	P
Convenience Market	P	P	P
Arts/music/photography studio	P	P	P
Temporary /seasonal events (Farmers Market)	P <sup>1</sup> / CUP-A	P	P
Co-working /incubator	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
<sup>1</sup> Permitted when facing North Wolfe Road and Town Square			
<sup>2</sup> Up to 40,000 sq. ft. of retail is allowed. Exceeding 40,000 sq. ft. is counted toward office use.			
<b>C. Restaurants and Bars</b>			
Eating Establishments, with the following features:			
Without bar facilities;	P	P	P
With bar facilities;	P	P	P
Outdoor Dining	P	P	P
Bars/Clubs/Lounges	P <sup>1</sup> / CUP-A	P	P
Live entertainment in association with eating establishments	P <sup>1</sup> / CUP-A	P	P
<sup>1</sup> Permitted when facing North Wolfe Road and Town Square			
<b>D. Entertainment</b>			
Theaters	P <sup>1</sup> / CUP-A	P	P
Family Entertainment (Bowling, Skating, etc.)	P <sup>1</sup> / CUP-A	P	P
<sup>1</sup> Permitted when facing North Wolfe Road and Town Square			
<b>E. Civic/Cultural</b>			
Performing Arts Center	P <sup>1</sup> / CUP-A	P	P
Public Educational Facility	P	P	P
Public Safety:			
Up to 1,000 sq. ft.	P	P	P
Over 1,000 sq. ft.	CUP-A	CUP-A	P
<sup>1</sup> Permitted when facing North Wolfe Road and Town Square			

**Key**

**P** Permitted **CUP-A** Conditional Use Administrative **N/A** Not Allowed



<b>Table 6.2.206.A: Allowed Land Uses (continued)</b>			
<b>Use Type</b>	<b>Vallco Town Center Zone Form and Character Districts</b>		
	<b>Neighborhood/ Mixed Use</b>	<b>Retail and Entertainment/ Mixed Use</b>	<b>Office/Mixed Use</b>
<b>F. Assembly (No more than 5% of total Retail)</b>			
Churches, private clubs, lodges, or fraternal organizations (As subordinate uses in buildings intended primarily for other permitted uses provided for in this Section).	CUP-A <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Churches, private clubs, lodges, or fraternal organizations (As principal uses in buildings).	CUP-A <sup>2</sup>	CUP-A <sup>2</sup>	CUP-A <sup>2</sup>
<sup>1</sup> With no more than 50 ft. of frontage on ground floor where active ground floor uses are required			
<sup>2</sup> Not Allowed in areas requiring active ground floor uses			
<b>G. Hospitality</b>			
Hotel	P <sup>1</sup> / CUP-A	P	P
<sup>1</sup> Permitted when facing North Wolfe Road and Town Square			
<b>H. Health and Fitness (10% max. of Retail; 15% max. for large format/single user)</b>			
Fitness Centers, Gyms	P	P	P
Indoor Sports	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
<sup>1</sup> With no more than 50 ft. of frontage on ground floor where active ground floor uses are required			
<b>I. Personal Services - Directly serve the Public (10% max. of Retail)</b>			
Beauty salon/barber shop	P	P	P
Spas/Massage establishments	P	P	P
Real State/Insurance Offices/Financial Offices/Banks	P	P	P
Dry cleaner/Tailor	P	P	P
Business services (FedEx, etc.)	P	P	P
Specialized schools, Dance/music studios	P	P	P
Daycare	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Dog day care (Located in sound-proof structures)	P	P	P
Auto services	N/A	N/A	N/A
<sup>1</sup> With no more than 50 ft. of frontage on ground floor where active ground floor uses are required			
<b>J. Office/Research and Development</b>			
Service offices (medical/dental), limited to 250,000 sq.ft. of total office use	P <sup>1</sup>	P <sup>2</sup>	P
Corporate/R&D/incubator, coworking space	P	P <sup>2</sup>	P
<b>Key</b>			
P Permitted CUP-A Conditional Use Administrative N/A Not Allowed			

**Table 6.2.206.A: Allowed Land Uses (continued)**

Use Type	Vallco Town Center Zone Form and Character Districts		
	Neighborhood/ Mixed Use	Retail and Entertainment/ Mixed Use	Office/Mixed Use
Office amenity space	P	P <sup>2</sup>	P
<sup>1</sup> With no more than 50 ft. of frontage on ground floor along Town Square			
<sup>2</sup> With no more than 50 ft. of frontage on ground floor where active ground floor uses are required			
<b>K. Other</b>			
Accessory facilities and uses customarily incidental to permitted uses and otherwise conforming with provisions of CMC Chapter 19.100	P	P	P
Bicycle hub/Mobility hub	P	P	P
Commercial garages	P	P	P
Establishments with drive-through facilities	N/A	N/A	N/A
Late evening activities which occur between 11:00 pm through 7:00 am	P <sup>1</sup> / CUP-A	P	P
Live entertainment (outdoor)	P <sup>1</sup> / CUP-A	P	P
Public Storage	N/A	N/A	N/A
Warehouse business consistent with the character of the Vallco Town Center Specific Plan, and which do not create significant adverse impacts to the surrounding area due to odor, dust, fumes, glare, radiation, vibration, noise, traffic or litter	CUP-A <sup>2</sup>	CUP-A <sup>2</sup>	CUP-A <sup>2</sup>
Wireless communication facilities	See CMC Title 19	See CMC Title 19	See CMC Title 19
Other uses which are neither permitted uses or nor excluded uses and which are, consistent with the character of the Vallco Town Center Specific Plan, and which do not create significant adverse impacts to the surrounding area due to odor, dust, fumes, glare, radiation, vibration, noise, traffic or litter	CUP-A	CUP-A	CUP-A
<sup>1</sup> Permitted when facing North Wolfe Road and Town Square			
<sup>2</sup> With no more than 50 ft. of frontage on ground floor where active ground floor uses are required			
<b>L. Pedestrian Bridge over North Wolfe Road</b>			
Restaurants	P	P	P
Retail/food kiosks under 500 sq. ft. each (no more than 2,500 sq. ft. total) within open spaces	P	P	P

**Key**

**P** Permitted **CUP-A** Conditional Use Administrative **N/A** Not Allowed

## 6.2.207 Parking

- A. **Applicability.** The requirements of this Section apply to all development and improvements within the Town Center Code Boundaries, unless otherwise specified, as described below:
1. New building;
  2. Change in use; and
  3. Changes in intensity of buildings or structures made after the effective date of this ordinance that cause an increase or decrease of 25 percent or greater in:
    - a. Gross floor area;
    - b. Seating capacity;
    - c. Dwelling units; and/or
    - d. Parking spaces.
- B. **Parking and Vehicle Access.**
1. Allowed Spaces.
    - a. The minimum and maximum number of parking spaces allowed is listed in Table 6.2.207.A (Parking Spaces Requirements), and the permitted land uses in Section 6.2.206 (Uses). See Chapter 19.124 (Parking Regulations) in Cupertino Municipal Code (CMC) for additional standards.
    - b. Sharing of parking between different uses and developments is permitted, requires parking study.

**Table 6.2.207.A: Parking Spaces Requirements**

Use Type	Auto		Bicycle
	Minimum	Maximum	Minimum
Residential <sup>2</sup>	0.5/bedroom	Studios 1.5/unit 1 Bed 1.5/unit 2+ bed 2/unit	see CMC
Office	see CMC <sup>1</sup>	see CMC; except 250,000 of office amenity space shall not provide any parking	see CMC
Retail	see CMC <sup>1</sup>	see CMC	see CMC
Entertainment	see CMC <sup>1</sup>	see CMC	see CMC
Theaters/PAC	see CMC <sup>1</sup>	see CMC	see CMC
Other	see CMC <sup>1</sup>	see CMC	see CMC
Hotel	see CMC <sup>1</sup>	see CMC	see CMC

<sup>1</sup>Parking study subject to Max. requirements.

<sup>2</sup>Deed-Restricted BMR housing units available to moderate, low, and very low income households: Minimum automobile parking requirement of 0.25 spaces/bedroom.

Parking minimum requirements may be further reduced pursuant to a parking study prepared in accordance with CMC 19.124.060



2. Traffic-Minimizing Parking Standards.

- a. Carshare Parking Spaces. If parking is provided at a development, carshare parking spaces shall be provided in the amounts specified in Table 6.2.207.B (Required Carshare Parking Spaces) below.

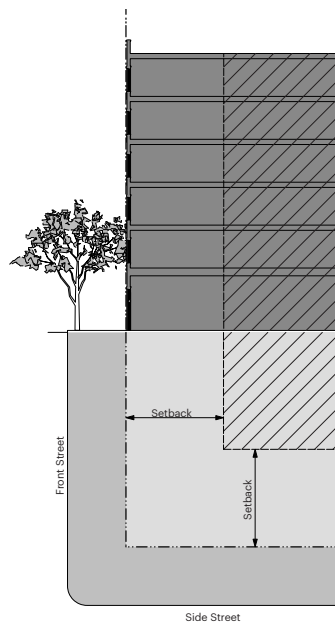
<b>Table: 6.2.207.B: Required Carshare Parking Spaces</b>	
Land Use	Required Spaces
Residential	
0 - 49 units	None
50 -200 units	1
201 or more units	2 + 1 per additional 200 units
Office	
≤ 10,000 sf	None
> 10,000 sf	1/100,000 sf

- b. The required carshare spaces shall be made available, to a carshare service for purposes of providing carshare services to its members. At the election of the property owner, the carshare spaces may be provided:
      - (1) On the building site; and
      - (2) On another off-street site that is both within 800 feet of the building site and within the Plan Area.
    - c. Required carshare space or spaces shall be designed in a manner that will make the spaces accessible to non-resident subscribers from outside the building as well as building residents.
    - d. If it is demonstrated to the satisfaction of the City that no carshare service can make use of the dedicated carshare parking spaces, the spaces may be occupied by non-carshare vehicles.
  - 3. Carpool Spaces. If parking is provided at a development, parking spaces reserved for use by carpool/vanpool vehicles shall be designated in preferred locations (e.g. closest to building entries).

C. **Parking Spaces, Lot Design and Layout.**

- 1. Parking Access Points. Access to parking spaces should follow these standards:
  - a. Side street: Limited to one per block face;
  - b. Rear of building, from alley: Up to 2
  - c. Access driveway width.
    - (i) Side Street: up to 20 feet.
    - (ii) Rear of building, from alley: up to 30 feet

2. Accessible Parking. All parking facilities that require accessible parking spaces shall ensure that a portion of the total number of required parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with the standards in the Federal Americans with Disabilities Act (ADA).
3. Dimensional Standards for Parking Spaces and Aisles.
  - a. Parking facilities shall comply with City of Cupertino standards. See Table 19.124.040(A) (Parking Space Dimensions) and Table 19.124(B) (Uni-size Stall Dimensions) in Chapter 19.124 (Parking Regulations).
4. Parking Area Location. Parking is allowed to be located as described below and in Figure 6.2.207.A (Parking Area Location):
  - a. At-grade and above grade. Parking spaces shall be located in compliance with the parking setbacks identified in Table 6.2.102.A (Standards by Form and Character District).
  - b. Below-grade. Parking spaces may be located anywhere on the site in compliance with all other applicable requirements.



Building  
 Parking Area  
 Parking must be setback as identified in Table 6.2.102.A

Figure 6.2.207.A Parking Area Location

**D. General Parking Standards.**

1. On-site Parking. On-site parking for retail uses shall be provided as available-to-the-public parking, not reserved to a specific business or property.
2. Allowed parking may be provided off-site at another location within the Code Boundaries.

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**6.2.208 Screening**

- A. **Applicability.** The requirements of this Section apply to all development and improvements within the Code Boundaries.
- B. **Design Standards for Screening.**
  - 1. High quality screening, compatible with architecture and surroundings, is required. Subject to design review as part of the ASA.
- C. **Reduction of Required Screening or Screening Design Standards.**
  - 1. The City may completely or partially waive required screening and associated standards in cases where the City deems the relief necessary to maintain or enhance the architectural character of the surrounding neighborhood.

- D. **Fencing on retaining walls.**

The total height of fences and the retaining walls that they are mounted on or attached to shall be limited in height to six feet subject to city review and approval. However, the City may approve higher fencing if it is determined that there will be little or no impact on the adjoining properties and the height is necessary to achieve the objectives of this Section or is required for health and safety.

- E. **Mechanical Equipment Screening.**

- 1. For all new installation or relocation of existing mechanical equipment for commercial/ industrial development, the equipment shall be screened from public view whether installed on the roof, ground, or walls.
  - a. Roof-mounted equipment. Building parapets or other architectural elements in the building's architecture style shall screen roof-mounted equipment.
    - (1) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new mechanical equipment to be located on the roof of the building.
    - (2) For existing buildings with no or low parapet heights, mechanical equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building. All new roof screens are subject to City review and approval.

b. Wall- and ground-mounted equipment

- (1) High quality screening, compatible with the architecture and surroundings, is required. Subject to design review as part of the ASA.
- (2) Shall not be located between the face of the building and the street.
- (3) All screen devices shall be as high as the highest point of the equipment being screened. Equipment and screening shall meet rear and side yard setbacks of the applicable form and character district.
- (4) Screening shall be architecturally compatible with the building.
- (5) All new mechanical screens for ground or wall-mounted equipment shall be subject to City review and approval.

F. **Trash Enclosure Screening.**

1. All outdoor storage areas for refuse containers and all loading/unloading areas or service bays shall be designed in compliance with Chapter 19.48 (Fences).

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### 6.2.209 Bird-safe Design

- A. **Applicability.** The requirements of this Section apply to new buildings and their additions.
- B. **Bird-safe Design.**
  - 1. Future development shall incorporate bird safe building design measures such as the following standards and as determined by best professional practice:
    - a. Avoiding large, uninterrupted expanses of glass near open areas;
    - b. Prohibiting glass skyways and freestanding glass walls;
    - c. Avoiding transparent glass walls coming together at building corners;
    - d. Prohibiting up-lighting or spotlights;
    - e. Shielding outdoor lights; and
    - f. Utilizing fritted, glazed, and/or low reflective glass

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### 6.2.210 Outdoor Lighting

- A. **Applicability.** The requirements of this Section apply to all development and improvements within the Code Boundaries.
- B. **Outdoor Lighting Requirements**
  - 1. Site Plan Requirements. A site plan shall include a description of:
    - a. Any lighting fixture not affixed to an existing or proposed building; and
    - b. A proposed or existing lighting fixture that will be located in an adjacent right-of-way.
  - 2. Building Permit Requirement. A building permit application shall include a description of any lighting fixture affixed to an existing or proposed building. A description of a new lighting fixture may include catalog cuts and manufacturer illustrations that demonstrate the lighting fixture will comply with this Section.
  - 3. Fully Shielded and Full Cut-off Light Fixtures Required. A fixture that is fully-shielded and full cut-off is required for an outdoor lighting application that illuminates:
    - a. Public street and pedestrian lighting;
    - b. Parking lots;
    - c. Sidewalks;
    - d. Recreational areas;
    - e. Billboards;
    - f. Product display area lighting; and
    - g. Building overhangs and open canopies.
  - 4. Lighting of Building Facades.
    - a. A fixture that illuminates a building or structure must be fully-shielded and full cut-off.

- b. A fixture that illuminates a building façade may only be used to highlight specific architectural features such as principal entrances and towers.
- 5. Directional Luminaries. A directional luminaire may be used to illuminate a sign or a flagpole if the luminaire:
  - a. Is installed and aimed to illuminate a specific object or area; and
  - b. Does not shine directly onto neighboring properties or roadways, or distribute excessive light skyward.
- 6. Lamp or Fixture Substitution.
  - a. After the applicable site plan or building permit is approved or after a site plan exemption is granted, a request to modify or substitute an outdoor lighting fixture or the type of light source shall:
    - (1) Be submitted to the City for approval; and
    - (2) Include documentation that the modification or substitution complies with this division.
  - b. An outdoor lighting fixture or the type of light source may not be modified or substituted unless approved by the City.

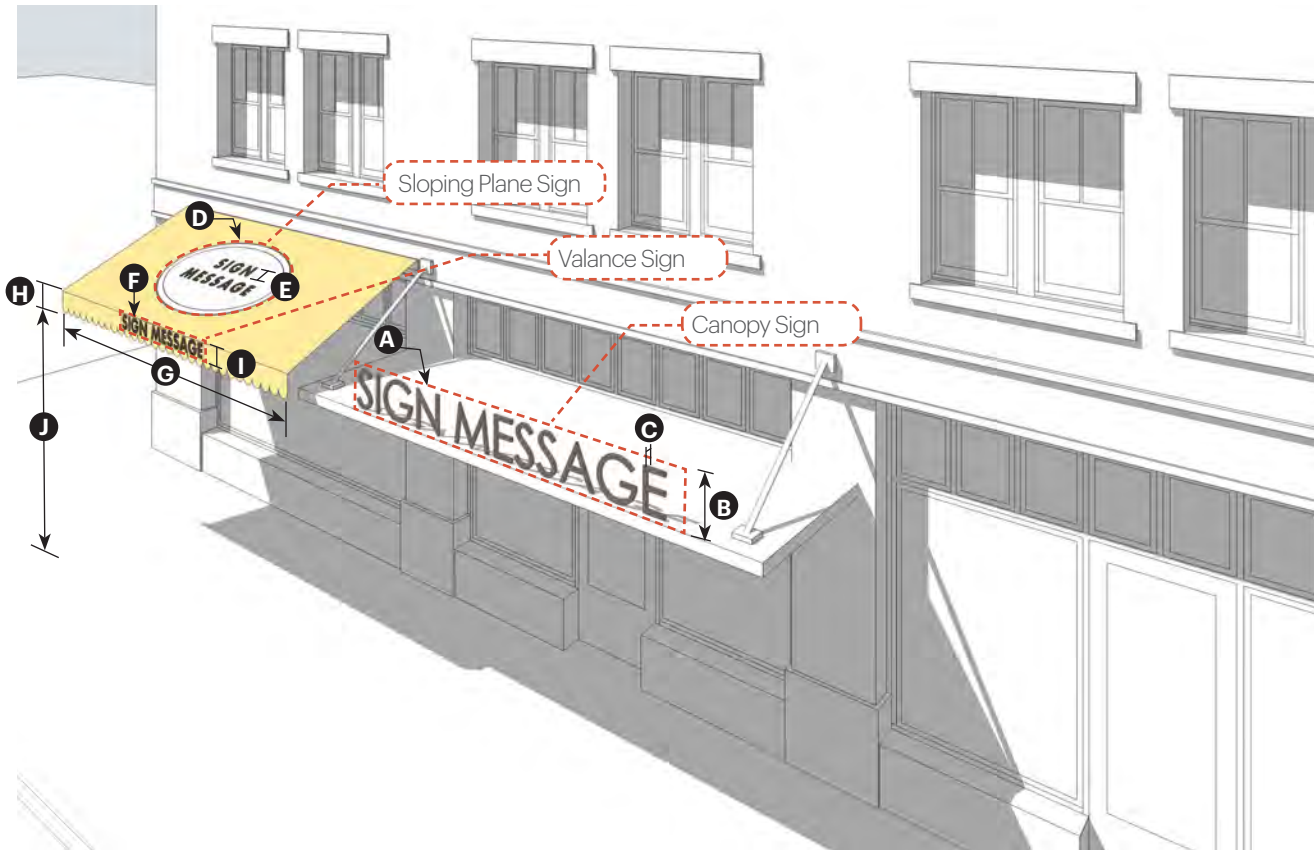
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## 6.2.211 Signage

- A. **Applicability.** The requirements of this Section apply to all new or modified signage.
  - 1. New or modified signage, regardless of the nature or location, unless specifically exempted, which is intended to be viewed from a public street, and to signs which are intended to be viewed from outdoors in areas of public and private property used for public pedestrian access.
  - 2. Temporary Signs. Temporary shall be consistent with the requirements of Chapter 19.104 (Signs). Temporary signs on internal streets are allowed on sidewalks immediately adjacent to the advertising business so long as pedestrian or bicycle movements are not impeded.
  - 3. Exempt Signs. Exempt signs shall follow Chapter 19.104 (Signs) standards.
  - 4. Unless stated otherwise, the requirements of Chapter 19.104 (Signs) apply.
- B. **Master sign program.** A master sign program is required, consistent with Chapter 19.104 (Signs) of the Cupertino Municipal Code. Unless otherwise specified, other types of signage, such as way finding signs, building signs, changeable copy signs for movie theaters, and types that require flexible creative criteria may be utilized that are not listed in Sections 6.2.211.A.1-A.6 (Signage Types). All proposed signage shall be included in and are subject to the City's administrative review and approval of the master sign program.
- C. **Existing Vallco Monument Freeway Sign.** The sign is listed in the Cupertino Municipal Code (CMC) as a "landmark sign" and is defined in the CMC as "an existing, legal non-conforming ground sign that has a distinctive architectural style" but has no special historical status and therefore may be removed. If removed, no new free-standing freeway oriented sign is allowed. Modifications may be made to modernize, structurally stabilize and update the theme of the development.

- D. **Interpretation.** This Section is not intended to, and does not restrict, speech on the basis of its content, viewpoint, or message. No part of this Section shall be construed to favor commercial speech over non-commercial speech. A non-commercial message may be substituted for any commercial message displayed on a sign, or the content of any non-commercial message displayed on a sign may be changed to a different non-commercial message, without the need for any approval or permit, provided that the size of the sign is not altered. To the extent any provision of this Section is ambiguous, the term shall be interpreted not to regulate on the basis of the content of the message.
- E. **Total Sign Area.** Each building is allowed the maximum number and sizes of signs allowed by this section. The actual combination and design of each sign type on each building is subject to the City's review and approval.

### 6.2.211.A.1 Awning/Canopy Sign



#### A. Description

A pedestrian-oriented sign on an awning or the canopy of a shopfront, that is read along the sidewalk or from the other side of the street.

#### B. Sign Size

##### Canopy Sign

Signable Area <sup>1</sup>	1 sf per linear foot of awning width, max.	<b>A</b>
Lettering Height	16" max.	<b>B</b>
Lettering Thickness	6" max.	<b>C</b>

##### Sloping Plane on an Awning

Signable Area	Max. 45% of sloping plane	
Awning Width	Max. 25% coverage of sloping plane	<b>D</b>
Lettering Height	18" max.	<b>E</b>

#### B. Sign Size (continued)

##### Valance Sign

Signable Area	75% coverage max. of	<b>G H F</b>
Width	60% valance width, max.	<b>G</b>
Height	8" min.; 16" max.	<b>H</b>
Lettering Height	75% of valance height	<b>I</b>

<sup>1</sup> If an awning covers multiple store fronts, each store is allowed a signable area of 75% of the store width.

#### C. Location

Clear Height	8' min.; 14' min. over driveways and alleys	<b>J</b>
Signs per Awning	1 Canopy, or 1 Valance; and 1 Sloping Plane, max.	

#### D. Miscellaneous

Vinyl or plastic awnings are not allowed.

Note: Image not intended to limit sign message copy.



### 6.2.211.A.2 Changeable Copy Sign



#### A. Description

A pedestrian-oriented sign that is designed so that characters, letters, numbers, or illustrations can be manually changed or rearranged without altering the face or surface of the sign. This sign may have up to 3 sides when mounted to project from the building.

#### B. Sign Size

Signable Area	Max. 20% of total building wall sign area <sup>1</sup>	<b>A</b>
Height	3' max.	<b>B</b>

#### C. Location

Clear Height	8' min.	<b>C</b>
Signs per Building	1 max.	

#### D. Miscellaneous

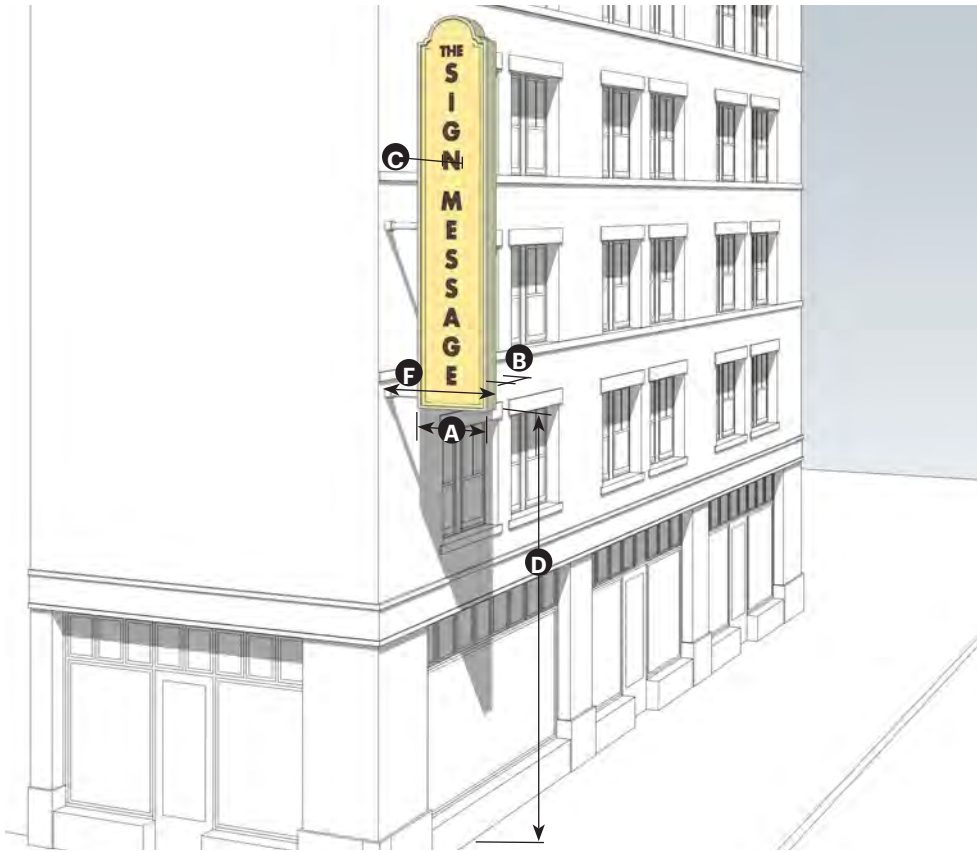
Internal illumination permitted.

Permitted only as an integral part of a building-mounted sign.

Creative design elements applied to the top and/or bottom of the sign may exceed allowed sign height subject to the City review and approval.

Note: Image not intended to limit sign message copy.

### 6.2.211.A.3 Marquee Sign



#### A. Description

A vertical sign that is located either along the face, where it projects perpendicular to the facade, or at the corner of the building, where it projects at a 45 degree angle. Marquee signs may extend beyond the parapet of the building, or may terminate below the cornice or eave.

#### B. Sign Size

Signable Area	
Width	30" max.
Depth	10" max.
Lettering Width	75% of sign width max.

#### C. Location

Clear Height above Sidewalk/ Ground	12' min. <sup>1</sup>	<b>D</b>
Extension above Top of Facade that Sign is Attached to	10' max.	
Projection from Facade	6' max.	<b>F</b>

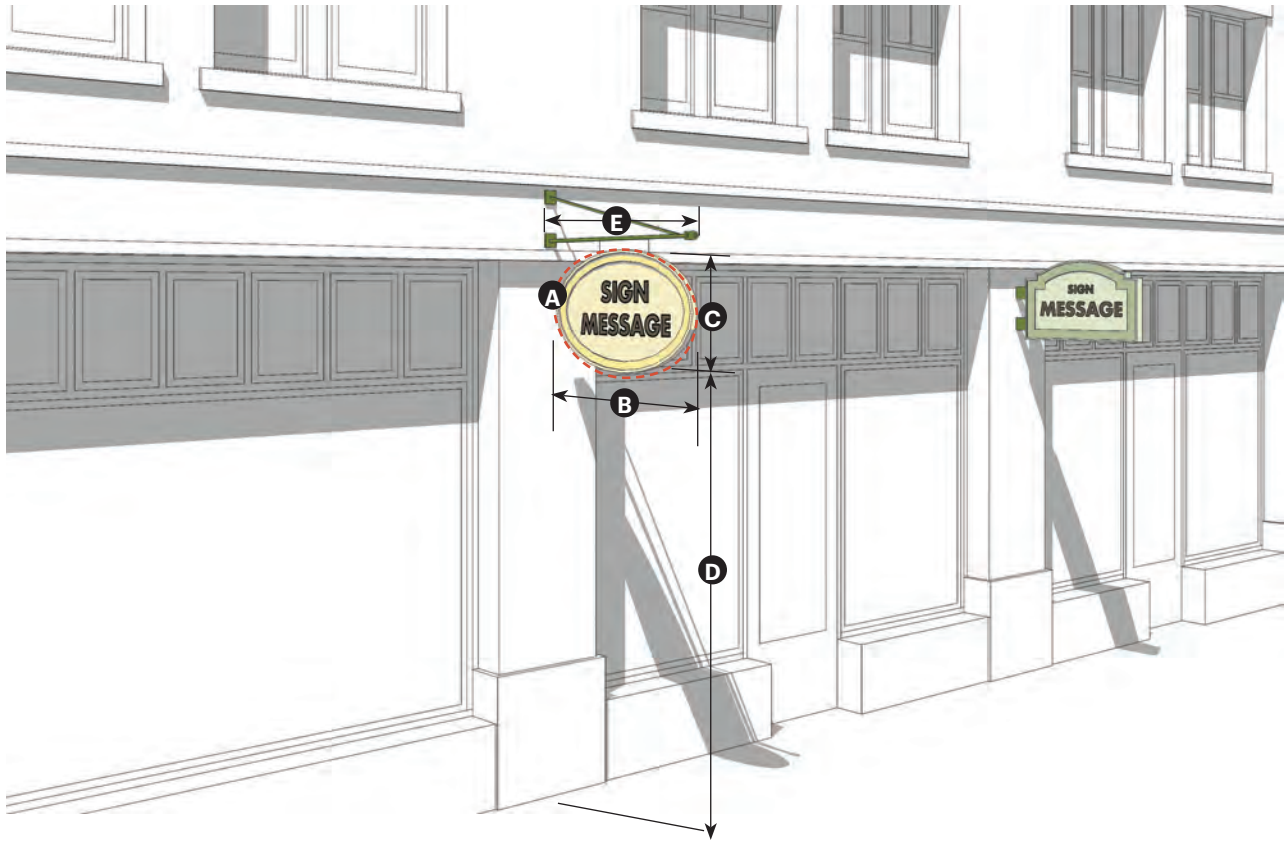
#### C. Location (continued)

Signs per 500' Street Frontage 1 max.  
 Marquee signs must be placed at highest story of building.  
 Shall only be located along a street frontage.  
<sup>1</sup> When located over driveways or alleys, Marquee Signs must have a minimum clear height of 14'.

#### D. Miscellaneous

**A** Neon lettering, upon City review and approval may only be used in conjunction with painted lettering; signs consisting only of neon lettering are not permitted.  
**C** Shall only be located along a street frontage.  
 Note: Image not intended to limit sign message copy.

## 6.2.211.A.4 Blade Sign



### A. Description

A pedestrian-oriented sign mounted perpendicular to a building's facade by decorative brackets that may allow the sign to swing slightly, is small in size, and intended to be read along the sidewalk.

### B. Sign Size

Area	6 sf per side, max.;	<b>A</b>
	12 sf total, max.	
Width	36" max.	<b>B</b>
Height	36" max.	<b>C</b>
Thickness	4" max. <sup>1</sup>	

Signs that have a three dimensional quality may have a greater thickness subject to approval by the City.

### C. Location

Clear Height	8' min.	<b>D</b>
Projection	4' max.	<b>E</b>
Signs per 50' of Street Frontage 1 max.		
Distance between two	25' min.	<b>F</b>
Projecting Signs		

### D. Miscellaneous

Projecting signs must be mounted perpendicular to a building's facade.

Note: Image not intended to limit sign message copy.

### 6.2.211.A.5 Wall Sign



#### A. Description

A pedestrian-oriented sign mounted flat against the facade consisting of individual cut letters applied directly to the building. Wall Signs are placed above shopfronts and run horizontally along the “expression line,” and/or decorative cornice or sign band at the top of the building.

#### B. Sign Size

Area	1 sf per linear foot of shopfront width up to 80sf max.	<b>A</b>
Ground Floor Width	Shopfront width, max.	<b>B</b>
Height	12" min.; 3' max.	<b>C</b>
Upper Story Location		
Width	75% of Facade width	
Depth	3' to 5' subject to City approval	
Lettering/Image Width	75% of signable width, max.	<b>D</b>
Lettering/Image Height	75% of signable height or 18" max. (Whichever is lesser)	<b>E</b>

#### C. Location

Signs per Frontage	1 max for ground floor,
Upper Story Location	1 per Building
Projection	8" max.

#### D. Miscellaneous

Shall not project above the roof or top of parapet, unless it is an integral part of the face of an architectural projection

Note: Image not intended to limit sign message copy.

**6.2.211.A.6 Window Sign**



**A. Description**

A pedestrian-oriented sign consisting of individual letters and designs applied directly on the inside of a window.

**B. Sign Size**

Signable Area (Permanent and Temporary Signs combined)	25% of window surface	<b>A</b>
Width	75% max. of Shopfront Width	<b>B</b>
Height	36" max.	<b>C</b>

**C. Location**

No applicable standards

**D. Miscellaneous**

Window Signs must have a clear background.

Neon window sign: 4sf

One "open" sign less than 2sf exempt from standards

Perimeter neon window signage not allowed

Note: Image not intended to limit sign message copy.



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# 6.3: Definitions

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## 6.3.1 Definitions

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### 6.3.101 Purpose

This Section provides definitions of terms and phrases used in this Chapter and in the Specific Plan that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Section conflict with definitions Chapter 19.08 (Definitions) of the Cupertino Municipal Code (CMC), these definitions shall control for the purposes of this Chapter. If a word is not defined in this Section, or in other provisions of this Chapter, please see City of Cupertino standards in Chapter 19.08 (Definitions).

### 6.3.102 Applicability

The definitions in Section 6.3.103 (General Terms and Phrases) apply to all development and improvements within the Town Center Code Boundaries.

### 6.3.103 General Terms and Phrases

#### A. Definitions

**Above Ground Structures.** Structures/floors whose height is greater than 42 inches above the sidewalk grade along the closest street (which also includes Perimeter Road).

**Active Ground Floor Uses.** Uses that do not require screening of interior spaces, provide visibility into the space through maintaining clear and uncovered windows, create “eyes on the street”, create a “face on the street,” and allows and benefits from a flow of pedestrians between the use and street frontage. Qualifying uses include retail, personal service and health & fitness as listed in Table 6.2.206.A and is expanded to include bicycle hubs, mobility hubs, office/residential lobbies, employee/resident amenities and seating areas, café/bar areas, and work portion of live/work. Utility, trash and other similar back-of-house functions are not allowed in active ground floor use areas (see Figure 6.2.201.A).

**Active Ground Floor Use Areas.** Streets and areas shown in Figure 6.2.201.A, located on Vallco Parkway (facing 19800 Vallco Parkway), Stevens Creek Boulevard, Wolfe Road (or internal street facing Wolfe Road) on both sides up to one block north of Vallco Parkway, the central street or shopping loop in the Retail & Entertainment/Mixed-use District, the streets around the Town Square and East Plaza (see Figure 6.2.202.A), and the central street in the Neighborhood/Mixed-use District.

#### B. Definitions

**Bay Window.** A window that projects from the building facade or elevation that begins on the ground floor and can extend to upper floors.

**Block Face.** The aggregate of all the Building Facades on one side of a block. The Block Face provides the context for establishing architectural harmony.

**Block Length.** The horizontal distance measured from one end of the block to the other end along the same street.

**Block Perimeter.** The aggregate of all sides of a block measured along the adjacent streets.

**Block Scale, Building.** A building that is individually as large as a block or collectively arranged along a street to form a continuous facade as long as most or all of a block.

**Buildable Area.** The area in which a building is permitted to be constructed.

**Building.** A structure consisting of one or more foundations, floors, walls and roofs that surround an interior space, and may include exterior appurtenant structures such as porches and decks.

**Building Elevation/Facade.** The exterior wall of a building not adjacent to a street, the front or side along a private street, or civic space.

**Building Entrance.** A point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

**Building Form.** The overall shape and dimensions of a building.

**Building Frontage.** The length of the lot line of any one premises parallel to and along each street and/or open space which it borders.

**Building Type.** A structure defined by its combination of configuration, disposition and function.

### C. Definitions

**Ceiling Height, Ground Floor.** The height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

**Ceiling Height, Upper Floor(s).** The height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms and storage spaces.

**Chamfered Corner.** An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

**Charrette.** A multiple-day collaborative design and planning workshop held on-site of the area being planned and inclusive of all affected stakeholders.

**Civic.** A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, transit, and public parking facilities.

**Civic Building.** A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

**Commercial.** A term defining service and retail uses collectively.

**Communications Tower.** Any structure which supports an antenna.

**Community Benefits Density Bonus.** See Section 3.4 (Development Program).

**Corner Entry.** An entrance located on the corner of a building.

**Coworking Space.** A facilitated environment which may contain shared facilities such as conference rooms, reception services, phones, and other business amenities. Work spaces are used by a recognized membership who share the site in order to interact and collaborate with each other as part of a community and to reduce duplicated costs by sharing facilities. The uses shall have externally observable attributes similar to uses permitted in the District in which that they are located. Equipment is limited to those which do not generate noise or pollutants in excess of what is customary within a typical office environment. Such space located in a research & development building may use equipment consistent with research & development uses. Coworking space may be interchangeably referred to as “incubator space.”

#### D. Definitions

**Defensible Space.** A public, private, or semi-private residential environment whose physical characteristics—building layout and site plan—function to allow inhabitants themselves to become key agents in ensuring their security.

**Depth, Ground-Floor Space.** The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

**Disposition, Formal.** Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

**Disposition, Informal.** Composed in an informal character with a mix of formal and natural characteristics.

**Distance Between Entries.** The horizontal distance measured parallel to the facade between entrances to a building or buildings.

#### E. Definitions

**Efficiency Unit.** A type of secondary dwelling designed to be occupied by a limited number of persons in limited space.

**Elevated Ground Floor.** A ground floor situated above the grade plane of the adjacent sidewalk.

**Encroachment.** Any architectural feature, structure or structural element, such as a gallery, fence, garden wall, porch, stoop, balcony, oriel window, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, or beyond the build-to-line into the public frontage, or above a height limit.

**Entry.** An opening, such as a door, passage, or gate, that allows access to a building.

**Entry, Primary.** The opening that allows access to a building directly from the sidewalk along the front facade.

**Entry, Service.** An entrance located toward or at the rear of the building intended for the delivery of goods and removal of refuse.

#### F. Definitions

**Facade.** See Building Elevation/Facade.

**Facade Zone.** The area between the minimum and maximum setback lines along the front of a lot and along the side street of a corner parcel.

**Fence.** A structure made of wire, wood, metal, masonry or other material, and typically used as a screen or enclosure for a yard or open space or as a divider along a lot line.



**Finish Level, Ground Floor.** Height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Regulations for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in buildings.

**Flex Space.** A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, such as residential or live/work, until the commercial demand has been established.

**Floorplate.** An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

**Floorplate, Non-residential.** The square footage area measurement of a floorplate dedicated to non-residential uses.

**Floorplate, Residential.** The square footage area measurement of a floorplate dedicated to residential uses.

**Footprint.** The outline of the area of ground covered by the foundations of a building or structure.

**Freestanding Wall.** A wall that is separate from a building and supported by independent means.

**Front.** See Lot Line, Front.

**Frontage.** The area between the building facade and the back of the sidewalk abutting a street or public open space.

**Frontage Assembly, Street.** The area between the curb of the vehicular lanes and the back of the sidewalk.

**Frontage Line.** The lot line(s) of a lot fronting a street or public open space.

**Frontage Type.** See Section 6.2.205 (Frontages).

## **G. Definitions**

**Glazing.** Openings in a building in which glass is installed.

**Gross Floor Area.** The total floor area inside the building envelope, including the external walls, but not including the roof.

**Ground Floor.** The floor of a building located nearest to the level of the ground around the building.

**H. Definitions**

**Height.** The distance measured from closest adjacent street to top of cornice, parapet, or eave line of a peaked roof with the following exceptions:

1. Mechanical equipment and utility structures. Rooftop mechanical equipment may exceed height limitations if they are:

Enclosed, generally centrally located on the roof and not visible from adjacent streets;

Screened from public view; and

Provided with measures where possible with reasonable efforts to buffer noise from adjacent existing residential uses.

2. Small amenity structures such as, clubhouses or cafeterias, located in public or private rooftop open spaces areas may exceed height limitations if they are:

Generally centrally located on the roof and not visible from adjacent streets;

No more than 5% of the open space area within which they are located or 5,000 square feet total, whichever is less; and

No taller than 12 feet above the maximum allowed heights.

**Hotel.** A facility containing guest rooms or suites, used by guests on a transient occupancy basis, less than thirty (30) days. Also includes guest amenities such as swimming pools, gyms, restaurants, bars, meetings rooms, etc.

**House Scale Building.** A building that is the size of a house and set apart from other buildings with setbacks.

**I. Definitions**

**Improvement.** The product of any modification to a lot, structure or building.

**J. Definitions**

No specialized terms beginning with the letter J are defined at this time.

**K. Definitions**

No specialized terms beginning with the letter K are defined at this time.

**L. Definitions**

**Landing.** A level area at the top or bottom of a staircase or between one flight of stairs and another.

**Lined Building.** A two-part building consisting of an exterior occupiable building specifically designed to mask the interior building from a street or public open space. The interior building consists of a parking structure or a building with few windows.

**Live/work.** Units that combine and accommodate both residential and the place of business for the resident(s) of the unit. Typically characterized with having the "work" function at the ground level and the "live" function on upper levels.

**Loading Dock(s).** A platform where cargo from vehicles or trains can be loaded or unloaded.

**M. Definitions**

**Main Body.** The primary massing of a building.

**Main Facade.** The front façade of a building.

**Major.** Having a greater size, scope, effect, characteristic or quality relative to the other corresponding sizes, scopes, effects, characteristics or qualities; or being the greater of two or more.

**Massing.** The overall shape or arrangement of the bulk or volume of a building.

**Minor.** Having a lesser size, scope, effect, characteristic or quality relative to the average size, scope, effect, characteristic or qualities; or being the lesser of two or more.

**Mixed-Use, Walkable Urban.** Multiple functions within the same building in a context where walking and bicycling to daily destinations is a viable option.

**Mixed-Use, Auto-oriented Suburban.** Multiple functions within the same building or the same general area in a context where driving to daily destinations is the viable option.

#### **N. Definitions**

No specialized terms beginning with the letter N are defined at this time.

#### **O. Definitions**

**Office Amenity Space.** Non-employee, non-traffic-generating uses that are not easily convertible to employee-generating uses such as exterior covered walkways, lobby atriums, large cafeteria and employee lounge areas, employee fitness areas, anechoic chambers, and laboratories.

**Open Space, Private.** A portion of a development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner and is available for use by all occupants of the building.

**Open Space, Publicly Accessible.** An outdoor area dedicated for public gathering and civic activities.

**Oriel Window.** A window that projects from the building facade or elevation, located on upper floors and may extend for multiple stories.

**Overhead Doors.** Doors constructed in horizontally hinged sections that are equipped with hardware that rolls the sections into an overhead position, clear of the opening.

#### **P. Definitions**

**Parapet.** A wall along the edge of a roof or the portion of a wall that extends above the roof line.

**Parking Driveway Width.** The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

**Pedestrian-oriented Retail.** General commercial businesses that allow customers to park once and complete multiple transactions and visits on foot. The overall intent is establish a character of a shopping and entertainment area that encourages people to walk instead of drive.

**Planting Strips.** A landscaped or grassy area located between a street and a sidewalk.

**Podium.** A continuous projecting base or pedestal under a building often occupied by parking.

**Podium Top.** A flat, elevated and open area above a podium that can be used as common area.

**Public Use.** A use undertaken by a political subdivision, its agents or assigns.

#### Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

#### R. Definitions

**Rear.** Opposite of front.

**Rear Loaded (Rear Access).** Lots that provide vehicular access from the rear of the lot.

**Recessed Entry.** An entrance to a building that is set back from the facade of the building.

**Regulating Plan.** A map for a development that identifies the zoning standards to be applied to specific locations.

**Retail.** Businesses that provide products and services (including restaurants) which are for sale to the general public.

#### S. Definitions

**Semi-Public Use.** A use owned or operated by a non-profit organization, private institution or foundation.

**Service Entries.** Building access for service providers.

**Setback, Building.** The minimum clear distance between the back of sidewalk and the building facade.

**Setback Lines.** Lines to regulate the placement of buildings, accessory structures and their improvements with respect to streets, alleys and property lines.

**Setback, Parking.** The mandatory clear distance between a lot line and parking.

**Shared Parking.** Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

**Sidewalk.** A paved area along a street intended exclusively for pedestrian use and often installed between a street and lot frontages.

**Single Loaded, Building.** A building containing dwellings and/or commercial suites without common hallways for access to the dwellings and/or suites.

**Site.** One or more adjacent lots under common ownership.

**Street, Front.** Street located along the front lot line.

**Street, Side.** Street located along a lot line that is not along the front lot line.

**Storefront.** The portion of a shopfront frontage composed of the display window and/or entrance and its components, including windows, doors, transoms and sill pane.

**Street.** A public or permanent private thoroughfare which affords a primary means of access to property.

**Street Frontage, Principal.** The length of the property line of any one premises parallel to and along the public right-of-way which it borders and which is identified by an officially assigned street address.

**Street Tree.** A tree of any species or size planted in open spaces, parkways, sidewalk areas, easements, and streets.

**Structure.** An improvement permanently attached to real property.

**Structure, Accessory.** A subordinate structure, the use of which is incidental and secondary to that of the main structure on the same lot.

**T. Definitions**

**Tandem Parking.** A parking space deep enough to allow two cars to park, one behind the other.

**Transit Station.** A lot or structure used for the purpose of parking, loading and unloading freight and passengers from public transportation. May include parking facilities and other commercial amenities to service transit passengers.

**Transit Stop.** A location where buses stop to load and unload passengers. A transit stop sometimes includes a shelter or a dedicated platform along the sidewalk.

**U. Definitions**

**Understory.** The smaller trees and shrubs below the canopy of large trees.

**Unit.** A discrete portion of a building.

**Upper Floor.** A floor in a building containing habitable space that is located above the ground floor.

**Use.** The purpose for which land, premises or structure thereon is designed, arranged, or intended, or for which it is or may be occupied or used.

**V. Definitions**

No specialized terms beginning with the letter V are defined at this time.

**W. Definitions**

**Walkability.** The condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.

**Wall Plane.** A vertical surface defined by the facades of buildings.

**Width-to-Height Ratio.** The ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building.

**Wings, Secondary.** A structure physically attached to, and secondary and incidental to, the Main Body of a building.

**X. Definitions**

No specialized terms beginning with the letter X are defined at this time.

**Y. Definitions**

No specialized terms beginning with the letter Y are defined at this time.

**Z. Definitions**

No specialized terms beginning with the letter Z are defined at this time.





