

Exhibit A: FS/R-06-172 Amended Interim Development Management Area Design Regulations

(A). Applicability

The Interim Development Management Area Design Regulations are in addition to design regulations currently required by City Ordinance and the Development Process Manual.
If the Interim Development Management Area Design Regulations conflict with those regulations in City Ordinance or the Development Process Manual the Planning Director shall rule which regulation apply.

(B1) Densities, Intensities, and Height within One Block* of Arterials (Central Avenue, from Moon Street to Tramway Road and Eubank Boulevard, Juan Tabo Boulevard and Tramway Road from Interstate 40 to one block south of Central).

	Commercial	Mixed Use Project
Max Density	60** d.u/per acre	60 d.u/per acre
Min FAR	0.5	0.5
Max FAR	2.0	2.0
Parking Reduction	Minimum parking requirements one space per 300 square feet of Net Leasable Area. May apply additional reductions allowed in the Zoning Code	Minimum parking requirements are one space for 300 square feet of Net Leasable Area for commercial space. May apply additional reductions allowed in the Zoning Code. Minimum parking requirements for residential space are per regulations set forth in the underlying zone.
Building Standard	Shall be at least two full floors above grade at any legal location. Structure height and width shall be as provided in the O-1 Zone.	Shall be at least two full floors above grade at any legal location. Structure height and width shall be as provided in the O-1 Zone..
Maximum Structure Height	39' Feet	39' Feet
Exemption	<p>1. Restaurants located on lots located adjacent to Central Avenue between Altez Street and Elizabeth Street and adjacent to Altez Street and Elizabeth Street where these roadways intersect with Central Avenue are exempted from Building Standard Regulations and the Minimum Floor to Area Ratio established in B1.</p> <p>2. The Minimum Floor to Area Ratio regulation exemption does not apply if a front or sidewall of a restaurant does not adjoin the back of a public sidewalk that is located on an arterial.</p>	

Notes for (B1)

*Block is defined as property bounded on one side by a street (in this matter the arterial) and on the other side by a street or wall that is the boundary of a subdivision separate from the subdivision that abuts the arterial.

** If Multi-Family Option is included.

(B2) Densities, Intensities, and Height within all other areas in the Interim Development Management Area not included in (B1) of these regulations.

	Commercial (Residential Optional)	Multi- Family	Mixed Use	Single Family
Max FAR	2.0	1.0	2.0	Per regulations set forth in underlying zone.
Building Design Standard.	Minimum Height is 26' Feet for at least 70% of the building foot print. The height and width of the structure shall be as provided in the O-1 Zone.	Minimum Height is 26' Feet for at least 70% of the building foot print. The height and width of the structure shall be as provided in the O-1 Zone.	Minimum Height is 26' Feet for at least 70% of the building foot print. The height and width of the structure shall be as provided in the O-1 Zone.	Per regulations set forth in underlying zone.
Max Height	30'	Per regulations set forth in underlying zone.	30'	Per regulations set forth in underlying zone.

(C) Building Form-Commercial and Multi-Family Frontage

Form Primary Street Front	Requirement
Ground Floor Glazing	40-90%
Ground Floor clear height	13' minimum
Building entryways	30' on center minimum. 3' wide minimum
Articulation	40' on center minimum
Massing	If the lot or premises is located within the area that falls under (A1) of these regulations the building must occupy at least the complete frontage on those streets less space needed for a drive-lane, two rows of parking and landscaping requirements.

(D1) Building and Parking Area Design for lots or premises that fall under (A1) of these regulations

Structure facades shall be composed of stucco, brick, glazing or split face block. Metal facades are not permitted
Lot frontage facing an arterial shall have a minimum 7' planting strip bordering the back of curb and a minimum 10' sidewalk bordering the back of the planting strip.
The principle entrance must either face a street or side lot parking of a building and shall be connected by a walkway to the public sidewalk. The principle entrance shall not face the rear of another building.
Off Street Parking areas shall be located at the rear or side of buildings. Off street parking on the sides of building is limited to two rows of parking and a drive lane.
Off Street Parking Area perimeters not used for drive lanes or adjoined by a structure shall be screened by a wall 3' high.
Commercial parking areas must be screened from view from the street.

(D2) Building and Parking Area Design that fall under (B2) of these regulations.

Structure facades shall be composed of stucco, brick, split face block or slump block. Metal facades are permitted if a minimum of 4' of the façade from the ground level up is stucco, brick, split face block.
Lot frontage facing an arterial shall have a minimum 6' planting strip bordering the back of curb and a minimum 6' sidewalk bordering the back of the planting strip.
A Principle entrance must either face a street or a parking lot located on the side of a building. The principle entrance shall not be located on the rear wall of a structure.
Off Street Parking areas shall be located at the rear or side of buildings. Off street parking on the sides of building is limited to two rows of parking and a drive-lane. Off Street Parking area perimeters shall have a 3' screen wall.
Commercial parking areas sharing rear or side lot lines must be screened from view from the street.

(E) Drive Up Windows and Drive Through Lanes Regulations.

Drive up windows and drive through lanes are prohibited except for lots located adjacent to Central Avenue between Altez Street and Elizabeth Street and adjacent to Altez Street and Elizabeth Street where these roadways intersect Central Avenue.
Drive up lanes shall be screened by 3' of evergreen landscaping on those sides of the lane that do not abut a structure wall
If a drive up lane is located in the front of a building the lane a minimum 8' patterned sidewalk shall connect the public sidewalk to the front of a building behind the drive through lane. The sidewalk may cross the drive through lane at grade.
A drive up window shall not face Central Avenue

(F) Building Front Rear and Side Setbacks

Setbacks and Height (feet)	Distance
<u>Commercial Structures</u>	
<u>Front setback (minimum):</u>	<u>0' at the property line abutting the public right of way.</u>
<u>Front setback (maximum):</u>	<u>15'</u>
<u>Side street setback (minimum):</u>	<u>0'</u>
<u>Side yard setback (minimum):</u>	<u>0'</u>
<u>Rear setback if rear lot line adjoins a street or alleyway same minimum and maximum as front setback.</u>	
<u>Alley setback: if the rear lot line or at least one side lot line does not adjoin a street or alley-way a Alley setback shall be established, of appropriate design, to provide access for a 67' wheelbase vehicle. A drive lane of appropriate design, to provide access for a 67' wheelbase vehicle will fulfill the requirements for an alley setback..</u>	
<u>Multi-Family Structures</u>	
<u>Front setback (minimum):</u>	<u>0'</u>
<u>Front setback (maximum):</u>	<u>15'</u>
<u>Side street setback (minimum):</u>	<u>0'</u>
<u>Side yard setback (minimum):</u>	<u>5'</u>
<u>Rear setback (minimum):</u>	<u>5'</u>