

ATTACHMENT 1: EXISTING DESIGN STANDARDS

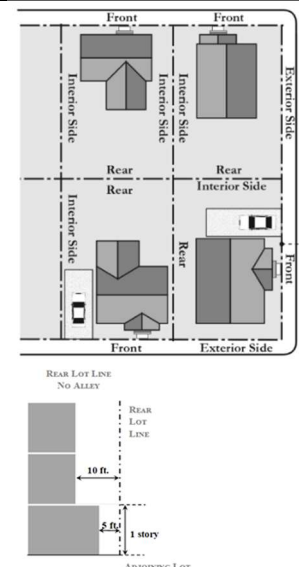
Inland Zoning Code standards for a hypothetical new multi-family housing development in a multi-family zoning district.

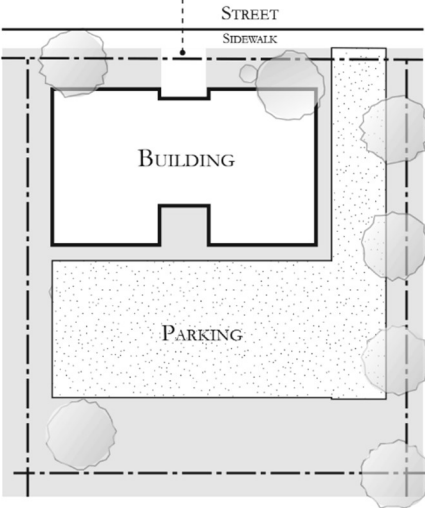
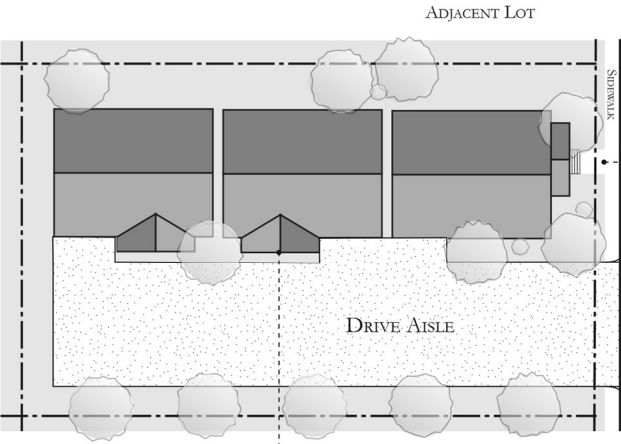
Hypothetical Project: New 6-unit multi-family housing development in the High-Density Residential (R3) Zoning District on a 6,000 square foot (sf) lot.

1. **Step 1.** Review by City Staff for consistency with objective code standards, including objective design standards contained in [EMC 155.312](#), **Pages 1-10 of this document.**
2. **Step 2.** Review by Design Review Committee for consistency with subjective design review standards in [EMC 155.412.040.K](#), **Page 11 of this document.**

Applicable Objective Standards for Staff Review

Development standards in 155.204.030 , Table 204-3	
Max. density	1,000 sf min. lot area per unit (up to 6 units allowed on 6,000 sf lot)
Max. floor area ratio (FAR)	1.25 (up to 7,500 sf of building floor area allowed on 6,000 sf lot)
Max. site coverage	80% (up to 4,800 sf of building footprint allowed on 6,000 sf lot)
Bonus units	<ul style="list-style-type: none"> • 2 detached accessory dwelling units (ADUs) are allowed per lot with an existing/proposed multi-family dwelling. • 1 or more ADUs are allowed within a portion of an existing multi-family building not used for habitable space. • ADUs don't count towards max. density, FAR, or site coverage.
Max. building height	35 ft (see 155.308.020.B for max. height exceptions for certain types of projections)
Setbacks from property lines (certain building features, structures, and site features can project or encroach into setbacks – see 155.308.030 ; there are also setback exceptions for extending a building wall nonconforming with a side setback to accommodate a residential addition of habitable floor area, and for averaging the setbacks of the adjacent developed lots to establish the minimum front and exterior side setback)	
Min. front setback	<ul style="list-style-type: none"> • 10 ft for building wall; • 5 ft for porch / stoop; • 20 ft for garages
Min. interior side setback	5 ft
Min. exterior side setback	<ul style="list-style-type: none"> • 5 ft for building wall / porch / stoop • 20 ft for garages (except garages within 30 ft of rear lot line on side streets can be at 0 ft or ≥ 20 ft.)
Min. rear setback	<ul style="list-style-type: none"> • <u>No alley</u>: 5 ft for 1st story; 10 ft for 2nd story and above • <u>Alley</u>: 0-2 ft or ≥ 10 ft. for 1st story; 0 ft for 2nd story and above



<p>Design standards in EMC 155.312: applicable to the <u>exterior street-facing portions</u> of proposed buildings</p>	
<p>Equivalent Degree (155.312.020.D)</p>	<p>On sites with multiple street frontages, each side of the building facing a street must have an equivalent degree of building materials and detailing.</p>
<p>Exterior Materials (155.312.030)</p>	<p>All exterior materials must allow for long-term durability and appearance.</p> <ul style="list-style-type: none"> • The use of uninterrupted plywood siding, unfaced particle board, OSB and/or vinyl as exterior siding material is prohibited. • Vertically-oriented board and batten must consist of separate boards and battens (vs. pre-fabricated siding simulating the board and batten appearance). • Stucco and other forms of exterior plaster may be used for a maximum of 50% of the street-facing building wall.
<p>Building Entries (155.312.040)</p>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Primary building entry must face the street unless the Director approves an Administrative Adjustment</p>  </div> <div style="width: 50%;"> <ul style="list-style-type: none"> • For buildings with one primary entrance, the entrance must face the street. When units have independent entries, all ground floor units with street frontages must have an entrance that faces the street. • Street-facing entries must feature a porch, covered entry, or recessed entry clearly visible from the street to give the entrance prominence. • The entry must be connected to the sidewalk by a pedestrian walkway. </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;">  <p>For a building or unit not fronting a street, the entry may face the interior of the lot</p> </div> <div style="width: 50%;"> <p>For a building fronting the street, the primary building entry must face the street unless the Director approves an Administrative Adjustment</p> </div> </div>

Design standards in [EMC 155.312](#): applicable to the exterior street-facing portions of proposed buildings

Architectural Features
[\(155.312.050\)](#)


- New buildings must incorporate at least 2 architectural features from a list of 15 features on the street-facing portions of the building:
1. Roof form variation (min. 25% of linear frontage of street-facing roof line)
 2. Roof detail and ornamentation (min. 80% of linear frontage of street-facing roof line)
 3. Horizontal articulation (min. 25% of linear frontage of street-facing roof line has projection or recess at least 1-ft deep)
 4. Cantilevered upper story (upper story building wall projects at least 2 ft from the ground building wall for at least 25% of the linear frontage)
 5. Balconies (min. 20% of linear frontage of street-facing building wall has at least 1 above-ground traditional or Juliet balcony)
 6. Projecting windows (min. 25% of windows on street-facing building wall project at least 1 ft from the wall)
 7. Window trim (min. 75% of street-facing building wall windows)
 8. Recessed windows (min. 75% of street-facing building wall windows)
 9. Rigid window coverings (min. 50% of street-facing building wall windows)
 10. Masonry façade (min. 40% of street-facing building wall surface area)
 11. Wood façade (min. 40% of street-facing building wall surface area covered in high-grade wood that is finished with a clear sealer or semi-transparent stain)
 12. Glass façade (min. 40% of street-facing building wall surface area)
 13. Cladding materials façade (min. 40% of street-facing building wall surface area covered in, concrete tile, stone, ceramic, high-grade metal, or comparable material)
 14. Living wall (min. 20% of street-facing building wall surface area)
 15. Combination of materials façade (min. 40% of street-facing building wall surface area is covered in a combination of 2 or more of #10-14 above)

Blank Walls
[\(155.312.060\)](#)



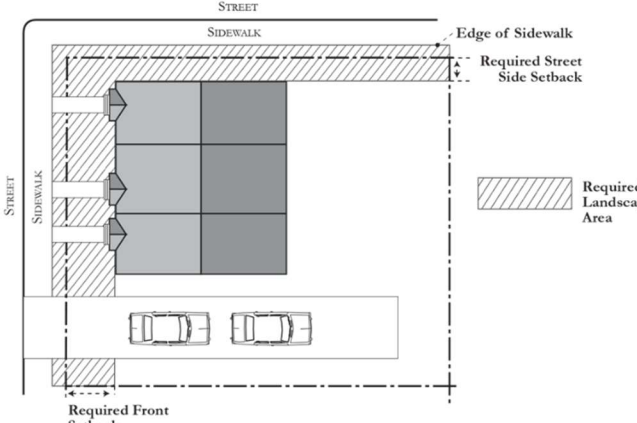
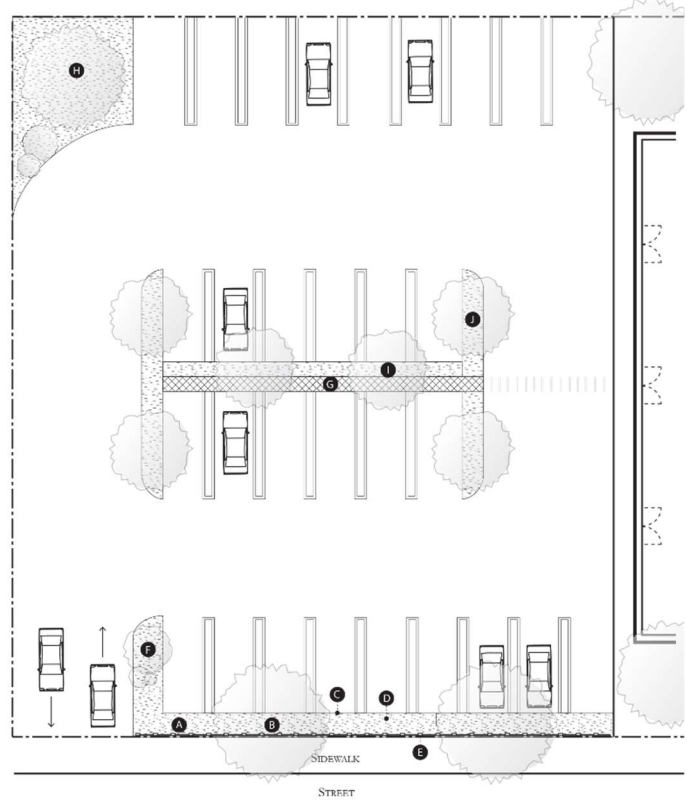
The area of a blank wall fronting a public street may not exceed a square area where the height and width are both 10 ft. Certain features like window trim, varying wall

planes, and substantial variation in building material can be used to break up a blank wall, while other features like vegetation and painting, cannot.

Design standards in EMC 155.312: applicable to the exterior street-facing portions of proposed buildings	
<p>Garage Doors (155.312.070)</p>	<p>Garage doors may occupy no more than 40 percent of a building's street frontage.</p>  <p>Maximum 40% of ground-floor building frontage</p>
<p>Mechanical Equipment (155.312.080)</p>	<p>Roof- and ground-mounted mechanical equipment shall be screened from view from public rights-of-way (e.g., parapet walls for roof-mounted equipment, and hedge planting for ground-mounted equipment).</p>

Outdoor Lighting (155.308.050)	
<p>Lighting standards</p>	<ul style="list-style-type: none"> • Fixtures must be shielded or recessed so the lighting source is not directly visible from the public right-of-way or adjoining properties. All fixtures must meet the International Dark Sky Association's (IDA) requirements for reducing waste of ambient light ("dark sky compliant") and the California Green Building Standards Code. • Lighting must be directed down. • Lighting may not produce an illumination level greater than 1 ft-candle on any adjacent residential property. • Lighting fixtures may not exceed 16 ft in height (unless they are motion sensor lights or light fixtures used to light upper-floor decks, balconies, and exterior stairs).
<p>Lighting requirements</p>	<ul style="list-style-type: none"> • Lighting is required along all on-site vehicular access ways and pedestrian walkways. • Parking areas with 6 or more cars must include outdoor lighting that provides a min. of 1-ft. candle illumination over the entire parking area (this lighting may not exceed 16 ft. in height)(EMC 155.324.060.1)

Multi-family laundry facilities (155.304.100)	
<p>All new construction of a multi-family residential use must provide either private laundry facilities in each dwelling unit or a common laundry facility with at least one clothes washer and dryer for each six dwelling units.</p>	

Landscaping (155.328)	
<p>Yards (155.328.040)</p>	<p>Landscaping is required in all areas between a building and the front and street side sidewalks, except for areas required for access.</p> 
<p>Parking lots (155.324.080)</p>	<p>Parking lots with 4 or more spaces require landscaping as shown in figure at left:</p> <p><u>Perimeter</u></p> <ul style="list-style-type: none"> A. 4-ft-wide perimeter landscaping strip along street with at least 50% of plant material attaining a min. 3-ft height at maturity. B. A minimum of 1 tree for each 30 ft of street frontage reaching at least 20 ft in height at maturity. C and D. Landscaping protected by wheel stops or curbs that allow stormwater to pass through.  <p>Up to 2 ft of parking space depth may be landscaped.</p> <ul style="list-style-type: none"> E. Min. 3-ft-high wall or fence to provide screening from street; min. 6-ft-high screening from residential districts/uses (155.324.060.K). F. Concentration of landscaping at parking lot entrance for lots with over 50 spaces. <p><u>Interior</u></p> <ul style="list-style-type: none"> G. Pedestrian walkway outside of drive aisle and landscaped areas. H. Landscaping in all areas not occupied by parking space, drive aisle, pedestrian way, or trash collection and storage areas.

Landscaping (155.328)	
	<p>I. Min. 1 interior tree reaching at least 20 ft in height at maturity per 15 parking spaces.</p> <p>J. Landscape island with tree at end of each interior row of parking spaces and between every 8 consecutive parking stalls.</p>
Standards for all required landscaping	<ul style="list-style-type: none"> • A min. of 50% of required landscape area must be covered with plants at maturity, with the remaining area covered with mulch, bark chip, crushed rock, or similar non-plant materials (no exposed bare soil) (155.328.050). • At least 75% by count of all new plants shall be native to Eureka; invasive plants are prohibited (155.328.050). • Landscaping must comply with Water Efficiency in Landscaping Ordinance standards (155.328.060). • Landscaping must be kept free of weeds and physical damage; and dead or dying plants must be removed and replaced (155.328.070).

Solid waste / Recyclable material storage (155.308.070)
<ul style="list-style-type: none"> • Not applicable if storage is indoors or on sites with 100% site coverage. • Collection and storage areas may not be located in a required parking space or landscape area, and must be located as far back from the street as feasible (considering need for trash collector access). • Collection and storage areas must be screened from view from any parking lot, street or adjoining residential property, or residential/commercial use by a fence or enclosure, compatible with adjacent architecture, with a minimum height of five (5) feet for carts/cans and seven (7) feet for dumpsters.


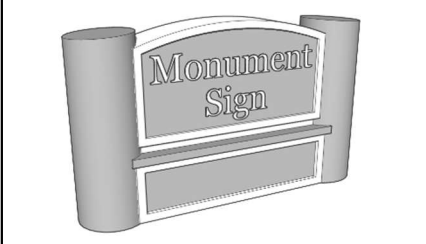
Fences and walls (155.320)	
<ul style="list-style-type: none"> • Max. fence height between front building wall and front lot line = 4 ft (for solid fences) and 6 ft (for open fences). • Max. fence height in all other areas on the lot = 7 ft (for both solid and open). • Open fences must utilize decorative masonry, ornamental steel or wrought iron, brick, stone, or wood, and be at least 70% open to the passage of light and air. • Chain link and other woven wire fence materials smaller than 6 gauge are not allowed within minimum required front and street side setbacks in the residential zoning districts. 	<p>The diagram shows a building footprint on a lot. A dashed line represents the front lot line. A solid grey area represents the front building wall. A legend indicates: 4 ft. solid or 6 ft. open fence in front yard area between front building wall and front lot line; and 7 ft. solid or open fence at lot line behind front building wall.</p>

Parking (155.324)	
Required bike parking spaces	<ul style="list-style-type: none"> • 1 short-term bicycle parking space per 6 residential units located within 100 feet of primary entrance of structure it is intended to serve. • 1 long-term (secure) bicycle parking space per 3 residential units within 250 feet of primary entrance of structure it is intended to serve. • See 155.324.070 for bicycle parking design standards (minimum space dimensions, rack design, etc.).
Required automobile parking spaces	<ul style="list-style-type: none"> • 1 space min. is required per unit unless the project qualifies for exemptions or reductions (155.324.030) • Exemptions (155.324.020): No parking required for: <ul style="list-style-type: none"> ○ ADUs, ○ residential units 500 sf or less in size, ○ units deed-restricted affordable for households earning 80% or less of the area median income including 1 market-rate manager unit, ○ division of existing residential units to create additional units, ○ conversion of existing covered parking to create 1 or more units (no replacement parking required), and ○ sites within ½ mile of a major transit stop. • Reductions in required parking are allowed for 14 different reasons as outlined in 155.324.040 (e.g., low-demand, shared parking, offsite parking, additional bike or electric-vehicle parking beyond min. requirements, carpool spaces, proximity to transit or bike facilities, provision of bus passes, etc.) • The number of electric-vehicle charging station is provided by the Building Code.
Automobile parking design standards	<ul style="list-style-type: none"> • For interior lots served by an alley, access to parking must be from the alley. For corner lots served by an alley, parking may be accessed from a side street. (EMC 155.324.060.A). • Surface parking spaces for a multi-family dwelling may not be located between a primary building and a front or exterior side property line (EMC 155.324.060.B.2). • Lots < 100 ft wide are only allowed 1 driveway. Lots 100 ft wide or more are allowed 2 driveways. On corner lots, this rule applies separately to each of the two street-facing sides. <div style="text-align: right; margin-top: 20px;"> <p style="font-size: small;"> Parking prohibited between buildings and front and exterior side lot lines STREET Required Street Side Setback Required Front Setback Parking Prohibited </p> </div>

Parking (155.324)	
	<ul style="list-style-type: none"> Additional design standards including min. space and aisle dimensions, surfacing material standards, and landscaping requirements are found in 155.324.060 and 155.324.080. Also see parking lot landscaping section of this document.

Vision clearance areas (155.308.040)	
<p>The diagram illustrates vision clearance areas (VCAs) at street intersections and driveways. At a street intersection, a 20-foot VCA is required along the lot line. For driveways and alleys, a 5-foot VCA is required. A legend indicates that maximum 36-inch obstructions are allowed within these areas.</p>	<ul style="list-style-type: none"> Vision clearance areas (VCAs) must be provided at the intersections of two public streets, and where driveways and alleys intersect with public streets. For traffic safety, no fence, wall, sign, landscaping, vehicle, or object over 36 inches in height may be placed within a VCA (except trees pruned at least 10 ft above the established grade of the curb and buildings). The min. size of VCAs is shown in the figure at left (20 ft along lot lines for street intersections and 5 ft for driveways/alleys).

Signage (155.340)	
Signs allowed without a permit	
<ul style="list-style-type: none"> Certain permanent signs are exempt from sign permit requirements, such as address, nameplate, directional, directory, and informational signs meeting max. area and height standards in 155.340.030. Temporary signs are also exempt from permit requirements (155.340.090). Max area = 25 sf per site. Max duration = 60 days per year (exception: 90 for yard signs and 180 for post signs). 	
Non-exempt signs (Non-exempt signs will require either a 1) ministerial Administrative Sign Permit for signs complying with all applicable standards; or, 2) a discretionary Creative Sign Permit to allow a sign to deviate from the standards to allow a unique and high-quality sign. Creative Sign Permits are usually reviewed by the Design Review Committee.)	
<p>Wall signs</p>	<p>1 per building frontage Max. area of 24 sf</p>

<p>Awning / canopy signs</p>		<p>1 per frontage Max. area of 24 sf or area of awning / canopy fascia, whichever is less</p>
<p>Monument sign</p>		<p>1 per site Max. area = 1 sf per linear foot of street-facing building frontage to a max. of 32 sf Max. height = 8 ft</p>
<p>Prohibited signs</p>		
<ul style="list-style-type: none"> • Other than the sign allowances outlined above, no other signs are allowed. • Digital signs and off-premise signs are prohibited. See 155.340.040 for a full list of prohibited signs. • Internally-illuminated signs are prohibited (external illumination only). 		

Allowed Deviations from Standards

<p>Allowed deviations from standards</p>	
<p>State Density Bonus Law (CA Govt. Code 65915-65918) (155.344)</p>	<p>Allows a developer to increase density above max. allowed by code and receive incentives, concessions, and waivers from development standards in exchange for providing onsite affordable units (deed-restricted affordable for at least 55 years). The project must have at least 5 base units (prior to applying a density bonus). The allowed increase in density and number of concessions varies depending on the percentage of units that are affordable and the level of affordability.</p>
<p>Infill Incentive Permit (155.412.060)</p>	<p>Allows deviations from development standards for projects which provide community benefit and/or public amenities. Infill Incentive Permits are discretionary actions intended to encourage high-quality infill development and/or the adaptive reuse of properties suitable for redevelopment. To qualify, projects must provide at least two (2) of the following eleven (11) community benefits: 1) Architectural Features, 2) Vertical Mixed Use, 3) Historic Preservation, 4) Environmental Remediation, 5) Green Building, 6) Blight/Nuisance Abatement, 7) Child Care, 8) Supportive Housing, 9) Electric Vehicle Charging Stations, 10) High Quality Materials and Building Elements, and 11) Community Amenities. For a full list of allowed deviations, see EMC 155.412.060.F Table 412-2, and for a full list describing the required benefits, see EMC 155.412.060.E.</p>

Allowed deviations from standards	
<p>Administrative Adjustments (155.412.030)</p>	<p>Allows modifications of certain development standards, including but not limited to max. front setbacks, vision clearance areas, outdoor lighting, building entry location, and certain parking standards. The Director must make certain findings to grant the administrative adjustment; findings differ depending on the zoning standard implicated.</p>
<p>Minor Modifications (155.412.070)</p>	<p>Allows up to a 10% deviation from a quantified standard (20% for fence and wall height). A minor modification may not be granted for deviations from the General Plan, max. residential density, or required parking. The Director must make certain findings of approval.</p>
<p>Variations (155.412.140)</p>	<p>Allows deviations from any physical development standard. To approve a variance, the Director (for 20% or less deviation) or Planning Commission (for greater than 20% deviation) must find:</p> <ul style="list-style-type: none"> ○ there are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zoning district as the subject property; ○ the strict application of the Zoning Code regulation would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zoning district as the subject property; ○ the variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity or in the same zoning district as the subject property; and ○ the variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zoning district as the subject property.
<p>Reasonable Accommodations (155.412.080)</p>	<p>Allows deviations from regulations necessary to provide persons with disabilities equal access to housing (e.g., deviation from setback standard to provide a wheelchair ramp for a disabled resident). The Director must make certain findings of approval.</p>

Subjective Design Review Standards

Required for new buildings and building additions adding 30% or more to the existing floor area in multi-family residential and mixed-use zoning districts. There is an exemption for housing development projects with four or fewer residential units.

Approval Criteria

- A. The proposed development will not be detrimental to public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.
- B. The proposed project complies with all seven Design Review criteria in [155.412.040.J](#) (Design Review Criteria).
 1. **Surrounding Context.** The overall project and associated buildings enhance the design quality of the area where they are located, and enhance Eureka's unique character and distinctive sense of place. New buildings may "fit in" with traditional architecture that complements the surrounding context or "stand out" with a contemporary and contrasting style. All buildings must minimize adverse impacts on neighboring properties when possible.
 2. **Pedestrian Environment.** Buildings incorporate design features that support an active public realm and an inviting pedestrian environment.
 3. **Architectural Style.** Buildings demonstrate a coherent and successfully executed architectural style. Building architecture may be traditional or modern. Buildings are not required to conform to any dominant architectural style or local vernacular. Creative architectural and artistic expression is encouraged.
 4. **Articulation and Visual Interest.** Building facades are distinctive, create visual interest, and relate to the human scale through vertical and horizontal articulation, varied building planes, distinctive building elements, and/or noticeable architectural details. Building elements such as roofs, doors, windows, and porches are part of an integrated design and relate to the human scale. Architectural details such as articulation, trim, eaves, window boxes, and brackets contribute to the visual interest of the building.
 5. **Materials.** Building facades feature high-quality materials that are appropriate to the architectural style, enhance building articulation, and are compatible with surrounding development.
 6. **Safety.** The project promotes public safety and minimizes opportunities for crime through design features such as property access controls (e.g., placement of entrances, fences), increased visibility, and features that promote a sense of ownership of outdoor space.
 7. **Landscaping.** Landscaping features low-water-use plants appropriate for the local climate, contains native plants in compliance with 155.328.050.D (Native Plants), and does not include any invasive species that would be harmful to native plants and habitat, in compliance with 155.328.050.E (Invasive Plants).