

FORM-BASE CODES

What they are, how they work, how one can help here.

1. Introduction to Form-Based Codes

- Key differences from conventional zoning and planned developments
- Questions, discussion

2. Example of Form-Based Code for comparable plan

- Village South, Claremont, California
- Questions, discussion

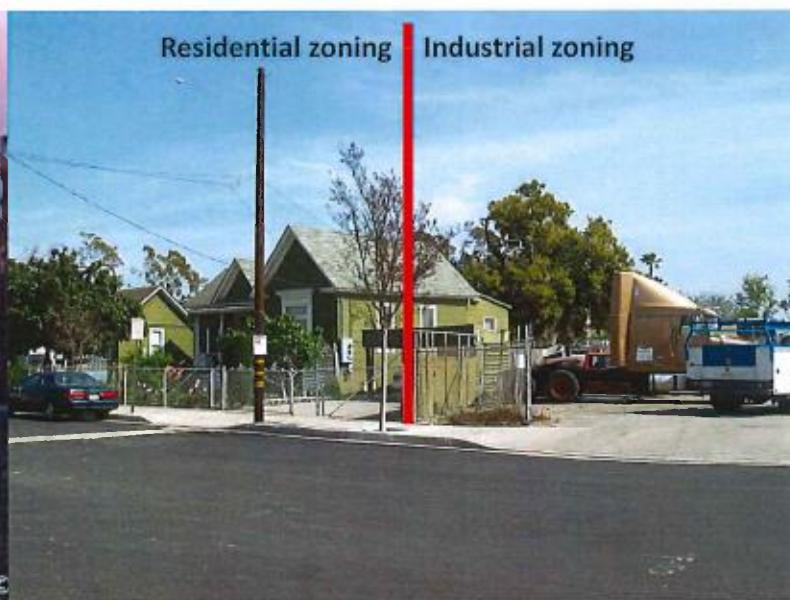
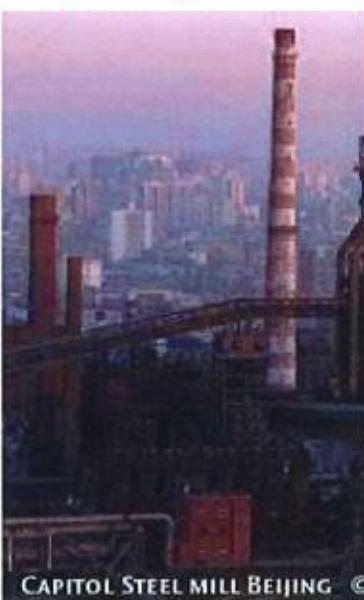
3. Overview of intended built outcomes of Downtown Plan & Code

- Active, resilient, mixed-use, pedestrian-oriented town center
- Questions, discussion

4. Discussion

1

Why zoning was invented.....



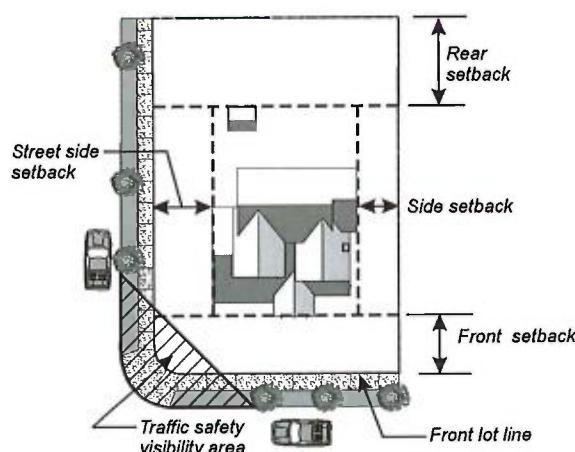
2

The thing with (conventional) zoning

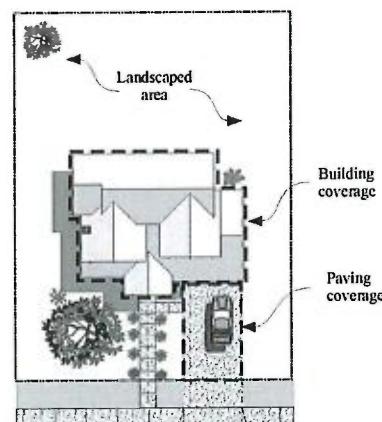
- It is typically (but not necessarily) a recipe for regulating low-density, auto-dependent suburban development
- The primary emphasis is regulation and separation by land use, limiting “density”, and making sure there is more than enough free parking
- Little or no connection between land use, urban form and design. Does not address the design or function of public spaces between “the projects”.
- Regulation by F.A.R. and D.U.A. deliver unpredictable built outcomes
- So the community objects:
 - Enter PD overlays, specific plans, and other discretionary workarounds
 - Exceptions to zoning become the rule
 - Project design and approval process is long, slow, expensive, and politically fraught
 - And after all that work, the results are still uneven and “projects” don’t “fit together”

3

Conventional Zoning Topics (spread it out)



Minimum Setbacks



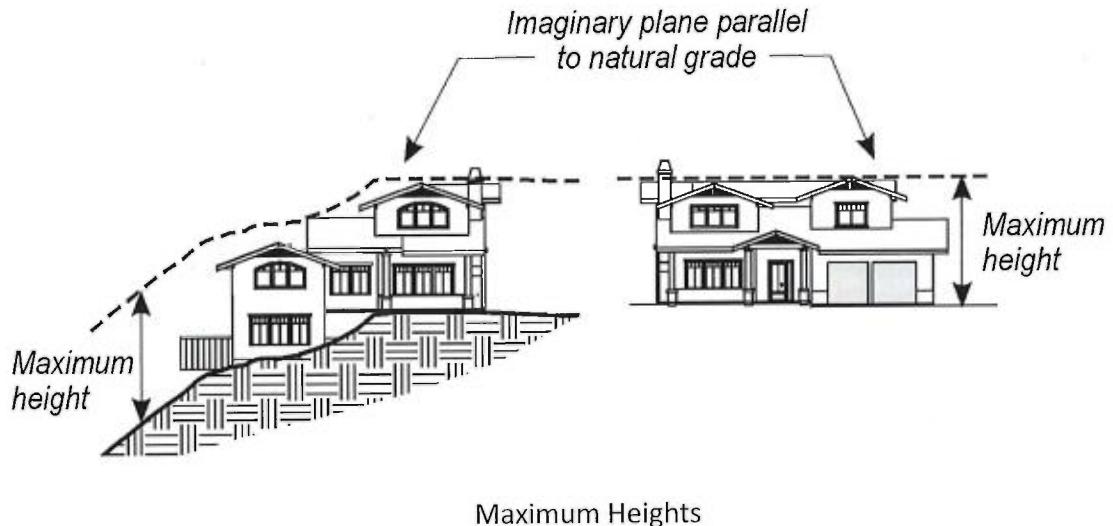
Maximum Coverage

4

2

Conventional Zoning Topics

(keep it low)



5

Conventional Zoning Topics

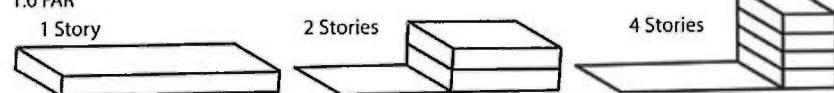
Entitlement by "Density" → "Surprise us" Site Plans and Massing

Floor Area Ratio

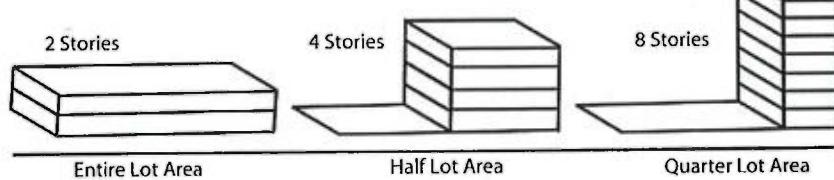
0.5 FAR



1.0 FAR



2.0 FAR



Entire Lot Area

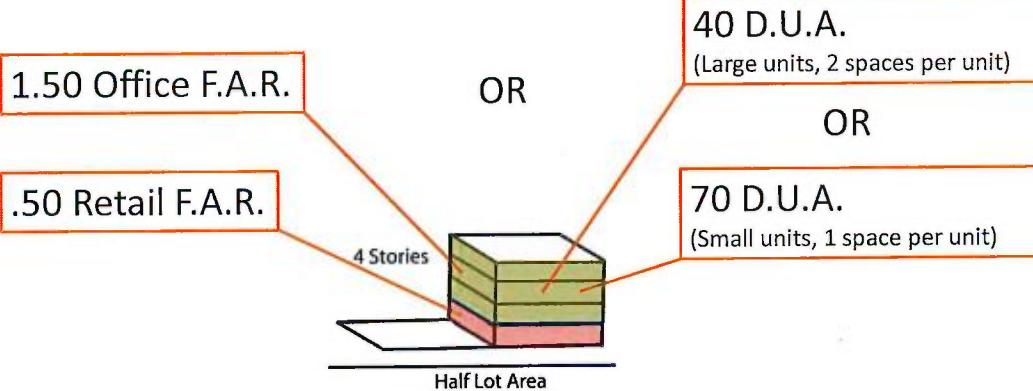
Half Lot Area

Quarter Lot Area

6

Conventional Zoning Topics

Entitlement by "Density" → "Surprise us" Site Plans and Massing



7

Density vs. Form

Conventional /PD



6 D.U.A.

Form-Based/Walkable



6 D.U.A.

8

Density vs. Form



Duplex

9

Density vs. Form



25 D.U.A.

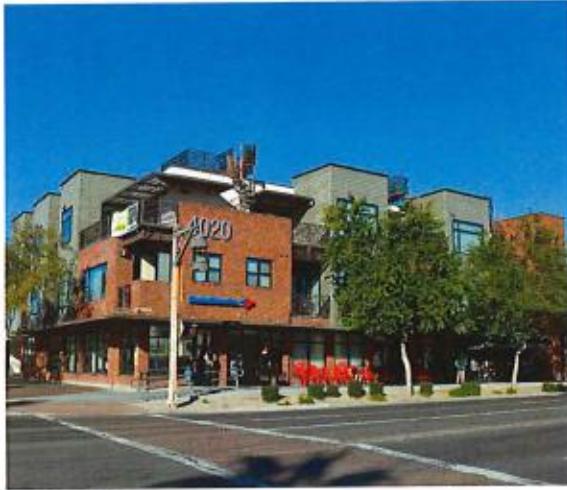
10

Podium-Based Multi-Family

Conventional/PD

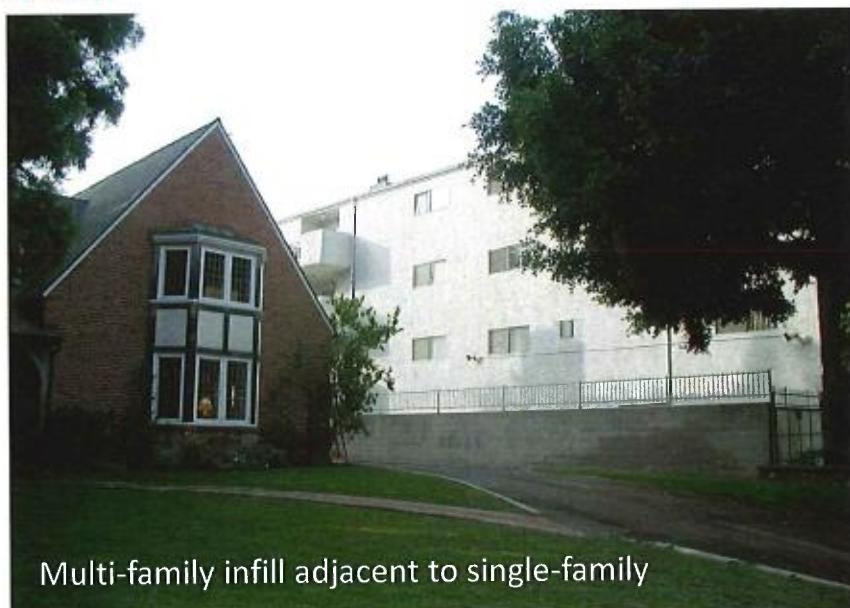
vs.

Form-Based/Walkable



11

Density vs. Form

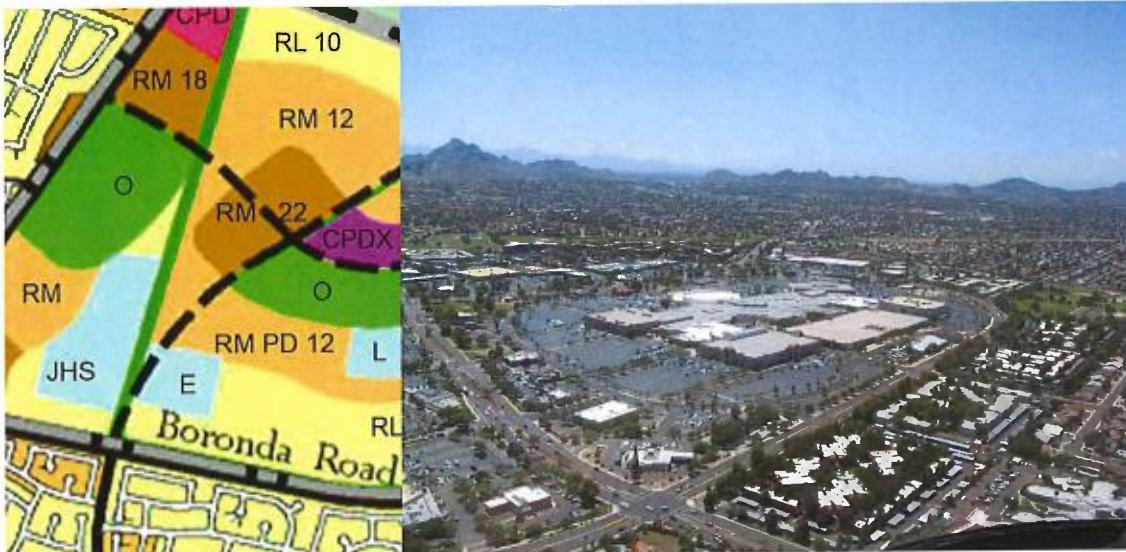


Multi-family infill adjacent to single-family

12

Conventional Zoning Patterns

/ Outcomes



13

Excessive Focus on Land Use Classifications

(from a real zoning code, we didn't make these up)

- 19. Baths, Turkish
- 25. Boxing arena
- 28. Chinchillas, retail sales
- 41. Eleemosynary institutions
- 42. Embalming business
- 95. Physical culture institution
- 109. Potato chip manufacturing
- 127. Tombstones, retail sales
- 135. Turkish bath

14

Placemaking



15

Urban Pattern

- All-mode connectivity
- Walkable blocks
- Purposeful open spaces
- Lots sized to building types
- Seamless transitions between place types



16

Buildings Define Public Spaces to Make Places

- Placement
- Height
- Frontage
- Type
- Form
- Mass Style



17

Conventional/PD vs. Form-Based



Open space as leftover or “compliance” space



Open space as integral part of the neighborhood or town

18

Conventional



19

Form-Based



20

Questions? Discussion....

21

Form-Based Code Topics/Organization

Summary of Regulating Topics

Applicants proposing any new development should familiarize themselves with the vision for Village South, which is described and illustrated in Chapters 1 and 2. Because of the size of this specific plan, and the specificity of its physical vision, regulations related to land use and development are not grouped into zones but by other criteria. This code is organized by topic of regulation, and within each topic the applicable regulations are identified. Below is an overview of each topic and the applicability of the regulations within each. All permitting is subject to the administrative review requirements of Section 32.



Building Placement & Massing

Provisions & planning standards, which regulate building set and facade compositions on long buildings, are regulated by location. Front-buildout requirements differ depending on ground-floor use (whether retail or residential for example), and which street they front on.



Building Height

Height standards, which regulate not only the height of buildings, but also of the floor height above grade, the height of stories, and the "footprint" of upper stories, after block-by-block. Additionally, two overlays in the Height Regulating Plan refine the requirements.



Frontage

Frontage standards regulate the building face and everything between that building face and the street or patio that it fronts onto (if any). Design is to be calibrated to ensure mutually beneficial relationships between the private property and the public realm. This code differentiates between "private" frontage and "public" frontage, and addresses the topics separately within the Frontage section.



On-Site Open Space

On-site open space is the open air space within, on top, or between buildings, that contribute to the physical form and character of the site and neighborhood. This section provides a vocabulary, standards, and guidelines for the provision of intentional, well-designed open spaces within and around private development.



Parking & Parking Facilities

Parking in Village South must be convenient and intuitive, but balanced with the vision for a comfortable walking environment, sustainable design, and small town charm. Parking standards apply to all development within the Plan Area.



Allowed Uses

The use regulations of this section are separated by the ground-floor retail environment and everywhere else. This is to maintain a vibrant retail district and to protect the active urban retail environment from "dead" uses. Therefore, use allowances are most restrictive where shopfronts are required.



Signage

All signage within Village South is to be harmonized, and oriented to and intended for the pedestrian passerby. This section establishes the permitted signage types by general use categories (shopfront, retail ready, and residential) and provides specific standards according to sign type.



Streets

The section establishes standards to generate a pedestrian-oriented environment that functions as, and feels like, an extension of City streets. Specific plans have been created for each of the existing thoroughfares. Standards and guidelines have been created for the new roadways within the Superblock - both vehicular and non-.



Public Open Space

This section establishes the standards for public open spaces based on the intended physical character through three types of spaces: Plaza, Green, and Paves, which generally align with functions. Collectedly with the rights of way, these spaces are intended form a comprehensive system of public open space.

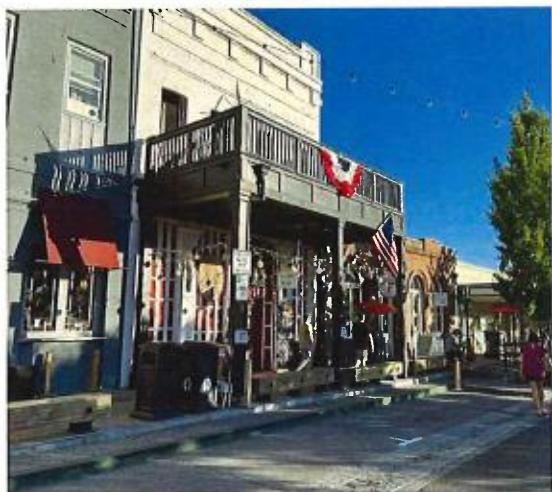
22

11

Building Placement, Massing, Articulation

These define the scale and character of the public spaces

Block-Form / Downtown Core



House-Form / Downtown Edge



25

3.4

3.5 3.6 Building Placement & Massing

DEVELOPMENT STANDARDS & GUIDELINES | CHAPTER 3

A. Regula

1. As a result to be established
2. The Village? are organized topic discussed
3. Table 3.4 co with all star one or more satisfaction

Figure 3.4 Vill



Figure 3.5 Residen

1. To establish
2. Residential
3. Residential

Figure 3.6 Building Placement & Massing Plan



Table 3.6 Building Placement & Massing Standards

Placement	Block
① Building to Area (by frontage)	0'
② Street	0'
③ Roof (fm)	0'
④ To top (fm)	0'
⑤ Ground (fm)	0'
⑥ Ground (ft)	0'
⑦ Upper f (ft)	0'
⑧ Lower f (ft)	0'
Notes	1 Average of

Notes

1 Application only for Projects on S Indian Hill Blvd and Arrow H

2 Double lot width lots only

3 Residential ground floor units must maintain a front setback of

3 Building footprint length at Blocks A and C may be reduced for

Figure 3.6-II Neighborhood-Scale Overlay Massing & Placement (Blocks B,D)

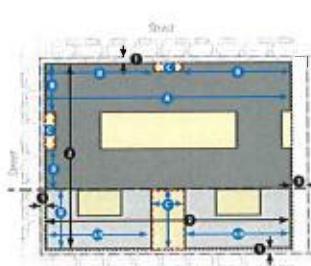
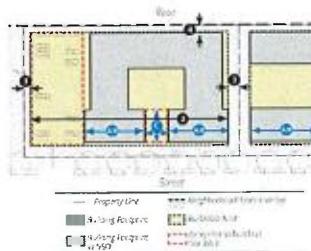


Figure 3.6-III Neighborhood-Scale Overlay Massing & Placement (Blocks E,F,G,H)



Frontages

Frontages are the spaces where people walk, shop, dine and meet



27

Retail Frontages

Generous Ground Floor Height

Prominent, tall ground floors provide for a variety of spacious shops and restaurants full of natural light and air. They also serve as a strong base for the building.



28

Retail Frontages

Transparency

Shopfronts provide visual interest to the street while benefitting from **exposure to customers**.

They **blur the line** between indoor and outdoor



29

Openable Frontages

Indoor/Outdoor Environments

Openable shopfronts **further blur the line** between public and private realms, enhancing the experience of both.



30

Retail-Ready Frontages

Flexible Frontage

Flexible frontage design can accommodate both residential, live-work, or commercial ground floor uses, with only minor adjustments needed to **adapt to the needs of the time**. This is especially useful where retail frontage is desired in the future, but near-term demand will not yet support it.



31

Office & Residential Frontages

Clear, Prominent Access

Celebrate primary and common entries through the use of size, form, and design.



32

Residential Frontages

Direct Access

Where possible – particularly in **Neighborhood Edge Zone** – direct access to ground floor residences is a plus..



33

3.7 3.7 3.7 Frontages

DEVELOPMENT STANDARDS & DESIGN GUIDELINES CHAPTER 3

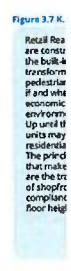
I. Frontages

1. Intact building realms or that front connect urban & shared/buffered spaces/policy areas/sports/public art



K. Residential Frontages

1. Applicable projects & floors that A-Object
2. Requirements per the CI manual & Zoning Ordinance
3. Retail Ready frontages must be
4. Building height requirements: Shopfront for future to the PPA following:



L. Residential Frontage Variations (Continued)

3. Other Variations

Other semi-private frontages in the form of terraces, porches, loggias, or enclosed yards / decks may be desirable amenities for occupants while also contributing to the quality of the ground floor environment of the street.

These are key design details that allow these types of frontages to balance the needs well, specifically, the semi-public nature of the frontage for foot traffic and regular social interactions and for natural and consistent surveillance of the street (eyes on the street). Equally important, the space must be separated enough from the sidewalk (in depth/vertical height) and recessed enough, for users to feel comfortable using the space.

The following figure provides ideas on how the units can be designed to provide open access for the occupant

of the ground floor units. In other cases, they can create transitional public to private spaces, while creating interesting and comfortable ground floor environments.



The following guidelines apply to specific residential frontage variations:

Specific to Terraces/Porches/Loggias:

- On buildings where units are accessed via a Common Entry and Interim Court, terraces, loggias, or loggias may be used as semi-private spaces, and do not need to provide direct access to units from the public right of way or open space. Accessibility standards (see Section 3.7.6.2) still apply with regard to frequency of Primary Entries.

- Each unit which can be direct access from the public open space should have a terrace, porch or loggia should contain boundaries to the abutters.

Specific to Enclosed Yard Walls & Fences:

- Walls or fencing that enclose private spaces should generally not exceed 3'6" in height from supporting surface; any wall or fence which exceeds 3 feet from sidewalk, a gate should not be set.

- In-ground landscaping should be provided in the space between the sidewalk and the yard/wall/fence.



Residential frontages behind enclosed residential yards.



Residential frontages behind residential doorways.



Residential frontages along Green Streets.



Semi-private frontages on a multi-story residential building.



Residential frontages on a multi-story residential building.

3.11 3.11 Signage

DEVELOPMENT STANDARDS (CONTINUED) | CHAPTER 3

A. Intr

This section and the next will be designed to be design Title 18. When the standard identified in 1 (use(s)) in the table is met, a sign is not required.

E. Bla



G. Mural



Table 3.11.5

Sign Type	Description
Primary	Such signs encompassing business signs.
Window	Signs placed in windows.
Grade	Signs placed on grade.
Bike Rack	Signs placed on bike racks.
Mural	Signs placed on murals.
Billboard	Signs placed on billboards.
Tree Face	Signs placed on tree faces.
Mobile	Signs placed on mobile vehicles.
Exposed	Signs placed on exposed structures.
External	Signs placed on external structures.

Key

P = Allow
N/A = Not Applicable

A sign that is placed against a secondary facade, typically along a side street, alley, or along the side of a building facing a vacant lot.

Murals are typically painted directly on the building, pedestal located on the ground floor and larger on upper stories. These signs are intended to be visible from a greater distance and are secondary to signage on the primary facade at the building's entrance. Mural Signs are subject to design review and approval as identified below.

Standards

All murals shall be reviewed by the Public Art Committee. In addition to CMIC 1-14B, the standards for murals include the following:

- Recommended Maximum Area
 - 1 story facade: 1,000 sq ft max.
 - 2-4 story facade: 3,000 sq ft max.
- Murals containing commercial copy of any sort are considered a billboard. Billboards are prohibited.
- Murals are recommended to include or feature local history.
- Murals are intended for secondary facades but may be allowed on the front facade subject to design review by the Art Committee.

- Murals are subject to a maximum size limit and are subject to a Special Use and Development Permit and if within the maximum size standards permitted for the business that occupies the tenant space upon which the mural is located.
- Murals are subject to a Special Use and Development Permit and if within the maximum size standards permitted for the business that occupies the tenant space upon which the mural is located.

132 | CITY OF CLAREMONT | VILLAGE SOUTH SPECIFIC PLAN

ADOPTED JULY 2021 | 143

35

3.9 Parking Areas & Facilities

DEVELOPMENT STANDARDS (CONTINUED) | CHAPTER 3

A. Introduction

Village South is developed. A car and move potential demand while general pedestrian-oriented mixed-use planning guidelines of this chapter are drive to provide for parking that is safe, accessible, and parking supply is limited to the extent practical. It is also for standards and guidance in this code. Where in conflict, the standards shall prevail.

B. Parking Standard Guidelines

- Interior. The intent of this section is to balance with the values for environment and sustainable development.

2. General

- Parking minimums must be following ways:

- L Onsite.** This is any parking that is located on the property of the user.

- Off-site.** This is a parking that is located off the use it serves. See § 8.11.

- Off-street Park right of way may count requirements provided:

- The space is near entrance of the use.
- No spaces are dedicated.
- For residential uses, are only counted number of guests.

- Parking areas must provide parking supply to the buildings and uses to provide safe, walkable environments and be accessible and screened to reduce noise and odors. Spaces must be as narrow as feasible to

Figure 3.9.1 Medium Parking



Figure 3.9.2 Subterranean Parking

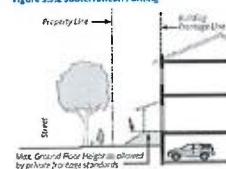


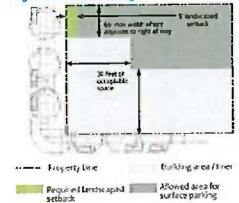
Table 3.9 Parking and Vehicular Access Standards

A. Surface Parking		See Section 3.9.8.4.c	
Front Setbacks (ft.)		5'	
Rear Setbacks (ft.)		Min. 10'	
Min. Streetline		Min. 10' from ally centerline	
B. Driveway Types and Width (Max.)		One Way	Two Way
Structured or surface entry	12'	24'	
Private driveway	12'	18'	
C. Required Parking (minimum number of parking spaces per square foot of net floor area)*			
Residence		Visitor Spaces	
Single Family Detached	2 units (enclosed)	1 unit	
Rowhouse	2 units	1 unit	
Plan Style < 600 sf	1 unit	1 unit	
Plan Style > 600 & 900 sf	1.5 units	2.5 units	
Plan Style > 900 sf	2 units	3.5 units	
Administrative/Professional	1 per 350	—	
Retail/Service	1 per 500	—	
Restaurant	1 per 150	—	
Indoor	1 per 250	—	
Outdoor Seating	1 per 250	—	

Notes

- Any use not listed here shall do so the parking minimums as contained in the DAC.

Figure 3.9.3 Surface Parking



The landscaped portion of this structure is treated with the same quality of materials as the rest of the building, including vertical green walls and vertical-paned windows, matching the building's architectural elements, and the short landscaped setback before the appearance.



For specific areas prior to this character designation, see notes and reports from the planning entrance. The exterior to rustic detail matches that of the rest of the building.

120 | CITY OF CLAREMONT | VILLAGE SOUTH SPECIFIC PLAN

ADOPTED JULY 2021 | 123

36

18

3.3.3.3.10 Allowed Uses

	Column A See Section 2.12A.2	Column B See Section 3.10A.2	Column C See Section 3.12A
1. Senior Housing		P	P
Residential care facility/group quarters	—	—	—
12. Service/Non-Profit Organizations		P	—
Offices for pharmaceutical, charitable and service organizations	—	—	—
Political campaign offices and headquarters	—	—	—
Public utility structures	—	—	—
Second hand clothing/household goods sales	See Section 3.10A.2 for additional information. See Column C for additional information.		
18. Temporary and Special Uses (CMC 16.09)			
Christmas tree and pumpkin sales (temporary outside sales)	SU	SU	SU
Construction or repair of residential structures	—	—	P
Events/meetings	SU	SU	SU
Large family day care	—	—	—
Mobility recycling and reverse vending units	—	—	—
Parking lot sales	SU	SU	SU
Temporary outdoor displays, tables, storage and providers of services	SU	SU	SU
Temporary parking lots	—	—	SU
Temporary use of resources for carnivals, farmers markets, fairs, crazes and religious gatherings	—	—	—
Temporary use of structures, trailers and facilities related to established uses	—	—	—
19. Warehouses/Storage Uses			
Lumber yard as primary use for lumber yard as an auxiliary use (not a separate business) - see CMIC 16.09 (including Box under §1 General Merchandise/Industrial Trade)	—	—	—
Mail storage/warehouses facilities - See CMIC 16.09	—	—	—
Outdoor storage as primary use	—	—	—
Outdoor storage as auxiliary use to a permitted use in a building	—	—	—
Outdoor storage for garden/landscape companies	—	—	—
Retail delivery services	—	—	—
Warehouse/distribution operations	—	—	—
Wholesale building materials w/outdoor storage	—	—	—
Wholesale building materials w/outdoor storage	—	—	—

ADOPTED JULY 2021 | 131

37

3.12 3.12 Circulation Network

A. Intr
This section p
intended for
the pedestrian
area described an
this section is
pedestrian-
centric, and reflect
s, and reflect
B. App
Accessible Street
The following
terms shall be
described from
as well as rec
new contexts
and improve
part of the
22.02.C. All
actions in the
' described are
to the discret
C. Circ
1. All plans
reference
access to
current &
Transport
Guide an

D. Exi
Fig. 3.12.C.1

E. New Secondary Connections (Continued)
Fig. 3.12.E.3 Neighborhood Paseo

Park House

Design Guidelines:

- 1. Public Right-of-Way 30' min.
- 2. A.O.W. N/A
- 3. Building Setbacks N/A
- 4. Sidewalks and Planter 15' min combined
- 5. Private Frontages Refer to Section 3.7.B

F. Fig. 3.12.E.4

G. Fig. 3.12.E.5

H. Fig. 3.12.E.6

I. Fig. 3.12.E.7

J. Fig. 3.12.E.8

K. Fig. 3.12.E.9

L. Fig. 3.12.E.10

M. Fig. 3.12.E.11

N. Fig. 3.12.E.12

O. Fig. 3.12.E.13

P. Fig. 3.12.E.14

Q. Fig. 3.12.E.15

R. Fig. 3.12.E.16

S. Fig. 3.12.E.17

T. Fig. 3.12.E.18

U. Fig. 3.12.E.19

V. Fig. 3.12.E.20

W. Fig. 3.12.E.21

X. Fig. 3.12.E.22

Y. Fig. 3.12.E.23

Z. Fig. 3.12.E.24

AA. Fig. 3.12.E.25

BB. Fig. 3.12.E.26

CC. Fig. 3.12.E.27

DD. Fig. 3.12.E.28

EE. Fig. 3.12.E.29

FF. Fig. 3.12.E.30

GG. Fig. 3.12.E.31

HH. Fig. 3.12.E.32

II. Fig. 3.12.E.33

JJ. Fig. 3.12.E.34

KK. Fig. 3.12.E.35

LL. Fig. 3.12.E.36

MM. Fig. 3.12.E.37

NN. Fig. 3.12.E.38

OO. Fig. 3.12.E.39

PP. Fig. 3.12.E.40

QQ. Fig. 3.12.E.41

RR. Fig. 3.12.E.42

SS. Fig. 3.12.E.43

TT. Fig. 3.12.E.44

UU. Fig. 3.12.E.45

VV. Fig. 3.12.E.46

WW. Fig. 3.12.E.47

XX. Fig. 3.12.E.48

YY. Fig. 3.12.E.49

ZZ. Fig. 3.12.E.50

AA. Fig. 3.12.E.51

BB. Fig. 3.12.E.52

CC. Fig. 3.12.E.53

DD. Fig. 3.12.E.54

EE. Fig. 3.12.E.55

FF. Fig. 3.12.E.56

GG. Fig. 3.12.E.57

HH. Fig. 3.12.E.58

II. Fig. 3.12.E.59

JJ. Fig. 3.12.E.60

KK. Fig. 3.12.E.61

LL. Fig. 3.12.E.62

MM. Fig. 3.12.E.63

PP. Fig. 3.12.E.64

QQ. Fig. 3.12.E.65

RR. Fig. 3.12.E.66

SS. Fig. 3.12.E.67

TT. Fig. 3.12.E.68

UU. Fig. 3.12.E.69

VV. Fig. 3.12.E.70

WW. Fig. 3.12.E.71

XX. Fig. 3.12.E.72

YY. Fig. 3.12.E.73

ZZ. Fig. 3.12.E.74

AA. Fig. 3.12.E.75

BB. Fig. 3.12.E.76

CC. Fig. 3.12.E.77

DD. Fig. 3.12.E.78

EE. Fig. 3.12.E.79

FF. Fig. 3.12.E.80

GG. Fig. 3.12.E.81

HH. Fig. 3.12.E.82

II. Fig. 3.12.E.83

JJ. Fig. 3.12.E.84

KK. Fig. 3.12.E.85

LL. Fig. 3.12.E.86

MM. Fig. 3.12.E.87

PP. Fig. 3.12.E.88

QQ. Fig. 3.12.E.89

RR. Fig. 3.12.E.90

SS. Fig. 3.12.E.91

TT. Fig. 3.12.E.92

UU. Fig. 3.12.E.93

VV. Fig. 3.12.E.94

WW. Fig. 3.12.E.95

XX. Fig. 3.12.E.96

YY. Fig. 3.12.E.97

ZZ. Fig. 3.12.E.98

AA. Fig. 3.12.E.99

BB. Fig. 3.12.E.100

CC. Fig. 3.12.E.101

DD. Fig. 3.12.E.102

EE. Fig. 3.12.E.103

FF. Fig. 3.12.E.104

GG. Fig. 3.12.E.105

HH. Fig. 3.12.E.106

II. Fig. 3.12.E.107

JJ. Fig. 3.12.E.108

KK. Fig. 3.12.E.109

LL. Fig. 3.12.E.110

MM. Fig. 3.12.E.111

PP. Fig. 3.12.E.112

QQ. Fig. 3.12.E.113

RR. Fig. 3.12.E.114

SS. Fig. 3.12.E.115

TT. Fig. 3.12.E.116

UU. Fig. 3.12.E.117

VV. Fig. 3.12.E.118

WW. Fig. 3.12.E.119

XX. Fig. 3.12.E.120

YY. Fig. 3.12.E.121

ZZ. Fig. 3.12.E.122

AA. Fig. 3.12.E.123

BB. Fig. 3.12.E.124

CC. Fig. 3.12.E.125

DD. Fig. 3.12.E.126

EE. Fig. 3.12.E.127

FF. Fig. 3.12.E.128

GG. Fig. 3.12.E.129

HH. Fig. 3.12.E.130

II. Fig. 3.12.E.131

JJ. Fig. 3.12.E.132

KK. Fig. 3.12.E.133

LL. Fig. 3.12.E.134

MM. Fig. 3.12.E.135

PP. Fig. 3.12.E.136

QQ. Fig. 3.12.E.137

RR. Fig. 3.12.E.138

SS. Fig. 3.12.E.139

TT. Fig. 3.12.E.140

UU. Fig. 3.12.E.141

VV. Fig. 3.12.E.142

WW. Fig. 3.12.E.143

XX. Fig. 3.12.E.144

YY. Fig. 3.12.E.145

ZZ. Fig. 3.12.E.146

AA. Fig. 3.12.E.147

BB. Fig. 3.12.E.148

CC. Fig. 3.12.E.149

DD. Fig. 3.12.E.150

EE. Fig. 3.12.E.151

FF. Fig. 3.12.E.152

GG. Fig. 3.12.E.153

HH. Fig. 3.12.E.154

II. Fig. 3.12.E.155

JJ. Fig. 3.12.E.156

KK. Fig. 3.12.E.157

LL. Fig. 3.12.E.158

MM. Fig. 3.12.E.159

PP. Fig. 3.12.E.160

QQ. Fig. 3.12.E.161

RR. Fig. 3.12.E.162

SS. Fig. 3.12.E.163

TT. Fig. 3.12.E.164

UU. Fig. 3.12.E.165

VV. Fig. 3.12.E.166

WW. Fig. 3.12.E.167

XX. Fig. 3.12.E.168

YY. Fig. 3.12.E.169

ZZ. Fig. 3.12.E.170

AA. Fig. 3.12.E.171

BB. Fig. 3.12.E.172

CC. Fig. 3.12.E.173

DD. Fig. 3.12.E.174

EE. Fig. 3.12.E.175

FF. Fig. 3.12.E.176

GG. Fig. 3.12.E.177

HH. Fig. 3.12.E.178

II. Fig. 3.12.E.179

JJ. Fig. 3.12.E.180

KK. Fig. 3.12.E.181

LL. Fig. 3.12.E.182

MM. Fig. 3.12.E.183

PP. Fig. 3.12.E.184

QQ. Fig. 3.12.E.185

RR. Fig. 3.12.E.186

SS. Fig. 3.12.E.187

TT. Fig. 3.12.E.188

UU. Fig. 3.12.E.189

VV. Fig. 3.12.E.190

WW. Fig. 3.12.E.191

XX. Fig. 3.12.E.192

YY. Fig. 3.12.E.193

ZZ. Fig. 3.12.E.194

AA. Fig. 3.12.E.195

BB. Fig. 3.12.E.196

CC. Fig. 3.12.E.197

DD. Fig. 3.12.E.198

EE. Fig. 3.12.E.199

FF. Fig. 3.12.E.200

GG. Fig. 3.12.E.201

HH. Fig. 3.12.E.202

II. Fig. 3.12.E.203

JJ. Fig. 3.12.E.204

KK. Fig. 3.12.E.205

LL. Fig. 3.12.E.206

MM. Fig. 3.12.E.207

PP. Fig. 3.12.E.208

QQ. Fig. 3.12.E.209

RR. Fig. 3.12.E.210

SS. Fig. 3.12.E.211

TT. Fig. 3.12.E.212

UU. Fig. 3.12.E.213

VV. Fig. 3.12.E.214

WW. Fig. 3.12.E.215

XX. Fig. 3.12.E.216

YY. Fig. 3.12.E.217

ZZ. Fig. 3.12.E.218

AA. Fig. 3.12.E.219

BB. Fig. 3.12.E.220

CC. Fig. 3.12.E.221

DD. Fig. 3.12.E.222

EE. Fig. 3.12.E.223

FF. Fig. 3.12.E.224

GG. Fig. 3.12.E.225

HH. Fig. 3.12.E.226

II. Fig. 3.12.E.227

JJ. Fig. 3.12.E.228

KK. Fig. 3.12.E.229

LL. Fig. 3.12.E.230

MM. Fig. 3.12.E.231

PP. Fig. 3.12.E.232

QQ. Fig. 3.12.E.233

RR. Fig. 3.12.E.234

SS. Fig. 3.12.E.235

TT. Fig. 3.12.E.236

UU. Fig. 3.12.E.237

VV. Fig. 3.12.E.238

WW. Fig. 3.12.E.239

XX. Fig. 3.12.E.240

YY. Fig. 3.12.E.241

ZZ. Fig. 3.12.E.242

AA. Fig. 3.12.E.243

BB. Fig. 3.12.E.244

CC. Fig. 3.12.E.245

DD. Fig. 3.12.E.246

EE. Fig. 3.12.E.247

FF. Fig. 3.12.E.248

GG. Fig. 3.12.E.249

HH. Fig. 3.12.E.250

II. Fig. 3.12.E.251

JJ. Fig. 3.12.E.252

KK. Fig. 3.12.E.253

LL. Fig. 3.12.E.254

MM. Fig. 3.12.E.255

PP. Fig. 3.12.E.256

QQ. Fig. 3.12.E.257

RR. Fig. 3.12.E.258

SS. Fig. 3.12.E.259

TT. Fig. 3.12.E.260

UU. Fig. 3.12.E.261

VV. Fig. 3.12.E.262

WW. Fig. 3.12.E.263

XX. Fig. 3.12.E.264

YY. Fig. 3.12.E.265

ZZ. Fig. 3.12.E.266

AA. Fig. 3.12.E.267

BB. Fig. 3.12.E.268

CC. Fig. 3.12.E.269

DD. Fig. 3.12.E.270

EE. Fig. 3.12.E.271

FF. Fig. 3.12.E.272

GG. Fig. 3.12.E.273

HH. Fig. 3.12.E.274

II. Fig. 3.12.E.275

JJ. Fig. 3.12.E.276

KK. Fig. 3.12.E.277

LL. Fig. 3.12.E.278

MM. Fig. 3.12.E.279

PP. Fig. 3.12.E.280

QQ. Fig. 3.12.E.281

RR. Fig. 3.12.E.282

SS. Fig. 3.12.E.283

TT. Fig. 3.12.E.284

UU. Fig. 3.12.E.285

VV. Fig. 3.12.E.286

WW. Fig. 3.12.E.287

XX. Fig. 3.12.E.288

YY. Fig. 3.12.E.289

ZZ. Fig. 3.12.E.290

AA. Fig. 3.12.E.291

BB. Fig. 3.12.E.292

CC. Fig. 3.12.E.293

DD. Fig. 3.12.E.294

EE. Fig. 3.12.E.295

FF. Fig. 3.12.E.296

GG. Fig. 3.12.E.297

HH. Fig. 3.12.E.298

II. Fig. 3.12.E.299

JJ. Fig. 3.12.E.300

KK. Fig. 3.12.E.301

LL. Fig. 3.12.E.302

MM. Fig. 3.12.E.303

PP. Fig. 3.12.E.304

QQ. Fig. 3.12.E.305

RR. Fig. 3.12.E.306

SS. Fig. 3.12.E.307

TT. Fig. 3.12.E.308

UU. Fig. 3.12.E.309

VV. Fig. 3.12.E.310

WW. Fig. 3.12.E.311

XX. Fig. 3.12.E.312

YY. Fig. 3.12.E.313

ZZ. Fig. 3.12.E.314

AA. Fig. 3.12.E.315

BB. Fig. 3.12.E.316

CC. Fig. 3.12.E.317

DD. Fig. 3.12.E.318

EE. Fig. 3.12.E.319

FF. Fig. 3.12.E.320

GG. Fig. 3.12.E.321

HH. Fig. 3.12.E.322

II. Fig. 3.12.E.323

JJ. Fig. 3.12.E.324

KK. Fig. 3.12.E.325

LL. Fig. 3.12.E.326

MM. Fig. 3.12.E.327

PP. Fig. 3.12.E.328

QQ. Fig. 3.12.E.329

RR. Fig. 3.12.E.330

SS. Fig. 3.12.E.331

TT. Fig. 3.12.E.332

UU. Fig. 3.12.E.333

VV. Fig. 3.12.E.334

WW. Fig. 3.12.E.335

XX. Fig. 3.12.E.336

YY. Fig. 3.12.E.337

ZZ. Fig. 3.12.E.338

AA. Fig. 3.12.E.339

BB. Fig. 3.12.E.340

CC. Fig. 3.12.E.341

DD. Fig. 3.12.E.342

EE. Fig. 3.12.E.343

FF. Fig. 3.12.E.344

GG. Fig. 3.12.E.345

HH. Fig. 3.12.E.346

II. Fig. 3.12.E.347

JJ. Fig. 3.12.E.348

KK. Fig. 3.12.E.349

LL. Fig. 3.12.E.350

MM. Fig. 3.12.E.351

PP. Fig. 3.12.E.352

QQ. Fig. 3.12.E.353

RR. Fig. 3.12.E.354

SS. Fig. 3.12.E.355

TT. Fig. 3.12.E.356

UU. Fig. 3.12.E.357

VV. Fig. 3.12.E.358

WW. Fig. 3.12.E.359

XX. Fig. 3.12.E.360

YY. Fig. 3.12.E.361

ZZ. Fig. 3.12.E.362

AA. Fig. 3.12.E.363

BB. Fig. 3.12.E.364

CC. Fig. 3.12.E.365

DD. Fig. 3.12.E.366

EE. Fig. 3.12.E.367

FF. Fig. 3.12.E.368

GG. Fig. 3.12.E.369

HH. Fig. 3.12.E.370

II. Fig. 3.12.E.371

JJ. Fig. 3.12.E.372

KK. Fig. 3.12.E.373

LL. Fig. 3.12.E.374

MM. Fig. 3.12.E.375

PP. Fig. 3.12.E.376

QQ. Fig. 3.12.E.377

RR. Fig. 3.12.E.378

SS. Fig. 3.12.E.379

TT. Fig. 3.12.E.380

UU. Fig. 3.12.E.381

VV. Fig. 3.12.E.382

WW. Fig. 3.12.E.383

XX. Fig. 3.12.E.384

YY. Fig. 3.12.E.385

ZZ. Fig. 3.12.E.386

AA. Fig. 3.12.E.387

BB. Fig. 3.12.E.388

CC. Fig. 3.12.E.389

DD. Fig. 3.12.E.390

EE. Fig. 3.12.E.391

FF. Fig. 3.12.E.392

GG. Fig. 3.12.E.393

HH. Fig. 3.12.E.394

II. Fig. 3.12.E.395

JJ. Fig. 3.12.E.396

KK. Fig. 3.12.E.397

LL. Fig. 3.12.E.398

MM. Fig. 3.12.E.399

PP. Fig. 3.12.E.400

QQ. Fig. 3.12.E.401

RR. Fig. 3.12.E.402

SS. Fig. 3.12.E.403

TT. Fig. 3.12.E.404

UU. Fig. 3.12.E.405

VV. Fig. 3.12.E.406

WW. Fig. 3.12.E.407

XX. Fig. 3.12.E.408

YY. Fig. 3.12.E.409

ZZ. Fig. 3.12.E.410

AA. Fig. 3.12.E.411

BB. Fig. 3.12.E.412

CC. Fig. 3.12.E.413

DD. Fig. 3.12.E.414

EE. Fig. 3.12.E.415

FF. Fig. 3.12.E.416

GG. Fig. 3.12.E.417

HH. Fig. 3.12.E.418

II. Fig. 3.12.E.419

JJ. Fig. 3.12.E.420

KK. Fig. 3.12.E.421

LL. Fig. 3.12.E.422

MM. Fig. 3.12.E.423

PP. Fig. 3.12.E.424

QQ. Fig. 3.12.E.425

RR. Fig. 3.12.E.426

SS. Fig. 3.12.E.427

TT. Fig. 3.12.E.428

UU. Fig. 3.12.E.429

VV. Fig. 3.12.E.430

WW. Fig. 3.12.E.431

XX. Fig. 3.12.E.432

YY. Fig. 3.12.E.433

ZZ. Fig. 3.12.E.434

AA. Fig. 3.12.E.435

BB. Fig. 3.12.E.436

CC. Fig. 3.12.E.437

DD. Fig. 3.12.E.438

EE. Fig. 3.12.E.439

FF. Fig. 3.12.E.440

GG. Fig. 3.12.E.441

HH. Fig. 3.12.E.442

II. Fig. 3.12.E.443

JJ. Fig. 3.12.E.444

KK. Fig. 3.12.E.445

LL. Fig. 3.12.E.446

MM. Fig. 3.12.E.447

PP. Fig. 3.12.E.448

QQ. Fig. 3.12.E.449

RR. Fig. 3.12.E.450

SS. Fig. 3.12.E.451

TT. Fig. 3.12.E.452

UU. Fig. 3.12.E.453

VV. Fig. 3.12.E.454

WW. Fig. 3.12.E.455

XX. Fig. 3.12.E.456

YY. Fig. 3.12.E.457

ZZ. Fig. 3.12.E.458

AA. Fig. 3.12.E.459

BB. Fig. 3.12.E.460

CC. Fig. 3.12.E.461

DD. Fig. 3.12.E.462

EE. Fig. 3.12.E.463

FF. Fig. 3.12.E.464

GG. Fig. 3.12.E.465

HH. Fig. 3.12.E.466

II. Fig. 3.12.E.467

JJ. Fig. 3.12.E.468

KK. Fig. 3.12.E.469

LL. Fig. 3.12.E.470

MM. Fig. 3.12.E.471

PP. Fig. 3.12.E.472

QQ. Fig. 3.12.E.473

RR. Fig. 3.12.E.474

SS. Fig. 3.12.E.475

TT. Fig. 3.12.E.476

UU. Fig. 3.12.E.477

VV. Fig. 3.12.E.478

WW. Fig. 3.12.E.479

XX. Fig. 3.12.E.480

YY. Fig. 3.12.E.481

ZZ. Fig. 3.12.E.482

AA. Fig. 3.12.E.483

BB. Fig. 3.12.E.484

CC. Fig. 3.12.E.485

DD. Fig. 3.12.E.486

EE. Fig. 3.12.E.487

FF. Fig. 3.12.E.488

GG. Fig. 3.12.E.489

HH. Fig. 3.12.E.490

II. Fig. 3.12.E.491

JJ. Fig. 3.12.E.492

KK. Fig. 3.12.E.493

LL. Fig. 3.12.E.494

MM. Fig. 3.12.E.495

PP. Fig. 3.12.E.496

QQ. Fig. 3.12.E.497

RR. Fig. 3.12.E.498

SS. Fig. 3.12.E.499

TT. Fig. 3.12.E.500

UU. Fig. 3.12.E.501

VV. Fig. 3.12.E.502

WW. Fig. 3.12.E.503

XX. Fig. 3.12.E.504

YY. Fig. 3.12.E.505

ZZ. Fig. 3.12.E.506

AA. Fig. 3.12.E.507

BB. Fig. 3.12.E.508

CC. Fig. 3.12.E.509

DD. Fig. 3.12.E.510

EE. Fig. 3.12.E.511

FF. Fig. 3.12.E.512

GG. Fig. 3.12.E.513

HH. Fig. 3.12.E.514

II. Fig. 3.12.E.515

JJ. Fig. 3.12.E.516

KK. Fig. 3.12.E.517

LL. Fig. 3.12.E.518

MM. Fig. 3.12.E.519

PP. Fig. 3.12.E.520

QQ. Fig. 3.12.E.521

RR. Fig. 3.12.E.522

SS. Fig. 3.12.E.523

TT. Fig. 3.12.E.524

UU. Fig. 3.12.E.525

VV. Fig. 3.12.E.526

WW. Fig. 3.12.E.527

XX. Fig. 3.12.E.528

YY. Fig. 3.12.E.529

ZZ

Intent
A passage provides a pedestrian connection between or through buildings from the street to a space, or from one space to another. They are typically narrow, not lined with frontages, and may be covered or uncovers.

ADOPTED JULY 2021 | 155

38

3.13 Public Open Space

3.13 Public Open Space

DEVELOPMENT STANDARDS & GUIDELINES | CHAPTER 3

A. Introduction

This section establishes the standards for the three types of spaces:

- **Parks.** Focused landscaping at the expense of paved areas.
- **Greens.** Small open space accommodates passive recreation.
- **Paseos.** Paved pathways that provide connection from one through another. They may be adaptive, primarily prioritizing pedestrians.

These spaces are generally, but collectively, the civic spaces we desire to create a comprehensive system of public space, the variety of physical contexts in it.

Key

- Required Public
- Semi-Private Op
- ① A Green or Plaza
- ② A second Green required within one-half acre
- ③ Parks are required to provide pedestrian thoroughfares.

The alternative plan shows specific locations of these spaces in front of the Park in the proposed location. Incorporating these spaces will add other additional public open space areas according to the requirements of the process. See Appendix A.

D. Green



A combination of paved and simple hardscapes.

Standards and Guidelines

1. Landscape

- a. The ground surface may be predominantly green, hardscape, or a balance of both. Paved paths and hardscape features should be integrated to encourage pedestrian movement through the park.
 - b. Lawns, planting beds, hardscape, and/or drought tolerant landscape are recommended.
 - c. Trees should be arranged to reflect the design and scale of sufficient scale for their context.
- 2. Design Details and Elements**
- a. **Visibility.** Visibility across from one side of the Park at Park to the other is required. Hedges and walls shall not exceed 56 inches in height.

- b. **Structures and Improvements.** Structures may include, but are not limited to, perimeter walls, small structures, sandboxes, playground features, and pedestrian amenities (benches, picnic tables, sitting fountains, art, bike racks, playground equipment, and informal athletic courts).

E. Paseo



A Paseo is a non-active, Curbless walkway.

A narrow public roadway that provides beautiful mid-block connections. Paseos can accommodate residential, commercial and other non-residential frontages. Paseos present the opportunity to improve pedestrian connectivity and safety while reducing the need for vehicular rights-of-way. Paseos lead or connect to other streets or open spaces.

Paseos can provide additional locations for shopfronts, patios and outside dining, informal open spaces and mini-plazas between buildings.

Standards and Guidelines

1. Landscape

- a. Trees may be arranged at varying intervals along the sides or in the middle of the Paseo to allow immediate pedestrian furniture and seating areas. Variability in tree species, size and spacing is allowed.
 - b. **Shade.** Shade structures are allowed but shall be reviewed for appropriate scale and to not visually dominate the Paseo. Trees and umbrellas are preferred forms of shading.
 - c. **Lighting.** Lighting shall be subtle and use low Kelvin temperatures.
- 2. Design Details and Elements**
- a. **Size.** Paseos range in width from 12-23 feet. In width and either extend the entire depth of a block, or connect to an alley or surface parking lot in the center of a block.

- b. **Visibility.** All buildings along paseos shall have an entrance on the paseo and additional visibility to the paseo.

- c. **Frontage and Adjacencies.** Residential and non-residential buildings open directly onto the Paseo with the integration of stoops, patios and similar frontages.

- d. **Lighting.** Lighting shall be subtle and use low Kelvin temperatures.

- e. **Structures and Improvements.** Small side courts, rest areas and pedestrian amenities (benches, picnic tables, etc.) may be located in the Paseos.

3.14 Architecture & Landscape Guidelines

3.14 Architecture & Landscape Guidelines

DEVELOPMENT STANDARDS & GUIDELINES | CHAPTER 3

E. Cor

L. Sho



Suspended light fixtures are aesthetically pleasing and interesting in plazas and plazas.



Places may have overhangs such as gazebos, which should remain open and unobstructed.



Bicycle racks should occur between the curbline zone and the sidewalk or destination points, such as nearby public open spaces or retail-heavy streets.



Trash receptacles are not exempt from the decorative design aesthetic. Simple, wooden receptacles like this are great additions to streets and open spaces.

Description

The Corridors form over the result of the network of roads that have the buildings in materials used locally, the portions to c overhanging and bility.

Traditional

- ① Fences sh
- ② Transom
- ③ Shopfront
- ④ Base pane



Traditional furniture in the streets does not have to be exterior to visually dominate, but can begin to form public spaces with strong sightlines.



Street furnishings should make walking areas, especially for seating and rest areas, a priority.



Street furnishings may vary along a public R.O.W., but should remain continuous to encourage continual pedestrian activity.



Benches in parks should be simple, and not distract from the overall natural landscape.

3.15 Glossary

3.15 Glossary

A. Introduction

This section provides definitions used in this Code that are relevant to common usage.

If a definition in this section contradicts another provision of the Clermont Definitions shall control for the particular word or phrase used in this section, or in the Clermont Manual shall make a determination, giving weight.

B. General Definitions

Best Management Practices In rainwater management, principles of water pollution prevention.

Bicycle Corridor Area devoted to bicycle traffic, planned accordingly for such purposes as any other appropriate form.

Blind: An area of land separate from streets, walkways, lights of buildings.

Building Length: The direct line of entry of the building in any facade. See Section 3.0.5.E

Build-in Range: The specified band of open space within which a required building facade must fall.

Bulldozer: The required portion of building that is required to fall within.

Connector, Primary: A new public street, which connects I Hill Blvd. Primary connectors are additions to pedestrian and bicycle.

Connector, Secondary: A new public street, which connects a sidewalk, which projects from a building facade, allowing light and ventilation into the room directly under the roof. Doors typically have their own small roof forms sloping from the sloping roof.

C. Architectural Definitions

Architectural Siding: Siding made with siding and a roof formed by trees or climbing plants trained over a framework or framework.

Awning: A canopy which projects from a wall of a building over a window or door, made of canvas, metal or wood which may be fixed or retractable.

Bay Window: A window that projects from any building exterior.

Biofiltration: A pollution-control technique that treats stormwater passing through a biofilter such as a bioswale, which filters capture and biologically degrade pollutants.

Berm Wall: A ledge element designed at a long, elevated depression for the purpose of conserving and removing debris and pollution out of surface runoff water. It consists of a swaled drainage course with gently shaped sides (less than 6%) and filled with vegetation, mulch, compost, and/or riprap.

Cast Stone: A masonry product, used as an architectural feature, trim, ornament, or facing for buildings or other structures, usually precast concrete, consisting of fine aggregate concrete placed in molds, it has density and more than natural stone.

Clapboard: Wooden siding of a building in the form of horizontal boards, often overlapping.

Concave: Any projecting ornamental molding that recesses or curves the face of a building, wall, door or window.

Curbstone: In a frame building, an external wall, typically mostly glass, having a decorative profile or ornament supported by a structural frame of columns and spanning no load greater than its own weight and wind loads.

Dormer: A small roof opening such as a gable that projects from a sloping roof, parallel to the building facade, allowing light and ventilation into the room directly under the roof. Domes typically have their own small roof forms sloping from the sloping roof.

Draping: Weatherboarding, having the upper edges hinged to it into grooves or rabbets in the lower edges, and in bunks flat against the shathing or studs of the wall.

Entablature: Generally the top section of a building's exterior, spanning an assembly that may be one or more stories. In classical architecture, it is the entire horizontal piece that spans a row of columns. It is divided into architrave, frieze, and cornice, with relief carvings appearing on each according to tradition. In contemporary architecture, simplified allusions to the traditional architrave-frieze-cornice makeup that maintains similar proportions are common.

Faience: A range, cylinder, or box filled with rocks, concrete, or sometimes sand and set out for use in civil engineering, road building and landscaping.

Ganged Windows: Windows placed closely together so that they act as one element in a composition. Ganged windows may be united by a single frame or sill.

Garden Wall: A low masonry wall enclosing a yard or portion of a yard, typically located at or near the property line.

Juliette Balcony: A very narrow balcony, typically with vertical metal bar railings, fitted to the outside of a building in front of an upper story pair of full-length operable windows or French doors. Such balconies are not intended for occupation, but for the display of hanging flowerpots and as an architectural accent.

Ledge Spandrel: The balanced distribution of equivalent forms or spaces on either side of an imaginary central vertical line. A clearly symmetrical condition occurs only on a portion of the building, and does not refer to the entire building or facade.

Ogee: A molding formed by two curves, the upper concave and the lower convex, so forming an S-shaped curve. It may also be called a cyma reversa. An ogee arch consists of two opposed ogive curves meeting in a point at the top, also known as a Venetian Arch.

Parré: A low guarding wall at the edge of a roof that either provides a barrier edge for a flat roof or roof terrace, or conceals from street view a sloping roof on the building.

Pier: A vertical structural support, such as the mull between two openings; a vertical member that supports the end of an arch or lintel; an auxiliary mass of masonry used to stiffen a wall.

Porte Cochère: An unenclosed roofed structure attached to the facade of a building.

Porte Cochère: A roofed structure covering a driveway at the side entrance of a front accessed house to provide shelter while entering or exiting a vehicle. A porte cochère is typically a single level, but may be built up to two or three levels. It can be enclosed or left open on one or both ends, in which case it is stepped in, a porte cochère the vehicle passes through to the rear parking, stopping only for a passenger to get out. A porte cochère may have habitable space at the second floor level, in which case the structure shall not exceed the applicable side setback.

Rubble Stone: AAA rubble masonry, in the use of rough, broken stone in the construction of walls. It may or may not be mortar, depending on the structural purpose of the rubble stone wall.

Transom: A horizontal crosspiece across the top of a doorway or window. Transom windows are located within the transom, with at least a horizontal window frame separating the transom window from the door or window assembly below.

Walk-pack Lighting: Powerful light fixtures that are typically located on the building facade in outdoor locations of commercial buildings. Yards: the portions of a lot which, following the prescriptions of the urban regulations, remain free of structures, except that trees, walls, porticos, services and decks may be specifically permitted to encroach upon them.

Wombar: A street with no curbs (zero grade), usually around 30' wide, where pedestrians and cars share the same space. Traffic calming techniques are usually implemented to protect pedestrians and slow down cars.

Zigzag: A passageway leading from the right of way to a court.

202 | CITY OF CLAREMONT

204 | CITY OF CLAREMONT | VILLAGE SOUTH SPECIFIC PLAN

ADOPTED JULY 2021 | 205

A.2 - (Ap Obj)		OBJECTIVE DESIGN REVIEW APPENDIX A										
COMMUN	PART 1: D. Districts	PLANNING PRINCIPLES (SEE CHAPTER 1)										
		Vital Use of Urban Street Network	Human Scale Design	Vehicle Block	Swing Arm	Architectural Pedestrian-Oriented Framing	Strong Local Landscaping	Sustainable Design	Community Health	Intrinsic Value/Preservation Character		
		EV charging pods						●	●	●		
		Urbanized parking						●	●	●		
		Bicycle storage						●	●	●		
		Mr. Car-Sharing						●	●	●		
		VL Outdoor Recreational Facilities (Pools, Roof Terrace, Tennis Court etc.)						●	●	●		
		V. Public / Semi-Public Facilities						●	●	●		
		Mandatory Policies Available in Section D. 60 Points Available										
		Passing Grade: 40 Points Minimum										
Section	Points Available	Passing Grade	Points Achieved									
A. Building Massing & Composition	40	50										
B. Public Realm Activation	50											
C. Environmental Design	30	20										
D. Development Density	10	25										
E. Public / Semi-Public Amenities	60	40										
Subtotal:	240	170										
Overall Passing Grade:	190											

COMMUNITY BENEFIT

E. Public/Private Amenities	
EV charging pods	
Urbanized parking	
Bicycle storage	
Mr. Car-Sharing	
VL Outdoor Recreational Facilities (Pools, Roof Terrace, Tennis Court etc.)	
V. Public / Semi-Public Facilities	
Mandatory Policies Available in Section D. 60 Points Available	
Passing Grade: 40 Points Minimum	

Part 1: D. Districts

A.10 C. Development Density	
Shared	
On-Site	
Off-Site	
Westerly	
Central	
Mr. Biking	
Master	
Reserves	
Mr. Parks	
Mr. Trees	

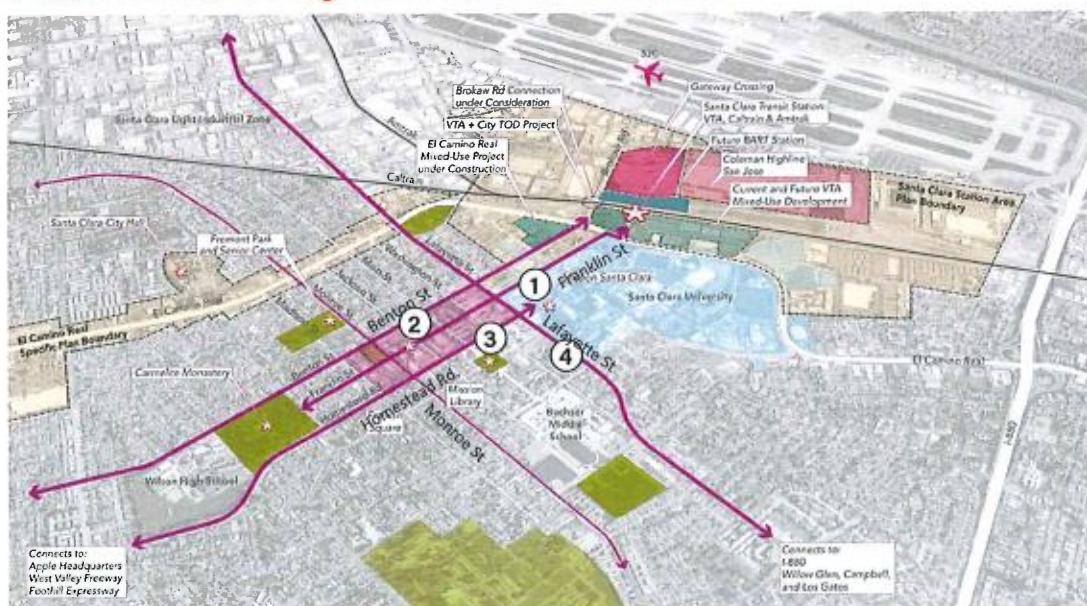
A-10 | CITY OF CLAREMONT | VILLAGE SOUTH SPECIFIC PLAN

ADOPTED JULY 2021 | A-15

Questions? Discussion....

43

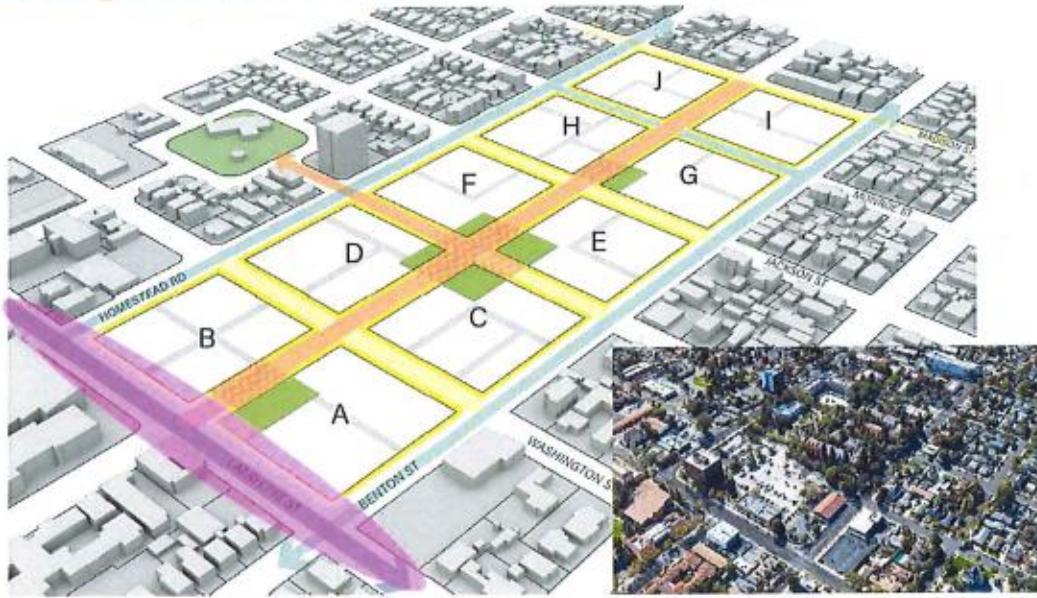
Vision for Remaking Downtown Santa Clara



44

22

Restoring Downtown Public Realm Framework



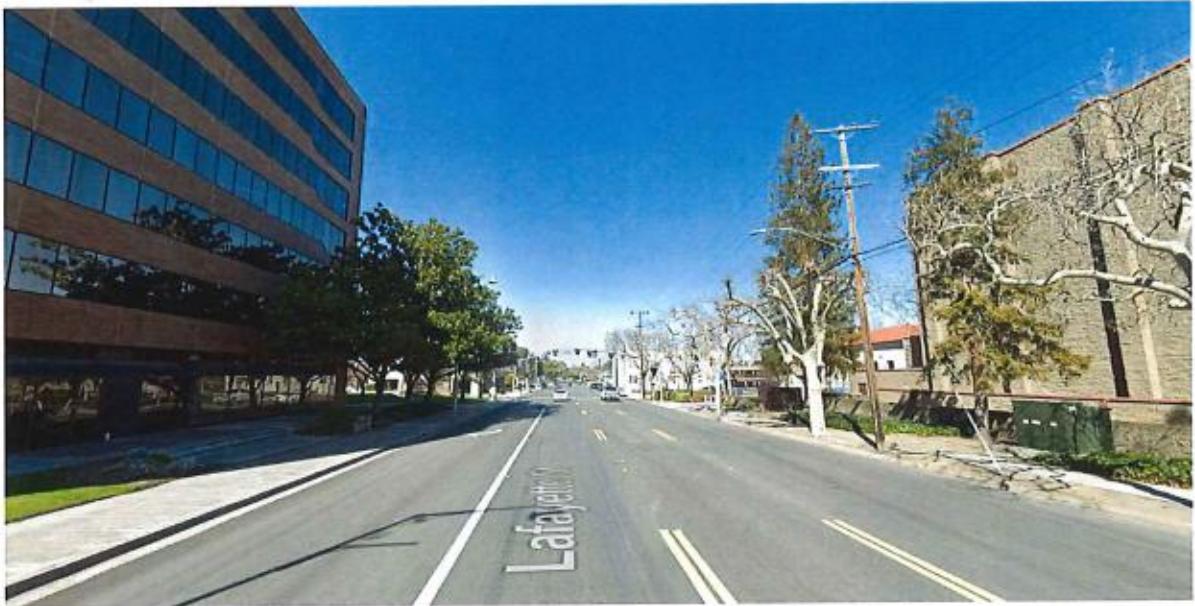
45

Lafayette Street – Connect to University / Activate



46

Lafayette Street – Transform a Rip to a Zipper



47

Restoring Downtown Public Realm Framework

New Square at Lafayette & Franklin



48

Restoring Downtown Public Realm Framework

Franklin Street Restored



49

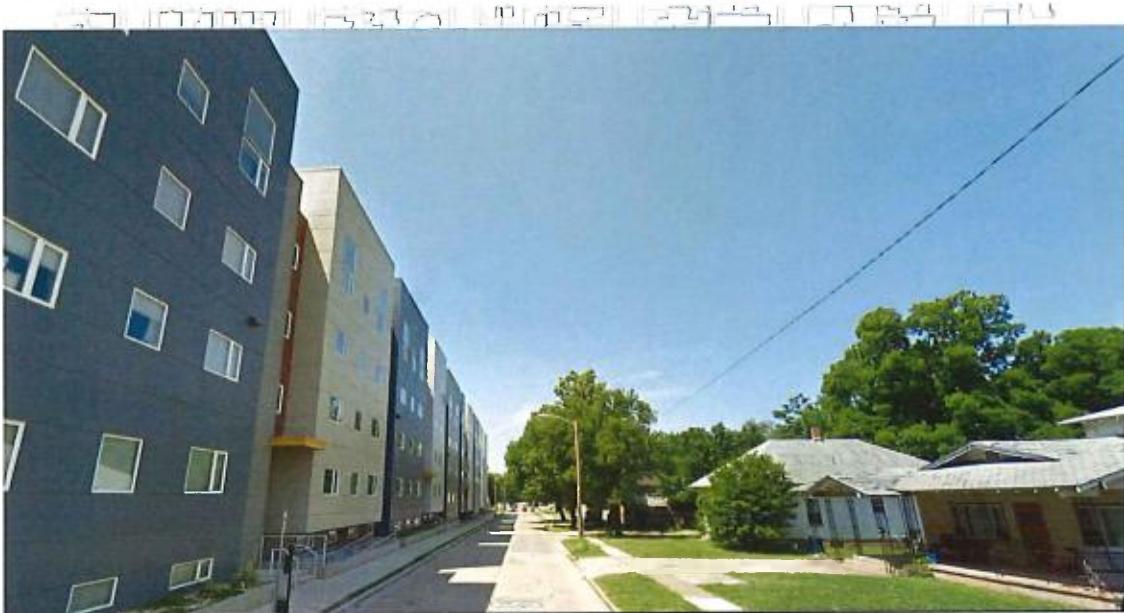
Restoring Downtown Public Realm Framework

Main, Washington, and Jackson Streets Restored



50

Corridor Transitions from Downtown to Neighborhoods



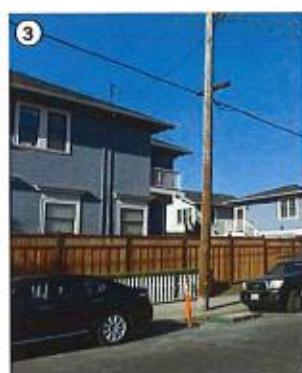
51

Corridor Transitions from Downtown to Neighborhoods



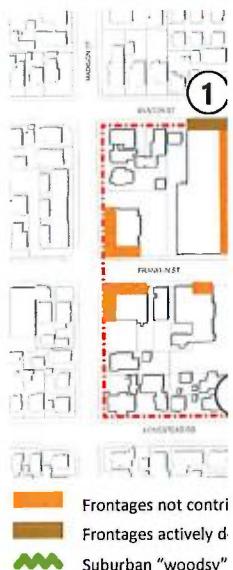
Neighborhood Frontage Issues

1. Deep setbacks and long driveway extensions can result in large amounts of paved surface area.
2. Long driveways can reduce the amount of usable land available for building.
3. Infill buildings can be difficult to integrate into existing neighborhoods due to differences in height, materials, and design.



52

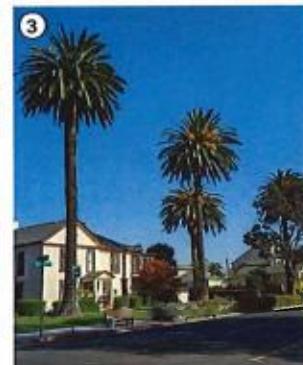
Corridor Transitions from Downtown to Neighborhoods



Spatial Definition

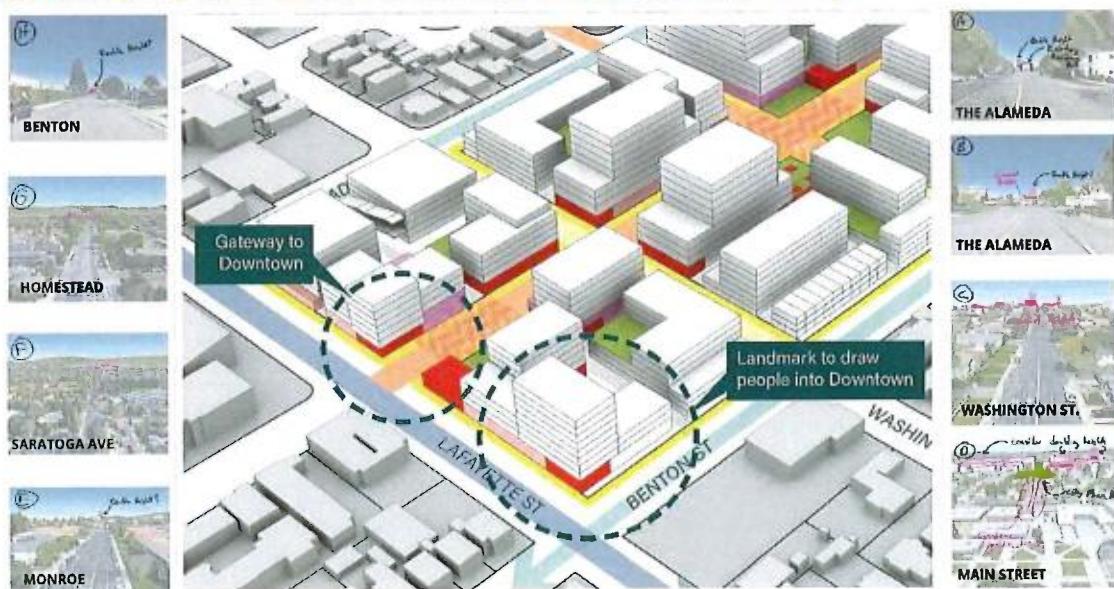
Creating well-defined places

1. Create a corridor that is well-defined by buildings and trees.
2. Identify what is defining the corridor and make sure it is consistent.
3. Use the corridor to define the place.



53

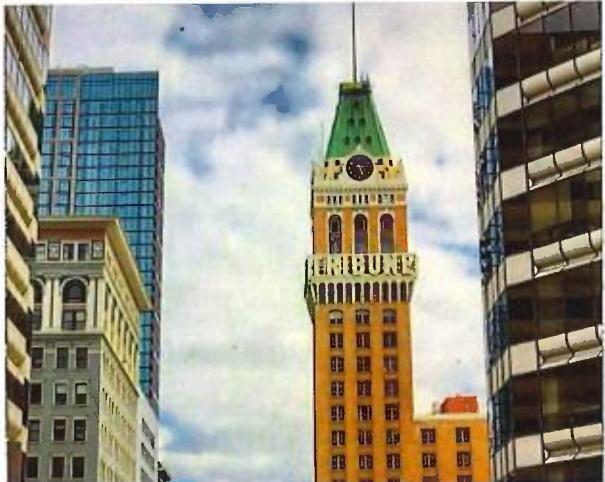
Landmarks to Put Downtown Back on the Map



54

27

Landmarks to Put Downtown Back on the Map



55

Questions? Discussion....

56

28