



**VILLAGE AN BARRIO
OBJECTIVE DESIGN
STANDARDS COMPLIANCE
CHECKLIST
P-47**

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Resources:
Village and Barrio [Master Plan](#)
Master Plan “Objective Design Standards” [Appendix E](#)
Objective Design Standards Info-Bulletin [IB-302](#)
Village & Barrio Objective Design Standards [Webpage](#)

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
E-2 Chapter 2.2 - VBMP Section 2.6 Area-Wide Design Standards			
2.6.1.A.1: Vehicle access shall be taken from an alley, where the condition exists			
2.6.1.A.2: Where alleys provide vehicle access, driveways and parking area aisles shall be a minimum twenty (20') feet wide.			
2.6.1.A.3: Where alley access is not available, vehicle access points shall be permitted as follows: a. Reciprocal access with adjacent properties shall be provided for parcels fronting public streets. b. Development sites shall be permitted a maximum of one (1) access point from the primary public street that is in front of the development. c. The driveway apron shall not exceed twenty (20') feet in width.			
2.6.1.A.4: A clear zone shall be provided at the intersection of a street and an alley or driveway to maintain a free line of sight consisting of an isosceles right triangle measured seven and half (7.5') feet in both directions from the perpendicular intersection of the two property lines.			
2.6.1.A.5: The clear zone shall not be occupied by a ground floor building footprint, site features taller than thirty-six (36") inches, or landscaping that is taller than three (3") inches.			
2.6.1.B.1: Surface parking shall be setback an additional thirty (30') feet from the primary building's front yard setback line.			
2.6.6: Parking spaces shall be provided per VBMP Table 2-3 and Table 2-4.			

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2.6.1.D.1: Fences and walls within the front setback shall be a minimum of three (3') feet tall and a maximum six (6') feet tall, as specified per building frontage type in appendix E-5.			
2.6.1.D.2: All property line walls/fences (including combination retaining walls and fences) located anywhere to the rear of the required front setback shall be limited to a maximum of feet (6') feet tall.			
2.6.1.D.3: Wall or fence height shall be measured from the lowest side of the finished grade to the top of the wall.			
2.6.2.A.1: Fifty (50%) percent or more of the Primary Building's floor area shall face onto a primary and/or secondary street(s).			
[BASE] 2.6.2.B.1: The Primary Building's main entrance shall front onto and directly access the Primary Street's walkway.			
[TOP] 2.6.2.C.1: Rooftop elements, such as equipment housing and guardrails; mechanical equipment screening, and roof decks and their elements, shall be designed per the standards of the selected architectural style in appendix E-3			
[TOP] 2.6.C.2: Roof mounted mechanical equipment and freestanding screening that is not architecturally integrated shall be set back from the building face at least equivalent to the height of the screening.			
[TOP] 2.6.C.3.a: Rooftop structures exceeding five (5') feet in height above the maximum stated height per Sub-District shall be set back at least an additional one (1') foot for every foot above five (5') feet.			
[TOP] 2.6.C.3.b: Guardrails or other barriers for roof decks shall not exceed forty-two (42") inches above maximum height.			
[TOP] 2.6.C.3.c: Roof structures specifically for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain a building shall be allowed up to ten (10') feet above maximum height.			
[TOP] 2.6.C.3.d: Vertically articulated architectural elements, per each Architectural Style identified in appendix E-3, shall not exceed ten (10') feet above maximum building height.			
[TOP] 2.6.C.3.e: Solar energy systems and skylights may exceed height, setback and area standard to the minimum extent necessary for their safe and efficient operation, in accordance with the California Building Code and other applicable provisions of state law or local ordinance.			

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[BASE] 2.6.3.A.1: All Mixed-Use development ground-floor facades with a commercial or retail use facing onto a Primary Street shall be a seventy-five (75%) percent minimum transparent or translucent glazing measured from finished floor to finished floor. One hundred (100%) percent opaque or reflective glass is not permitted.			
[BASE] 2.6.3.A.2: The ground-floor facade with commercial or retail uses facing onto a Secondary Street shall be a forty-five (45%) percent minimum glazing area measured from finished floor to finished floor.			
[BASE] 2.6.3.A.3: The ground-floor facade for office uses facing onto a Primary and/or Secondary Street shall be a thirty (30%) percent minimum glazing area measured from finished floor to finished floor.			
[FRONTAGE] 2.6.4.B.1: Outdoor dining on private property shall not encroach onto or overhang public property.			
[FRONTAGE] 2.6.3.B.2: A minimum unobstructed walkway width of five (5') feet to building entries shall be maintained.			
E-2 Chapter 2.3 - VBMP Section 2.7 Supplemental District Standards			
VBMP 2.7.1 Village Center Sub-District Standards			
2.7.1.D: Density: between 28 min. – 35 max. dwelling units per acre			Must comply or meet standards modification or density bonus requirement
2.7.1.G: Height: 45-feet maximum, up to four (4) stories, Ground floor 14-feet min.			Must comply or meet standards modification or density bonus requirement
2.7.1.A Setbacks: Front/Corner: Zero (0') feet minimum - Five (5') feet maximum, Side/Rear: Zero (0')			Must comply or meet standards modification or density bonus requirement

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2.7.1.E. Open Space: Private open space shall be provided at a minimum of sixty (60) sq. ft per unit, min dimension of six (6') feet in any direction and with more than one (1) private open space area. Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10') feet in any direction.			
2.7.1.F. Service and Delivery Areas: Where the condition exists, service and loading shall be conducted using alley access.			
VBMP Chapter 2.7.2 Village General Sub-District Standards			
2.7.2.D: Density: between 18 min. – 23 max. dwelling units per acre			Must comply or meet standards modification or density bonus requirement
2.7.2.G: Height: 35-feet maximum, up to three (3) stories			Must comply or meet standards modification or density bonus requirement
2.7.2.A Setbacks: Front/Corner: Five (5') ft min. - Ten (10') ft max., Side: Five (5') ft max/Rear: Ten (10') min.			Must comply or meet standards modification or density bonus requirement
2.7.2.E. Open Space: Private open space shall be provided at a minimum of eighty (80) sq. ft per unit, min dimension of six (6') feet in any direction and with more than one (1) private open space area. Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10') feet in any direction.			
2.7.2.F. Service and Delivery Areas: Where the condition exists, service and loading shall be conducted using alley access.			

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VBMP Chapter 2.7.3 Hospitality Sub-District Standards			
2.7.3.D: Density: between 18 min. – 23 max. dwelling units per acre			Must comply or meet standards modification or density bonus requirement
2.7.3.G: Height: 45-feet maximum, up to four (4) stories			Must comply or meet standards modification or density bonus requirement
2.7.3.A Setbacks: Front/Corner: Zero (0') feet minimum - Five (5') feet maximum, Side/Rear: Zero (0')			Must comply or meet standards modification or density bonus requirement
2.7.3.E. Open Space: Private open space shall be provided at a minimum of eighty (80) sq. ft per unit, minimum dimension of six (6') feet in any direction and with more than one (1) private open space area. Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10') feet in any direction.			
2.7.3.F. Service and Delivery Areas: Where the condition exists, service and loading shall be conducted using alley access.			
VBMP Chapter 2.7.4 Freeway Commercial Sub-District Standards			
2.7.4.D: Density: between 28 min. – 35 max. dwelling units per acre			Must comply or meet standards modification or density bonus requirement

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2.7.4.G: Height: 45-foot maximum, up to four (4) stories			Must comply or meet standards modification or density bonus requirement
2.7.4.A Setbacks: Front/Corner: Zero (0') feet minimum - Five (5') feet maximum, Side: Zero (0'), Rear: Ten (10') feet			Must comply or meet standards modification or density bonus requirement
2.7.4.E. Open Space: Private open space shall be provided at a minimum of eighty (80) sq. ft per unit, minimum dimension of six (6') feet in any direction and with more than one (1) private open space area. Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10') feet in any direction.			
2.7.4.F. Service and Delivery Areas: Where the condition exists, service and loading shall be conducted using alley access.			
VBMP Chapter 2.7.5 Pine-Tyler Mixed-Use Sub-District Standards			
2.7.5.D: Density: between 23 min. – 30 max. dwelling units per acre			Must comply or meet standards modification or density bonus requirement
2.7.5.G: Height: 35-foot maximum			Must comply or meet standards modification or density bonus requirement

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2.7.5.A Setbacks: Front/Corner: Zero (10') feet min - Five (5') feet max, Side/Rear: Five (5') min.			Must comply or meet standards modification or density bonus requirement
2.7.5.E. Open Space: Private open space shall be provided at a minimum of twenty-five (25) sq. ft per unit, minimum dimension of six (6') feet in any direction and with more than one private open space area. Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10') feet in any direction.			
2.7.5.F. Service and Delivery Areas: Where the condition exists, service and loading shall be conducted using alley access.			
VBMP Chapter 2.7.6 Barrio Perimeter Sub-District Standards			
2.7.6.D: Density: between 28 min. – 35 max. dwelling units per acre			Must comply or meet standards modification or density bonus requirement
2.7.6.G: Height: 35-feet maximum			Must comply or meet standards modification or density bonus requirement
2.7.6.A Setbacks: Front/Corner: Five (5') feet min - Ten (10') feet max, Side: Zero (0'). Rear: Ten (10') min			
2.7.6.E. Open Space: Private open space shall be provided at a minimum of sixty (60) sq. ft per unit, minimum dimension of six (6') feet in any direction and with more than one (1) private open space area. Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10') feet in any direction.			
2.7.6.F. Service and Delivery Areas: Where the condition exists, service and loading shall be conducted using alley access.			

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VBMP Chapter 2.7.7 Barrio Center Sub-District Standards			
2.7.7.D: Density: between 8 min. – 15 max. dwelling units per acre			Must comply or meet standards modification or density bonus requirement
2.7.7.G: Height: 35-feet maximum			Must comply or meet standards modification or density bonus requirement
2.7.7.A Setbacks: Front/Corner: Fifteen (15') feet min - twenty (20') feet max, Side: Five (5') ft min, Rear: Ten (10') feet min			Must comply or meet standards modification or density bonus requirement
2.7.7.E. Open Space: Private open space shall be provided at a minimum of one hundred (100) sq. ft per unit, minimum dimension of six (6') feet in any direction and with more than one (1) private open space area. Common open space shall be provided at a minimum of twenty-five (25) square feet per unit with a minimum dimension of ten (10') feet in any direction.			
2.7.7.F. Service and Delivery Areas: Where the condition exists, service and loading shall be conducted using alley access.			
E-2 Chapter 2.4 - VBMP Section 2.8 Area-Wide Design Guidelines (Standards)			
A. 2.8.2.B.3. Mixed-use projects must buffer residential uses from commercial parking lots by landscaping, fencing and/or walls.			
B. 2.8.2.F.3 Mechanical equipment and service areas shall be located along and directly accessible from alleys or the rear of properties.			
C. 2.8.2.F.4. Public utility equipment, meter pedestals, and transformers on private property shall be located a minimum of two (2) feet away from sidewalks and pedestrian areas or underground.			

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D. 2.8.2.F.6 Roof mounted mechanical equipment and screening shall not interfere with required solar zones or installed solar photovoltaic or solar water heating systems.			
E. 2.8.2.F.7. Trash, recycling, and mailbox enclosures shall incorporate the materials and colors of the primary building design.			
G.2.8.3.F.9. Design detached garages and accessory structures to be an integral part of the architecture of the project. They shall be similar in materials, color, and detail to the principal structures of a development.			
E-2 Chapter 2.5 - VBMP Chapter 3 Sign Standards, Sections 3.1 - 3.8			
2.5.A.1: Signage allowed in VC, HOSP, FC, and PT: Address, Awning, Directional, Directory, Marquee, Plaque, Projecting, Suspended, Wall, and Window sign.			
2.5.A.2: Signage allowed in VG, BP, and BC: Address, Directional, Directory, Plaque, and Yard sign.			
E-2 Chapter 2.6 - Additional Area-Wide Standards			
2.6.A.1: Wall-Mounted utility elements such as vents, exhausts, wires, conduits, junction boxes, transformers, ballast, backflow devices, irrigation controllers, switch and panel boxes, and utilities such as gas and electrical meters shall be located at interior corners of building walls or behind building or landscape elements and outside of view from a public right-of-way.			
2.6.A.2: All flashing, sheet metal vents, exhaust fans/ventilators, downspouts and pipe stacks shall be painted to match the adjacent roof or wall material and/or color.			
2.6.A.3: Trash and recycling enclosures shall be located along and directly accessible from alleys and rear of properties and outside of view from a public right-of way.			
2.6.B.1: Short-term Bicycle Parking. Short-term bicycle parking shall be provided in the form of permanent bicycle racks for at least six (6) bicycle parking spots. Racks shall be located within fifty to one hundred (50-100) feet of the primary building entrance. Bicycle racks and associated bicycle maneuvering shall not impede upon the public sidewalk path of travel and shall not be placed within the public right-of-way.			
2.6.B.2: A bike corral may be proposed in lieu of a bike rack if approved by the City of Carlsbad.			

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<p>2.6.B.3: Projects of More Than Ten (10) Units. Long-term bicycle parking shall be provided for projects of more than ten (10) units. Secure, long-term bicycle parking areas shall be enclosed and designed within a residential building or parking structure, or within a separate lockable storage enclosure. Long-term bicycle parking facilities shall incorporate materials and colors used in the primary building and shall not be visible from the public right-of-way.</p>			
<p>2.6.C.1: Enhanced paving treatment using patterns and/or colored pavers, brick, or decorative colored and scored concrete shall be used for entry driveways, a minimum of twelve (12'-0") feet deep and spanning the width of the entry driveway. The decorative pavement for entry driveways shall use the same color palette as the decorative pavement for building entries.</p>			
<p>2.6.D.1.a: a. Pedestrian circulation shall connect residential units to areas throughout the site, such as vehicle parking areas, bicycle parking areas, common recreational space, waste and recycling enclosures, and other amenities.</p>			
<p>2.6.D.1.b: Pedestrian walkways shall directly connect public sidewalks to all building entryways and vehicle parking areas.</p>			
<p>2.6.D.2: Pedestrian walkways shall be provided with a minimum width of five (5) feet along their entire length.</p>			
<p>2.6.D.2.a: Walkways shall be constructed of firm, stable and slip-resistant materials such as poured-in-place concrete (including stamped concrete), permeable paving, or concrete pavers.</p>			
<p>2.6.D.2.b: Where a pedestrian walkway intersects with a vehicle access way, enhanced paving treatment using patterned and/or colored pavers, brick, or decorative colored and scored concrete shall be used. Pedestrian crossings shall feature enhanced paving with a minimum width of five (5) feet and span the length of the intersecting drive area.</p>			
<p>2.6.D.2.c: Pedestrian walkways that are private, interior walkways, shall be flanked on both sides with landscaping, including, ground cover, and shrubs a maximum four feet in height. At a minimum, one side of the walkway shall provide trees which shall be spaced to shade at least fifty (50%) percent of the overall walkway length at maturity.</p>			
<p>2.6.E.1: Where private space (such as a balcony or ground floor patio) is located adjacent to a window, patio or balcony of an adjoining dwelling unit, balcony railings and patio walls or fencing shall be constructed with wood, composite wood, metal, or glazing. Screening shall be constructed with limited openings to provide a minimum of eighty-five (85%) percentage surface area screening (measured from the finished floor of the private space to the top of the railing, fencing, or walls).</p>			

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E-3 – Architectural Styles			
3.1: The architectural styles shall be allowed in the following sub-districts and building types as listed in Tables 3.1.1 – 3.1.7 VBMP Sub-District and Related Architectural Style Standards (page E-15 - 16).			Must be Compliant
3.2 Spanish Revival			
3.2.A.1: If an articulated base element is applied on the ground plane, such as a footer, it shall ground the building up to three feet (3'-0") maximum height.			
3.2.A.2.a: The ground plane base element shall be one (1) of the following: a. A horizontal band painted with the darkest accent color applied to the building facade. b. A horizontal band painted the exact same color of the entire building facade. c. A horizontal band of ceramic tile, plaster, stone or cast concrete materials.			
3.2.A.3: Gates, doors, and railings shall be made of wood, composite wood, or decorative iron. Foam moldings shall not be allowed on the ground floor.			
3.2.A.4: Building wall elements shall be recessed a minimum two-inches (0'-2") from the wall.			
3.2.B.1: Exterior walls shall be expressed as single-plane expanse of stucco or plaster wall covering and color.			
3.2.B.2: Attached <i>building wall elements</i> shall be made of decorative iron and metal. Stone or cast concrete materials shall not be allowed above the ground floor base element, except for attached chimneys.			
3.2.B.3: Attached <i>building wall elements</i> , such as awnings and balconies, shall encroach into the building's setbacks per Chapter E-6 standards.			
3.2.B.4: Openings and windows shall be punched openings with little to no surround, and deep-set at a minimum two-inch (0'-2") plaster return.			
3.2.B.5: Window and opening compositions shall be square or vertically rectangle shaped			
3.2.B.6: Exterior walls shall transition into roof form by one of three devices: a. If a gable roof, projected wooden eave with exposed wooden or composite wood rafters on down slope gable. b. A plaster molding. c. A tile cap on gables ridge.			

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3.2.B.7 Cantilevered rooms shall not be allowed on exterior walls facing <i>primary</i> or <i>side streets</i> .			
3.2.B.8: Window shutters shall not be allowed.			
3.2.C.1: If a parapet roof type, it shall be allowed and articulated as an explicit exterior wall visual transition to the sky.			
3.2.C.2: If a gabled or hipped pitched roof, it shall be low-pitched at a 3:12 minimum to 5/12 maximum ratio and finished in clay or concrete barrel tile.			
3.2.C.3: Overhanging downslope, exposed eaves shall be a minimum of sixteen-inches (1'-4") wide supported by wood, composite wood rafter tails or metal brackets.			
3.2.C.4: Extended roof eaves shall be supported by metal bracket details, pr wood, composite wood exposed rafters, gabled or sloped roof dormers.			
3.2.C.5: Balconies shall be supported by bracketing in entirely metal materials.			
3.2.C.6: Rain drainage catchment shall be conducted with a combination of gutters and downspouts in entirely metal materials.			
3.3 Craftsman			
3.3.A.1: An explicit base level element shall ground the building up to two and half-feet (2'-6") maximum height, such as a bulkhead, footer, or sill.			
3.3.A.2: The ground floor base shall provide a minimum one (1) foot wide a horizontal band of a different plane on the façade at the top of the first story, such as a cornice or lintel.			
3.3.A.3: Primary entry doors on the ground floor shall be made of wood or composite wood.			
3.3.A.4: <i>Building wall elements</i> , windows and openings, shall be recessed a minimum two-inches (0'-2") from the wall.			
3.3.A.5: Trellis and other woodwork shall define outdoor porches and patios.			
3.3.B.1: Brick, stone or cast concrete materials shall not be allowed above the ground floor base element, except for attached chimneys.			
3.3.B.2: Upper floor exterior walls shall be clad as single-plane expanse of wood, composite wood, shingle, shake, or clapboard siding up to the roof line.			

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3.3.B.3: Exterior wall material shall change vertically between the ground floor and upper floors. Ground floor material shall be stone, brick or stucco and the upper floors shall be shingles, shakes, or clapboard siding.			
3.3.B.4: The space between columns and piers shall be either square or vertically rectangle shape with a height to width proportion ratio of no more than 3:1.			
3.3.B.5: Door and window openings shall be centered on the spaces between columns/piers.			
3.3.B.6: Window and opening compositions shall be either square and/or vertically rectangle shaped and shall be recessed a minimum two-inches (0'-2") from the wall.			
3.3.B.7: Attached building wall elements, such as awnings and balconies, shall encroach into the building's setbacks per Chapter E-6 standards.			
3.3.B.8: Window shutters, if used, shall be the aggregate size of the associated opening.			
3.3.B.9: Exterior walls shall transition into roof form by projected wooden eaves with exposed wooden rafters.			
3.3.C.1: Roofs must be designed with a pitched gable or hipped roof and shall be sloped between 3:12 and 4:12.			
3.3.C.2: Eaves shall be supported by wood or composite wood bracket details and exposed rafters to support gable end roofs.			
3.3.C.3: Dormers, if used, shall have shed or gable ends.			
3.3.C.4: The building shall not have vertical elements on corner lots fronting on streets.			
3.3.D.5: Rain drainage catchment shall be conducted with a combination of gutters and downspouts in entirely painted metal or copper materials.			
3.4 American Mercantile			
3.4.A.1: An explicit base level element shall ground the building up to two and half-feet (2'-6") maximum height, such as a bulkhead, footer, or sill.			
3.4.A.2: The ground floor base shall provide a minimum one (1) foot wide a horizontal band of a different plane on the façade at the top of the first story, such as a cornice or lintel.			

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3.4.A.3: Exterior wall materials shall be applied as a horizontal band of brick, stone, cast concrete, or stucco.			
3.4.B.1: Upper floors shall be a single-plane expanse of brick, stone, cast concrete, stucco, or plaster materials.			
3.4.B.2: Projecting <i>building wall elements</i> , such as awnings and balconies, shall encroach into setbacks per Chapter E-6 standards.			
3.4.B.3: The <i>building wall elements</i> shall be either square or vertically proportioned with a height to width ratio of no more than 3:1.			
3.4.B.4: Doors, windows, and openings shall be centered on the spaces between ground floor columns and piers pattern and shall be recessed a minimum two-inches (0'-2") from the wall.			
3.4.B.5: Exterior walls shall transition directly into roof parapets or into plaster molding or cornice line forms.			
3.4.B.6: Window shutters shall not be allowed.			
3.4.C.1: Flat roof cornice lines shall be outlined, if used, with plaster moldings a maximum three-feet (3'-0") wide.			
3.4.C.2: Rain drainage catchment shall be conducted with a combination of gutters and downspouts in entirely metal and painted metal materials.			
3.5 Victorian			
3.5.A.1: An explicit base level element, a footer, shall ground the building up to three feet (3'-0") maximum height. The base shall be of brick, stone or cast concrete, materials.			
3.5.A.2: Primary entry doors on the ground floor shall be made of wood or composite wood.			
3.5.A.3: <i>Building wall elements</i> , windows and openings, shall be recessed a minimum two-inches (0'-2") from the wall.			
3.5.A.4: Trellis shall frame outdoor porches and patios and be made of wood or composite wood.			
3.5.B.1: Upper floor exterior walls shall be clad as single-plane expanse of brick, wood, composite wood, shingle, shake, or clapboard siding up to the roof line.			

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3.5.B.2: Stone or cast concrete materials shall not be allowed above the ground floor base/ footer element, except for attached chimneys.			
3.5.B.3: Attached <i>building wall elements</i> , such as awnings, balconies and bay windows, shall encroach into the building's setbacks per Chapter E-6 standards.			
3.5.B.4: Window and openings compositions shall be vertically rectangle shaped and shall be recessed a minimum two-inches (0'-2") from the wall.			
3.5.B.5: Bay windows shall be required on upper floors and located every twenty-five feet (25'-0") apart maximum.			
3.5.B.6: Window shutters, if used, shall be the aggregate size of the associated opening.			
3.5.B.7: Balconies shall be supported by bracketing entirely in wood or wood composite materials			
3.5.C.1: Covered turrets and bay windows shall be vertical elements on corner lots.			
3.5.C.2: Roof eaves shall overhang building walls a maximum of two-feet (2'-0") and be supported by wood or composite wood brackets and/or rafters.			
3.5.C.3: Dormers, if used, shall have shed or gable ends.			
3.6 Colonial Revival/Cape Code			
3.6.A.1: An explicit base level element, a footer, shall ground the building up to three feet (3'-0") maximum height. The base shall be of brick, stone, or cast concrete, materials.			
3.6.A.2: Primary entry doors on the ground floor shall be made of wood or composite wood.			
3.6.A.3: <i>Building wall elements</i> , windows and openings, shall be recessed a minimum two-inches (0'-2") from the wall.			
3.6.A.4: Porches shall not extend deeper than six-feet (6'-0") and wider than eight-feet (8'-0").			
3.6.B.1: Upper floor exterior walls shall be clad as single-plane expanse of brick, wood, composite wood, shingle, shake, or clapboard siding up to the roof line.			
3.6.B.2: Stone or cast concrete materials shall not be allowed above the ground floor base/ footer element, except for attached chimneys.			

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
3.6.B.3: Attached <i>building wall elements</i> , such as awnings and balconies, shall encroach into the building’s setbacks per Chapter E-6 standards.			
3.6.B.4: Balconies shall be supported by bracketing entirely in wood or composite wood materials			
3.6.B.5: Window and openings compositions shall be vertically rectangle shaped and shall be recessed a minimum two-inches (0’-2”) from the wall.			
3.6.B.6: Bay windows shall extend through all floors, ground floor to top floor.			
3.6.B.7: Window shutters, if used, shall be the aggregate size of the associated opening.			
3.6.C.1: Roofing material shall be composite shingles or metal materials.			
3.6.C.2: Roof eaves shall overhang building walls a maximum of two-feet (2’-0”) and be supported by wood or composite wood brackets and/or rafters.			
3.6.C.3: Dormers, if used, shall have shed or gable ends and be a maximum six-feet (6’-0”) wide.			
3.7 Traditional Modern			
3.7.A.1: A base level element, a footer, if used, shall ground the building up to two and half-feet (2’-6”) maximum height as a horizontal band of cast concrete, stucco, or plaster materials.			
3.7.A.2: Exterior wall materials shall be applied as cast concrete, stucco or plaster materials throughout the ground floor level.			
3.7.A.3: Doorways and openings shall be semi-circled arched vertically proportioned with a height to width ratio no less than 1.5:1 and no more than 1.5:1 or rectangles and squares and not exceed the height of the Ground Floor.			
3.7.B.1: Upper floors shall be a single-plane expanse of cast concrete, stucco and plaster materials of white or off-white exterior colors.			
3.7.B.2: Attached <i>building wall elements</i> , such as awnings and balconies, shall encroach into the building’s setbacks per Chapter E-6 standards. Balconies shall be a minimum six-feet (6’-0”) deep and maximum length of twenty-five (25’-0”) along the ground floor frontage.			
3.7.B.3: Windows and openings shall be geometrically square, and horizontally or vertically rectangular and shall be recessed a minimum two-inches (0’-2”) from the wall.			
3.7.B.4: Upper floor windows and openings shall not be centered on ground floor patterns.			

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
3.7.B.5: Exterior walls shall transition directly into roof parapets or into plaster molding or cornice line forms.			
3.7.B.6: Window shutters shall not be allowed.			
3.7.C.1: Rain drainage catchment shall be conducted with a combination of gutters and downspouts set entirely within the building envelope.			
3.7.C.2: Roofing materials shall be painted white or off-white with the exception of metal surfaces.			
3.8 California Contemporary			
3.8.A.1: The base level shall be composed of the full ground floor length combination of cast concrete, stucco, wood, composite wood, plaster or glass materials.			
3.8.A.2: Doorways shall be located asymmetrical from the center of the building with its color and materials offset from the predominate ground floor base color and materials.			
3.8.A.3: Windows and openings shall be square or horizontal rectangle shapes.			
3.8.B.1: Upper floors shall be a single-plane expanse of glass, metal and/or cast concrete materials.			
3.8.B.2: Attached <i>building wall elements</i> , such as awnings and balconies, shall encroach into the building's setbacks per Chapter E-6 standards			
3.8.B.3: Exterior walls shall transition directly into flat roofs or plaster molded forms.			
3.8.C.1: A vertical elements shall be a plain or line of material and/or color off-set from the primary building facade that extends to the highest point of the building.			
3.8.C.2: The building cap incorporates the roof parapet or roofline and is where the building side meet the top covering. Building caps should facilitate roof forms that are integral to the building's design on all sides of the structure.			
3.8.C3: Rain drainage catchment shall be conducted with a combination of gutters and downspouts in metal or painted metal materials.			
3.8.C.4: Secondary building faces on flat-roofed buildings should have a parapet height that is consistent with the primary face. The vertical façade of a building face should not be extended above the actual parapet or roofline to give the appearance of a false front.			

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
3.8.C.5: For buildings or portions of buildings which are three (3) to four (4) stories in height, provide articulation for the top story of the building. This may be accomplished by a color change, material change, a cornice/belt course at the bottom of the uppermost story.			
E-4 Building Types			
4.2 Buildings Located on Corners or Mid-Blocks			
4.2.A: Buildings located on Primary and Secondary Street corners shall be accentuated with a vertically articulated architectural element per a selected architectural style (see previous section Chapter E-3) within a minimum of twenty-five feet (25'-0") of the street corner.			
4.2.B: Buildings located mid-block, greater than 25-feet from the corner of a primary street, shall express a horizontal articulation via banded or layered Building Wall Element projections or encroachment within each story to the edge of the building. The architectural projections that can be used to express a horizontal articulation include balconies, bay windows, cantilevered rooms, and/or awnings (see E-6).			
4.2.C: Full-block developments shall incorporate both corner and mid-block building patterns.			
4.2.D: Facades for buildings over one hundred and fifty-feet (150'-0") in width along a Primary Street shall mix its building articulation to appear as though it is composed a minimum of two (2) distinctive, attached "buildings" with different building type combinations.			
4.4 Townhouse			
4.4.A.1: Not allowed with American Mercantile architectural style.			
4.4.B.1: Front entries shall be raised, or setback at grade from the primary street level, to facilitate private residential living.			
4.4.B.2. Each unit shall have an individual entry from the street separated one from the other.			
4.4.B.3: Allowed Frontage Types (see Chapter E-5): a. Front Porch b. Stoop c. Raised Terrace			
4.4.C.1: Townhouses on corners shall have at least two (2) building wall elements every twenty-five linear feet (25'-0") on each floor that fronts or faces onto primary street(s).			

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
4.4.C.2: On corners, where the end unit faces onto a primary street, that end face shall be considered a Front. If on two primary streets, choose on street to front onto.			
4.4.C.3: 3. Mid-block lot(s) townhouses shall provide at least two (2) building wall elements every twenty-five feet (25'-0") on each floor.			
4.4.D.1: The upper floors shall occupy at least seventy-five percent (75%) of the full ground-floor footprint area.			
4.4.D.2: Buildings shall not exceed three (3) stories in height. Townhouse units may be incorporated into larger buildings and shall not exceed three (3) floors in each unit.			
4.5 Live-Work Building			
4.5.A.1: Allowed with the following architectural styles: a. Spanish Revival, b. Craftsman, c. American Mercantile, f. Traditional Modern g. California Contemporary, d. Victorian (HOSP-only), e. Colonial Revival/Cape Code (HOSP-only).			
4.5.B.1: Front entries shall be either adjacent to the sidewalk or setback at grade on the street level, to facilitate commerce. Private residential entries may be located on the facade or within the building.			
4.5.B.2: Each unit shall have an individual entry from the street separated one from the other.			
4.5.B.3: Allowed Frontage Types (see Chapter E-5): a. Raised Terrace b. Forecourt c. Shopfront			
4.5.C.1: Live-Work Buildings on corners shall have at least two (2) building wall elements every twenty-five linear feet (25'-0") on each floor that fronts or faces onto primary street(s).			
4.5.C.2: Live-Work Buildings located mid-block shall provide at least two (2) Building Wall element every twenty-five feet (25'-0") on each floor.			
4.5.D.1: The upper floors shall occupy at least seventy-five percent (75%) of the full ground-floor footprint area.			
4.5.D.2: Buildings shall not exceed three (3) stories in height. Live-Work Building units may be incorporated into larger buildings and shall not exceed three (3) floors in each unit.			

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
4.6 Small Apartment Building			
4.6.A.1: Not allowed with Victorian and Colonial Revival/Cape Code styles.			
4.6.B.1: The fronts shall have one (1) identifiable common entry within a selected frontage type that shall be raised (stoop and raised terrace), or at grade (forecourt) at the Primary Street level to facilitate private residential living.			
4.6.B.2: Upper floor units shall share a common entrance fronting onto the primary street.			
4.6.B.3: Allowed Frontage Types (see Chapter E-5): a. Stoop b. Raised Terrace c. Forecourt d. Fence and Hedge			
4.6.C.1: Maximum building wall width and length dimension along primary and side street frontages shall be two-hundred feet (200'-0").			
4.6.C.2: Each floor that fronts onto a primary street(s) shall provide at least two (2) building wall elements every twenty-five linear feet (25'-0").			
4.6.D.1: Buildings shall not exceed three (3) stories in height.			
4.7 Large Apartment Building			
4.7.A.1: Not allowed with American Mercantile, Victorian and Colonial Revival/Cape Code styles.			
4.7.B.1: Large Apartment fronts shall have one (1) identifiable common entry within a Frontage Type that shall be raised (stoop and terrace), or at grade (forecourt) at the primary street level to facilitate private residential living.			
4.7.B.2: Upper floor units shall share a common entrance fronting onto the primary street.			
4.7.B.3: Allowed Frontage Types (see Chapter E-5): a. Stoop b. Raised Terrace c. Forecourt d. Fence and Hedge			

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
4.7.C.1: Maximum building wall width/length dimension along primary and side street frontages shall be two-hundred feet (200'-0").			
4.7.C.2: Each floor fronting primary street(s) shall provide at least three (3) ground floor Building Wall element every fifty feet (50'-0").			
4.7.C.3: The upper third (3rd) and fourth (4th) floors, which shall only occupy up to seventy-five percent (75%) of the ground and second (2nd) floor footprint area.			
4.7.D.1: Buildings shall not exceed four (4) stories in height.			
4.8 Large Mixed-Use Building			
4.8.A.1: Not allowed with Victorian and Colonial Revival/Cape Code architectural styles.			
4.8.B.1: Front entries shall be either adjacent to the sidewalk or setback at grade on the street level, to facilitate commerce.			
4.8.B.2: Upper floor units shall share a common entrance fronting onto the primary street.			
4.8.B.3: The ground floor window frontage shall have a minimum of seventy-five percent (75%) transparency, measured along the length of the primary building frontage.			
4.8.B.4: Allowed Frontage Types (see Chapter E-5): a. Raised Terrace b. Forecourt c. Shopfront d. Industrial Shopfront			
4.8.C.1: Mixed-use buildings on corners building shall have a minimum of three (3) ground floor building wall elements every fifty linear feet (50'-0").			
4.8.C.2: The upper stories shall occupy the full ground floor footprint area, except for buildings over two-hundred fifty linear feet (200'-0") of Building Wall length where the fourth (4th) floor shall only occupy up to seventy-five percent (75%) of the ground floor footprint area.			
4.8.C.3: Maximum Building Wall dimension along primary and side street frontages shall be two-hundred feet (200'-0").			
4.8.D.1: Buildings shall not exceed four (4) stories in height.			

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
4.9 Historical and Existing Building Adaptations			
4.9.A. All rehabilitations of existing buildings and additions shall be reassembled with the integrity of its originally intended architectural style referenced in Chapter E-3. If the original style is not listed in Chapter E-3 then it is not eligible for Streamlined Permit Processing (see Chapter E-1, Sections 1.4 and 1.8).			
4.9.B. The adaptive reuse of architecturally distinctive buildings shall identify their architectural integrity on the sites of proposed multi-family buildings and design according to its architectural style referencing Chapter E-3, if applicable (see Chapter E-1, Section 1.8).			
4.9.C. Development cannot demolish a historic structure individually listed on a national, state, or local historic register at the time of application submittal.			
E-5 Frontage Types (Base of the Building)			
5.2: The Frontage types, shall be allowed in the following sub-districts per architectural style as listed in Table 5.2 Frontage Types Allowed Standards (page E-47).			Must be Compliant
5.3 Front Porch			
5.3.A.1: Porches shall directly access the individual units located on the ground floor.			
5.3.A.2: Porch materials and design shall conform to the details its selected architectural style as identified in Chapter 3 Architectural Style.			
5.3.B.1: Porches shall be a minimum of six feet (6'-0") in depth.			
5.3.B.2: Porches shall be a minimum of eight feet (8'-0") in width.			
5.3.B.3: Ceiling height on porches shall be a minimum of eight feet (8'-0") and a maximum of twelve feet (12'-0").			
5.3.C.1: Front yard setback areas, not included in the walkway, shall be landscaped with native or adaptive landscaping as defined in the City of Carlsbad Landscape Manual.			
5.3.D.1: Shed roofs shall cover porches.			
5.4 Stoop			
5.4.A.1: Stoops shall directly access the individual units located on the ground floor with an exterior stair and landing at the entrance.			

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
5.4.A.2: Stoop materials and design shall conform to the details its selected architectural style as identified in Chapter 3 Architectural Style.			
5.4.B.1: Stoop Width: six to ten feet (6'-0" to 10'0")			
5.4.B.2: Stoop Depth: six to ten feet (6'-0" to 10'-0")			
5.4.B.3: Stoop Height: from above finished grade twelve to forty-eight inches (12" to 48").			
5.4.C.1: Front yard setback areas, not included in the walkway, shall be landscaped with native or adaptive landscaping as defined in the City of Carlsbad Landscape Manual.			
5.4.D.1: Awnings, canopies, or shed roofs shall cover Stoops.			
5.5 Raised Terrace			
5.5.A.1: Raised Terraces shall directly access the ground floor plane entrance with an exterior stair.			
5.5.A.2: Raised Terrace materials and design shall conform to the details its selected architectural style as identified in Chapter E-3 Architectural Style.			
5.5.A.3: Raised Terraces shall encroach into the front yard setback to meet the back-of-sidewalk of the primary street.			
5.5.B.1: Terraces shall be raised up to a maximum of three feet (3'-0") above the adjacent sidewalk.			
5.5.B.2: Terraces shall be a minimum of six-feet (6'-0") deep.			
5.5.B.3: Terrace frontage shall match the functional building width and door/window bay pattern.			
5.5.B.4: Steps and walkway accessing the Raised Terrace from the Primary Street sidewalk shall be a minimum of six-feet (6'-0") wide and paved with hand railings.			
5.5.C.1: Raised Terraces shall be hardscaped.			
5.5.D.1: Terraces shall be clearly delineated with permeable fencing, low walls or landscaping a maximum three-feet (3'-0") high.			
5.5.D.2: Bay windows and semi-recessed and cantilevered balconies allowed on upper floors shall encroach into the space above the raised terrace.			

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
5.6 Forecourt			
5.6.A.1: A common building lobby shall directly be accessed from the forecourt.			
5.6.A.2: At least one building entry shall be accessible from the forecourt.			
5.6.A.3: All building edges surrounding the forecourt shall have a minimum of one (1) bay of windows.			
5.6.B.1: Each forecourt shall not be wider than twenty-five feet (25'-0")			
5.6.B.2: A forecourt shall be a maximum of twenty feet (20'-0") deep.			
5.6.B.3: A forecourt between twenty-feet (20'-0") and a maximum thirty-feet (30'-0") deep shall have a related building height of four (4) stories.			
5.6.C.1: Forecourts shall be landscaped and/or hardscaped.			
5.6.C.2: Landscaping shall be native or adaptive landscaping as defined in the City of Carlsbad Landscaping Manual.			
5.6.D.1: Bay windows and semi-recessed and cantilevered balconies allowed on upper floors shall encroach into the space above the forecourt.			
5.7 Fence and Hedge			
5.7.A.1: Fence and hedge frontages shall directly extend from the ground floor plane at grade.			
5.7.A.2: Fence and hedge frontages shall encroach into the front yard setback to meet the back-of-sidewalk of the primary street.			
5.7.B.1: Fence and hedge frontages shall be clearly delineated with permeable fencing, low walls or landscaping to a minimum of three-feet (3'-0") height located in the front yard setback parallel to the sidewalk to a maximum of six-feet (6'-0") above the adjacent sidewalk if perpendicular to the front sidewalk in the side yard setback.			
5.7.B.2: Fencing and hedges shall be a maximum of fifty feet (50'-0") in frontage length.			
5.7.B.3: The area between the building and the fence and hedge shall be a minimum of six-feet (6'-0") deep.			
5.7.C.1: The area between the building and fencing and hedges shall be landscaped and/or hardscaped.			

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
5.7.C.2: Landscaping shall be native or adaptive landscaping as defined in the City of Carlsbad Landscaping Manual.			
5.7.D.1: Bay windows and semi-recessed and cantilevered balconies allowed on upper floors shall encroach into the space above the area between the building and fence and hedge			
5.8 Shopfront			
5.8.A.1: Shopfronts shall correspond directly with the building entrance to which they provide access.			
5.8.A.2: Shopfront entries along the ground floor shall be at fifteen to twenty-five feet (15'-0" to 25'-0") intervals for the length of the building frontage.			
5.8.B.1: Shopfronts shall be between twelve to twenty-five feet (12'-0" to 25'-0") high, measured from the finished floor to the bottom of the ceiling of the shopfront space.			
5.8.B.2: Shopfront frontages shall be setback no more than twelve inches (0'-12") from the adjacent sidewalk at the primary entrance.			
5.8.B.3: Shopfront facade area shall be a minimum of ninety percent (90%) glazed transparent and clear; opaque, highly reflective, and dark tinting are not permitted.			
5.8.B.4: The sill height of a storefront window shall be no more than thirty inches (0'-30") high measured from the adjacent finished sidewalk.			
5.8.B.5: The maximum length of blank, opaque walls facing the street shall be limited to fifteen horizontal feet (15'-0") for any one stretch in either direction.			
5.8.B.6: The maximum distance between shopfront entries is fifty-feet (50'-0").			
5.8.C.1: Any area between the property line back-of-sidewalk and the building face shall be hardscaped.			
5.8.D.1: In a condition with multiple Shopfront entries, a transition between Shopfronts with a defined edge treatment, such as a change in plane, column, or a vertical trim element between shopfronts shall be provided.			
5.8.D.2: Transoms shall be incorporated above entry doors.			
5.8.D.3: Doors and entryways to stores shall be recessed a minimum of three-feet (3'-0") to articulate the entrance and ensure that doors do not swing into the Sidewalk.			

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
5.8.D.4: Awnings shall be lightweight structures of wood, composite wood, metal, painted metal, or canvas, cantilevered from the building facade.			
5.8.D.5: Awnings shall project out to a maximum of eight-feet (8'-0") in width or to the back of the sidewalk with townhouse, live-work, small and large apartments building types.			
5.8.D.6: Awnings shall project out a maximum of eight-feet (8'-0") or to the back of the sidewalk walkway to cover outdoor dining and display zones in front of the building, whichever is greater with Mixed-Use			
5.8.D.7: Awnings, shall be a minimum of ten-feet (10'-0") in height at its front edge.			
5.8.D.8: Support for the canopy's structure in the form of two posts shall be no greater than four inches (0'-4") in diameter may be provided at least two feet (2'-0") from the back of the curb.			
5.9 Industrial Shopfront			
5.9.A.1: Ground-floor units shall be accessible from a common building lobby and/or directly from the sidewalk.			
5.9.A.2: Industrial Shops shall correspond directly with the building entrance to which they provide access.			
5.9.A.3: Materials and design shall conform to the details its selected architectural style as identified in Chapter E-3 Architectural Style.			
5.9.B.1: Industrial Shopfronts shall be between twelve to twenty-five feet (12'-0" to 25'-0") high, measured from the finished floor to the bottom of the ceiling of the shop space.			
5.9.B.2: Building frontages shall be setback a minimum of twelve inches (0'-12") from the adjacent sidewalk at the primary entrance.			
5.9.B.3: The shopfront facade area shall be a minimum of seventy-five percent (75%) glazed transparent and clear; opaque, highly reflective, and dark tinting are not permitted.			
5.9.B.4: The maximum length of blank, opaque walls facing the street shall be limited to fifteen horizontal feet (15'-0") for any one stretch in either direction.			
5.9.B.5: Industrial Shop entries along the ground floor shall be at twenty to thirty feet (20'-0 to 30'-0") intervals.			
5.9.B.6: The maximum distance between shopfront entries is fifty-feet (50'-0").			
5.9.C.1: Any area between the property line back-of-sidewalk and the building face shall be hardscaped.			

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
5.9.D.1: Awnings shall be lightweight structures of wood, composite wood, metal, painted metal or canvas, cantilevered from the building facade.			
5.9.D.2: Awnings shall project out to a maximum of eight-feet (8'-0") in width or to the back of the sidewalk with townhouse, live-work, small and large apartments building types.			
5.9.D.3: Awnings shall project out a maximum of eight-feet (8'-0") or to the back of the sidewalk walkway to cover outdoor dining and display zones in front of the building, whichever is greater with Mixed-Use			
5.9.D.4: Awnings shall be lightweight structures of wood, composite wood, metal, painted metal, or canvas, cantilevered from the building facade.			
5.9.D.5: Awnings shall project out to a maximum of eight-feet (8'-0") in width or to the back of the sidewalk with townhouse, live-work, small and large apartments building types.			
E-6 Windows and Balconies (Middle of the Building)			
6.2 Windows			
6.2.A.1: Outer surface of window frames facing Primary or Secondary Streets shall be recessed a minimum two- inch (0'-2"), from the wall or trim surface, except when applied to California Contemporary architectural style (see Chapter E-3, Section 3.8).			
6.2.B.1: Minimum facade transparency for all upper floors shall be twenty-five percent (25%) to a maximum of forty percent (40%) on the following building types (see Chapter E-4): a. Townhouse (80% max with California Contemporary per Chapter E-3) b. Small Apartment (80% max with California Contemporary per Chapter E-3) c. Large Apartment (80% max with California Contemporary per Chapter E-3)			
6.2.B.2: Maximum facade transparency for all upper floors shall be sixty percent 80% to a minimum of fifty percent (50%) on the following building types: a. Live-Work Units (25% min with Spanish Revival and Craftsman per Chapter E-3) b. Mixed-Use Building (25% min with Spanish Revival & Craftsman per Chapter E-3)			
6.3.A.1: Awning shall be constructed of wood, composite wood, metal, painted metal or canvas and project out, cantilevered, from a building wall facade.			
6.3.A.2: Awnings shall project out a maximum of six-feet (6'-0") in length from the building wall.			

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
6.3.A.3: The width of the awning shall be a maximum of one-foot (1'-0") beyond each side of the extent of the building wall element it is shading.			
6.3.A.4: Upper floor awnings shall cover no more than one window opening each.			
6.3.B.1: Balconies, when used on buildings facing primary street, shall have a minimum occupiable depth of at least six feet (6'-0").			
6.3.B.2: Balconies shall encroach into the front and side yard setbacks up to eight feet (8'-0") from a building face but shall not encroach within two feet (2'-0") from the lot line.			
6.3.A.3: The following Balcony types, recessed, semi-recessed, and cantilevered shall be allowed in the following sub-districts as listed in Table 6.3 Balcony Standards (page E-61).			
6.3.C.1: Bay windows shall be a maximum of ten feet (10'-0") wide and shall have a height that is equal to or greater than their width.			
6.3.C.2: Bay windows shall be placed a minimum of two feet (2'-0") from any building corner and a minimum of three feet (3'-0") from any other bay window.			
6.3.C.3: Bay windows shall consist of at least seventy-five percent (75%) transparent fenestration.			
6.3.C.4: Bay windows may project up to four feet (4'-0") from the building face but shall not extend over the lot line, unless noted otherwise per a building type's standards.			
6.3.D.1: Cantilevered Room shall be a maximum of eight feet (8'-0") wide.			
6.3.D.2: Cantilevered Rooms shall be placed a minimum of ten feet (10'-0") from any other Cantilevered Room.			
6.3.D.3: Cantilevered rooms shall be supported by brackets, extended beams, or other elements per each architectural style (see Chapter E-3).			
6.3.D.4: Minimum vertical clearance of cantilevered rooms above the ground floor shall be fifteen-feet (15'-0") from the sidewalk grade on shopfront types and ten feet (10'-0") on other frontage types.			
E-7 – Roof Articulation Standards (Top of the Building)			
7.1: The roof types shall be allowed in the following architectural styles as listed in Table 7.1 (page E-65).			Must be Compliant

VILLAGE AND BARRIO OBJECTIVE DESIGN STANDARDS COMPLIANCE CHECKLIST FOR MULTIFAMILY HOUSING & MIXED-USE DEVELOPMENT	Complies	Not Applicable	Not Compliant (Notes & Waivers)
7.2 Upper Floor Setbacks			
<p>7.2.A: All three (3) story buildings shall have a minimum building stepback of ten-feet (10'-0") on the third (3rd) floor by stepping a portion of the street-facing facade backward (from the front setback) a minimum of six feet (6'-0") from the predominant facade plane (Figure 7.2.1), and/or vertically articulated plane, for a minimum width of twenty-five feet (25'-0").</p>			
<p>7.2.B: All four (4) story buildings shall have a minimum building stepback of ten- feet (10'-0") starting at the third (3rd) floor by stepping a portion of the street-facing facade backward (from the front setback) a minimum of six feet (6'-0") from the predominant facade plane, and/or vertically articulated plane, for a minimum width of twenty-five feet (25'-0").</p>			
<p>7.2.C: To maintain sun exposure on neighboring lots, where new multifamily housing and mixed-use development is located on a lot facing a <i>side street</i>, between an alley and a <i>primary street</i>, buildings shall stepback toward the interior of the lot at a 54-degree angle from the vertical plane starting at thirty-five feet (35'-0") in height, up to the maximum building height (Figure 7.2.2).</p>			
7.4 Vertical Articulation and Roof Top Elements			
<p>7.4.A: Habitable space within enclosed attics and vertically articulated tower elements, such as cupolas, turrets, and penthouses, with an area equaling fifty percent (50%) or less of the building area of the story immediately below shall not be counted as a story.</p>			
<p>7.4.B: Lofts and mezzanines shall not be considered as a story, provided they do not exceed 50% of the floor area of the story they are located within.</p>			
<p>7.4.C: Unenclosed shade structures, such as roof top patio, terrace, and belvedere, shall not exceed sixteen-feet (16'-0") feet in height from the roof deck floor level and do not count as a story.</p>			
<p>7.4.D: Non-conditioned rooftop space covered or uncovered, such as rooftop terraces and patios, shall not be included as habitable space.</p>			