

**SECTION 6565.18. STANDARDS FOR THE DESIGN OF COMMERCIAL STRUCTURES ON MIDDLEFIELD ROAD IN NORTH FAIR OAKS.**

The following design standards shall apply to parcels along Middlefield Road (areas zoned C-1/NFO and C-2/NFO) in North Fair Oaks.

A. Site Planning

1. Locate development on a parcel so that: (1) commercial uses abut the front property line, with the exception of recessed entryways, and directly face the street, (2) pedestrians have direct access to retail uses from the street, and (3) storage areas are located toward the rear of the parcel (see Figure 1).
2. Perpetuate the existing pattern of small scale commercial development by requiring 25-foot or 50-foot wide building or storefronts within larger buildings which face the street (see Figure 2).
3. On corner parcels, locate development on both property lines; however, encourage the corner to be recessed up to a maximum of six (6) feet from the front and side property lines in order to create: (1) pedestrian plazas, (2) increased site distances, (3) prominent building entrances, and (4) more architecturally-interesting buildings (see Figure 3).

B. Mixed-Use Development

Encourage mixed-use development with commercial uses on the ground level and offices and/or residences on upper levels (see Figure 4).

C. Architectural Styles

Encourage architecture that strongly enhances the overall appearance of the street and allow varying architectural styles.

D. Building Scale and Height

Harmonize building scale and height of commercial buildings with any adjacent residential buildings (see Figure 5).

E. Building Facades

1. Design building facades with doors, windows, walls, and/or other elements that proportionately fit together and are humanly scaled in order to create a harmonious composition where no one element dominates or overwhelms another.

2. Encourage the use of door and window canopies and awnings (see Figure 6).
3. Encourage recessed entryways (see Figure 7).
4. Require that transparent windows which are seen by pedestrians be at least sixty (60) percent of the length of the building facade facing the street.
5. Prohibit opaque or reflective window tints and glazes.
6. Encourage the use of special architectural features on corner building, including corner entries at ground level and projecting windows, towers, turrets, and cupolas on the corners of upper levels (see Figure 8).

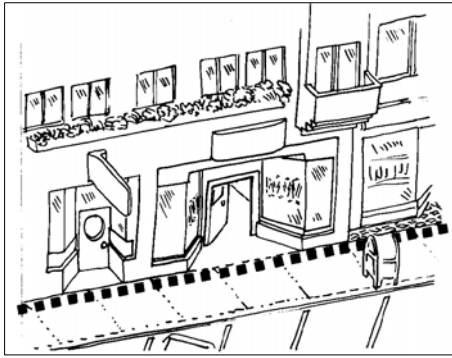
F. Materials and Colors

Use building materials and colors that are compatible with the design of the building and enhance surrounding development. Minimize the use of materials and colors that are highly contrasting and reflective.

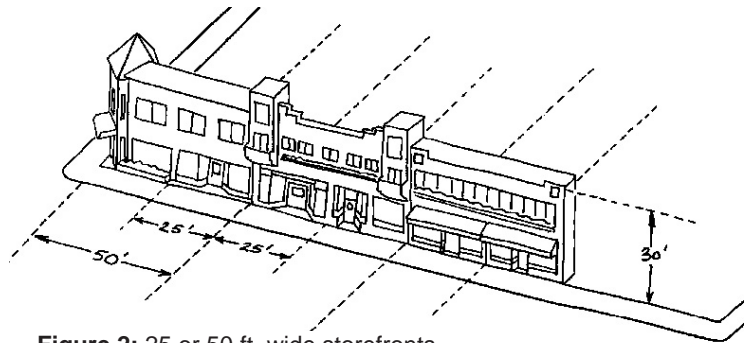
1. Use building materials of durable quality.
2. Use exterior building materials that are in harmony with surrounding neighborhood and enhance the building style, e.g., red brick or other masonry, painted or stained wood, or textured painted stucco surfacing materials. Prohibit the use of unfinished cinder or cement block or corrugated metal siding when visible from a public street or residential use (see Figure 9).
3. Minimize the use of colors that are brilliant, deep, highly contrasting and reflective (e.g.: pink, orange, blue, purple) by allowing them: (1) for only design and/or accent purposes, and (2) to cover no more than twenty-five (25) percent of any one exterior side of a building.

G. Off-Street Parking

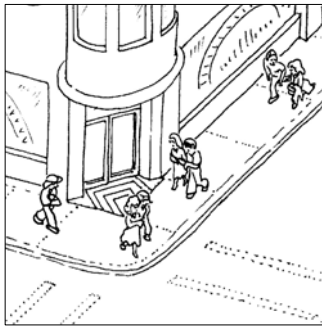
1. Where possible, locate off-street parking at the rear of the parcel and behind buildings (see Figure 10).
2. Screen off-street parking when visible from a public street or residential use (see Figure 11).
3. Encourage the use of common driveways providing access to more than one parcel (see Figure 11).



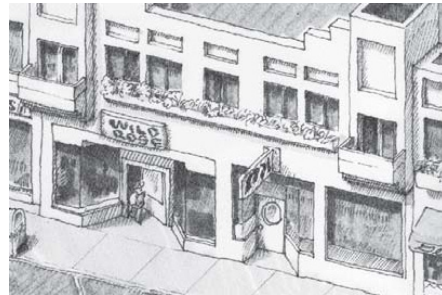
**Figure 1:** about the front property line, give pedestrians direct access



**Figure 2:** 25 or 50 ft. wide storefronts

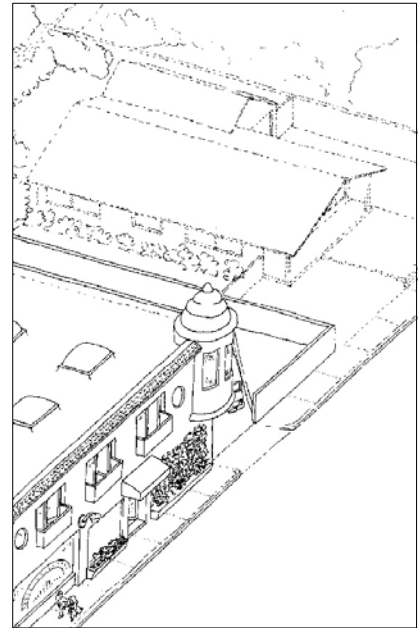


**Figure 3:** recessed corner entries create pedestrian plazas and prominent building entrances



**Figure 4:** mixed use development with residences on upper levels

**Figure 5:** harmonize building scale and height

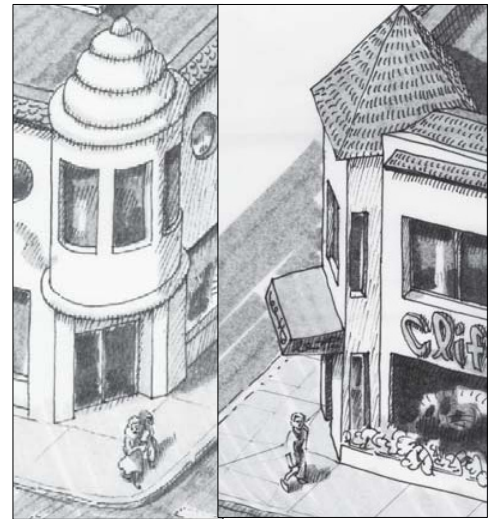


**Figure 6:** door and window canopies



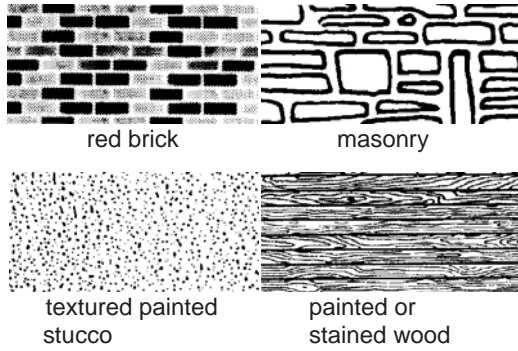


**Figure 7**  
recessed entryway

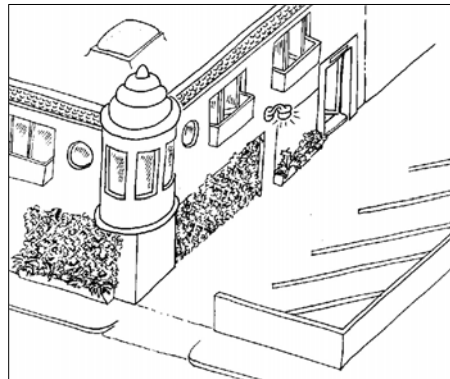


**Figure 8:** corner entries, projecting windows, towers, turrets, cupolas, on corner buildings

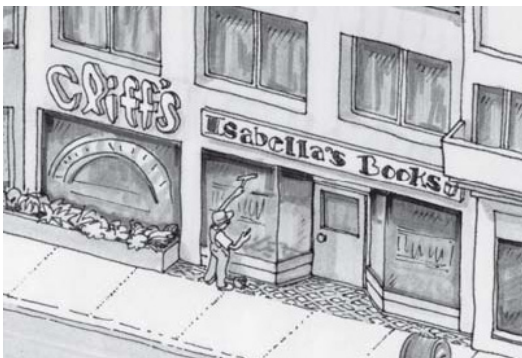
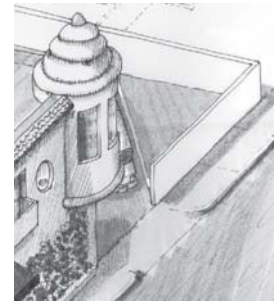
**Figure 9:**



**Figure 10:** off-street parking at the rear of the parcel

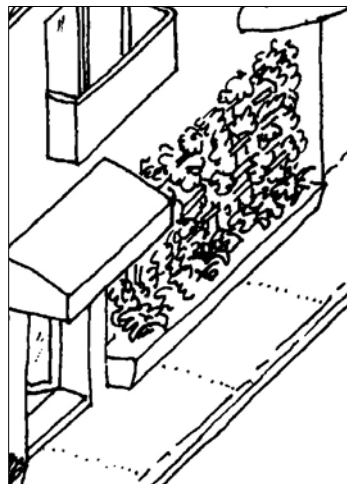


**Figure 11:** screen off-street parking and use common driveways

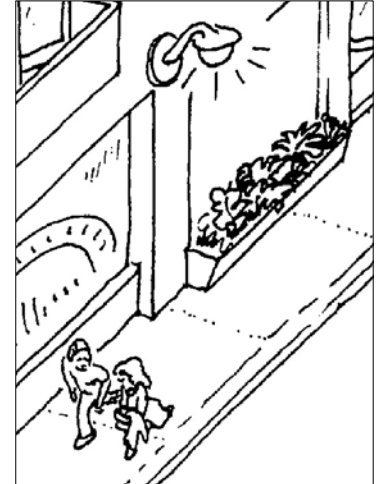


**Figure 12:** signs compatible with the surrounding environment

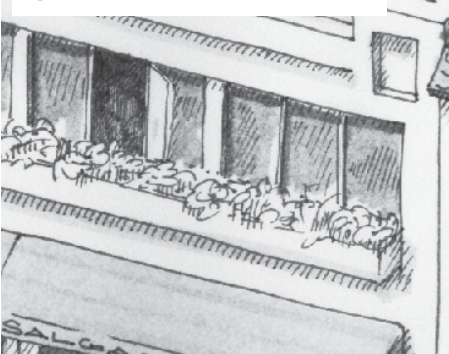
**Figure 14:** vines on walls and trellises



**Figure 15:** lighting to be compatible with building design



**Figure 13:** flowers in planters



H. Signs

1. Limit the number, location, size, design, lighting, materials, and colors of signs so that they are compatible with the building style (see Figure 12).
2. Require the content and design of signs, illustrations, and murals painted on exterior building walls to be compatible with the building and the surrounding environment.

I. Landscaping

Encourage the growing of:

1. Vines on walls and trellises; and
2. Flowers in planter boxes to enhance the appearance of blank walls when visible from a public street or residential use (see Figures 13 and 14).

J. Lighting

Require exterior lighting fixtures, standards, and all exposed accessory lighting to be compatible with building design (see Figure 15).

K. Utilities

Install new distribution lines underground.

**SECTION 6565.19. STANDARDS FOR DESIGN IN PLANNED COLMA DISTRICT.**

The following design standards shall apply to all land designated High Density Residential, Medium High Density Residential and Neighborhood Commercial (Residential Above) within the Planned Colma (PC) Zoning District:

A. Relationship to BART Station Area Specific Plan

The provisions of this section implement the BART Station Area Specific Plan. The BART Station Area Specific Plan provides further guidance in complying with the requirements of this section. The Specific Plan shall be used in conjunction with this section to design and evaluate development proposals.

B. Definitions

For the purposes of this subsection, the following terms are defined:

Courtyard Apartment Building. A multiple-story building containing multiple-family dwellings with shared entrances off a central courtyard.