

## Revised Sections

### The following text is proposed to be added to Article 10, Section 15-1004-C-1:

- c. If a sound wall is required along a certain frontage, or if other circumstances exist that render the Parking Setback impractical or unnecessary, the Review Authority may waive the Parking Setback requirement.

### The following text is proposed to be added to Article 10, Section 15-1004:

- E. **Pedestrian Access.** Pedestrian access shall be provided at the preference of the applicant by either the Flexibility Option or the Certainty Option as follows:

1. **Flexibility Option.** The applicant must demonstrate to the satisfaction of the Review Authority that the project meets the following goal:
  - a. Provide sufficient opportunities to for residents to walk to nearby amenities, services, and transit facilities.
2. **Certainty Option.** Projects which comply with the following standards shall be considered to provide sufficient pedestrian access:
  - a. **Common Area Sidewalk Connections.** Common entrances into lobbies or internal pedestrian paths shall be provided at the rates prescribed below. When providing access to a structure, such entrances shall be protected by a portico, canopy, or alcove of no less than four feet in depth.
    - i. In the Priority Areas (see Figure IM-1: Priority Areas for Development Incentives in the Fresno General Plan, adopted in 2014). No less than one per 400 feet of linear street frontage.
    - ii. Outside of the Priority Areas. No less than one per 600 feet of linear street frontage.
  - b. **Residential Unit Sidewalk Connections.** Direct entrances into individual ground-floor dwelling units which are adjacent to streets shall be provided at the rates prescribes below. Such entrances shall be protected by a portico, canopy, or alcove of no less than four feet in depth.
    - i. In the Priority Areas. No less than one per 100 feet of linear street frontage.
    - ii. Outside of the Priority Areas. None required.
  - c. **External Connections to Adjacent Development.** Pedestrian walkways shall connect the project site to adjacent Commercial, Mixed-Use, and Office districts at a frequency of no less than one per 600 feet. Projects may be excepted from this requirement in the following situations:
    - i. An interconnected street network with short blocks and sidewalks exists in the surrounding area; or

- ii. The project site is less than one acre in size; or
- iii. The adjacent properties are developed and there are no possible connection points.

**The following text is proposed to be added to Section 15-1005 is added to Article 10:**

**15-1005 Façade Design Development Standards**

Appropriate façade design shall be provided at the preference of the applicant by either the Flexibility Option or the Certainty Option as follows:

- A. **Flexibility Option.** The applicant must demonstrate to the satisfaction of the Review Authority that the project meets the following goals:
  - 1. Present an attractive appearance to public streets.
  - 2. Be aesthetically and functionally compatible to the nearby development context.
  - 3. Demonstrate a high level of quality.
  - 4. Support the growth in value of surrounding properties.
- B. **Certainty Option.** Street-facing façades for buildings adjacent to a public street shall comply to the following standards. Other façades shall not be subject to these standards.
  - 1. **Building Length Articulation.** At least one projection or recess at least six inches in depth will be provided for every 50 horizontal feet of wall.
  - 2. **Building Materials and Finishes.** Materials shall present a durable and attractive appearance through one of the following methods:
    - a. High quality materials and finishes; or
    - b. At least two cladding materials; or
    - c. At least three exterior colors.
  - 3. **Window Design.**
    - a. **Glazing Ratio.** Façades shall have an overall wall composition of at least 15 percent glazing, but not more than 70 percent glazing.
    - b. **Vertical Proportion.** On upper stories, the percentage of all window openings specified below shall have a vertical proportion, in which their height exceeds their width by 25 percent or more. Openings divided by muntins or other elements of two inches or more in width shall constitute separate openings.
      - i. In the Priority Areas (see Figure IM-1: Priority Areas for Development Incentives in the Fresno General Plan, adopted in 2014). At least 50 percent.
      - ii. Outside of the Priority Areas. At least 30 percent.
    - c. **Window Depth.** Trim at least one inch in depth must be provided around all upper story windows, or windows must be recessed at least two inches from the plane of the surrounding exterior wall. For double-hung and horizontal sliding windows, at least one sash shall achieve the two-inch recess.

- i. In the Priority Areas. At least 50 percent.
    - ii. Outside of the Priority Areas. At least 30 percent.
- 4. **Façade Alignment.**
  - a. In the Priority Areas. Façade alignment shall be as follows:
    - i. *Vertical Alignment.* With the exception of mansard roofs, cornices, and other such features, façades shall be oriented vertically and shall have no slope.
    - ii. *Horizontal Alignment.* With the exception of bay windows and similar features, façades shall run parallel or perpendicular to the adjacent street.
  - b. Outside of the Priority Areas. No requirement.
- 5. **External Stairs, Corridors, and Hallways.** External stairs, corridors, and hallways that are located within 30 feet of a public street must be architecturally integrated into the building design.
- 6. **Façade Elements.** Development shall incorporate façade elements as follows:
  - a. In the Priority Areas. A minimum of one of the following Façade Elements will be incorporated into street-facing building façades:
    - i. Forecourts
    - ii. Bay Windows
    - iii. Balconies
    - iv. Porches
    - v. Stoops
    - vi. Arcades
  - b. Outside of the Priority Areas. No requirement.

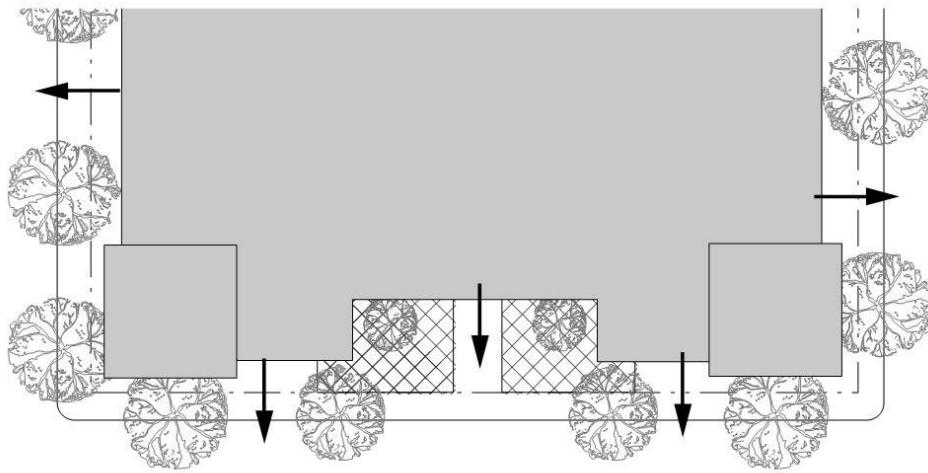
**The following text is proposed to be added to Article 11, Section 15-1104-D-1 is amended as follows:**

- c. If a sound wall is required along a certain frontage, or if other circumstances exist that render the parking setback impractical or unnecessary, the Review Authority may waive the parking setback requirement.

**The following text is proposed to be added to Subsection F is added to Article 11, Section 15-1104:**

- F. **Pedestrian Access.** Pedestrian access shall be provided at the preference of the applicant by either the Flexibility Option or the Certainty Option as follows:

1. **Flexibility Option.** The applicant must demonstrate to the satisfaction of the Review Authority that the project meets the following goals:
  - a. Provide sufficient opportunities to walk to nearby amenities, services, and transit facilities.
  - b. Create an interface between the building and the public sidewalk which results in a high level of activity on the sidewalk.
2. **Certainty Option.** Projects which comply with the following standards shall be considered to provide sufficient pedestrian access:
  - a. *Common Area Sidewalk Connections.* Common entrances into lobbies or internal pedestrian paths shall be provided at a rate of no less than one per 400 feet of linear street frontage. When providing access to a structure, such entrances shall be protected by a portico, canopy, or alcove of no less than four feet in depth. When providing access to a structure such entrances shall also feature an architectural element which clearly distinguishes them from entrances into individual dwellings.
  - b. *Residential Unit Sidewalk Connections.* Direct entrances into individual ground-floor dwelling units which are adjacent to streets shall be provided at a rate of no less than one per 100 feet of linear street frontage. Such entrances shall be protected by a portico, canopy, or alcove of no less than four feet in depth.
  - c. *Commercial Sidewalk Connections.* Direct entrances into ground-floor commercial establishments which are adjacent to streets shall be provided at a rate of no less than one per 100 feet of linear street frontage. When establishments with dimensions greater than 100 feet occupy a site, they shall be set back and wrapped with smaller spaces that will satisfy this requirement. See Figure 15-1104-F.2.c.
  - d. *External Connections to Adjacent Development.* Pedestrian walkways shall connect the project site to adjacent Residential, Commercial, Mixed Use, and Office districts at a frequency of no less than one per 600 feet. Projects may be excepted from this requirement in the following situations:
    - i. An interconnected street network with short blocks and sidewalks exists in the surrounding area; or
    - ii. The project site is less than one acre in size; or
    - iii. The adjacent properties are developed and there are no possible connection points via breaks in the perimeter wall/fence.



**FIGURE 15-1104-F.2: SIDEWALK CONNECTIONS**



↑ LINER SHOPS      ↑ LARGE SHOP      ↑ LINER SHOPS



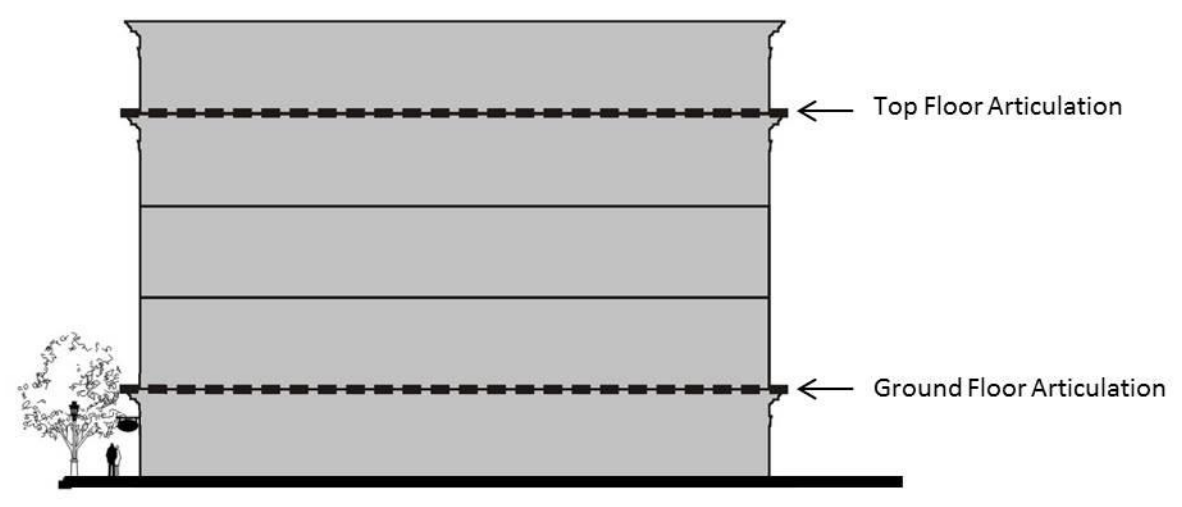
**FIGURE 15-1104-F.2.C: WRAPPING OF LARGE USES**

**The following text is proposed to be added to Section 15-1105 is added to Article 11:**

**15-1105 Façade Design Development Standards**

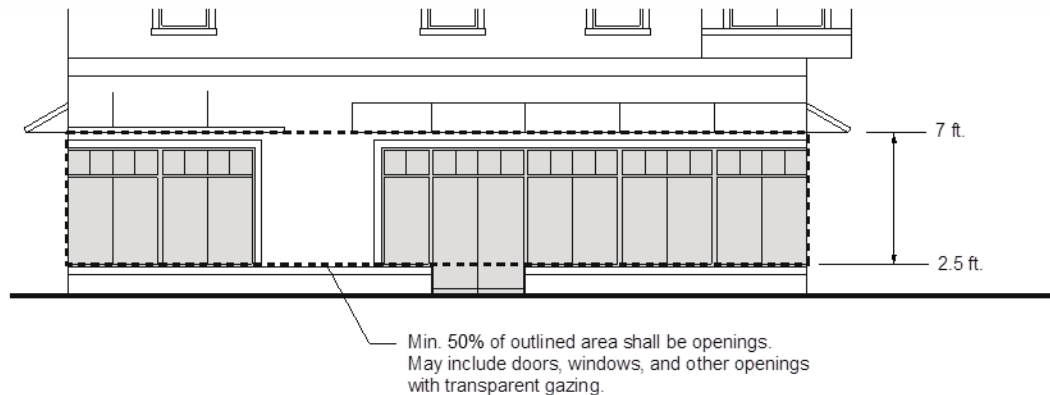
Appropriate façade design shall be provided at the preference of the applicant by either the Flexibility Option or the Certainty Option as follows:

- A. **Flexibility Option.** The applicant must demonstrate to the satisfaction of the Review Authority that the project meets the following goals:
1. Present an attractive appearance to public streets.
  2. Be aesthetically and functionally compatible to the nearby development context.
  3. Demonstrate a high level of quality.
  4. Support the growth in value of surrounding properties.
- B. **Certainty Option.** Street-facing façades for buildings adjacent to a public street shall comply to the following standards. Other façades are not be subject to these standards.
1. **Building Length Articulation.** At least one projection or recess at least six inches in depth shall be provided for every 50 horizontal feet of wall.
  2. **Building Height Articulation.** In order to maintain a human scale for multi-story buildings, the height of façades shall be broken into smaller increments as follows:
    - a. **Ground Floor.** A substantial horizontal articulation of the façade shall be applied at the top of the first story. This element shall be no less than 18 inches tall, and should project from the adjacent wall plane. It shall be designed as a cornice, belt course, or a similar architectural element which is appropriate to the style of the building.
    - b. **Top Floor.** Buildings or portions of buildings which are four stories in height or taller shall also 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, by stepping the uppermost story back, or similar measures.



**FIGURE 15-1105-B.2: BUILDING HEIGHT ARTICULATION**

- C. **Building Materials and Finishes.** Materials shall present a durable and attractive appearance through one of the following methods:
1. High quality materials and finishes; or
  2. At least two cladding materials; or
  3. At least three exterior colors.
- D. **Window Design.**
1. **Glazing Ratio.** Upper floor street-facing façades, and residential portions of ground floor street-facing façades, shall have an overall wall composition of at least 15 percent glazing, but not more than 70 percent glazing.
  2. **Ground Floor Commercial Transparency.** For ground floor street-facing façades on portions of a structure occupied by commercial uses, exterior walls facing a front or street-side lot line shall include windows, doors, or other openings with transparent glazing for at least 50 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two feet deep. The Review Authority may waive or reduce this requirement if doing so is necessary to satisfy State or local energy efficiency requirements.



**FIGURE 15-1105-D.2: GROUND FLOOR COMMERCIAL TRANSPARENCY**

3. **Vertical Proportion.** On upper stories, at least 50 percent of all window openings shall have a vertical proportion, in which their height exceeds their width by 25 percent or more. Openings divided by muntins or other elements of two inches or more in width shall constitute separate openings.
4. **Window Depth.** Trim at least one inch in depth must be provided around all upper story windows, or windows must be recessed at least two inches from the plane of the surrounding exterior wall. For double-hung and horizontal sliding windows, at least one sash shall achieve the two-inch recess.

E. **Façade Alignment**

1. **Vertical Alignment.** With the exception of mansard roofs, cornices, and other such features, façades shall be oriented vertically and shall have no slope.
2. **Horizontal Alignment.** With the exception of bay windows and similar features, façades shall run parallel or perpendicular to the adjacent street.
3. **External Stairs, Corridors, and Hallways.** External stairs, corridors, and hallways that are located within 30 feet of a public street must be architecturally integrated into the building design.

F. **Façade Elements.** Development shall incorporate a minimum of one of the following Façade Elements into street-facing building façades.

1. Forecourts
2. Bay Windows
3. Balconies
4. Porches
5. Stoops
6. Arcades



**The following text is proposed to be added to Article 56, Section 15-5602-A:**

**15-5602    Applicability**

- A.    **Façade Design Development Standards.** In conjunction with a Development Permit, the Review Authority may grant deviations from applicable Façade Design Development Standards in RS and E districts if the proposed design accomplishes the same goals pertaining to visual interest, pedestrian orientation, connectivity, durability, and longevity as the standards which are deviated from.