

BILL NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, ADDING ARTICLE 10, SECTIONS 15-1004-E, AND 15-1005; ARTICLE 11, SECTIONS 15-1104-F, AND 15-1105 RELATED TO PEDESTRIAN ACCESS AND FAÇADE DESIGN DEVELOPMENT STANDARDS IN THE RESIDENTIAL MULTIPLE FAMILY AND MIXED USE ZONES OF CHAPTER 15 OF THE FRESNO MUNICIPAL CODE

THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 15 of The Fresno Municipal Code is amended to add new Sections in Article 10, Residential Multi-Family Districts, to read and to be numbered as follows:

**15-1004-E Pedestrian Access.** Pedestrian access to public streets 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 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 prescribed below. Such entrances

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Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: \_\_\_\_\_



Ordinance No.

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.
- d. If the project is located within an area with adopted design guidelines, all applicable guidelines which relate to pedestrian access and the location of doors and entrances shall also be followed.

#### **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 will be provided for every 50 horizontal feet of wall in one of the following manners:
    - a. Projections or recesses for buildings 50 feet wide or less shall be exempted from the building length articulation requirement; projections or recesses for buildings greater than 50 feet in width

but less than 100 feet in width shall be no less than 12 inches in depth; or projections or recesses for buildings 100 feet wide or wider shall be no less than 24 inches in depth.

- b. The depth and width of the projection or recess shall be proportionate to the overall mass of the building.

2. ***Building Materials and Finishes.*** Materials shall present a durable and attractive appearance through high-quality materials, finishes, and workmanship defined as:

- a. At least two cladding materials (excluding roof and foundation); and
- b. At least three exterior colors (each cladding material shall count as a color, trim/accent colors shall each count as a color, and visually significant colors for doors, balconies, and similar elements may count as a color).
- c. Exception: Buildings which accurately adhere to a recognized architectural style which is appropriately expressed in one cladding material and one color shall be excepted.
- d. Exception: Buildings with all of the following characteristics shall be allowed to use one cladding material:
  - i. Building height of 3 stories or less;
  - ii. Building width of 100 feet or less; and
  - iii. A façade with a comparable form of visual interest.

3. ***Window Design.***

- a. *Glazing Ratio.* Street-facing façades of each floor of the building shall have an overall wall composition of at least 25 percent glazing, but not more than 70 percent glazing.
- b. *Vertical Proportion.* On upper stories, the percentage of all window openings, window panes, or distinct window units specified below shall have a vertical proportion, in which their height exceeds their width by 25 percent or more.
  - 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.* In the Priority Areas, windows shall create visual interest and the appearance of depth in one of the following manners:
  - i. Trim at least one inch in depth and three inches wide must be provided around all upper story windows and non-commercial ground-floor windows;

- ii. 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); or
- iii. Decorative plaster screed, minimum 2 inches wide.
- iv. *Exception:* Buildings with all of the following characteristics shall be allowed to use flush windows without trim:
  - (1) Building height of 3 stories or less;
  - (2) Building width of 100 feet or less; and
  - (3) A façade with a comparable form of prominent surface relief and articulation, such as awnings, canopies, balconies, or massing changes.

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.*** In the Priority Areas, external stairs, corridors, and hallways that are located within 30 feet of a public street must be architecturally integrated into the building design.

6. ***Balconies.*** If balconies are provided, they shall not be grouped together into a continuous band across the facade. No more than two balconies shall be contiguous. Each balcony or group of two contiguous balconies shall be distinct and shall have at least six feet of horizontal separation from any other balcony.

7. ***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.
8. If the project is located within an area with adopted design guidelines, all applicable guidelines which relate to façade design shall also be followed.

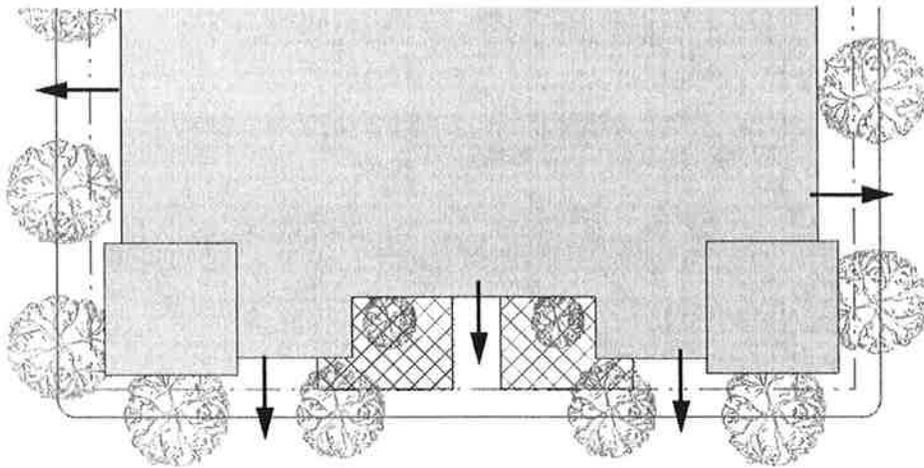
SECTION 2. Chapter 15 of The Fresno Municipal Code is amended to add new Sections in Article 11, Mixed-Use Districts, to read and to be numbered as follows:

**15-1104-F Pedestrian Access.** Pedestrian access to public streets shall be provided at the preference of the applicant by either the Flexibility Option or the Certainty Option as follows:

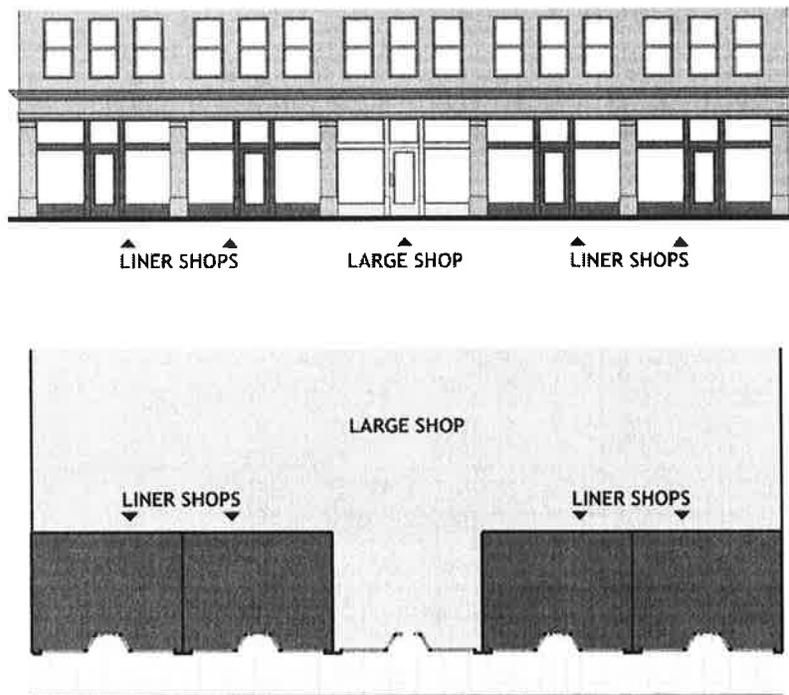
- 9. ***Flexibility Option.*** The applicant must demonstrate to the satisfaction of the Review Authority that the project meets the following goals:
  - a. Provide sufficient opportunities to walk to nearby amenities, services, and transit facilities.
  - b. Create an interface between the building and the public sidewalk which results in a high level of activity on the sidewalk.
- 10. ***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**



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

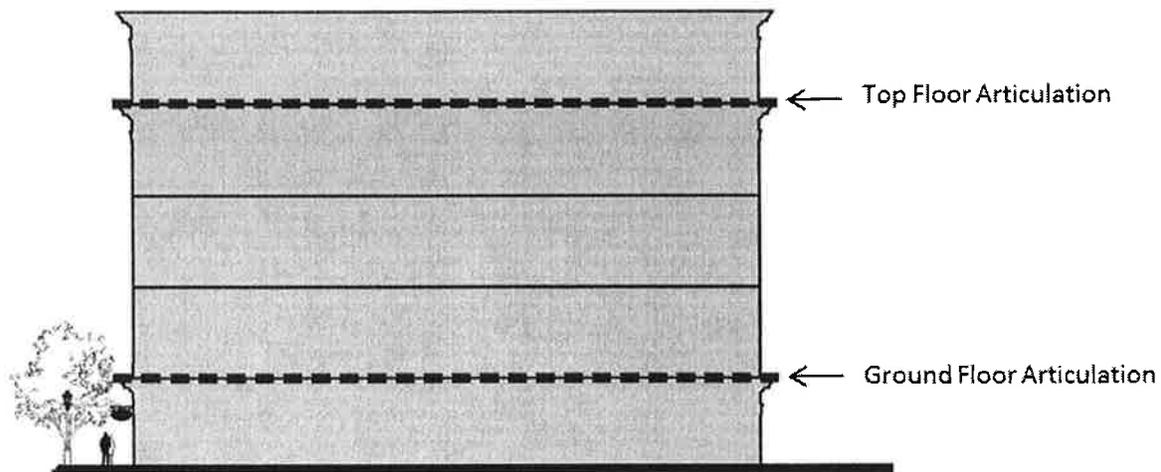
- a. If the project is located within an area with adopted design guidelines, all applicable guidelines which relate to pedestrian access and the location of doors and entrances shall also be followed.

### **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.

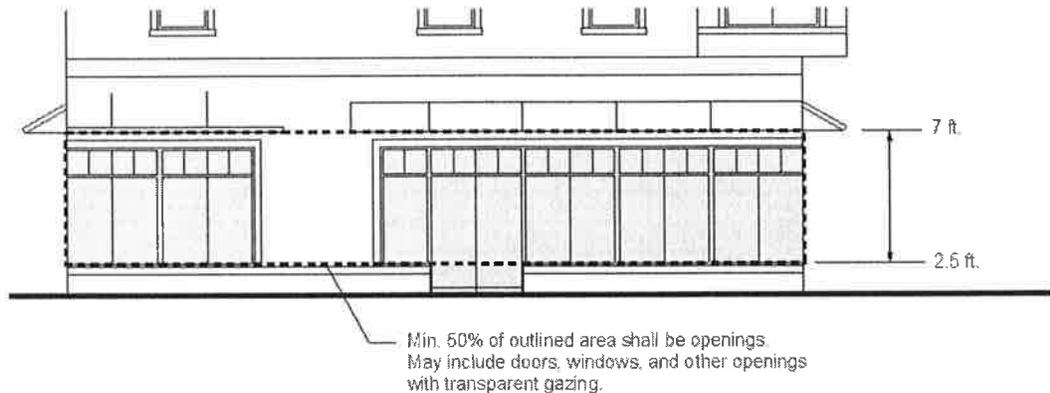
1. **Building Length Articulation.** At least one projection or recess shall be provided for every 50 horizontal feet of wall in one of the following manners:
  - a. Projections or recesses for buildings 50 feet wide or less shall be exempted from the building length articulation requirement; projections or recesses for buildings greater than 50 feet in width but less than 100 feet in width shall be no less than 12 inches in depth; or projections or recesses for buildings 100 feet wide or wider shall be no less than 24 inches in depth.
  - b. The depth and width of the projection or recess shall be proportionate to the overall mass of the building.
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 high-quality materials, finishes, and workmanship defined as:
1. At least two cladding materials (excluding roof and foundation); and
  2. At least three exterior colors (each cladding material shall count as a color, and trim/accent colors shall each count as a color, and visually significant colors for doors, balconies, and similar elements may count as a color).
  3. **Exception:** Buildings which accurately adhere to a recognized architectural style which is appropriately expressed in one cladding material and one color shall be excepted.
  4. **Exception:** Buildings with all of the following characteristics shall be allowed to use one cladding material:
    - a. Building height of 3 stories or less;
    - b. Building width of 100 feet or less; and
    - c. A façade with a comparable form of visual interest.
- D. **Window Design.**
1. **Glazing Ratio.** Street-facing façades of each floor of the building shall have an overall wall composition of at least 25 percent glazing, but not more than 70 percent glazing, with the exception that commercial portions of the ground floor shall be subject to subsection D-2 below.
  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**

1. **Vertical Proportion.** On upper stories, at least 50 percent of all window openings, window panes, or distinct window units shall have a vertical proportion, in which their height exceeds their width by 25 percent or more.
2. **Window Depth.** Windows shall create visual interest and the appearance of depth in one of the following manners:
  - a. Trim at least one inch in depth and three inches wide must be provided around all upper story windows and non-commercial ground-floor windows;
  - b. 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); or
  - c. Decorative plaster screed, minimum 2 inches wide.
  - d. *Exception:* Buildings with all of the following characteristics shall be allowed to use flush windows without trim:
    - i. Building height of 3 stories or less;
    - ii. Building width of 100 feet or less; and

- iii. A façade with a comparable form of prominent surface relief and articulation, such as awnings, canopies, balconies, or massing changes.

**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. Balconies.** If balconies are provided, they shall not be grouped together into a continuous band across the facade. No more than two balconies shall be contiguous. Each balcony or group of two balconies shall be distinct and shall have at least six feet of horizontal separation from any other balcony.

**G. 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

**H.** If the project is located within an area with adopted design guidelines, all applicable guidelines which relate to façade design shall also be followed.

**SECTION 3.** This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its final passage.

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STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing ordinance was adopted by the Council of the City of Fresno, at a regular meeting held on the \_\_\_\_\_ day of January, 2016.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

Mayor Approval: , 2016  
Mayor Approval/No Return: , 2016  
Mayor Veto: , 2016  
Council Override Vote: , 2016

YVONNE SPENCE, CMC  
City Clerk

BY: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN,  
City Attorney

BY: \_\_\_\_\_  
Talia Kolluri-Barbick [Date]  
Senior Deputy City Attorney

TKB:jd [70243jd/tkb] 01-22-16