

Chapter 10.10 – HOUSING REGULATIONS

Article 2 - Multiple-Unit and Mixed-Use Housing Objective Design Standards.

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10.10.050 - Purpose and Intent.

- (a) **Purpose and Intent.** The purpose of this Article is to provide the public, building and design professionals, and decision-makers with objective criteria for multiple-unit and mixed-use housing development projects in the City of Tracy. The intent is to provide clear design direction that enhances an area’s sense of place, respects existing neighborhood compatibility and privacy, and ensures a high-quality living environment. It is also intended that this Article establish “objective” design standards, as that term is defined under state housing law, that apply to multiple-unit residential and mixed-use development projects where state housing law restricts City review of such projects to objective standards, to the fullest extent permitted under state housing law.
- (b) **Applicability.** The provisions of this Article apply to multiple-unit residential and mixed-use development in all Zone Districts, including such development that constitutes a “housing development project” under Government Code Section 65589.5 (Housing Accountability Act), qualifying “multifamily housing development” under Government Code Section 65913.4 (SB 423), “transitional or supportive housing” under Government Code Section 65651 (AB 2162), and “farmworker housing” under Health and Safety Code Section 50199.7, as well as any other multiple-unit residential or mixed-use development project for which the Department may require compliance with “objective” standards under applicable state housing law.
- (c) **Consistency with All Objective Standards.** In addition to the objective design standards established in this Article, multiple-unit residential and mixed-use development projects shall also comply with all other applicable objective standards and policies, including all adopted design guidelines, per Tracy’s Title 10 Planning and Zoning Code and the City’s General Plan.

(1) **Exception.** Applicants may request concessions, incentives, or waivers of development standards pursuant to Article 36.5 (Density Bonus).

(2) **Conflicting Standards.** If there is any conflict between the objective standards set forth in this Article and any existing City or State objective standards, the more restrictive objective standard shall apply.

Nothing in this Article is intended to limit the City's discretion, to the fullest extent permitted under law, to condition the approval of multiple-unit residential and mixed-use development projects, as authorized under state housing law and this code.

(d) **Design Standards Compliance.** Department staff may consult with a design professional to assist in determining a project's compliance with the objective design standards contained in this Article.

10.10.060 - Building Design.

(a) Building Form, Massing, and Articulation.

(1) **Building Form and Vertical Hierarchy.** Buildings that are three stories or more in height shall be designed to differentiate between a defined base; a middle or body; and a top, cornice, or parapet cap. Buildings two stories or less shall include a defined base and a top, cornice, or parapet cap. All buildings shall achieve this effect through at least two of the following:

- i. Color, texture, or material changes.
- ii. Variations, projections, or reveals in the wall plane.
- iii. Variations in fenestration size or pattern.
- iv. Decorative architectural details, such as cornices and columns.

(2) **Wall Plane Variation.** Building façades visible from the primary street shall not extend more than 50 feet in length without either an architectural element or a two-foot variation in depth in the wall plane. Architectural elements include: building entrances, front porches, balconies, upper-story setbacks, projections, and recessions, such as stoops, bay windows, overhangs, and trellises.

(3) **All-Sided Architecture.** Buildings shall be designed and articulated with common details, articulation, materials, and elements on all sides.

(4) **Corner Lots.** Buildings located on corner lots shall include one or more of the following features on both street-facing facades, located within 25 feet of the corner of the building closest to the intersection:

- i. An entrance to a ground-floor use or a primary building entrance.
- ii. A different material application, color, or fenestration pattern of windows and doors from the rest of the façade.

- iii. A change in height of at least 18 inches from the height of the abutting façade.
- (5) **Roof Line Variation.** Roof lines shall not extend more than a length of 50 feet without at least one prominent change as described below:
- i. Variation in roof form, such as hip, mansard, gable, shed, and flat with parapet.
 - ii. Variation in architectural elements, such as parapets or varying cornices.
 - iii. Variation of roof height of at least 24 inches for buildings of two stories or less and 30 inches for buildings of three stories or more (as measured from the highest point of each roof line).
- (6) **Roof Slopes.** For buildings of three or more stories or roof spans of 30 feet or greater, sloped roofs shall have a minimum pitch of 4:12.
- (7) **Flat Roofs and Parapets.**
- i. A parapet shall be provided that is a minimum of twelve inches taller than all roof-top equipment.
 - ii. Interior side of parapet walls shall not be visible from a common open space or public right-of-way.
 - iii. Parapets shall be capped with precast treatment, continuous banding, projecting cornices, dentils, or similar edge treatment.
- (b) **Building and Dwelling Unit Entrances.** See Subsection 10.10.070(a) for orientation of building and dwelling unit entrances within a site.
- (1) **Primary Building Entrance.**
- i. Street-Facing Entrance. Buildings located within 20 feet of the primary street right-of-way shall have a ground-level primary building entrance facing the primary street.
- (2) **Exterior Individual Dwelling Unit Entrance**
- i. General Requirement. All individual unit entrances shall have either a projected sheltering element or be recessed from the main facade; the projection or recess shall have a minimum depth of 24 inches.
 - ii. Visibility. All individual unit entrances shall be illuminated or shall face towards a common area or public street.
 - iii. Street-Facing Unit Entrance. Each dwelling unit located within 20 feet of a primary street right-of-way shall include at least one street-facing porch, balcony, or patio unless a setback of five feet or less is provided.
 - iv. Upper-Floor Unit Entrance. Exterior entrances to individual dwelling units on upper floors are permitted.

(3) **Architectural Treatments.** Entrances for buildings and individual dwelling units shall incorporate at least two of the following:

- i. Feature window details
- ii. Towers
- iii. Columns
- iv. Decorative veneer or siding
- v. Porches or stoops
- vi. Changes in roof line or wall plane

(c) Windows.

(1) **Privacy.** Where windows are proposed within 10 feet of a window on another building, the design and placement shall avoid unfiltered/direct views into the adjacent site and shall be designed with one or more of the following:

- i. Use non-transparent or obscured glazing, such as frosted/patterned glass. Reflective glazing is not permitted.
- ii. Provide permanent architectural screens or affixed louvers at windows.
- iii. Offset windows horizontally at least 12 inches from any windows in adjacent buildings (edge to edge), so as not to have a direct line-of-sight into adjacent units.
- iv. Permanent landscaping screening.

(2) **Window Treatment.**

- i. Design Treatment. Windows shall either be recessed at least three inches from the plane of the surrounding exterior wall or shall have a trim or windowsill at least one-half inch in depth.
- ii. Windows Facing a Public Street. Windows facing a public street shall feature enhanced window treatments, such as decorative architectural brackets, trim, shutters, awnings, and/or trellises.

(d) Materials and Colors.

(1) **Wall Material.** The primary exterior siding material for buildings shall be wood, composite wood, stone, stone veneer, granite, slate, brick, brick veneer, stucco, plaster, fiber cement, vinyl, or metal including aluminum or steel. The use of exposed plywood or glass curtain walls is prohibited. Buildings shall not be comprised wholly of metal.

(2) **Window Consistency.** Window frame materials and color shall be used on all elevations.

(3) **Material and Color Transition.** Changes in material or color shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.

(4) **Accent Material.** Use of two or more accent materials, such as glass, tile, brick, stone, concrete, wood, metal, or plaster, shall be incorporated to highlight building features.

(5) **Architectural Consistency.** Affordable units and market rate units in the same development shall be constructed of the same exterior materials and details such that the units are not distinguishable from one another in quality and detail.

(e) **Parking Structures.**

(1) **Wall Plane Variation.** Building façades visible from the primary street shall not extend more than 50 feet in length without at least one of the following: a two-foot variation in depth in the wall plane, architectural element, or other prominent feature that provides visual interest.

(2) **Materials and Colors.** The parking structure shall utilize the same colors and materials as the primary buildings.

(3) **Articulation.** The exterior of the parking structure shall apply at least one of the following as articulation:

- i. Applied materials, such as brick, stone, and/or siding, which extend at least two inches from the face of the structure to the face of the applied materials. Painted concrete, smooth concrete, or stucco walls shall not be considered sufficient articulation.
- ii. Decorative architectural features, such as cut metal screens, awnings, trellises, louvers, and/or decorative security grills.

(4) **Vertical Plantings.** Vertical plantings shall be located between openings, entrances, and architectural accent features. Plantings shall be evergreen vegetation that will grow to a minimum height equivalent to 75 percent of the height of the parking structure; container size shall be selected to achieve a height of at least 50 percent of the height of the parking structure within at least two years from the time of installation.

(f) **Garages and Carports.**

(1) **Garages.**

- i. Garage doors shall be recessed a minimum of five feet from the surrounding wall plane when facing a public right of way.
- ii. Garages shall feature at least one of the following treatments:
 - a. Garage door windows.
 - b. Paneled garage door surface.
 - c. Two different colors.
 - d. Alternative architectural materials, finishes, or treatments.

(2) **Carports.** Carports shall incorporate the same colors and materials as the primary residential or mixed-use building design.

10.10.070 - Site Design.

(a) Building Placement and Orientation.

- (1) **Street Façade.** If buildings on adjacent properties establish a contiguous street facade along the primary street frontage, new buildings shall be located to maintain the contiguous street wall, with allowances for variation in facade and entrances which are projected or recessed.
- (2) **Visibility of Entrances.** On all lots 60 feet or less in width, at least one primary building entrance or individual unit entrance shall be visible from the front or street side lot line. See Subsection 10.10.070(c).
- (3) **Buffer for Adjacent Single-Family Homes.** When developing multi-family buildings of three or more stories adjacent to single-family residential zones, site design shall utilize parking areas, common open space, landscaping, and/or other site features to provide a buffer for adjacent development.

(b) Vehicular Parking and Access. Vehicular parking and access shall comply with the provisions of the California Building Code, California Fire Code, and Article 26 (Off-Street Parking Requirements), of this Code. In addition, projects shall provide the following:

- (1) **Primary Access.** Side street or alley access shall serve as the primary vehicular access to parking areas, if available. If not available, the primary street shall serve vehicular access.
- (2) **Number of Access Points.**
 - i. **Interior Lots.** A maximum of one vehicle access point from the street is permitted per 100 feet of street frontage.
 - ii. **Corner Lots.**
 - a. One vehicular access point is permitted per lot where all street frontages are less than 100 linear feet.
 - b. Two vehicular access points are permitted on lots where at least one street has a frontage of 100 linear feet or more.
- (3) **Parking Location.** Parking areas shall not be located within any front or street side setback.
- (4) **Mixed-Use Loading and Service Areas.** In addition to the provisions below, loading and service areas shall comply with the standards of Article 26 (Off-Street Parking Requirements), as applicable.
 - i. All required loading and service areas shall be located adjacent to a façade other than the primary street frontage.
 - ii. Loading and service areas shall be located so as to not disrupt or block the flow of on-site and off-site vehicular traffic.
 - iii. Loading and service areas shall not be located adjacent to residential dwelling units or common open space areas.

- iv. Loading and service areas shall be screened from view with walls, solid fencing, and/or landscape privacy screening as described in Subsection 10.10.070(e) Landscaping.
- v. On-Site Loading Spaces. Every nonresidential use shall provide and maintain on-site loading, unloading, and service spaces for vehicles as required by this Section:

Table 10.10-1 Number of Spaces Required

Gross Floor Area (Square Feet)	Number of Spaces
Office	
5,000-36,000	1
36,000 and greater	2
Commercial	
5,000-24,000	1
24,000-60,000	2

Table 10.10-2 Minimum Dimensions for Loading Spaces

Gross Floor Area (Square Feet) of Commercial Space	Minimum Length (feet)	Minimum Width (feet)	Required Vertical Clearance (feet)
5,000 or less	20	10	14
5,000 or more	25	12	14

- (5) **Enhanced Paving for Entrance Driveways.** Paving treatment using patterned and/or colored pavers, brick, or decorative colored and/or scored concrete shall be used for entrance driveways, a minimum of 14 feet in length, and spanning the width of the entrance driveway.
 - (6) **Vehicle Light Intrusion.** Vehicle headlights shall be obstructed from direct alignment with habitable interior spaces with a minimum 3-foot high evergreen shrub or vine and/or features such as fencing or walls.
- (c) **Pedestrian Circulation and Access.**

(1) **General.** The following pedestrian walkways shall be provided and interconnected within the site:

- i. Pedestrian walkways shall connect residential dwelling units to areas throughout the site, such as vehicle parking areas, bicycle parking areas, common open space, waste and recycling enclosures, and other amenities.
- ii. Pedestrian walkways shall connect public sidewalks, building entrances, and vehicle parking areas.
- iii. Pedestrian walkways shall connect building entrances and vehicle parking areas through the site interior to all transit stops directly adjacent to the site.

(2) **Pedestrian Walkways.** Pedestrian walkways shall be provided with a minimum width of four feet along their entire length and shall be designed as follows:

- i. **Through Lot Connection.** Through lots located more than 300 feet from a street intersection, measured from the closest point of the lot, shall provide a publicly accessible sidewalk or walkway connecting the two streets.
- ii. **Materials.** Walkways shall be constructed of firm, stable, and slip-resistant materials, such as poured-in-place concrete (including stamped concrete), permeable paving, decomposed granite, or concrete pavers.
- iii. **Paving for Pedestrian Crossings.** Where an intersection of pedestrian and vehicle access exists, 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 a minimum width of five feet and span the length of the intersecting drive area.
- iv. **Maintenance.** Pedestrian walkways shall be maintained in good condition for the life of the project and shall not be allowed to fall into disrepair so as to constitute a nuisance or hazard to the public.

(3) **Enhanced Paving for Building Entrances.** Primary building entrances shall provide decorative and accent paving that contrast in color and texture with the adjacent walkway paving. Grasscrete is prohibited.

(d) **Common Open Space.** Common open spaces for multiple-unit developments shall provide a minimum usable open space of 100 square feet for each of the first ten (10) dwelling units, fifty (50) square feet for each of the second ten units, and twenty-five square feet for each unit in excess of twenty (20). Rooftops may be used to satisfy up to 75% of the common open space requirements. The open

space shall not include the required front yard or street side yard, off-street parking, driveways, or service areas.

- (e) **Landscaping.** Landscaping shall be used for all outdoor areas that are not specifically used for parking, driveways, walkways, or open space.
- (1) **Additional Landscaping Requirements.** Landscaping must comply with all requirements of the City of Tracy Municipal Water Management Plan and the State and City's Water Efficient Landscape Ordinance (WELo), including the submittal of irrigation plans and landscape plans. Landscape plans shall include paving materials, finishes, plant palettes, notes, call-outs, details, the type of irrigation technology, the total square footage of the area to be landscaped and irrigated, all existing utilities, and a WELo checklist.
 - (2) **Plant Materials.** Plant materials shall be limited to native, climate adapted and large stature species.
 - (3) **Parking and Loading Area Landscaping.** Parking and loading area landscaping must comply with Subsection 10.08.3560 (Landscaping Requirements for Parking Areas)
 - (4) **Landscape Buffer.** A landscape buffer of a minimum width of seven feet shall include plants for screening and noise buffering between adjacent non-residential and residential uses. A landscape strip shall be planted along lot lines to separate different land uses, unless adjacent sites have the same land use type.
 - (5) **Pedestrian Walkways.** Pedestrian walkways shall be flanked on at least one side with landscaping, and may include a mix of trees, shrubs, and groundcover. Trees shall be provided along walkways in order to shade at least 40 percent of the overall walkway length at maturity.
 - (6) **Number of Plants.** A minimum of two 24-inch box trees or three 15-gallon trees shall be planted per every 1,000 square feet of landscaped area.
 - (7) **Groundcover and Shrubs.** Groundcover and shrubs shall be sized and located to cover a minimum of 35 percent of all landscape areas that are not planted with trees prior to final inspection of certificate of occupancy. Organic wood mulch shall only be used within shrub and groundcover areas and shall be installed at a minimum of three-inch depth.
 - (8) **Plant Selection.** Artificial or synthetic plants, except for turf, are prohibited. Artificial turf or a natural lawn substitute shall be limited to a maximum of 30 percent of the front landscape area.
 - (9) **Solar Access.** Landscaping shall not obstruct solar access to adjacent solar collectors for water heating, space heating or cooling, or electricity generation.

- (10) **Privacy.** Landscape screening shall obscure direct sight lines into dwelling units and open space areas from communal areas such as parking areas, common mailboxes, and pedestrian walkways. Landscape screening may be used in combination with walls, fencing, and/or trellises to screen views.
- i. **Location.** Landscape screening shall fit within associated planting areas and canopy sizes must not overlap with building foundations or eaves.
 - ii. **Plant Selection.** Landscape screening shall use trees, shrubs, and/or vines located and sized to buffer views. Deciduous species, perennials, and grasses or grass-like plants are not permitted for privacy screening.
 - iii. **Minimum Sizes.** Landscape screening and vegetation shall use the following minimum container sizes at the time of planting:
 - a. Trees: 24-inch box
 - b. Shrubs: 5-gallon size
 - c. Vines: 1-gallon at 10 feet

10.10.080 - Mixed-Use Standards

- (a) **Ground Floor Height.** The ground floor of a mixed-use building shall have a minimum floor height of 12 feet, measured from the finished ground floor to the bottom of the finished second floor.
- (b) **Ground Floor Transparency.** Exterior walls facing a public street shall include transparent windows and doors for at least 50 percent of the building wall area located between three and seven feet above the elevation of the sidewalk. Parking garages are not required to meet the ground floor transparency requirement.
- (c) **Street-Facing Setbacks.** Street-facing setbacks shall be landscaped and/or prepared for use by pedestrians. The setback area on each lot shall contain at least two amenities per 50 linear feet, such as benches, drinking fountains, shade structures, or other design element (e.g., public art, planters, kiosks, etc.).
- (d) **Street-Facing Entrance.** Mixed-use buildings located within 20 feet of a primary street right-of-way shall incorporate at least one primary building entrance directly from the public sidewalk or right-of-way. The primary building entrance shall include weather protection that is a minimum of six feet wide and four feet deep by recessing the entrance or providing an awning or similar weather protection element.

10.10.090 - Utilitarian Elements

(a) **Bicycle Parking.** Bicycle parking shall comply with the California Building Code in effect at the time a project is submitted, specifically with regards to the number of spaces required both per dwelling unit and overall, and shall be provided as follows:

(1) **Parking Location.** Bicycle parking must be located on the same lot as the use it serves.

- i. Located at surface levels near main pedestrian entrances to nearby facilities or structures, or in the parking garages of such facilities or structures;
- ii. Located as not to obstruct pedestrian and auto access;
- iii. Access to nearby public streets and sidewalks for the bicycle users;
- iv. Accessible only to residents and owners, operators, and managers of a residential facility when the involved use is residential.

(2) **Size and Accessibility.** Each bicycle parking space must be a minimum of five and one-half feet long and two and one-half feet wide and must be accessible without moving another bicycle. Bicycle parking shall be at least five feet from vehicle parking spaces and two feet from adjacent walls, landscaping, and pedestrian ways.

(3) **Anchoring and Security.**

- i. Bicycle parking must be located in one or more of the following:
 - a. An enclosed bicycle locker;
 - b. An illuminated, fenced, covered, and locked or guarded bicycle storage area;
 - c. A secure area within a building or structure.
- ii. Bicycle Locker. When using bicycle lockers, they shall be:
 - a. Of sufficient size to hold an entire bicycle; and
 - b. Securely anchored to a permanent surface.
- iii. Bicycle Rack. When using bicycle racks, they shall be:
 - a. Located and installed to support an entire bicycle, including the frame and wheels, so that the frame and wheels can be locked without damage when using a customary, heavy-duty cable, or U-shaped bicycle lock, or any other security device.

(b) **Trash, Recycling, and Green Waste Container Enclosures.** Enclosures for recycling, green waste, and any other waste containers required by law are required for multiple-unit and mixed-use developments. Enclosures shall be located within a building, incorporated into the exterior building design, or located within a detached enclosure designed and placed as follows:

(1) **Location.** The enclosure shall be located to the rear or side of the building(s) and located outside of or screened from view from a public right-of-way.

- (2) **Materials.** The enclosure shall incorporate the materials and colors of the primary residential or mixed-use building design.
- (c) **Fences and Walls.** Fences and walls shall comply with the provisions of Section 10.08.3250 (Wall, fence and hedge requirements) of this Code.
- (d) **Lighting.** Lighting shall be compatible with building and site design and shall have a 40' maximum height for a freestanding light pole. Accent lighting shall be used to enhance the appearance of a structure and define open spaces and pathways. Lighting fixtures shall be fully shielded with cut-off fixtures and shall not impact adjacent development or residences.
- (e) **Screening of Mechanical Equipment.** The following development standards shall apply to new development projects subject to this Chapter, as well as to the replacement or provision of new equipment that is added to serve existing building(s) that are subject to this Chapter.
- (1) **General Requirements.** All exterior mechanical equipment, whether on a roof, on the side of a structure, or located on the ground, must be screened from public view. Exterior mechanical equipment to be screened includes, without limitation, heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, smoke exhaust fans, water meters, backflow preventers, service entry sections, and similar utility devices.
- (2) **Requirements for Specific Types of Mechanical Equipment.** The following additional screening standards apply to the specified types of mechanical equipment.
- i. **Ground-Mounted Equipment.** Ground-mounted equipment that faces a public viewing area must be screened to a height of 12 inches above the equipment and designed and painted to blend in with the surrounding area, unless such screening conflicts with utility access, in which case screening shall comply to the greatest extent that is technically feasible. Acceptable screening devices consist of decorative walls, berms, and/or plant materials.
 - ii. **Exterior Wall Equipment.** Screening for wall-mounted equipment, (e.g., electrical meters, cable-connection boxes, electrical distribution cabinets, etc.) must incorporate elements of the building design (e.g., shape, color, texture, material, etc.). For screen walls that are three feet in height or lower, vegetative materials may be substituted for the screening device. This requirement does not apply to equipment that has accessibility and visibility requirements for health and safety.
- (f) **Vents and Exhaust.** All wall-mounted vent and exhaust elements shall be located at interior corners of building walls or behind building elements that

conceal them from public view. All flashing, sheet metal vents, exhaust fans or ventilators, and pipe stacks shall be painted a color to match the adjacent roof or wall material.