

18.30.010 – XX Overlay Zone (Name TBD)

- A. Purpose of the XX Overlay Zone.** The XX overlay zone is intended to provide a vibrant and walkable urban environment with buildings of high visual quality that frame the street. The XX overlay zone serves as the block-level master plan for residential and mixed use developments in the Monterey Corridor consistent with the General Plan and Section 18.22.030.
- B. Applicability.** All new buildings and development in the XX overlay zone must comply with the standards and requirements in this Section.
- C. Conflict with Other Zoning Code Standards.** Where the XX overlay zone standards conflict with other standards in the Zoning Code, the XX overlay zone standards shall control.
- D. Sub-Zones.**
 - 1. **Purpose and Intent.** Sub-zones of the XX overlay zone include specific standards depending on the appropriate neighborhood and corridor contexts of the area. The general intent of the sub-zones is to reinforce built form as described in the General Plan and create a pedestrian-friendly environment. The specific purpose of each sub-zone is described below.
 - a. **Neighborhood Sub-Zone.** The purpose of the Neighborhood (N) sub-zone is to reinforce and enable medium intensity residential form within a mixed use environment.
 - b. **Corridor Sub-Zone.** The purpose of the Corridor (C) sub-zone is to provide a thriving mix of uses with a focus on ground-level, active building frontages facing the right-of-way.
- E. Permitted Land Uses.** Placeholder TBD [do not allow residential uses in areas where commercial should be required per commercial analysis].
- F. Frontage Types Allowed.** Buildings must be designed with a frontage type(s) allowed in the sub-zone by Table XX.

TABLE 18.30-XX: ALLOWED FRONTAGE TYPES – XX OVERLAY ZONE, SUB-ZONES

Frontage Type	N Sub-Zone		C Sub-Zone	
	Front	Street Side	Front	Street Side
Forecourt	A	-	A	A
Front Yard	A	A	-	-
Porch: Engaged	A	A	-	-
Porch: Projecting	A	A	-	-
Shopfront	A	A	A	A
Stoop	A	A	A	A
Terrace	A	A	A	A

G. Frontage Type Standards.

1. Forecourt.

- a. **Description.** The main façade of the building is at or near the right-of-way and a portion (usually the central portion) is set back, creating a courtyard space. The space could be used as an entry court or shared garden space for residential buildings, or as an additional shopping or restaurant seating area within retail and service use areas.
- b. **Standards.**

Size	
Width, Forecourt	20 ft. min.
Depth, Forecourt	20 ft. min.
Ratio, Width-to-Height of Forecourt	2:1 max.
Transparency, Ground Floor	70% min.
Transparency, Upper Floors	30% min.
Miscellaneous	
May be used in conjunction with another allowed frontage type (e.g., shopfront).	



Credit: Google Earth

2. Front Yard.

a. **Description.** The main façade of the building has a large landscaped area between the building and the right-of-way providing a separation from the street. The front yard is visually continuous with adjacent yards and supports a landscape in conjunction with other private frontages.

b. **Standards.**

Size	
Width, Front Yard	12 ft. min.
Depth, Front Yard	10 ft. min.
Height, Fences or Walls ¹	3 ft. max.
Miscellaneous	
Must be used in conjunction with another allowed frontage type (e.g., porch).	
Must be landscaped up to the property line.	

¹Fences or walls must comply with Chapter 18.52 (Fences and Walls).



3. **Porch: Engaged.**

a. **Description.** The main façade of the building has a small-to-medium setback from the right-of-way and a porch is attached within the setback providing access to the building. The porch provides necessary physical separation for the private lot from the public right-of-way. The engaged porch has two adjacent sides attached to the building while the other two sides are open.

b. **Standards.**

Size	
Width, Porch	50% min.; 80% max. of building
Depth, Porch	5 ft. min.
Height, Clear (Floor to Cover)	8 ft. min.; 14 ft. max
Finish Level Above Sidewalk	3 ft. min.
Miscellaneous	
Reasonable accommodation must be provided as appropriate.	
Porches must be open on two sides and have a roof.	



4. **Porch: Projecting.**

a. **Description.** The main façade of the building has a small-to-medium setback from the right-of-way and a porch is attached within the setback providing access to the building. The porch provides necessary physical separation for the private lot from the public right-of-way. The projecting porch is open on three sides and projects in front of the primary building wall.

b. **Standards.**

Size	
Width, Porch	70% min. of building
Depth, Porch	5 ft. min.
Height, Clear (Floor to Cover)	8 ft. min.; 14 ft. max
Finish Level Above Sidewalk	3 ft. min.
Miscellaneous	
Reasonable accommodation must be provided as appropriate.	
Porches must be open on three sides and have a roof.	



5. **Shopfront.**

a. **Description.** The main façade of the building is placed at or near the right-of-way with an at-grade entrance along the sidewalk. The shopfront is generally intended for retail or service uses and has substantial glazing at the ground floor level.

b. **Standards.**

Size	
Depth, Recessed Entries ¹	5 ft. max.
Transparency, Ground Floor	75% min.
Projection²	
Depth	4 ft. min.
Setback From Curb	3 ft. min
Height	8 ft. min.
Miscellaneous	
May be used in conjunction with another allowed frontage type (e.g., terrace).	

¹ May be designed in a variety of configurations.

² May project over the sidewalk with an Encroachment Permit.



6. **Stoop.**

a. **Description.** The main façade of the building is near the right-of-way and the elevated stoop engages the sidewalk. The stoop must be elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing.

b. **Standards.**

Size	
Width, Stoop	4 ft. min.; 8 ft. max.
Depth, Stoop	5 ft. min.; 8 ft. max.
Finish Level Above Sidewalk	2 ft. min.; 4 ft. max.
Miscellaneous	
Reasonable accommodation must be provided as appropriate.	
Stairs may be perpendicular or parallel to the building façade.	
Entry doors are encouraged to be covered or recessed.	
Gates are not allowed.	



7. **Terrace.**

a. **Description.** The main façade of the building has an elevated terrace that projects outward and engages the sidewalk with frequent stairs. The terrace allows at-grade access to all ground floor uses due to natural grade constraints or by artificially elevating the terrace floor. The terrace acts as a buffer from the sidewalk and may be landscaped to provide additional privacy. Building activities are slightly separated from the adjacent sidewalk by the terrace finish level, and the depth of the terrace provides a buffer for outdoor seating, private yards, or any other appropriate uses.

b. **Standards.**

Size	
Depth, Terrace	8 ft. min.
Length, Terrace	120 ft. max.
Finish Level Above Sidewalk	4 ft. max. ¹
Distance Between Stairs	25 ft. max.
Wall Setback From Right-of-Way	5 ft. min.
Miscellaneous	
Reasonable accommodation must be provided as appropriate.	
May be used in conjunction with another allowed frontage type (e.g., shopfront).	

¹ Finish level may be adjusted for base flood elevation considerations.



H. Supplemental Standards. Placeholder TBD [pedestrian and bicycle access/connectivity; maximum block length; maximum building setback; parking behind buildings; 1st floor clear height and building depth for C Sub-Zone; open space/civic spaces for large sites].
