CITY OF MOUNTAIN VIEW
RESOLUTION NO. 18248
SERIES 2018

A RESOLUTION APPROVING PRECISE PLAN AMENDMENTS TO THE P-19 (DOWNTOWN) PRECISE PLAN, CHAPTER III; THE P-27 (GRANT-PHYLLIS) PRECISE PLAN, SECTION IV; THE P-38 (EL CAMINO REAL) PRECISE PLAN, CHAPTER 2; THE P-39 (NORTH BAYSHORE) PRECISE PLAN, SECTION 3.3.2; AND THE P-40 (SAN ANTONIO) PRECISE PLAN, CHAPTER 4, SECTION A TO DESIGNATE AND REGULATE CANNABIS BUSINESSES AS A LAND USE

WHEREAS, Chapter 36 in the Mountain View City Code sets forth a procedure whereby the City can adopt Precise Plan Amendments; and

WHEREAS, said Chapter 36 of the Mountain View City Code requires that both the City's Environmental Planning Commission and City Council hold a duly noticed public hearing before the Precise Plan Amendments are adopted; and

WHEREAS, on September 5, 2018, the Environmental Planning Commission held a duly noticed public hearing and thereafter forwarded its recommendation to the City Council to adopt the Precise Plan Amendments; and

WHEREAS, on October 2, 2018, having given notice as required by Chapter 36 of the Mountain View City Code, the City Council held a public hearing to consider the Precise Plan Amendments;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View:

1. That the findings required for adoption of the Precise Plan Amendments, contained in Section 36.50.95 of the Mountain View City Code, have been made as follows:

a. The proposed Precise Plan Amendments are consistent with the General Plan because allowing cannabis businesses furthers the goal of attracting a variety of businesses (Goal LUD-13) and attracts an innovative and emerging business to the City (Policy LUD 14.3);

b. The areas covered by the Precise Plan Amendments are within the Planned Community (PC) Districts as the amendments are to the text of existing precise plans;

c. The proposed Precise Plan Amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the community because the amendments designate cannabis businesses as provisional uses, which allows for public input and analysis through a public hearing to preserve the health, safety, and welfare of the community;

d. The proposed Precise Plan Amendments promote development of desirable character, harmonious with existing and proposed development in the surrounding area, because the new cannabis business land uses have been analyzed for compatibility within the respective precise plans in which they are provisionally permitted and will be further reviewed through provisional use permit applications;

e. The cannabis business land use can only be addressed by approval of the proposed Precise Plan Amendments because cannabis businesses are a new land use not previously permitted and regulated by the City; and

f. The proposed Precise Plan Amendments are in compliance with the provisions of the California Environmental Quality Act (CEQA) because the activity will not result in a direct or reasonably foreseeable indirect physical change in environment pursuant to Section 15060(c)(2) of the CEQA Guidelines.

2. That the Precise Plan Amendments, attached hereto as Exhibits A, B, C, and D, have been reviewed and approved by the City Council and are hereby adopted. The effective date of this resolution shall be the same as the effective date of the City's ordinances establishing cannabis business regulations.

TIME FOR JUDICIAL REVIEW:

The time within which judicial review of this document must be sought is governed by California Code of Procedure Section 1094.6 as established by Resolution No. 13850 adopted by the City Council on August 9, 1983.

The foregoing Resolution was regularly introduced and adopted at a Special Meeting of the City Council of the City of Mountain View, duly held on the 2nd day of October 2018, by the following vote:

AYES: Councilmembers Clark, McAlister, Rosenberg, Showalter, and Mayor Siegel

NOES: Councilmember Abe-Koga and Vice Mayor Matichak

ABSENT: None

ATTEST:

LISA NATUSCH
CITY CLERK

APPROVED:

LEONARD M. SIEGEL
MAYOR

I do hereby certify that the foregoing Resolution was passed and adopted by the City Council of the City of Mountain View at a Special Meeting held on the 2nd day of October 2018, by the foregoing vote.

City Clerk
City of Mountain View

CB/5/RESO/891-10-02-18r

Exhibits: A. P-19 (Downtown) Precise Plan Amendment
B. P-38 (El Camino Real) Precise Plan Amendment
C. P-39 (North Bayshore) Precise Plan Amendment
D. P-40 (San Antonio) Precise Plan Amendment

Exhibit A

CITY OF MOUNTAIN VIEW

DOWNTOWN PRECISE PLAN

NOVEMBER 2015

Downtown Farmer's Market.

DOWNTOWN PRECISE PLAN
(P19)

ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL

JANUARY 12, 1988

RESOLUTION NO. 14753

AMENDED	RESOLUTION NO.	SUMMARY
February 29, 2000	16457	Update use and development standards in Areas A through G.
April 24, 2001	16597	Incorporate sign requirements and design.
May 25, 2004	16887	Update use and development standards in Areas H, I and J; parking, density, historical preservation and administrative standards.
November 10, 2015	18002	Modify ground-floor office use in Area J.

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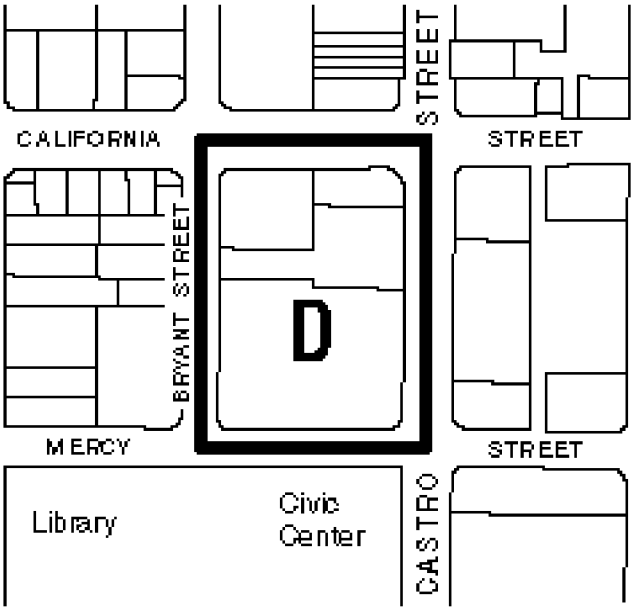
Castro Street

AREA D. CASTRO CENTRAL WEST

A. DEVELOPMENT STRATEGY



This block is distinct from the historic Castro Street district to the north because of the high-rise Mountain Bay Plaza building. Area D is the central core for downtown office development. Substantial building heights and development intensity are intended to create a visual focal point for the downtown district and an identifiable core area. The new, high-quality office development at the intersection of Castro and California Streets that creates more downtown employment near transit, shopping, dining and housing options. In addition, this development provides a height transition between the one- to three-story structures along Castro Street and the 12-story, 150' high Mountain Bay Plaza.

The intersection of California and Castro Streets is one of the gateways into downtown. Buildings on this corner should be particularly well designed, with distinctive architectural features and superior building materials. The ground floors should be devoted primarily to high-quality retail uses that need the large floor plates. Ground-floor uses should present an open, active and pedestrian-oriented storefront.

Parking on this block typically will need to be provided on-site since none of the properties are in the Parking District and so in-lieu parking is not permitted. To maintain an attractive and lively building facade, parking should be in fully below-grade structures.

B. DEVELOPMENT STANDARDS

1. Permitted and Provisional Uses

Principally Permitted Uses

a. Retail, not including drive-up or drive-in services;

b. Offices on the upper floors (second to eighth floors); and

c. Restaurants on the ground level, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services.

Provisional Uses

The following provisional uses will be allowed if they can sufficiently demonstrate that they will generate pedestrian activity and streetside interest compatible with the goal of maintaining continuous storefronts and the vital retail district on Castro Street. The criterion of generating pedestrian traffic is most critical for establishments fronting Castro Street.

a. Hotels;

b. Offices on the ground level except that no ground-floor office space is permitted fronting on Castro Street and ground-floor office space on California Street shall be designed to be easily converted to retail or restaurant use;

c. Personal and business services on the ground level;

d. Banks and financial institutions;

e. Bars, nightclubs, establishments providing entertainment or permitting dancing and/or establishments serving alcoholic beverages not ancillary to food services;

f. Child-care centers;

g. Senior housing at a maximum density of 60 units per acre;

h. Residential uses at a maximum density of 60 units per acre; ~~and~~

i. Cannabis business, storefront retail; and

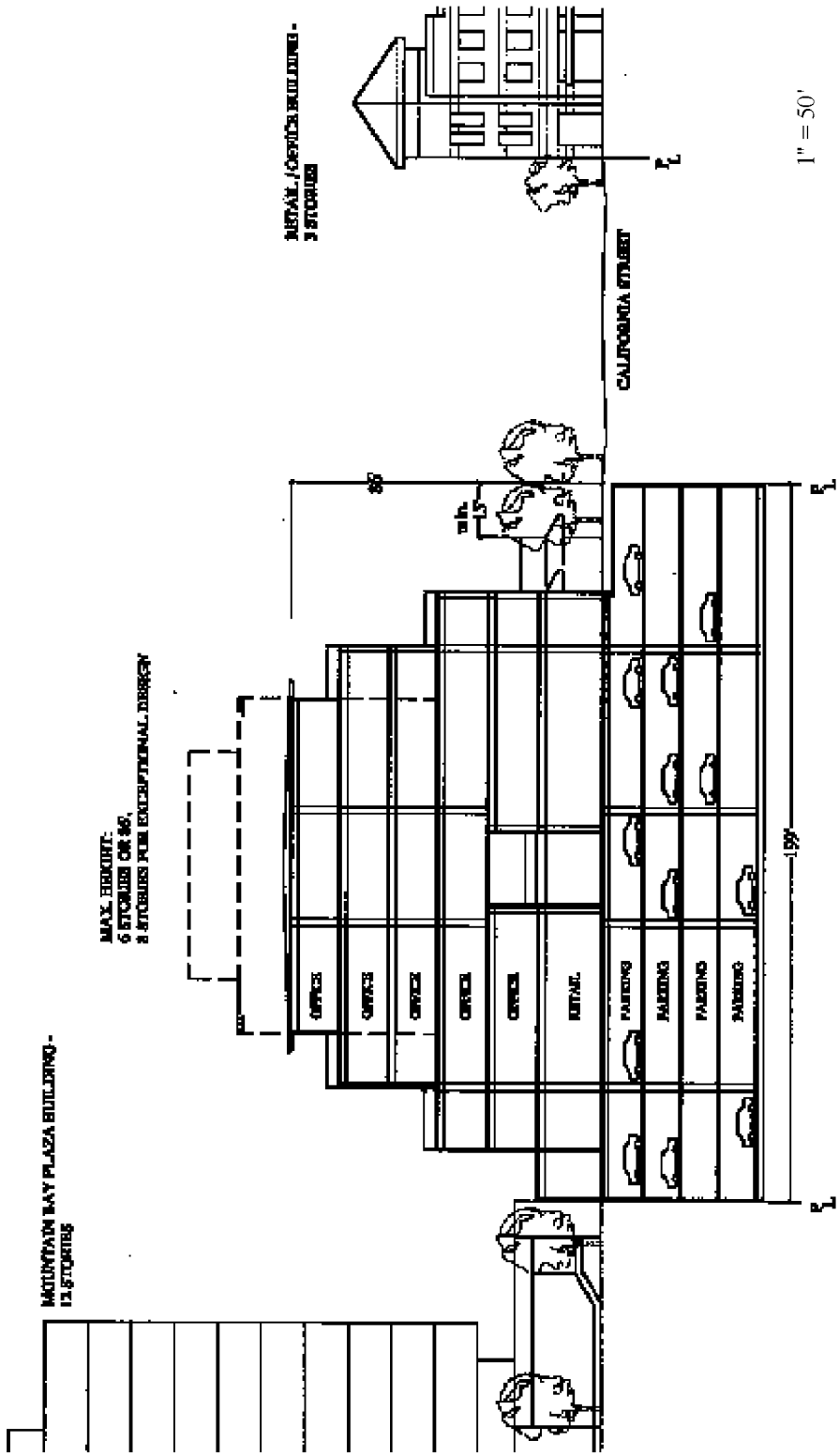
~~i~~j. Any other use which is determined by the Zoning Administrator to be of the same general character as listed above.

2. Building Height

Maximum building height is six stories or 86' (whichever is less), including roof equipment. A building height of up to eight stories may be authorized by the City Council for exceptional architecture and aesthetic merit.

The first floor fronting Castro and California Streets must be designed to have a minimum ceiling height of 10' in order to accommodate retail, and the floor should be no more than 1' above sidewalk level.

Given the height of buildings on this block, great care should be taken to maintain a comfortable pedestrian scale at the sidewalk level. The Zoning Administrator may require



Illustrative Section - Area D.

special design features or that the building be stepped back to create an engaging pedestrian environment at the ground level.

3. Floor Area Ratio

The maximum floor area ratio is a 2.75 FAR.

4. Front Yard Building Setback (Castro Street)

Buildings and parking structures must be set back at least 62' from the Castro Street centerline to align with the podium face of the existing Mountain Bay Plaza building at 444 Castro Street and the extent of the Castro Street improvements. Greater setbacks may be required by the Zoning Administrator for portions of the building to preserve trees, accommodate pedestrians and provide courtyards, plazas and similar features that create pedestrian entries into the interior of the site.

5. Side Yard Building Setback (California and Mercy Streets and Interior Property Lines)

Buildings and parking structures must be set back at least 15'from the curb on California and Mercy Streets. No side yard setback is required along interior property lines.

6. Rear Yard Building Setback (Bryant Street)

Buildings and parking structures must be set back at least 15'from the curb on Bryant Street. This will provide a 10' sidewalk adjacent to the curb and 15' setback to match the existing sidewalk and building setbacks at the Mountain Bay Plaza building. A planting strip may be provided between the sidewalk and the building to accommodate additional trees and landscaping.

7. Open Space

A minimum of 20 percent of the site area must be devoted to open space, excluding public sidewalk easements. At least 15 percent of this open space area should be in publicly accessible open space at grade level. The Zoning Administrator may reduce the required open space for nonresidential projects where it is found that such a reduction improves the quality of the project and enhances the commercial storefront character of the downtown district.

8. Parking

Properties in Area D are not in the Downtown Parking District, so off-site in-lieu parking is not an available option unless the site is annexed into the Parking District. Parking shall be fully below grade to place storefronts on the ground level and create a continuation of the

Castro Street storefront vernacular. To maintain a consistent building wall and downtown traffic circulation, access to parking garages on this block shall not be from Castro Street. Preferred access to parking is from Bryant Street.

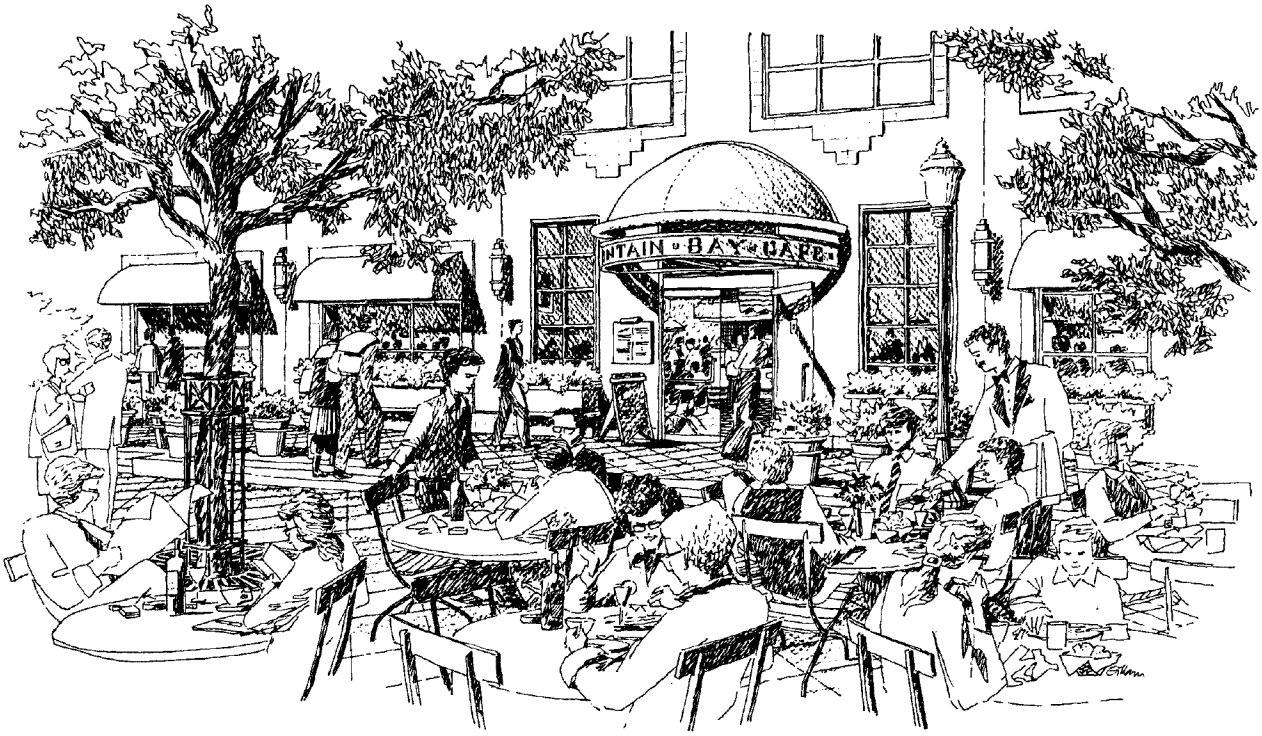
9. Service Access

Trash and loading areas should be well screened from public view and located away from adjacent residential uses.

C. DESIGN GUIDELINES

1. Ground-Level Treatment

Primary pedestrian access to all ground-level uses should be from the street. Commercial development should meet the guidelines for ground-level treatment outlined in the Historic Retail District. Retail businesses and restaurants should be oriented to Castro and California Streets. The finished floor elevation of commercial development should not be greater than 1' above sidewalk level and should incorporate transparent, clear windows and multiple entries. Particular attention should be given to craftsmanship and detailing within the pedestrian's range of touch and view. For instance, the use of special storefront detailing, facade ornamentation, special materials, planters, outdoor seating, flags and banners can reinforce the pedestrian nature of the street.



1988 artist concept of sidewalk dining on Castro Street.

2. Facade Treatment

To maintain the present scale and character of the downtown district, large, uninterrupted expanses of horizontal and vertical wall surface should be avoided. Building facades should respond to the relatively narrow increments of development (25'to 50') with variation in fenestration, building materials and/or building planes.

Corner parcels are encouraged to incorporate special features such as rounded or cut corners, special corner entrances, display windows, corner roof features, etc.

3. Building Materials

Building materials should be richly detailed to provide visual interest. Reflective glass is strongly discouraged because of its tendency to create uncomfortable glare conditions and a visual barrier between pedestrian and activity inside stores and restaurants. Metal siding and large expanses of wood siding are also to be avoided. Materials should be light in color: earth tones, pastels or whites accented with dark or bright colors are considered compatible with existing architecture in the area. Roofing materials and accenting features such as canopies, cornices, tile accents, etc. should also offer color variation.

4. Windows

Building walls should be punctured by well-proportioned openings that provide relief, detail and variation on the facade. Windows should be inset generously from the building wall to create shade and shadow detail. The use of high-quality window materials that contribute to the richness and detail of the facade is encouraged.

5. Open Space Treatment

Open space shall encourage an active pedestrian relationship through the use of closely spaced street trees, courtyards, intimate plazas and varied pavement textures. These open spaces should be made inviting and attractive through the use of container plants, comfortable street furniture, sheltered seating, public art and a strong visual connection with the street.

6. Parking Treatment

All parking must be provided underground.

7. Setbacks

The setbacks for buildings on this block shall be coordinated to create a continuous building wall and integrated development. Increased setbacks in some areas may be needed to pre-

serve Heritage trees and create urban plazas and walkways that invite pedestrians into the site. While the ground-floor facades will create a contiguous building facade, the upper levels must provide enough separation to ensure abundant light and air and the creation of high-quality office space.

The upper levels on midrise buildings should be stepped back to achieve an appropriate pedestrian scale at the ground level and good relationship with existing one- to three-story buildings on Castro Street. This stepback is also necessary to break up the massing of the building so it is more in scale with development elsewhere on the street.

8. Roof Treatment

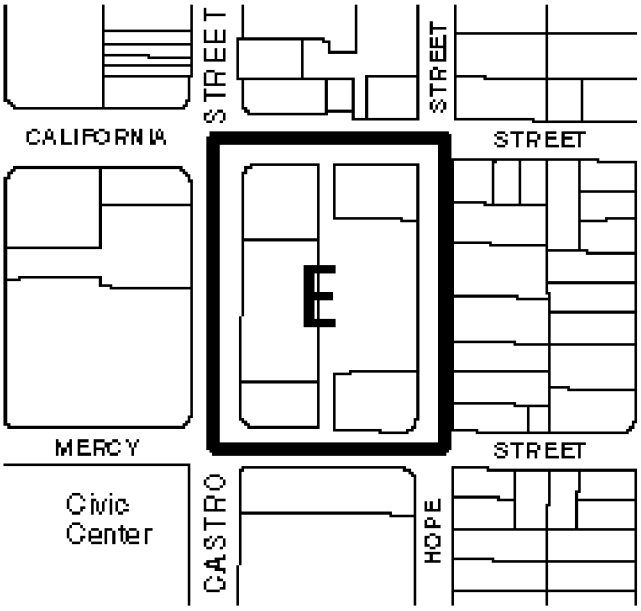
Interesting and varied roof forms are encouraged. Rooftop equipment shall be concealed from view and/or integrated within the architecture of the building.

9. Special Conditions

Buildings defining the intersection of California and Castro Streets should have exceptional architectural merit. They should incorporate special corner treatments and materials that reinforce the key significance of this intersection within the downtown. Large, blank, monotonous surfaces should be avoided, while surfaces that are rich in detailing and articulation are encouraged.

AREA E. CASTRO CENTRAL EAST

A. DEVELOPMENT STRATEGY



The limited number and large size of properties in Area E present an opportunity for significant redevelopment that could bring major new retailers and neighborhood-serving businesses downtown. Currently, properties on Castro Street are substantially underutilized and do not create the strong downtown focal point envisioned for this and the Mountain Bay Plaza blocks. Parcel assembly is encouraged to open up these development possibilities. New development may be possible in tandem with the public parking lot on this block.

Area E block consists of two distinct half-blocks: one fronting on busy Castro Street and the other fronting on a much quieter Hope Street. Development of the Castro Street half-block is intended to complement the scale of development in Area D. Buildings on the Castro Street half-block are permitted to reach a maximum height of five stories, with parcel assembly. This will achieve a height transition with Mountain Bay Plaza and future office development in Area D and help create a strong visual center for downtown. Ground-floor uses should continue the pattern of pedestrian-oriented storefronts along Castro Street, with office or residential uses on upper floors.

The half-block along Hope Street has a distinctly different and much quieter character than the Castro Street half-block. Development on this half-block must be sensitive to the single-family homes on the other side of this street. Building heights are lower and land uses are restricted to those that are compatible with housing. The existing public parking lot on this half-block serves as a buffer between Castro Street development and the single-family neighborhood east of Hope Street. However, it may be possible to replace the existing surface parking with below-grade parking and allow new private development on this site.

B. DEVELOPMENT STANDARDS

1. Permitted and Provisional Uses

Castro Street Half-Block Permitted Uses

a. Retail, not including drive-up or drive-in services;

b. Personal services;

c. Art galleries; and

d. Offices on the upper levels (second to fifth floors).

Castro Street Half-Block Provisional Uses

The following provisional uses will be allowed if they can sufficiently demonstrate that they will generate pedestrian activity and streetside interest compatible with the goal of maintaining continuous storefronts and the vital retail district on Castro Street. The criterion of generating pedestrian traffic is most critical for establishments fronting Castro Street.

a. Business services on the ground floor;

b. Restaurant, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services;

c. Office on the ground floor;

d. Banks and financial institutions;

e. Indoor recreation use;

f. Theaters;

g. Hotels;

h. Child-care centers;

i. Residential uses on the upper levels (second to fifth floors) at densities of up to 50 units per acre;

j. Bars, nightclubs, establishments providing entertainment or permitting dancing and/or establishments serving alcoholic beverages not ancillary to food services; ~~and~~

k. Cannabis business, storefront retail; and

l~~k~~. Any other business or service establishments that are determined by the Zoning Administrator to be of the same general character as listed above.

Hope Street Half-Block Permitted Uses

Residential at densities up to 30 units per acre.

Hope Street Half-Block Provisional Uses

a. Neighborhood retail uses;

b. Offices;

c. Child-care centers;

d. Senior housing at densities up to 50 units per acre;

e. The existing church development on the corner of Mercy and Hope Streets; and

f. Any other business or service establishments that are determined by the Zoning Administrator to be of the same general character as listed above.

Hope Street Half-Block Prohibited Uses

Bars, nightclubs, establishments providing entertainment or permitting dancing and/or establishments serving alcoholic beverages not ancillary to food service.

2. Height

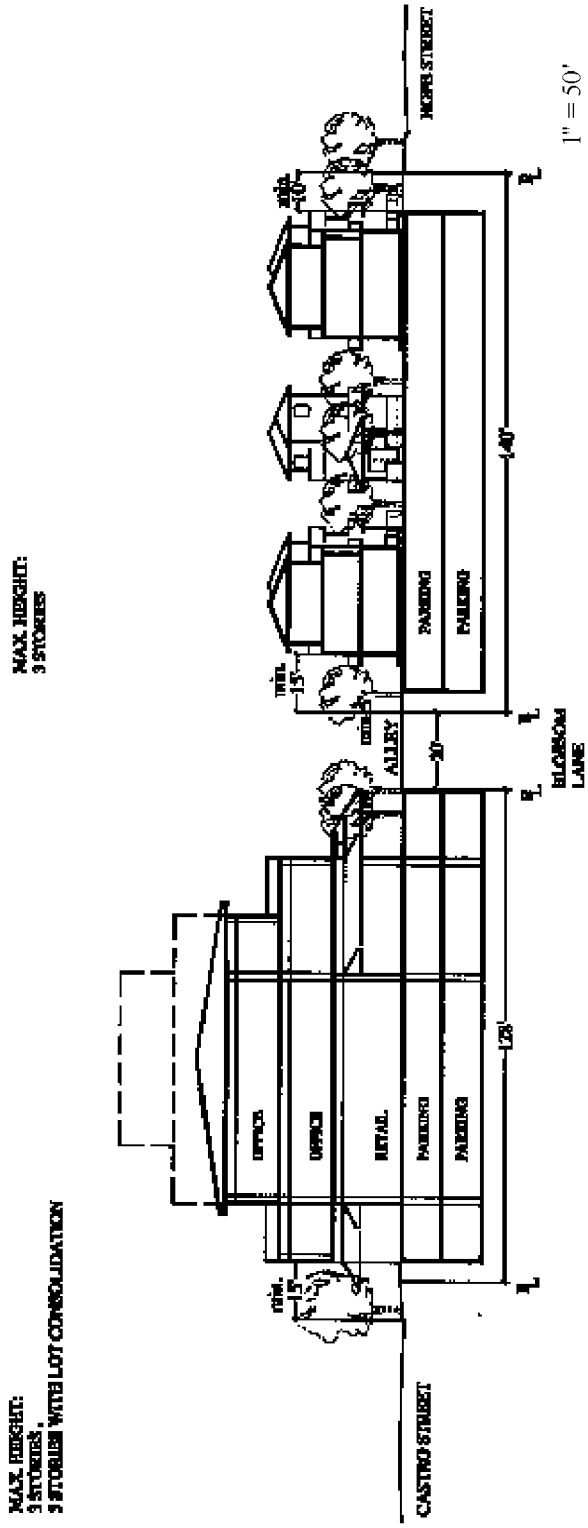
Castro Street Half-Block

For the half-block facing Castro Street, development shall be a maximum height of three stories and may have a maximum height of five stories if properties are consolidated into sites with one or more acres. In addition, decorative and nonhabitable roof treatment (cupolas, sloping roofs to conceal mechanical equipment, special features) may be permitted, upon design approval, to exceed the five-story height limit.

The first floor fronting Castro Street must be designed to have a minimum ceiling height of 10' in order to accommodate retail, and the floor must be no more than 1' above sidewalk level.

Hope Street Half-Block

For the half-block facing Hope Street, buildings must not exceed three stories in height and should be designed to be sensitive to the scale of homes across the street.



Illustrative Section - Area E.

3. Floor Area Ratio

Castro Street Half-Block

The maximum floor area ratio is a 2.0 FAR.

Hope Street Half-Block

The maximum floor area ratio is a 1.1 FAR.

4. Front Yard Setback

Castro Street Half-Block

Buildings and parking structures must be set back 15' from the face of curb to be consistent with the 15'front setback across the street.

Hope Street Half-Block

Buildings and parking structures must be set back 10' from the front property line.

5. Side Yard Setback

Castro Street Half-Block

Buildings and parking structures must be set back at least 15' from the curb on California Street. No setback is required from interior side property lines.

Hope Street Half-Block

Buildings and parking structures must be set back at least 5'from the side property line. No setback is required from interior side property lines.

6. Rear Yard Setback

Castro Street Half-Block

No setback is required from the rear property line.

Hope Street Half-Block

Buildings and parking structures must be set back at least 15' from the rear property line. Parking structures must be set back at least 5' from the rear property line. Stairs or terraces

to provide access to this area from the podium open space may encroach into a portion of this space. Trees that are 24" box size at a minimum spacing of 30'on center must be planted in this area to provide a landscaped buffer.

7. Open Space

For residential projects, a minimum of 30 percent of the site area must be devoted to open space. For nonresidential projects, a minimum of 20 percent of the site area must be devoted to open space. The Zoning Administrator may reduce the required open space for nonresidential projects, where it is found that such a reduction improves the quality of the project and enhances the commercial storefront character of the downtown district. Landscaped open space areas must include evergreen trees for screening, specimen trees for visual color, and attractive shrubs and ground cover.

8. Through-Block Passage

A through-block public pedestrian passageway, similar to those provided within the Historic Retail District, is required to connect the public surface lot along Hope Street with Castro Street. Businesses fronting mid-block pedestrian passageways should provide direct access to those passageways and have attractively framed windows and doorways.

9. Parking

All properties in Area E are within the Downtown Parking District. Parking requirements for Area E are described in Section II.C, Parking Policies and Standards.

Surface parking for private development is discouraged, although limited surface parking areas that are screened from streets and have generous landscaping may be permitted by the Zoning Administrator through a use permit process. On the Castro Street half-block, parking should be fully below grade to keep storefronts at the sidewalk level. On the Hope Street half-block, below-grade parking shall not extend more than 4' above grade, and ventilation exhaust grilles or shafts should not be adjacent to public sidewalks or access ways.

10. Site Access

The development shall not have any curb cuts across Castro Street but must instead use the existing north-south alley at mid-block for all access requirements.

11. Service Access

Trash and loading areas should be well screened from public view and located away from adjacent residential uses. On-site trash receptacles should be consolidated in one area that is easily accessible for garage pickup from a street or alley.

C. DESIGN GUIDELINES

These are recommendations for the architectural treatment and organization of buildings and open space and are the suggested criteria for reviewing projects during the design review process.

1. Development Massing

Although an integrated development approach is encouraged for the Area E, the massing of development should be designed to reflect the downtown's diverse character and scale through variation in roof line, building plane and materials. To this end, the massing of buildings and the treatment of facades, windows and roofs should conform to the guidelines outlined for the Castro Street Historic Retail District and the Bryant Street Mixed-Use Transition Area.

2. Open Space Treatment

Development should incorporate open space that enhances the visual image, quality and amenity of the development, and that reinforces Castro Street as an active and attractive pedestrian street with arcades, passageways, and sidewalk cafés.

3. Parking Treatment

Parking should be within structures well integrated with the overall development. Below-grade parking is encouraged.

4. Ground-Level Treatment

The ground-level treatment on Castro Street should continue the pedestrian-oriented store-front pattern established for the Castro Street Historic Retail District. On Hope Street, the street level frontage should be visually interesting with frequent unit entrances and have a strong residential character. The primary orientation of development should be to the street and sidewalks. Rooflines along Hope Street should be highly articulated to reflect the predominantly 50' wide parcel size of the single-family homes across the street. Entry porches along the street are encouraged.

Ground-level uses adjacent to the public passageway between Castro Street and the City parking lot should open onto the passageway with attractively framed, clear glass windows and distinctive doorways. Particular attention should also be given to the paving and lighting treatment of the passageway.

5. Facade Treatment

To maintain the present scale and character of the downtown district, large, uninterrupted expanses of horizontal and vertical wall surface should be avoided. Building facades should respond to the relatively narrow increments of development (25 to 50) with variation in fenestration, building materials and/or building planes.

Corner parcels are encouraged to incorporate special features such as rounded or cut corners, special corner entrances, display windows, corner roof features, etc.

6. Building Materials

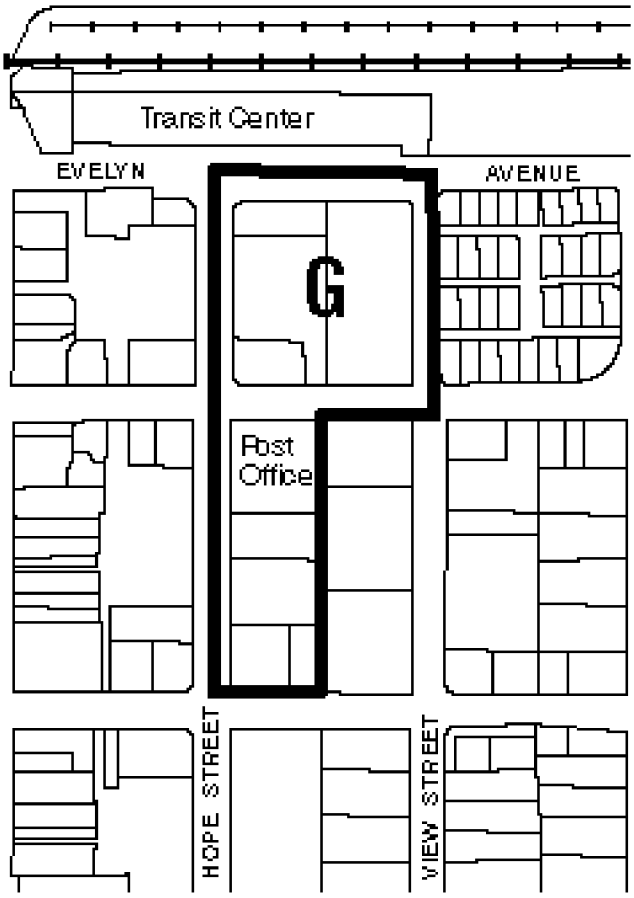
Building materials should comply with the guidelines for the Historic Retail District (Area H) and Bryant Street Mixed-Use Transition Area (Area C).

7. Special Conditions

Buildings defining a portion of the intersection of California and Castro Streets should incorporate special corner treatments that reinforce the key significance of this intersection within the downtown.

AREA G. TRANSIT CENTER BLOCK

A. DEVELOPMENT STRATEGY



The Transit Center block is appropriate for a significant level of development that will provide a mix of businesses, services and housing opportunities near the Transit Center. This area is an opportunity to create a lively and active storefront environment that will create an engaging entrance into the City from the Transit Center. The focus of this area will be on ground-floor retail stores and restaurants that extend Castro Street storefront activity to the Transit Center. Residential uses should be primarily located on the upper levels, not on the ground floor, particularly in the block closest to Evelyn Avenue.

Since the Transit Center is a major gateway to the downtown, development in this block should be particularly well designed, with a strong emphasis on the facades facing Evelyn Avenue. Buildings in Area G should be at least two stories to create a substantial entrance to the downtown district. Buildings in this area will also have no front or side yard setbacks to create a continuous building wall, similar to Castro Street. Most of the properties in this block are within the Parking District and will share public parking facilities. On-site parking should be fully below-grade to maintain an attractive and lively storefront environment.

B. DEVELOPMENT REQUIREMENTS

1. Permitted and Provisional Uses

Permitted Uses

a. Retail, not including drive-up or drive-in services;

b. Offices (not including administrative offices on the ground floor);

c. Art galleries;

d. Personal and business services; and

e. Residential uses at up to 50 units per acre on the upper levels (two to four floors).

Provisional Uses

a. Restaurant, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services;

b. Administrative offices on the ground floor;

c. Theaters, entertainment and indoor recreation uses;

d. Residential uses at up to 50 units per acre on the ground level;

e. Senior housing at up to 60 units per acre;

f. Efficiency studios;

g. Hotels;

h. Child-care centers;

i. Surface parking and parking structures that exceed a height of 4' above finished grade;

j. Bars and nightclubs serving alcoholic beverages not ancillary to food service fronting on Hope Street in the 100 block; ~~and~~

k. Cannabis business, storefront retail; and

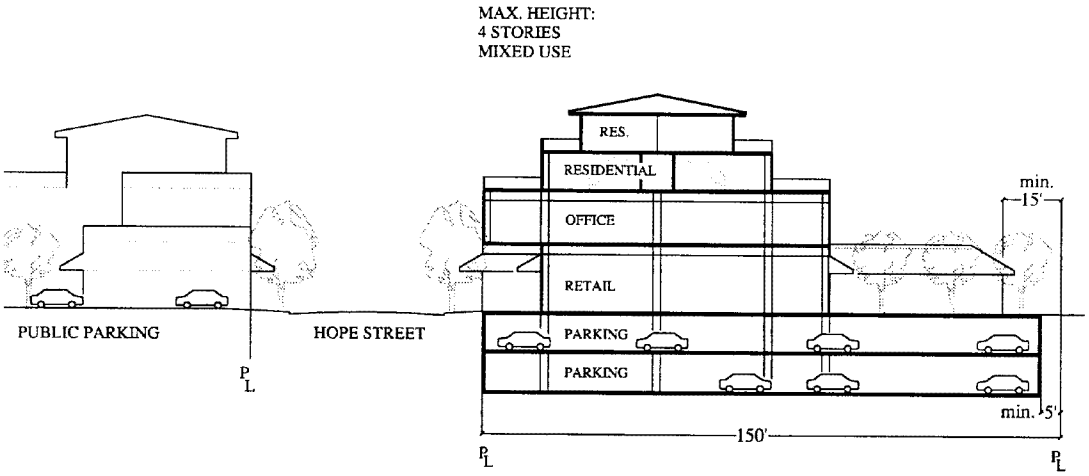
~~k~~l. Any other business or service establishment that is determined by the Zoning Administrator to be of the same general character as listed above.

2. Building Height

Maximum building height is four stories.

3. Floor Area Ratio

The maximum floor area ratio is a 1.85 FAR.



Illustrative Section - Area G. 1" = 50'

4. Front Yard Setback

No front yard building setback is required for commercial, office or mixed-use projects with residential on the upper levels. For residential projects with units on the ground level, a 5' front setback is required for buildings and parking structures. The Zoning Administrator may allow less front setback for residential projects where it is appropriate to the type of housing and compatible with adjacent development.

5. Side Yard Setback

No side yard building setback is required.

6. Rear Yard Setback

Buildings must be set back at least 15'from the rear property line. Parking structures (below-grade and at-grade structures) must be set back at least 5' from the rear property line.

7. Open Space

For residential projects, a minimum of 30 percent of the site area must be devoted to open space. For nonresidential projects, a minimum of 20 percent of the site area must be devoted to open space. The Zoning Administrator may reduce the required open space for non-residential projects, where it is found that such a reduction improves the quality of the project and enhances the commercial storefront character of the downtown district. Landscaped open space areas must include evergreen trees for screening, specimen trees for visual color and attractive shrubs and ground cover.

8. Parking

Most properties in Area G are within the Downtown Parking District. Parking requirements for Area G are described in Section II.C, Parking Standards and Policies.

Surface parking is discouraged, although limited surface parking areas that are screened from streets and have generous landscaping may be permitted by the Zoning Administrator through a use permit process. In the 100 block of Area G, parking should be fully below-grade and ventilation exhaust grilles or shafts should not be adjacent to public sidewalks or accessways. Any on-site parking garage must be accessed in a safe, attractive manner and must not interfere with the orderly flow of traffic on public streets and parking lots.

9. Service Access

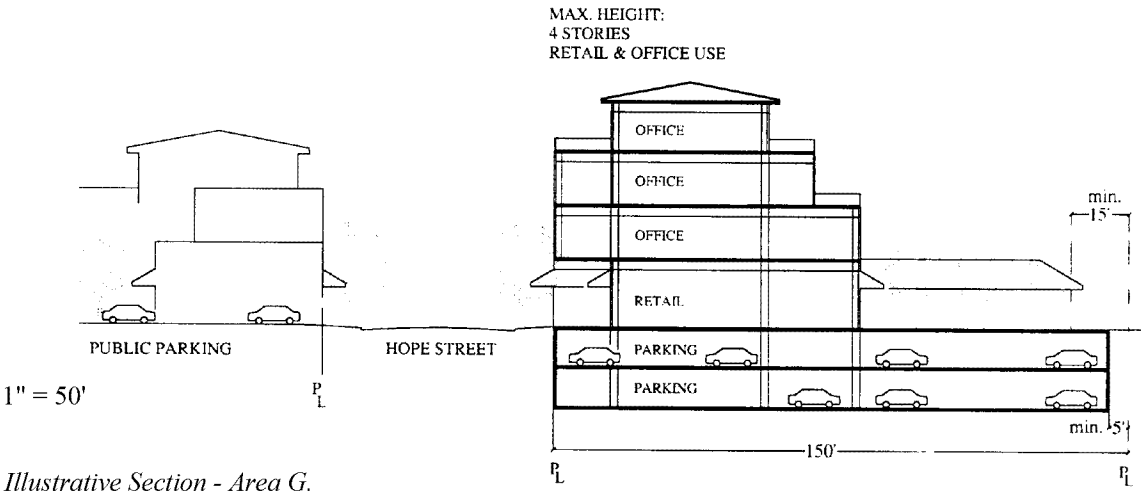
Trash and loading areas should be well screened from public view and located away from adjacent residential uses. On-site trash receptacles should be consolidated in one area that is easily accessible for garage pickup from a street or alley.

C. DESIGN GUIDELINES

These are recommendations for the architectural treatment and organization of buildings and open space, and are the suggested criteria for reviewing projects during the design review process.

1. Ground-Level Treatment

Primary pedestrian access to all ground-level uses should be from the street. Commercial development should meet the guidelines for ground-level treatment outlined in the Historic Retail District. The finished floor elevation of commercial development should not be greater than 1' above sidewalk level. The finished floor elevation for residential projects can be up



Illustrative Section - Area G.

to 5'above the sidewalk level. Access to individual residential units should also be from the sidewalks, using front porches, steps and similar features to create a transition from public to private areas.

Particular attention should be given to craftsmanship and detailing within the pedestrian's range of touch and view. For instance, the use of special storefront detailing, facade ornamentation, special materials, flower boxes, flags and banners can reinforce the pedestrian nature of the street.

2. Facade Treatment

To maintain the present scale and character of the downtown district, large, uninterrupted expanses of horizontal and vertical wall surface should be avoided. Building facades should respond to the relatively narrow increments of development (25'to 50') with variation in fenestration, building materials and/or building planes. Corner parcels are encouraged to incorporate special features such as rounded or cut corners, special corner entrances, display windows, corner roof features, etc.

3. Windows

Building walls should be punctured by well proportioned openings that provide relief, detail and variation on the facade. Mirrored glass should be avoided and only clear, transparent glass should be used on the ground level. Windows should be inset generously from the building wall to create shade and shadow detail. The use of high-quality window products that contribute to the richness and detail of the facade is encouraged.

4. Development Massing

In Area G, buildings can be up to four stories, which is taller than the historic Castro Street commercial district and other downtown transition areas within the Precise Plan area. This additional height requires particular attention to the massing of the buildings to ensure an appropriate transition with surrounding development. New development should be a visual extension of the Castro Street commercial district and be sensitive to the traditional building size and storefronts on Castro Street.

5. Setbacks

Building setbacks in Area G are similar to Castro Street setbacks and are intended to promote continuous storefronts with an urban landscape of tree wells and potted plants. Front setbacks are discouraged so that storefronts will be immediately accessible to the pedestrian visually and physically. For residential projects, a 5' setback should be maintained to provide landscape screening and more privacy for the ground units. Side yards are discouraged in favor of contiguous building facades to ensure well-defined streets. In this area, there will be a

required rear yard setback to introduce light and air into the buildings and provide a separation between buildings where there are windows in back.

6. Roof Treatment

Interesting and varied roof forms are encouraged. Rooftop equipment shall be concealed from view and/or integrated within the architecture of the building.

7. Open Space

Open space within the downtown area is not intended to provide recreational space or large landscaped areas since this is a more urban environment and there are ample recreational opportunities downtown in Pioneer and Eagle Parks. However, open space is an important element and should be used to effectively articulate building forms, promote access to light and fresh air and maintain privacy for downtown residents. In residential development, most open space should be used to provide attractive amenities for residents, including interior courtyards and perimeter landscaping. Within commercial development, open space should provide a visual amenity for the complex and an attractive buffer to adjacent residential uses.

Caltrain, Light Rail and bus service at the Downtown Transit Center.

8. Building Materials

Building materials should be richly detailed to provide visual interest. Reflective glass is considered an undesirable material because of its tendency to create uncomfortable glare conditions and a visual barrier between pedestrians and activity inside stores and restaurants. Metal siding and large expanses of wood siding are also to be avoided. Materials should be light in color, earth tones, pastels or whites accented with dark or bright colors are considered compatible with existing architecture in the area. Roofing materials and accenting features such as canopies, cornices, tile accents, etc. should also offer color variation.

9. Special Conditions

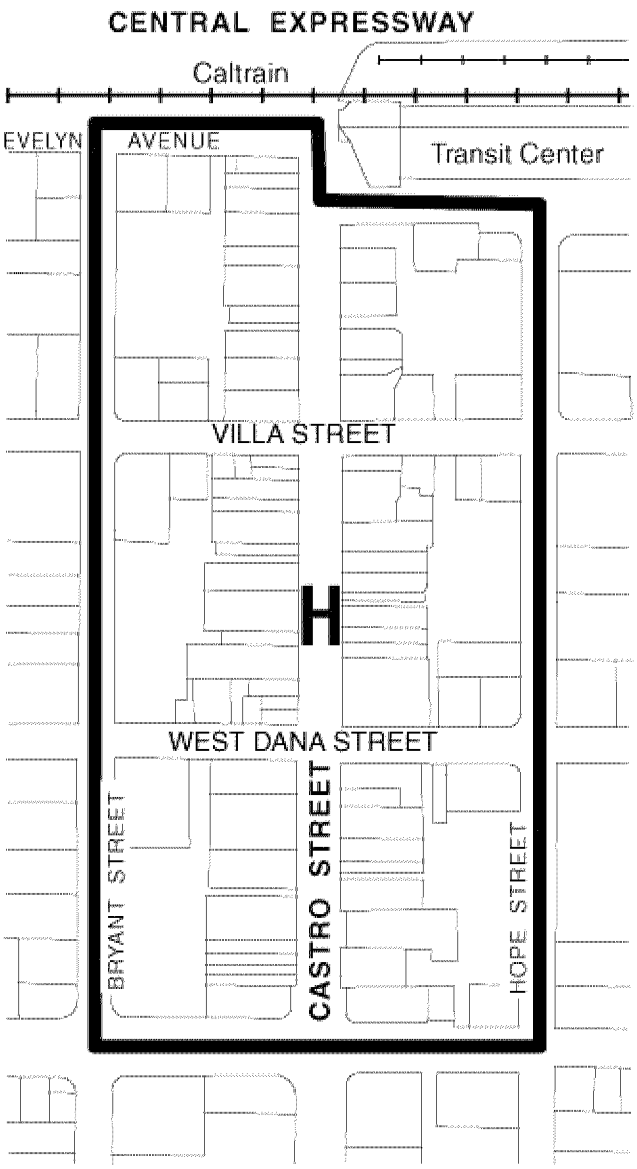
Buildings fronting Evelyn Avenue should recognize the role of this street as a highly visible edge of the downtown district by paying particular attention to upper-level treatment and detailing that is recognizable and distinctive from a distance (colorful canopies, fenestration, interesting roof forms, facade ornamentation, etc.).

10. Site Access

Curb cuts should be minimized to promote traffic and pedestrian safety and create cohesive landscaping and building facades. Amaximum of two curb cuts should be provided for projects requiring 30 parking spaces or more; for projects with less than 30 spaces, only one curb cut should be provided. One-way driveways should have curb cuts with a width no greater than 12'; two-way curb cuts should be no greater than 22'.

AREA H. HISTORIC RETAIL DISTRICT

A. DEVELOPMENT STRATEGY



A critical development objective includes the enhancement of Castro Street as the principal focus of the downtown and as-a lively pedestrian spine with continuous active retail and restaurant uses along its length. The first three blocks of Castro Street contain the historic retail core of Mountain View with some buildings dating to the late 19th and early 20th Centuries. The buildings in Area H are a mixture of ages and architectural styles, but there are unifying characteristics including limited height, narrow building widths and small storefronts that create a fine-grained pedestrian scale and a largely continuous frontage of retail and restaurant uses. Amajor component of the development strategy of this area is to reinforce this continuity and strengthen the pedestrian environment by requiring that all new development provide active ground-level retail uses.

Parking is a critical issue in the Historic Retail District. The entire area is in the Parking District and most of its parking is in public lots and garages which are shared by all uses. Since the City's principal objective is to reinforce the active pedestrian-oriented uses along Castro Street and its immediate side streets, existing ground-level floor area, as well as new retail and personal service floor area, are exempt from parking requirements (as more specifically detailed in Section II.C). All other new floor area must provide parking or pay a fee in lieu of parking in conformance with the parking standards and policies outlined above in Section II.C.

New development in the Historic Retail District is considered desirable to increase the diversity and activity of the area, to create opportunities for larger tenant spaces than has been available in the past and to encourage more residential units on upper floors. However, such improvements should be sensitive infill development within the small parcel increments of the area. Larger ten-

The Jurian Building, originally constructed in 1913.

ant spaces should maintain the comfortable pedestrian scale of Castro Street and ensure an appropriate transition between new development and the existing "fabric" of one- to three-story structures. This is particularly important in the 100 and 200 blocks of Castro Street where most of the oldest buildings are located. The Design Guidelines in Section C emphasize the importance of reinforcing the historic character of the Historic Retail Direct.

B. DEVELOPMENT REQUIREMENTS

1. Permitted and Provisional Uses

Ground-Level Permitted Uses (Castro Street and Cross Streets)

a. Retail, not including drive-up or drive-in services;

b. Art galleries; and

c. Personal services.

Ground-Level Provisional Uses (Castro Street and Cross Streets)

The following uses will be allowed as provisional uses if they can sufficiently demonstrate that they will generate pedestrian activity and streetside interest compatible with the desired Castro Street environment described in the goals and objectives for the downtown. The criterion of generating pedestrian traffic is most critical for establishments fronting Castro Street.

a. Restaurants, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services;

b. Business services;

c. Offices, including banks, financial institutions and administrative offices;

d. Medical services;

e. Hotels;

f. Theaters;

g. Bars, nightclubs, establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not ancillary to food service;

h. Indoor recreation uses; ~~and~~

i. Cannabis business, storefront retail; and

~~i~~j. Any other business or service establishments which are determined by the Zoning Administrator to be of the same general character as listed hereinabove.

Permitted Uses for Bryant and Hope Street Frontages and All Upper Levels

a. All principal permitted uses listed above;

b. Business services;

c. Offices, not including administrative offices on ground floor;

d. Medical services; and

e. Banks.

Provisional Uses for Bryant and Hope Street Frontages and All Upper Levels

a. Restaurants, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in service;

b. Administrative offices on ground floor;

c. Hotels;

d. Indoor recreation uses;

e. Lodges, clubs, social or fraternal organizations;

f. Residential—upper levels only—at up to 50 units per acre; ~~and~~

g. Cannabis business, storefront retail; and

~~g~~h. Any other business or service establishments which are determined by the Zoning Administrator to be of the same general character as listed hereinabove.

2. Height

The maximum height for all properties in the 100 and 200 blocks fronting Castro Street (between Evelyn Avenue and Dana Street) is 30' to 35' at the facade, with third and fourth floors set back 10' to 12' from the facade and a maximum height of 45'.

The maximum height for all properties in the 300 block front Castro Street (between West Dana Street and California Street) is 40' and 45' at the facade with the fourth floor set back 10' to 12' and a maximum height of 55'.

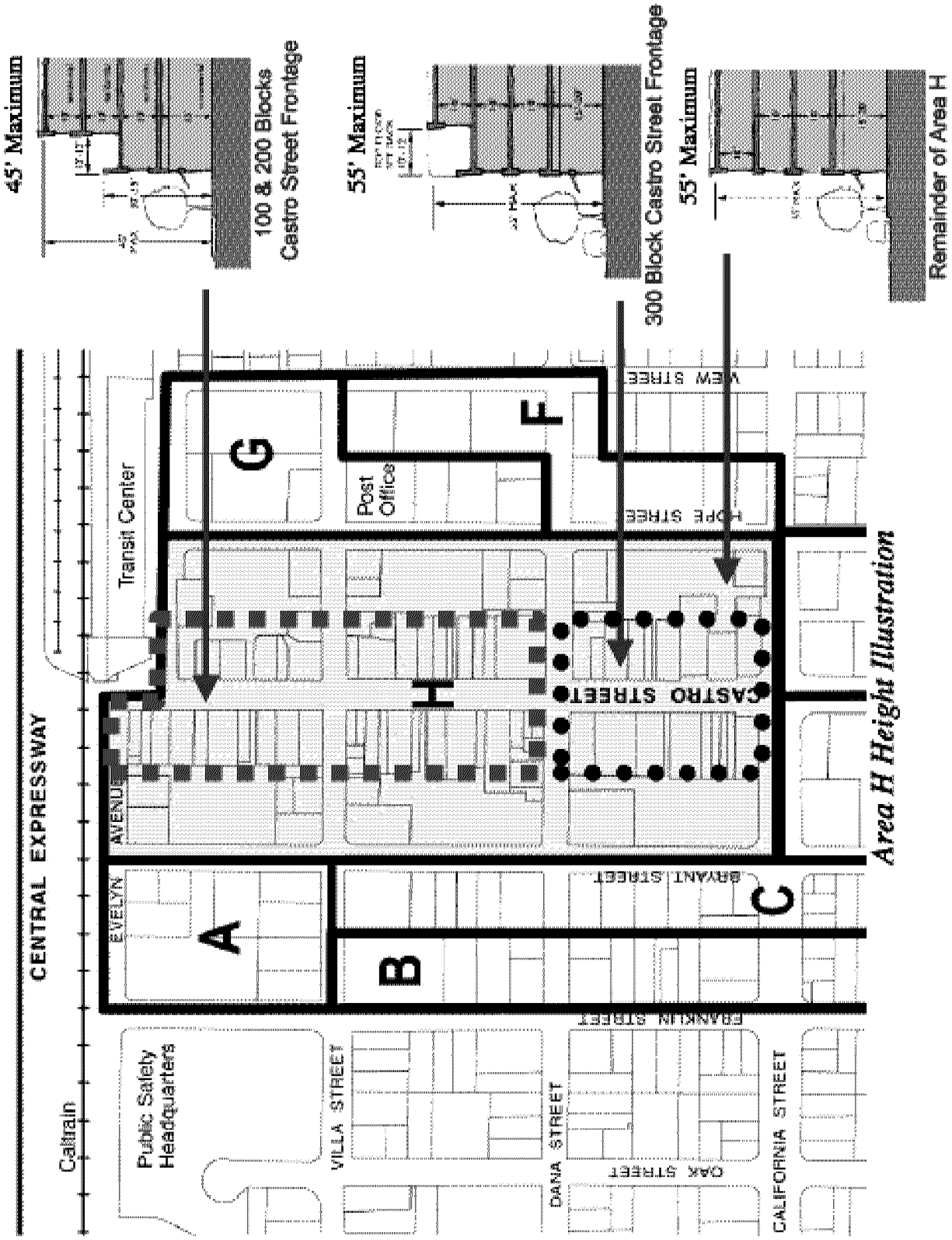
The first floor must be designed to have a minimum floor to ceiling height of 10' in order to accommodate retail, and the floor must be no more than 1' above sidewalk level.

Maximum height of 55' and four stories with no upper story setback requirements for the rest of Area H.

Decorative roof treatments and architectural features may exceed the maximum 45' to 55' height limit upon design approval as provided for in the Administrative Section. Parking structure levels shall not count as stories but the overall building shall be limited to 55'.

3. Building Coverage

Coverage is permitted up to 100 percent. (Note exceptions under Design Guidelines: Building Coverage.)


45' Maximum
100 & 200 Blocks
Castro Street Frontage
55' Maximum
300 Block Castro Street Frontage
55' Maximum
Remainder of Area H
CENTRAL EXPRESSWAY
Caltrain
Transit Center
Public Safety
Headquarters
VILLA STREET
DANA STREET
OAK STREET
FRANKLIN STREET
CALIFORNIA STREET
EVELYN
AVENUE
BRYANT STREET
CASTRO STREET
HOPE STREET
VIEW STREET
Post
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A
B
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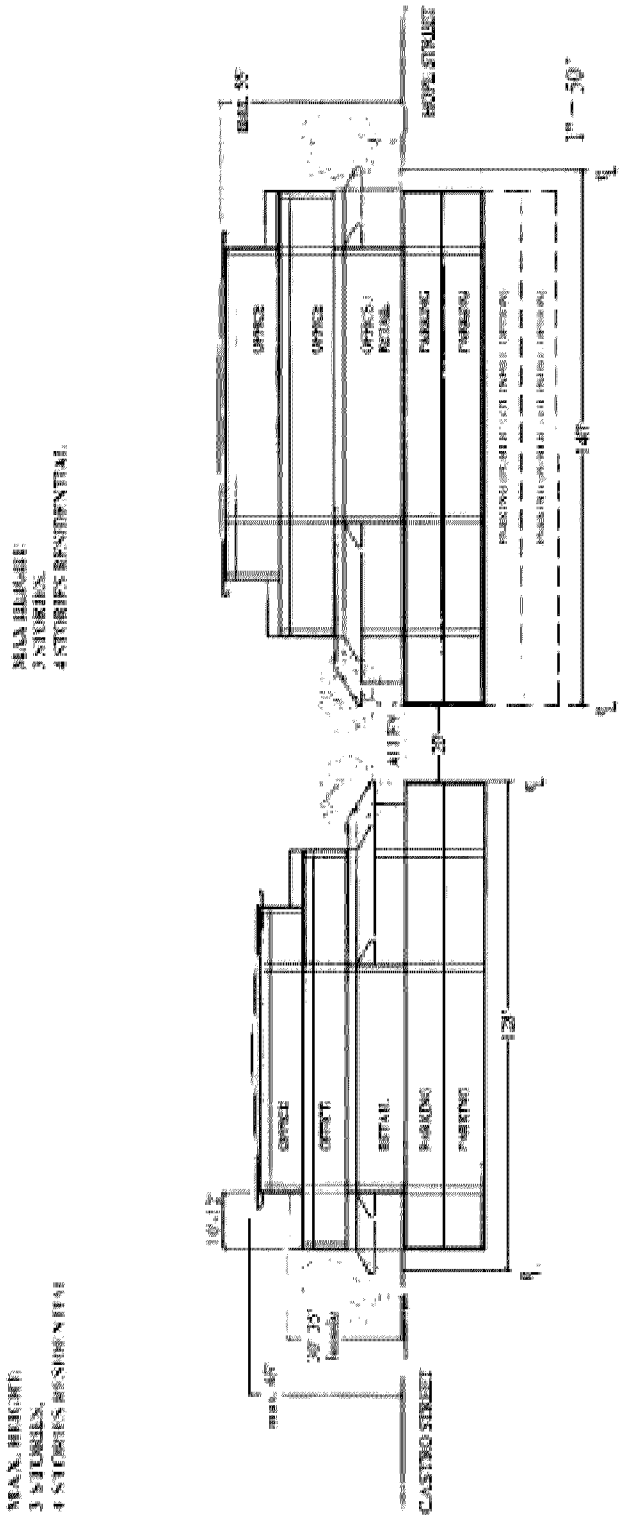
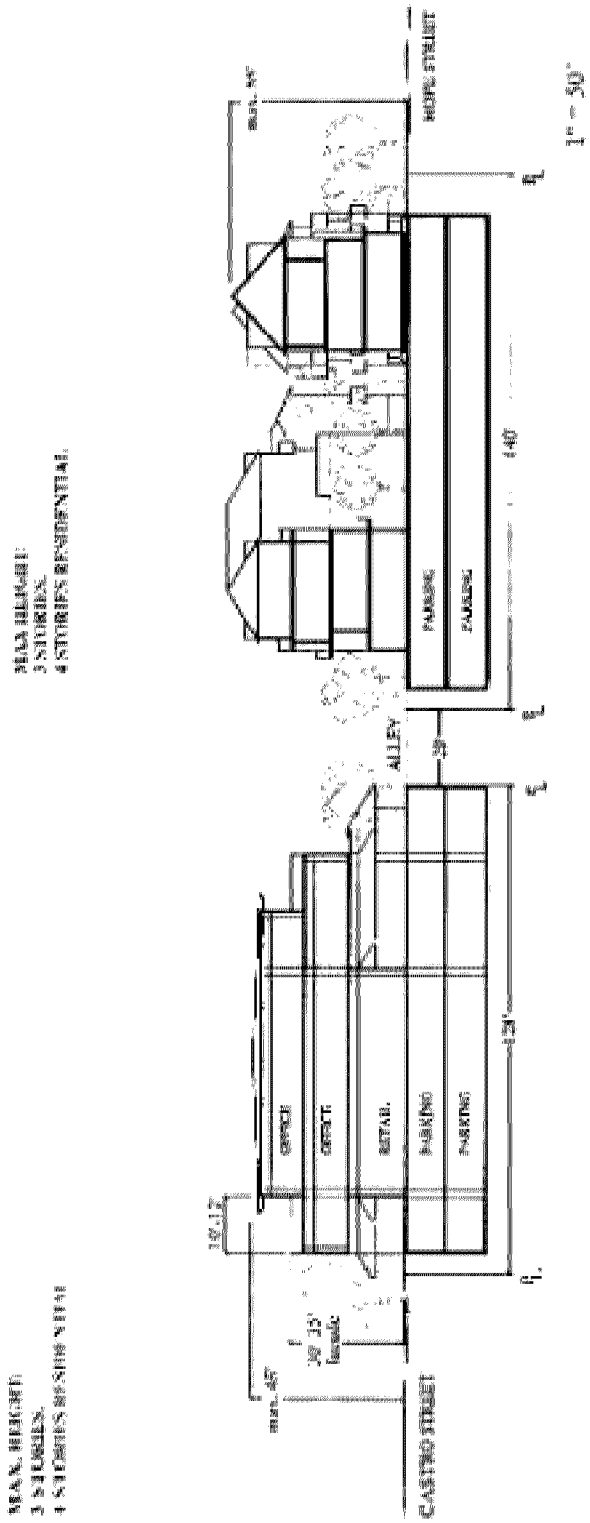
H
Area H Height Illustration



Illustrative Section - Area H 100 and 200 blocks with mixed-use office development facing streets parallel to Castro Street.



Illustrative Section - Area H 100 and 200 blocks with mixed-use residential development facing streets parallel to Castro Street.

4. Build-to Lines Along Streets

To ensure that streets are spatially well defined, all development must be built to the back of the proposed sidewalk. (Note exceptions under Design Guidelines: Building Coverage.)

5. Side and Rear Yard

None.

6. Parking

Parking requirements for Area H are described in Section II.C, Parking Standards and Policies.

7. Service Access and Trash Enclosures

Parcels adjacent to rear alleys must maintain service access from the rear and provide attractive rear entrances. Trash and loading areas should be well screened from public view in structures that are consistent with the building design in both materials and detailing. On-street loading and unloading will only be permitted for parcels that are not adjacent to rear alleys.

Sidewalk cafés and an engaging pedestrian experience Downtown.

Service facilities such as trash enclosures and mechanical equipment should be screened with enclosures and devices consistent with the building architecture in form, material and detail.

8. Open Space Requirements

For residential/mixed-use projects, a minimum of 30 percent of the site area must be devoted to open space. The Zoning Administrator may reduce the requirements for residential/mixed-use projects where it is found that such a reduction improves the quality of the project.

9. Development on Public Parking Lot

A mixed-use development is allowed on one public parking lot in Area H. The development is subject to the requirements for Area H with these additional requirements or exceptions:

a. Vehicular access shall be from Hope Street, Bryant Street or an adjacent alley;

b. Existing public parking shall be replaced on-site; and

c. Parking for private development shall be provided in accordance with Section II.C, except that the parking requirement cannot be met by paying in-lieu fees.

See Guidelines: Development on Public Parking Lot.

C. DESIGN GUIDELINES

These are recommendations for the architectural treatment and organization of buildings and open space and are the suggested criteria for reviewing projects during the design review process.

1. Development Massing

New development should preserve the rhythm and fine-grained pedestrian scale of existing buildings within the Historic Retail District by respecting the relatively narrow building increments, which are predominantly 25 to 50'in width.

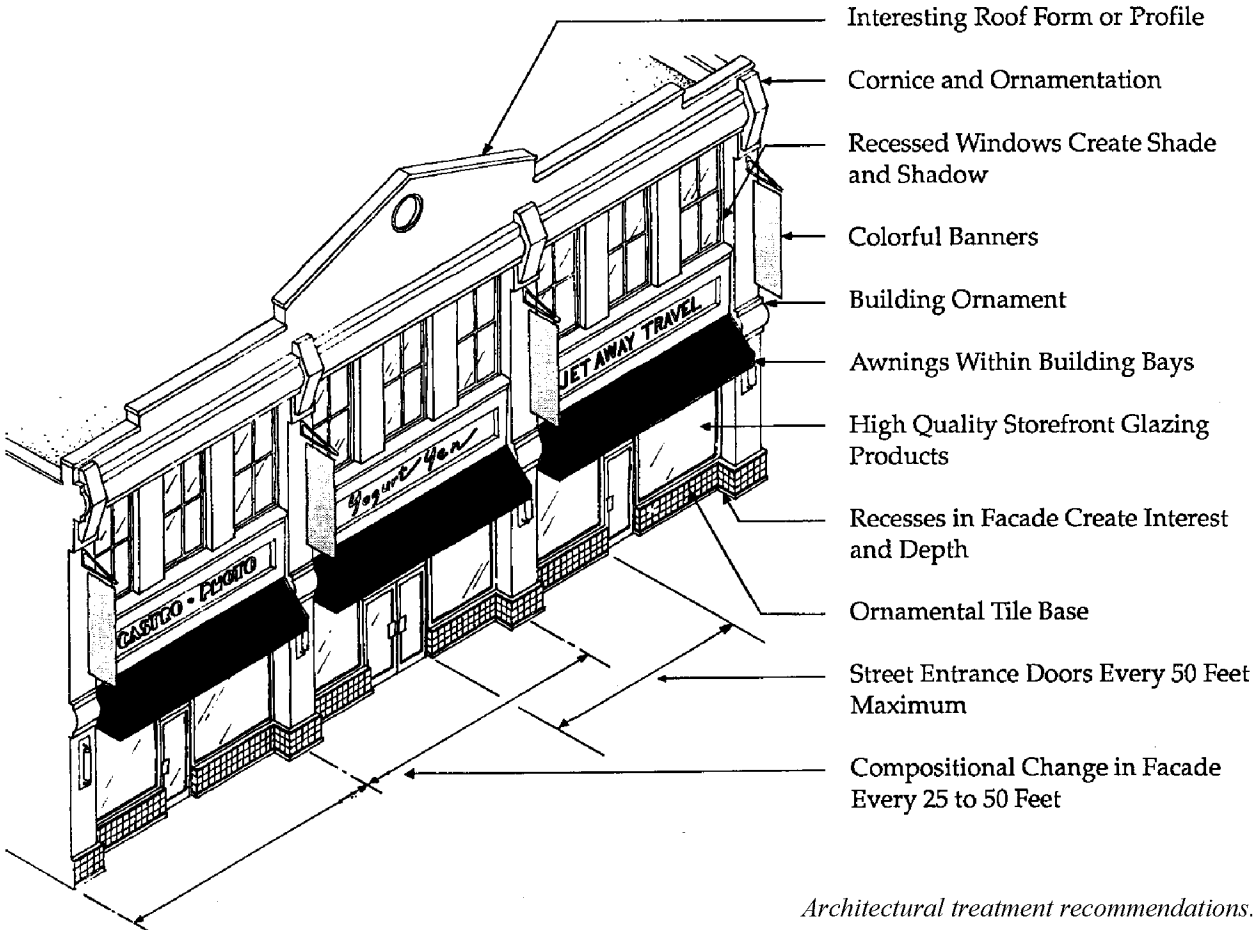
2. Building Coverage

In order to create well-defined street spaces consistent with the scale of downtown Mountain View, side yards are discouraged in favor of contiguous building facades along the street. However, narrow mid-block pedestrian passages that encourage through-block pedestrian circulation and/or arcaded spaces that create wider sidewalk areas for cafés, etc. are encouraged.

3. Ground-Level Corner Uses

High activity-generating uses are especially encouraged at the Castro Street intersections. Entries to elevator lobbies should not be located at intersections.

Both small and large-scale new development should preserve the rhythm and fine-grained pedestrian scale of existing buildings within the Historic Retail District by respecting the relatively narrow building increments, which are predominantly 25 to 50'in width.



Architectural treatment recommendations.

4. Ground-Level Treatment

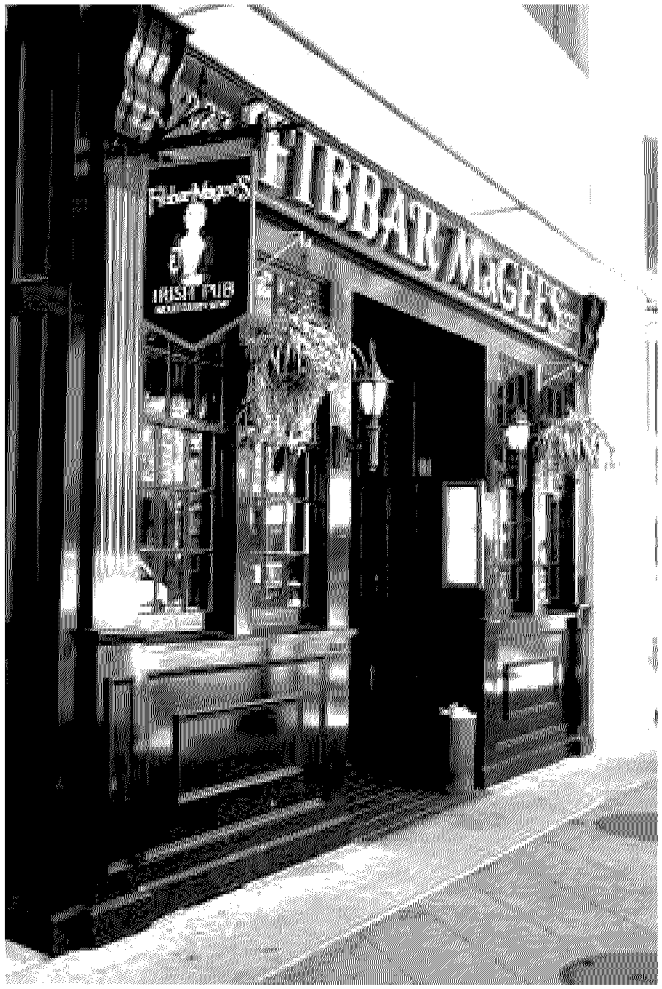
The unique community character created by the mixture of building ages and architectural styles and the architectural design influence of historic buildings should be encouraged. All street-frontage establishments should provide primary access directly to the street. Long expanses of inactive building frontage should be avoided by placing street doors at intervals no greater than 50' and by maintaining 60 percent of the ground-level building facade in transparent window surface. All buildings should incorporate a base in their design.

The visual experience of moving along the street should be enjoyable and interesting. A change in major compositional elements of the street-level facade design is recommended at intervals of 25'to 50'. Colorful awnings overhanging the sidewalk are also recommended to further enhance the life and variety of the street.

Particular attention should be given to craftsmanship and detailing within the pedestrian's range of touch and view. For instance, the use of special storefront detailing and facade ornamentation such as flower boxes and special materials, can reinforce the pedestrian nature of the street.

Businesses fronting mid-block pedestrian passageways should provide direct access to those passageways, with attractively framed windows and doorways.

On cross-streets, while the overall goal is to have build-to lines at the front of buildings, ground-floor facades may be set back for outdoor activities.



New storefront renovation on Castro Street. Entrances should be recessed from the facade, creating a small alcove.

5. Entrances

Commercial entrances should be recessed from the facade, creating a small alcove. This establishes a more definitive sense of entry and affords an alternative view of merchandise in the display windows. Existing recessed entries should be retained.

The doors of a commercial storefront typically contain large glass panels with vertical proportions that presents a visual connection to the streetscape. Retain and restore original historic doors and their frames where possible.

6. Facade Treatment

To maintain the present scale and character of buildings in the Historic Retail District, large uninterrupted expanses of horizontal and vertical wall surface should be avoided. Building facades should respond to the relatively narrow increments of development (25'to 50') with variation in fenestration, building materials and/or building planes.

Facades on both new and rehabilitated buildings should include the elements that make up a complete storefront including doors, display windows, bulkheads, transom windows, signage and awnings. New buildings need not mimic an "historical" architectural style but should include these architectural features, details and materials where appropriate to be compatible

with and reinforce existing buildings. Preservation of existing historic details and materials should be encouraged.

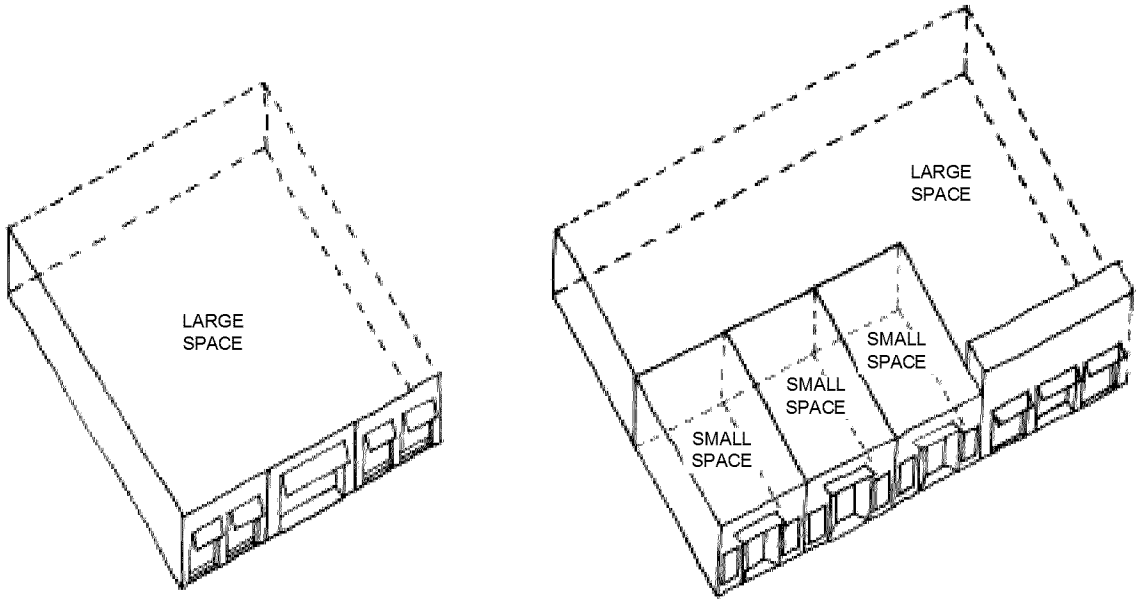
Even if separate businesses function within the same building, the overall design of the facade must be consistent. Individual businesses should not break the basic lines, material and concept of the facade. Storefronts can be demarcated from each other within the same building by subtle variations in the color or pattern of surfaces of doors, tiling, signage or entries.

Corner parcels are encouraged to incorporate special features such as rounded or cut corners, special corner entrances, display windows, corner roof features, etc.

7. Guidelines for Upper-Story Setbacks - Castro Street Frontages

While the height limit is four stories and 45' along the 100 and 200 blocks of Castro Street, many of the existing buildings and, in particular, buildings with historic character have facades and heights in the range of 30' to 35'. New buildings and building additions should reinforce the historic pattern with heights and setbacks oriented to the 30' to 35' reference. Castro Street facades in the 100 and 200 blocks shall be no taller than 30'to 35'. Upper levels in excess of 30' to 35' shall be set back 10' to 12' from the facade.

In the 300 block fronting Castro Street, upper levels in excess of 40' to 45'shall be set back 10' to 12'from the facade.



Smaller retail spaces create frequent entrances and display windows. Larger spaces should replicate this pattern by incorporating multiple windows or wrapping around smaller retail spaces.

8. Windows

General

Building walls should be punctuated by well-proportioned openings that provide relief, detail and variation on the facade. Windows should be inset from the building wall to create shade and shadow detail. The use of high-quality window products that contribute to the richness and detail of the facade is encouraged.

Display Windows

Size, division and shape of display windows should maintain the established rhythm of the streetscape. Glass used in the display windows should be clear. Tinted glazing is discouraged and mirrored/reflective glass is not permitted.

9. Roof Treatment

Building roof forms fronting Castro Street should reinforce the character of historic commercial buildings, which typically have flat, rather than pitched, roofs with vertical facade extensions above the roofline, known as parapets. Architectural elements such as cornices, special facing materials and/or decorative details are encouraged on the parapet.

Special attention should be paid to the articulation of the top portion of buildings through the introduction of horizontal bands, cornices and stepbacks. Roof lines should be broken at intervals no greater than 50' by loggias, changes in height or stepbacks to reinforce the typical building increment of 25' to 50' along Castro Street. Interesting and varied roof forms consistent with the pattern of existing buildings are encouraged.

Building roof forms fronting Castro Street should reinforce the character of the historic commercial buildings with flat roof forms, parapets, cornices and decorative details.

The annual Downtown Art and Wine Festival.

On the Bryant Street and Hope Street frontages, four-story buildings shall be compatible with the existing and potential development across the street. Design approaches such as top-floor setbacks and facade articulation can be used to create a compatible transition.

Rooftop equipment shall be concealed from view and/or integrated within the architecture of the building.

10. Building Materials

Building materials should be richly detailed to provide visual interest. Reflective glass is considered an undesirable material because of its tendency to create uncomfortable glare conditions and a forbidding appearance. Metal siding and large expanses of wood siding are also to be avoided. Materials should be light in color: earth tones, pastels or whites accented with dark or bright colors are considered compatible with existing architecture in the area. Roofing materials and accenting features such as canopies, cornices, tile accents, etc. should also offer color variation.

Character and richness in downtown can be enhanced from the incorporation of details and ornamentation into the design of the buildings. These elements can include cornices, brackets or moldings.

11. Site Access

Curb cuts are prohibited in the first four blocks of Castro Street and should be avoided on the rest of Castro Street. If new curb cuts within the Historic Retail blocks become necessary, they are encouraged to locate on the east-west cross streets beyond the alleys in order to maximize visibility and accessibility from Castro Street, yet not disrupt pedestrian circulation, and to avoid circulation conflicts on the north-south streets. Any on-site parking garage must be accessed in a safe, attractive manner and must not interfere with the orderly flow of traffic on public streets and parking lots.

12. Special Conditions

Castro Street and California Street Intersection—Buildings forming a portion of the intersection of Castro and California Streets should incorporate special corner treatments that reinforce the key significance of this intersection within the downtown.

Evelyn Avenue—Buildings fronting Evelyn Avenue should recognize the role of this street as a highly visible edge of the downtown retail district by paying particular attention to upper-level treatment and detailing that is recognizable and distinctive from a distance (colorful canopies, fenestration, interesting roof forms, facade ornamentation, etc.).

Alley facades should exhibit high levels of design and materials quality similar to front facades.

Trash and loading areas should be well screened from view in structures that are consistent with the building design in both materials and detailing.

13. Guidelines for Rears of Buildings

Because the alleys in downtown are highly visible and are used for both pedestrian access and vehicular service access, rear facades should exhibit high levels of design and materials quality similar to front facades. Rear facades of existing buildings should be improved with design features and quality materials where possible.

Buildings should have windows and doors oriented to the alley. Entry doors, garage doors and windows should be attractive and durable.

Service facilities such as trash enclosures and mechanical equipment should be screened with enclosures and devices consistent with the building architecture in form, material and detail. Roofs and trellises are recommended for screening views from above.

Where security devices are desired or warranted, designs should be artful with decorative grillwork that enhances the overall building design. Alley areas should be well lit but should be designed so as not to adversely impact adjacent properties.

14. Guidelines for Residential and Mixed-Use

Setbacks

To reinforce the downtown commercial character of the Historic Retail District, mixed-use buildings with a residential component shall conform to the setback standards for commercial projects. The Zoning Administrator may allow increased side and rear setbacks to enhance the residential portion of a mixed-use project provided the setbacks do not detract from the commercial storefront character of the downtown district.

Noise and Ground Vibrations

Projects with a residential component on Castro Street should be designed to minimize noise impacts on residents from Castro Street and the Caltrain line. A noise analysis prepared by a qualified acoustical engineer is required for all residential projects fronting Castro Street. The acoustical engineer's report shall identify any noise impacts and measures to reduce these impacts to acceptable levels.

Parking Design

Parking for residential uses shall be provided on-site per Downtown Precise Plan requirements Section II.C, Parking Standards and Policies.

Below-grade parking shall not extend above grade.

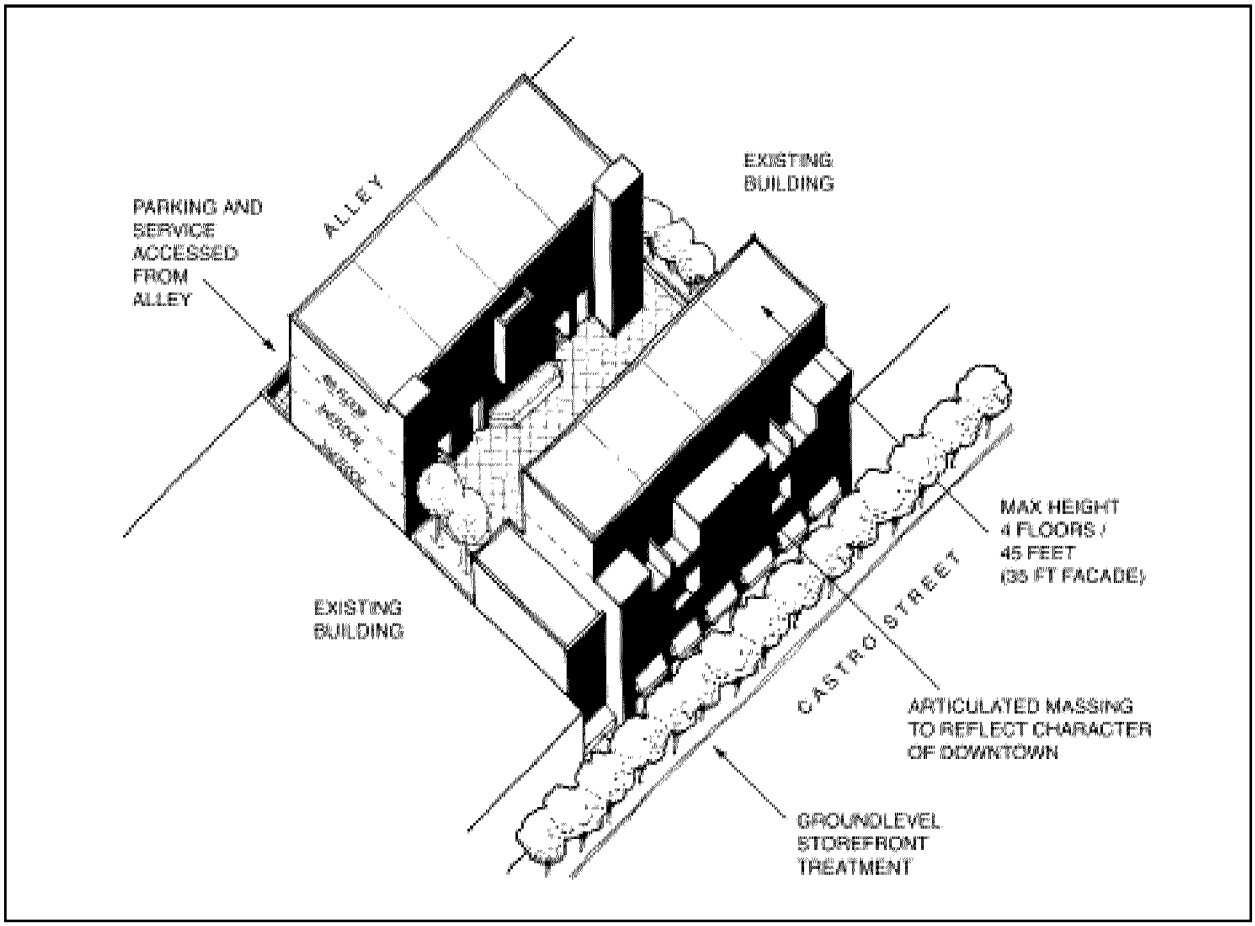
Parking garage access should be integrated into the overall design of the building facade.

Service Areas

Design of service areas shall be consistent with the general guidelines for rears of buildings in Area H. On-site trash receptacles should be consolidated in one area that is easily accessible for garbage pickup from a street or alley.

Ground-Level Treatment

Commercial frontages should meet the general guidelines for ground-level treatment in Area H. Commercial spaces should have a depth of at least 40'to ensure viability. Pedestrian access to residential units from Castro Street should be through a single common entrance. Residential and commercial entrances should be separate and distinct.



Mixed-Use Residential Prototype (100 and 200 Blocks of Castro Street) - Area H

Facade Treatment

To maintain the scale and character of the downtown district, large, uninterrupted expanses of horizontal and vertical wall surface should be avoided. Building facades should respond to the relatively narrow increments of development (25'to 50') with variation in fenestration, building materials and/or building planes.

Corner parcels are encouraged to incorporate special features such as rounded or cut corners, special corner entrances, display windows, corner roof features, etc.

Development Massing

Buildings may be up to four stories, which is taller than most existing buildings in Area H and most of the downtown transition areas within the Precise Plan. This additional height requires particular attention to the massing of the buildings to ensure an appropriate transition with the surrounding development. New residential development on larger parcels

should echo the narrow parcel increments on Castro Street, with sensitivity to the traditional building size and storefronts on Castro Street.

Roof Treatment

Mixed-use buildings with a residential component facing Castro Street should exhibit an architectural character consistent with the downtown commercial character. Flat, hip and mansard roof forms are appropriate; gabled roofs are discouraged. On Hope and Bryant Streets, rooflines may be varied to be compatible with surrounding residential development.

Rooftop equipment shall be concealed from view and/or integrated within the architecture of the building.

Lighting

Exterior lighting features shall be oriented and directed downward to protect neighboring residents from excess light and glare.

Pedestrian passageways leading from rear parking areas to Castro Street should be reinforced with features that provide interest such as windows, trellises, benches, planting and attractive lighting.

Attractive outdoor patio dining in Area H.

15. Guidelines for Pedestrian Passageways

New buildings and building renovations adjacent to existing pedestrian passageways leading from rear parking areas to Castro Street should be reinforced with features that provide interest such as windows, trellises, benches, planting and attractive lighting. Passageways may be further enhanced with small plazas at either end or at midpoints with provisions for amenities such as seating, planting and fountains.

16. Guidelines for Open Space

Private open space within the downtown area is not intended to provide recreational or large landscaped areas, since this is a more urban environment and there are ample recreational opportunities downtown in Pioneer and Eagle Parks. However, open space is an important element and should be used effectively to articulate building forms, promote access to light and fresh air and maintain privacy for downtown residents.

In residential development, most open space should be used to provide attractive amenities for residents, including interior courtyards and perimeter landscaping. Commercial development should typically have less open space in order to maintain a direct pedestrian relationship and continuous storefront streetscape. Open space for nonresidential projects should

To provide compatibility with existing historic buildings, Castro Street facades should be no taller than 30'to 35', with upper levels set back 10'to 12'from the facade.

provide a visual amenity for the development and an attractive buffer to adjacent residential uses where applicable.

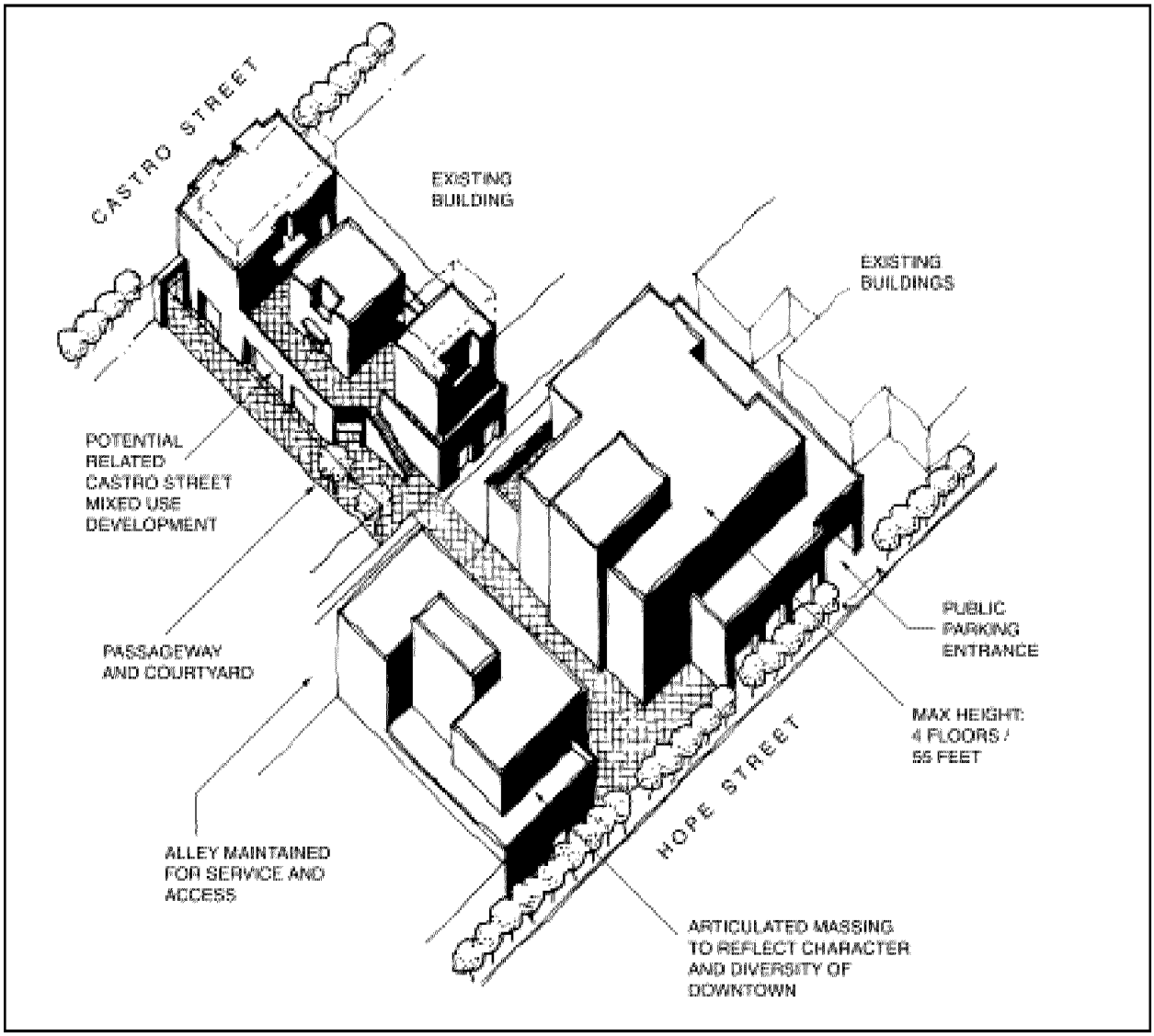
Open spaces such as retail plazas and outdoor seating areas should be located at building entries or along or near well-traveled pedestrian routes to encourage frequent and spontaneous use. Amenities should be functional as well as visually appealing, with seating, tables, canopies and covering trellises. Plazas and open spaces should be generously landscaped with trees, planters and vines.

Low walls may be used to screen service and mechanical areas, create spatial definition and for providing seating. Low walls should be designed of quality materials.

For residential projects, open space should include evergreen trees for screening, specimen trees for visual color and attractive shrubs and ground cover. Low walls and planters may be used to provide privacy between open space areas and residences.

17. Guidelines for Mixed-Use Development on Public Parking Lots

For infill development on one of the public parking lots, all development regulations for Area H apply. In addition, all required parking for the new development as well as parking to replace all existing spaces shall be provided on-site in a subgrade parking structure with access from the midblock alley and one of the adjacent side or cross-streets.



Mixed-Use Parking Lot Infill Prototype

Infill buildings should be carefully designed and detailed so that scale and massing responds to the traditional small downtown parcel scale and provides a sensitive transition to adjacent residential neighborhoods. To maintain the present scale and character of buildings in the Historic Retail District, large uninterrupted expanses of horizontal and vertical wall surface should be avoided. Building facades and rooflines should respond to the relatively narrow increments of development (25' to 50') with variation in fenestration, building materials, roof forms and/or building planes.

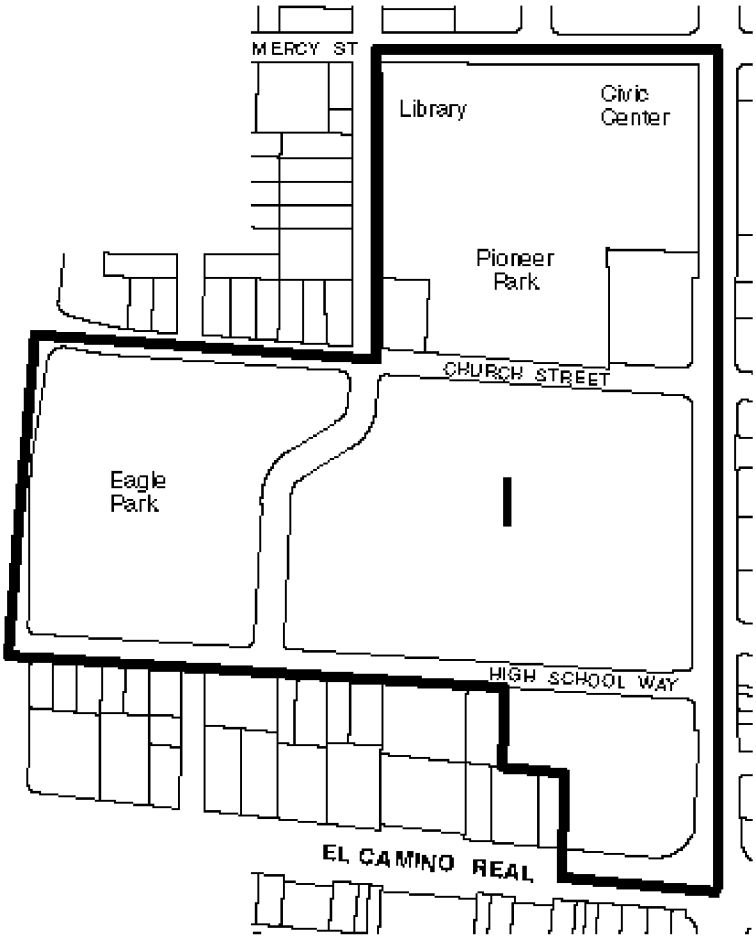
Passageways connecting the parking lot development with Castro Street should be carefully detailed to enhance the pedestrian experience. Windows and doors from the adjacent building, seating, planting and attractive lighting should be included. Where the passageway

Passageways connecting parking facilities with Castro Street may be further enhanced with small plazas at either end or at midpoints with provisions for amenities such as seating, planting and fountains.

meets the new building, a carefully designed transition such as a plaza open space should occur and a continuation of the passageway to the side street should be considered.

AREA I. CIVIC CENTER/EAGLE SQUARE/GATEWAY BLOCK

A. DEVELOPMENT STRATEGY



Most of this subarea was redeveloped during the late 1980s and 1990s. The area is comprised of three separate blocks, each with its own characteristics and development history.

The Civic Center block, defined by Castro, Mercy, Franklin and Church Streets, is the site of a new City Hall, Performing Arts Center and Library. These buildings partially encircle Pioneer Park, a quiet and relaxing 3.5-acre green area with benches and walkways. The Civic Center is the focus for cultural and community activities and serves as an important civic symbol for the City as a whole. There are also two privately owned properties on the block—the Wells Fargo Bank and the Masonic Lodge. The Precise Plan contains development standards for the bank site since it is the only significant redevelopment opportunity in Area I. The standards allow a multi-story building with setbacks from Pioneer Park. They also require a broad open space connection between Castro Street and the park that will make the park more physically and visually accessible to passersby on Castro Street.

The Eagle Square block is between Church Street and High School Way. It was formerly occupied by Mountain View High School. The entire area is occupied by the Park Place/City Centre development which is a diverse mixed-use development. The Castro Street frontage is a mix of offices, retail and residential uses. The remainder of Park Place is high-density apartments. Eagle Park, an active 7.5-acre park with a swimming pool and playing fields, was originally part of the Eagle Square Precise Plan but is now zoned Public Facility.

The Gateway block, located between High School Way and El Camino Real along Castro Street, is a landmark office development. This block was developed under the Gateway Precise Plan which has also been incorporated into the Downtown Precise Plan.

B. DEVELOPMENT REQUIREMENTS

1. Permitted and Provisional Uses

Permitted Uses (Civic Center Block)

a. City-owned facilities;

b. Membership organization facilities and meeting halls;

c. Retail;

d. Personal services;

e. Restaurants, including serving of alcoholic beverages and clearly ancillary to food service; not including drive-up or drive-in services;

f. Art galleries;

g. Theaters; and

h. Offices on upper floors.

Provisional Uses (Civic Center Block)

a. Business services;

b. Offices, including banks and financial institutions and administrative offices on the ground floor;

c. Medical services;

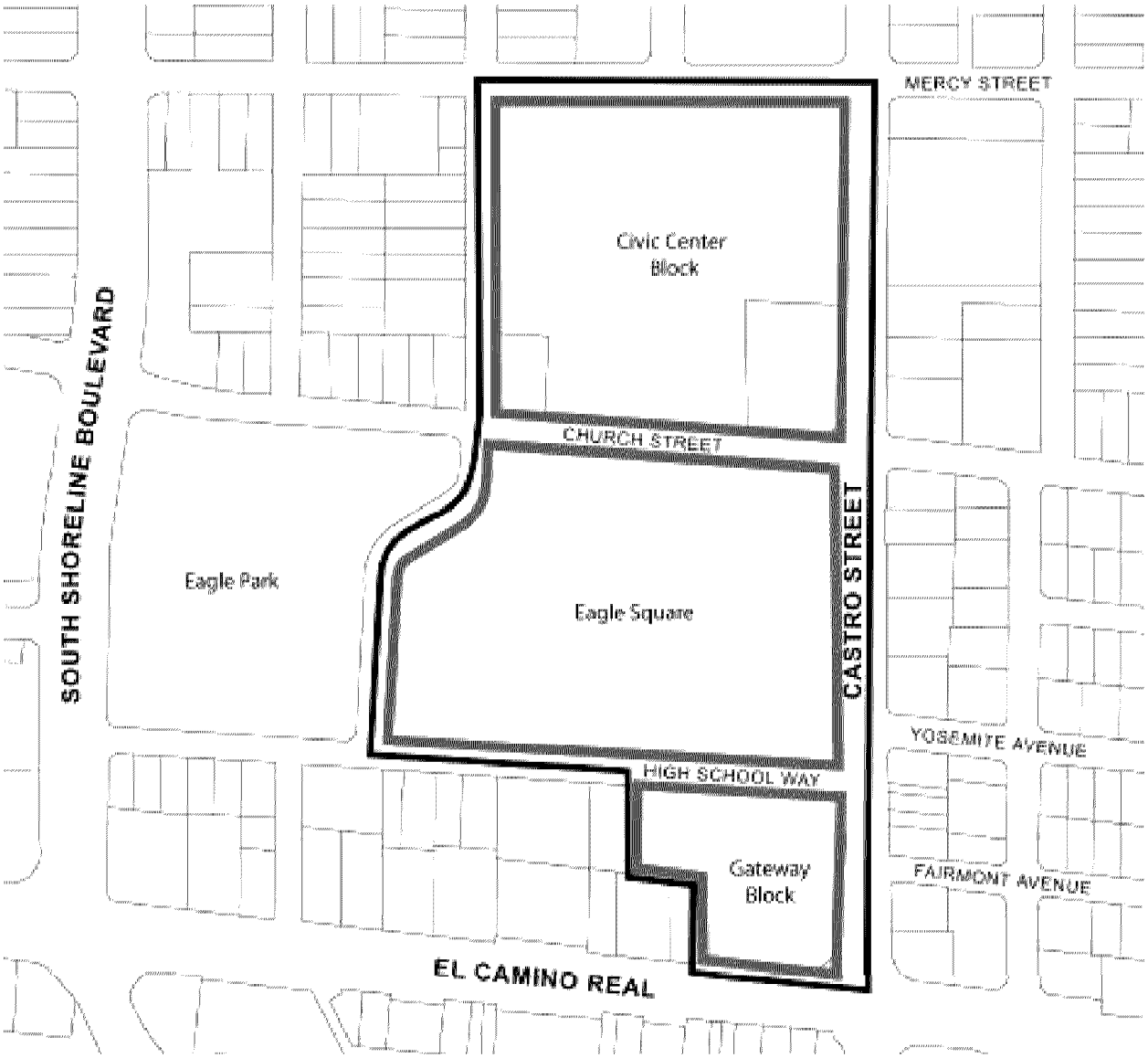
d. Residential—upper levels only—at up to 50 units per acre;

e. Hotels;

f. Bars, nightclubs, establishments providing entertainment or permitting dancing and establishments serving alcoholic beverages not ancillary to food service;

g. Indoor recreation uses; and

h. Any other business or service establishments which are determined by the Zoning Administrator to be of the same general character as listed hereinabove.



Area I Subareas

Permitted Uses (Castro Street Frontage of Eagle Square Block)

a. Retail;

b. Business services;

c. Personal services;

d. Offices, including banks and financial institutions and administrative offices, on upper floors;

e. Residential at up to 50 units per acre; and

f. Restaurants, including serving of alcoholic beverages and clearly ancillary to food service; not including drive-up or drive-in services.

Provisional Uses (Castro Street Frontage of Eagle Square Block)

a. Administrative offices on the ground floor;

b. Bars, nightclubs, establishments providing entertainment or permitting dancing and establishments serving alcoholic beverages not ancillary to food service~~.~~; and

c. Cannabis business, storefront retail.

Permitted Uses (Remainder Residential Area of Eagle Square)

Residential at up to 60 units per acre.

Provisional Uses (Remainder Residential Area of Eagle Square)

Accessory uses appropriate to residential.

Permitted Uses (Gateway Block)

a. Offices, including banks and financial institutions and administrative offices;

b. Retail;

c. Personal services;

d. Restaurants, including serving of alcoholic beverages and clearly ancillary to food service; not including drive-up and drive-in services;

e. Art galleries; and

f. Theaters.

Provisional Uses (Gateway Block)

a. Business services;

b. Medical services;

c. Bars, nightclubs, establishments providing entertainment or permitting dancing and establishments serving alcoholic beverages not ancillary to food service;

d. Indoor recreation uses; and

e. Any other business or service establishments which are determined by the Zoning Administrator to be of the same general character as listed hereinabove.

2. Height

Civic Center Block

Maximum height of four stories or 55' (whichever is less) for Wells Fargo site; three stories for Masonic Lodge site. No maximum for Civic Center buildings.

Castro Street Frontage of Eagle Square

Three stories or 40'(whichever is less) at back of sidewalk. Higher buildings shall be stepped back. Five stories or 70' (whichever is less). A building height of up to 92' may be authorized by the City Council for exceptional architecture and aesthetic merit.

Residential Area of Eagle Square

Four stories or 60'(whichever is less).

Gateway Block

Maximum height of 55'.

3. Building Coverage

Civic Center Block

May not exceed 70 percent for the Wells Fargo site. The remainder of the site shall be developed as ground-level open space providing a pedestrian connection from Castro Street to Pioneer Park.

Remainder of Civic Center Block

None.

Castro Street Frontage of Eagle Square

May not exceed 70 percent of the site.

Residential Area of Eagle Square

May not exceed 60 percent of the site.

Gateway Block

May not exceed 60 percent of the site.

4. Floor Area Ratio

Civic Center Block

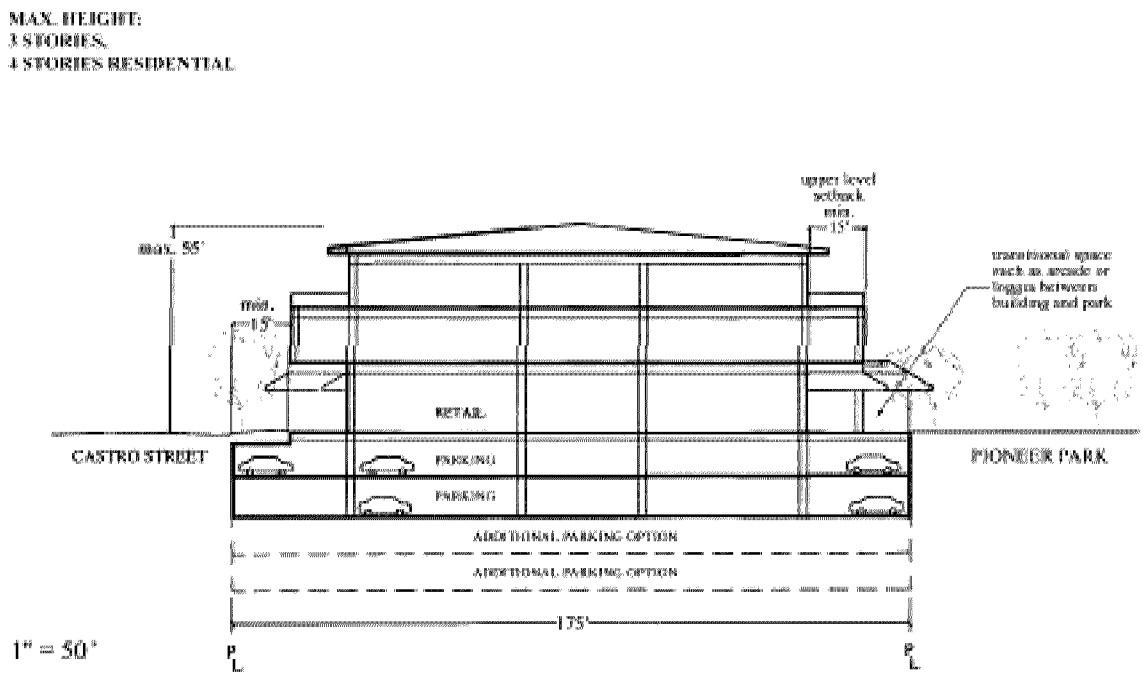
None.

Castro Street Frontage of Eagle Square and Residential Area of Eagle Square

May not exceed an overall FAR of 1.6 for both sites combined.

Gateway Block

May not exceed an FAR of 1.0.



Illustrative Section - Area I: Civic Center Block

5. Build-to Lines Along Streets and Setbacks

Civic Center Block

To ensure that streets are spatially well defined, all development fronting on Castro Street must be built to the back of the sidewalk.

Eagle Square Block

All development fronting Castro Street must be built to the back of the sidewalk.

A 15' setback for the residential area.

Gateway Block

None.

6. Open Space

Civic Center Block

For the Wells Fargo site, at least 30 percent of the site shall be devoted to publicly accessible open space. Apedestrian open space approximately 50'to 60'in width should connect Castro Street to Pioneer Park along the north side of the site. The open space shall include generously landscaped areas including trees, grassy area(s) and seating areas.

Remainder of Civic Center Block and All Other Blocks

See Design Guidelines.

7. Parking

Civic Center Block

Parking requirements for the Wells Fargo site and the Masonic Lodge site in Area I are described in Section II.C, Parking Standards and Policies.

Remainder of Civic Center Block and All Other Blocks

Parking shall continue to be provided on-site in existing parking garages and lots.

8. Service Areas

Civic Center Block

Trash and loading areas should be well screened from public view in structures that are consistent with the building design in both materials and detailing. Roofs or trellises are recommended for screening of views from above. Loading and unloading for the Wells Fargo site shall be from Church Street rather than Castro Street.

Remainder of Civic Center Block and All Other Blocks

See Design Guidelines.

C. Design Guidelines

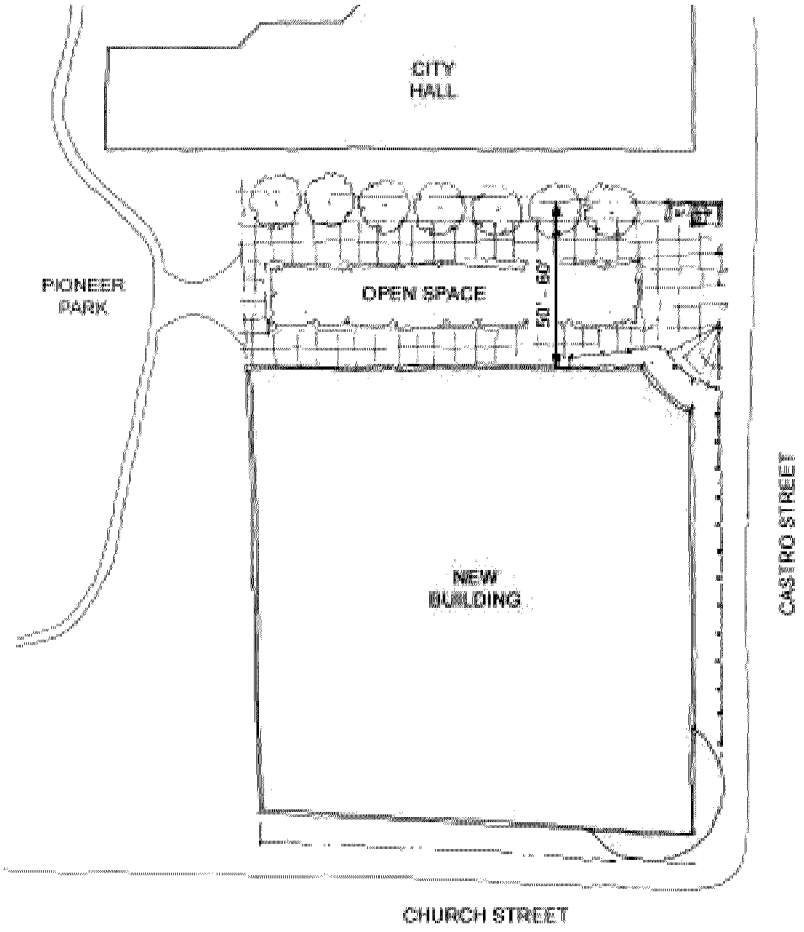
Since most of the buildings in Area I are new, having been developed in the late 1980s and 1990s, additions and modifications should be consistent with the existing development projects, with the exception of the Wells Fargo site. Separate guidelines for the Wells Fargo site are contained in this section below.

For reference, the original design objectives for the other areas are:

Remainder of Civic Center Block: This block has a strong and clear image as the civic and cultural center of the City of Mountain View. Its traditionally designed buildings are organized around a public plaza facing out to Castro Street and a more intimate City park behind it.

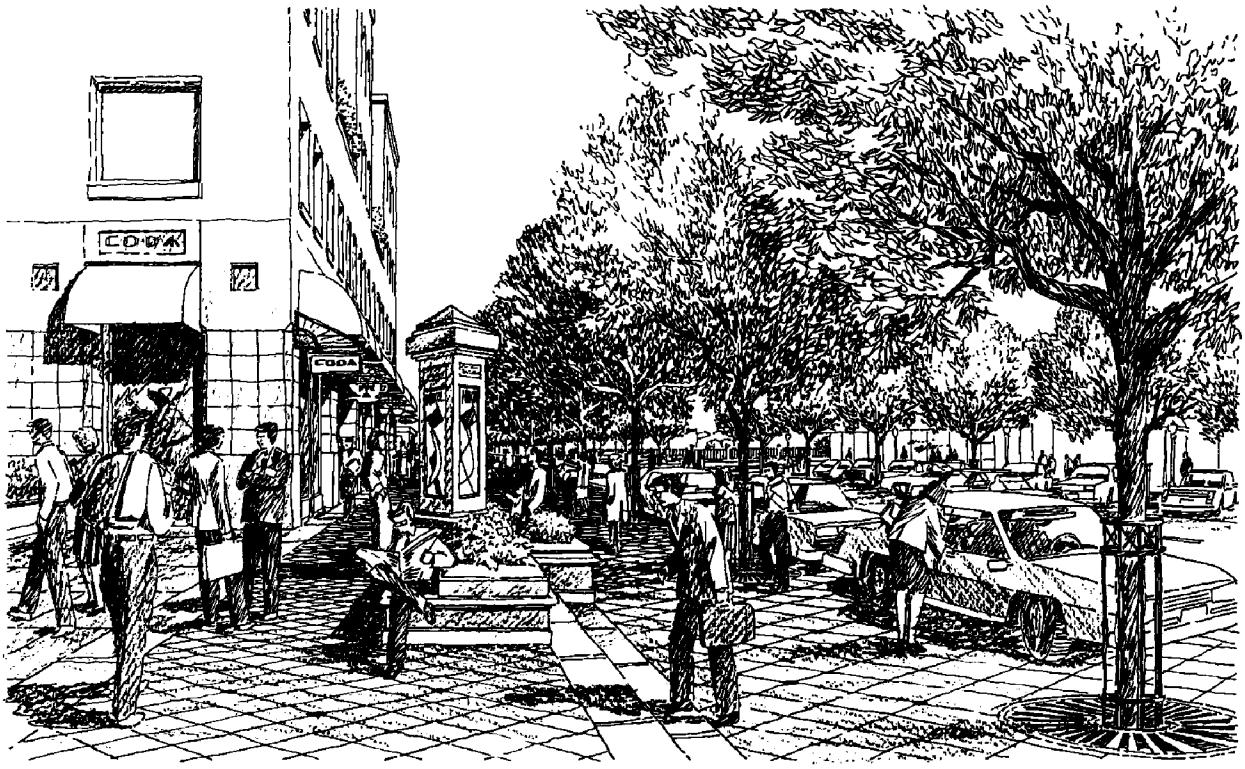
Eagle Square Block: This block is intended for high-quality, high-intensity development not generally found elsewhere in the community. The entire site is master-planned as a unit. The Castro Street frontage is designed to encourage an active pedestrian environment by providing a range of restaurant and retail activities and sidewalk-oriented building design appropriate to the downtown and serving as a continuation of the downtown uses along Castro Street.

Gateway Block: This block is at the entrance to the downtown and is intended for high-intensity office and commercial uses. It was designed with a well-landscaped plaza at the El Camino Real/Castro Street corner that complements a similar plaza diagonally across the street.



A pedestrian open space approximately 50'to 60'in width should connect Castro Street to Pioneer Park along the north side of the Wells Fargo site.

City Centre mixed-use development in Area I completed in 2000.



1988 artist concept of Area I.

Wells Fargo Site

Development Massing

New development should preserve the rhythm and scale of existing downtown buildings and respect the pattern of downtown's narrow parcel increments (25' to 50' in width) by means of variation in height, bulk, window and facade treatment.

Where the building faces Pioneer Park, upper floors of the building should be set back from Pioneer Park to provide solar access and visual relief along the edge of the park.

Ground-Level Facade and Roof Treatment

These should comply with the guidelines for Area H. Active ground-level uses should face Castro Street and a portion of the open space connecting Castro Street to Pioneer Park.

Because of the relatively large size of the parcel and the potential for a large building, a covered arcade should be considered along some of the ground-level frontages to provide further facade articulation and enhance the pedestrian experience.

Windows

Building walls should be punctuated by well-proportioned openings that provide relief, detail and variation on the facade. Windows should be inset generously from the building wall to create shade and shadow detail. The use of high-quality window materials that contribute to the richness and detail of the facade is encouraged.

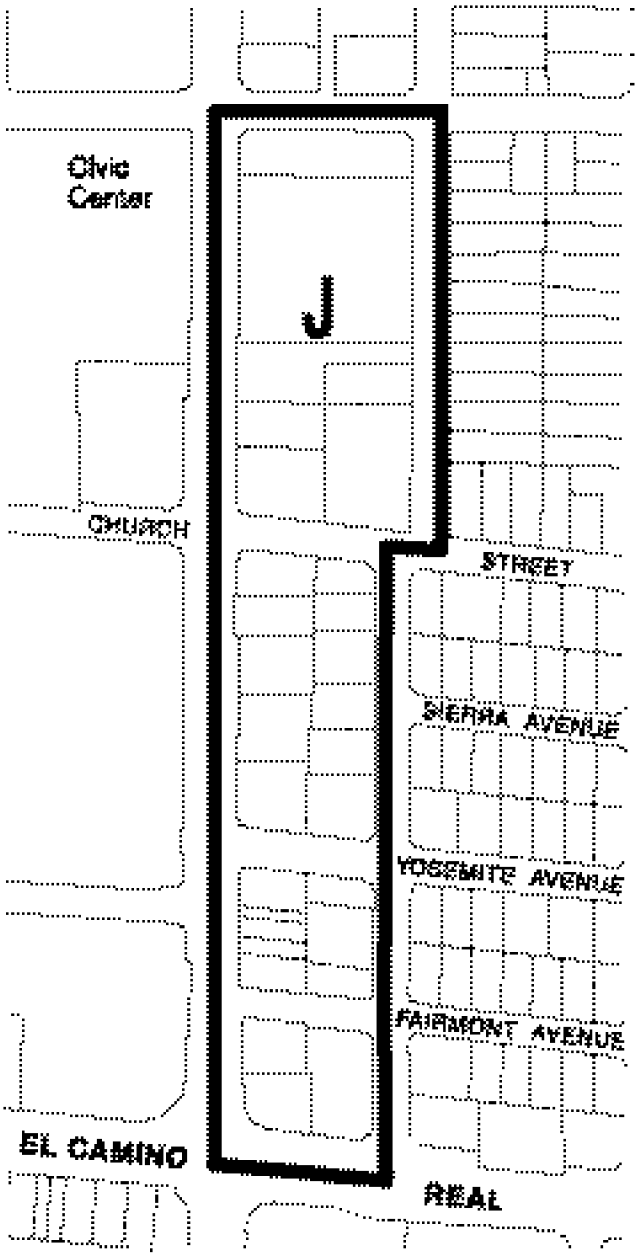
Reflective glass is considered an undesirable material because of its tendency to create uncomfortable glare conditions and a forbidding appearance. Similarly, sunscreens that mask windows are not appropriate because they detract from the transparency of the facade and can mask articulations, which provide a sense of scale. If solar control is desired, the use of awnings and deep overhangs is appropriate because they provide protection from the elements and enliven the facade without obstructing views or obscuring openings.

Site Access

Cuts along Castro Street are not permitted. Access to the site should be from Church Street with vehicular access at least 50' from the Castro Street property line to ensure viable ground-floor commercial space at the corner of Castro and Church Streets.

AREA J. EAST OF CASTRO STREET FRONTAGE

A. DEVELOPMENT STRATEGY



The east frontage of Castro Street between Mercy Street and El Camino Real is characterized by a development pattern of small, shallow parcels containing local, commercial and service-oriented uses. Several buildings along Castro Street are of good quality, while the improvement of several others would enhance the image and attractiveness of the downtown and Castro Street.

Area J also includes the half-block fronting on Hope Street. About half of the Hope Street frontage is in commercial parking and church use and the other half is low-rise apartments and single-family houses.

The Castro Street frontage has unique characteristics that require special treatment. The small and shallow building parcels, coupled with on-site parking requirements, make redevelopment difficult without parcel assembly. The lack of public parking in the area has created a shortage of convenient public surface parking to serve retail uses. To create more opportunities for parcel assembly and mixed-use developments with underground parking, Area J was expanded in 2004 to incorporate the residential area on Hope Street.

The major objectives for development in this area are: (1) to ensure a sensitive transition to the residential neighborhoods; (2) to maximize the amount of convenient parking; (3) to maintain the pattern of active uses along Castro Street; and (4) to promote renovation and revitalization that create an attractive street environment and entry to the downtown.

Castro Street commercial buildings in Area J.

Retail and personal service uses are encouraged but not required along Castro Street; however, all ground-level uses are required to incorporate storefront facades that create an attractive pedestrian environment along the street and that permit future transition to retail use.

The half-block of this area along Hope Street will allow moderate-density residential and continuation of existing parking and commercial uses. New development must respect the single-family character of the residential neighborhood across the street. The existing church facility is encouraged to be preserved for its religious and social contributions and noteworthy architecture.

Specific development opportunities have been identified within this area. The potential relocation of Gateway Park to the half-block length of Fairmont Avenue at Castro Street is one of them. It would create opportunities for the aggregation of parcels and redevelopment of the El Camino Real-Castro Street corner block and would locate Gateway Park where it could be more actively used. This higher-density development is conceived as a "gateway" complex to counterpoint the Gateway Center on the northwest corner of El Camino Real and Castro Street and, is illustrated on Page 116.

A second major development opportunity has been identified for the St. Joseph's Church parking lot at Castro and Church Streets and adjacent to an existing medical service building.

B. DEVELOPMENT STANDARDS

1. Permitted and Provisional Uses

Permitted Uses (Castro Street Frontage)

a. Retail, not including drive-up or drive-in services;

b. Restaurant, including serving of alcoholic beverages clearly ancillary to food service; not including drive-up or drive-in services;

c. Art galleries;

d. Theaters;

e. Business and personal services; and

f. Medical services.

Provisional Uses (Castro Street Frontage)

a. Bars, nightclubs, establishments providing entertainment or permitting dancing and/or establishments serving alcoholic beverages not ancillary to food service;

b. Indoor recreation uses;

c. Offices;

d. Hotels;

e. Residential on upper levels only at up to 50 units per acre; ~~and~~

f. Cannabis business, storefront retail; and

~~f~~g. Any other business or service establishments which are determined by the Zoning Administrator to be of the same general character as listed hereinabove.

Permitted Uses (Hope Street Frontage)

Residential at up to 30 units per acre, except all parcels south of Fairmont Avenue and north of El Camino Real may be up to 50 units per acre.

Provisional Uses (Hope Street Frontage)

a. Senior housing and very-low and low-income housing that exceeds 30 units per acre will be considered on a case-by-case basis.

b. The existing church development, in its present or an expanded or modified form.

c. Parking structures and lots to serve Castro Street developments, which may not have their primary access on Hope Street.

2. Height

Castro Street Frontage

Maximum height of four stories and 55'(whichever is less).

Parking structure levels shall not count as stories, but the overall building shall be limited to 55'.

Decorative roof treatments and architectural features may exceed the 55' height limit upon design approval specified in the Administration Section.

The first floor along Castro Street must be designed to have a minimum ceiling height of 10' in order to accommodate retail, and the floor must be no more than 1'above sidewalk level.

Hope Street Frontage

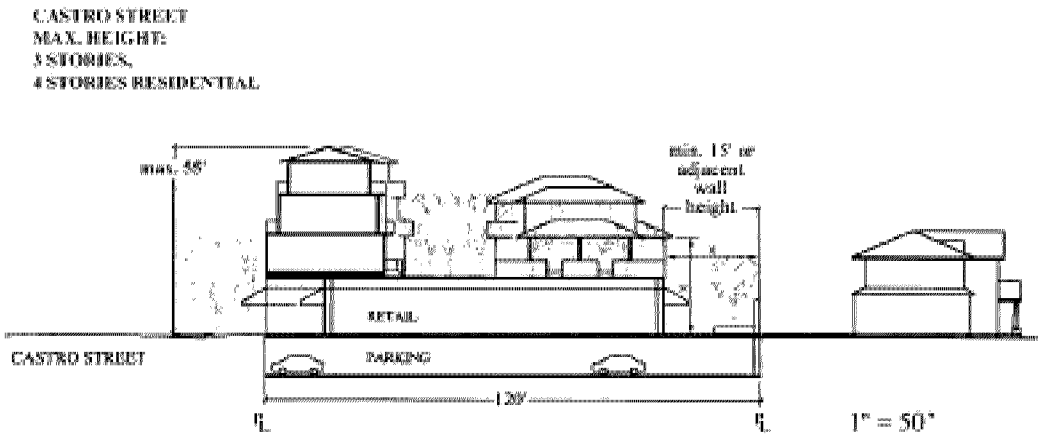
Buildings may be a maximum height of three stories and 35'(whichever is less) provided the third floor is tucked into the roofline so that the building looks like a two-story structure.

Castro Street/El Camino Real Block

A hotel with a maximum height of 70'may be authorized by the City Council for exceptional architecture and aesthetic merit.

Mixed-use development with residential uses may have up to 50 units per acre with a four-story/55' height limit.

For all uses, building mass should step down towards the existing residential neighborhood with building height along Fairmont Avenue not exceeding three stories and 35'.



Illustrative Section - Area J: Nonasssembled Parcel; Castro Street Frontage

3. Front Setback

Castro Street Frontage

To ensure that the consistent street wall of Castro Street is maintained, all development must be built to the back of the proposed sidewalk.

Hope Street Frontage

A minimum 13' front yard building setback is required for buildings and parking structures. Porches and steps may encroach up to 4'into the front setback area, provided they are incorporated into an integrated landscape concept where the majority of the setback area is reserved for landscaping.

4. Rear Yard

Castro Street Frontage

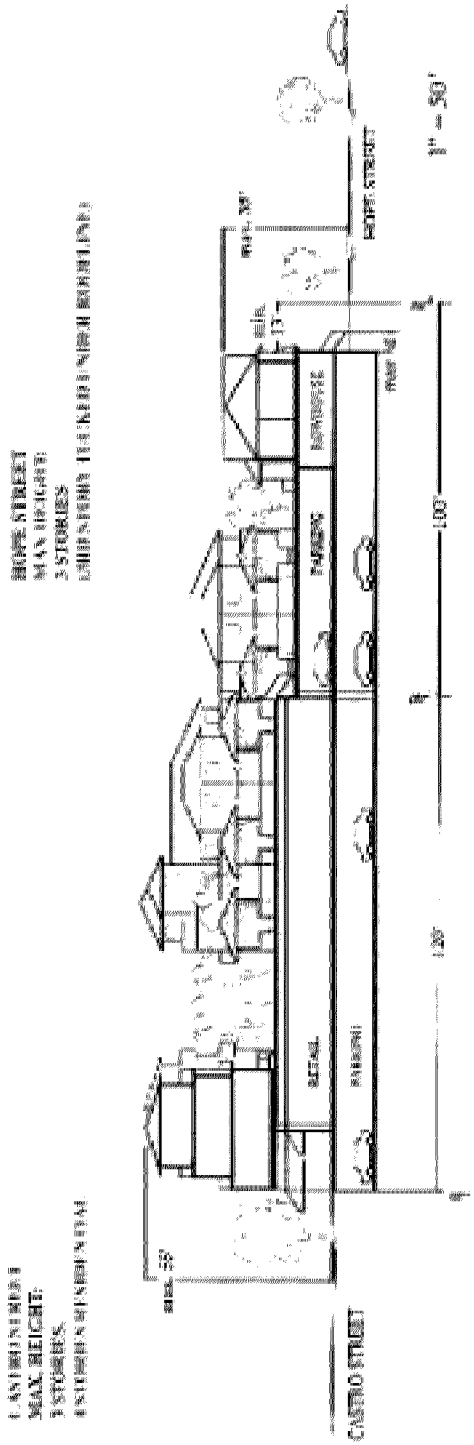
a. *Blocks between Church Street and Fairmont Avenue*: Minimum 15'or distance equal to height of adjacent building wall as measured to top of wall plate.

b. *Other blocks*: None required.

Hope Street Frontage

a. *Blocks between Church Street and Fairmont Avenue*:

Minimum 13' setback is required for buildings and parking structures. Surface parking and detached garages up to a maximum height of 15'are permitted to be built within the rear yard but must maintain a minimum 5' setback from the rear property. Stairs or ter-



Illustrative development of assembled Castro and Hope Street parcels.

races to provide access to this area from podium open space may encroach into a portion of this open space.

For Hope Street parcel(s) aggregated with adjacent Castro Street parcel(s), that portion where the Hope Street parcel(s) joins the Castro Street parcel(s) does not need to have a rear setback, so that the entire project site can be integrated as a whole.

b. *Other Blocks*: None required.

5. Side Yard

Castro Street Frontage

None, except that narrow mid-block pedestrian passages that promote access to parking areas at the rear of the property or arcaded spaces that create wider sidewalk areas for cafés, etc. are encouraged.

Hope Street Frontage

a. *Blocks between Church Street and Fairmont Avenue*: A minimum 5' side yard building setback is required for buildings and parking structures. Landings and access steps may encroach into the side setback areas as long as most of the side yard setback area is still reserved for landscaping.

b. *Other Blocks*: None required.

6. Landscape Treatment

For Castro Street parcels that have a direct adjacency to residential parcels, an attractively designed masonry wall, 7' in height, is required along the rear property line. In addition, 15–gallon trees at approximately 25' intervals are required to be planted along the length of the wall.

7. Parking

All parking must be provided on-site within the standards outlined in Section II.C.

Surface parking is strongly discouraged, although limited surface parking areas that are screened from streets and have generous landscaping may be permitted by the Zoning Administrator through a use permit process. On Castro Street, below-grade parking may not extend more than 1' above grade. On Hope Street below-grade parking must maintain the predominant at-grade relationship of homes on Hope Street and cannot extend more than 18" above grade. Below-grade parking structures should not have ventilation exhaust shafts or

grilles adjacent to public sidewalks or access ways. Portions of parking extending above grade should be fronted with frequently spaced stoops to provide pedestrian activity and visual interest. Any on-site parking must be accessed in a safe, attractive manner and must not interfere with the orderly flow of traffic on public streets and parking lots.

8. Service Areas

Service facilities such as trash enclosures and mechanical equipment should be screened with enclosures and devices consistent with the building architecture in form, material and detail and be located away from adjacent residential uses. On-site trash receptacles should be consolidated in one area that is easily accessible for garbage pickup.

Freight and loading access should be located as close as possible to the main structure. Loading access should be screened to ensure that loading is not visible from public rights-of-way. Freight access and loading should be situated to ensure that all loading and unloading takes place on-site and in no case within public rights-of-way. All vehicular maneuvers should occur on-site and should be situated to avoid adverse noise impacts upon neighboring residential properties.

C. DESIGN GUIDELINES

These are recommendations for the architectural treatment and organization of buildings and open space and are the suggested criteria for reviewing projects during the design review process.

1. Development Massing

New development should preserve the rhythm and scale of existing buildings within the District and respect the pattern of narrow parcel increments (25'to 50'in width) by means of variation in height, bulk, window and facade treatment.

Buildings facing Castro Street should have a downtown-style urban character but be appropriately scaled to ensure a sensitive transition to adjacent residential neighborhoods. Residential units facing Hope Street should have a character compatible with the surrounding neighborhood such as townhouse- or rowhouse-style units with stoops and individual entries.

2. Ground-Level Entrances, Facade, Window and Roof Treatment

These should comply with the guidelines for Area H.

Buildings facing Castro Street should have a downtown-style urban character, consistent with the Park Place development (left). Residential units facing Hope Street should have a character compatible with the surrounding neighborhood such as the townhouses on View Street that feature stoops and individual entries (right).

3. Site Access

Avoid curb cuts along Castro Street wherever possible. Provide the opportunity to redevelop adjacent properties and minimize the need for curb cuts on Castro Street by creating appropriate site access and spacing buildings to preserve the opportunity for future north-south vehicular access at midblock. Parking and loading should share access lanes whenever possible, rather than requiring separate doors and driveways. Accessways to parking and loading areas will be permitted by demonstrating that every effort has been made to minimize its negative impact on local neighborhoods. Traffic and the pedestrian quality of the street signage should be installed where possible to discourage the use of residential streets for access and encourage Castro Street access.

4. Special Conditions

El Camino Real/Castro Street Gateway Site

New development should create a prominent gateway building with relocation of the existing Gateway Park to the Fairmont Avenue right-of-way. The corner building form should enclose and define the street edge and provide a sense of pedestrian scale at the intersection.

The new park should be at least as large in size as the existing Gateway Park, which may require that it extend over a portion of the development site. The park should be combined with active building frontages with building features such as ample windows, seating areas, terraces and balconies facing the park. Aportion of Fairmont Avenue should remain open to vehicular traffic to provide access to existing buildings and any new development.

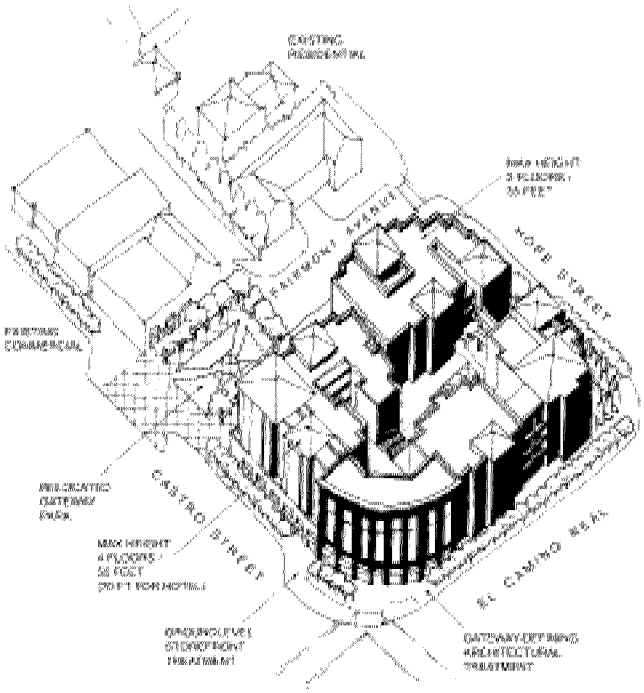
Mixed-Use Development and Parcel Assembly

Regardless of use, all parking associated with a new project in Area J is required to be provided on-site, either with surface parking located behind the building and screened from view, or in a subgrade parking garage. Private parcel assembly can improve the efficiency and viability of on-site parking. Wherever possible, parcel assembly should be encouraged to improve the efficiency and feasibility of proposed projects, but new development on assembled parcels should preserve the rhythm and scale of downtown by means of variation in height, bulk, window and facade treatment.

Curb cuts on Castro Street should be limited and combined through shared access arrangements whenever possible. If parcels are developed individually without assembly or shared access, the distance between curb cuts should be as great as possible to avoid devoting large expanses of sidewalk and building facades to vehicle access.

Where new mixed-use development backs onto existing Hope Street residential development, care should be taken to ensure the privacy of both the existing and new projects. The landscape treatment in Section B.6 should be supplemented with windows and balconies oriented away from adjacent residential buildings.

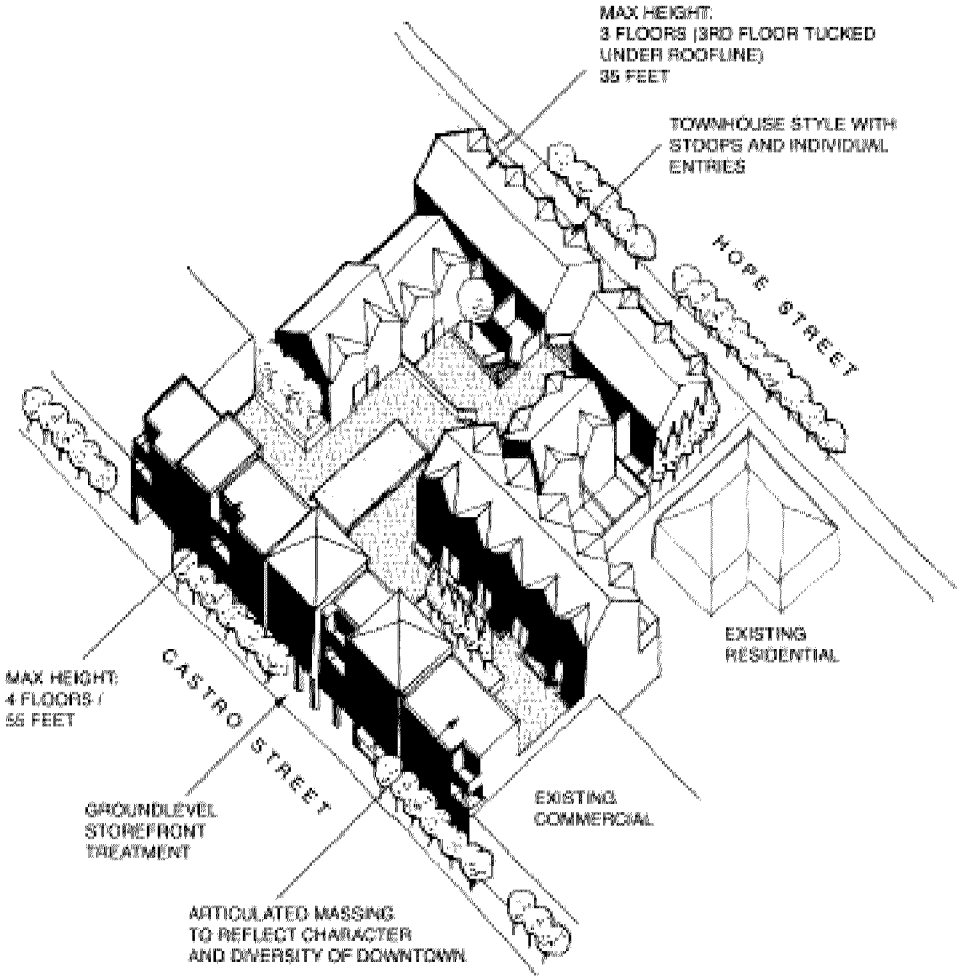
Castro Street parcel(s) may also be combined with adjoining Hope Street parcel(s) through private assembly to improve project efficiency and viability as long as the combined project is compatible with the surrounding context. Underground parking may be extended beneath the Hope Street parcel, but garage access from Hope Street shall be limited only to residen-



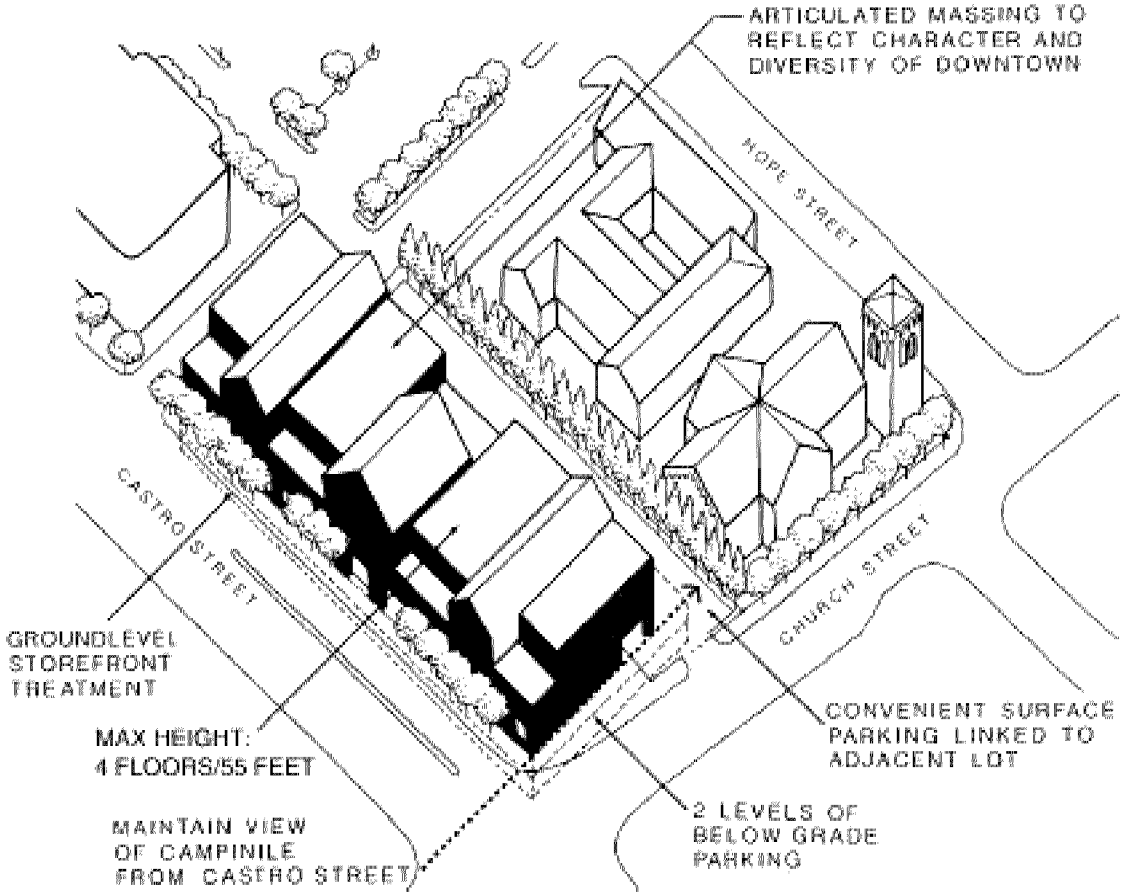
Illustrative development of Gateway mixed-use development and relocated Gateway Park - Area J.

tial uses on the Hope Street portion of the site. Access to parking for Castro Street uses cannot be from Hope Street.

Where Castro Street and Hope Street parcels are combined into a single development, the uses facing each street should be appropriate to the context. Castro Street frontages should have retail uses on the ground floor and either residential or office uses on the upper floors. Hope Street frontages should only have residential uses. Residential units facing Hope Street are encouraged to have a townhouse style with individual entries and stoops to be compatible with the existing residential development.



Illustrative concept of assembled Castro and Hope Street parcels - Area J



Illustrative development opportunity adjacent to St. Joseph's Church - Area J.

Castro Street/Church Street

New development occurring at the corner of Castro and Church Streets should provide a view corridor from Castro Street to the "campanile" of St. Joseph's Church by setting development back from the Church Street property line. This setback should be established by means of a perpendicular line proceeding east from the intersection of the Castro and Church Street property lines. Massing of new development at the corner of Castro and Church Streets should be sensitive and compatible with the integrity of neighboring St. Joseph's Church and campanile. Development of this site may include surface parking, subgrade parking or both. Access to parking areas should be from Church Street rather than Castro Street. If surface parking is included, parking should be located behind the building and be well screened from both Castro Street and Church Street.

Exhibit B

CITY OF MOUNTAIN VIEW

GRANT-PHYLLIS PRECISE PLAN

GRANT-PHYLLIS PRECISE PLAN

JULY 8, 1986

ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL

RESOLUTION NO. 14485

Amended	Resolution No.	Summary

C. Local-serving retail and office uses may be appropriate if clearly secondary to the regional commercial emphasis of this area.

D. Large-scale offices, especially those serving as employment centers rather than service outlets, are not appropriate.

E. Quality design and continued maintenance and upgrading of this area is needed.

F. Buffering of adjacent residential areas from this major commercial concentration is required.

G. Careful design of pedestrian, automobile and truck access and movement is needed to facilitate such movement among the separate properties and to buffer adjacent residential areas from the negative impacts of such traffic.

H. The design of each project (including new development, remodeling or major change of use within the center) should lead to further improvement and visual integration of this commercial area.

IV. USE CRITERIA

A. Permitted Uses

1. Large-scale (i.e., having single store floor area of approximately 30,000 square feet), indoor retail anchor uses primarily oriented to serving the broad community and the surrounding region. Retailers offering a wide variety of goods such as a department store (e.g., Ross stores, Gemco, Penneys) or major drugstore (e.g., Longs, PayLess) are specifically encouraged. Grocery stores are also allowed. Outdoor retailers will not be permitted (e.g., auto dealers and lumberyards).

2. Restaurants including serving of beer and wine incidental to food service. However, any establishment providing bar service not incidental to food service or business allowing live music or dancing shall require consideration as a provisional use. Outdoor restaurant space is also encouraged. Drive-up restaurants are not to be allowed. Freestanding restaurants must have a minimum floor area of 5,000 square feet and must be table service restaurants.

3. Community- or local-serving uses occupying no more than 60 percent of the total floor area in the Grant Regional Shopping Plaza, including the following:

   a. Banks and other local-serving office uses.

   b. Automobile gas stations, including minor auto repair.

   c. Retail and personal service uses.

B. Provisional Uses*

1. Bars, cocktail lounges and establishments permitting live music or dancing.

2. Outdoor display or sales space, including "nursery" areas.

3. Theaters, auditoriums, meeting spaces or similar entertainment uses.

4. Major automobile service or minor auto repair not incidental to a service station and car washes when located completely within a building.

5. Any other uses of a similar nature as determined by the Zoning Administrator, providing that nonregional commercial retail, personal service or restaurant use shall not occupy more than 60 percent of the total sum of the floor area in the Grant Regional Shopping Plaza.

C. Other Provision Uses**

1. Cannabis business, storefront retail

V. DEVELOPMENT GUIDELINES

A. Building Height—two stories or 35′, whichever is less, plus a roof equipment screen of up to 10′, provided such screen is either at least 20′ behind the edge of roof or is integrated into the roof design. (See General Design Guideline G-7.)

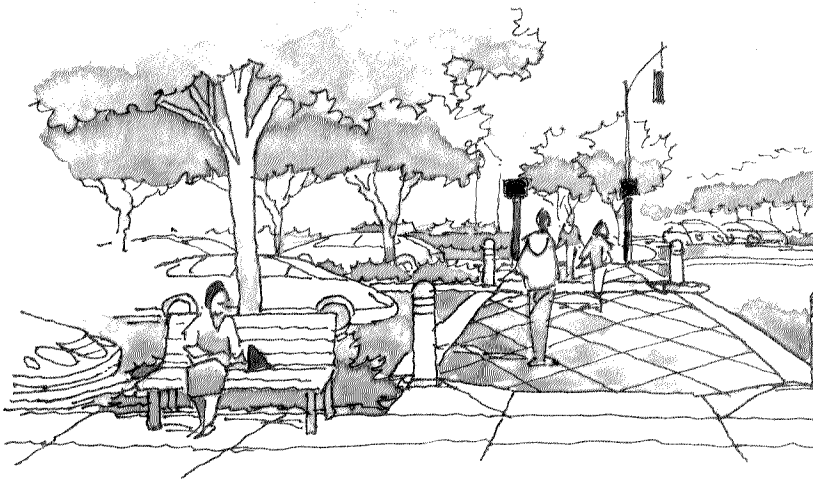
---

*All provisional uses shall be approved by the City Council (See Section VI: Administration).

**Provisional uses shall be approved by the Zoning Administrator pursuant to Article XIV, Division 21 of the Zoning Ordinance.

Exhibit C

El Camino Real Precise Plan



CITY OF MOUNTAIN VIEW

EL CAMINO REAL PRECISE PLAN
(P38)

ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL

NOVEMBER 17, 2014

RESOLUTION NO. 17913

AMENDED **RESOLUTION NO.** **SUMMARY**

Acknowledgments

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Disclaimer:

The preparation of this Plan has been financed in part by grants from the U.S. Department of Transportation. The contents of this Plan do not necessarily reflect the official views or policy of the U.S. Department of Transportation.

The statements and conclusions of this Plan are those of the Grantee and/or Subcontractor and not necessarily those of the Strategic Growth Council or of the California Department of Conservation, or its employees. The Strategic Growth Council and the Department of Conservation make no warranties, express or implied, and assume no liability for the information contained in the succeeding text.

2

Development Standards and Guidelines

This chapter includes standards and guidelines for new development in the Plan area. The Chapter is divided into the following sections:

- The Land Use section includes a list of permitted and provisional uses.
- The Ground Floor Commercial section defines requirements for ground floor commercial uses in particular areas where the plan prioritizes pedestrian activity and community-serving retail and services.
- Starting with Height and Intensity Zones, the next several sections of the chapter include standards for height, intensity, and setbacks by area.
- The next two sections contain standards and guidelines that apply to all areas of the corridor. This includes guidance for neighborhood transitions, access, building form, frontage character, landscaping, and other design elements. See page 7 for the difference between standards and guidelines.
- Fence and sign regulations are included on page 39.

Standards and guidelines in this chapter encourage buildings that engage the sidewalk, improve public spaces, and focus intensity to vibrant activity centers.

Land Uses

The following land uses, as defined in the Zoning Ordinance, are allowed in the Precise Plan area.

The permit requirements under "Required Ground Floor Commercial Areas" apply to required ground floor commercial spaces in locations identified on Pages 14 and 15—the Village Centers, Neighborhood Corners and Castro/Miramonte Area. For non-residential uses, the permit requirements under "Corridor Areas and All Upper Floors" apply everywhere else, including spaces complying with the "Ground Floor Commercial" setbacks in the standards tables. For residential uses, the permit requirements under "Corridor Areas and All Upper Floors" apply only to spaces consistent with all Residential Standards on Page 31, and with "Other Ground Floor Uses and all Upper Floors" setbacks in the standards tables. Specific projects may further limit the range of uses allowed on a site.

For the areas labeled "Residential Land Use Only" in Figures 4-6, use Page 26 instead of this table.

P	Permitted Uses
PUP	Provisional Use Permit Required
-blank-	Use Not Allowed

Table 1: Allowed Land Uses

LAND USE	CORRIDOR AREAS AND ALL UPPER FLOORS	REQUIRED GROUND FLOOR COMMERCIAL AREAS (see page 14)
RESIDENTIAL *Uses in this section are not allowed in the area bounded by Highway 237, El Camino Real and Highway 85. Permit requirements under "Corridor Areas and All Upper Floors" apply only to spaces consistent with all Residential Standards on Page 31, and with "Other Ground Floor Uses and all Upper Floors" setbacks in the standards tables.*		
Efficiency studios	PUP	
Live/Work	P	PUP
Multiple-Family Housing, both renter and owner	P	
Residential accessory uses & structures*	P	PUP
Rooftop amenities (Above 3rd Floor)	PUP	
Rowhouses and Townhouses	PUP	
Senior Care Facility	PUP	
Supportive & transitional housing	P	
RECREATION, EDUCATION, PUBLIC ASSEMBLY		
Child day-care centers and preschools	PUP	PUP
Community assembly, libraries and museums	PUP	PUP
Indoor recreation, fitness centers and studios for dance, art, music, photography, martial arts, etc.	P	P
Outdoor commercial recreation	PUP	
Pool and billiard rooms	PUP	PUP
Schools—including public, private, specialized education and training, and tutoring centers	PUP	PUP
Theaters	PUP	PUP

LAND USE	CORRIDOR AREAS AND ALL UPPER FLOORS	REQUIRED GROUND FLOOR COMMERCIAL AREAS (see page 14)
RETAIL TRADE		
Accessory retail uses	P	P
Auto, mobile home, trailer and boat sales	PUP	
Bars and drinking places	PUP	PUP
Building material stores	PUP	
Cannabis business, storefront retail	PUP	PUP
Certified farmer's markets	PUP	PUP
Drive-in and drive-through sales	PUP	
Liquor stores	PUP	PUP
Outdoor merchandise and activities	PUP	PUP
Restaurants with entertainment	PUP	PUP
Restaurants, with or without beer, wine or liquor, without entertainment	P	P
Retail stores—including general merchandise, grocery, furniture, furnishings and home equipment	P	P
Second hand stores	PUP	PUP
Shopping centers	PUP	PUP
Significant tobacco retailer	PUP	PUP
SERVICES		
Animal service establishments	PUP	PUP
Banks and financial offices, and ATMs	P	P
Business support services	P	PUP
Cemeteries, columbariums and mortuaries	P	
Cannabis business, nonstorefront retail	PUP	
Commercial or off-site parking lots	PUP	
Drive-in and drive-through services	PUP	

LAND USE	CORRIDOR AREAS AND ALL UPPER FLOORS	REQUIRED GROUND FLOOR COMMERCIAL AREAS (see page 14)
Hotels and motels	PUP	
Hotel accessory uses and structures*	P	PUP
Medical services < 3,000 square feet	P	P
Medical services 3,000 to 20,000 square feet	P	PUP
Medical services > 20,000 square feet, hospitals and extended care	PUP	
Office—General	P	PUP
Office—including administrative and executive, and research and development*	P	
Personal services	P	P
Plant nursery	PUP	
Public safety and utility facilities	PUP	PUP
Repair and maintenance—consumer products	P	P
Repair and maintenance—vehicle, minor work*	PUP	
Service stations*	PUP	
Storage, accessory	P	
OTHER USES		
Pipelines and utility lines	P	
Transit stations and terminals	PUP	PUP
Recycling—reverse vending machines & small facilities	PUP	
Other uses not named, but similar to listed uses and consistent with the purpose and intent of the Precise Plan	PUP	PUP

* See Page 12 for additional requirements.

Exhibit D

North Bayshore Precise Plan

CITY OF MOUNTAIN VIEW

NORTH BAYSHORE PRECISE PLAN

(P39)

ADOPTED BY THE MOUNTAIN VIEW CITY COUNCIL

NOVEMBER 25, 2014

RESOLUTIONS NO. 17917 AND 17918

AMENDED	RESOLUTION NO.	SUMMARY
DECEMBER 12, 2017 (EFFECTIVE DATE: FEBRUARY 22, 2018)	18186	RESIDENTIAL USES ADDED PLUS ADDITIONAL POLICY AND TEXT REVISIONS

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3.3.2 Land Uses

Standards

1. **Allowable land uses.** Allowable land uses for each character area are listed in Table 3.
2. **Residential uses.** Residential uses are only allowed within Complete Neighborhood areas as shown in Figure 4.
3. **Prohibited residential forms and uses.** Single-family residential, duplex, small-lot single-family, townhouse and rowhouse building types are prohibited in North Bayshore. Townhouse/rowhouse unit types may be permitted if the building design includes units above these unit types.
4. **Prohibited uses.** Extremely hazardous material users as defined in the City Code are prohibited, except for exempt permitted materials.
5. **Other residential uses.** Other residential uses may be permitted or provisionally permitted depending on the type of unit and use. Examples include small and large family day care, home occupations, residential care homes, and rooming and boarding. Permit requirements from the City's R3 zone shall apply to these specific uses.

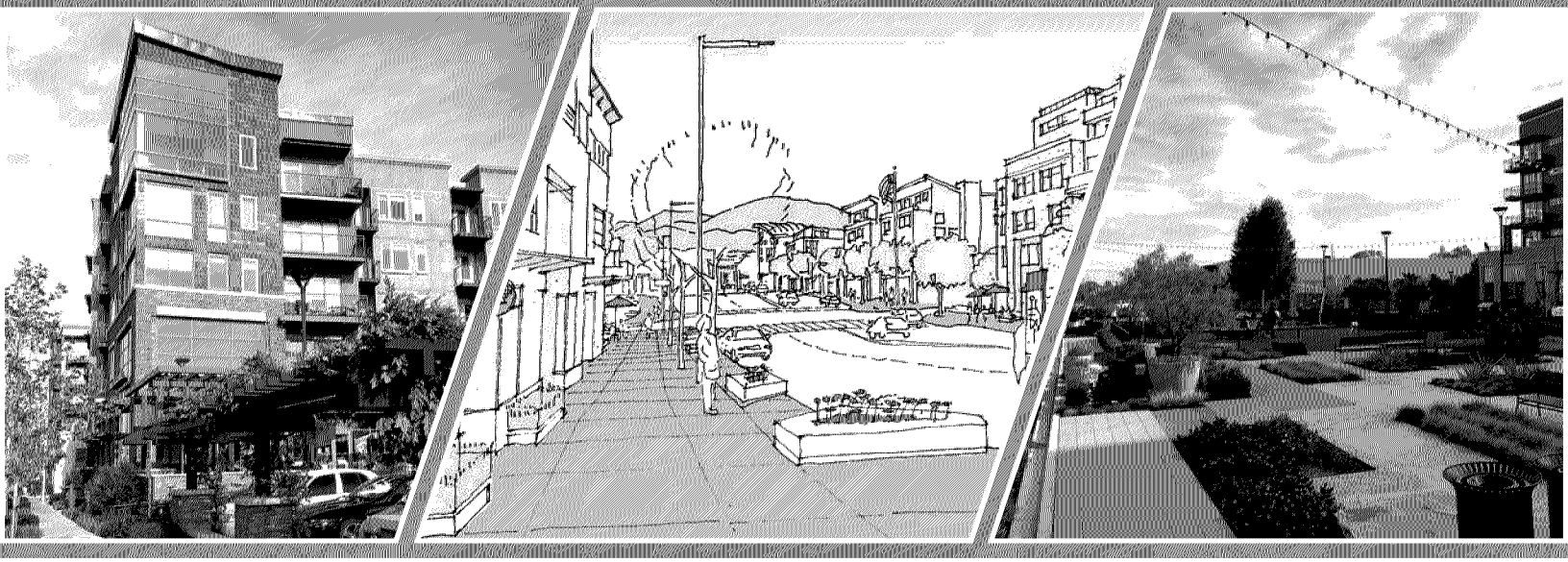
Table 3: Allowed Land Use Table

USE AND REQUIRED PERMIT	GATEWAY	CORE	GENERAL	EDGE
INDUSTRIAL				
Food products (Food and Beverage)	-	PUP	PUP	PUP
Printing and publishing	-	PUP	PUP	PUP
Wholesaling and distribution (commercial products only)	-	PUP	PUP	PUP
Manufacture, assembly or packaging of products from previously prepared	-	-	PUP	PUP
Manufacture of electric and electronic instruments and devices	-	-	PUP	PUP
Data centers	-	PUP	PUP	PUP
RECREATION, EDUCATION, PUBLIC ASSEMBLY				
Child day-care facilities	PUP	PUP	PUP	PUP
Community assembly	PUP	PUP	PUP	PUP
Community center	PUP	PUP	PUP	PUP
Indoor recreation and fitness centers	P	P	PUP	PUP
Libraries and museums	PUP	PUP	PUP	PUP
Outdoor commercial recreation	-	PUP	PUP	PUP
Parks and open spaces	P	P	P	PUP
Private schools	PUP	PUP	PUP	PUP
Schools	PUP	PUP	PUP	PUP
Schools—specialized education and training	PUP	PUP	PUP	PUP
Studios for dance, art, music, photography, martial arts, etc.	PUP	PUP	PUP	PUP
Theaters	PUP	PUP	PUP	PUP
RETAIL TRADE				
Accessory retail uses	P	P	PUP	PUP
Bars and drinking places	PUP	PUP	PUP	-
Certified farmer's markets	P	P	PUP	-
Cannabis business, storefront retail	PUP	PUP	-	-
Grocery stores	PUP	PUP	PUP	-
Liquor stores	PUP	PUP	-	-
Outdoor merchandise and activities	PUP	PUP	-	-
Restaurants serving liquor, with entertainment	PUP	PUP	PUP	-
Restaurants serving liquor, without entertainment	PUP	PUP	PUP	-
Restaurants with or without beer and wine	P	P	PUP	-
Restaurants, take-out	P	P	PUP	-
Retail stores, general merchandise	P	P	PUP	-
Shopping centers	P	PUP	PUP	-
TRANSPORTATION AND COMMUNICATIONS				
Pipelines and utility lines	P	P	P	P
Transit stations and terminals	PUP	PUP	PUP	PUP

USE AND REQUIRED PERMIT	GATEWAY	CORE	GENERAL	EDGE
Renewable energy or other energy facility	PUP	P	P	P
RESIDENTIAL				
Live/work residential	PUP	PUP	PUP	PUP
Multiple-family residential	P	P	P	P
Rooftop amenities	PUP	PUP	PUP	PUP
Residential accessory uses and structures	P	P	P	P
Senior care residential facility	PUP	PUP	PUP	PUP
Supportive and transitional residential	P	P	P	P
SERVICES				
Automatic teller machines (ATMs)	P	P	P	P
Banks and financial services	P	P	P	PUP
Business support services	P	P	P	PUP
Dry cleaning services	P	P	P	PUP
Cannabis business, nonstorefront retail	-	PUP	PUP	PUP
Commercial parking lots	PUP	PUP	PUP	PUP
Bicycle or pedestrian accessible services	P	P	P	PUP
Hotels	P	P	-	-
Medical services—< 3,000 square feet	P	P	P	P
Medical services—3,000 to 20,000 SF	PUP	PUP	PUP	PUP
Offices	P	P	P	P
Offices Administrative and executive	P	P	P	P
Personal services	P	P	P	P
Public safety and utility facilities	PUP	P	P	P
Repair and maintenance—consumer products	P	P	P	P
Research and development/light testing and assembly	P	P	P	P
Storage, accessory	P	P	P	P
Warehousing	-	PUP	PUP	PUP
OTHER USES				

Key to Land Use Permit Requirements	Symbol
Permitted uses, zoning compliance, and Development Review required	P
Provisional use, Provisional Use Permit Required	PUP
Use not allowed	-

Exhibit E



SAN ANTONIO PRECISE PLAN

CITY OF MOUNTAIN VIEW

SAN ANTONIO PRECISE PLAN

CITY OF MOUNTAIN VIEW

ACKNOWLEDGEMENTS

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SAN ANTONIO PRECISE PLAN

ADOPTED BY THE MOUN TAIN VIEW CITY COUNCIL

DECEMBER 2, 2014

EFFECTIVE DATE: JANUARY 8, 2015

RESOLUTION NO. 17924

AMENDED	RESOLUTION NO.	SUMMARY

A. LAND USE STANDARDS

The following section provides specific land use regulations for the Mixed Use Center and the Mixed Use Corridor subareas. In general, if a use is not listed as permitted or provisionally permitted in Table 4-1, it is considered prohibited. Additional land use requirements, including prohibited uses, are identified after Table 4-1. Related standards and guidelines for locations where active spaces are required are described later in this section.

General Land Uses

The following land uses are allowed in the Precise Plan Area. Definitions of uses can be found in the City of Mountain View's Zoning Ordinance (Chapter 36).

- **Permitted Uses** (P) do not require discretionary review permits if a project complies with other provisions of this Plan and applicable City codes.
- **Provisional Uses** (PUP) require approval of a provisional use permit as defined by the City's Zoning Ordinance.

TABLE 4-1 Allowed Land Uses

LAND USE	PERMIT REQUIREMENT BY SUBAREA AND FRONTAGE TYPE		
	Mixed Use Center	Mixed Use Corridor	Ground-Floor Active Space*
MANUFACTURING AND PROCESSING			
Recycling — Reverse Vending Machines & Small Facilities	PUP	PUP	
RECREATION, EDUCATION, PUBLIC ASSEMBLY			
Child Day-Care Facilities	PUP	PUP	
Churches		PUP	PUP
Community Centers	PUP	PUP	
Indoor Recreation and Fitness Centers	PUP[1]	P	PUP/P
Libraries and Museums	PUP	PUP	PUP
Membership Organization Facilities & Meeting Halls		PUP	PUP
Outdoor Commercial Recreation	PUP	PUP	PUP
Pool and Billiard Rooms	PUP	PUP	PUP
Schools (Public and Private)	PUP	PUP	PUP
Schools (specialized education and training)	PUP	PUP	PUP
Studios (Dance, Art, Music, Photography, Martial Arts, etc.)	P	P	P
Theaters	PUP	PUP	PUP

* *Allowed land uses where ground-floor "Active Space" is required, per Figure 4-2.*
1 . Indoor recreation and fitness centers accessory to the primary use (residential, hotel, etc.) are permitted.

TABLE 4-1 Allowed Land Uses *(cont.)*

LAND USE	PERMIT REQUIREMENT BY SUBAREA AND FRONTAGE TYPE		
	Mixed Use Center	Mixed Use Corridor	Ground-Floor Active Space*
RESIDENTIAL			
Efficiency Studios	P	PUP	PUP
Live/Work Housing	PUP	P	PUP
Multiple-Family Housing(rental and ownership)	P	P	PUP[2]
Mixed-Use Commercial/Housing	P	P	P
Residential Accessory Uses and Structures	P	P	PUP
Rooftop amenities above 3rd Floor	PUP	PUP	
Rowhouses and Townhouses		PUP	
Senior Care Facility	PUP	PUP	PUP[2]
Supportive and Transitional Housing	P	P	PUP[2]
RETAIL TRADE			
Accessory Retail Uses	P	P	P
Bars and Drinking Places	PUP	PUP	PUP
Building Material Stores[3]	PUP	PUP	PUP
Certified Farmer's Markets	P[4]	PUP	
Cannabis Business, Storefront Retail	PUP	PUP	PUP
Furniture, Furnishings, and Home Equipment Stores	P	P	P
Grocery Stores	P	P	P
Liquor Stores	PUP	P	PUP/P
Outdoor Merchandise and Activities[5]	PUP	PUP	PUP
Restaurants Serving Liquor (w/ entertainment)	PUP	PUP	PUP
Restaurants Serving Liquor (w/out entertainment)	P	P	P
Restaurants (with or without beer and wine)	P	P	P
Retail Food Establishment	P	P	P
Retail Stores, General Merchandise	P	P	P

* *Allowed land uses where ground-floor "Active Space" is required, per Figure 4-2.*
2. *Limited ground-floor office and residential uses may be considered in portions of required "active space" frontages, when permitted uses are not feasible.*
3. *This excludes prohibited large-scale, warehouse-type building material and/or lumber stores (see page 73).*
4. *PUP required along El Camino Real.*
5. *"Accessory outdoor merchandise" may be permitted (see land use requirements on page 73).*

TABLE 4-1 Allowed Land Uses

LAND USE	PERMIT REQUIREMENT BY SUBAREA AND FRONTAGE TYPE		
	Mixed Use Center	Mixed Use Corridor	Ground-Floor Active Space*
Shopping Centers	P	PUP	P/PUP
SERVICES			
Animal Service Establishments	PUP	PUP	
Automatic Teller Machines (ATMs)	PUP	P	PUP/P
Banks and Financial Services	PUP	P	PUP/P
Business Support Services	PUP	P	PUP
Cemeteries, Columbariums and Mortuaries		PUP	
Commercial or Off-site Parking	PUP	PUP	
Hotels and Motels	PUP	PUP	PUP
Hotel Accessory Uses and Structures	PUP	PUP	PUP
Medical Services — < 3,000 square feet	PUP	P	PUP/P
Medical Service — 3,000 to 20,000 square feet	PUP	PUP	PUP
Offices — General	PUP	PUP	PUP[2]
Offices — Administrative and Executive	PUP	PUP	PUP[2]
Offices — Research and Development	PUP	PUP	PUP[2]
Personal Services	P	P	P
Public Safety and Utility Facilities	P	PUP	
Repair and Maintenance — Consumer Products		P	P
Repair and Maintenance — Vehicle, Minor Work		PUP	
Service Stations		PUP	
Storage, Accessory	P	P	
TRANSPORTATION AND COMMUNICATIONS			
Pipelines and Utility Lines	P	P	
Transit Stations and Terminals	P	PUP	PUP
OTHER USES			

* *Allowed land uses where ground-floor "Active Space" is required, per Figure 4-2.*

2. *Limited ground-floor office and residential uses may be considered in portions of required "active space" frontages, when permitted uses are not feasible.*

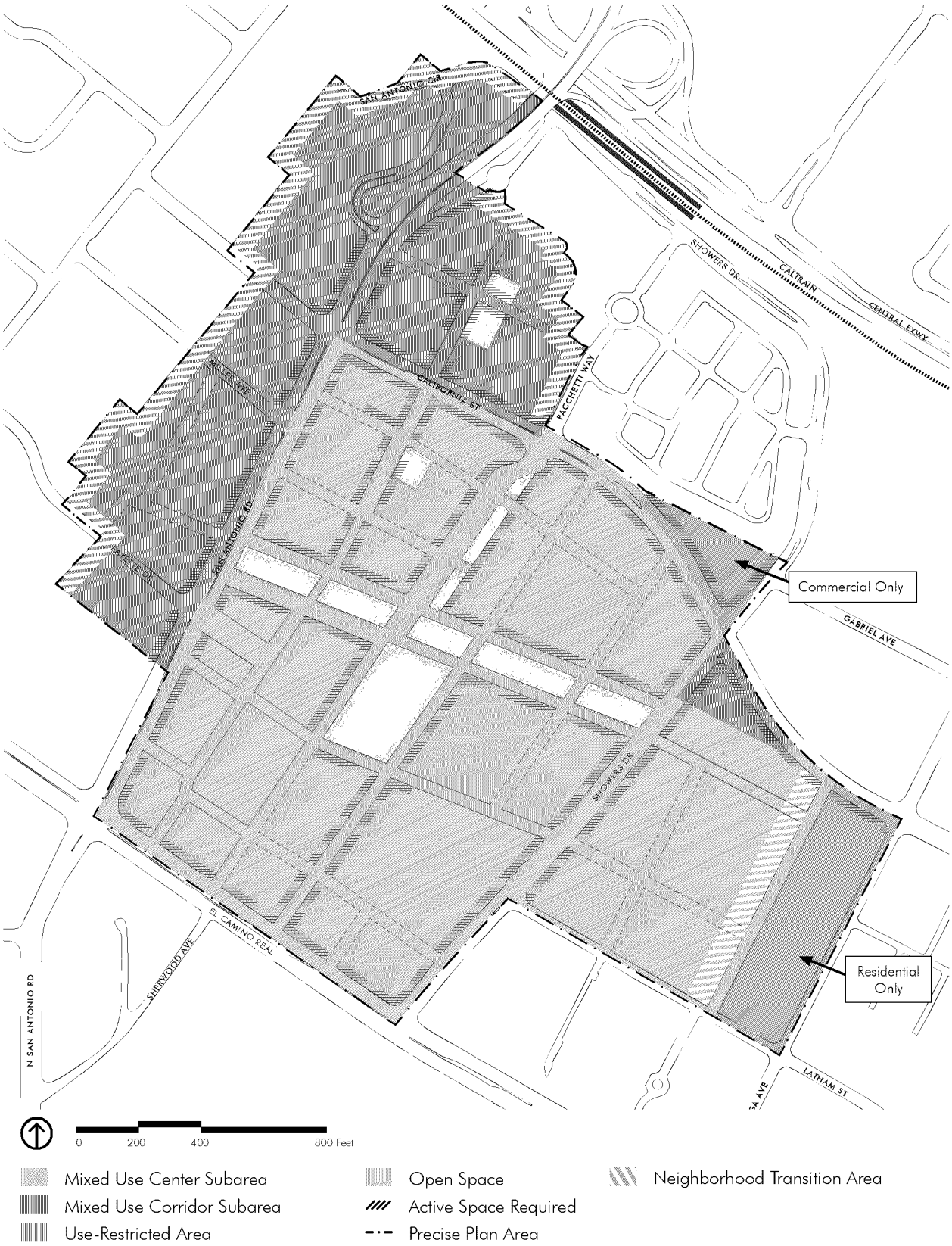


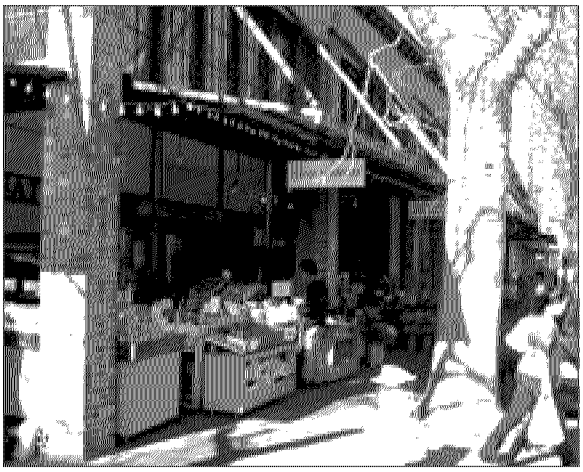
FIGURE 4-2 San Antonio Precise Plan Land Use Subareas

Active Space Standards and Guidelines

Standards

Active space is ground-level interior or exterior space required in portions of buildings along the streets and connections identified in Figure 4-2. Table 4-1 identifies the land uses considered to be active space. Interior active spaces typically include retail or restaurant uses, but may also include hotel lobbies; amenity areas, such as leasing offices, community spaces, lounges or gyms; and office space with design elements to enhance the pedestrian environment. Exterior active spaces enhance the pedestrian realm by providing exterior amenities, such as community open spaces and plazas, stoops or front entries to residential units, or outdoor dining areas.

Active spaces must integrate with required public Walk and Amenity Zones (See Chapter 3), by incorporating design treatments such as transparency, pedestrian access and bicycle amenities. Table 4-2 provides general guidlines on what qualifies as interior and exterior active space. Minimum interior heights to support interior active uses are specified in Table 4-5.



Buillding at frontage line with recessed active space.

Restaurant with fenestration and outdoor seating space.

Guidelines

TABLE 4-2 Permitted Active Space Types
EXTERIOR SPACES
Public open spaces, landscaping & plazas
Stoops or pedestrian entries
Outdoor dining areas
Amenity areas with seating, bicycle parking, etc.
INTERIOR SPACES
Retail and restaurants with transparent storefronts.
Services and educational/cultural spaces that have regular customer foot traffic and transparent storefronts.
Hotel lobbies or residential amenity areas with transparent storefronts.

Where ground-floor active space is required, a majority of the linear façade of a building should be built within 10 feet from the front setback line (see Building Frontage Guidelines on page 86. This ensures a relatively consistent street wall is built and improves the pedestrian experience. Required active spaces should include building design, exterior amenity areas and/or interior uses to activate adjacent pedestrian frontages, including a target of:

- 100 percent of building frontage facing required active space on Major Public Streets (except El Camino Real) and Greenways.
- 75 percent of building frontage facing required active spaces on El Camino Real and Main Internal Streets.
- No minimum along Flexible Connections, however active space may be required for building area on Flexible Connections that provide new primary pedestrian routes or face publicly-accessible open space.
- Streets without required active space have no minimum percentage, but are encouraged to include design features to activate street frontages.

Active spaces must integrate with required public pathways (see Chapter 3) by incorporating design treatments such as transparent storefronts, pedestrian access and bicycle amenities. The majority of each active space façade should have clear visibility into and out of the space.

Clear windows and openings satisfy this requirement, while films, mirrored glass, and spandrel glass do not.

Other Land Use Requirements

The following additional land use requirements supplement or modify the general land uses allowed in Table 4-1.

- **Priority land uses.** See Subarea and Master Plan sections in Chapter 2 for description of priority land uses.
- **Required active space locations.** Includes retail, residential, office, hotel, and open space uses. See Table 4-1 and 4-2 for the types of uses.
- **Office uses.** Office uses are provisionally allowed in the Plan Area. However, enclosed-campus office environments are prohibited.
- **Residential accessory structures and uses.** These residential uses may be allowed in required ground-floor active spaces, and include leasing offices, lounges, fitness rooms and other uses that are compatible with the purpose and intent of these areas. The location, quantity, type and design of these structures and uses will be evaluated through the development review process.
- **Other residential uses.** Other uses within legal dwelling units may be permitted or provisional uses, depending on the type of unit and characteristics of the use. These uses may include home occupations, small- and large-family child day care, residential care homes and rooming and boarding. Permit requirements in the Zoning Ordinance for the R3 zoning district and/or specific land use requirements shall apply to these uses.
- **Outdoor dining, displays and merchandise.** Outdoor dining, display and limited merchandise areas are permitted when associated with a use that is primarily indoors. Site design, structures, furnishings, etc., are subject to development review, and additional parking requirements may apply. Designated areas shall maintain a minimum eight-foot wide clear sidewalk area and minimum eight-foot vertical clearance. Outdoor dining and display areas shall also keep building entrances clear and unimpeded for building access. Merchandise shall be taken indoors at the close of each business day.
- **Temporary uses.** Special outdoor and seasonal product sales, including certified farmers markets, are considered temporary uses and shall comply with temporary use permit requirements in the Zoning Ordinance.
- **Use restricted areas.** While the majority of the Plan Area permits vertically-integrated mixed-use development, there are locations where either residential or commercial uses are prohibited, as noted in Figure 4-2). Special standards for these locations are provided in Section B of this Chapter.
- **Nonconforming uses and structures.** Non-conforming uses and structures do not comply with Plan requirements, but were generally developed under prior zoning regulations. It is the intent of the Plan to allow these existing uses and structures to remain, except when new construction or major expansions are proposed. Chapter 5 identifies the public hearing process for any request for alteration, replacement, expansion and/or changes in use for non-conforming uses and structures.
- **Prohibited uses in the Mixed Use Center subarea.** The following uses are specifically prohibited:
  - **All drive-through or drive-up operations.** This includes operations where food or other products or services may be purchased by motorists without leaving their vehicles, such as drive-through restaurants, drive-up teller windows in banks and drive-up oil changing facilities, etc. This does not include automatic teller machines (ATMs).
  - **Outdoor vending machines.** Vending machines such as those dispensing sodas, snacks, movie rentals and cigarettes may only be allowed as an accessory use within a fully enclosed building. This prohibition does not apply to reverse vending recycling redemption centers.
  - **Large-scale, warehouse-style building material and/or lumber stores.** These stores are wholesale or retail establishments selling lumber and/or other construction materials and building supplies as their primary use.
  - **Auto-oriented uses.** This includes service stations and repair garages (major and minor automobile repair).