

Introduction

This chapter establishes the Urban Regulations for all future development in the Undeveloped Portion of the Historic Town Center and Transit Village Planning Sub-Districts of the HWDMP.

This chapter includes a Regulating Plan that designates regulating zones for the different areas within the Undeveloped Portion of the Historic Town Center and Transit Village Planning Sub-Districts, a brief description of each zone, and detailed Building Form Standards for each zone. In order to accommodate a high level of diversity within the Sub-Districts, each zone has a distinct set of Building Form Standards that define the physical form of the built environment. The standards establish specific physical and use parameters for each regulating zone including:

- Building Placement
- Building Form
- Parking Location and Requirements
- Allowed Encroachments
- Allowed Frontage Types
- Allowed Use Types

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Building Form Regulating Plan

Building Form Regulating Zones

- T5-MS: Bayfront Boulevard Main Street
- T5-MST: Main Street Transition
- T5-CC: Clubhouse Center
- T5-VN: Village Neighborhood
- T4-NG: Neighborhood General
- WR: Waterfront Recreational (area defined in map below)



Note: T5-CC Clubhouse Center also contains the Civic Arts building site, located on Lot B of Tract 6102 (not shown on the regulating plan)

Use Overlay

- Additional uses permitted, see use tables

Frontage Type Overlay

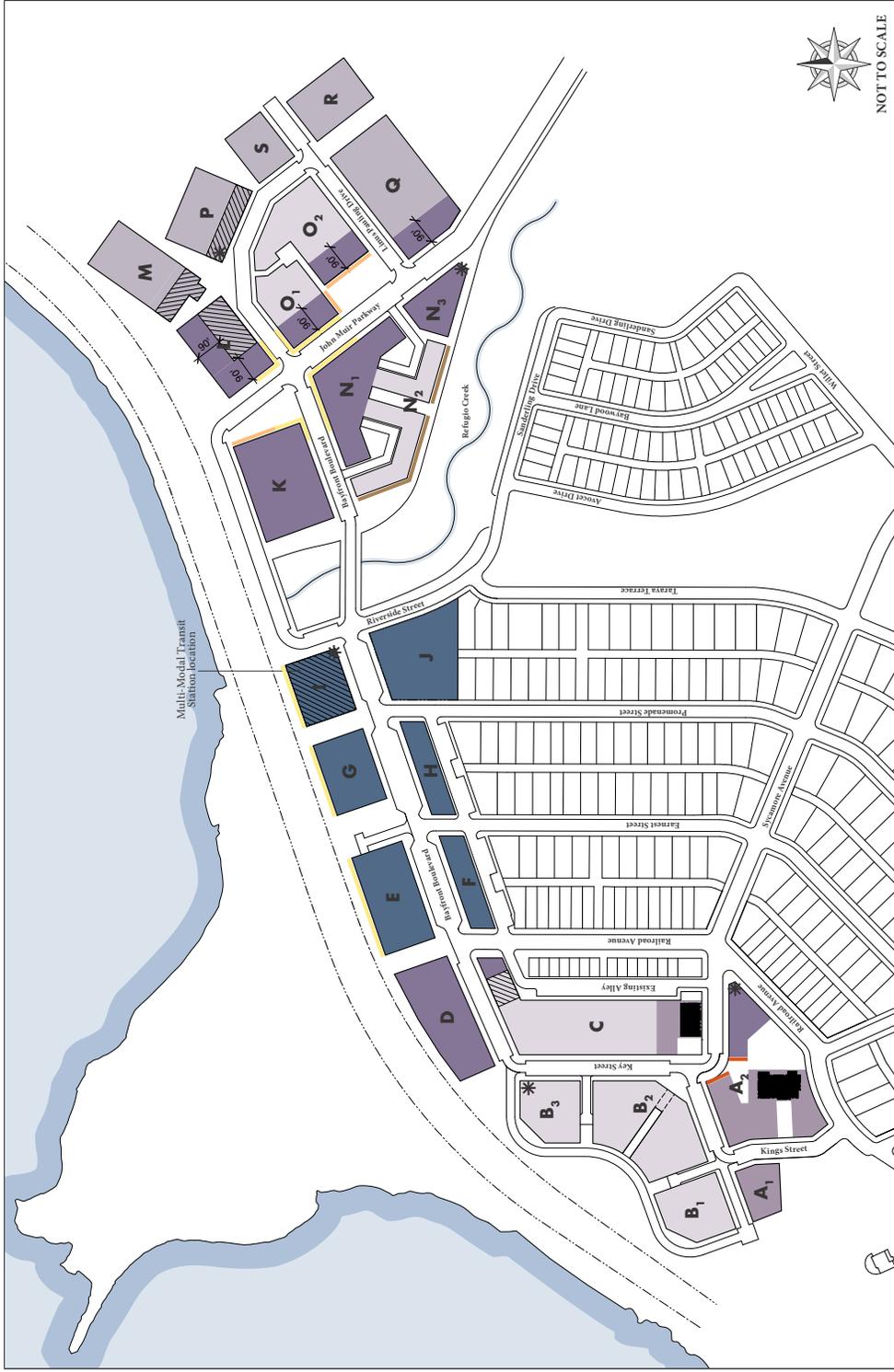
- Gallery Required
- Shopfront Required
- Creekfront Required
- Arcade Required

Should information in the overlay on this Regulating Plan conflict with information in the zone standards, the information on this Regulating Plan shall prevail.

General Key

- Historic Buildings (regulated for use only)
- Corner Element Required
- Railroad ROW
- Dimensions on plan indicate maximum depths of zones in areas indicated.

HWDMP Sub-District Amendments
Opticos Design, Inc.



NOT TO SCALE

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Allowable Building Height Overlay



Description

The Allowable Building Height Overlay indicates areas where the allowed building height is increased from the allowed building height described in the Building Form Zones. The allowed building heights indicated in the hatched areas on this plan override the allowed heights specified in the general standards for each zone.

Editor's Note: The allowable building heights were determined after careful consideration of the adjacent neighborhoods, the density goals of the project to support transit and commercial uses, and the complex soil conditions of the site. A 4-story maximum building height is allowed in certain areas of Blocks B, C, and O within the Neighborhood General Regulating Zone in order to have taller buildings defining the urban corners on Blocks B and O and will provide added density on Block C while maintaining a 3-story building massing at the perimeter of the block. In the northeastern corner of the site on Blocks M and P, an 8-story maximum building height is allowed. The natural rise of the site and the soil conditions in this area make it an ideal location for 5-8 story mid-rise residential towers that will help provide the density required to support the transit and commercial uses within the Hercules Waterfront District. This location also places the tallest buildings at the furthest distance from the existing single-family homes in the Hercules Waterfront District.

Key

-  8 Stories max. allowed building height
-  4 Stories max. allowed building height

Building Form Zone Descriptions

General Note: The following zone descriptions are intended to provide a brief overview of the zones on the Building Form Regulating Plan. The images shown on this and the following page are for illustrative purposes only. The Waterfront Recreational Zone has not been included in the zone descriptions. Specific regulations by zone are located on the following pages.

T5-MS



Bayfront Boulevard Main Street

Purpose

To enhance the vibrant, pedestrian-oriented character of Bayfront Boulevard by creating a 'main street' commercial area and to take advantage of views along the Bay

Use Mix

Vertical mixed use with retail or commercial on the ground floor and residential or commercial above

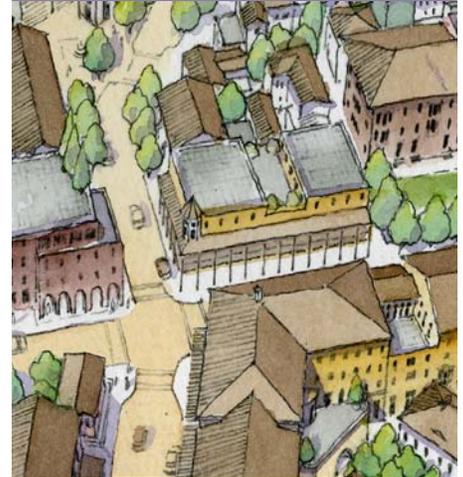
Heights

2-4 Stories

Location

Blocks: E, F, G, H, I, J

T5-MST



Main Street Transition

Purpose

To provide the flexibility required for the morphology/evolution of the waterfront district and the ability to accommodate future commercial uses and to provide a transition from the more intense retail zone to the residential neighborhoods

Use Mix

Vertical and horizontal mixed-use with flexibility and compatibility in use, allowing retail, commercial, or residential live/work uses in shopfront form on the ground floor with residential or commercial on the second floor and residential above

Heights

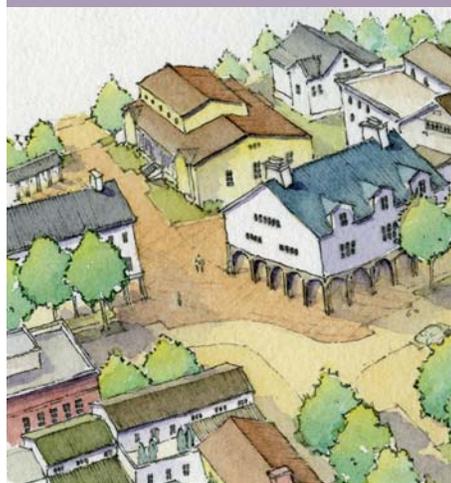
2-4 Stories

Location

Blocks: A₂*, C*, D, K, L*, N₁, N₃, O₁*, O₂*, Q*

* block in multiple zones, see regulating plan for zone extents

T5-CC



Clubhouse Center

Purpose

To provide the flexibility of use required for the appropriate integration of the existing historic buildings

Use Mix

Vertical and horizontal mixed-use with flexibility and compatibility in use, allowing for commercial and residential uses on the ground floor and upper floors to work in conjunction with the rehabilitation of the existing historic structures

Heights

2-3½ Stories

Location

Blocks: A₁, A₂*, C*, Civic Arts building site

** block in multiple zones, see regulating plan for zone extents*

T5-VN



Village Neighborhood

Purpose

To encourage a wide variety of housing types to enable a wide diversity of residents in a manner that yields medium to high densities that will help support the transit facilities and commercial uses in the surrounding zones

Use Mix

Primarily residential area that provides the core residences in medium to high density building types and allows for a limited amount of ground floor commercial use and live/work units is permitted in designated locations

Heights

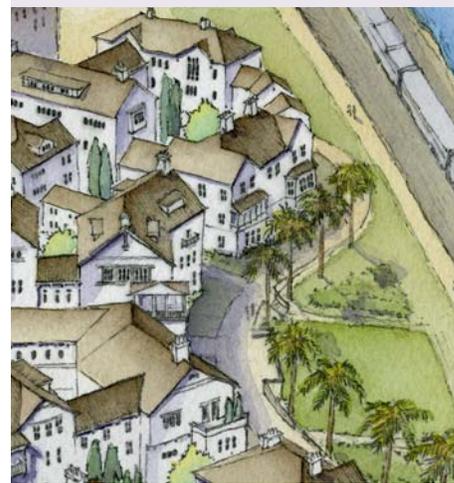
2-4 Stories (8 Stories in select locations)

Location

Blocks: L*, M, P, S, Q*, R

** block in multiple zones, see regulating plan for zone extents*

T4-NG



Neighborhood General

Purpose

To encourage a wide variety of housing types to enable a wide diversity of residents in a manner that yields medium densities and to provide a choice of residences with spectacular views of the bay and the creek at a scale that transitions to the existing homes in the surrounding neighborhoods

Use Mix

Residential area that provides the core residences in medium density building types within the Crescent Heights neighborhood and along the Refugio Creek

Heights

2-3 Stories (4 Stories in select locations)

Location

Blocks: B₁, B₂, B₃, C*, N₂, O₁*, O₂*

** block in multiple zones, see regulating plan for zone extents*

Composite Use Table

Table 1.1: Hercules Bayfront Composite Use Table

Land Use Type ¹	Specific Use Restrictions	T5—MS	T5—MST	T5—CC	T5—VN	T4—NG	WR
Agriculture & Resources							
Farmers' Market		P	P	—	—	—	—
Recreation, Education & Public Assembly							
Commercial recreation facility: Indoor	≤3,000sf	MUP	MUP	P	MUP ³	—	—
	>3,000sf	UP	UP	MUP	—	—	—
Health/fitness facility	≤3,000sf	MUP	MUP	P	MUP ³	—	—
	>3,000sf	UP ²	UP ²	MUP	—	—	—
Library, museum		P	P	P	P	P	—
Marina		—	—	—	—	—	P
Meeting facility, public or private		MUP ²	UP ²	P	—	—	—
Park, playground		MUP	MUP	MUP	MUP	MUP	P
Studio: Art, dance, martial arts, music, etc.	≤1,500sf	P	P	P	P ³	—	—
	≤3,000sf	MUP/P ²	MUP/P ²	MUP	MUP ³	—	—
	>3,000sf	UP/MUP ²	UP/MUP ²	UP	—	—	—
Theater (cinema or performing arts)	≤10,000sf	P	MUP	MUP	—	—	—
	>10,000sf	UP	UP	—	—	—	—
Residential							
Home occupation		MUP ²	P	P	P	MUP	—
Live/Work		MUP ²	MUP	P	P ³	P ³	—
Work/Live		MUP ²	P	P	MUP ³	—	—
Mixed use project, residential component		P ²	P ²	P ²	P ^{2,3}	—	—
Multi-Family Housing		—	P	P	P	P	—
Residential accessory use or structure		—	—	—	—	P	—
Residential care	≤ 6 Clients	P ²	P	P	P	P	—
	> 6 Clients	P ²	UP ²	MUP	UP	MUP	—

Key

P Permitted Use

MUP Minor Use Permit Required

UP Use Permit Required

— Not Allowed

End Notes

¹ A definition of each listed use type is in the Appendix.

² Allowed only on upper floors or behind ground-floor use.

³ Allowed only in areas designated in the Use Overlay on the Regulating Plan.

General Note: Uses not listed are specifically prohibited unless the Director determines that a use is consistent pursuant to the Code.

Table 1.1: Hercules Bayfront Composite Use Table (Continued)

Land Use Type ¹	Specific Use Restrictions	T5—MS	T5—MST	T5—CC	T5—VN	T4—NG	WR
Retail							
Bar, tavern, night club		MUP	UP	UP	—	—	—
General retail, except with any of the following features:		P	P	P	UP ³	—	P
Alcoholic beverage sales		MUP	MUP	MUP	MUP ³	—	MUP
Floor area	>5,000sf	MUP	MUP	UP	—	—	—
	>25,000sf	UP	UP	—	—	—	—
On-site production of goods sold	≤5,000sf	MUP	MUP	MUP	—	—	—
	>5,000sf	UP	UP	—	—	—	—
	>10,000sf	—	—	—	—	—	—
Operating between	1am-5am	UP	—	—	—	—	UP
	5am-7am	MUP	UP	—	—	—	MUP
	11pm-1am	MUP	UP	—	—	—	MUP
Neighborhood market	≤5,000sf	P	P	P	MUP ³	MUP ³	P
	>5,000sf	P	MUP	MUP	UP ³	—	—
	>10,000sf	MUP	UP	—	—	—	—
Restaurant, café, coffee shop		P	P	P	P ³	—	P
Services: Business, Financial, Professional							
ATM		P	P	P	MUP ³	—	P
Bank, financial services		P	P	—	—	—	—
Business support services		P	P	P	—	—	—
Medical services: Doctor's office		P ²	P	P	MUP ³	—	—
Office:							
Business, service		P ²	P	P	MUP ³	—	—
Professional, administrative		P ²	P	P	MUP ³	—	—
Services: General							
Day care:							
Center: Child or adult		P ²	P	P	—	—	—
Large family		P ²	MUP	MUP	UP ³	—	—
Small family		P ²	P	P	P	P	—
Lodging:							
Hotel		P ²	MUP	UP	UP	UP	—
Bed & Breakfast Inn (B&B)	≤ 6 Rooms	P ²	P	P	MUP	P	—
	> 6 Rooms	P ²	P	P	MUP	UP	—
Public safety facility		UP	P	UP	UP	—	UP
Personal services	≤2,500sf	P	P	P	P ³	—	—
	≤5,000sf	P	MUP	MUP	UP ³	—	—
	>5,000sf	MUP	MUP ²	—	—	—	—
Transportation, Communications, Infrastructure							
Multi-Modal Transit Station		P ³	—	—	—	—	P
Parking facility, public or commercial		MUP	MUP	MUP	MUP	—	—
Wireless telecommunications facility		UP	UP	UP	—	—	—

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T5-MS: Bayfront Boulevard Main Street Standards

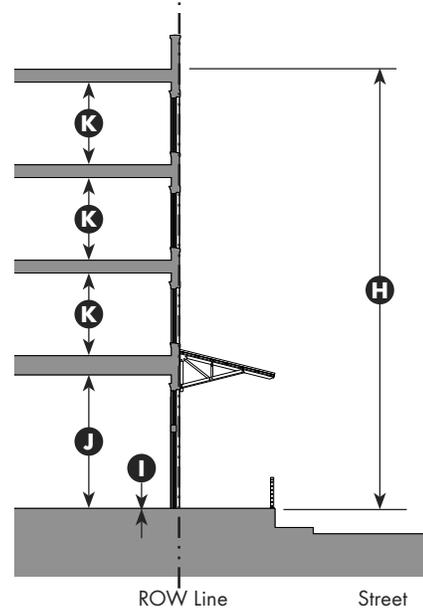
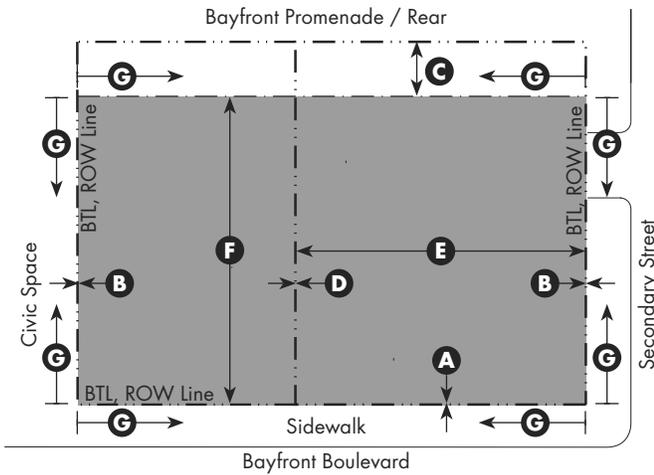


Zone Intent and Description

The Bayfront Boulevard Main Street Zone is a mixed-use area that includes an anchor tenant and/or a community facility that serves as a lead draw, as well as a healthy mix of retail, office, and residential opportunities. Mixed-use in this area is defined by vertical mixed-use where retail or commercial are on the ground floor and residential or commercial are above. The primary purpose of this zone is to enhance the vibrant, pedestrian-oriented character of Bayfront Boulevard by creating a ‘main street’ commercial area — similar to local precedents such as Solano Avenue in Albany, 4th Street in Berkeley, and College Avenue in Oakland — and to take advantage of views along the Bay. This zone is intended to fulfill the vision of the Central Hercules Plan as a commercial destination on the waterfront.



T5-MS: Bayfront Boulevard Main Street Standards



Key

- ROW / Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area

Building Placement

Build-to Line (Distance from Right of Way)

Bayfront Boulevard	0'	A
Civic Space ¹ / Secondary Street	0'	B
Bayfront Promenade ¹	10' min.; 20' max. ²	C
Side	0'	D
BTL Defined by a Building		
Bayfront Boulevard	100% min.	
Secondary Street / Civic Space ¹	80% min. ³	
Bayfront Promenade ¹	80% min.	

¹ The Bayfront Promenade is treated as its own frontage distinct from the Civic Space frontage within this zone.

² The BTL for the first building to receive planning department approval becomes the set BTL (must be within this range) for this zone. All subsequent buildings must match the first building's BTL.

³ 60% min. on Block J

Setback (Distance from Property Line or ROW)

Rear	0' min.
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Lot Size

Width	100' min.	E
Depth		F
North of Bayfront Blvd.	100' min.	
South of Bayfront Blvd.	50' min.	

Cont'd. >>

Building Form

Height

Building	2 Stories min.;	H
	4 Stories max.	
Ground Floor Finish Level	6" max.	I
Ground Floor Ceiling	14' min. clear	J
Upper Floor(s) Ceiling	8' min. clear	K

Footprint

Depth, Ground-floor Commercial Space		
Bayfront Boulevard	50' min.	
Bayfront Promenade	30' min.	
Secondary Street	30' min.	

Miscellaneous

Distance between Entries		
To Ground Floor	50' max.	
All upper floors must have a primary entrance along Bayfront Blvd.		
Service entries may not be located on Bayfront Boulevard.		

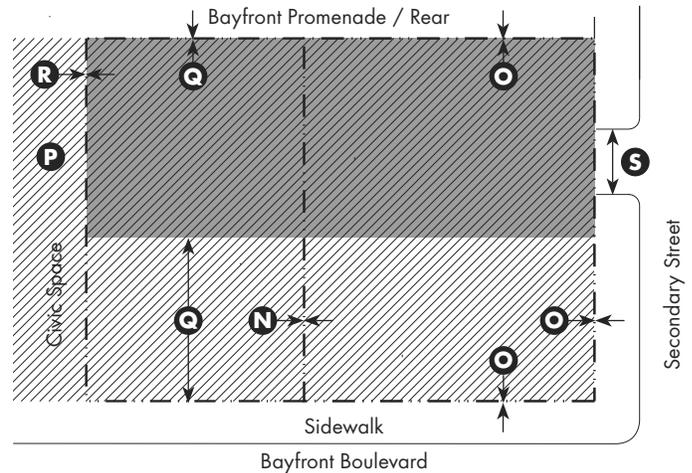
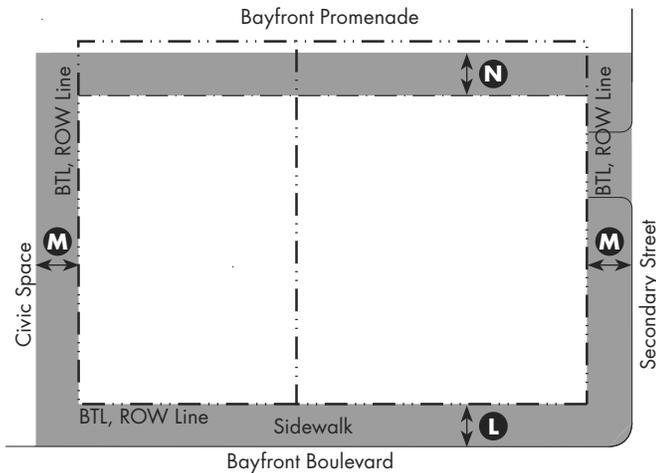
Building Placement (Continued)

Miscellaneous

Buildings must be built to BTL along each facade within 30' of a corner. **G**

See the Streets and Circulation Regulation Plan on page 4-3 for the determination of Primary and Secondary Streets.

T5-MS: Bayfront Boulevard Main Street Standards



Key

- ROW / Property Line
- Build-to Line (BTL)
- Setback Line
- Encroachment Area

Key

- ROW / Property Line
- Build-to Line (BTL)
- Setback Line
- ▨ Below-Grade Parking Area
- Above-Grade Parking Area

Frontage Types and Encroachments

Encroachments		
Bayfront Boulevard	14' max.	L
Civic Space / Secondary Street	14' max.	M
Bayfront Promenade	14' max.	N
Rear Setbacks $\geq 10'$	5' max.	

Encroachments are not allowed across a side property line, or beyond a street curb.

Allowed Frontage Types¹

Gallery, Loading Dock, and Shopfront Frontage Types are allowed along Street, Civic Space, and Bayfront Promenade frontages.¹

Gallery		
Depth	10' min. clear ²	
Height	9' min. clear; 2 Stories max. ³	
Loading Dock		
Depth	Up to face of curb	
Floor Finish Level	18" min.; 4' max.	
Shopfront		
Awning Depth	4' min.; 10' max.	

¹ See pages 1-36 and 1-37 for descriptions of Frontage Types.

² Galleries must have a consistent depth along a frontage.

³ Upper story galleries facing the street must not be used to meet primary circulation requirements.

Parking

Required Spaces

Residential Uses	1 space/1,500sf ¹
Non-Residential Uses	2 spaces/1,000sf
Flex Space, Live/Work, and Work /Live Uses	
<2,500sf	1 space/1,500sf
$\geq 2,500sf$	2 spaces/1,000sf

¹ No parking spaces are required for affordable or senior housing units.

Location

- Below-Grade Parking
 - Allowed up to the ROW / Property Line **O**
 - Allowed below Civic Space if providing public parking **P**
 - All Off-Street Parking north of Bayfront Boulevard is required to be below grade (grade determined by Bayfront Boulevard)
- Above-Grade Parking
 - 50' min. deep liner required along Bayfront Boulevard **Q**
 - 30' min. deep liner required along Riverside Street on Block J
 - Cannot exceed the buildable footprint. **R**

Miscellaneous

Parking Drive Width	20' max.	S
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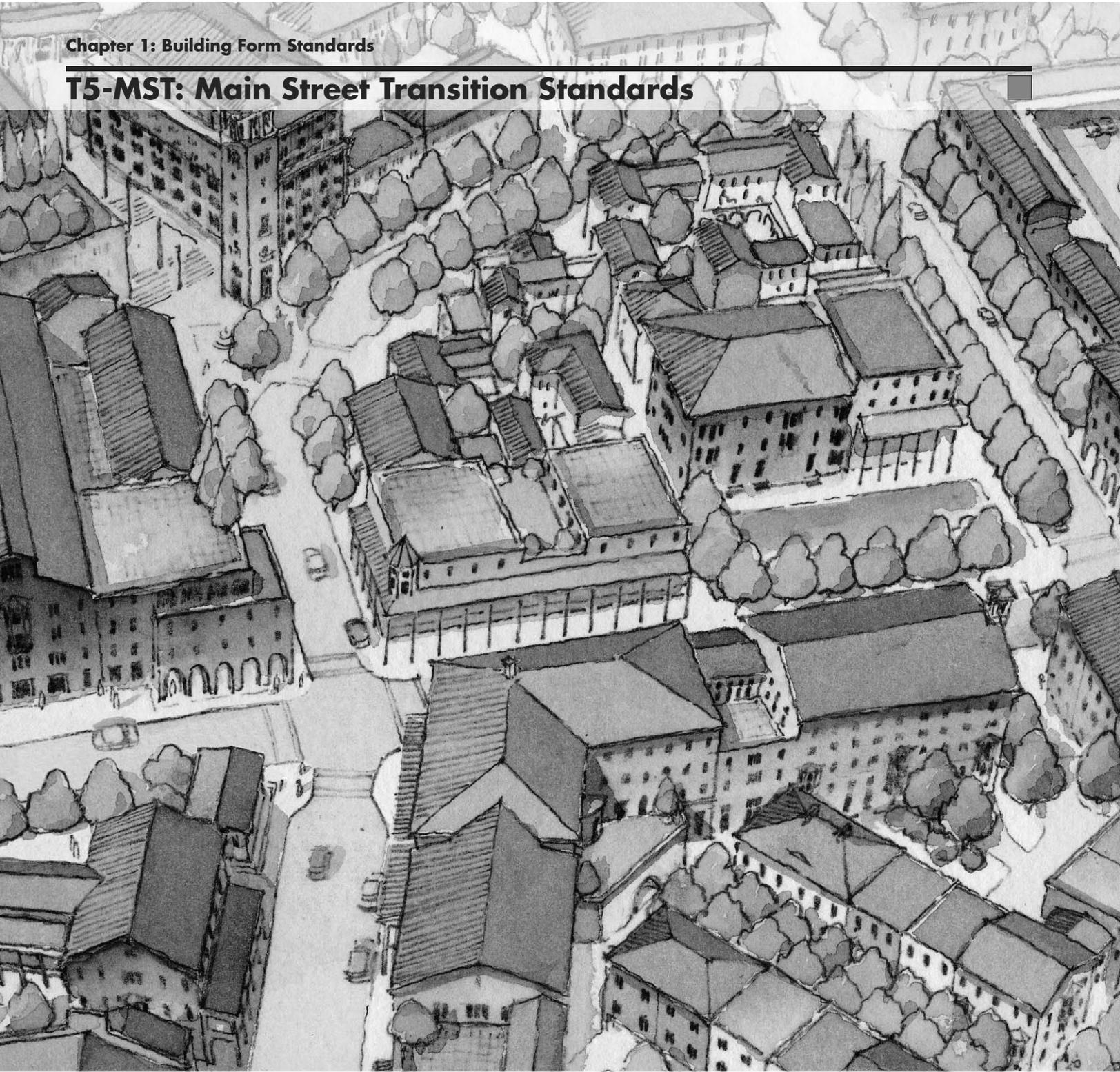
See additional general parking requirements on page 1-34 and 1-35.

T5-MS: Bayfront Boulevard Main Street Standards

Table 1.2: Bayfront Boulevard Main Street Use Table

Land Use Type ¹	Specific Use Restrictions	Permit Required	Land Use Type ¹	Specific Use Restrictions	Permit Required
Agriculture & Resources			Retail		
Farmers' Market		P	Bar, tavern, night club		MUP
Recreation, Education & Public Assembly			General retail, except with any of the following features:		P
Commercial recreation facility: Indoor	≤3,000sf	MUP	Alcoholic beverage sales		MUP
	>3,000sf	UP	Floor area	>5,000sf	MUP
Health/fitness facility	≤3,000sf	MUP		>25,000sf	UP
	>3,000sf	UP ²	On-site production of goods sold	≤5,000sf	MUP
Library, museum		P		>5,000sf	UP
Meeting facility, public or private		MUP ²		>10,000sf	—
Park, playground		MUP	Operating between	1am-5am	UP
Studio: Art, dance, martial arts, music, etc.	≤1,500sf	P		5am-7am	MUP
	≤3,000sf	MUP/P ²		11pm-1am	MUP
	>3,000sf	UP/MUP ²	Neighborhood market	≤5,000sf	P
Theater (cinema or performing arts)	≤10,000sf	P		>5,000sf	P
	>10,000sf	UP		>10,000sf	MUP
Residential			Restaurant, café, coffee shop		P
Home occupation		MUP ²	Services: Business, Financial, Professional		
Live/Work		MUP ²	ATM		P
Work/Live		MUP ²	Bank, financial services		P
Mixed-use project, residential component		P ²	Business support services		P
Residential care		P ²	Medical services: Doctor's office		P ²
Transportation, Communications, Infrastructure			Office:		
Multi-Modal Transit Station		P ³	Business, service		P ²
Parking facility, public or commercial		MUP	Professional, administrative		P ²
Wireless telecommunications facility		UP	Services: General		
Key			Day care:		
P	Permitted Use		Center: Child or adult		P ²
MUP	Minor Use Permit Required		Large family		P ²
UP	Use Permit Required		Small family		P ²
—	Use Not Allowed		Lodging:		
End Notes			Hotel		P ²
¹	A definition of each listed use type is in the Appendix.		Bed & Breakfast Inn (B&B)		P ²
²	Allowed only on upper floors or behind ground-floor use.		Public safety facility		UP
³	Allowed only in areas designated in the Use Overlay on page 1-3.		Personal services	≤5,000sf	P
	Uses not listed are specifically prohibited unless the Director determines that a use is consistent pursuant to the Code.			>5,000sf	MUP

T5-MST: Main Street Transition Standards

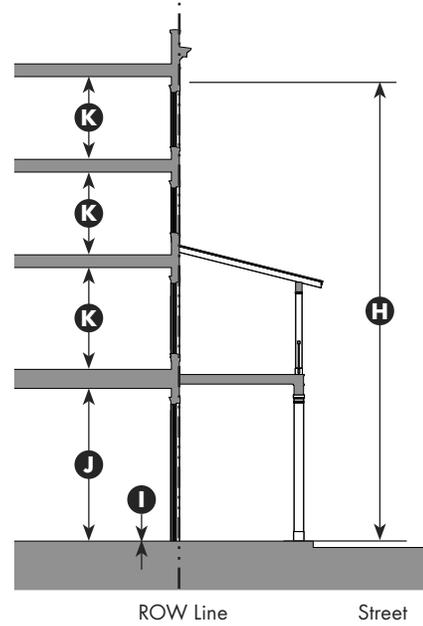
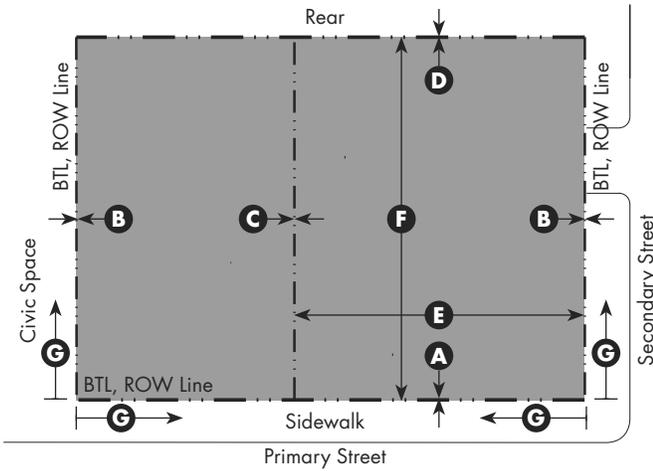


Zone Intent and Description

The Main Street Transition Zone is a mixed-use area that includes residential and neighborhood serving commercial uses and provides a transition to the surrounding residential neighborhoods. Mixed-use in this area is defined by the flexibility and compatibility in use, allowing retail, commercial, or residential live/work uses in shopfront form. The primary purpose of this zone is to provide the flexibility required for the morphology/evolution of the Waterfront District and the ability to accommodate future commercial uses. Ground floor spaces within this zone are designed to accommodate an evolution of use from residential or live/work, to commercial, to retail in order to respond to the evolving needs of the community as it grows. The upper floor spaces within this zone will consist of residential or office uses on the second floor and residential units above.



T5-MST: Main Street Transition Standards



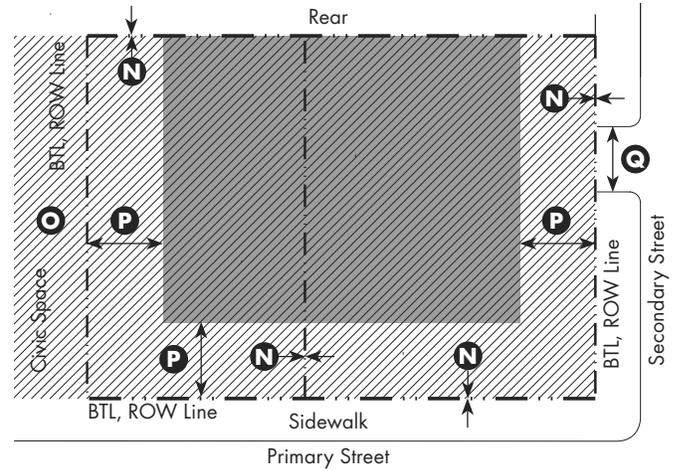
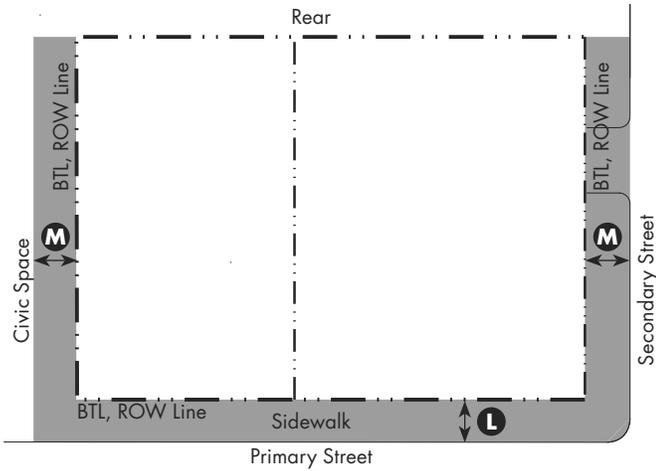
Key

- ROW / Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area

Building Placement		
Build-to Line (Distance from Right of Way)		
Primary Street	0'	A
Civic Space / Secondary Street	0'	B
BTL Defined by a Building		
Primary Street	80% min.	
Civic Space / Secondary Street	80% min.	
Setback (Distance from Property Line or ROW)		
Side	0' min.; 5' max.	C
Rear	0' min.; 10' max.	D
Lot Size		
Width	100' min. ²	E
Depth	75' min. ²	F
² Except on Block C which does not have any lot size restrictions due to its irregular shape.		
Miscellaneous		
Buildings must be built to BTL along each facade within 30' G of a corner along the Primary Street.		
See the Streets and Circulation Regulation Plan on page 4-3 for the determination of Primary and Secondary Streets.		

Building Form		
Height		
Building	2 Stories min.;	H
	4 Stories max.	
Ground Floor Finish Level	6" max. ¹	I
Ground Floor Ceiling	12' min. clear	J
Upper Floor(s) Ceiling	8' min. clear	K
¹ Ground Floor Residential units may have temporary furred finish floors (18" min.) provided that the floor can be removed to accommodate a 6" max. finished floor level for commercial use.		
Footprint		
Depth, Ground-floor		
	Commercial / Residential Space	30' min. ²
² Except for ground floor space lining parking garages.		
Miscellaneous		
Distance between Entries		
To Ground Floor		50' max.
To Upper Floor(s)		100' max.
All upper floors must have a primary entrance along a Primary Street.		
Service entries may not be located along a Primary Street / Civic Space.		
Buildings wider than 150' must be designed to read as a series of buildings no wider than 100' each.		

T5-MST: Main Street Transition Standards



Key

- ROW / Property Line
- Setback Line
- Build-to Line (BTL)
- Encroachment Area

Key

- ROW / Property Line
- Build-to Line (BTL)
- Setback Line
- ▨ Below-Grade Parking Area
- Above-Grade Parking Area

Frontage Types and Encroachments

Encroachments

Primary Street	14' max.	L
Civic Space / Secondary Street	14' max.	M
Rear Setbacks \geq 5'	5' max.	

Encroachments are not allowed across a side or rear property line, or beyond a street curb.

Allowed Frontage Types¹

Gallery, Arcade, Loading Dock, and Shopfront Frontage Types are allowed along Street, Civic Space, and Bayfront Promenade frontages.

Gallery / Arcade

Depth	10' min. clear ²
Height	9' min. clear; 2 Stories max. ³

Loading Dock

Depth	Up to face of curb
Finished Level of Public Walk	2' min.; 4' max.

Shopfront

Awning Depth	4' min.; 10' max.
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¹ See pages 1-36 and 1-37 for descriptions of Frontage Types.

² Galleries and arcades must have a consistent depth along a frontage.

³ Upper story galleries facing the street must not be used to meet primary circulation requirements.

Parking

Required Spaces

Residential Uses	1 space/1,500sf ¹
Non-Residential Uses	2 spaces/1,000sf
Flex Space, Live/Work, and Work /Live Uses	
<2,500sf	1 space/1,500sf
\geq 2,500sf	2 spaces/1,000sf

¹ No parking spaces are required for affordable or senior housing units.

Location

Below-Grade Parking

- Allowed up to the ROW / Property Line **N**
- Allowed below Civic Space if providing public parking **O**

Above-Grade Parking

- 24' min. deep liner required along John Muir Parkway, Town Center Street Types, and Civic Spaces; 12' min. deep liner required along all other Street Types. **P**
- Cannot exceed the buildable footprint.
- On corner lots or irregular lots less than 100' deep, a maximum of 65' of parking podium or garage is allowed along a Secondary Street or Civic Space.

Miscellaneous

Parking Drive Width	20' max.	Q
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See additional general parking requirements on page 1-34 and 1-35.

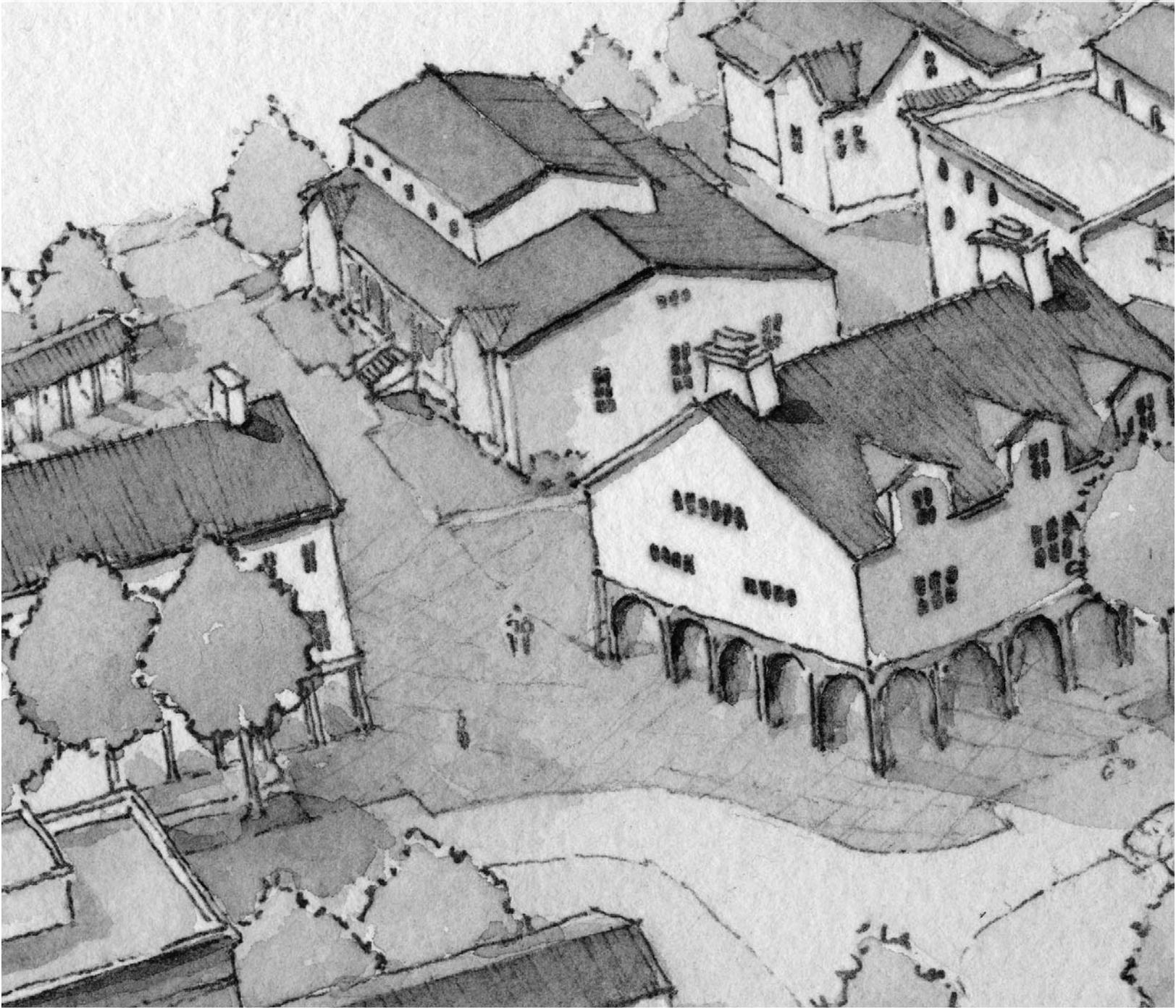
T5-MST: Main Street Transition Standards

Table 1.3: Main Street Transition Use Table

Land Use Type ¹	Specific Use Restrictions	Permit Required
Agriculture & Resources		
Farmers' Market		P
Recreation, Education & Public Assembly		
Commercial recreation facility: Indoor	≤3,000sf	MUP
	>3,000sf	UP
Health/fitness facility	≤3,000sf	MUP
	>3,000sf	UP ²
Library, museum		P
Meeting facility, public or private		UP ²
Park, playground		MUP
Studio: Art, dance, martial arts, music, etc.	≤1,500sf	P
	≤3,000sf	MUP/P ²
	>3,000sf	UP/MUP ²
Theater (cinema or performing arts)	≤10,000sf	MUP
	>10,000sf	UP
Residential		
Home occupation		P
Live/Work		MUP
Work/Live		P
Mixed-use project, residential component		P ²
Multi-Family Housing (ground floor must be flex space)		P
Residential care	≤6 Clients	P
	>6 Clients	UP ²
Transportation, Communications, Infrastructure		
Parking facility, public or commercial		MUP
Wireless telecommunications facility		UP
Key		
P	Permitted Use	
MUP	Minor Use Permit Required	
UP	Use Permit Required	
—	Use Not Allowed	
End Notes		
¹ A definition of each listed use type is in the Appendix.		
² Allowed only on upper floors or behind ground floor use.		
Uses not listed are specifically prohibited unless the Director determines that a use is consistent pursuant to the Code.		

Land Use Type ¹	Specific Use Restrictions	Permit Required
Retail		
Bar, tavern, night club		UP
General retail, except with any of the following features:		P
Alcoholic beverage sales		MUP
Floor area	>5,000sf	MUP
	>25,000sf	UP
On-site production of goods sold	≤5,000sf	MUP
	>5,000sf	UP
Operating between	>10,000sf	—
	1am-5am	—
	5am-7am	UP
Neighborhood market	11pm-1am	UP
	≤5,000sf	P
	>5,000sf	MUP
	>10,000sf	UP
Restaurant, café, coffee shop		P
Services: Business, Financial, Professional		
ATM		P
Bank, financial services		P
Business support services		P
Medical services: Doctor's office		P
Office:		
Business, service		P
Professional, administrative		P
Services: General		
Day care:		
Center: Child or adult		P
Large family		MUP
Small family		P
Lodging:		
Hotel		MUP
Bed & Breakfast Inn (B&B)		P
Public safety facility		P
Personal services	≤2,500sf	P
	≤5,000sf	MUP
	>5,000sf	MUP ²

T5-CC: Clubhouse Center Standards

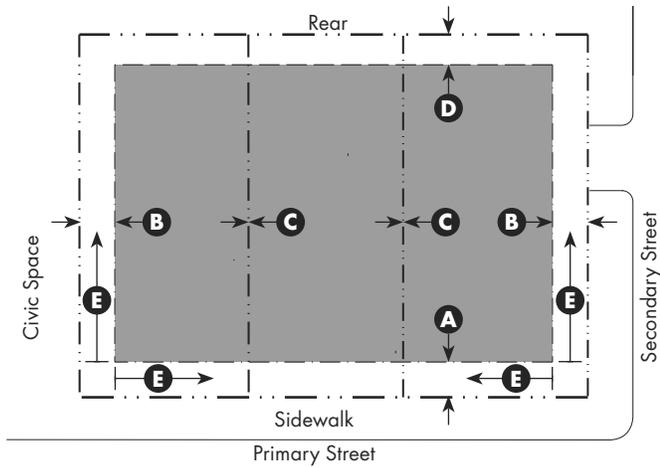


Zone Intent and Description

The Clubhouse Center Zone is a mixed-use area that includes an anchor community facility that serves as a neighborhood and sub-regional amenity, as well as a healthy mix of supporting commercial uses and residential units. Mixed-use in this area is defined by the flexibility and compatibility in use, allowing for commercial and residential uses to work in conjunction with the rehabilitation of the existing historic structures. The primary purpose of this zone is to provide the flexibility of use required for the appropriate integration of the existing historic structures — the Clubhouse and the Administration Building. Ground floor spaces within this zone are designed to accommodate a variety of uses including commercial, residential, and live/work — the upper floor spaces within this zone will consist of commercial or residential uses.

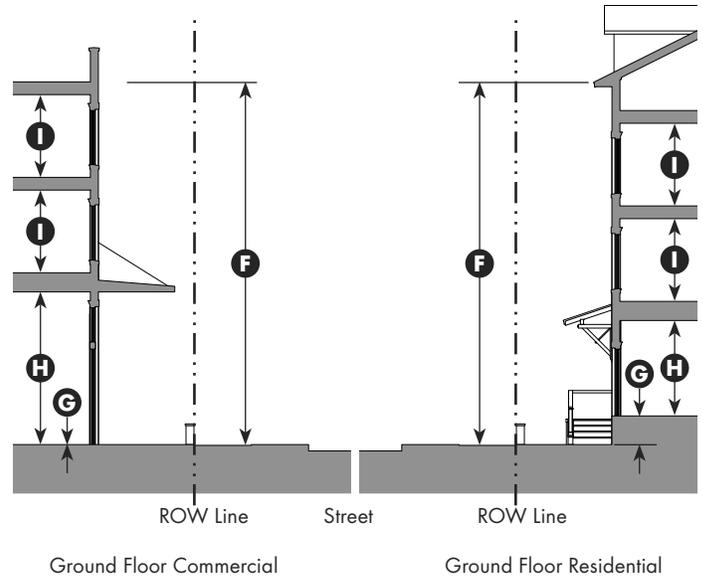


T5-CC: Clubhouse Center Standards



Key

- ROW / Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area



Building Placement

Build-to Line (Distance from Right of Way)

Primary Street	8' min.; 12' max. ¹	A
Civic Space / Secondary Street	8' min.; 12' max. ¹	B
BTL Defined by a Building		
Primary Street	75% min.	
Civic Space / Secondary Street	75% min.	

¹ The BTL for the first building to receive planning department approval becomes the set BTL (must be within this range) along that Street or Civic Space. All subsequent buildings must match the first building's BTL.

Setback (Distance from Property Line or ROW)

Side	0' min.; 5' max.	C
Rear	5' min.	D
From Historic Buildings	20' min.	

Miscellaneous

Buildings must be built to BTL along each facade within 30' of a corner created by two BTLs. **E**

See the Streets and Circulation Regulation Plan on page 4-3 for the determination of Primary and Secondary Streets.

Entire BTL must be defined by a building or an 18" to 36" high fence or stucco or masonry wall.

Building Form

Height

Building	2 Stories min.;	F
	3-1/2 Stories max. ¹	
Ground Floor Finish Level	6" max. commercial;	G
	8" min. residential ²	
Ground Floor Ceiling	12' min. clear comm.;	H
	9' min. clear res.	
Upper Floor(s) Ceiling	8' min. clear	I

¹ 3 stories max. within 30' of Historic Buildings.

²Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.

Footprint

Depth, Ground-floor	
Commercial / Residential Space	30' min. ³

³Except for ground floor space lining parking garages.

Miscellaneous

Distance between Entries

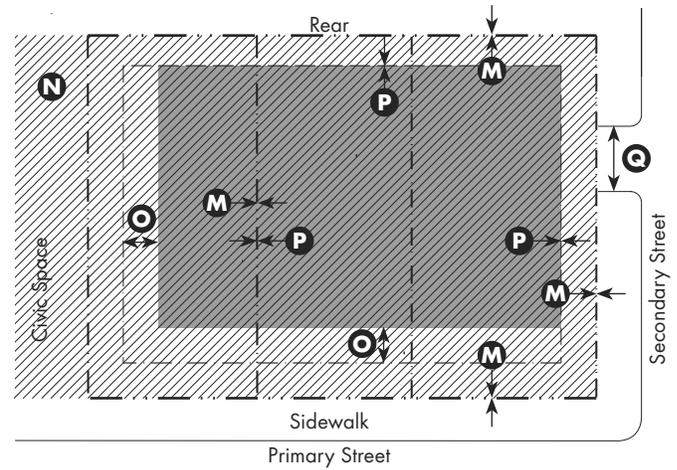
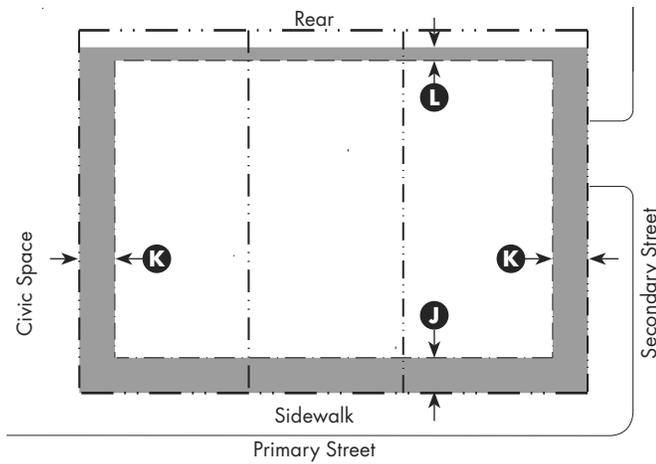
To Ground Floor	50' max.
To Upper Floor(s)	100' max.

All upper floors must have a primary entrance along a Primary Street.

Service entries may not be located along a Civic Space.

Buildings wider than 100' must be designed to read as a series of buildings no wider than 80' each.

T5-CC: Clubhouse Center Standards



Key
 - - - - ROW / Property Line - - - - Setback Line
 - - - - Build-to Line (BTL) ■ Encroachment Area

Key
 - - - - ROW / Property Line ▨ Below-Grade Parking Area
 - - - - Build-to Line (BTL) ■ Above-Grade Parking Area
 - - - - Setback Line

Frontage Types and Encroachments

Encroachments		
Primary Street	12' max.	J
Civic Space / Secondary Street	12' max.	K
Rear	5' max.	L

Encroachments are not allowed within a Street Right of Way or across a Property Line.

Allowed Frontage Types¹

Loading Dock, Shopfront, Stoop, and Forecourt Frontage Types are allowed along Streets and Civic Spaces. Gallery and Arcade Frontage Types are also allowed along Civic Spaces.

Loading Dock		
Depth	8' min.	
Shopfront		
Awning Depth	4' min.; 10' max.	
Stoops		
Depth	4' min. clear	
Height	9' min. clear; 1 Story max.	
Forecourt		
Depth	15' min., not to exceed width	
Width	20' min.	
Gallery / Arcade		
Depth	8' min. ²	
Height	9' min. clear; 2 Stories max. ³	

Parking

Required Spaces	
Residential Uses	1 space/1,500sf ¹
Non-Residential Uses	2 spaces/1,000sf
Flex Space, Live/Work, and Work /Live Uses	
<2,500sf	1 space/1,500sf
≥2,500sf	2 spaces/1,000sf

¹ No parking spaces are required for affordable or senior housing units.

Location

Below-Grade Parking	
May be placed up to the ROW / Property Line	M
May be below Civic Space if providing public parking	N
Above-Grade Parking	
12' min. deep liner required along Primary Streets/Civic Spaces	O
Cannot exceed the buildable footprint	P

Miscellaneous

Parking Drive Width	20' max.	Q
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See additional general parking requirements on page 1-34 and 1-35.

Allowed Frontage Types (Continued)

- ¹ See pages 1-36 and 1-37 for descriptions of Frontage Types.
- ² Galleries and arcades must have a consistent depth along a frontage.
- ³ Upper story galleries facing the street must not be used to meet primary circulation requirements.

Cont'd. >>

T5-CC: Clubhouse Center Standards

Table 1.4: Clubhouse Center Use Table

Land Use Type ¹	Specific Use Restrictions	Permit Required
Recreation, Education & Public Assembly		
Commercial recreation facility: Indoor	≤3,000sf	P
	>3,000sf	MUP
Health/fitness facility	≤3,000sf	P
	>3,000sf	MUP
Library, Museum		P
Meeting facility, public or private		P
Park, playground		MUP
Studio: Art, dance, martial arts, music, etc.	≤1,500sf	P
	≤3,000sf	MUP
	>3,000sf	UP
Theater (cinema or performing arts)	≤10,000sf	MUP
Residential		
Home occupation		P
Live/Work		P
Work/Live		P
Mixed-use project, residential component		P ²
Multi-Family Housing		P
Residential care	≤6 Clients	P
	>6 Clients	MUP
Transportation, Communications, Infrastructure		
Parking facility, public or commercial		MUP
Wireless telecommunications facility		UP

Key

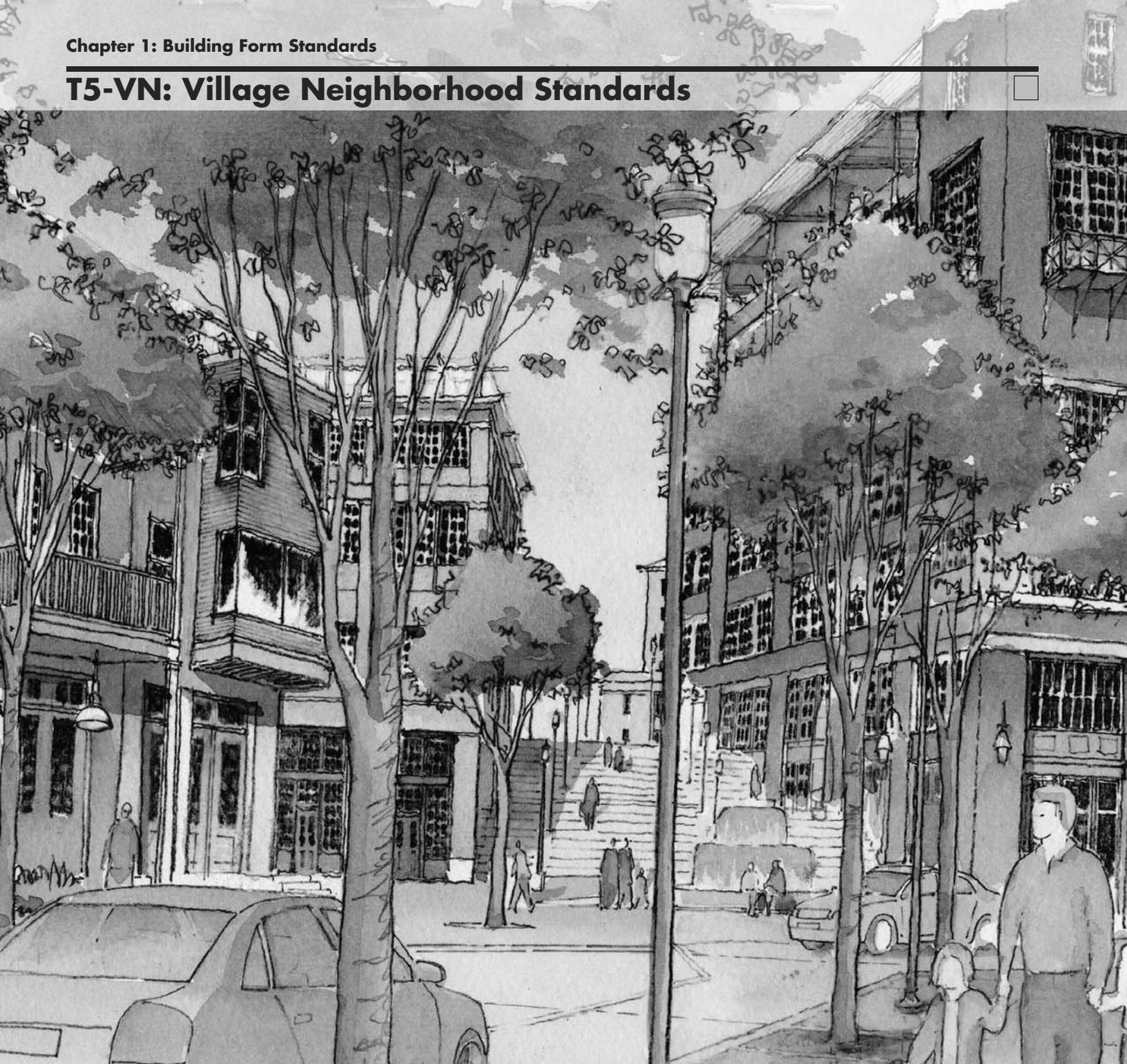
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

End Notes

- ¹ A definition of each listed use type is in the Appendix.
 - ² Allowed only on upper floors or behind ground floor use.
- Uses not listed are specifically prohibited unless the Director determines that a use is consistent pursuant to the Code.

Land Use Type ¹	Specific Use Restrictions	Permit Required
Retail		
Bar, tavern, night club		UP
General retail, except with any of the following features:		P
	Alcoholic beverage sales	MUP
Floor area	>5,000sf	UP
	>25,000sf	—
On-site production of goods sold	≤5,000sf	MUP
	>5,000sf	—
	>10,000sf	—
Operating between	1am-5am	—
	5am-7am	—
	11pm-1am	—
Neighborhood market	≤5,000sf	P
	>5,000sf	MUP
	>10,000sf	—
Restaurant, café, coffee shop		P
Services: Business, Financial, Professional		
ATM		P
Business support services		P
Medical services: Doctor's office		P
Office:		
Business, service		P
Professional, administrative		P
Services: General		
Day care:		
Center: Child or adult		P
Large family		MUP
Small family		P
Lodging:		
Hotel		UP
Bed & Breakfast Inn (B&B)		P
Public safety facility		UP
Personal services	≤2,500sf	P
	≤5,000sf	MUP

T5-VN: Village Neighborhood Standards

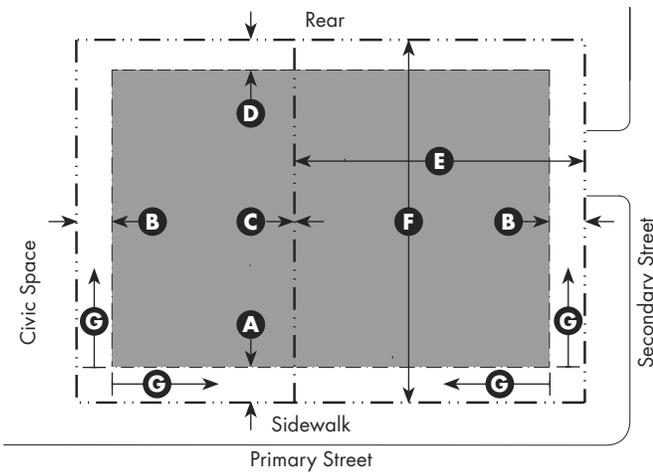


Zone Intent and Description

The Village Neighborhood Zone is a primarily residential area that provides the core residences in medium to high density building types within The Village neighborhood. The purpose of this zone is to integrate a wide variety of housing types to enable a wide diversity of residents in a manner that yields medium to high densities that will help support the transit facilities and commercial uses in the surrounding zones. A limited amount of ground floor commercial use and live/work units is permitted in designated locations. Due to the proximity to transit, the natural buffer from the existing residential neighborhoods provided by the Refugio Creek, and the existence of bedrock in the Northeastern portion of the site, a limited number of mid-rise towers (5-8 stories) are allowed in this zone.

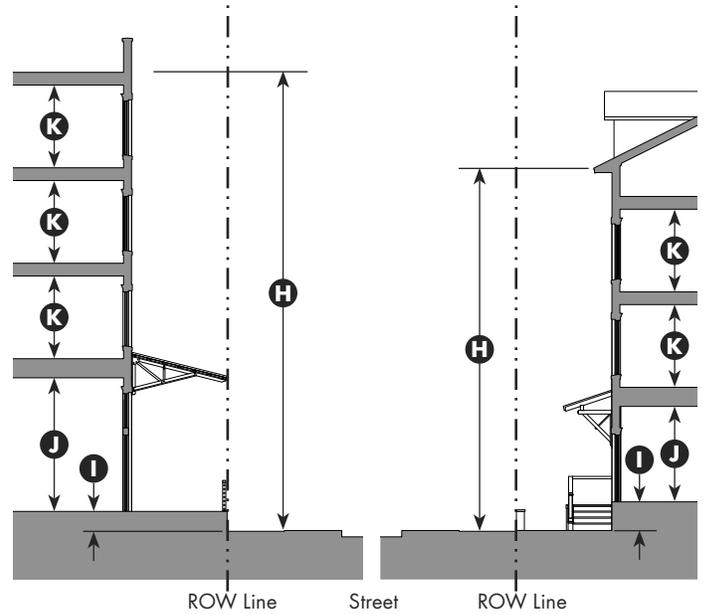


T5-VN: Village Neighborhood Standards



Key

- ROW / Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area



Building Placement

Build-to Line (Distance from Right of Way)		
Primary Street	8' min.; 12' max. ¹	A
Civic Space / Secondary Street	Equal to primary street ¹	B
BTL Defined by a Building		
Primary Street	60% min.	
Civic Space / Secondary Street	60% min.	

¹ The BTL for the first building to receive planning department approval becomes the set BTL (must be within this range) along that Street or Civic Space. All subsequent buildings must match the first building's BTL.

Setback (Distance from Property Line or ROW)

Side	0' min.	C
Rear	5' min.	D

Lot Size

Width	100' min.	E
Depth	75' min.	F

Miscellaneous

Buildings must be built to BTL along each facade within 30' of a corner along the Primary Street. **G**

See the Streets and Circulation Regulation Plan on page 4-3 for the determination of Primary and Secondary Streets.

Entire BTL must be defined by a building or a 18" to 48" high fence or stucco or masonry wall.

Building Form

Height		
Building	2 Stories min.; 4 Stories max. ¹	H
Ground Floor Finish Level	18" min. ²	I
Ground Floor Ceiling	9' min. clear	J
Upper Floor(s) Ceiling	8' min. clear	K

¹ 8 stories max. permitted in the areas indicated in the Allowable Building Height Overlay on page 1-5.

² Commercial uses and ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.

Footprint

Lot Coverage	50% min.
Depth, Ground-floor Residential Space	12' min.

Miscellaneous

Distance between Entries	
To Upper Floor(s)	100' max.

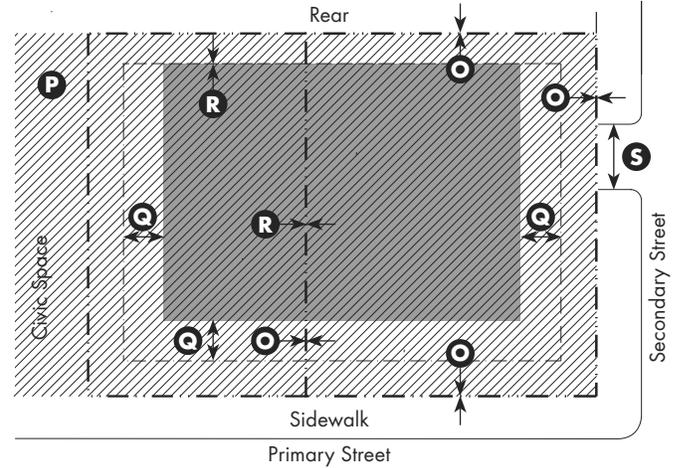
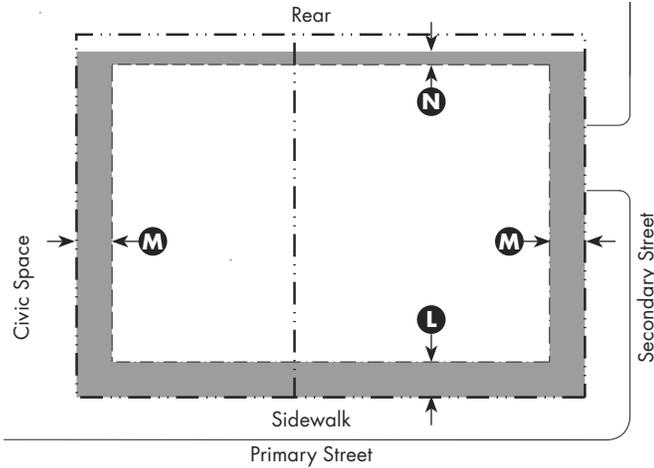
All upper floors must have a primary entrance along a Primary Street, Civic Space, or on a forecourt along a Primary Street or Civic Space.

All ground floor units fronting a street must have a direct entry to the unit from the street or from a forecourt along the street.

Service entries may not be located along a Primary Street / Civic Space.

Buildings wider than 150' must be designed to read as a series of buildings no wider than 100' each.

T5-VN: Village Neighborhood Standards



Key

- ROW / Property Line
- Build-to Line (BTL)
- Setback Line
- Encroachment Area

Key

- ROW / Property Line
- Build-to Line (BTL)
- Setback Line
- ▨ Below-Grade Parking Area
- Above-Grade Parking Area

Frontage Types and Encroachments

Encroachments		
Primary Street	12' max.	L
Civic Space / Secondary Street	12' max.	M
Side Setbacks ≥10'	5' max.	
Rear	5' max.	N

Encroachments are not allowed within a street Right of Way, or across a property line.

Allowed Frontage Types¹

Loading Dock, Forecourt, and Stoop Frontage Types are allowed along Street and Civic Space frontages. The Shopfront Frontage Type is also allowed areas designated in the Use Overlay.

Loading Dock	
Depth	8' min.
Finished Level of Public Walk	2' min.; 4' max.
Shopfront	
Awning Depth	4' min.; 10' max.
Stoops	
Depth	4' min. clear
Height	9' min. clear; 1 Story max.
Forecourt	
Depth	15' min.; not to exceed width
Width	20' min.

¹See pages 1-36 and 1-37 for descriptions of Frontage Types.

Required Parking

Spaces	
Residential Uses	1 space/1,500sf ¹
Non-Residential Uses	2 spaces/1,000sf
Flex Space, Live/Work, and Work /Live Uses	
<2,500sf	1 space/1,500sf
≥2,500sf	2 spaces/1,000sf

¹ No parking spaces are required for affordable or senior housing units.

Location

Below-Grade Parking	
Allowed up to the ROW / Property Line	O
Allowed below Civic Space if providing public parking	P
Above-Grade Parking	
12' min. deep liner required along Streets / Civic Spaces	Q
Cannot exceed the buildable footprint	R

Miscellaneous

Parking Drive Width	20' max.	S
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See additional general parking requirements on page 1-34 and 1-35.

T5-VN: Village Neighborhood Standards

Table 1.5: Village Neighborhood Use Table

Land Use Type ¹	Specific Use Restrictions	Permit Required
Recreation, Education & Public Assembly		
Commercial recreation facility: Indoor	≤3,000sf	MUP ³
Health/fitness facility	≤3,000sf	MUP ³
Library, museum		P
Park, playground		MUP
Studio: Art, dance, martial arts, music, etc.	≤1,500sf	P ³
	≤3,000sf	MUP ³
Residential		
Home occupation		P
Live/Work		P ³
Work/Live		MUP ³
Mixed-use project, residential component		P ^{2,3}
Multi-Family Housing		P
Residential care	≤6 Clients	P
	>6 Clients	UP
Transportation, Communications, Infrastructure		
Parking facility, public or commercial		MUP

Key	
P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

End Notes

- ¹ A definition of each listed use type is in the Appendix.
 - ² Allowed only on upper floors or behind ground floor use.
 - ³ Allowed only in areas designated in the Use Overlay on page 1-3.
- Uses not listed are specifically prohibited unless the Director determines that a use is consistent pursuant to the Code.

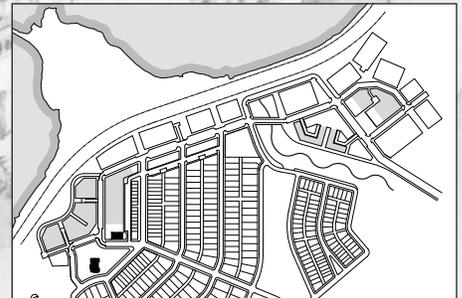
Land Use Type ¹	Specific Use Restrictions	Permit Required
Retail		
General retail, except with any of the following features:		UP ³
Alcoholic beverage sales		MUP ³
Floor area	>5,000sf	—
	>25,000sf	—
On-site production of goods sold	≤5,000sf	—
	>5,000sf	—
	>10,000sf	—
Operating between	1am-5am	—
	5am-7am	—
	11pm-1am	—
Neighborhood market	≤5,000sf	MUP ³
	>5,000sf	UP ³
	>10,000sf	—
Restaurant, café, coffee shop		P ³
Services: Business, Financial, Professional		
ATM		MUP ³
Medical services: Doctor office		MUP ³
Office:		
Business, service		MUP ³
Professional, administrative		MUP ³
Services: General		
Day care:		
Large family		UP ³
Small family		P
Lodging:		
Hotel		UP
Bed & Breakfast Inn (B&B)		MUP
Public safety facility		UP
Personal services	≤2,500sf	P ³
	≤5,000sf	UP ³

T4-NG: Neighborhood General Standards

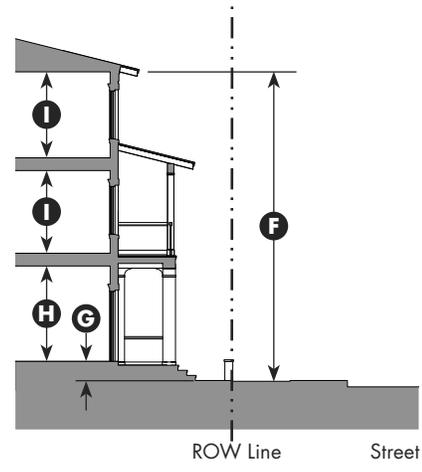
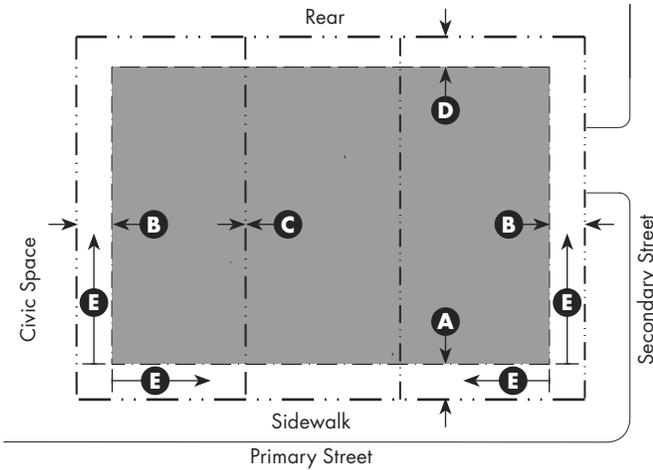


Zone Intent and Description

The Neighborhood General Zone is a residential area that provides the core residences in medium density building types within the Crescent Heights neighborhood and along the Refugio Creek. The purpose of this zone is to provide a choice of residences with spectacular views of the bay and the creek within the structure of a socially vibrant neighborhood by presenting a wide range of housing opportunities to the members of the community, integrating planning techniques that provide pedestrian-oriented environments that encourage walking, and building upon the unique character of the existing Hercules neighborhoods.



T4-NG: Neighborhood General Standards



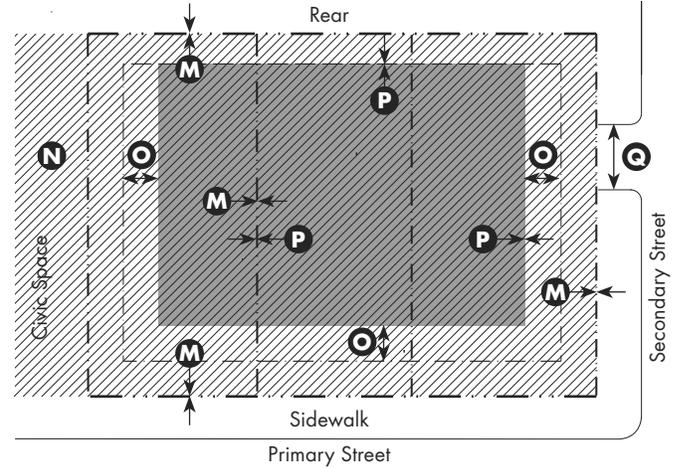
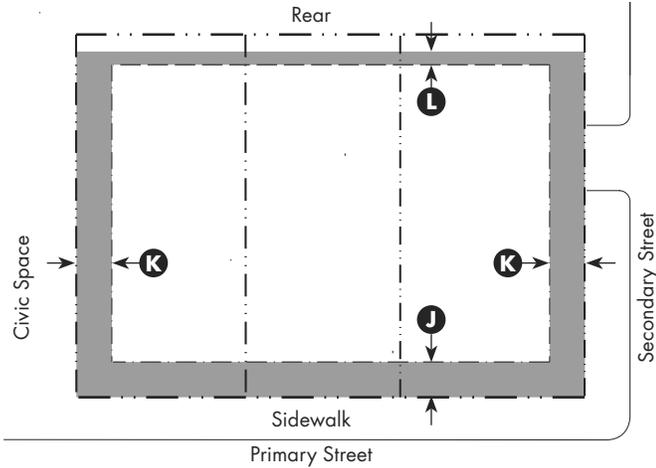
Key

- ROW / Property Line
- Setback Line
- Build-to Line (BTL)
- Building Area

Building Placement		
Build-to Line (Distance from Right of Way)		
Primary Street	8' min.; 12' max. ¹	A
Civic Space / Secondary Street, except:	Equal to Front ¹	B
Access Alley	5' min.; 10' max. ¹	
Refugio Creek Frontage	20' max.	
BTL Defined by a Building		
Front	60% min.	
Civic Space / Secondary Street	60% min.	
¹ The BTL for the first building to receive planning department approval becomes the set BTL (must be within this range) along that Street or Civic Space. All subsequent buildings must match the first building's BTL.		
Setback (Distance from Property Line or ROW)		
Side	0' min.	C
Rear	5' min.	D
Miscellaneous		
Buildings must be built to BTL along each facade within 30' of a corner along the Primary Street.		E
See the Streets and Circulation Regulation Plan on page 4-3 for the determination of Primary and Secondary Streets.		
Entire BTL must be defined by a building or a 18" to 48" high fence or stucco or masonry wall.		

Building Form		
Height		
Building Height	2 Stories min.; 3 Stories max. ¹	F
Ground Floor Finish Level	18" min. ²	G
Ground Floor Ceiling	9' min. clear	H
Upper Floor(s) Ceiling	8' min. clear	I
¹ 4 stories max. permitted in the areas indicated in the Allowable Building Height Overlay on page 1-5.		
² Ground floor lobbies and common areas in multi-unit buildings may have a 0" to 6" ground floor finish level.		
Footprint		
Depth, Ground-floor Residential Space	12' min.	
Miscellaneous		
Distance between Entries		
To Upper Floor(s)	100' max.	
All upper floors must have a primary entrance along the Primary Street, Civic Space, common courtyard, or forecourt.		
All ground floor units fronting a street must have a direct entry to the unit from the street or from a forecourt along the street.		
Service entries may not be located along a Primary Street / Civic Space.		
Buildings wider than 100' must be designed to read as a series of buildings no wider than 80' each.		

T4-NG: Neighborhood General Standards



Key

- ROW / Property Line
- Setback Line
- Build-to Line (BTL)
- Encroachment Area

Key

- ROW / Property Line
- Build-to Line (BTL)
- Setback Line
- ▨ Below-Grade Parking Area
- Above-Grade Parking Area

Frontage Types and Encroachments

Encroachments		
Primary Street	12' max.	J
Civic Space / Secondary Street	12' max.	K
Access Alley	5' max.	
Side Setbacks ≥10'	5' max.	
Rear Setbacks ≥10'	5' max.	L

Encroachments are not allowed within a street Right of Way, or across a property line.

Allowed Frontage Types¹

Porch, Forecourt, and Stoop Frontage Types are allowed along Street and Civic Space frontages. Stoop Frontage Types are also permitted along Access Alleys. The Creekfront Frontage Type is required for building frontages facing the Refugio Creek.

Porches	
Depth	8' min.; 12' max.
Height	9' min. clear; 2 Stories max.
Stoops	
Depth	4' min.; 8' max.
Height	9' min. clear; 1 Story max.
Forecourt	
Depth	15' min., not to exceed width
Width	20' min.

Cont'd. >>

Parking

Required Spaces	
Residential Uses	1 space/1,500sf ¹
Non-Residential Uses	2 spaces/1,000sf
Flex Space, Live/Work, and Work /Live Uses	
<2,500sf	1 space/1,500sf
≥2,500sf	2 spaces/1,000sf

¹ No parking spaces are required for affordable or senior housing units.

Location

Below-Grade Parking	May be placed up to the ROW / Property Line	M
	May be below Civic Space if providing public parking	N
Above-Grade Parking	12' min. deep liner required along Streets and Civic Space	O
	Cannot exceed the buildable footprint	P

Miscellaneous

Parking Drive Width	20' max.	Q
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See additional general parking requirements on page 1-34 and 1-35.

Allowed Frontage Types (Continued)

Creekfront		
Porch depth, if any		8' min.; 12' max.
Porch height, if any		9' min. clear; 2 Stories max.

¹ See pages 1-36 and 1-37 for descriptions of Frontage Types.

T4-NG: Neighborhood General Standards

Table 1.6: Neighborhood General Use Table

Land Use Type ¹	Specific Use Restrictions	Permit Required
Recreation, Education & Public Assembly		
Library, museum		P
Park, playground		MUP
Residential		
Home occupation		MUP
Live/Work		P ³
Multi-Family Housing		P
Residential accessory use or structure		P
Residential care	≤6 Clients	P
	>6 Clients	MUP

Land Use Type ¹	Specific Use Restrictions	Permit Required
Retail		
Neighborhood market	≤5,000sf	MUP ³
Services: General		
Day care:		
Small family		P
Lodging:		
Hotel		UP
Bed & Breakfast Inn (B&B)	≤6 rooms	P
	>6 rooms	UP

Key

P Permitted Use

MUP Minor Use Permit Required

UP Use Permit Required

— Use Not Allowed

End Notes

¹ A definition of each listed use type is in the Appendix.

² Allowed only on upper floors or behind ground-floor use.

³ Allowed only in areas designated in the Use Overlay on page 1-3.

Uses not listed are specifically prohibited unless the Director determines that a use is consistent pursuant to the Code.

WR: Waterfront Recreational Standards



WR: Waterfront Recreational

Table 1.7: Waterfront Recreational Use Table

Land Use Type ¹	Specific Use Restrictions	Permit Required
Recreation, Education & Public Assembly		
Park, playground		P
Marina		P
Retail		
General retail, except with any of the following features:		P
Alcoholic beverage sales		MUP
Floor area	>5,000sf	-
On-site production of goods sold	>5,000sf	-
Operating between	1am-5am	UP
	5am-7am	MUP
	11pm-1am	MUP
Neighborhood market	≤5,000sf	P
Restaurant, café, coffee shop		P
Services: Business, Financial, Professional		
ATM		P
Services: General		
Public safety facility		UP
Personal services	≤5,000sf	P
Transportation, Communications, Infrastructure		
Multi-Modal Transit Station		P

Key

P	Permitted Use
MUP	Minor Use Permit Required
UP	Use Permit Required
—	Use Not Allowed

End Notes

¹ A definition of each listed use type is in the Appendix.

Uses not listed are specifically prohibited unless the Director determines that a use is consistent pursuant to the Code.

Additional Standards for all Zones

Business Incubator Structures

The following additional standards apply to Business Incubator Structures. If there is a conflict between the standards for the Business Incubator Structures below and the standards within the zone in which Business Incubator Structures is located, the standards below shall prevail.

Building Placement

May not be located outside of the building area established by the standards for the zone in which the building is located

Business Incubator Structures are not regulated by BTLs or regulations related to BTLs, all BTLs are to be treated as minimum Setbacks.

Business Incubator Structures do not set a BTL that subsequent buildings must match.

All building Setbacks within the zone are to be treated as minimum Setbacks, maximum Setbacks do not apply.

Building Form

Building Height: 2 Stories max.

Building Size: 7,500sf max., min. footprint requirements do not apply

Must have an entry facing the primary street or civic space

Services must be screened from public view from primary streets and civic spaces

The architectural character of Business Incubator Structures must be compatible with the regulated architectural styles

Parking

No off-street parking spaces are required

Open Space Standards

No additional private or public open space requirements shall apply to the Form-Based Code Zones.

Lighting Standards

See Lighting Standards in Section 3.8 of the HWDMP. Should any of the lighting standards in this Section 4 of the HWDMP, the provisions of this Section 4 shall control.

Landscaping Standards

See Landscaping Standards in Section 3.8 of the HWDMP. Should any of the landscaping standards in this Section 4 of the HWDMP, the provisions of this Section 4 shall control.

HWDMP Sub-District Amendments
Opticos Design, Inc.



(Images Above) Examples of Business Incubator Structures built around the Central Square in Seaside, Florida. These buildings were constructed to provide incubator retail space during the initial development phases.

Parking Standards for all Zones

Parking Principles

Adequate parking availability is critical to the success of the Hercules Waterfront district. Parking availability is partly a function of parking supply, but more importantly parking management. It shall be the policy of the City of Hercules to manage its parking resources according to the following principles:

1. Protect existing residential parking, address spillover parking.
2. Make customer parking easy.
3. Focus on parking availability, not supply.
4. Encourage on-street parking.
5. Share parking.
6. Park once and walk.
7. Pay attention to a place's strengths.
8. Design parking to be pedestrian-friendly.
9. Set appropriate parking requirements.
10. Encourage in-lieu parking.
11. Invest in all transportation modes.
12. Involve the business community.
13. Effectively utilize transit parking.

Parking Requirements

Applicants shall be required to meet parking requirements as detailed below.

Commercial shared parking shall be available to all users at all times of day. Residential shared parking may be reserved only for visitors and residents of a specific multifamily housing complex or Residential Parking Permit District, but may not be assigned to specific residents or units.

Parking requirements for all non-residential land uses:

- Minimum: 2 parking spaces per 1,000 square feet
- Maximum: 3 parking spaces per 1,000 square feet

Establishing such a single, minimum "blended" ratio for all non-residential land uses serves two purposes: it reflects the typical average demand for observed in comparable mixed-use districts. Additionally, establishing a single ratio makes it possible for land uses to change freely over time within a building, as property owner's needs and economic demands change.

Residential parking requirements:

- Minimum: 1 parking space per 1,500 square feet¹
- No parking spaces required for housing units dedicated as follows:
 - Affordable housing units (below-market rate)
 - Senior housing units

¹This plan recommends "rebasin" the minimum parking requirement for residential development from a "per unit" basis to a "per square foot" basis in order to remove financial disincentives for the construction of smaller residential units in Hercules Waterfront (studios, 1 bedroom, and small loft-type units are product types that has proven successful in finding a niche in traditional downtowns). This requirement by square foot includes guest parking.

Flex space and live/work requirements:

- For live/work units of less than 2,500 square feet, required parking will be based on the applicable parking standard for residential use. For live/work units equal to or greater than 2,500 square feet, required parking will be based on the applicable parking standard for non-residential uses.
- Flex space that converts to a higher parking requirement (i.e. residential to commercial) will be required to meet the new standards. Per the General parking requirements, the applicant may opt to count available on-street or shared spaces toward the requirement or pay an in-lieu fee to offset the projected increase in parking demand.

General parking requirements:

- On-street parking spaces can be counted towards satisfying off-street parking requirements for proposed non-residential uses. In order to be credited, on-street spaces must be located within the public right-of-way and no more than 600 feet away.
- Applicants may contribute a fee in-lieu of meeting the minimum requirement (see 'In-Lieu Fee' Section).
- Shared on-site parking between land uses with different periods of peak parking demand shall be allowed for all uses in Hercules Waterfront. Shared on-site parking shall be allowed to satisfy 100% of the minimum parking requirement for each use, so long as documentation can be provided that the existing or anticipated land use(s) will have different periods of peak parking demand and the shared parking can accommodate the parking demand for both uses.
- Off-site parking within 1,250 feet shall be allowed for all uses in Hercules Waterfront. Off-site parking located further than 1,250 feet shall be allowed at the discretion of the review authority so long as there is documentation that a shuttle bus service or valet parking service will be provided. Off-site parking shall be allowed to satisfy 100% of the minimum parking requirement for each use, so long as documentation can be provided that the off-site parking can accommodate the parking demand for the proposed land use.

Parking Standards for all Zones

Parking Space Design

Except for designated disabled parking spaces, no parking spaces for any use in Hercules Waterfront shall be required to be individually-accessible. Tandem, stacking, and valet parking shall be permitted by right to satisfy the minimum parking requirements. Where alleys are provided, parking shall be accessed from alleys.

Parking spaces shall generally be designed according to the dimensions found in the latest edition of The Dimensions of Parking by the Urban Land Institute. Parallel on-street spaces shall be 20 feet in length, with no gap between adjacent spaces. The width of parallel on-street parking spaces shall be 8 feet in width. For the purpose of calculating provided parking, the width of off-street spaces and diagonal or perpendicular on-street spaces is assumed to be 8.5 feet.

Except on alleys, driveways shall not exceed 20 feet in width, not including the apron.

In-Lieu Fee

The Director shall collaborate with the developer to establish a parking in-lieu fee that applicants may pay in-lieu of meeting the minimum parking requirement. Payment of the in-lieu parking fee for each required space should be allowed to satisfy 100% of the minimum parking requirement. The Director shall designate an organization to receive and allocate collected in-lieu fees. This may be the City, a downtown business association, a downtown Local Improvement District or other entity.

Collected in-lieu fees may be spent on new parking construction, parking maintenance, parking enforcement or other activities related to parking in the district. In-lieu fees may also be spent on any projects or activities that increase access or reduce parking demand in the downtown, including but not limited to transportation demand management, transit service, and bicycle and pedestrian improvements.

Allowances and Exceptions

In order to encourage new development downtown and increase housing affordability and housing choice, the Director should also incorporate additional flexibility into minimum parking requirements. These “flex requirements” will allow development projects that incorporate transportation and parking demand management strategies to provide a reduced amount of parking, as follows:

- The Director may reduce or completely waive the number of parking spaces required based on quantitative information provided by the project applicant that documents the need for fewer parking spaces, such as:
 - A market profile of existing or anticipated project users documenting below average vehicle ownership rates (for residential development) or below average vehicle trip generation rates (for commercial development).
 - Documentation of the expected reduction of vehicle trips and/or car ownership rates associated with the project due to the

incorporation of transportation and parking demand management strategies into the project.

- Documentation that the proposed land use will operate exclusively when the existing public parking supply within 1,250 feet is adequate to accommodate the parking for the proposed use (e.g., a restaurant or club that operates only during evening hours).
- Documentation of the experience of other cities comparable to Hercules that have a lower parking requirement for the proposed land use.

Residential Parking Permit District

Upon the establishment of commercial development or transit service in Hercules Waterfront or sooner, the Director shall establish a Residential Parking Permit District ordinance.

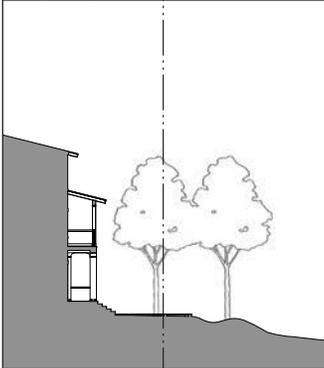
Parking Management

The City shall establish a parking management ordinance that makes the following provisions:

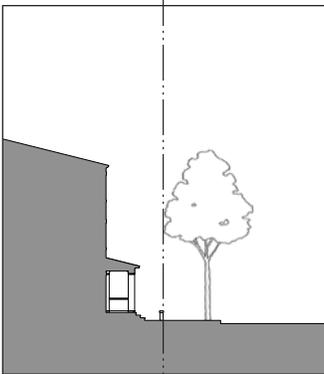
- Parking shall be managed with the goal that 15% of parking spaces on all block faces and in all off-street lots and garages are available at all times.
- A parking management officer shall be identified. This may be a city official or staff at the Downtown Local Improvement District or other entity established to manage and promote the downtown. The parking management officer shall be authorized to implement the following restrictions on parking in the Waterfront District:
 - Time limits to prevent employee and commuter parking and ensure adequate customer parking on certain streets, particularly in front of retail and professional services buildings. Typically, parking in front of retail buildings should be limited to 2 hours.
 - Freight and passenger loading zones, disabled parking, valet, bus and other specialized spaces as necessary.
- To meet the parking availability goal, parking meters may be established in front of retail and/or office buildings. Meters should accept multiple forms of payment, including, at a minimum, coins and credit cards. Net revenue from the meters shall be allocated toward improvements in the downtown district. The parking management officer shall be authorized to adjust parking meter fees to meet the 15% availability goals, within certain limits established by the parking management ordinance.
- A citation fine schedule shall be established for time limit and unpaid meter violations.
- Enforcement of meters and time limits shall extend to any hours necessary to meet the 15% vacancy goal, including evenings and weekends as appropriate.

Frontage Types

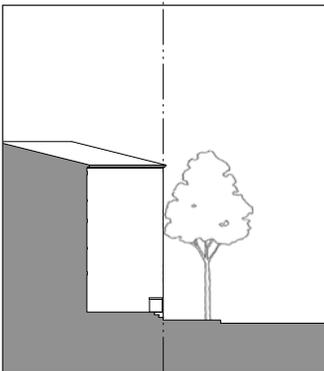
Right of Way /
Property Line ←



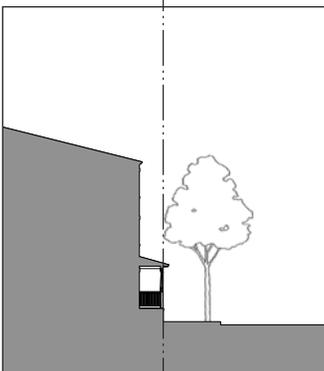
Creeksfront: The main facade of the building has a large setback from the frontage line. The resulting front yard may be defined or undefined at the frontage line by a fence or hedge. Walks may have a boardwalk-like character as they will cross the adjacent creekside swale and connect to the creekside trail system. The creekside trail will provide the public frontage for these units. A front porch is optional, but if it is used, it can be one or two story.



Porch: The main facade of the building has a small setback from the frontage line. The resulting front yard is typically very small and is defined by a fence or hedge to spatially maintain the edge of the street. The porch may encroach into the setback to the point that the porch extends to the frontage line. The porch can be one or two stories. A minimum depth is required within the development standards to ensure usability.



Forecourt: A portion of the main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within commercial zones. A short wall, hedge, or fence is placed along BTL where it is not defined by a building. The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort. This frontage type should be used sparingly and should not be repeated along a frontage.

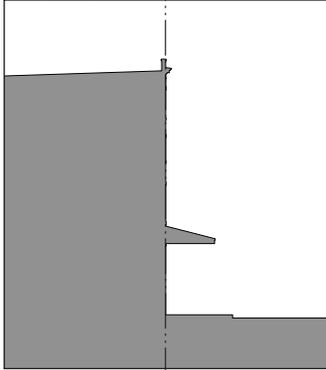


Stoop: The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop should be elevated above the sidewalk to ensure privacy within the building. Stairs from the stoop may lead directly to the sidewalk or may be side loaded. The minimum width and depth of the stoop should be 4' clear. The entry door must be covered or recessed to provide shelter from the elements. This type is appropriate for residential uses with small setbacks.

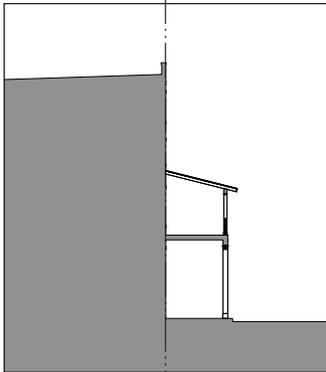


Frontage Types

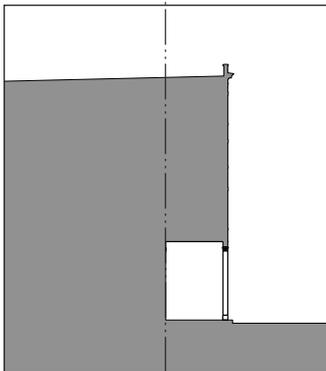
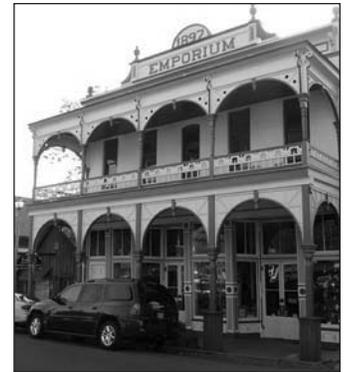
Right of Way /
Property Line



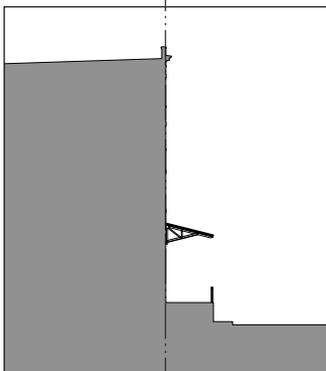
Shopfront: The main facade of the building is at or near the frontage line and a canopy or awning element overlaps the sidewalk along the majority of the frontage. The canopy is a structural, cantilevered, shed roof and the awning is canvas or similar material and is often retractable. The coverings should extend far enough from the building to provide adequate protection for pedestrians. This type is only appropriate for spaces that have, or are designed to accommodate, retail and commercial uses because of the lack of a raised ground story.



Gallery: The main facade of the building is at the frontage line and the gallery element overlaps the sidewalk. This frontage type is intended for buildings with ground floor commercial or retail uses and may be one or two stories. The gallery must extend close enough to the curb so that a pedestrian cannot bypass it. Due to the overlap of the right-of-way, an easement is usually required. A minimum depth is required within the development standards to ensure usability.



Arcade: The main facade of the building at sidewalk level is at or behind the frontage line and a colonnade that supports habitable space above overlaps the sidewalk. This frontage type is intended for buildings with ground floor commercial or retail uses and may be one or two stories. The arcade must extend close enough to the curb so that a pedestrian cannot bypass it. Due to the overlap of the right-of-way, an easement is usually required. A minimum depth is required within the development standards to ensure usability. This type is appropriate for ground floor commercial uses.



Loading Dock: The main facade of the building is at or near the frontage line and an elevated platform overlaps the sidewalk. The loading dock may extend over the entire sidewalk up to the parking along streets with diagonal parking. If the loading dock does not extend to the parking an adequate sidewalk must remain below. Stairs may be inset or extend down at the end of the loading dock. This type is intended for residential, live/work, work/live, and retail uses and may be used as additional restaurant seating. A minimum depth is required within the development standards to ensure usability.



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