

**TOWN OF MAMMOTH LAKES  
ZONING CODE UPDATE**

*Commercial Zoning Districts – Regulations and Supporting Standards and Information*  
Workshop, June 12, 2013



TOWN OF MAMMOTH LAKES | *Commercial District Standards*

**Presentation Agenda**

- Overview of Commercial District Standards Update
- Summary of Draft Regulations
  - Commercial Districts
  - Supporting Standards and Information
- Review and Discussion of Key Issues

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**Objective**

- Create a streamlined, user-friendly set of standards
- Clearly establish the types of permitted development
- Provide physical design standards to implement General Plan, neighborhood plans, and Main Street Planning effort
- Provide adequate review to ensure development is compatible with and supportive of the Town's vision
- Attract high quality reinvestment

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**Overview**

- Introduction
- Commercial Zoning District Standards
  - Purpose
  - Land Uses and Permit Requirements
  - Development Standards
  - Supplemental Standards
- Supporting Standards and Information
  - Design Review Procedures
  - District Use Regulations
  - Use Classifications
  - Use Correspondence
  - Draft Zoning Map

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**District Purpose Statements –**  
*Establish uses and look and feel of district*

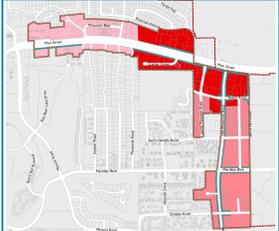
- **Downtown District (D):**
  - Provide a thriving mixed use district and distinctive gateway entry into town
  - Encourage a mix of uses with a focus on ground-level commercial uses and active frontages
- **Old Mammoth Road District (OMR):**
  - Establish an arts and culture district oriented toward medium scale commercial development, emphasizing community serving retail, artist galleries, office and service uses
  - Encourage a mix and intensity of uses in a pedestrian-scaled environment
- **Mixed Lodging/Residential (MLR):**
  - Allow one or more of a variety of lodging, residential, and non-residential uses to encourage a mix of uses and emphasize transient occupancy



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**Use Regulations**

- Provide increased certainty to applicants, code-users, and the community
  - Allow more uses by-right, subject to Design Review
- Allow mix of uses
  - Retail, restaurant, and other active pedestrian-oriented uses along Designated Active Frontages
  - Additional uses interior to site to allow flexibility



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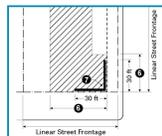
### Development Standards

- Building Location on a Site
- Building Height and Stepbacks
- Parking and Loading
- Density and Intensity

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### Building Location Standards

- Main Street and Designated Active Frontages
  - Bring buildings to the street (build-to requirements)
    - Primary Active Frontage: 60% lot frontage
    - Secondary Active Frontage: 40% lot frontage
  - Allow for pedestrian areas
- Other Streets
  - 10-foot minimum setback




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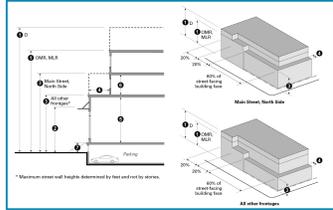
### Height Standards

- Maximum height of 55 and 45 feet recommended by Planning and Economic Development Commission in initial draft
- Upper story stepbacks to reduce mass and bulk (10 feet min.)
- Allow design flexibility
- Different heights respond to solar access

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### Height Standards

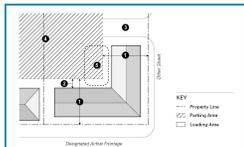
- Maximum street wall height, after which the building face must be stepped back a minimum of 10 feet
  - North side of Main street: 35 Feet
  - All other streets: 25 Feet



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### Parking and Loading Standards

- Support pedestrian orientation
- Facilitate "Park Once" atmosphere
  - Visitors park once and patronize multiple businesses
- Locate parking to side or rear of buildings and set back from the street property line (20 feet)

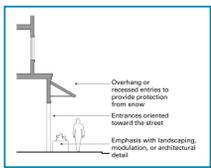


- Setback from street property line
- Setback from buildings and public plazas
- Access location
- Shared access
- Loading/service area location

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### Supplemental Standards

- Block length
  - 350 feet limit from curb edge to curb edge
  - Up to 600 feet is allowed with mid-block pedestrian connection
- Building orientation and entrances
  - Oriented toward street
  - Emphasized with architectural features
  - Designed so that snow does not shed into entrances



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### Supplemental Standards

- Building transparency
- Quality materials
- Building design
  - Articulated roofs and walls
  - Building frontages to incorporate pedestrian-friendly design features

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### Supplemental Standards

- Pedestrian access
- Pedestrian walkway design
- Public open space requirements for large developments

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### Regulating Density and Intensity

Common measurements:

- Units/acre
- Floor Area Ratio (FAR)

Residential Development: Units/Acre

- Flexibility in unit design and size

Nonresidential Development: FAR

- Flexibility in design and ability to secure or change tenants

Lodging: FAR

- Development includes more than just units (e.g. conference facilities)

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### Floor Area Ratio (FAR)

- Ratio of the total floor area of all buildings on a site to the site area
- Square footage is fixed, arrangement is flexible offering flexibility in design

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### FAR = 0.5

One story building over half the site OR Two story building over a quarter of the site

5,000 square feet of floor area on a 10,000 square foot lot  
 $5,000/10,000 = 0.5 \text{ FAR}$

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### FAR = 1.5

One story building over the entire site, second story on half the site OR Three story building over half the site

15,000 square feet of floor area on a 10,000 square foot lot  
 $15,000/10,000 = 1.5 \text{ FAR}$

**Square footage is fixed, arrangement is flexible**

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### Density and Intensity Standards

- Maximum FAR = 2.5, of which 1.5 may be devoted to lodging uses

**FIGURE 2: HOTEL AND MIXED-USE DEVELOPMENT—DENSITY VS. FAR**

Hotel Development	Density	FAR
5 acres (1 acre site) Density = 2 units/acre	12,500 square feet building area (1 acre site) FAR = 2.5	
Only the number of units is regulated while room size and lot area size which project job is categorized.		
Mixed-Use Development	Density	FAR
5 acres (1 acre site) Density = 3 units/acre	12,500 square feet building area (1 acre site) FAR = 2.5	
Overall: 12,500 square feet building area (1 acre site) Density = 3 units/acre Residential: 1 acre (1 acre site) Density = 3 units/acre		
The number of units is regulated while room size and commercial floor area which project job is categorized.		

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### Appendices

- Appendix A: Design Review Procedures
- Appendix B: District Use Regulations Table
- Appendix C: Use Classifications
- Appendix D: Use Correspondence
- Appendix E: Draft Zoning Map

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### Appendix A: Design Review Procedures

- Updates Chapter 17.88, Design Review, to be consistent with new approach of separating permitting/entitlement from Design Review, including:
  - Process and applicability same as existing procedure
  - Identification of the review authority
  - Refined thresholds for applicability
  - Detailed scope of review

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### Appendix B: District Use Regulations Table

- Tool to aide in review of Commercial District standards: use regulations for all districts presented a single table

Land Use	AV	RF	RF-1	RF-2	D	CMR	AVR	J	OS	PDF	See Specific Use Regulations
<b>Residential Use Classifications</b>											
Single Family Dwelling	See subclassifications below										
Detached	P	P	P	P	-	-	-	-	-	-	-
Attached	-	-	P	P	-	-	-	-	-	-	-
Multi-Family Residential	-	-	P	P	R15	R11	P	-	-	-	Multi-Family Residential Projects
Assisted Living Facility	-	-	U	U	U15	U11	P	-	-	-	Residential Care and Assisted Living Facilities
Carshare Housing	-	-	-	-	-	-	A	-	-	-	Carshare Housing
Conscious Home	-	-	-	-	U15	U11	-	-	-	-	P
Emergency Housing/Shelter	-	-	-	-	-	-	-	-	-	-	P
Family Day Care Home	See subclassifications below										
Large	P	P	P	P	-	-	-	-	-	-	Day Care Centers
Small	P	P	P	P	R15	R11	P	-	-	-	-
Group Living Quarters	-	-	U	U	-	-	-	-	-	-	-
Live/Work Unit	-	-	-	-	R15	R11	R11	-	-	-	Live/Work Units
<b>Residential Care Facility</b>											
See subclassifications below											
General	-	-	U	U	U15	U11	A	-	-	-	Residential Care and Assisted Living Facilities
Limited	P	P	P	P	R15	R11	P	-	-	-	-
Second Dwelling Unit	P	P	P	P	-	-	-	-	-	-	Second Dwelling Units
Single Room Occupancy	-	-	-	-	U15	U11	U	-	-	-	-
Supportive Housing	Transitional and Supportive Housing										
Transitional Housing	Transitional and Supportive Housing										

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### Appendix C: Use Classifications

- Clarify use classifications
- Places land uses and activities into groups based on common function, product, or physical characteristics:
  - RESIDENTIAL USES
  - RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES
  - RETAIL USES
  - SERVICE USES
  - INDUSTRIAL USES
  - TRANSPORTATION, COMMUNICATION, AND UTILITIES USES
  - AGRICULTURE AND NATURAL RESOURCE USES

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### Appendix D: Use Correspondence

- Review aid
- Relates the proposed use classifications to the use classifications included in the initial draft Zoning Code Update

Proposed Use	Initial Draft Zoning Code Update Use
<b>Residential Use Classifications</b>	
Single Family Dwelling	Mobile homes and manufactured homes
	Single family dwellings
Multi-Family Residential	Multi-family residential
	Multi-family residential projects with four or more units
	Multi-family residential projects with three units or less
Assisted Living Facility	Residential care and assisted living facilities
Carshare Housing	Residential care and assisted living facilities (with 7 or more residents)
Conscious Home	Conscious housing
Emergency Housing/Shelter	Emergency housing/shelter
Family Day Care Home	See subclassifications below
Large	Child day care, large family day care homes
Small	Child day care, small family day care homes
Group Living Quarters	Group living quarters with shared facilities (e.g. dormitories, boarding houses, single room occupancy)
Live/Work Unit	Live/work units
Mobile Home Parks	Mobile home units subject to health & safety Code Section 18000 et seq.
Residential Care Facility	Residential care and assisted living facilities
	Residential care and assisted living facilities (with 7 or more residents)
	Residential care facilities, for more clients
General	Residential care facilities, for fewer clients
Limited	Small residential care facilities (e.g. boarding group homes for disabled for or former residents)
Second Dwelling Unit	Second residential units
Single Room Occupancy	Single room occupancy units
Supportive Housing	Transitional and supportive housing
Transitional Housing	Transitional and supportive housing

