

## 5.0 DEVELOPMENT STANDARDS

The development standards establish rules for site layout, parking, building placement, and building form for each of the land use districts. An important initiative of the Old Town Specific Plan is to clearly spell out development standards that shape the desired urban form. Building intensities are regulated through conformance to the prescribed development standards (i.e., height, setbacks, parking, form, and massing). These standards are designed to simplify, streamline, and customize the standards and requirements described in the City's Development Code (Title 16) for development and reuse within the Old Town Area.

Standards are mandatory requirements that must be satisfied for all new projects and building renovations for any major modification of the exterior. Major modifications are defined as any alterations of more than 10 percent of the existing building façade or area. Refer to Chapter 9: Implementation, Section 9.4 Plan Administration.

Unless otherwise specified in the Specific Plan, permit requirements and site planning and development standards are as specified in the City of Victorville Development Code (Title 16). Where the Specific Plan and Development Code standards differ, the Old Town Specific Plan standards prevail for development within the Old Town Area. When the Specific Plan is silent (e.g., wireless communication facilities), the City of Victorville Development Code (Title 16) requirements remain in force.

This chapter is organized into the following sections:

- 5.1 Development Standards
- 5.2 Parking Reductions
- 5.3 Frontage Types
- 5.4 Building Types

### 5.1 Development Standards

The objectives of the development standards are to:

- Prioritize the pedestrian and promote pedestrian amenities in the design of new development;
- Promote new development that responds to the local context and historical Route 66;
- Encourage infill development and adaptive reuse of historical sites;

- Encourage mixed-use development; and
- Demonstrate the significance of the role and character of the 7th Street Corridor (Historic Route 66) within the downtown.

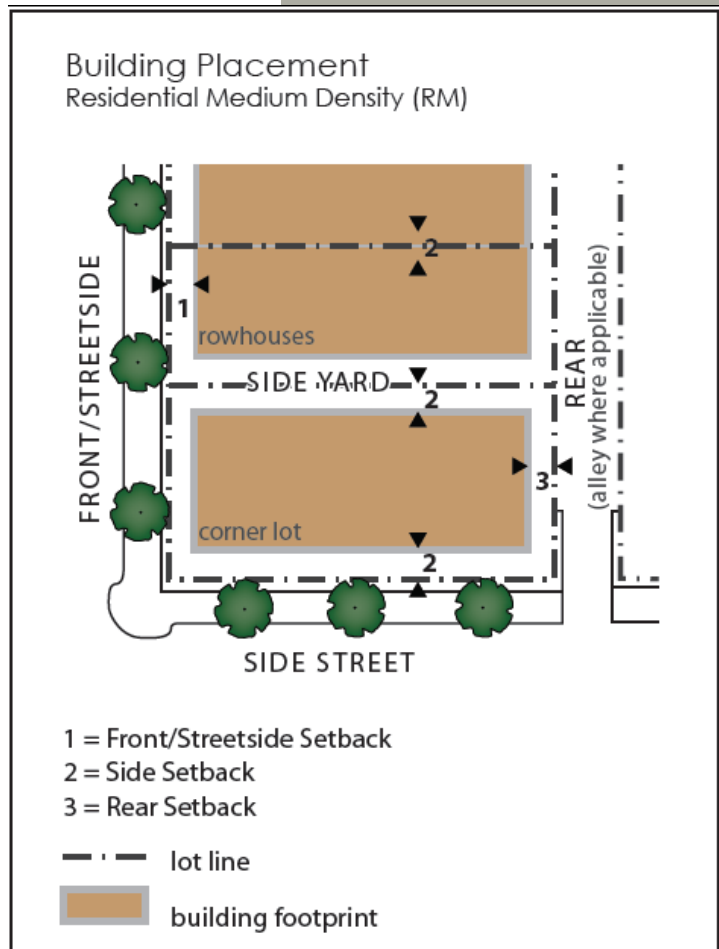
The following tables identify the development standards for each land use district.

**Table 5.1 Residential Medium Density (RM) Development Standards**

Development Feature	Development Standard
Lot Size	7,000 square foot minimum (may require the merging of lots)
Unit Size	650 square foot minimum Studio Efficiency Unit – 320 square foot minimum
Density	Up to a maximum 15.0 du/acre
Density Bonus	Allowed for Affordable Housing subject to CA Government Code Section 65915 (Up to a total maximum 21.0 du/acre)
Building Height	1 story minimum 3 stories maximum
Front/Streetside Setback (to back of sidewalks) (see Figure 5.1)	5’ minimum up to 2 stories Within 15’ of property line, each story above 2nd story must step back an additional 5’
Side Yard Setback (see Figure 5.1)	5’ minimum, except for row house building types where 0’ minimum is allowed
Rear Setback (see Figure 5.1)	5’ minimum with alley 10’ minimum without alley
Architectural Encroachments	Balcony/porch/stoop may encroach 5’ maximum into setback Bay window/chimney/eave may encroach 3’ maximum into all setback areas
Vehicular Parking (see also Section 5.2 Parking Reductions)	a) Residential: 1 space/unit minimum covered; 2 spaces/unit maximum b) Non-residential: N/A
Bicycle Parking	One-family or two-family dwelling: No spaces required Multi-family dwelling with private garage for each unit: No spaces required Multi-family dwelling without private garage: 1 space/4 dwelling units minimum Senior housing: 1 space/10 dwelling units minimum
Frontage Types	Forecourt, Light Court, Dooryard / Terrace, Porch, Stoop
Building Types	Stacked, Terraced, Carriage House, Du/Tri/Quadplex, Multi-Family Villa, Rowhouse, Courtyard Housing, Bungalow Court
Access	All main building entries shall face the street or court. Private surface parking lots are not permitted in front of buildings. Locate on-site parking to the rear of the property or internal to the block and provide access to parking through alleys and driveways.

Development Feature	Development Standard
Open Space & Landscaping	<p>A minimum of 20% of the net lot area must be devoted to landscaping and open space, which may include patios, plazas, courtyards, or rooftop gardens.</p> <p>Open Space, Recreational Amenities and Landscaping shall be in accordance with Section 16-3.08.100(c)(6) of the VVMC.</p> <p>A landscape area with a minimum width of 5 feet clear shall be provided between any driveway or uncovered parking areas and adjacent lot line, except for areas provided for site access.</p> <p>Parking areas shall be landscaped in compliance with Table 5.7.</p>
Fencing/Walls	<p>Decorative block walls, wrought iron fencing, treated and stained wood fencing and vinyl fencing shall be permitted within the rear and side yards up to a maximum of 7 feet.</p>

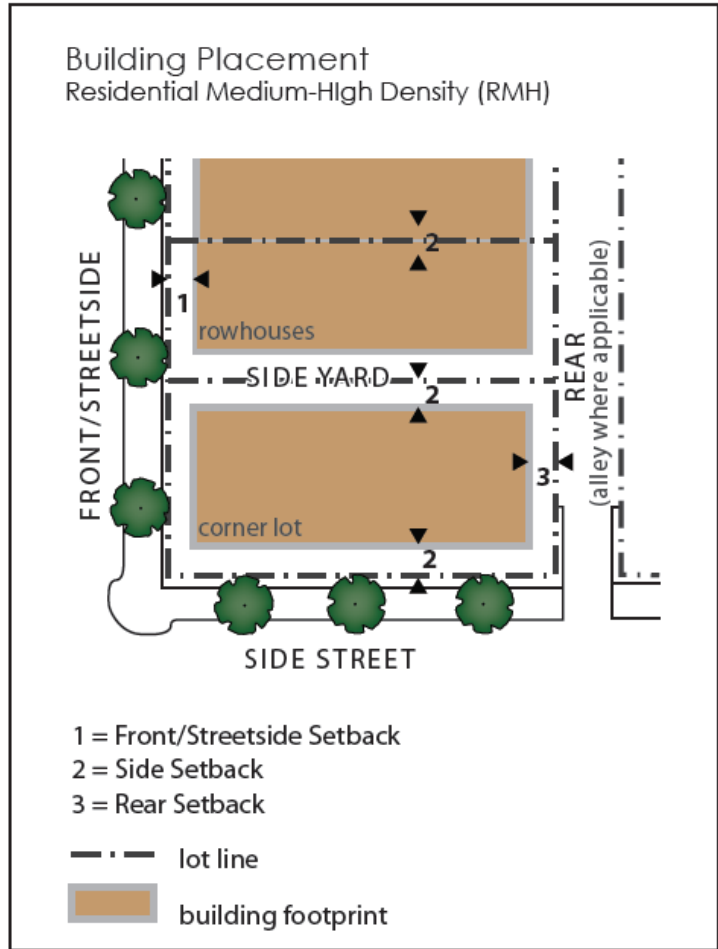
**Figure 5.1**  
**RM Development**  
**Standards Diagram**



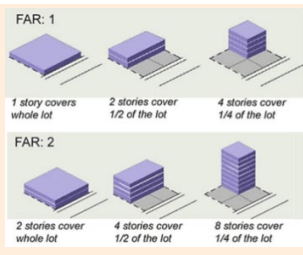
**Table 5.2 Residential Medium-High Density (RMH) Development Standards**

Development Feature	Development Standard
Lot Size	7,000 square foot minimum (requires the merging of lots)
Unit Size	650 square foot minimum Studio Efficiency Unit – 320 square foot minimum
Density	15.1 – 25.0 du/acre
Density Bonus	Allowed for Affordable Housing subject to CA Government Code Section 65915 (Up to a total maximum 34.0 du/acre)
Building Height	1 story minimum 3 stories maximum
Front/Streetside Setback (to back of sidewalks) (see Figure 5.2)	5' minimum up to 2 stories Within 15' of property line, each story above 2nd story must step back an additional 5'
Side Yard Setback (see Fig 5.2)	5' minimum, except for row house building types where 0' minimum is allowed
Rear Setback (see Figure 5.2)	5' minimum with alley 10' minimum without alley
Architectural Encroachments	Balcony/porch/stoop may encroach 5' maximum into setback Bay window/chimney/eave may encroach 3' maximum into all setback areas
Vehicular Parking (see Section 5.2 Parking Reductions)	a) Residential: 1 space/unit minimum covered; 2 spaces/unit maximum b) Non-residential: N/A
Bicycle Parking	One-family or two-family dwelling: No spaces required Multi-family dwelling with private garage for each unit: No spaces required Multi-family dwelling without private garage: 1 long-term space/4 dwelling units minimum; and 1 short term space/20 dwelling units minimum Senior housing: 1 space/10 dwelling units minimum
Frontage Types	Forecourt, Light Court, Dooryard/Terrace, Porch, Stoop
Building Types	Stacked, Terraced, Carriage House, Du/Tri/Quadplex, Multi-Family Villa, Row House, Courtyard Housing, Bungalow Court
Access	All main building entries shall face the street or court. Private surface parking lots are not permitted in front of buildings. Locate on-site parking to the rear of the property or internal to the block and provide access to parking through alleys and driveways.
Open Space & Landscaping	A minimum of 20% of the net lot area must be devoted to landscaping and open space, which may include patios, plazas, courtyards, or rooftop gardens. Open Space, Recreational Amenities and Landscaping shall be in accordance with Section 16-3.08.100(c)(6) of the VVMC. A landscape area with a minimum width of 5 feet clear shall be provided between any driveway or uncovered parking areas and adjacent lot line, except for areas provided for site access. Parking areas shall be landscaped in compliance with Table 5.7.
Fencing/Walls	Decorative block walls, wrought iron fencing, treated and stained wood fencing and vinyl fencing shall be permitted within the rear and side yards up to a maximum of 7 feet.

**Figure 5.2**  
**RMH Development**  
**Standards Diagram**

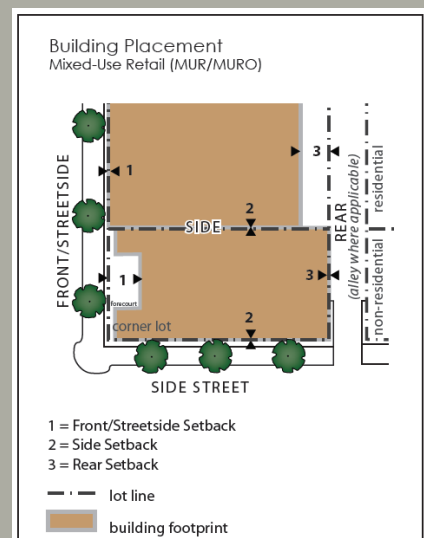


**Table 5.3 Mixed-Use Retail (MUR & MURO) Development Standards**

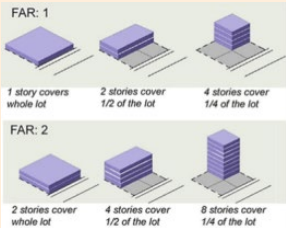
Development Feature	Development Standard
Lot Size	Horizontal Mixed Use Project (residential located at the rear) - minimum 5 acre lot size Vertical Mixed Use Project (commercial first floor, residential top floors) – no min. lot size
Unit Size	Studio Efficiency Unit – 320 square foot minimum 1 Bedroom Unit - 500 square foot minimum 2 Bedroom Unit - 750 square foot minimum
Commercial MURO	Commercial is required on the ground floor of mixed use projects fronting 7th and 'D' Streets to a depth of 71 ft. as measured from the front property line (approx. ½ the lot depth). The PC may allow a commercial depth of no less than 35' for portions of lots that do not front the street
Residential Density	18.0 – 25.0 du/acre for horizontal mixed use Up to 35.0 du/acre if vertical mixed use
Density Bonus	Allowed for Affordable Housing subject to CA Government Code Section 65915 (Up to a total maximum 34.0 du/acre for horizontal mixed use and up to 48.0 du/acre if vertical mixed use)
Floor Area Ratio (FAR)	 <p>0.6 –3.0 FAR Example</p>
Building Height	When fronting 7th Street or D Street, 1 story minimum when adjacent to a 1 or 2 story building and 2 story minimum when adjacent to a 3 story building When not fronting 7th Street or D Street, 1 story minimum 2 stories maximum when adjacent to a 1 story building 3 stories maximum when adjacent to a 2 or 3 story building
Front/Streetside Setback (to back of sidewalks) (Fig 5.3)	0' minimum 10' maximum without forecourt 20' maximum with forecourt
Side Setback (see Figure 5.3)	0' minimum
Rear Setback (see Figure 5.3)	No minimum unless abutting residential, where 10' minimum setback required
Architectural Encroachments	Bay window/eave may encroach 3' maximum into rear setback Gallery may encroach into the public right-of-way
Vehicular Parking (see also Section 5.2 Parking Reductions)	Residential: 1 space/unit minimum covered; 2 spaces/unit maximum Non-residential: 1 space/500 SF floor area minimum All residential parking shall be screened from the public right-of-way
Bicycle Parking (see also Section 5.2 Parking Reductions)	Non-residential: 1 long-term space/12,000 sf floor area & 1 short-term space/5,000 sf floor area Multi-family dwelling with private garage for each unit: No spaces required Multi-family dwelling without private garage: 1 long-term space/4 dwelling units minimum and 1 short-term space/20 dwelling units minimum Senior housing: 1 long-term space/10 units min. and 1 short-term space/20 dwelling units min.

Development Feature	Development Standard
Minimum Lot Frontage	Primary Street - 80% lot frontage (proportion of lot fronting the street that contains a building) Secondary St. - 65% lot frontage (proportion of lot fronting the street that contains a building)
Frontage Types	Arcade, Gallery, Shopfront, Forecourt, Light Court, Dooryard/Terrace
Building Types	Podium, Full Block Liner, Half Block Liner, Infill, Stacked, Terraced
Access	All main building entries shall face the street. Private surface parking lots are not permitted in front of buildings. On-site parking shall be accessed from the rear or the side of the property. No new curb cuts along 7th Street and 'D' Street are permitted.
Public Open Space & Landscaping	A minimum of 5% of the net commercial area must be devoted to public open space, which may include patios, plazas, outdoor dining, courtyards, or rooftop gardens. For projects that cannot or choose to not meet this requirement, an in-lieu fee must be paid. Undesirable aspects of the development (e.g., trash storage, surface utility structures) shall be screened with planting wherever possible. Parking areas shall be landscaped in compliance with Table 5.7.
Private Residential Open Space & Landscaping	A minimum of 200 square feet of common open space per unit in accordance with Section 16-3.08.100(c)(6) of the VVMC. 50% of the units must have private open space, such as a patio or balcony.
Fencing/Walls	Decorative block walls or wrought iron fencing shall be permitted within the rear and interior side yards up to a maximum of 8 ft. and the front or street side yards up to a maximum of 4 ft.

**Figure 5.3**  
**MUR/MURO Development Standards Diagram**



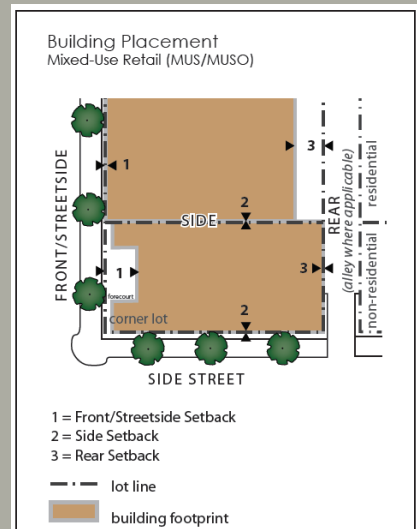
**Table 5.4 Mixed-Use Service (MUS & MUSO) Development Standards**

Development Feature	Development Standard
Lot Size	Horizontal Mixed Use Project (residential located at the rear) - minimum 5 acre lot size Vertical Mixed Use Project (commercial first floor, residential top floors) – no min. lot size
Unit Size	Studio Efficiency Unit – 320 square foot minimum 1 Bedroom Unit - 500 square foot minimum 2 Bedroom Unit - 750 square foot minimum
Commercial MURO	Commercial is required on the ground floor of mixed use projects fronting 7th and ‘D’ Streets to a depth of 71 ft. as measured from the front property line (approx. ½ the lot depth). The PC may allow a commercial depth of no less than 35’ for portions of lots that do not front the street
Residential Density	18.0 – 25.0 du/acre for horizontal mixed use Up to 35.0 du/acre if vertical mixed use
Density Bonus	Allowed for Affordable Housing subject to CA Government Code Section 65915 (Up to a total maximum 34.0 du/acre for horizontal mixed use and up to 48.0 du/acre if vertical mixed use)
Floor Area Ratio (FAR)	 <p>0.6 – 3.0 FAR Example</p>
Building Height	When fronting 7th Street, D Street or Hesperia Road, 1 story minimum when adjacent to a 1 or 2 story building and 2 story minimum when adjacent to a 3 story building When not fronting 7th Street, D Street or Hesperia Road, 1 story minimum 2 stories maximum when adjacent to a 1 story building 3 stories maximum when adjacent to a 2 or 3 story building
Front/Streetside Setback (to back of sidewalks) (Fig 5.4)	0’ minimum 10’ maximum without forecourt 20’ maximum with forecourt
Side Setback (see Figure 5.4)	0’ minimum
Rear Setback (see Figure 5.4)	No minimum unless abutting residential, where 10’ minimum setback required
Architectural Encroachments	Bay window/chimney/eave may encroach 3’ maximum into rear setback Gallery may encroach into the public right-of-way
Vehicular Parking (see also Section 5.2 Parking Reductions)	Residential: 1 space/unit minimum covered; 2 spaces/unit maximum Non-residential: 1 space/500 SF floor area minimum All residential parking shall be screened from the public right-of-way
Bicycle Parking (see also Section 5.2 Parking Reductions)	Non-residential: 1 long-term space/12,000 sf floor area & 1 short-term space/5,000 sf floor area Multi-family dwelling with private garage for each unit: No spaces required Multifamily dwelling without private garage: 1 long-term space/4 dwelling units minimum and 1 short-term space/20 dwelling units minimum Senior housing: 1 long-term space/10 du minimum and 1 short-term space/20 du minimum

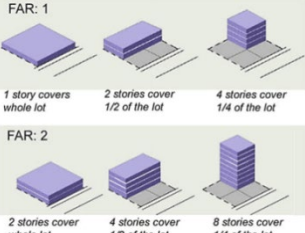


Development Feature	Development Standard
Minimum Lot Frontage along 7th St., Hesperia Rd & 'D' St.	65% lot frontage Street (proportion of lot fronting the street that contains a building)
Frontage Types	Arcade, Gallery, Shopfront, Forecourt
Building Types	Podium, Full Block Liner, Half Block Liner, Infill, Terraced
Access	All main building entries shall face the street. Private surface parking lots are not permitted in front of buildings. On-site parking shall be accessed from the rear or the side of the property. No new curb cuts along 'D' Street and Hesperia Road are permitted.
Public Open Space & Landscaping	A minimum of 5% of the net commercial area must be devoted to public open space, which may include patios, plazas, outdoor dining, courtyards, or rooftop gardens. For projects that cannot or choose to not meet this requirement, an in-lieu fee must be paid. Undesirable aspects of the development (e.g., trash storage, surface utility structures) shall be screened with planting wherever possible. Parking areas shall be landscaped in compliance with Table 5.7.
Private Residential Open Space & Landscaping	A minimum of 200 square feet of common open space per unit in accordance with Section 16-3.08.100(c)(6) of the VVMC. 50% of the units must have private open space, such as a patio or balcony.
Fencing/Walls	Decorative block walls or wrought iron fencing shall be permitted within the rear and interior side yards up to a maximum of 8 feet and the front or street side yards up to a maximum of 4 ft.

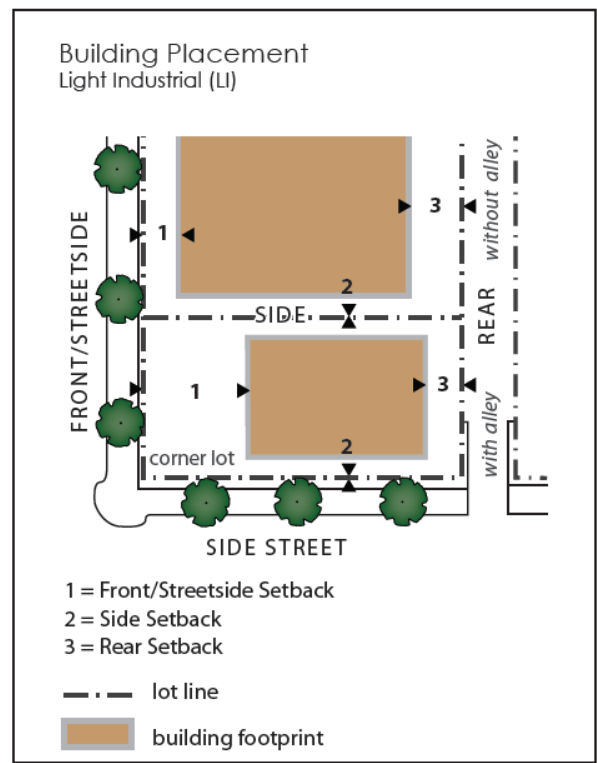
**Figure 5.4  
 MUS/MUSO Development  
 Standards Diagram**



**Table 5.5 Light Industrial (LI) Development Standards**

Development Feature	Development Standard
Residential Density	Up to a maximum of 8.0 du/acre
Floor Area Ratio (FAR)	 <p>0.5 – 2.0 FAR Example</p>
Building Height	1 story minimum 1 story maximum for light industrial, 2 stories maximum for live/work facility
Front/Streetside Setback (to back of sidewalks – see figure 5.5)	10' minimum 50' maximum
Side Setback (see figure 5.5)	5'
Rear Setback (see figure 5.5)	10' if abutting alley; otherwise 15'
Architectural Encroachments	Balcony may encroach 5' maximum into setback Bay window/eave may encroach 3' maximum into rear setback Gallery may encroach into the public right-of-way
Vehicular Parking (see also Section 5.2 Parking Reductions)	a) Residential: 1 space/unit minimum covered; 2.0 spaces/unit maximum b) Non-residential: 1 space/500 SF minimum
Bicycle Parking	1 long-term space/12,000 SF floor area minimum 1 short-term space/20,000 SF floor area minimum
Frontage Types	Arcade, Gallery, Shopfront, Forecourt, Light Court
Building Types	Podium, Full Block Liner, Half Block Liner, Infill, Terraced
Access	All main building entries shall face the street. No new curb cuts along D Street are permitted.
Open Space & Landscaping	No minimum area of open space and landscaping is required, except for live/work developments, where 5% minimum of net lot area must be devoted to open space, such as patios, plazas, courtyards, or rooftop gardens. A Landscape Plan shall be approved for all developments requiring a development permit. Undesirable aspects of the development (e.g., trash storage, surface utility structures) shall be screened with planting, wherever possible. Parking areas shall be landscaped in compliance with Table 5.7.
Fencing/Walls	Decorative block walls or wrought iron fencing shall be permitted within the rear and interior side yards up to a maximum of 8 feet and the front or street side yards up to a maximum of 4 feet.

**Figure 5.5  
 LI Development  
 Standards Diagram**



**Table 5.6 Community Anchor (CA), Active Open Space (AOS) & Open Space (OS) Development Standards**

Development Feature	Development Standard
Building Height	1 story minimum 2 stories maximum
Front/Streetside Setback (to back of sidewalks)	0'
Side Setback	0'
Rear Setback	0'
Architectural Encroachments	Balcony may encroach 5' maximum into setback Bay window/eave may encroach 3' maximum into rear setback Gallery may encroach into the public right-of-way
Vehicular Parking (see also Section 5.2 Parking Reductions)	1 space per 3 persons permitted capacity for active recreational facilities
Bicycle Parking	Determined on a project-by-project basis

Development Feature	Development Standard
Frontage Types	Arcade, Gallery, Shopfront, Forecourt, Light Court
Building Types	Podium, Full Block Liner, Half Block Liner, Infill, Terraced
Access	All main building entries shall face the street. No new curb cuts along Seventh Street and 'D' Street are permitted.
Open Space & Landscaping	Open space and landscaping requirements shall be evaluated on a project- by-project basis. Parking areas shall be landscaped in compliance with Table 5.7.

**Table 5.7 Landscaping Requirements for Parking Areas**

In addition to the applicable landscaping requirements in the development standards tables above, parking areas shall be landscaped in compliance with the following:
A. Uncovered parking areas exceeding 5,000 square feet
When the total uncovered parking area exceeds 5,000 square feet, the following shall be required in addition to other provisions required in the landscape plan:
<ul style="list-style-type: none"> <li>Planter islands for trees, shrubs, or ground cover shall be provided at intervals of no less than every 10 parking stalls to break up the continuity of the parking area.</li> </ul>
B. Uncovered parking areas exceeding 25,000 square feet
When the total uncovered parking area exceeds 25,000 square feet, the following shall be required in addition to other provisions required in the landscape plan:
<ul style="list-style-type: none"> <li>Parking area buffers shall be provided adjacent to all lot lines consisting of a 5-foot-wide planter strip, with sufficient plantings to effectively screen the parking area, or a decorative planter, solid fence, or wall not more than 3 feet in height.</li> <li>Planter islands for trees, shrubs, or ground cover shall be provided at intervals of no less than every 15 parking stalls to break up the continuity of the parking area.</li> </ul>
C. Screening between Residential and Mixed-Use Retail (MUR) and Mixed-Use Service (MUS)
<ul style="list-style-type: none"> <li>In addition to the above requirements, Mixed-Use Retail or Mixed-Use Service projects that are directly adjacent to residential lots shall include a minimum of 5-foot-wide planter, with appropriate screen plantings to mature at height of no less than 8 feet.</li> </ul>

## 5.2 Parking Reductions

Vehicular parking space requirements and/or covered parking requirements from the above standards in Subsection 5.1 may be reduced with a special review of a submitted parking analysis during the Site Plan review process and shall take into consideration the following factors:

1. Proximity of transit facility (bus stop or light rail stop);
2. Shared parking facilities;

3. Availability of on-street parking adjacent to the site or within walking distance;
4. Provision of unbundled residential parking;
5. Provision of residential transit pass or “ecopass”;
6. Provision of employee transportation demand management (TDM) programs;
7. Proximity to car-sharing facilities;
8. Provision of senior housing units;
9. Parking lot location and visibility from the right-of-way;
10. Provision of affordable housing units; and
11. Other special considerations that reduce vehicular parking demand.







Bicycle parking reductions from the above standards may be permitted with a special review and shall take into consideration the following factors:

1. Proximity to and quantity of adjacent bicycle parking facilities located on the street and within public parking garages; and
2. Other special considerations that reduce bicycle parking demand.

### 5.3 Frontage Types

The following table provides a visual dictionary of the frontage types identified in the previous development standards tables. Definitions for the building types are found in **Appendix A: Glossary**.

Table 5.9 Frontage Type Imagery

Arcade	Gallery
	
Shopfront	Forecourt
	
Dooryard/Terrace (Residential example)	Dooryard/Terrace (Commercial example)
	

Light Court  
 (Residential example)



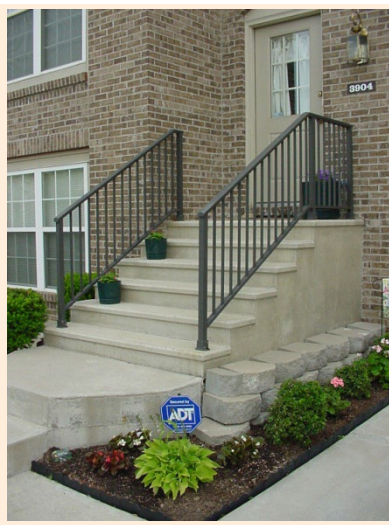
Light Court  
 (Commercial example)



Porch



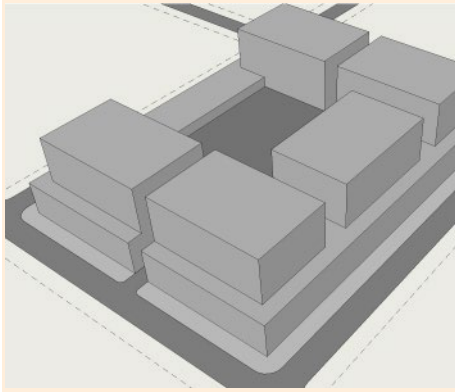
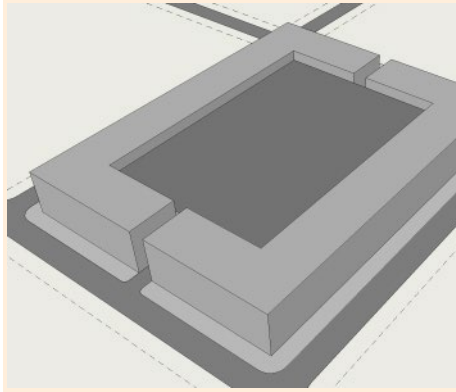
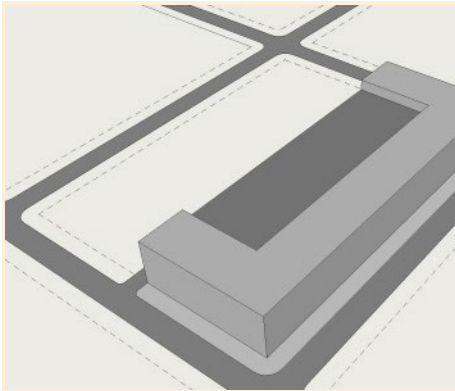
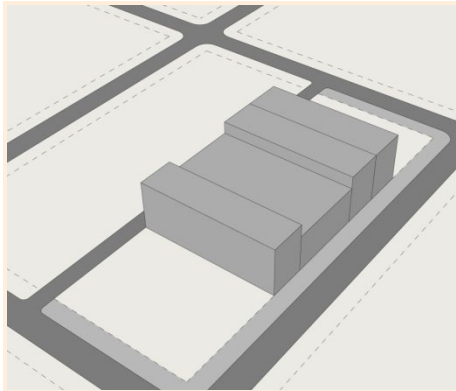

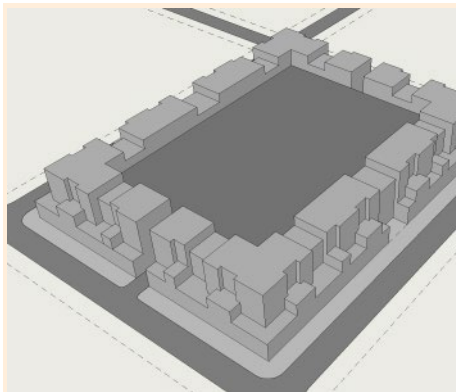
Stoop



## 5.4 Building Types

The following table illustrates the building types identified in the previous development standards tables. These building types allow a variety of flexible building forms appropriate for Old Town. Definitions for the building types are found in **Appendix A: Glossary**.

**Table 5.10 Building Type Imagery**

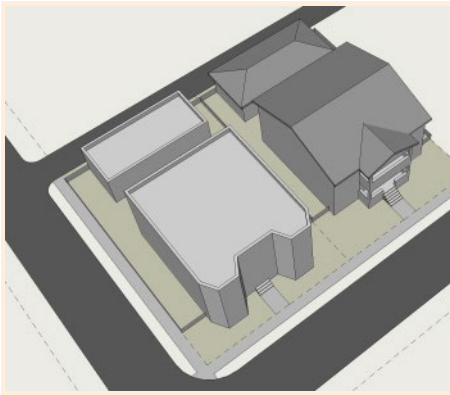
Podium	Full Block Liner
	
Half Block Liner	Infill
	
Stacked	Terraced
	



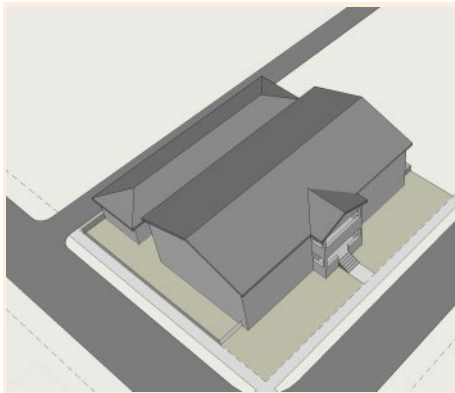
Carriage House



Du/Tri/Quadplex



Multi-Family Villa



Rowhouse



Courtyard Housing



Bungalow Court

