1. MAIN STREET

Key Map (see Section 17.58.040)

CITY OF WINTERS – DOWNTOWN CODE

Allowable Building Types (see Section 17.58.060E for further detail)

Half-Block Liner

Infill Lot

Storefront Development Standards (see Section 17.58.060 F for further detail)

<table>
<thead>
<tr>
<th>Storefront Standards</th>
<th>A</th>
<th>Storefront Width</th>
<th>10’ - 40’</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>B</td>
<td>Groundfloor Height</td>
<td>12’ - 18’</td>
</tr>
<tr>
<td></td>
<td>C</td>
<td>Bulkhead Height</td>
<td>1.5’ - 3’</td>
</tr>
<tr>
<td></td>
<td>D</td>
<td>Inset of Front Door from “Build-To Line”</td>
<td>3’ - 7’</td>
</tr>
<tr>
<td></td>
<td>E</td>
<td>Maximum Awning Extension from Building</td>
<td>6’</td>
</tr>
</tbody>
</table>

Building Placement, Height and Setbacks
(see Section 17.58.060 B and C for further detail)

“Build To” Front Line: 0’0”
Minimum Side Yard: 0’0”
Minimum Rear Yard: 0’0”
Maximum Height: 45’0”

Principally Permitted Uses
(see Section 17.58.050 for further detail)
- Retail Commercial
- Home Occupation
- Offices
- Mixed-Use
- Sit-Down Restaurants
- Government/Institutional

Conditionally Permitted Uses
(see Section 17.58.050 for further detail)
- Commercial Recreation

Maximum Number of Dwelling Units
(see Section 17.58.060 A.3 for further detail)
28 dwelling units per acre
## Allowable Building Frontage Types

- Arcade
- Gallery
- Storefront

(see Section 17.58.060 D for further detail)

## Allowable Sign Types

- Wall
- Awning/Canopy
- Window
- Projecting
- Figurative
- A-Frame Sidewalk
- Directional/Wayfinding

(see Section 17.58.060 H for further detail)

## Allowable Parking Types

- Behind Structure
- Alley Access
- Parking Structure

(see Section 17.58.060 G for further detail)
**Key Map** (see Section 17.58.040)

**Building Placement, Height and Setbacks** (see Section 17.58.060 B and C for further detail)

- "Build To" Front Line: 5'0"
- Minimum Side Yard: 0'0"
- Minimum Rear Yard: 10'0"
- Maximum Height: 45'0"

**Allowable Building Types** (see Section 17.58.060E for further detail)

- Half-Block Liner
- Infill Lot
- Terraced Lot

**Storefront Development Standards** (see Section 17.58.060 F for further detail)

- **Storefront Standards**
  - A: Storefront Width 20' - 50'
  - B: Groundfloor Height 12' - 18'
  - C: Bulkhead Height 1.5' - 3'
  - D: Inset of Front Door from "Build-To Line" 3' - 7'
  - E: Maximum Awning Extension from Building 6'

**Principally Permitted Uses** (see Section 17.58.050 for further detail)

- Retail Commercial
- Offices
- Mixed-Use
- Sit-Down Restaurants
- Multi-Family Residential
- Government/Institutional

**Conditionally Permitted Uses** (see Section 17.58.050 for further detail)

- Home Occupation
- Commercial Recreation

**Maximum Number of Dwelling Units** (see Section 17.58.060 A.3 for further detail)

28 dwelling units per acre
Allowable Building Frontage Types (see Section 17.58.060 D for further detail)

- Arcade
- Gallery
- Storefront

Allowable Sign Types (see Section 17.58.060 H for further detail)

- Wall
- Awning/Canopy
- Window
- Projecting
- Figurative
- A-Frame Sidewalk
- Directional/Wayfinding

Allowable Parking Types (see Section 17.58.060 G for further detail)

- Behind Structure
- Alley Access
- Next to Structure
- Parking Structure
3. RAILROAD AVENUE (D-B)

Key Map (see Section 17.58.040)

Building Placement, Height and Setbacks
(see Section 17.58.060 B and C for further detail)

“Build To” Front Line: 5’0”
Minimum Side Yard : 0’0”
Minimum Rear Yard : 20’0”
Maximum Height : 45’0”

CITY OF WINTERS – DOWNTOWNCODE

Allowable Building Types (see Section 17.58.060E for further detail)

Storefront Development Standards (see Section 17.58.060 F for further detail)

Storefront Standards

A  Storefront Width  20’ - 50’
B  Groundfloor Height  12’ - 18’
C  Bulkhead Height  1.5’ - 3’
D  Inset of Front Door from “Build-To Line”  2’ - 7’
E  Maximum Awning Extension from Building  6’

Principally Permitted Uses
(see Section 17.58.050 for further detail)
- Retail Commercial
- Offices
- Mixed-Use
- Multi-Family Residential
- Neighborhood Commercial
- Government/Institutional

Conditionally Permitted Uses
(see Section 17.58.050 for further detail)
- Commercial Recreation
- Sit-Down Restaurants

Maximum Number of Dwelling Units
(see Section 17.58.060 A.3 for further detail)
28 dwelling units per acre

Half-Block Liner
Infill Lot
Terraced Lot
Courtyard Housing
Rowhouse

Terraced Lot Courtyard Housing Rowhouse

- Retail Commercial
- Offices
- Mixed-Use
- Multi-Family Residential
- Neighborhood Commercial
- Government/Institutional

- Commercial Recreation
- Sit-Down Restaurants

28 dwelling units per acre
### Allowable Building Frontage Types

- Arcade
- Gallery
- Storefront
- Stoop

### Allowable Sign Types

- Wall
- Awning/Canopy
- Window
- Projecting
- Figurative
- A-Frame Sidewalk
- Directional/Wayfinding

### Allowable Parking Types

- Behind Structure
- Alley Access
- Next to Structure
4. GRANT AVENUE (D-A)

Key Map (see Section 17.58.040)

- Terraced Lot

CITY OF WINTERS – DOWNTOWN CODE

Allowable Building Types (see Section 17.58.060E for further detail)

- Retail Commercial
- Offices
- Commercial Recreation
- Sit-Down Restaurants
- Government/Institutional
- Home Occupation

Storefront Development Standards (see Section 17.58.060 F for further detail)

- Storefront Width: 20' - 50'
- Groundfloor Height: 12' - 20'
- Bulkhead Height: 0' - 4'
- Inset of Front Door from “Build-To Line”: 2'-5'
- Maximum Awning Extension from Building: 6'

Building Placement, Height and Setbacks (see Section 17.58.060 B and C for further detail)

- “Build To” Front Line: 10’0”
- Minimum Side Yard: 15’0”
- Minimum Rear Yard: 20’0”
- Maximum Height: 45’0”

Principally Permitted Uses (see Section 17.58.050 for further detail)
- Retail Commercial
- Offices
- Commercial Recreation
- Sit-Down Restaurants
- Government/Institutional
- Home Occupation

Conditionally Permitted Uses (see Section 17.58.050 for further detail)

Maximum Number of Dwelling Units (see Section 17.58.060 A.3 for further detail)

- 28 dwelling units per acre
4. GRANT AVENUE (D-A)

Allowable Building Frontage Types (see Section 17.58.060 D for further detail)

- Arcade
- Gallery
- Storefront

Allowable Sign Types (see Section 17.58.060 H for further detail)

- Wall
- Awning/Canopy
- Window
- Figurative
- Directional/Wayfinding
- Monument (with conditions)

Allowable Parking Types (see Section 17.58.060 G for further detail)

- Behind Structure
- Alley Access
- Next to Structure
- Tucked-Under
5. GRANT AVENUE (D-B)

Key Map (see Section 17.58.040)

Building Placement, Height and Setbacks
(see Section 17.58.060 B and C for further detail)

- "Build To" Front Line: 10’0”
- Minimum Side Yard: 15’0”
- Minimum Rear Yard: 20’0”
- Maximum Height: 45’0”

CITY OF WINTERS – DOWNTOWNCODE

Allowable Building Types (see Section 17.58.060E for further detail)

Storefront Development Standards (see Section 17.58.060 F for further detail)

Principally Permitted Uses
(see Section 17.58.050 for further detail)
- Retail Commercial
- Offices
- Mixed-Use
- Government/Institutional
- Home Occupation

Conditionally Permitted Uses
(see Section 17.58.050 for further detail)
- Commercial Recreation
- Sit-Down Restaurants
- Live/Work Space

Maximum Number of Dwelling Units
(see Section 17.58.060 A.3 for further detail)
28 dwelling units per acre
Allowable Building Frontage Types (see Section 17.58.060 D for further detail)

- Arcade
- Gallery
- Storefront
- Stoop

Allowable Sign Types (see Section 17.58.060 H for further detail)

- Wall
- Awning/Canopy
- Window
- Figurative
- Directional/Wayfinding
- Monument (with conditions)

Allowable Parking Types (see Section 17.58.060 G for further detail)

- Behind Structure
- Alley Access
- Next to Structure
- Tucked-Under
6. SECONDARY STREET (D-A)

Key Map (see Section 17.58.040)

Building Placement, Height and Setbacks (see Section 17.58.060 B and C for further detail)

“Build To” Front Line: 0’0”
Minimum Side Yard : 0’0”
Minimum Rear Yard : 10’0”
Maximum Height : 35’0”

CITY OF WINTERS – DOWNTOWN CODE

Allowable Building Types (see Section 17.58.060E for further detail)

Half-Block Liner
Infill Lot
Terrace Lot

Storefront Development Standards (see Section 17.58.060 F for further detail)

- Retail Commercial
- Offices
- Mixed-Use
- Multi-Family Residential (as part of mixed-use)
- Government/Institutional

Conditionally Permitted Uses (see Section 17.58.050 for further detail)

- Sit-Down Restaurants
- Live/Work Space

Maximum Number of Dwelling Units (see Section 17.58.060 A.3 for further detail)

28 dwelling units per acre

Storefront Standards

<table>
<thead>
<tr>
<th></th>
<th>Storefront Width</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>15’ - 35’</td>
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<tr>
<td>B</td>
<td>Groundfloor Height</td>
<td>10’ - 15’</td>
</tr>
<tr>
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<td>Bulkhead Height</td>
<td>1.5’ - 3’</td>
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<tr>
<td>D</td>
<td>Inset of Front Door from “Build-To Line”</td>
<td>2’-6’</td>
</tr>
<tr>
<td>E</td>
<td>Maximum Awning Extension from Building</td>
<td>4’</td>
</tr>
</tbody>
</table>

- Home Occupation
- Live/Work Space
6. SECONDARY STREET (D-A)

**Allowable Building Frontage Types** (see Section 17.58.060 D for further detail)

- Arcade
- Gallery
- Storefront
- Stoop
- Door Yard/ Terrace

**Allowable Sign Types** (see Section 17.58.060 H for further detail)

- Wall
- Awning/Canopy
- Window
- Projecting
- Figurative
- Directional/ Wayfinding

**Allowable Parking Types** (see Section 17.58.060 G for further detail)

- Behind Structure
- Alley Access
- Next to Structure
7. SECONDARY STREET (D-B)

Key Map (see Section 17.58.040)

Building Placement, Height and Setbacks
(see Section 17.58.060 B and C for further detail)

"Build To" Front Line: 0'0"
Minimum Side Yard: 0'0"
Minimum Rear Yard: 20'0"
Maximum Height: 35'0"

CITY OF WINTERS – DOWNTOWN CODE

Allowable Building Types (see Section 17.58.060E for further detail)

- Half-Block Liner
- Infill Lot
- Terraced Lot
- Courtyard Housing
- Row House
- Front-Yard Housing

Storefront Development Standards (see Section 17.58.060 F for further detail)

- CORNICE
- Window Hoods/Lintels
- UPPER FACADE
- Masonry Pier
- TRANSITION LINE
- Transoms
- STOREFRONT Display Window Bulkhead

Storefront Standards

<table>
<thead>
<tr>
<th>A</th>
<th>Storefront Width</th>
<th>15’ - 35’</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
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</tr>
<tr>
<td>E</td>
<td>Maximum Awning Extension from Building</td>
<td>4’</td>
</tr>
</tbody>
</table>

Principally Permitted Uses
(see Section 17.58.050 for further detail)

- Detached SF Residential
- Attached SF Residential
- Multi-family Residential
- Neighborhood Commercial
- Home Occupation

Conditionally Permitted Uses
(see Section 17.58.050 for further detail)

- Offices
- Mixed-Use
- Government/Institutional
- Live/Work Space

Maximum Number of Dwelling Units
(see Section 17.58.060 A.3 for further detail)

28 dwelling units per acre
### Allowable Building Frontage Types
(see Section 17.58.060 D for further detail)

- Arcade
- Gallery
- Storefront
- Stoop
- Neighborhood Yard

### Allowable Sign Types
(see Section 17.58.060 H for further detail)

- Wall
- Awning/Canopy
- Window
- Projecting
- Figurative
- Directional/Wayfinding

### Allowable Parking Types
(see Section 17.58.060 G for further detail)

- Behind Structure
- Alley Access
- Tucked-Under