

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING AMENDMENTS TO THE ZONING ORDINANCE RELATED TO IMPLEMENTATION OF THE GOALS AND POLICIES OF THE CITY'S 6TH CYCLE HOUSING ELEMENT (ZOA 2026-1)

WHEREAS, the City occasionally initiates an amendment to the Zoning Ordinance in order to clarify provisions of the Zoning Ordinance or to reflect current conditions in the City and to comply with state law; and

WHEREAS, the City is proposing to repeal and replace Chapters 17.04, Residential Zoning Districts, and Chapter 17.08, Commercial Zone Lane Use and Permit Requirements and replace with Chapter 17.04, Residential Zoning Districts, Chapter 17.07, Mixed-Use Zoning Districts, Chapter 17.08, Commercial Zoning Districts, Section 17.16.142, Residential Open Space Requirements, and Chapter 17.30, Design Standards; and

WHEREAS, the purpose of the proposed amendments is to comply with the Housing Accountability Act, remove subjective design standards, comply with state housing law, comply with the upzoning requirements of the City's 6th Cycle Housing Element and 2040 General Plan; and

WHEREAS, the proposed modifications further implement the Goals and Policies of the City's 6th Cycle Housing Element including Housing Element Policy Action H1.3, 6th Cycle RHNA Strategy; Policy Action H2.1, Objective Design Standards; Policy Action H3.1, Variety of Housing Choices; Policy Action H3.8, Remove Development Constraints; Policy Action H5.2, Agricultural and Employee Housing; Policy Action H5.7, Emergency, Transitional and Supportive Housing; Policy Action H5.8, Housing for Persons with Disabilities; and Policy Action H5.10, Residential Care Homes; and

WHEREAS, the Planning Commission held a duly noticed public hearing on March 26, 2026, and adopted Resolution No. 2026-XX recommending the adoption of Zoning Ordinance Amendment 2026-1 to the City Council; and

WHEREAS, on April 20, 2026, the City Council held a duly noticed public hearing to consider the adoption of Zoning Ordinance Amendment 2026-1; and

WHEREAS, the proposed Zoning Ordinance amendments are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines because the proposed amendments will not result in any direct physical change to the City, and any future development projects will be subject to the requirements of CEQA and therefore the proposed amendments are not a project under CEQA and are exempt from further review (CEQA Guidelines, Section 15378).

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF HOLLISTER DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 17.04, Residential Zoning Districts, is hereby repealed in its entirety and replaced with Chapter 17.04, Residential Zoning Districts (Exhibit A), attached to this ordinance and incorporated herein by this reference.

SECTION 2: Chapter 17.08, Commercial Zone Land Use and Permit Requirements, is hereby repealed in its entirety and replaced with Chapter 17.07, Mixed-Use Zoning Districts (Exhibit B) and Chapter 17.08, Commercial Zoning Districts (Exhibit C), attached to this ordinance and incorporated herein by this reference.

SECTION 3: Section 17.16.142, Residential Open Space Requirements is hereby added to the Zoning Ordinance, as attached to this ordinance as Exhibit D and incorporated herein by this reference.

SECTION 4: Chapter 17.30, Design Standards is hereby added to the Zoning Ordinance, as attached to this ordinance as Exhibit E and incorporated herein by this reference.

SECTION 5. SEVERABILITY. If any part of this Ordinance is held invalid for any reason by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance, and the City Council hereby declares that it would have passed the remainder of the Ordinance if such invalid portion thereof had been deleted.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect and be in force thirty (30) days from and after its final passage.

SECTION 7. PUBLICATION. Within fifteen (15) days after passage, the City Clerk shall cause this ordinance to be published in a newspaper of general circulation.

INTRODUCED at a regular City Council meeting on April 20, 2026 and **ADOPTED** as an ordinance of the City of Hollister at a regular City Council meeting on Adoption Date by the following vote:

- AYES:
- NOES:
- ABSTAINED:
- ABSENT:

Roxanne Stephens, Mayor

ATTEST:

APPROVED AS TO FORM:
Lozano Smith Attorneys at Law

Jennifer Woodworth, MMC, City Clerk

Jennifer P. Thompson, City Attorney

I, JENNIFER WOODWORTH, MMC, City Clerk of the City of Hollister, do hereby certify that the attached Ordinance No. Ordinance Number is an original ordinance, or true and correct copy of a City ordinance, duly adopted by the Council of the City of Hollister at a regular meeting of said Council held on Adoption Date, at which meeting a quorum was present.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Hollister on Adoption Date.

Jennifer Woodworth, MMC
City Clerk of the City of Hollister

EXHIBIT A

Chapter 17.04 – Residential Zoning Districts

17.04.010 – Purpose

The purpose of this Chapter is to establish regulations which achieve the following:

- A. Reserve adequate areas for residential living, including spaces for single-family and multi-family dwelling units to provide a variety of housing types within the City.
- B. Ensure that land which is designated for residential uses are developed with residential dwelling units at a density which is consistent with the General Plan.
- C. To preserve existing and new single-family residential neighborhoods.
- D. To ensure adequate light, air, privacy, and open space for each dwelling.

17.04.020 – Residential Zoning Districts

The following residential zoning districts are located within the City of Hollister.

- A. **R-E (Residential Estate) District.** The Residential Estate (R-E) Zoning District is intended to provide for very low intensity residential development on larger parcels located within the City's Sphere of Influence and where parcels are not served by City infrastructure. The R-E Zoning District is consistent with the Residential Estate (RE) land use category of the General Plan which allows 0.2 to 1 dwelling unit per gross acre.
- B. **R-1 (Low Density Residential) District.** The Low Density Residential (R-1) Zoning District is intended for single-family neighborhoods which can include attached and detached single-family dwelling units, duplexes, duets and triplexes. The R-1 Zoning District is consistent with the Low Density Residential (LDR) land use category of the General Plan which allows six (6) to ten (10) dwelling units per gross acre.
- C. **R-MH (Mobile Home Park) District.** The Mobile Home Park (R-MHP) Zoning District is intended to provide land for longer term living, with stays greater than 30 days, in mobile and manufactured homes. This Zoning District is consistent with the Medium Density Residential land use category of the General Plan and allows 11 to 29 dwelling units per gross acre and the West Gateway land use designation.
- D. **R-M (Medium Density Residential) District.** The Medium Density Residential (R-M) Zoning District provides for medium and medium- to high-density multi-family residential development. This can include townhomes, duplexes, duets, apartments, triplexes, and fourplexes and does not allow for new single family

(detached) residential dwellings. The R-M District is consistent with the Medium Density Residential land use category of the General Plan and allows 11 to 29 dwelling units per gross acre.

- E. **R-H (High Density Residential) District.** The High Density Residential (R-H) Zoning District provides for high-density residential development at densities from 30 to 65 dwelling units per gross acre. This category provides opportunities for multi-family, high density residential development. The R-M Zoning District is consistent with the High Density Residential (HDR) land use category of the General Plan.
- F. **R-OTM (The Old Town Medium) District.** The Old Town Zoning Districts (Medium and High) applies to the residential neighborhoods that include the original town of Hollister, as laid out by the San Justo Homestead Association, its early subdivisions, and adjacent older residential areas. Within this district are numerous lots of unusual size and shape, many of which were originally designed to accommodate stables, barns and other outbuildings. In addition, many areas of this district are occupied by a varied mix of residential types and densities. The majority of the housing stock was constructed prior to World War II. Some of the homes in this district are listed in the National Monterey Street Historic District. The Old Town Medium (R-OTM) Zoning District is consistent with the Medium Density Residential land use category of the General Plan with residential development densities from 11 to 29 dwelling units per gross acre. The Old Town Medium District provides for infill development of small lots with attached and detached single family dwellings (which meet density requirements), duplexes, duets, and multi-family dwellings.
- G. **R-OTH (The Old Town High) District.** The Old Town High District is consistent with the description of the land within the R-OTM District, above. The Old Town High (R-OTH) Zoning District is intended for infill development or redevelopment of sites with high density, multi-family residential developments. The R-OTH District consistent with the High Density Residential land use category of the General Plan with 30 to 65 dwelling units per gross acre.
- H. **R-WF (West Fairview Road) District.** The R-WF (West Fairview Road) District establishes zoning regulations for the area defined by the West Fairview Road Specific Plan. The West Fairview Road Specific Plan provides for comprehensive land use, circulation and infrastructure plans, development and design policies, housing strategies and implementation programs for guiding and ensuring the orderly development of the Plan area.

Land Use	R-E	R-1	R-MH	RM	R-OTM	R-H	R-OTH	R-WF
Residential Uses								
Family Day Care	P	P	P	P	P	P	P	P
Medical Services - Hospital	CUP	CUP	NP	NP	NP	NP	NP	NP
Parks and Recreation Facilities	CUP	CUP	NP	CUP	CUP	CUP	CUP	CUP
Public Utility or Safety Facilities	CUP	CUP	NP	CUP	CUP	CUP	CUP	CUP
Religious Assembly	P	P	NP	P	P	P	P	P
Supportive Housing	P	P	P	P	P	P	P	P
Transitional Housing	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶
Schools								
College and University	NP	NP	NP	NP	NP	NP	NP	NP
Primary	CUP	CUP	NP	CUP	CUP	CUP	CUP	CUP
Secondary	CUP	CUP	NP	CUP	CUP	CUP	CUP	CUP
Specialized Education and Training	NP	NP	NP	NP	NP	NP	NP	NP
Vocational and Trade	NP	NP	NP	NP	NP	NP	NP	NP
Telecommunication Facility	NP	NP	NP	NP	NP	NP	NP	NP

Key/Permit Requirements	
P	Permitted use in zoning district. It is the responsibility of the building owner, or lessee to secure any permits or complete tenant improvements to ensure that the use complies with applicable federal, state and local requirements. All new uses require a Zoning Approval prior to occupancy.
ADU	Accessory Dwelling Unit permit.
CUP	Conditional Use Permit required with review by the Planning Commission.
MCUP	Minor Conditional Use Permit required with approval by the Community Development Director with review by the Development Review Committee (DRC).
NP	Not Permitted.

Notes:

- (1) See Chapter 16.17 "Conversion of multifamily rental units" for information on condominium conversion requirements.
- (2) Manufactured and Mobile homes are required to be on a permanent foundation in all residential zoning districts with the exception of homes in the R-MH (Mobile Home Park) District. Mobile and/or manufactured homes must comply with the development standards of the zoning district in which the property is located and the minimum development density identified in the General Plan.

	with CUP	with CUP	with CUP	with CUP	with CUP	with CUP	with CUP
Setbacks							
Front Yard	Residence: 18 Feet Garage: 20 Feet	Residence: 18 Feet Garage: 20 Feet	15 Feet	15 Feet	15 Feet	15 Feet	15 Feet
Side Yard Interior Lot	6 Feet	6 Feet	10 Feet	10 Feet	5 Feet	10 Feet	10 Feet
Side Yard Corner Lot	14 Feet	14 Feet	10 Feet	10 Feet	10 Feet	10 Feet	10 Feet
Rear Yard	20 Feet	15 Feet	15 Feet	10 Feet to property line or if adjacent to an alley, 15 Feet to the centerline	10 Feet to property line or if adjacent to an alley, 15 Feet to the centerline	10 Feet to property line or if adjacent to an alley, 15 Feet to the centerline	10 Feet to property line or if adjacent to an alley, 15 Feet to the centerline
Additional Standards							
Common Usable Open Space	See Section 17.16.142						
Design Standards	See Chapter 17.30						
Landscaping	See Section 17.16.080						
Parking	See Chapter 17.18						

17.04.060 – West Fairview Road (R-WF) Zoning District

- A. **Purpose.** It is the intent of the West Fairview Road Specific Plan to provide for a residential community utilizing a variety of housing types and densities. Regulations for development and improvements within the R-WF Zoning District can be found in the West Fairview Road Specific Plan, adopted by the City Council on February 17 and March 16, 1998, and as amended, as well as in subsection (B) below.
- B. **Development Standards.** Development and improvements within the West Fairview Zoning District shall comply with the adopted Specific Plan, as amended, and the following requirements. The development standards are broken up by size of lot which is based on the average lot size within each development.

Table 17.04-6 West Fairview Road Development Standards

Standard	Large Single-Family	Standard Single-Family	Small Single-Family	Multi-Family
Lot Dimensions				
Minimum Lot Size	20,000 Sq. Ft.	6,000 Sq. Ft.	5,000 Sq. Ft.	N/A
Setbacks				
Front	25 ft.	18 ft., 20 ft. to garage, 20 ft. average	15 ft. to structure, 20 ft. to garage	15 Feet
Side Interior Lot	10 Feet	6 Feet	5 Feet	10 Feet
Side Corner Lot	15 Feet	15 Feet	15 Feet	10 Feet
Rear	25 ft.	15 ft., 20 ft. average	15 ft.	10 Feet
Coverage				
Site Coverage	30% maximum	40% maximum	50% maximum	50%
Height				
Height Limits	30 Feet	30 Feet	30 Feet	40 Feet
Accessory Structure Height	16 Feet	16 Feet	16 Feet	16 Feet
Other Standards				
Parking Required	2 Car garage (3 car garage maximum)	2 Car Garage	2 Car Garage	Chapter 17.18
Landscaping	See Specific Plan			
Common Usable Open Space	See Section 17.16.142			

EXHIBIT B

Chapter 17.07 – Mixed-Use Zoning Districts

17.07.010 – Purpose

The purpose of this Chapter is to establish regulations which achieve the following:

- A. Provide space within the City that promotes mixed-use developments to provide commercial uses and services to meet the needs of the residents in the surrounding area.
- B. Ensure high standards of site planning and landscape design for mixed-use developments.
- C. Ensure that new structures, redevelopment of an existing structure, or projects located within the West Gateway, Downtown Mixed-Use, and Neighborhood Mixed-Use Zoning Districts provide both commercial and residential uses on one property or development to support the needs of the City and ensure that housing is constructed to meet the City's Regional Housing Needs Assessment and provide a mix of house types for the community.
- D. Ensure that the residential portion of new mixed-use or redeveloped structures comprises at least 50 percent of the floor area of all uses combined and meet the required residential density of the land use in the General Plan and Zoning Ordinance
- E. Ensure projects are designed so that they do not create noise, traffic or privacy impacts on adjacent residential properties.

17.07.020 – Mixed-Use Zoning Districts

The following mixed-use zoning districts are located within the City of Hollister.

- A. **DMU (Downtown Mixed-Use) District.** The Downtown Mixed-Use (DMU) Zoning District provides for a vertical or horizontal combination of commercial and residential uses around the central core of the community. The designation is intended to encourage ground floor, pedestrian friendly, retail sales and service uses with upper floors of office and residential uses. The DMU District is a unique destination with restaurants, theaters, boutique retail, neighborhood convenience stores, specialty stores, medical and dental offices, and residential uses. New projects or the redevelopment of existing structures shall include a mixture of commercial and high-density residential uses with at least 50 percent of the total floor area to be dedicated to residential space. The DMU Zoning District is

consistent with the Downtown Commercial and Mixed Use (DMU) land use category of the General Plan which allows 30 to 125 dwelling units per gross acre.

- B. **NMU (Neighborhood Mixed-Use) District.** The Neighborhood Mixed-Use (NMU) Zoning District provides for pedestrian-oriented commercial uses of low intensity and of a neighborhood character which serves the convenience commercial and service needs of nearby residents. New projects or the redevelopment of existing structures shall include a mixture of commercial and high-density residential uses with at least 50 percent of the total floor area to be dedicated to residential space. The NMU Zoning District is consistent with the Mixed-Use Commercial and Residential (MU) land use category of the General Plan which allows 30 to 65 dwelling units per gross acre.

- C. **NG (North Gateway) District.** The North Gateway (NG) Zoning District is intended to encourage large-scale retail commercial uses, office park, and service-oriented businesses along the north entrance to Hollister along the Highway 25 and San Felipe Road corridors. The North Gateway District provides an opportunity for the assembly of larger parcels for the development of larger retail commercial, mixed-use and/or office park uses on an entry boulevard to the City that is not available in most other commercial Zoning Districts in Hollister. Mixed-uses are allowed within this Zoning District but are not required. The NG Zoning District is consistent with the North Gateway Commercial (NG) land use category of the General Plan which allows 30 to 65 dwelling units per gross acre. Development within the NG must also conform to the design guidelines for Special Planning Areas in the General Plan.

- D. **WG (West Gateway) District.** The West Gateway (WG) Mixed-Use Zoning District provides for a series of parcels with neighborhood commercial and multifamily residential uses as a retail-oriented entry boulevard at the west entrance to the city of Hollister near the San Benito River. The designation is intended to provide convenience services to regional traffic on Highway 156, encourage community shopping, retail and offices with medium to high density residential uses. New projects or the redevelopment of existing structures shall include a mixture of commercial and high-density residential uses with at least 50 percent of the total floor area to be dedicated to residential space. The WG Zoning District is consistent with the West Gateway Mixed Use (WG) land use category and the West Gateway Special Planning Area of the General Plan which allows 30 to 65 dwelling units per gross acre. Development within the WG must also conform to the design guidelines for Special Planning Areas in the General Plan.

17.07.030 – Land Uses and Permit Requirements

Table 17.08-1 identifies the permitted and conditionally permitted uses of land for each commercial zoning district within the City.

Table 17.07-1 – Mixed-Use Land Uses and Permit Requirements

Land Use	DMU	NMU	NG	WG
Commercial Uses				
24 Hour Operations	CUP	CUP	CUP	CUP
Alcohol Sales (Retail)	CUP	CUP	CUP	CUP
Ambulance Services	CUP	MCUP	MCUP	MCUP
Ancillary Deli or Café	P	P	P	P
Animal Kennels or Boarding	NP	CUP	CUP	CUP
Animal Sales and Services	NP	P	MCUP	P
Animal Veterinary Clinics and Hospitals	CUP	MCUP	MCUP	MCUP
Artists' Studios	P	P	P	P
Automated Teller Machine	MCUP	MCUP	MCUP	MCUP
Bail Bonds	CUP	NP	CUP	NP
Bars and Night Clubs	CUP	CUP	CUP	CUP
Bed and Breakfast Inns	CUP	CUP	CUP	CUP
Building Material Store Indoor	P	P	P	P
Ancillary Outdoor Storage/Display	P	CUP	CUP	CUP
Business Support Services	P	P	P	P
Catering Services	P	P	P	P
Commercial Filming	P	P	P	P
Commercial Recreation Minor	MCUP	MCUP	MCUP	MCUP
Major	CUP	CUP	CUP	CUP
Outdoor	CUP	CUP	CUP	CUP
Donation Kiosk	NP	MCUP	MCUP	MCUP
Drive-Thru Service and Sales	CUP	CUP	CUP	CUP
Equipment Sales, Services, and Rentals – Indoor	NP	P	P	P
Farm Equipment Sales and Supplies – Indoor	NP	P	P	P
Financial Services	P	P	P	P
Fuel and Ice Dealers	NP	CUP	CUP	CUP
Funeral Services	CUP	CUP	CUP	CUP
Hotels and Motels	CUP	CUP	P	CUP
Laundries and Dry-Cleaning Plants	CUP	CUP	CUP	CUP

Land Use	DMU	NMU	NG	WG
Laundromat	NP	P	P	P
Live Entertainment (Excluding Adult Entertainment)	MCUP	MCUP	MCUP	MCUP
Live-Work Units				
One to Two Units	P	P	NP	P
Three or More Units	MCUP	MCUP	MCUP	MCUP
Nursery	P	P	P	P
Offices				
Business and Professional	P	P	P	P
Office Parks	NP	NP	P	NP
Pawn Shop	NP	CUP	NP	NP
Personal Services	P	P	P	P
Personal Improvement Services	P	P	P	P
Printing and Publishing				
Limited	P	P	P	P
Unlimited	NP	NP	CUP	CUP
Recreational Vehicle Parks ⁽¹⁾	NP	NP	CUP	NP
Recycling Facilities				
Minor	MCUP	MCUP	MCUP	MCUP
Major	CUP	CUP	CUP	CUP
Repair and Maintenance – Consumer Products	CUP	CUP	MCUP	CUP
Research and Development	NP	NP	CUP	CUP
Restaurant				
Restaurant	P	P	P	P
With Drive-Thru or Drive-In	NP	CUP	CUP	CUP
With Outdoor Dining	MCUP	MCUP	MCUP	MCUP
Retail Sales				
Indoor	P	P	P	P
With Outdoor Display and/or Storage	NP	CUP	CUP	CUP
Secondhand or Consignment Stores	P	P	NP	P
Shopping Centers	NP	P	P	P
Tasting Room	P	P	P	P
Tattoo or Body Piercing Parlors	P	P	NP	P
Wholesale Bakery	NP	NP	CUP	NP
Vehicle Related Sales and Services				
Brokerage	P	P	P	P
Car Wash, Detailing	NP	CUP	CUP	CUP
Service Stations	NP	CUP	CUP	CUP

Land Use	DMU	NMU	NG	WG
Vehicle Repair Facility ²				
Minor	NP	NP	MCUP	CUP
Major	NP	NP	CUP	CUP
Vehicle Sales ³				
Indoors	MCUP	P	P	P
Outdoors	NP	NP	CUP	NP
Vehicle Storage	NP	NP	NP	NP
Public and Semipublic Uses				
Assembly Uses	CUP	CUP	CUP	CUP
Clubs and Lodges	CUP	CUP	CUP	CUP
Cultural Institutions	MCUP	MCUP	CUP	MCUP
Day Care	MCUP	MCUP	MCUP	MCUP
Government Offices	P	P	P	P
Medical Services				
Clinics and Laboratories	P	P	P	P
Extended Care	CUP	CUP	CUP	CUP
Hospital	NP	CUP	CUP	CUP
Park and Recreation Facilities	CUP	CUP	CUP	CUP
Public Safety Facilities	MCUP	MCUP	P	MCUP
Religious Assembly	CUP	CUP	CUP	CUP
Residential Uses				
Caretaker and Employee Housing	P	P	P	P
Community Care Facility				
6 or Fewer	P	P	P	P
7 or More	CUP	MCUP	MCUP	MCUP
Emergency Shelter	NP	CUP	P	P
Family Day Care	P	P	P	P
Mixed-Use Development	P	P	P	P
Multifamily	P	P	P	P
Single-Family Detached	NP	NP	NP	NP
Single-Family Attached	P	P	P	P
Single Room Occupancy	P	P	P	P
Supportive Housing	P	P	P	P
Transitional Housing	P	P	P	P
Telecommunications				
Telecommunication Facilities	See Chapter 17.22			
Cannabis Facilities				
Cannabis Cultivation	NP	NP	CUP	CUP
Cannabis Delivery	NP	NP	CUP	CUP
Cannabis Dispensary	NP	NP	CUP	CUP
Cannabis Distribution	NP	NP	CUP	CUP
Cannabis Manufacturing	NP	NP	CUP	CUP

Land Use	DMU	NMU	NG	WG
Cannabis Nursery	NP	NP	CUP	CUP

Key/Permit Requirements	
P	Permitted use in zoning district. It is the responsibility of the building owner, or lessee to secure any permits or complete tenant improvements to assure that the use complies with applicable federal, state and local requirements. All new uses require a Zoning Approval prior to occupancy.
CUP	Conditional Use Permit required with review by the Planning Commission
MCUP	Minor Conditional Use Permit required with approval by the Community Development Director with review by the Development Review Committee (DRC).
NP	Not Permitted

Notes:

- (1) Recreational Vehicle parks shall be sited at least 500 feet from State Highway 25 or San Felipe Road.
- (2) Allowed subject to-the following requirements:
 - (a) The operation shall be contained within an enclosed building. Roll-up doors shall be oriented away from public streets and screened from public use area on adjoining properties.
 - (b) Storage of automobiles for repair or service shall be within an enclosed building or concealed by an attractive masonry garden wall or similar vegetative screen. The use of a cyclone fence with wood slats or barbed wire shall be prohibited.
 - (c) Visible off-street parking shall be limited to a 20-minute loading zone for customer pick-up/drop off and employee parking.
 - (d) The facility shall not share a boundary with property located in a Residential Zoning District or a hotel/motel.
 - (e) The cumulative area of the auto-related uses shall not constitute more than 20 percent of the uses on an interior street or lot ten percent of the uses in the North Gateway Zoning District.
- (3) Outdoor vehicles sales shall not be permitted within the Downtown Hollister Historic District or the Monterey Street Historic District.

17.07.040 – Development Standards

Table 17.07-2 identifies the development standards for all mixed-use zoning designations.

Table 17.07-2 – Mixed-Use Development Standards

Development Regulation	DMU	NMU	NG	WG
Height				
Maximum Height	75 Feet	50 Feet ¹	50 Feet ¹	50 Feet ¹
Density				
Density	30 -125 DU/A	30-65 DU/A	30-65 DU/A	30-65 DU/A
Floor Area Ratio (FAR)				
Maximum FAR	3.0	3.0	2.0	3.0
Minimum Landscaping³				
Parcels less than 15,000 sq. ft.	0%	10%	10%	10%
Parcels 15,001 sq. ft. or more	0%	5%	5%	5%
Additional Standards				
Common Usable Open Space	See Section 17.16.142			
Design Standards	See Sections 17.30.040 and 17.30.050			
Landscaping	See Section 17.16.080			
Parking	See Chapter 17.18			

Notes:

- (1) Structures shall not intercept a 45-degree inclined plane inward from a height of ten feet above existing grade at a residential district boundary line. Single story structures and ground level parking may encroach a maximum of five feet into required side and rear yards.
- (2) Up to 20 percent of the required landscaping can be credited from outdoor seating areas and shaded dedicated pedestrian walks through parking areas.

EXHIBIT C

Chapter 17.08 – Commercial Zoning Districts

17.08.010 - Purpose

The purpose of this Chapter is to establish regulations which achieve the following:

- A. Ensure new commercial development and redevelopment enhances the surrounding area as well as the City.
- B. Ensure high standards of site planning and landscape design for commercial developments.
- C. Provide adequate space within the City to allow for small-scale and large-scale retail and services to meet the needs of the City's residents.
- D. Ensure adequate parking to support all uses within a building or center.

17.08.020 – Commercial Zoning Districts

The following commercial zoning districts are located within the City of Hollister.

- A. **CO (Commercial Office) District.** The Commercial Office (CO) Zoning District is intended for commercial areas characterized by administrative, executive, medical, dental, and business offices, and similar uses. The CO Zoning District is consistent with the General Commercial land use category of the General Plan.
- B. **GC (General Commercial) District.** The General Commercial (GC) Zoning District provides for a variety retail, service and automotive services to provide for the residents of the City. The GC Zoning District is consistent with the General Commercial land use category of the General Plan.

17.08.030 – Land Uses and Permit Requirements

Table 17.08-1 identifies the permitted and conditionally permitted use of land for each commercial zoning district within the City.

Table 17.08-1 Commercial Land Uses and Permit Requirements

Land Use	CO	GC
Commercial Uses		
24 Hour Operations	CUP	CUP
Adult Entertainment Establishment	NP	NP

Land Use	CO	GC
Alcohol Sales (Retail)	NP	CUP
Ambulance Services	CUP	CUP
Ancillary Deli or Café	CUP	P
Animal Kennels or Boarding	NP	APR
Animal Sales and Services	NP	APR
Animal Veterinary Clinics and Hospitals	CUP	CUP
Artists' Studios	APR	P
Automated Teller Machine	APR	APR
Bail Bonds	NP	CUP
Bars and Night Clubs	NP	CUP
Bed and Breakfast Inns	CUP	CUP
Building Material Store		
Indoor	NP	P
Ancillary Outdoor Storage/Display	NP	CUP
Business Support Services	CUP	P
Catering Services	NP	P
Commercial Filming	P	P
Commercial Recreation		
Minor	APR	APR
Major	CUP	CUP
Outdoor	CUP	CUP
Donation Kiosk	NP	APR
Drive-Thru Service and Sales	NP	CUP
Equipment Sales, Services, and Rentals – Indoor	NP	P
Farm Equipment Sales and Supplies – Indoor	NP	P
Financial Services	P	P
Fortunetelling	P	P
Fuel and Ice Dealers	NP	CUP
Funeral Services	CUP	CUP
Hotels and Motels	NP	P
Laundries and Dry-Cleaning Plants	CUP	CUP
Laundromat	NP	P
Live Entertainment (Excluding Adult Entertainment)	NP	MCUP
Nursery	NP	P
Offices		
Business and Professional	P	P
Office Parks	NP	NP
Pawn Shop	NP	CUP
Personal Services	P	P
Personal Improvement Services	P	P

Land Use	CO	GC
Printing and Publishing Limited Unlimited	APR NP	P CUP
Recycling Facilities Minor Major	APR CUP	APR CUP
Repair and Maintenance – Consumer Products	APR	APR
Research and Development	NP	NP
Restaurant Restaurant With Drive-Thru or Drive-In With Outdoor Dining	CUP NP NP	P CUP APR
Retail Sales Indoor With Outdoor Display and/or Storage	P NP	P CUP
Secondhand or Consignment Stores	NP	P
Shopping Centers	NP	P
Tattoo or Body Piercing Parlors	P	P
Wholesale Bakery	NP	CUP
Vehicle Related Sales and Service		
Brokerage	P	P
Car Wash, Detailing	NP	CUP
Service Stations	NP	CUP
Vehicle Repair Facility ¹ Minor Major	NP NP	P NP
Vehicle Sales Indoors Outdoors	NP NP	P NP
Vehicle Storage	NP	NP
Public and Semipublic Uses		
Assembly Uses	NP	CUP
Clubs and Lodges	CUP	CUP
Cultural Institutions	CUP	CUP
Day Care	MCUP	MCUP
Government Offices	P	P
Medical Services Clinics and Laboratories Extended Care Hospital	P CUP NP	P CUP CUP
Park and Recreation Facilities	CUP	CUP
Public Safety Facilities	P	P

Land Use	CO	GC
Tasting Room	NP	P
Residential Uses		
Caretaker and Employee Housing	CUP	CUP
Emergency Shelter	NP	CUP
Telecommunications		
Telecommunication Facilities	See Chapter 17.22	
Cannabis Facilities		
Cannabis Cultivation	NP	NP
Cannabis Delivery	NP	NP
Cannabis Dispensary	NP	NP
Cannabis Distribution	NP	NP
Cannabis Manufacturing	NP	NP
Cannabis Nursery	NP	NP

Key/Permit Requirements	
P	Permitted use in zoning district. It is the responsibility of the building owner, or lessee to secure any permits or complete tenant improvements to assure that the use complies with applicable federal, state and local requirements. All new uses require a Zoning Approval prior to occupancy.
CUP	Conditional Use Permit required with review by the Planning Commission
MCUP	Minor Conditional Use Permit required with approval by the Community Development Director with review by the Development Review Committee (DRC).
NP	Not Permitted

Notes:

(1) Allowed subject to-the following requirements:

- (a) The operation shall be contained within an enclosed building. Roll-up doors shall be oriented away from public streets and screened from public use area on adjoining properties.
- (b) Storage of automobiles for repair or service shall be within an enclosed building or concealed by an attractive masonry garden wall or similar vegetative screen. The use of a cyclone fence with wood slats or barbed wire shall be prohibited.
- (c) Visible off-street parking shall be limited to a 20-minute loading zone for customer pick-up/drop off and employee parking.
- (d) The facility shall not share a boundary with property located in a Residential Zoning District or a hotel/motel.

17.04.040 – Development Standards

Table 17.08-2 identifies the development standards for all residential zoning designations.

Table 17.08-2 Commercial Development Standards

Development Regulation	CO	GC
Lot Characteristics		
Lot Size—Minimum	7,500 sq. ft.	7,500 sq. ft.
Lot Width—Minimum	75 ft.	75 ft.
Lot Depth—Minimum	100 ft.	100 ft.
Lot Frontage—Minimum	50 ft.	50 ft.
Setbacks		
Front Yard	10 ft.	0 ft.
Side Yard Interior Lot	0 ft.	0 ft.
Side Yard Corner Lot	10 ft.	0 ft.
Rear Yard	10 ft.	0 ft.
Height		
Maximum Height	30 ft.	50 ft.
Lot Coverage		
Maximum FAR	0.3	2.0
Minimum Landscaping²		
Parcels less than 15,000 sq. ft.	5%	10%
Parcels 15,001 sq. ft. or more	5%	5%
Additional Standards		
Design Standards	See Chapter 17.30	
Landscaping	See Section 17.16.080	
Parking	See Chapter 17.18	

Notes:

- (1) Structures shall not intercept a 45-degree inclined plane inward from a height of ten feet above existing grade at a residential district boundary line. Single story structures and ground level parking may encroach a maximum of five feet into required side and rear yards.
- (2) Up to 20 percent of the required landscaping can be credited from outdoor seating areas and shaded dedicated pedestrian walks through parking areas.

EXHIBIT D

17.16.142 – Residential Open Space Requirements

- A. **Definitions.** For the purposes of this Section, the following definitions shall apply.
1. **Common Open Space.** Common open space shall refer to a centralized, contiguous area that is improved for passive or active open space with a plan for encouraging community interaction. Common open space may include indoor recreation facilities, such as a gym or pool; rooftop gardens; basketball or play courts; or landscaped areas which are accessible to all residents of the development. Common open space is required to be privately maintained. Landscaping and walkways between buildings and parking areas shall not be included as common open space.
 2. **Minor Amenity.** Minor amenities are small-scale indoor or outdoor area(s) which provide recreational opportunities for the residents of smaller scale multi-family developments. Minor amenities include children's play areas; picnic and barbeque areas; multi-use play areas; a spa or sauna; common remote workspace offices; common commercial shared kitchen; or similar smaller-scale amenities.
 3. **Major Amenity.** A major amenity is required to provide recreational opportunities for larger residential developments. Major amenities are intended to provide community gathering areas and include, but are not limited to recreation buildings; swimming pools with eating areas (indoor or outdoor); play courts such as tennis, baseball, and handball courts; gyms; child care facilities; community gardening spaces; gathering spaces which may be located on a rooftop, outside, or inside the building and must include a minimum of three of the following: garden space, commercial kitchen or BBQ areas with eating spaces, workspace areas for remote work, opportunities for play, common seating areas for relaxing or conversations, fire pits, or similar spaces which provide space for residents to work, play or relax; and other amenities appropriate to serve the residents as determined by the city to foster a sense of place and community.
 4. **Private Open Space.** Private open space shall refer to area which is accessible only to the residents of a single unit. Private open space can include decks, balconies, porch areas, and roof gardens in addition to private rear yards at ground level. Private open space at ground level shall have no dimension of less than ten feet. Private open space in the form of a balcony or roof garden shall have no dimension of less than six feet. Private open space shall not include enclosed side yards with dimensions of less than ten feet, unenclosed side yards, or front yards.

- B. **R-E and R-1 Open Space Requirements.** The following requirements apply to developments in the Residential Estate (R-E) and Low Density Residential (R-1) Zoning Districts:
1. **Private Open Space.** 1,000 sq. ft. at ground level at the same grade (excluding retaining walls) per unit.
 2. **Common Open Space.** Common open space is not required in the R-E or R-1 Zoning Districts. However, the requirement for private open space may be reduced to zero if common open space is provided which is equal to 1,000 sq. ft. per dwelling unit.
- C. **All other Single-Family and Duplexes.** All other properties, other than those in the R-E or R-1 Zoning Districts, which include attached or detached single-family dwellings(s), duplexes, or duets (both existing and proposed) shall conform to the following requirements:
1. **Private Open Space.** 1,000 sq. ft. at ground level at the same grade (excluding retaining walls) per unit.
 2. **Common Open Space.** Common open space is not required for single family attached, single family detached, duplex, or duet development. However, the requirement for private open space may be reduced to zero if common open space is provided which is equal to 1,000 sq. ft. per dwelling unit.
- D. **DMU Zoning District.** Multi-family residential or mixed-use developments located within the Downtown Mixed-Use (DMU) Zoning District are subject to the following requirements:
1. **Objective Design Standards.** The design of any project within the DMU shall follow the City's adopted Objective Design Standards (ODS) which includes requirements for the location and design of private and common open space; however, no specific square footage of private or common open space is required within the DMU.
 2. **Common Open Space.** Multi-family residential developments with 26-200 dwelling units are required to provide one (1) major amenity which is available to all residents of the development. Developments with 201 or more residential dwellings are required to provide two (2) major amenities. For properties within the DMU, there is no minimum area (square footage) required to be dedicated to a major amenity.
- E. **Small-Scale Multi-Family Developments.** Multi-family developments with ten (10) or fewer residential dwelling units (excluding Accessory Dwelling Units) shall conform to the following requirements:

1. **Private Open Space.** Each dwelling unit shall be provided with a minimum of 250 sq. ft. of private open space if provided at ground level or a minimum of 64 sq. ft. of open space if provided in the form of a balcony.
 2. **Common Open Space.** Not required.
- F. **All Other Multi-Family Developments.** The following open space requirements are provided for all other multi-family residential developments, which were not included in any Section above and have more than 11 dwelling units.
1. **Private Open Space.** Each dwelling unit shall be provided with a minimum of 64 sq. ft. of private open space.
 2. **Common Open Space.** Common open space shall be provided in the amount necessary to facilitate the inclusion of amenities for the multifamily development as described below:
 - a. **Minor Amenities for Developments with 11 - 25 Multi-Family Units.** Multi-family developments with 11 to 25 dwelling units are required to provide a minor amenity within a common open space. These developments must have a minimum of 400 sq. ft. of common open space to accommodate the minor amenity with a minimum dimension of 15 feet.
 - b. **Major Amenities for Developments with 26 or More Multi-Family Units.** For projects which contain between 26-200 multi-family dwelling units, a minimum of one major amenity shall be provided. Two major amenities shall be provided for projects with 201 or more units.
- G. **Mobile Home Park.** The following open space requirements are required for all mobile and/or manufactured home developments which are zoned Mobile Home Park (R-MH) Zoning District:
1. **Private Open Space.** Each dwelling unit shall be provided with a minimum of 100 sq. ft. of private open space. Parking spaces are not counted towards the required open space.
 2. **Common Open Space.** Common open space shall be provided in the amount necessary to facilitate the inclusion of amenities for the development as described below:
 - c. **Minor Amenities for Developments with 25 or Fewer Units.** Manufactured home/mobile home developments with 25 or fewer dwelling units are required to provide a minor amenity within a common open space. These developments must have a minimum of 400 sq. ft. of common open space to accommodate the minor amenity with a minimum dimension of 15 feet.

- d. **Major Amenities for Developments with 26 or More Units.** For projects which contain between 26-200 dwelling units, a minimum of one major amenity shall be provided. Two major amenities shall be provided for projects with 201 or more units.

- G. **Mixed Housing Type Development.** For projects which include a mixture of unit types, each unit type shall be provided with the required private and common open space for each type of unit as discussed above. For projects which include multi-family dwelling units in addition to single-family or duplexes, any required common open space may be provided as space in a dedicated park land area pursuant to Chapter 16.55 and dedicated to the city for maintenance purposes as deemed appropriate by the city. Where the number of units requires a major or minor amenity, the amenity shall also be provided within the development.

- H. **Mixed-Use Development.** For the purposes of this chapter, mixed-use development shall follow the standards for All Other Multi-family Developments, described in Subsection (F) for the residential units within the project.

- I. **Park Dedication and Fees.** All requirements of Chapter 16.55 Park and Recreation Area Dedication and Fees must be met.

EXHIBIT E

17.30 Design Standards

17.30.010 Purpose

The purpose of this Chapter is to establish objective design standards to guide the design of new residential developments in the City to:

- A. Promote visual interest in the City's residential developments.
- B. Ensure projects enhance their sites and the surrounding area.
- C. Ensure multi-family dwellings are designed for activation of the street on which they are located.
- D. Enhance the architectural character and scale of neighborhoods.
- E. Enhance the visual quality of the City through well designed projects.
- F. Encourage the development of neighborhoods that provide a high-quality living environment.
- G. Enhance property values within the City.

17.30.020 Design Standards for Single Family Detached and Duets

The following design standards shall apply to the new construction of single family detached and duets dwelling units (as defined under 17.02.020, Definitions), on any lot where these uses are a permitted or conditionally permitted use. For properties which are located within the Old Town Zoning District, all development shall conform to the guidelines included in Section 17.04.050, Old Town Zoning District Supplemental Design Standards, of the Zoning Ordinance. Where any design standards in the Zoning Ordinance conflict with the design standards established by this Chapter, this Chapter shall prevail.

- A. **Development Standards.** All new construction shall conform to the requirements for development standards (height, setbacks, lot coverage, lot dimension, etc.) for the Zoning District in which they are located.
- B. **General Site Planning.** All new residential developments shall incorporate the following:
 - 1. All residential developments shall contain a minimum of four distinct architectural styles of any type (including but not limited to craftsmen, bungalow, ranch, Mediterranean, mission, etc.) that are visually different from one another and include varying design elements. A minimum of 80%

of the following design elements shall vary between units to qualify as a change in architectural style for the purpose of this section:

- i. Window style and materials
 - ii. Door style, shape, and materials
 - iii. Inclusion of or change in style, material, and size of porches and balconies
 - iv. Shutters or other decorative elements
 - v. Change in trim size around windows
 - vi. Change in accent and body materials and colors
 - vii. Roof Pitch or Form
 - viii. Inclusion or change in structural design elements such as archways or columns
 - ix. Height of structure
 - x. Change in location of front door
2. An architectural design shall have a minimum of three different unit designs in between before it is repeated along any continuous row of housing or along the same street block. An intersecting street may be counted as one unit when determining spacing of units of the same design. Houses with identical building elevations shall not be located directly across the street from each other.
 3. Sidewalks shall be located on both sides of the street throughout the development.

C. **Main Elevation Articulation.** The main elevation of a dwelling unit shall be the elevation which faces the sidewalk and street access to the home. Where a unit faces more than one street, the main elevation shall be considered on the street where the unit is addressed. The design of this elevation shall comply with the following:

1. The second floor shall be set back a minimum of five (5) feet from the first floor front wall of the house for at least 50 percent of the width of the structure, unless the elevation plane is broken up through the use of a porch or similar architectural element which comprises a minimum of 50 percent of the width of the structure.
2. For buildings in which the main elevation has a length of 50 feet or greater, for each interval of at least 50 feet of building length, there shall be a plane break along the façade composed of an offset of at least five (5) feet in depth by 25 feet in length.
3. Include at least two exterior building materials (one may be used as an accent or base) and may include, but are not limited to, wood or simulated wood boards, brick, stucco, shingle siding, stone, rock, tile or other accent material. Trim does not count towards the two-material requirement.

4. Design elements and detailing, such as base materials, trim, window treatments, trim detailing, etc., shall be continued completely around the structure where visible from the right-of-way.
5. All accent materials or enhanced materials shall be terminated at an interior corner.
6. Where a porch is provided on a main elevation, it shall be covered.

D. **Garages and Paving.** Parking areas, front yard paving and garages shall conform to the following.

1. All garages are encouraged to be setback a minimum of five feet from the primary front façade of the residence. In no case shall the garage be set back less than two (2) feet from the main wall of the house.
2. Garages shall be designed so that they do not occupy more than 50 percent of the length of the front elevation.
3. Residential developments of 11 or more dwelling units shall have variation in garage placements. Garage placements shall vary in location and depth or in orientation (such a side-facing or detached rear garages), with no more than 50 percent of garages placed at the minimum setback within the development.
4. Three-car garages shall not be allowed on lots with widths of less than 60 feet unless the garage is detached and recessed behind the residence.

E. **Street Facing, Non-Main Elevation.** For houses where a side elevation faces a street, the following shall be incorporated into the design of the side wall which faces the street.

1. No plane of any floor shall be greater than 30 feet without a plane break of at least two (2) feet.
2. Design elements and detailing, such as base materials, trim, window treatments, trim detailing, etc., shall be continued completely around the structure where visible from the right-of-way.
3. All accent materials or enhanced materials shall be terminated at an interior corner.

F. **Entryway.** All entryways shall be oriented to the street and shall incorporate at least three of the following:

1. The entryway shall be recessed at least 2 feet from the building façade to create a porch or a landing area.

2. The entryway shall be designed with an overhead projection of at least 6 inches, such as a gable roof, covered porch, or other architectural design feature, so as to distinguish the front door from the rest of the building façade.
 3. The entryway shall be clearly marked with a side light window panel, adjacent windows (located within 3 feet of the door), or a door with a window.
 4. The entryway shall be raised or lowered at least one stair step from the pedestrian pathway.
 5. A paved path of travel between 3 to 6 feet in width from the sidewalk or the right-of-way directly to the entrance is provided.
 6. Change in exterior building materials at or around the entry to include at least two building materials that include, but are not limited to, wood, brick, cement board, stucco, tile, or other accent material.
- G. **Roofline.** For the main elevation of any house the roofline shall be articulated by incorporating a minimum of two of the following:
1. A break in façade plane of a minimum of 6 inches in depth that is carried up the roofline.
 2. Any form of roofline modulation such as a step back, height variation, or multiple forms.
 3. Change in roof pitch or type (such as gable, shed, flat) on one elevation.
 4. An uncovered balcony or deck on the second floor.
- H. **Windows and Doors.** All windows and doors shall conform to the following:
1. All windows on one elevation shall match with respect to operating type, design, color, trim style, and the use of grids.
 2. Windows shall be either recessed from the main wall of the house or shall have trim surrounding the window.
- I. **Paved Pathway to Side Yards with a Gate.** A paved pathway shall be provided from all gated side yards to the sidewalk. The paved area may include a driveway, but other than a driveway the paved pathway shall be a minimum of four feet and a maximum of 6 feet wide.
- J. **Maximum Front Setback Coverage.** No more than 50% of the front setback area may contain hardscape, including the allowed driveway for garages pursuant to

Chapter 17.18, Pedestrian, Bicycle, Parking and Loading Standards. Driveway width shall be a minimum of 12 feet, and a maximum of 20 feet for a two-car garage or 30 feet for a three-car garage.

- K. **Mechanical Equipment.** All mechanical and utility equipment shall be screened from view from the street through a combination of wall or fencing and landscape plant materials sufficient to screen the height and width of the equipment.

17.30.030 - Design Standards for Downtown Mixed-Use

The design standards within this Chapter do not apply to multi-family and mixed-use projects located within the Downtown Mixed-Use (DMU) Zoning District. For multi-family and mixed-use projects located within the DMU, projects are required to follow the Downtown Mixed-Use Zoning District Objective Design Standards which were adopted by the City Council (Resolution No. 2026-XX, or as amended).

17.30.040 - Multi-Family Projects

The following design standards shall apply to the new construction of all multi-family developments (as defined by Section 17.68, Definitions), with the exception of projects located within the DMU. Where any design standards in the Zoning Ordinance conflict with the design standards established by this Chapter, this Chapter shall prevail.

- A. **Development Standards.** All new construction shall conform to the requirements for development standards (height, setbacks, lot coverage, lot dimensions, etc.) for the Zoning District in which they are located.
- B. **Street Activation.** Residential buildings shall be designed to provide a connection to and enliven the street and shall include the following:
1. All ground-level units shall include an individual entry, porch, patio, or terrace.
 2. A minimum of 50% of upper-story units shall include a balcony or terrace.
 3. Ground-floor windows shall not be opaque or tinted.
 4. Where residential units are designed as townhomes or rowhomes, each individual unit shall be distinguished from one another. This may be accomplished through the use of at least three of the following:
 - a. Change in the average wall plane of at least five (5) feet in depth (measured by absolute value in the case of projections from the wall plane in both directions). This shall include a change in the wall plane at the point of shared connection between adjacent units of no less than 2 feet in depth and 5 feet in width.

- b. Change in roof form, as described in 1730.020 F.
 - c. Change in color scheme of adjacent units. A color scheme shall not be repeated more than once every six (6) units.
 - d. Change in architectural styles, of any type (including but not limited to craftsmen, bungalow, ranch, Mediterranean, mission, etc.) that are visually different from one another and include varying design elements. A minimum of 80% of the following design elements shall vary between units to qualify as a change in architectural style for the purpose of this section:
 - i. Window Style and materials
 - ii. Door style, shape, and materials
 - iii. Inclusion of or change in style, material, and size of porches and balconies
 - iv. Shutters or other decorative elements
 - v. Change in trim size around windows
 - vi. Change in accent and body materials and colors
 - vii. Roof Pitch or Form
 - viii. Inclusion or change in structural design elements such as archways or columns
 - ix. Height of structure
 - x. Change in location of front door
 - e. Change in at least 50% of the type of exterior materials on each dwelling unit. Trim does not count as an additional material for the purposes of this section.
5. The maximum length of any blank wall plane with no articulation shall be limited to 20 feet.
6. Parking and/or garages shall be oriented towards the rear of the building, away from the main street.
7. Where a site has multiple access to more than one street, parking and access shall be located at the street with the lower traffic volume, as measured by the City's General Plan.
8. Provide landscaping as a transition between the building and the street to include street trees and planters, small landscaped areas, or plazas. Landscaping shall be incorporated for a minimum of 80% of the depth of the setback between any building and the street. For the purposes of this section, landscaping may include pedestrian pathways, however, pedestrian pathways may not exceed 60% of the overall landscaped area.

Landscaping shall not include streets, driveways, parking lots, or other vehicle access areas.

C. **Building Articulation.** Building facades that face a public street, alley or any other publicly accessible space (whether publicly or privately owned) shall be articulated as follows:

1. The ground floor façade shall be articulated with windows, doors, accent colors or materials and changes in plane.
2. For buildings which are three stories in height and greater, the building shall have a clearly defined base, middle, and top and shall include a minimum of two of the following on each floor:
 - a. Covered outdoor areas, alcoves, atriums or landscaping.
 - b. A minimum 18-inch raised planter for at least 10 feet.
 - c. Awnings, trellises, canopies, alcoves, balconies, pilasters, decorative lighting, or window boxes.
 - d. Variation in form and massing.
 - e. Columns, accent walls, architectural detailing.
 - f. Upper floors which are setback from the main wall of the floor below.
3. The second floor shall be set back a minimum of two feet from the first floor for at least 75% of the length of each building elevation which faces a street or pedestrian pathway.

D. **Main Entry.** For buildings in which there is one main entrance to the building located adjacent to a public or privately owned street, the entryway shall incorporate at least four (4) of the following elements:

1. The entryway shall be recessed at least 2 feet from the building facade to create a porch or landing area.
2. A taller mass above the entrance such as a tower or projection from the main wall of the building.
3. Accented by special architectural elements such as columns, moldings, overhanging roofs, change in roofline or major break in the surface wall.
4. Include an overhead projection of at least 6 inches, such as an awning, canopy, landscaped trellis or other architectural design features.

5. The entryway shall be raised or lowered at least one stair step from the pedestrian pathway.
 6. The landing area shall be enhanced with a paving material, texture, pattern, or color that is differentiated from the rest of the building
- E. **Individual Entry.** For buildings in which an entry is provided into each unit adjacent to the street, the entryway shall incorporate at least three (3) of the following elements:
1. The doorway shall be recessed at least 3 inches from the building facade.
 2. The entryway shall be designed with an overhead projection of at least 6 inches, such as an awning or other architectural design features, so as to distinguish the front door from the rest of the building facade.
 3. The entryway shall be clearly marked with a side light window panel, adjacent window (located within three feet of the door), or a door with a window.
 4. The entryway shall be raised or lowered at least one stair step from the pedestrian pathway.
- F. **Windows and Doors.** All windows and doors shall conform to the following:
1. All windows and doors on one elevation shall match with respect to operating type, design, shape, color, trim style and the use of grids.
 2. Window frames shall not be flush against the wall unless a trim is provided around the window.
 3. For rowhouses and townhouses, the doors for each unit shall vary in color and style to clearly distinguish between each residence. Color schemes for each door shall not be repeated more frequently than every six (6) units within any row of townhouses within a line or facing the same direction along a right-of-way, street, or pedestrian pathway.
- G. **Mechanical Equipment.** All ground floor mechanical and utility equipment shall be screened from view from the street through a combination of wall or fencing and landscape plant materials sufficient to screen the height and width of the equipment from any street or pedestrian path. All rooftop mounted equipment shall be screened from view by a parapet wall or other architectural element.

17.30.050 – Commercial Developments

The following development standards are intended to retain Hollister's small-town

character and foster attractive pedestrian-friendly commercial uses and natural surveillance. Key design elements that will be considered when reviewing a commercial development project include:

- A. **Air Emissions.** Restaurant and drive-through businesses shall be situated to avoid odor emissions to existing and undeveloped residential properties.
- B. **Architecture.** A diversity of harmonious but not necessarily uniform architectural styles is encouraged in small-and large-scale developments. Building additions, alterations and accessory structures shall be architecturally compatible with the primary structure.
 - 1. Large unarticulated shapes in building design such as blank walls which face a public right-of-way are prohibited.
 - 2. Four-sided architecture shall be used to provide an attractive façade on all building frontages that face a public entrance to a building, public use area, street or residences.
 - 3. Signs shall be integrated with the design and shall not overwhelm, be out of proportion with, or dominate the project in compliance Chapter 17.20, Signs.
- C. **Connections Between Properties.** Structures, access, and parking areas shall be oriented in a manner that will safely connect pedestrians and vehicles to adjoining properties, buildings and uses. Barriers to pedestrian or vehicle access between lands uses and properties should be removed.
- D. **Fencing/Walls.** Both sides of perimeter walls or fences shall be architecturally treated and compatible with the predominant architectural style of the site. In addition, anti-graffiti mechanisms such as landscaping or graffiti coating will be required on all new perimeter walls and fences.
- E. **Landscaping and Open Design Elements.**
 - 1. Open space areas shall be clustered into larger, landscaped areas rather than distributed into areas of low impact such as at building peripheries, behind structures, or in other areas of little impact to the public view. Landscaping for commercial uses shall be used to define specific areas by helping to focus on entrances to buildings and parking lots, define the edges of various land uses, provide transition between neighboring properties (buffering), and provide screening for loading and equipment areas.
 - 2. Landscaping shall be in scale with adjacent structures and be of appropriate size at maturity to accomplish its intended purpose and maintain accessibility of pedestrian facilities.

3. Landscaping around the base of structures is recommended to soften the edge between the parking lot and the structure. This shall be accented at entrances to provide focus.
 4. Trees shall be located throughout the parking lot and not simply at the ends of parking aisles to provide shade and visual relief. Trees shall be provided throughout the development in accordance with the following:
 - a. Number of Trees. A commercial development shall include at least one tree for every four parking stalls proposed on the site.
 - b. Parking Lot Trees. Parking islands shall be placed throughout the parking lot, with each "finger" of an island separated by no greater than ten parking spaces in any one row of parking. At least one tree shall be placed within each parking island.
 - c. Shade Coverage. Trees shall be planted to provide 40 percent of shade coverage at tree maturity or within five years, whichever comes first.
 5. Landscaping shall be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of concrete curbs.
 6. Vines and climbing plants integrated upon buildings, trellises, covered walkways and walls are strongly encouraged.
 7. Use of potted plants in clay or decorative concrete containers, especially for enhancement of sidewalk shops, plazas, and courtyards, and to soften the hardscape is encouraged.
 8. At maturity, trees shall be able to be trimmed ten feet above ground and shrubs shall be maintained at a height of approximately three feet when visibility is required.
- F. **Lighting.** The design of light fixtures and their structural support shall be architecturally compatible with the principal structure(s) on the site and be pedestrian-oriented and scaled. The following additional standards shall apply to on-site lighting, including lighting of signs, structures, landscaping, plazas, parking, and service areas.
1. **Shields.** Light fixtures installed for all outdoor lighting shall be shielded to confine light spread within the site boundaries and reduce "sky glow" impacts and arranged to prevent horizontal glare or direct illumination on adjoining property or streets. Fixtures shall be consistent with the design and types recommended by the International Dark Sky Association.

2. **Lighting Types.** Install low-or high-pressure sodium or alternative lights recommended by the International Dark Sky Association or a similar organization in all commercial areas. Prohibit mercury vapor utility yard lights or other light fixtures with high-intensity discharge lamps or bulbs, which are not designed to limit or control light direction or which do not shield the light source from view of neighboring residential properties, shall be permitted.
 3. **Vehicle Display.** The City may allow an exception to the prohibition of mercury vapor lights for outdoor display of products such as automobiles where clarity of color is important.
 4. **Architectural Enhancement.** Accent lighting of architectural features is encouraged to highlight building massing and rhythm and enhance the pedestrian environment. Accent lighting shall not be a source of glare, reflected glare, or excessive light, especially when viewed from dwellings, streets, walkways, or open spaces. Neon lighting does not qualify as accent lighting.
 5. **Building Entries.** Building entries with high activity levels shall be illuminated. Appropriate treatments include: bathing entry surfaces with light, allowing the building interior light glow through glazing, or using decorative lighting fixtures to announce entries.
 6. **Service Areas.** Building-mounted down light fixtures, in combination with pole fixtures, are preferred for the illumination of building service areas. Such fixtures do not cause glare or light leakage beyond the service areas.
 7. **Plazas, Walkways, and Paths.** Plazas, walkways, and other pedestrian paths shall be lit by pole or lighting bollard type fixtures that are of a human scale, typically not to exceed 16 feet or 4 feet in height, respectively.
- G. **Outdoor Sales or Display of Merchandise.** All retail businesses allowed by this Chapter shall be operated entirely within an enclosed building, unless where outdoor sales or display is permitted with a Conditional Use Permit or Temporary Use Permit.
1. A solid fence or wall shall be required for all uses requiring a screen. The height of merchandise, materials, and equipment stored or displayed shall not exceed the height of the screening fence or wall. The city planner may require additional screening in highly visible areas and may impose reasonable restrictions on the type of storage or display, or the location of outdoor storage and display areas to avoid adverse visual effects.
- H. **Loading Facilities.** Loading facilities and related service areas must be located away from and screened from view of streets, parks, plazas, and landscaped walkways, and shall generally be located within the interior of the development, whenever feasible.

- I. **Natural Surveillance.** Whenever feasible, design and placement of buildings and other physical features are encouraged to maximize visibility and facilitate natural surveillance from public rights-of-way and other public areas. This includes building orientation, placement of windows, doors, and balconies, building and site entrances and exits, placement of parking, lighting, and refuse containers, placement and type of landscape materials, plazas, and other open space areas, location of walkways, types of walls and fences (including the use of picket, wrought iron, and similar materials to promote visibility when appropriate), and other physical obstructions in a manner that discourages the potential for criminal activity. Graffiti coating shall be required on buildings to discourage graffiti.

- J. **Parking Lots.**
 1. Parking areas are encouraged to be located behind buildings in commercial districts.
 2. Separate vehicular and pedestrian circulation systems shall be a high priority for parking lot design. Pedestrian linkages between uses in commercial developments and to public sidewalks shall be emphasized, including distinct pedestrian access from parking areas in large commercial developments, such as shopping centers.
 3. Parking aisles shall be separated from vehicle circulation routes whenever possible.
 4. Common driveways that provide vehicular access to more than one site are encouraged.
 5. Parking areas shall be separated from structures by either a raised concrete walkway or landscaped strip, preferably both. Situations where parking spaces directly abut structures shall be avoided whenever possible.
 6. Where parking areas are connected, interior circulation shall allow for a similar direction of travel, and parking bays in all areas to reduce conflict at points of connection.
 7. Whenever feasible, locate site entries on side streets in order to minimize pedestrian/vehicular conflicts. When this is not feasible, design the front site entry with appropriately patterned concrete or pavers to differentiate it from the sidewalks.
 8. Parking access points shall be located as far as possible from street intersections so that adequate stacking room is provided. The number of access points shall be limited to the minimum amount necessary to provide adequate circulation.

9. Differential paving shall be required within parking areas for pedestrian crossings through vehicle traffic areas.

K. Screening.

1. Screening for outdoor storage (including waste and recycling receptacle storage) shall be determined by the height of the material or equipment being screened. When allowed, exterior storage shall be confined to portions of the site least visible to public view. Where screening is required, a combination of elements shall be used, including solid masonry walls, berms, and landscaping. Chain link fencing with or without slatting shall not be permitted.
2. Any outdoor equipment, whether on the roof or side of a structure, or on the ground, shall be appropriately screened from public view. The method of screening shall be architecturally integrated with the adjacent structure in terms of materials, color, shape, and size. Where individual equipment is provided, a continuous screen is desirable.
3. When permitted, roll-up doors, vehicle bays, drive-through aisles, car wash entrances/exits, wash stalls, and similar features shall be screened from view of adjacent streets by building orientation or the provision of landscaping, berms, trellises, or low walls that are consistent with the architecture and exterior materials of the building.

L. Shared Parking/Dual-Use. The use of recorded reciprocal parking agreements is encouraged to reduce overall paving requirements if compatible hours of operation or types of use can be proven. Dual use of underutilized seasonal parking areas in commercial centers for plazas, courtyards, and outdoor eating shall be considered during design review.

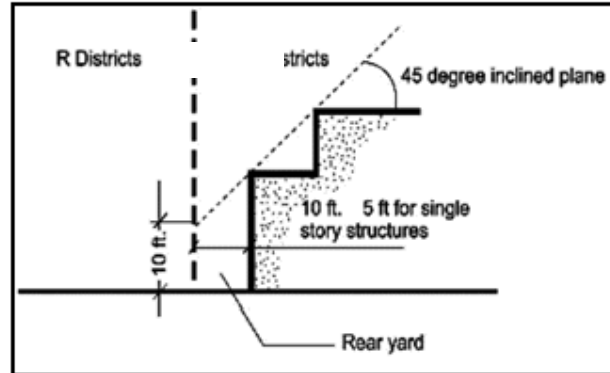
M. Solid Waste. Solid waste and recycling receptacles shall be sited where associated odors and noise will not adversely affect residential use. Receptacles must be screened from residential dwelling units.

N. Utility/Roof-Mounted Equipment. Roof-mounted equipment including antennas, satellite dishes, air conditioners and similar equipment shall be screened from public view by well-designed roof parapets or screened walls to conceal the mechanical equipment. To the extent practical, utilities such as reduced pressure pipes and meters shall be concealed with landscaping and site design.

O. Adjacent Residential. Projects which abut residential development or vacant residential-zoned land shall maintain low profiles to provide a transition between commercial and residential areas. Taller elements of the building shall increasingly step back from adjacent single-family residential zones and include features to provide solar access. Structures shall not intercept a 45-degree inclined plane inward from a height of ten feet above existing grade at a residential district

boundary line. Single-story structures and ground level parking may encroach a maximum of five feet into required side and rear yards.

Figure 17.08-1 – Transition Between Districts



17.30.060- Mixed-Use Developments

Mixed-Use Developments (not located within the DMU Zoning District) shall comply with the requirements of the multi-family design standards (Section 17.30.040) and the commercial design standards (Section 17.30.050).

17.30.070 – Old Town Zoning District Projects

The Old Town Zoning Districts encompass an area that is characterized primarily by buildings constructed before the founding of Hollister in 1876 to just before World War II. The buildings in the area include a variety of architectural styles and range of sizes. They also reflect an integration of income levels and social classes within the neighborhoods. Some of the homes interspersed in the area were constructed after World War II and have a contemporary style. Although these are established neighborhoods, there remain opportunities for infill development within the Old Town zone district. Infill development must complement the scale and architecture of the area. New residential projects located within the Old Town Medium or Old Town High Density Residential Zoning Districts must comply with the following additional standards.

- A. **Single Family Residences.** New single-family residential dwelling units in the R-OTM Zoning District shall be designed so that the project is consistent with the following representative architectural styles of the area: American Foursquare, Craftsman, Gothic Revival, Italianate, Mediterranean Revival, Mission Revival, Neo-Classical Revival, Prairie Style, Queen Anne, Shingle Style, Tudor Revival as shown in Figures 17.04-2 through 17.04-5.

Figure 17.04-2 – American Foursquare, Craftsman and Gothic Revival Architectural Characteristics



American Foursquare- A style popular ca. 1900-1920 distinguished primarily by its boxy design and broad proportions, and often devoid of overt stylistic references.

- * two stories in height
- * hipped roof
- * widely overhanging eaves
- * a central dormer
- * one-story porch spanning the front facade
- * front porch supported by columns w/ filled-in or balustrade railing
- * asymmetrical placement of the front door
- * trimmed with tiled roofs, cornice-line brackets, or other details drawn from Craftsman, Italian Renaissance, or Mission architecture.

Craftsman- A popular style in America ca. 1900-1920, which was greatly influenced by the Arts and Crafts movement.

- * non-symmetrical façade
- * low pitched roof lines
- * gabled or hipped roof
- * widely overhanging eaves with exposed rafters or decorative brackets
- * front porch with tapered square columns supporting the roof
- * gabled dormers or shed dormers
- * double-hung windows or heavily framed casement windows.



Gothic Revival- A style popular ca. 1850-1880

- * pointed arches
- * steeply pitched roofs
- * steep pointed gables with decorative bargeboards
- * octagonal towers, turrets or bays
- * verandas or porches
- * pointed windows with decorative tracery
- * grouped chimneys
- * pinnacles
- * leaded glass
- * quatrefoil and clover-shaped windows



Figure 17.04-3 – Italianate, Mediterranean Revival, and Mission Revival Architectural Characteristics



- Italianate-** A style popular ca. 1850-1880
- * distinctive wide eaves with numerous brackets
 - * gently sloping hipped or gabled roofs
 - * polygonal or square cupola atop the roof
 - * square with boxy proportions
 - * windows have hoodmolds or pediments
 - * bay w/ arched or rounded windows
 - * balconies with balustrades.

Mediterranean Revival- Eclectic design style that was first introduced in the United States around the turn of the nineteenth century, and came into prominence in the 1920s and 1930s.

- * multi-story and based on a rectangular floor plan
- * feature massive primary façades
- * stuccoed wall surfaces,
- * flat or low-pitched terra cotta tile roofs
- * arches & arched or rounded windows
- * scrolled or tile-capped parapet walls
- * articulated door surrounds
- * balconies and window grilles made of wrought iron or wood
- * ornamentation can range from simple to dramatic



- Mission Revival-** An architectural movement that began in the late 19th Century and drew inspiration from the early Spanish missions in California
- * massive walls with broad, unadorned surfaces and limited fenestration
 - * widely projecting eaves
 - * low-pitched clay tile roofs
 - * long, arcaded corridors
 - * piered arches
 - * curved gables
 - * arched or rounded windows

Figure 17.04-4 – Neo-Classical Revival, Prairie Style and Queen Anne Architectural Characteristics



Neo-Classical Revival- Popular style from 1895 through the 1930's, with heavy influence from Greek and Roman Temple design.
* centrally located porch, often two-story
* large, prominent columns with decorative caps supporting the porch roof * cornice detailing, including square blocks (modillions) lining the underside of the roof line.

Prairie Style- A style of American domestic architecture that originated about 1900 to 1920.
* two-story height with wings and/or porches of one story
* integrated with its site to provide a low, horizontal appearance
* the central portion of the house usually higher than the adjacent flanking wings
* exterior walls commonly of light-colored stucco, light-colored brick, or concrete block
* a broad, low-pitched roof
* eaves with a considerable overhang
* series of windows below the roof overhang
* double-hung sashes or tall casement windows, often grouped in sets of two or three



Queen Anne- A style popular ca. 1880-1910 characterized by an irregularity of plan and massing and a variety of surface textures, roofs, and wall projections.
* shingle or clapboard siding sometimes appears above a brick ground story.
* roofs are steeply pitched, usually with a dominant front-facing gable
* cutaway bay windows
* round or polygonal turrets.
* asymmetrical facades w/ wrap-around verandas
* classical architectural details, small scale

Figure 17.04.5 – Tudor Revival and Victorian Architectural Characteristics

Tudor Revival- Tudor revival became especially popular with 1920s suburban homes, loosely based on late medieval prototypes

a medieval English building tradition

- * stucco or masonry veneered walls
- * steeply pitched roof
- * cross-gabled plans
- * false (ornamental) half-timbering



Victorian- Style based on period in history from 1840 to 1900, during which time industrialization brought innovation in architecture. Queen Anne & Italianate are types of Victorian architecture.

- * heavy ornamentation
- * brackets, spindles, decorative shingles
- * round or polygonal turrets.
- * a variety of architectural influences

B. **Garages and Parking.**

1. **Single Family Residence.** Garages for single-family residences shall be set back a minimum of five feet from the front elevation. Detached garages are encouraged.
2. **Alley Access.** Where a property has access from an alley, garages or parking areas (in the case of multi-family developments) shall be oriented away from the street and are required to be located at the rear of the property with access from the alley.
3. **Multi-family.** Parking areas for multi-family developments shall be located behind the dwelling where there is no alley access.