

PALO ALTO CONTEXT-BASED DESIGN CODE

PALO ALTO, CA

Mixed-use and Pedestrian and Transit Oriented Overlay Zones

DESCRIPTION For Palo Alto’s Zoning Ordinance Update, VMWP developed context-based design codes for the California Avenue Pedestrian and Transit-Oriented Overlay Zone and the Palo Alto Mixed-Use Overlay Zone. The Context-Based Design Code incorporates innovative zoning techniques and a “form-based,” design-oriented approach through the development of building and site planning design prototypes. The Context-Based Design Guidelines for the PTOD Overlay District for California Avenue and the Mixed-Use Zoning Regulations provide developers and the city with key guidelines to ensure development meets the needs of Palo Alto.

VISION Create overlay zones that allow for increased density and mixed-use buildings the respond to and enhance existing neighborhood contexts.

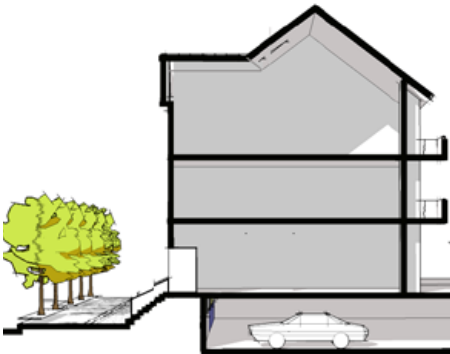
PROJECT REQUIREMENTS Update Palo Alto’s zoning ordinance through overlay zones that allow for mixed-use buildings and increased density in an appropriate and responsible way that enhances neighborhood character and walkability.

DESIGN FEATURES

- Innovative context-based design guidelines to mitigate increased density
- Pedestrian focused design guidelines
- Multi-acre design guidelines

GREEN FEATURES

- Emphasizes the importance of creating walkable, pedestrian-oriented neighborhoods
- Encourages green building design principles
- Encourages increasing density along transit corridors and in mixed-use neighborhoods



Semi-depressed parking can be used to raise residential uses to provide privacy and opportunities for stoops and porches.

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