

Objective Standards Matrix

Cupertino General Plan

Standard	General Plan Req.	General Plan Section
Mobility Element		
Safe Spaces for Pedestrians	Require parking lots to include clearly defined path for pedestrians to provide a safe path to building entrances.	Policy M-3.6
Bicycle Parking	Require new development and redevelopment to provide public and private bicycle parking.	Policy M-3.8
Environmental Resources and Sustainability Element		
Fireplaces	Prohibit new wood-burning fireplaces, except EPA certified wood stoves as allowed by the Building Code.	Strategy ES-4.3.2
Creek and Water Course Identification	Require identification of creeks, water courses and riparian areas on site plans and require that they be protected from adjacent development.	Strategy ES-5.6.1
Development Plans	Require topographical information; identification of creeks, streams and drainage areas; and grading plans for both public and private development proposals to ensure protection and efficient use of water resources.	Strategy ES-7.1.1
Development Review	Require LID designs such as vegetated stormwater treatment systems and green infrastructure to mitigate pollutant loads and flows.	Strategy ES-7.3.1
Health and Safety Element		
Multi-Story Buildings	Require on-site fire suppression materials and equipment.	Policy HS-3.7

Cupertino Municipal Code – Parks Ordinance (CMC Title 13)

Standard	Code Requirement	Code Section
Chapter 13.08 Standards		
Fees in Lieu of Park Land Dedication	<p>Subdivisions containing fifty units or less shall pay a fee in lieu of park land dedication except as provided in Govt. Code Section 66477(a).</p> <p>The amount of the fee shall be equal to the fair market value of the land prescribed for dedication pursuant to Section 13.08.050. The fee shall be calculated as follows:</p> <p>In lieu fee = Park land Dedication (in acres)¹ × (Fair Market Value of land per acre)</p> <p>¹ Calculated pursuant to Section 13.08.050.</p> <p>Fair Market Value of land per acre. The Director of Public Works shall establish the fair market value of land within the City and update the value on an annual basis in the City's Fee Schedule. The fair market value shall be determined by reference to comparable land within the City. As used herein, the term "comparable" means land of similar size and development potential as the land which would otherwise be dedicated.</p>	Section 13.08.060 (A) – (C)
Credit for Private Recreation or Open Space	Where private open space for park and recreational purposes, accessible to all residents in a development, is provided in a proposed development, fifty percent credit shall be given against the requirement of land dedication or payment of fees in lieu thereof, if the approval authority finds that it is in the public interest to do so and that all the standards in Section 13.08.080B are met and findings in Section 13.08.080C can be made.	Section 13.08.080 (A)

Cupertino Municipal Code – Landscape Ordinance (CMC Title 14)

Standard	Code Requirement	Code Section
Chapter 14.15 Standards		
Landscape Documentation Package	<p>Unless otherwise specified, the following items shall be submitted to the Director of Community Development when a landscape project is subject to the requirements of this chapter, prior to final permit issuance:</p> <p>A. Water-Efficient Landscape Checklist (Appendix A).</p> <p>B. Water Budget Calculations (Appendix B) completed by a certified landscape professional.</p> <p>C. Landscape, Irrigation, and Grading Design Plans (Appendix D) completed by a certified professional.</p> <p>D. Soil Management Report (Section 14.15.080), if necessary.</p> <p>The following items shall be submitted to the Director of Community Development when a landscape project is subject to the requirements of this chapter, prior to final inspection.</p> <p>E. Certificate of Completion and Certificate of Installation, following installation of landscaping materials and irrigation hardware (Appendix C).</p> <p>F. Irrigation Schedule (Section 14.15.110 and 14.15.060 (C)).</p> <p>G. Landscape and Irrigation Maintenance Schedule (Section 14.15.120).</p> <p>H. Landscape and Irrigation Installation Report (Section 14.15.130).</p> <p>I. Landscape Maintenance Agreement (Section 14.15.140).</p>	Section 14.15.050
Plant Material	<p>Options to demonstrate water efficiency</p> <p>a.</p> <p style="padding-left: 20px;">i. Total turf area shall not exceed 25% of the landscape area, or 1,250 square feet, whichever is lesser in area and</p> <p style="padding-left: 20px;">ii. At least 80% of the plants within non-turf areas shall be native or low water-use</p> <p>b. Prepare a water budget calculation, per the provisions of Section 14.15.070.</p>	Section 14.15.060 (A) (1)
Turf Restrictions	<p>a. Turf shall not be planted on slopes greater than 25%.</p> <p>b. Turf areas shall not be less than ten feet wide.</p>	Section 14.15.060 (A) (2)

Plant Arrangement	Plants shall be arranged appropriately based upon the site's climate, slopes, sun exposure, soil characteristics, wildfire susceptibility and other site conditions appropriate for the selected plants.	Section 14.15.060 (A) (3) (a)
Horticultural Attributes	The horticultural attributes of plant species (e.g., mature plant size, invasive roots, and structural attributes) shall be considered, in order to minimize the potential for damage to property or infrastructure (e.g., buildings, septic systems, sidewalks, power lines).	Section 14.15.060 (A) (3) (b)
Invasive Plant Species/Noxious Weeds	Installation shall be prohibited. Existing within or adjacent to the proposed landscape area shall be removed prior to installation of new landscaping.	Section 14.15.060 (A) (3) (d)
Hydrozones	Plant materials of similar water use shall be grouped in hydrozones.	Section 14.15.060 (B) (1)
Mixed Plant Materials and Hydrozoning	If plant materials of differing water uses are mixed, for purposes of preparing a water budget use Table 14.15.060(B). Low and moderate water use plants – Allowed. All plants classified as moderate water use for MAWA calculations. High water use plants with low and moderate water use plants - Not allowed in any hydrozone.	Section 14.15.060 (B) (2)
Soil Preparation	The proposed project shall incorporate soil preparation to meet the requirements outlined in Table 14.15.060(D). Topsoil: Minimum eight inches, non-compacted topsoil shall be available for water absorption and root growth in planted areas. Minimum may be waived where a landscaped professional determines that practical limitations (e.g., slope and other geotechnical factors), necessitate a lesser soil depth that is viable for the chosen plant materials. Compacted soils: Compacted soils shall be transformed to a friable condition prior to the planting of any materials. On engineered slopes, only amended planting holes need to meet this requirement. Compost: Compost needs to be applied at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top six inches of soil are exempt from adding compost and tilling. Other amendments: Compost, fertilizer or other materials, shall be added according to the soil conditions at the project site and based on what is appropriate for the chosen plant materials. Mulch: Minimum three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas. Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products. Not needed in areas of direct seeding application (e.g. hydro-seed). Stabilizing mulching products: Required for use on slopes.	Section 14.15.060 (D)
Chapter 14.18 Standards		
Plan of Protection	As part of a development application the approval authority shall adopt a maintenance plan for protected trees. It shall be the property owner(s) responsibility to protect the trees.	Section 14.18.060 (A)
Application Requirements	An application request to remove a mature specimen tree with a single-trunk DBH of twelve inches to twenty-four inches (multi-trunk twenty-four to forty-eight inches DBH), shall provide the following: <ul style="list-style-type: none"> a. A drawing outlining the location of the tree(s) and proposed tree replacements. b. A written explanation of why the tree(s) should be removed. c. Signature of the property owner and/or homeowner's association (where applicable) with proof of a vote of the homeowner's association; d. Permit fee, where applicable. An application request to remove a heritage tree, privacy planting tree, approved development tree, or mature specimen tree with single-trunk DBH greater than twenty-four inches or multi-trunk greater than forty-eight inches DBH, require the following in addition to application requirements a. through d. listed above: <ul style="list-style-type: none"> a. Photograph(s) of the tree(s). b. An arborist report from an arborist certified by the International Society of Arboriculture. c. Notice and posting per Section 14.18.130. d. Other information deemed necessary by the Director of Community Development to evaluate the tree removal request. 	Section 14.18.110 (A)
Maximum Tree Removal Cap	In the R1, A1, A, RHS, and R2 zones, an applicant may remove up to six mature specimen trees or five percent of mature specimen trees on the property (whichever is greater) with a single-trunk between twelve and twenty-four inches (multi-trunk between twenty-four and forty-eight inches) within a thirty-six month period. The thirty-six month period will start from the date of the approved tree removal permit. Applications requesting to remove additional trees within a thirty-six month period will require an arborist report and notification per Section 14.18.130.	Section 14.18.110 (B)
Tree Replacement	The approval authority may impose the following replacement standards for approval of each tree to be removed in conjunction with an approved tree removal permit, unless deemed otherwise by the approval authority. Table 14.18.160A may be used as a basis for this requirement.	Section 14.18.160 (A) (1)

Location of Replacement Trees	The approval authority shall work with the applicant/property owner of the tree removal permit to determine the location of the replacement tree(s).	Section 14.18.160 (A) (2)
Cupertino Municipal Code – Building and Construction Regulation Ordinance (CMC Title 16)		
Standard	Code Requirement	
Chapter 16.08 Standards		
Site Map and Grading Plan	<p>The plans shall be prepared and signed by a civil engineer, and soils engineer, licensed by the State. Applicant shall provide all the following information on a site map/grading plan:</p> <ul style="list-style-type: none"> A. A vicinity sketch or other data adequately indicating the site location; B. Property lines of the site on which the work is to be performed and easements if such are required; C. Location of any buildings or structures on the property where the work is to be performed, and the location of any building, structure, or retaining wall on adjacent property which is within fifteen feet of the site; D. Existing and proposed topography of the site taken at not more than five-foot contour intervals over the entire site; ninety percent of the contours shall be plotted within one contour interval of the true location; E. Two contour intervals that extend a minimum of one hundred feet off-site, or sufficient distance to show on-site and off-site drainage; F. Location and graphic representation of all existing and proposed natural and manmade drainage facilities; G. Location and graphic representation of proposed excavations and fills, of on-site stockpiling of soil and other earth material, and of on-site disposal; H. Location of surface runoff, erosion and sediment control measures required under proposed interim erosion control plan; I. Location of existing vegetation types and the location and type of vegetation to be left undisturbed; J. Outline of the methods to be used in clearing vegetation, and in storing and disposing of the cleared vegetative matter; K. Detailed plans of all drainage devices, walls, cribbing, dams, or other protective devices to be constructed in connection with, or as a part of, the proposed work, together with a plat or sketch showing the drainage area and estimated runoff of the area served by any drains; L. An estimate of the quantity of excavation and fill involved; M. Proposed sequence and schedule of excavation, filling and other land-disturbing and filling activities, and soil or earth material storage and disposal; N. Such additional technical information as is required to clarify the above; O. Site cross-sections as required. 	Section 16.08.100
Interim Erosion and Sediment Control Plan (Interim Plan)	<p>The applicant shall provide an interim plan, either integrated with the site map/grading plan or separately, at the discretion of the Director. However, at least the location of erosion control measures and erosion control planting shall be shown on the site map/grading plan. The applicant shall provide the following information with respect to conditions existing on the site during land-disturbing or filling activities or stockpiling of soil:</p> <ul style="list-style-type: none"> A. Maximum surface runoff from the site shall be calculated using a ten year design storm and the City of Cupertino intensity curves as shown in the master storm drain plan; B. The interim plan shall also contain the following information: <ul style="list-style-type: none"> 1. A delineation and brief description of the measures to be undertaken to retain sediment on the site, including, but not limited to, the designs and specifications or berms and sediment detention basins, and a schedule for their maintenance and upkeep; 2. A delineation and brief description of the surface runoff and erosion control measures to be implemented, including, but not limited, to types and methods of applying mulches, and designs and specifications for diverters, dikes and drains, and a schedule for their maintenance and upkeep; 3. A delineation and brief description of the vegetative measures to be undertaken, including, but not limited to, seeding methods, and type, location and extent of preexisting and undisturbed vegetation types, and a schedule for maintenance and upkeep; C. The location of all the measures listed by the applicant under subsection B above, shall be depicted on a site map; D. An estimate of the cost of implementing and maintaining all interim erosion and sediment control measures must be submitted in a form acceptable to the Director. 	Section 16.08.110
Grading Permit–Design Standards - Setbacks	<p>Cuts and fills shall be set back from property lines. Retaining walls may be used to reduce setbacks when approved by the Director.</p> <p>Fill placed on or above the top of an existing or proposed cut or natural slope steeper than three horizontal to one vertical shall be set back from the edge of the slope for a minimum distance of five feet.</p>	Section 16.08.200 (C)
Grading Permit–Design Standards -Erosion Control Planting	<ul style="list-style-type: none"> 1. The face of all cut and fill slopes shall be planted and maintained with erosion control planting approved by the Director to protect the slopes against erosion as soon as practical and prior to the final approval of the grading. Where cut slopes are not subject to erosion, this requirement may be waived by the Director. 2. An irrigation system or watering facilities may be required by the Director. 3. Building foundations shall be set back from the top of slope a minimum distance of ten feet for all slopes steeper than three horizontal to one vertical unless approved by the Director. 4. The restrictions given in this section are minimum and may be increased by the Director, after review by a civil engineer, if considered necessary for safety or stability or to prevent possible damage from water, soil, or debris. 	Section 16.08.200 (D)

Grading Permit–Design Standards - Drainage	<p>3. All swales or ditches on drainage terraces shall be graded to provide suitable drainage and designed to prevent erosion, including a suitable lining as specified by the Director.</p> <p>4. Drainage across lot lines caused by grading is prohibited unless storm drain easements are provided.</p>	Section 16.08.200 (E)
Retaining Wall Construction - Property Line Setback Material Restriction	Any retaining wall which is at or within twice its retained height (2xH) from any property line shall be constructed from materials other than wood. This restriction shall supersede any and all other provisions of this section.	Section 16.08.200 (G) (1)
Retaining Wall Height Restrictions	<p>If the retained height of a wall exceeds three feet, then the following restrictions shall apply:</p> <p>a. Any vertical structural member which resists the overturning forces imposed by the retained fill shall be constructed of materials other than wood. If, however, in the opinion of the Director, the use of any wood members is a hazard, then all components shall be constructed of materials other than wood.</p> <p>b. If the retained height of a wall exceeds eight feet, then no wood material may be used in its construction, unless approved by the City Council.</p>	Section 16.08.200 (G) (2)
Retaining Wall Construction - Special Loadings and Wheel Loadings (Fire Trucks)	Whenever retaining walls are adjacent to restricted or unrestricted vehicular traveled ways, the minimum truck wheel loadings shall be H10-44 as defined in the latest adopted "Standard Specifications for Highway Bridges" of the A.A.S.H.O. The active pressure distribution shall be subject to approval by the Director.	Section 16.08.200 (G) (3)
Retaining Wall Screening	Retaining walls in excess of five feet shall be screened with landscape materials and/or faced with decorative materials subject to the approval of the Director of Community Development.	Section 16.08.200 (G) (6)
Supported Parking Slabs and Decks	<p>This section shall apply only to driveway or related structures in excess of five feet from buildings.</p> <p>Any and all columns, beams or joists required or installed as load-carrying members in the support of slabs or decks, subject to vehicular loading, shall be constructed of materials as or more durable than the materials used in constructing the slab or deck. Treated or untreated wood is defined to be the least durable of concrete, steel, or concrete block construction.</p> <p>The minimum City-stipulated loadings that can be used shall be H10-44 as defined in the latest adopted, "The Standard Specifications for Highway Bridges" of the A.A.S.H.O.</p>	Section 16.08.200 (H)

Chapter 16.58 Standards

Minimum Green Building Requirement	<p>Greater than 9 Residential Single Family and Multi-Family homes (Verified by a Third Party GPR or LEED certification as applicable Alternate Reference Standard: See Section 101.10.2):</p> <ul style="list-style-type: none"> • GPR certified at minimum 50 points or • LEED Silver or • Alternate Reference Standard per Section 101.10.2 <p>Non-Residential Mid-size, from 25,000 to 50,000 SF (Verified by a Third Party LEED Certification Alternate Reference Standard: See Section 101.10.2):</p> <ul style="list-style-type: none"> • LEED Certified or • Alternate Reference Standard per Section 101.10.2 	Section 16.58.230
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Cupertino Municipal Code – Environmental Regulation Ordinance (CMC Title 17)

Standard	Code Requirement	Code Section
Chapter 17.04		
Demonstration of Compliance	Compliance with the requirements shall be demonstrated for all non-residential projects, residential projects involving the development of four or more residential units, and mixed-use projects, through submittal and implementation of a construction management plan and/or permit plans, as applicable, prior to issuance of an approval to the satisfaction of the City.	Section 17.04.030 (B) (1)
Hazardous Materials	<p>The following standard environmental protection technical reports are subject to third-party peer review under the direction of the City at the applicant's cost, prior to the approval of the project.</p> <p>Retain the services of a qualified environmental consultant with experience preparing Phase I Environmental Site Assessments (ESAs) to prepare a Phase I ESA in accordance with the American Society for Testing and Materials (ASTM) Standards on Environmental Site Assessments, ASTM E 1527-13 (ASTM 1527-13) and in accordance with the U.S. Environmental Protection Agency's (EPA's) Standards and Practices for All Appropriate Inquiries (40 Code of Federal Regulations 312), published November 2005, as subsequently revised, supplemented, or replaced. The goal of an ASTM Phase I ESA is to evaluate site history, existing observable conditions, current site use, and current and former uses of surrounding properties to identify the potential presence of Recognized Environmental Conditions (RECs) as defined in ASTM E 1527-13, associated with the site. If the Phase I ESA does not identify any RECs, then no further action is needed. If the Phase I ESA identifies RECs, then a Phase II ESA shall be prepared as described in Section B.2.</p>	Section 17.04.040 (B) (1)
Vehicle Miles Traveled Technical Report Requirements	Project applicants shall prepare a vehicle miles traveled (VMT) analysis, which shall include a comparison of existing VMT and project-generated VMT, for review and approval prior to project approval, indicating that the project meets the standards in Section 17.08.040 (Vehicle Miles Traveled (VMT) Standards).	Section 17.04.040 (C)
Vibration Technical Report Requirements	<p>The project applicant shall provide a vibration study to determine vibration levels due to construction to the City, prior to approval of the project, when the following activities would occur within the screening distance to buildings or structures:</p> <p>pile driving within 100 feet, vibratory roller within 25 feet, or other heavy equipment (e.g., bulldozer) within 15 feet;</p>	Section 17.04.040 (D)

	<p>For historical structures: pile driving within 135 feet, vibratory roller within 40 feet, or other heavy equipment within 20 feet</p> <p>If vibration levels due to construction activities exceeds 0.2 inches per second peak particle velocity (in/sec PPV) at nearby buildings or structures, or 0.12 in/sec PPV at historical structures, the project shall implement the following alternative methods/equipment:</p> <ol style="list-style-type: none"> For pile driving, one of the following options shall be used: caisson drilling (drilled piles), vibratory pile drivers, oscillating or rotating pile installation methods, or jetting or partial jetting of piles into place using a water injection at the tip of the pile. For paving, use a static roller in lieu of a vibratory roller. For grading and earthwork activities, off-road equipment that shall be limited to 100 horsepower or less. 	
Standard Environmental Protection Permit Submittal Requirements	Every project shall implement the standard environmental protection permit submittal requirements outlined in Section 17.04.050 prior to the issuance of permits by the City unless they are not applicable to the project as demonstrated by a written explanation of why any standard environmental protection permit submittal requirement is not applicable to the project, subject to the review and approval of the Director of Community Development and/or the City Engineer, or his or her designee, as appropriate.	

Cupertino Municipal Code – Subdivision Ordinance (CMC Title 18)

Standard	Code Requirement	General Plan Section
Chapter 18.12 Standards		
Division of Land–Five or More Parcels	<p>A tentative map and final map shall be required for all subdivisions of land creating five or more parcels, except where:</p> <ol style="list-style-type: none"> The land before division contains less than five acres, each parcel created by the division abuts upon a maintained public street or highway and no dedications or improvements are required by the legislative body; or Each parcel created by the division has a gross area of twenty acres or more and has an approved access to a maintained public street or highway; or The land consists of a parcel or parcels of land having approved access to a public street or highway which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of the governing body as to street alignments and widths; or Each parcel created by the division has a gross area of not less than forty acres or is not less than a quarter of a quarter section; or <p>The land being subdivided is solely for the creation of an environmental subdivision pursuant to Government Code Section 66418.2.</p>	Section 18.12.020 (A)
Fees and Deposits	All persons submitting maps as required by this title shall pay all fees and/or deposits as provided by the City's resolution establishing fees and charges, or as provided by this title.	Section 18.12.040
Chapter 18.32 Standards		
Frontage Requirements	The frontage of each lot shall be improved to its ultimate adopted geometric section, including street structural section, curbs, sidewalks, driveway approaches and transitions. Any street previously granted a rural or semi-rural designation under the provisions of Section 14.04.040, shall be improved to the standard adopted for that street.	Section 18.32.030
Storm Drainage	Stormwater runoff from the subdivision shall be collected and conveyed by an approved storm drain system. The storm drain system shall be designed for ultimate development of the watershed. The storm drain system shall provide for the protection of abutting and offsite properties that would be adversely affected by any increase in runoff attributed to the development; off-site storm drain improvements may be required to satisfy this requirement.	Section 18.32.040
Sanitary Sewers	Each unit or lot within the subdivision shall be served by an approved sanitary sewer system.	Section 18.32.050
Water Supply	Each unit or lot within the subdivision shall be served by an approved domestic water system.	Section 18.32.060
Undergrounding Utilities	<ol style="list-style-type: none"> Each unit or lot within the subdivision shall be served by gas (if required), electric, telephone and cablevision facilities. All utilities within the subdivision and along peripheral streets shall be placed underground in accordance with Chapters 14.20 and 14.24, of this code, except those facilities exempted by the Public Utilities Commission regulations. Undergrounding shall be required for overhead lines on both sides of peripheral streets. For subdivisions of five or more parcels, the subdivider may request that the undergrounding requirement along peripheral streets be waived by the Planning Commission. The Planning Commission may, at its discretion, accept a fee in lieu of the undergrounding. The amount of fee shall be determined by the City Engineer and shall be one-half of the normal cost of undergrounding existing utilities on residential streets. The requirement for undergrounding or the acceptance of an in-lieu-of-undergrounding fee shall be made a condition of approval of the tentative map. For subdivision of five or more parcels the developer may appeal the undergrounding requirement along peripheral streets to the City Council. Such appeal shall be in accordance with Section 18.20.070 of this title. The appeal shall be accompanied by an estimate from each utility company for the approximate cost per lineal foot and total cost to underground its facilities along the peripheral street. <p>The developer shall pay all fees as may be charged by each utility company to make the required estimate.</p> <ol style="list-style-type: none"> The City Council or City Engineer, as the case may be, may, at its discretion, accept a fee in lieu of the undergrounding of existing facilities along peripheral streets. The amount of fee shall not be less than the amount established by the City Engineer for the normal cost of undergrounding of existing utilities along residential streets. 	Section 18.32.070 (A)

	E. In-lieu fees shall be deposited in a special undergrounding account to be used as approved by the City Council for future undergrounding of utilities throughout the City.	
Access to Street	The subdivision shall abut upon or have an approved access to a public street. Each unit or lot within the subdivision shall have an approved access to a public or private street. Flag lot access shall be a minimum of twenty feet in width unless approved by the City Engineer.	Section 18.32.120 (A)
Reserve Strips	Reserve strips, or nonaccess at the end of streets or at the boundaries of subdivisions, shall be dedicated unconditionally to the City when required.	Section 18.32.120 (C)
Improvement Plans - General	A. Improvement plans shall be prepared under the direction of and signed by a registered civil engineer licensed by the State of California. B. Improvement plans shall include but not be limited to grading, storm drains, landscaping, streets and related facilities.	Section 18.32.130
Improvement Plans - Form	A. Plans, profiles, and details shall be legibly drawn, printed or reproduced on twenty-four-inch by thirty-six-inch sheets. A border shall be made on each sheet providing one-half inch at top, bottom and right side and one-and-one-half inches on the left side. B. A suitable title block shall be placed in the lower right corner or along the right edge and provide adequate space for approval by the City Engineer and for approval of plan revisions. C. Plan and profiles shall be drawn to the scale of one inch equals forty feet or larger unless approved by the City Engineer. Details shall be drawn to such scale that clearly shows the facility being constructed. The scales for various portions of the plans shall be shown on each sheet. D. A vicinity map shall be shown on the first sheet of all sets of plans. E. A north arrow shall be shown on each sheet when applicable. F. Plans shall be laid out to orient north to the top or right edge of the sheet unless approved otherwise by the City Engineer. G. All lettering shall be one-eighth inch minimum. H. If the plans include three or more sheets, a cover sheet showing the streets, lots, easements, storm drains, index and vicinity map shall be included. I. The form of all plans shall conform to such additional requirements as may be established by the City Engineer. The final form of all plans shall be as approved by the City Engineer.	Section 18.32.140
Construction	A. The construction methods and materials for all improvements shall conform to the standard specifications of the City, as adopted by Council resolution. The general provisions of the City's standard specifications shall apply to the developer where applicable.	Section 18.32.320
Chapter 18.52 Standards		
Clustering Development and Subdivisions	Development lots and major subdivisions in the five to twenty acre slope density designation shall be clustered, reserving ninety percent of the land in private open space to protect the unique characteristics of the hillsides from adverse environmental impacts. The project shall keep the number of lot clusters minimized, and the open space area contiguous, to the greatest extent possible. The ninety percent private open space can be contained in individual lots regulated by an open space easement or as land held in common as dedicated open space. The project shall keep the open space area contiguous as much as possible. A lot having common ownership, containing the designated open space, will not be counted in the total dwelling unit yield.	Section 18.52.030 (C) (1) (a)
Natural Features	Significant natural features shall be identified on the tentative map: riparian and native vegetation including trees, shrubs and ground cover; all topography and areas of slope over thirty percent watercourses; faults; landslides; views of prominent ridgelines; and views from adjacent properties.	Section 18.52.030 (C) (1) (b)
Grading Plans	Preliminary or tentative grading plans will be required as specified in Chapter 16.08, Excavations, Grading and Retaining Walls, or as part of the conditional approval of the map. The extent of grading and size of building pads shall meet the requirements as specified in Chapter 19.40, Residential Hillside Zones.	Section 18.52.030 (D) (1)
Off-Street Parking	Where lots have frontage on a public roadway or driveway having a pavement section of less than thirty feet or on a roadway or driveway which does not permit parking at the curb, each lot shall provide adequate turnaround space and four independently functional off-street parking spaces. The four parking spaces shall be in addition to the required two garage or carport spaces.	Section 18.52.030 (E)
Frontage	All lots shall front on a public street or private driveway as provided in Section 18.32.120.	Section 18.52.030 (F) (1)
Corridors	Where the principal frontage of a lot is by means of a corridor, such corridor shall be at least twenty feet wide. A lesser width for a corridor may be approved when a twenty-foot width would not be practical because of existing permanent structures or topography. However, in all cases, the corridor width must be sufficient to accommodate a safe driveway of not less than twelve feet of improved width, and if the length of the corridor is over one hundred fifty feet, the usable width must be at least eighteen feet. Where two such corridors are combined, the total access width need not exceed thirty feet if each lot has right of access over the corridor of the adjoining lot and the total paved width is not less than eighteen feet.	Section 18.52.030 (F) (2)
Watercourse Protection	Any watercourse identified in Figure 6-G of the Cupertino General Plan and its existing or potential riparian vegetation must be shown on all development plans.	Section 18.52.030 (G) (1)
Trail Linkages	In subdivisions, if a trail linkage, as shown in the General Plan Trail Plan, is identified on the property being developed, a trail easement shall be granted in favor of the City prior to approval of the final map.	Section 18.52.030 (H)
Street Design Standards - Alignment	In response to the General Plan Policy, public rights of way shall be aligned in a manner to avoid trees and riparian environments.	Section 18.52.040 (A)
Urban Fringe Developments – Right of Way	The minimum right-of-way width and street sections for various functional categories of roads are as follows: a. Hillside collector right-of-way width shall be fifty feet with the pavement section to contain thirty feet with three feet of shoulders on each side. b. Major roadways are roads that primarily serve development fronting on the road and serving greater	Section 18.52.050 (A) (2)

	<p>than ten dwelling units. The right-of-way shall be forty feet and the pavement width shall be twenty-four feet with three feet of level shoulder space on each side.</p> <p>c. Minor roadways and cul-de-sacs serving less than ten dwelling units shall be thirty feet with a twenty-foot pavement section with three feet of shoulder on each side.</p> <p>Private drives may be employed where five or fewer residential lots are to be served. The minimum width for a private driveway serving five or fewer dwellings is eighteen feet with three feet of shoulder on either side, with the exception that a private driveway serving one dwelling may be twelve feet.</p>	
Sewers, Storm Drains	<p>Sanitary sewer facilities shall be installed to serve each lot. No septic tanks or cesspools will be permitted.</p> <p>Storm sewers shall be installed as approved by the cognizant fire department authority.</p>	Section 18.52.060 (A) (5)
Street Lighting	Streetlights shall be installed by the subdivider and shall be approved by the City Engineer.	Section 18.52.060 (A) (7)

Cupertino Municipal Code – Zoning Ordinance (CMC Title 19)

Standard	Code Requirement	Code Section
Chapter 19.12 Standards		
Traffic Analysis	An application for a permit shall contain a traffic analysis.	Section 19.12.080 (B) (8)
Construction Plan	An application for a permit shall contain a construction plan.	Section 19.12.080 (B) (9)
Grading Plan	An application for a permit shall contain a grading plan that denotes the location of all nonfruit trees with a trunk diameter as identified in Chapter 14.15, the Protected Tree Ordinance and any special status plant species.	Section 19.12.080 (B) (18)
Chapter 19.28 Standards		
Maximum Lot Coverage	<p>1. 45% of the net lot area</p> <p>a. An additional 5% is allowed for roof overhangs, patios, porches, and other similar features not enclosed on by walls on at least three (3) sides</p>	Table 19.28.070 (A)
Maximum floor area ratio	45% of the net lot area	Table 19.28.070 (B)
Maximum second to first floor ratio	<p>1. No limit</p> <p>a. See Sections 19.28.040(D) and (E)(1) for permitting requirements. Homes subject to design review shall comply with the design review principles in Section 19.28.110(C).</p>	Table 19.28.070 (C)
Interior areas (measured from the floor to the top of roof rafters) with heights > 16 feet	<p>1. Floor area shall be double-counted as follows:</p> <p>a. For one-story homes, the floor area shall be double-counted as first floor area.</p> <p>b. For two-story homes, the floor area shall be counted once each for first floor and second floor area.</p>	Table 19.28.070 (D)
Minimum first floor setbacks	<p>1. Front yard</p> <p>a. Minimum setback: 20 feet</p> <p>b. Side entering garage with curved driveway: 15 feet. No more than two (2) 15-foot setbacks shall occur side by side.</p> <p>c. Three-car garage: For projects with three-car garages oriented to the public right of way, the wall plane of the third space shall be setback a minimum of two (2) feet from the wall plane of the other two (2) spaces.</p> <p>2. Side yard For lots that have more than two side yards, the setback shall be consistent for all side yards between the front property line and rear property line</p> <p>a. Interior lot: 15 feet combined (no side yard setback shall be less than 5 feet)</p> <p>b. Corner lot</p> <p>i. Interior side: 5 feet</p> <p>ii. Street side: 12 feet</p> <p>3. Rear yard</p> <p>a. 20 feet</p> <p>i. May be reduced to 10 feet, with a Minor Residential Permit, subject to Chapter 19.12, if, after the reduction, the useable rear yard area is not less than 20 times the lot width as measured from the front setback line.</p>	Table 19.28.070 (E)
Minimum second floor setbacks	<p>1. Front yard: 25 feet</p> <p>2. Side yard</p> <p>a. Interior Lot: 25 feet combined (no side yard setback shall be less than 10 feet)</p> <p>i. See Section 19.28.040(E)(2) for permitting requirements. Homes subject to design review shall comply with the design review principles in Section 19.28.110(C).</p> <p>b. Corner lot: 25 feet combined side yard setback (no side yard setback shall be less than 10 feet)</p> <p>i. Interior Side: 10 feet but not less than 20 feet from the rear property line of an adjacent single family dwelling</p> <p>i. See Section 19.28.040(E)(2) for permitting requirements. Homes subject to design review shall comply</p>	Table 19.28.070 (F)

	<p>with the design review principles in Section 19.28.110(C).</p> <p>ii. Street Side: 12 feet</p> <p>c. Flag lot</p> <p>20 feet from any property line</p> <p>3. Rear yard: 25 feet</p>	
<p>Minimum setbacks for second story decks, patios, balconies, or any other similarly unenclosed features. All new or expanded second story decks with views into neighboring residential side or rear yards shall file for a Minor Residential Permit in accordance with Chapter 19.12, in order to protect the privacy of adjoining properties. The goal of this permit requirement is not to require complete visual protection but to address privacy protection to the greatest extent while still allowing the construction and use of an outdoor deck.</p>	<p>1. Front yard: 20 feet (may encroach up to 3 feet into the required front yard setback)</p> <p>2. Side yard: 15 feet</p> <p>3. Rear yard: 20 feet</p>	<p>Table 19.28.070 (G)</p>
<p>Basements</p>	<p>1. Number, size, and volume of lightwells: Shall be the minimum required by the California Building Code for egress, light, and ventilation, except that in the case of a single-story house with a basement, one lightwell may be up to 10 feet wide and 10 feet long.</p> <p>2. Minimum setback for lightwell retaining wall</p> <p>a. Side yard: 5 feet</p> <p>b. Rear yard: 10 feet</p> <p>3. Lightwell railings: Maximum height of 3 feet. The fence shall be located immediately adjacent to the lightwell.</p> <p>4. Lightwell screening: Lightwells that are visible from a public street shall be screened by landscaping.</p> <p>5. Root barrier measures: The perimeter of the basement and all lightwell retaining walls shall be treated and/or reinforced with the most effective root barrier measures as determined by the Director of Community Development.</p>	<p>Table 19.28.070 (I)</p>
<p>Maximum height</p>	<p>28 feet, no more than two stories</p> <p>3. First floor building envelope</p> <p>a. The maximum exterior wall height and building height on single-story structures and single-story sections of two-story structures must fit into the building envelope defined by:</p> <p>i. A 10 foot high vertical line from natural grade measured at the property line; and</p> <p>ii. A 25 degree roof line angle projected inward at the 10 foot high line referenced above;</p> <p>b. Notwithstanding the building envelope, a gable end of a roof enclosing an attic space may have a maximum wall height of 17 feet to the peak of the roof as measured from natural grade, or up to 20 feet with a Minor Residential permit subject to Chapter 19.12.</p> <p>4. Entry feature height: 14 feet from natural grade to top of plate</p>	<p>Table 19.28.070 (J)</p>
<p>Extension of a legal non-</p>	<p>1. Where a building legally constructed according to existing yard and setback regulations at the time of construction, encroaches upon present required yards and setbacks, one encroaching side yard setback</p>	<p>Table 19.28.100(A)</p>

conforming wall line	<p>may be extended along its existing building lines if the addition receives a Minor Residential Permit¹ and conforms to the following:</p> <ol style="list-style-type: none"> a. The extension or addition may not further encroach into any required setback and the height of the existing non-conforming wall and the extended wall may not be increased. b. The maximum length of the extension is 15 feet.¹ c. The extension of any wall plane of a first-story addition is not permitted to be within 3 feet of any property line. d. Only one such extension is permitted for the life of such building. <p>2. This section applies to the first story only and shall not be construed to allow the further extension of an encroachment by any building, which is the result of the granting of a variance or exception, either before or after such property becomes part of the City.</p> <p>3. This section does not apply to attached accessory structures such as attached carports.²</p>	
Architectural Features (not including patio covers)	<ol style="list-style-type: none"> 1. May extend into a required yard a distance not exceeding 3 feet. 2. No architectural feature, or combination thereof, whether a portion of a principal or accessory structure, may extend closer than 3 feet to any property line. 	Table 19.28.100(B)
Single-Family Residential Design Guidelines for all projects.	<ol style="list-style-type: none"> 1. There shall not be a three-car wide driveway curb cut. 2. No more than fifty percent of the front elevation of a house shall consist of garage area, unless the lot is not wide enough to accommodate. 4. Usable Living area shall be closer to the street, while garages should be set back more. 5. All roofs shall have at least a one-foot overhang. 6. Mechanical, heating, or cooling equipment or associated piping installed on the roof shall be screened from the public right away, except in R1-e zones where roof top equipment is not allowed. 7. Porches are encouraged. 	Table 19.28.110(A)
Landscape Requirements	<p>A. Applicability. These requirements shall apply to new two-story homes, second-story decks, two-story additions, modifications to the existing second-story decks and/or new windows on existing two-story homes that increase privacy impacts on neighboring residents.</p> <ol style="list-style-type: none"> 1. These requirements shall not apply to: <ol style="list-style-type: none"> a. Skylights; b. Windows with sills more than five feet above the finished second floor; c. Obscured, non-openable windows; d. Windows with permanent exterior louvers to a height of five feet above the second floor; e. Non-operable windows with obscure glass to a height of five feet above the second floor; and f. When waivers have been obtained by all affected property owners. 	Table 19.28.120(A)
	<p>B. Planting Plan. Proposals for a new two-story homes, second-story decks, two-story additions, modifications to the existing second-story decks, and/or new windows on existing two-story homes shall be accompanied by a planting plan which identifies the location, species and canopy diameter of existing and proposed trees or shrubs to meet the requirements in Section 19.28.120(C) below.</p>	Table 19.28.120(B)
	<p>C. Planting Requirements.</p> <ol style="list-style-type: none"> 1. Front yard tree planting. <ol style="list-style-type: none"> a. The tree shall be twenty-four-inch box or larger, with a minimum height of six feet. b. The tree shall be planted in front of new second stories in the front yard setback area. <ol style="list-style-type: none"> A. In the R1-a zone, the tree shall be placed to where views from second story windows across the street are partially mitigated. c. The Director of Community Development may waive the front yard tree based on a report from an internationally-certified arborist citing conflict with existing mature tree canopies onsite or in the public right-of-way. 2. Privacy planting. <ol style="list-style-type: none"> a. New trees and/or shrubs are required on the applicant's property in an area bounded by a thirty-degree angle on each side window jamb. <ol style="list-style-type: none"> A. The following is required for all side and rear yard-facing second story windows in the R1-6e zone: <ol style="list-style-type: none"> A. Cover windows with exterior louvers to a height of five feet above the second floor; or B. Obscure glass to a height of five feet above the second floor; or C. Have a window sill height of five feet minimum above the finished second floor. b. The Planning Division shall maintain a list of allowed privacy planting trees and shrubs. The list includes allowed plant species, minimum size of trees and shrubs, expected canopy or spread size, and planting distance between trees. <ol style="list-style-type: none"> A. In the R1-a zone, the minimum height of privacy trees at the time of planting shall be twelve feet. 	Table 19.28.120(C)

	<p>B. In the R1-a zone, privacy planting shall have a minimum setback from the property line equivalent to one-quarter of the spread noted on the City list.</p> <p>c. The trees and/or shrubs shall be planted prior to issuance of a final occupancy permit.</p> <p>3. Waivers.</p> <p>a. New trees and/or shrubs are not required to replace existing front or privacy trees or shrubs if an Internationally Certified Arborist or Licensed Landscape Architect verifies that the existing trees/shrubs have the characteristics of privacy planting species, subject to approval by the Director or Community Development.</p> <p>b. Affected property owner(s) may choose to allow privacy planting on their own property. In such cases, the applicant must plant the privacy screening prior to issuance of a building permit.</p> <p>c. The privacy mitigation measures may be modified in any way with a signed waiver statement from the affected property owner. Modifications can include changes to the number of shrubs or trees, their species or location.</p> <p>4. Covenant. The property owner shall record a covenant with the Santa Clara County Recorder's Office that requires the retention of all privacy planting, or use of existing vegetation as privacy planting, and required front yard trees, prior to receiving a final building inspection from the Building Division. This regulation does not apply to situations described in subsection (C)(3)(b) of this section.</p> <p>5. Maintenance. The required plants shall be maintained. Landscape planting maintenance includes irrigation, fertilization and pruning as necessary to yield a growth rate expected for a particular species.</p> <p>6. Replacement. Where required planting is removed or dies it must be replaced within thirty days with privacy tree(s) of similar size as the tree(s) being replaced, unless it is determined to be infeasible by the Director of Community Development.</p>	
Chapter 19.102 Standards		
Application submittal requirements	All projects that are subject to the bird-safe development requirements shall submit the following: <ol style="list-style-type: none"> 1. Elevation drawings indicating the bird-safe treatment and how the proposed treatment meets the requirements of Section 19.102.030(B) and (D); 2. Cross sections, if required; 3. Other exhibits indicating consideration and incorporation of the regulations in Section 19.102.030(B), (C), and (D); and 4. Biologist report in support of alternative compliance method pursuant to Section 19.102.030(B)(3), if proposed. 	Section 19.102.030 (A)
Fenestration and Glass Requirements	<ol style="list-style-type: none"> 1. Façades of all projects subject to bird-safe development requirements shall have: <ol style="list-style-type: none"> a. No more than 10% of the surface area of the façade be untreated glass between the ground and 60 feet above ground. b. No more than 5% of the surface area of the façade be untreated glass between 60 feet above ground and up. 2. Standard Compliance Treatments: The Planning Division may maintain a list of acceptable bird-safe treatments that may be updated from time to time. The list may include, but not be limited to, permanent treatments such as opaque glass, window muntins, exterior insect screens, exterior netting, or special glass treatments such as fritting to provide visual cues and reduce the likelihood of bird collisions. Glass treatments must have high color contrast with the glass and be applied to the outermost surface. Prior to publication of the list, the Planning Division may review information available from interest groups, such as the National Audubon Society. 3. Alternative Compliance Method: Property owners/applicants may propose an alternate compliance method recommended by a qualified biologist to meet the requirements and intent of this section. The alternate compliance method shall be peer-reviewed by a third-party consultant, paid for by the applicant, and subject to the approval of the Director of Community Development. 	Section 19.102.030 (B)
Non-residential Indoor Lighting Requirements	<ol style="list-style-type: none"> 1. Install time switch control devices or automatic occupancy sensors on non-emergency interior lights that are programmed to turn off at eleven p.m. or within two hours after the business is closed. 2. Businesses that involve the direct retailing of goods to the general public may have downward directed, low voltage, and fully shielded lighting for window displays at any time when there is a display of such goods. 	Section 19.102.030 (C)
California Building Code	All windows, doors, or other features must comply with the requirements of the California Building Code. Should a conflict exist with the provisions of this Chapter, the standards in the California Building Code shall prevail.	Section 19.102.030 (F)
Submittal Requirements	Projects subject to outdoor lighting regulations must submit the following information: <ol style="list-style-type: none"> 1. A site plan indicating the location of all outdoor lighting fixtures. 2. A description of each lighting fixture. This description may include, but not be limited to, manufacturer's catalog cuts and drawings (including sections if requested), lamp types, and lumen outputs. 3. Photometric plans, prepared, stamped and signed by a licensed professional engineer qualified in outdoor lighting, depicting the location of all outdoor lighting fixtures and building-mounted lighting fixtures and a maximum ten-foot by ten-foot grid of both the initial and maintained lighting levels on the site, including any impact on adjacent properties. 4. The project lighting plan shall indicate how lighting has been coordinated with any associated landscaping plan to prevent site planning conflicts. 	Section 19.102.040 (A)
Outdoor Lighting Standards	All outdoor lighting shall be fully shielded fixtures, directed downward to meet the particular need and away from adjacent properties and rights-of way to avoid light trespass, except: <ol style="list-style-type: none"> a. Low-voltage Landscape Lighting: Low-voltage landscape lighting, such as that used to illuminate 	Section 19.102.040 (B) (1)

	<p>fountains, shrubbery, trees, and walkways, do not have to be shielded fixtures and may use uplighting, provided that they use no more than ten (10) watt incandescent bulb or LED equivalent, or a maximum of 150 lumens (whichever is less), and not directed toward the right-of-way.</p> <p>b. Architectural Features: Uplighting may be used to highlight special architectural features.</p> <p>c. Public Art: Alternative lighting standards may be used to illuminate public art or serve as public art subject to the review and approval by the Arts and Culture Commission.</p> <p>d. Historic Lighting Fixtures: Lighting fixtures that are historic or that exhibit a historical period appearance, as determined by the Director of Community Development, need not be fully shielded.</p> <p>e. String Lighting: String Lighting may be used in compliance with Section 19.102.040 (B) (12)</p>	
<p>Illumination Levels</p>	<p>a. No exterior light, combination of exterior lights, or activity shall cast light exceeding zero point one (0.1) foot-candle onto an adjacent or nearby property, with the illumination level measured at the property line between the lot on which the light is located and the adjacent lot, at the point nearest to the light source, except if two adjacent properties are non-residential, or function as a shopping center, and agree to coordinate lighting.</p> <p>b. No direct off-site glare from a light source shall be visible above three feet at a public right-of-way.</p> <p>c. The maximum light intensity on a site shall not exceed a maintained value of ten foot-candles, when measured at finished grade.</p> <p>d. Parking lots, sidewalks and other areas accessible to pedestrians and automobiles on properties with four or more units, mixed-use development, and non-residential development shall be illuminated with uniform and adequate intensity. Typical standards to achieve uniform and adequate intensity are:</p> <p>ii. Average horizontal maintained illumination shall not be more than three foot-candle.</p> <p>iii. Maximum to minimum ratio should be between 6:1 and 10:1, but shall not be more than 10:1.</p> <p>e. Critical areas of illumination such as stairways, ramps and main walkways may have a higher illumination.</p>	<p>Section 19.102.040 (B) (2)</p>
<p>Color Temperature</p>	<p>All light sources shall have a maintained correlated color temperature of 3,000 Kelvin or less</p>	<p>Section 19.102.040 (B) (3)</p>
<p>Hours of Lighting</p>	<p>All outdoor lighting shall be fully extinguished or be motion sensor operated by 11:00 p.m. or when people are no longer present in exterior areas, whichever is later, except for:</p> <p>a. Critical lighting pursuant to section 2(e) above;</p> <p>b. Any lighting at building entrances, parking areas, walkways, and driveways area required to remain illuminated after 11:00 p.m. by the California Building Code or state law;</p> <p>c. Lighting of an appropriate intensity, allowed in conjunction with uses that are permitted to operate past 11:00 p.m., with a conditional use permit; and</p> <p>d. Outdoor solar powered pathway lights that are 25 lumens or less.</p> <p>e. Lighting that illuminates a pedestrian pathway (examples include bollard, in-place step, or building mounted), provided that such lighting is a maximum height of four (4) feet above the pathway, fully shielded, and downward directed</p>	<p>Section 19.102.040 (B) (4)</p>
<p>Automated Control Systems</p>	<p>Automated control systems, such as motion sensors and timers, shall be used to meet the outdoor lighting requirements.</p> <p>a. Photocells or photocontrols shall be used to extinguish all outdoor lighting automatically when sufficient daylight is available.</p> <p>b. All lighting activated by motion sensors shall extinguish no more than 10 minutes after activation.</p> <p>c. Automated controls shall be full programmable and supported by battery or similar backup</p>	<p>Section 19.102.040 (B) (5)</p>
<p>Security Lighting</p>	<p>Security lighting may be provided when necessary to protect persons and property. When security lighting is utilized only the following standards shall apply:</p> <p>a. Security lighting shall be controlled by a programmable motion-sensor device, except where continuous lighting is required by the California Building Code. All lighting activated by motion sensors shall extinguish no more than 10 minutes after activation. Automated controls shall be fully programmable and supported by battery or similar backup.</p> <p>b. Security lighting shall be downward directed, shielded, and not be mounted at a height that exceeds 12 feet, measured from the adjacent grade to the bottom of the fixture.</p> <p>c. Floodlights shall not be permitted.</p> <p>d. Security lights intended to illuminate a perimeter, such as a fence line, are permitted only if such lights do not result in light trespass.</p> <p>e. Motion-activated security lights shall not use lamps that exceed 100 watt incandescent bulb or LED equivalent, or a maximum of 1,600 lumens (whichever is less)</p>	<p>Section 19.102.040 (B) (6)</p>
<p>Lighting Design Standards</p>	<p>a. Lighting fixtures must be of a design that complements building and landscaping design.</p> <p>b. Lighting fixtures shall be appropriate in height, intensity, and scale to the use they are serving.</p> <p>c. Parking lot lights in non-residential zones shall not exceed a height of 21 feet, and any wall-mounted lights shall not exceed a height of 12 feet, measured from the adjacent grade to the bottom of the fixture</p>	<p>Section 19.102.040 (B) (7)</p>
<p>California Building Code</p>	<p>All lighting must comply with the requirements of the California Building Code. Should a conflict exist with the provisions of this Chapter, the standards in the California Building Code shall prevail</p>	<p>Section 19.102.040 (B) (10)</p>
<p>Prohibited Lighting</p>	<p>The following types of lighting are prohibited:</p> <ol style="list-style-type: none"> 1. Outdoor lighting that blinks, flashes, or rotates except those that may be permitted pursuant to Chapter 10.26. 2. Outdoor flood lights that project above the horizontal plane. 3. Lighting that unnecessarily illuminates any other lot or substantially interferes with use or enjoyment of that lot. 4. High-intensity discharge lighting for recreation courts on private property. 5. Spotlights. 	<p>Section 19.102.040 (C)</p>
<p>Chapter 19.124 Standards</p>		
<p>Maximum Number of Vehicles in Front or Street Side</p>	<p>Six vehicles</p>	<p>Section 19.124.030 (A) (1) (a)</p>

Setback		
Parking Pad Materials on Front or Street Side Setback	<ul style="list-style-type: none"> i. All vehicles must be parked on a permanent impervious or semi-pervious surface. ii. Semi-pervious surfaces include unit pavers, turf block, brick, cobbles, gravel or other like materials that must allow for partial filtration of water and must prevent direct contact with soil. iii. Impervious surfaces include concrete, asphalt or other like materials that do not allow infiltration of water 	Section 19.124.030 (A) (1) (d)
Front Yard Impervious Area Limitation	<ul style="list-style-type: none"> i. Lots > 60 feet in width, maximum impervious area = 40% of front yard area. ii. Lots ≤ 60 feet in width, maximum impervious area = 50% of front yard area. 	Section 19.124.030 (A) (1) (e)
Driveway Clearance	In new residential development, driveways shall have a minimum clearance of two feet from a building wall, fence, or property line	Section 19.124.030 (A) (1) (h)
Orientation of Parked Vehicles	<ul style="list-style-type: none"> i. All vehicles parked in the front or street yard setback area must be parked perpendicular to the street, except on lots with circular driveways which conform to the provisions of this code. ii. On lots with circular driveways which conform to the provisions of this code, all vehicles parked in the front or street side yard setback area are limited to less than twenty feet in length, unless parked perpendicular to the street 	Section 19.124.030 (A) (1) (i)
Enclosed Garage Size	<ul style="list-style-type: none"> i. Shall consist an internal area encompassing two parking spaces measuring ten feet by twenty feet each (a total of 20 feet by 20 feet) and ii. Shall provide unobstructed (i.e., by walls, appliances, etc.) between six inches from finished floor up to six feet from finished floor 	Section 19.124.030 (A) (5)
Parking Ratio and Dimensions	<p>Single-Family Use - Four spaces per dwelling unit (2 garage and 2 open) of 10' x 20' each</p> <p>Multi-Family Use – Two spaces per unit (1 covered and 1 open) of 10' x 20' each</p> <p>Commercial Recreation Center – 1 space per 56 sq. ft. and 1 space per employee of 8.5' x 18' each</p>	Section 19.124.040 (A)
Residential Lots Fronting on Public or Private Streets	If no on-street parking is available, two additional off-street spaces are required	Section 19.124.040 (B)
Aisle Dimensions	Aisle dimension shall be as required by standard details adopted by the City Engineer and shown in Table 19.124.040(B)	Section 19.124.040 (D)
Bio-Swales	<p>In order to reduce urban runoff and provide water quality benefits in parking lots, all new parking lots shall incorporate bio-swales in the required landscaping buffers meeting the following standards:</p> <ul style="list-style-type: none"> i. Longitudinal slope of the swale shall be between one percent and five percent. ii. Swales of greater than three percent may be required to install check dams to reduce velocity through swale. iii. Side slope shall not exceed 3:1 (horizontal:vertical). iv. All swales shall be required to provide an adequate under-drain system to prevent ponding. Swales shall be designed to eliminate any ponding of water for more than forty-eight hours 	Section 19.124.040 (O) (1)
Permeable Surfaces	Use permeable or semi-permeable materials for the parking stalls	Section 19.124.040 (O) (2)
Bicycle Parking	Bicycle parking shall be provided in multi-family residential developments at a rate of one Class I space per two residential units.	Section 19.124.040 (P)
Parking Lot and Structured Parking Lighting – Light Color	All lighting shall be 3,000 Kelvin or less unless otherwise approved as part of a development plan for uniformity, not allowing any dark areas in the parking lot.	Section 19.124.040 (Q) (1)
Parking Lot and Structured Parking Lighting – Lighting Glare	<ul style="list-style-type: none"> i. The light fixtures shall be oriented and designed to preclude any light and direct glare to adjacent residential properties. ii. No direct off-site glare from a light source shall be visible above three feet at a public right-of-way. 	Section 19.124.040 (Q) (2)
Parking Lot and Structured Parking Lighting – Lighting Intensity	<p>Parking lots, sidewalks and other areas accessible to pedestrians and automobiles shall be illuminated with a uniform and adequate intensity. Typical standards to achieve uniform and adequate intensity are:</p> <ul style="list-style-type: none"> a. Average Horizontal Maintained Illumination – Between one and three foot-candles b. Average Maximum to Minimum Ratio – Should be generally between six and ten to one c. Minimum Intensity Above Parking Lot Surface – Minimum three foot-candles vertically above the parking lot surface shall be maintained. 	Section 19.124.040 (Q) (3)
Critical Areas	Such as stairways, ramps and main walkways may have a higher illumination.	Section 19.124.040 (Q) (4)
Shatter Resistant Lenses	Shatter resistant lenses shall be placed over the light to deter vandalism	Section 19.124.040 (Q) (5)
Underground and Structured Parking Lighting Levels	Maintain a minimum five lux level of color-corrected lighting for maximum efficiency	Section 19.124.040 (Q) (6)
Parking Garage Entrances	Portal lighting should be provided inside all parking garages entrances	Section 19.124.040 (Q) (7)
Chapter 19.148 Standards		
Applicability of Regulations	Any development of ten thousand sq. ft. or larger involving construction of new buildings and/or the expansion of existing buildings shall be subject to the requirements of this chapter.	Section 19.148.020 (A)
Permitted Artwork	<p>Types of art that may be used to satisfy the requirements of this chapter include, but are not limited to, the following:</p> <ul style="list-style-type: none"> A. Sculpture: in-the-round, bas-relief, mobile, fountain, kinetic, electronic, or other, in any material or combination of materials; B. Painting: all media, including portable and permanently affixed works, such as murals; C. Graphic arts: printmaking, drawing, calligraphy and photography, but only when on a large public 	Section 19.148.030

	<p>scale;</p> <p>D. Mosaics;</p> <p>E. Functional artwork created by a professional artist, such as benches, tree grates or trash receptacles;</p> <p>F. Any other form of work of art determined by the Arts and Culture Commission to satisfy the intent of this chapter.</p>	
Minimum Artwork Value	<p>The minimum expenditure for the artwork, including but not limited to design, fabrication, and installation, shall be one percent of the construction valuation, with the following tiers:</p> <p>A. 1% of the first \$100 million of construction valuation.</p> <p>B. 0.9% of construction valuation for valuation in excess of \$100 million.</p>	Section 19.148.070
Chapter 19.172 Standards		
Below Market Rate (BMR) Housing Program Requirements	<p>Developers of housing development projects must comply with the requirements set forth in Residential Housing Mitigation Program of the City of Cupertino's Housing Element of the General Plan.</p>	Section 19.172.020 (A)