



DUARTE TOWN CENTER

specific plan ADOPTED | SEPTEMBER 2016

CONTENTS

CHAPTER 1 - INTRODUCTION

1.1 Plan Purpose	1-5
1.2 Plan Context	1-6
1.3 Specific Plan Process	1-9
1.4 How To Use This Plan	1-9
1.5 Document Overview	1-10

CHAPTER 2 - VISION

2.1 Vision Statement	2-3
2.2 Vision Elements	2-5
2.3 Visualizations	2-5

CHAPTER 3 - LAND USE AND ZONING

3.1 Overarching Objectives	3-4
3.2 Town Center Land Use Designations	3-5
3.3 Allowable Land Uses	3-9
3.4 Town Center Development Area Plans	3-15
3.5 Incentives And Bonuses	3-30
3.6 Development Standards Applicable to All Area Plans	3-33
3.7 Incentives For Facade Enhancements and Site Improvements	3-43

CHAPTER 4 - STANDARDS DESIGN AND GUIDELINES

4.1 Overarching Objectives	4-4
4.2 Public Realm Design Guidelines	4-4
4.3 Parklets	4-6
4.4 Public Realm Signs	4-8

4.5 Plaza Design	4-8
4.6 Private Realm Design Guidelines	4-9
4.7 Architectural Styles	4-23
4.8 Parking Areas	4-33

CHAPTER 5 - MOBILITY

5.1 Overarching Mobility Objectives	5-3
5.2 Street Network	5-4
5.3 Complete Streets	5-4

CHAPTER 6 - INFRASTRUCTURE

6.1 Overarching Objectives	6-3
6.2 Water	6-4
6.3 Sanitary Sewer Facilities	6-5
6.4 Storm Drainage Facilities	6-6
6.5 Utilities	6-8

CHAPTER 7 - IMPLEMENTATION

7.1 Overarching Objectives	7-4
7.2 Development Opportunity Reserve	7-4
7.3 Specific Plan Administration	7-6
7.4 Nonconforming Uses and Buildings	7-8
7.5 Funding Sources	7-9
7.6 Implementation Action Plan	7-11

GLOSSARY